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DELHI POLLUTION CONTROL COMMITTEE
DEPARTMENT OF ENVIRONMENT, GOVT. OF DELHI
4th FLOOR, ISBT BUILDING, KASHMERE GATE, DELHI-6
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F.No. DPCC/MS/SEIAA-SEAC/09/ 218

Dated: 24/04/09

To

M/S Mera Baba Reality, Associates Pvt. Ltd,
354, Tarun Enclave,
Pitam Pura,
New Delhi-110034

Sub: Construction of "Shopping Mall" at Plot No-1B5, Twin District Centre, Rohini, Delhi by M/s. Mera Baba Reality Associates Pvt. Ltd. - Environmental Clearance – Regd.

This has reference to communication no. nil dated 31.10.2008 made to Delhi Pollution Control Committee followed by subsequent letters dated 30.01.2009, 19.02.2009, 18.03.2009 and 23.03.2009 to State Environment Impact Assessment Authority, NCT-Delhi, constituted vide GOI notification no. S.O. 1888(E) dated 30.07.2008, seeking prior Environmental Clearance for the above project under EIA Notification, 2006. The proposal has been appraised as per prescribed procedure in the light of provisions under EIA Notification, 2006 on the basis of mandatory documents enclosed with the application along with the additional clarifications furnished in response to the observations of State Expert Appraisal Committee constituted by Competent Authority in its meetings held on 20.2.2009 and 20.03.2009.

1. It is interalia noted that the proposal is for the grant of Environmental Clearance for already under construction commercial complex at Twin District Centre, Rohini in the name of "Shopping Mall" on a plot area of 4668.74 sq mt. The total built-up area is 23,351.13 sq mt ((with G + 5 floors and three basements). 933.74 sq mt accounts for the total green area. The total water requirement is 167 KLD (fresh water requirement of 184 KLD). The capacity of on-site STP proposed is 100 KLD for treating estimated wastewater generation of 76 KLD. Treated wastewater is to be used for horticulture and DG set and HVAC cooling. Total power requirement is 2500 KVA. Total solid waste generation is 362 Kg/day. The total parking is provided in three basements for 289 ECS. SEIAA has not assessed the requirements. Total cost of the project is Rs187.14 Crores.

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2. The State Expert Appraisal Committee, after due consideration of the relevant documents submitted by the project proponent and additional clarifications furnished in response to its observations, has recommended this project to State Environmental Impact Assessment Authority (SEIAA) for grant of Environmental Clearance. Accordingly, SEIAA hereby accords necessary Environmental Clearance for the above project as per provisions of Environment Impact Assessment Notification, 2006 and its subsequent amendments, subject to compliance of the terms and conditions as follows:

PART A- SPECIFIC CONDITIONS

- I. **Construction Phase**
- a) Consent to Establish shall be obtained from Delhi Pollution Control Committee under Air and Water Act and a copy shall be submitted to the SEAC- NCT Delhi before start of any construction work at site.
 - b) Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent since the construction of the project has been started without obtaining environmental clearance and for each and every violation of the requirements below.
 - I. A first aid room to be provided in the project both during construction and operation phase.
 - II. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche etc. the housing may be in the form of temporary structures to be removed after completion of the project.
 - III. All top soil excavated during construction activities should be stored for horticulture/landscape development within site.
 - IV. Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
 - V. Soil and water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
 - VI. Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.
 - VII. Any hazardous waste generated during construction and operation phase should be disposed off as per applicable rules and norms with necessary approvals to the Delhi Pollution Control Committee.

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- VIII. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environment Protection Rules prescribed for air and noise emission standards.
- IX. The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken.
- X. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours. The material loaded or unloaded should be covered (especially excavated soil) before transportation to avoid fugitive emissions etc.
- XI. Ambient noise levels should conform to residential standards both during day and night. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated by CPCB/DPCC.
- XII. Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003. as the site is located within 100 kms of Thermal power stations (IP, Raj Ghat and Badarpur)
- XIII. Ready Mix Concrete must be used in building construction.
- XIV. Storm water control and its re-use as per CGWB and BIS standards for various applications.
- XV. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices preferred.
- XVI. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- XVII. Use of glass may be reduced by upto 40% to reduce the electricity consumption and load on air conditioning.
- XVIII. Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- XIX. Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code which is proposed to be mandatory for all airconditioned spaces while it is aspirational for non-airconditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- XX. Approval of competent authority shall be obtained for structural safety of the building due to earthquake, adequacy for fire fighting equipments etc as per national Building Code including protection measures from lightening etc.
- XXI. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to all surroundings.

