

**Six-Monthly Environmental Compliance Report of
Stipulated Conditions of Environmental Clearance
(upto March 2025)**

FOR

**Khasra No. 1230/2, Sector-B, Pocket-1, Vasant Kunj, Part of Revenue
Estate of Village Mehrauli, New Delhi,**

M/S R R Texknit LLP.

Submitted to:

**Ministry of Environment, Forests & Climate Change,
MoEF&CC, New Delhi**

Submitted by:

M/S R R Texknit LLP.

Sep, 2025

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CHAPTER-1**INTRODUCTION AND PROJECT DESCRIPTION****1.1 INTRODUCTION**

Construction of Group Housing at Khasra No. 1230/2, Sector-B, Pocket-1, Vasant Kunj Part of Revenue Estate of Village Mehrauli, New Delhi by M/s R R Texknit LLP.

This project has been granted environmental clearance vide EC identification no. EC24C3801DL5556057N and **file No. 21-458/2024-IA.III dated 13/01/2025** by the Ministry of Environment Forest and Climate Change (MoEF&CC), Delhi. The same is attached as **Annexure-1**.

1.2 PROJECT DESCRIPTION**Table 1.1: Brief Description of project (As per Approved EC)**

Total Plot Area (sq. m)	5,353.61
Area under road widening (sq. m)	76.49
Net development Area (sq. m)	5,277.12
Ground Coverage (Permissible) (33.3 % of plot area) (sq. m)	1,782.75
Ground Coverage (Proposed) (28.35 % of plot area) (sq. m)	1,517.99
FAR Permissible (sq. m)	10,707.22
FAR Permissible for EWS (sq. m)	1,606.083
Total FAR Permissible (sq. m)	12,313.303
FAR Area Proposed (sq. m)	10,562.28
FAR Area Proposed for EWS (sq. m)	1,605.88
Total FAR proposed- A (sq. m)	12,168.16
Area for community – B (sq. m)	400.00
Tower Non -FAR (sq. m)	5,093.37
EWS Non -FAR (sq. m)	607.75
Total Non FAR Area- C (sq. m)	5,701.12
Basement 1 (sq. m)	2,460.24
Basement 2 (sq. m)	2,460.24
Basement 3 (sq. m)	2,460.24
Total Basement area- D