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II. Operation Phase

- (i) The unit shall take Consent for Operation before starting operation, failing which this clearance shall be deemed to be withdrawn.
- (ii) The installation of on-site Sewage Treatment Plant should be certified by an independent expert and a report in this regard should be submitted to Delhi Pollution Control Committee before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/reused to the maximum extent possible. Discharge of unused treated effluent shall conform to the norms and standards of Delhi pollution Control Committee. Necessary measures should be made to mitigate the odour problem from STP.
- (iii) The solid waste (dry as well as wet garbage) generated should be properly collected and segregated on-site before disposal to at approved sites for land filling after recovering of recyclable material. Adequate measures should be taken to prevent odour problem.
- (iv) Utilization of Diesel power generating sets is subject to power failure condition only. The DG sets proposed as a source of power back up for elevators and common area illumination during operation phase should be of enclosed type, low sulphur diesel run and conform to rules made under the Environment (Protection) Act, 1986. The DG sets should be subjected to periodic noise and stack monitoring in consultation with DPCC. Waste/used diesel should be stored and managed as per Hazardous Waste (Management, Handling and Transboundary Movement) Rules, 2008 and sold to CPCB approved recyclers.
- (v) Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (vi) The green belt of the adequate width and density preferable with local species (having thick canopy) along the periphery of the plot shall be raised so as to provide protection against particulates and noise.
- (vii) Rain water harvesting for roof run-off and surface run-off, as plan submitted should be implemented. Before recharging the surface run-off, pre-treatment must be done to remove suspended matter, oil and grease. The depth of the borewell for rainwater recharging should be kept in consultation with Central Ground Water Authority.
- (viii) The ground water drawl should be subject to DJB clearance. The ground water level and its quality should also be monitored regularly in consultation with DJB.
- (ix) Traffic congestion near the entry and exit points from the roads adjoining the project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- (x) Energy Conservation measures such as solar lighting for common area, solar water heating system, CFLs/TFLs for lighting of areas, LED

- lights for signage, solar inverters on the etc should be adopted. Used CFLs/TFLs should be properly collected and disposed off/ sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination.
- (xi) A Report on energy conservation measures conforming to energy conservation norms finalized by Bureau of energy Efficiency should be prepared incorporating details about building materials and technology, R & U factors etc and submit to the State Expert Appraisal Committee and a copy to DPCC in three months time.

PART B- GENERAL CONDITIONS

- (i) The environment safeguards contained in the EMP should be implemented in letter and spirit.
- (ii) Officials from Delhi Pollution Control Committee, who would be monitoring the implementation of environmental safeguards, should be given full cooperation, facilities and documents/data on site by the project proponents during their site inspection. A complete set of all the documents submitted to SEAC should be forwarded to DPCC. Six monthly monitoring reports should also be submitted to DPCC.
- (iii) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by the SEAC.
- (iv) In compliance to Hon'ble High Court's Order dated 7th August, 2008, use and sale of plastic carry bags should be prohibited within the commercial complex.
- (v) E-waste generated in the complex should be managed as per CPCB guidelines on E-waste management.
- (vi) State Environmental Impact Assessment Authority reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including the revoking of the environmental clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
- (vii) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department etc shall be obtained, as applicable by project proponents from the respective competent authorities.
- (viii) These stipulations would be enforced among others under the provisions of Water (Prevention and Control) Pollution Act, 1974, the Air (Prevention and Control) Act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.
- (ix) The project proponent should advertise in at least two local Newspapers widely circulated in the region informing that the project has been accorded Environmental Clearance subject to the conditions

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enumerated herein, and copies of clearance letters are available with the DPCC and may also be seen on the website of DPCC at <http://www.dpcc.delhigovt@nic.in> The advertisement should be made within 10 days from the date of receipt of the Clearance letter.

- (x) An appeal against this Environmental Clearance shall lie with the National Environment Appellate Authority, if preferred, within a period of 30 days as prescribed under Section 11 of the National Environment Appellate Act, 1997.
- (xi) Status of compliance to the various stipulated environmental conditions and environmental safeguards will be uploaded by the project proponent in its website.



(Dr A. K. Ambasht)
Member Secretary (SEIAA)

Copy to:

1. The Secretary, Department of Environment, Government of NCT Delhi, Secretariat Building, 6th Level, C-Wing, I.P.Estate, New Delhi.
2. Sh. Jagdish Sagar, IAS (Retd.), Chairman, State Level Environment Impact Assessment Authority, B-401, SPS Residency, Vaibhav Khand, Indira Puram, Ghaziabad, UP.
3. Director, Impact Assessment – Division, MOEF, New Delhi



(Dr A. K. Ambasht)
Member Secretary (SEIAA)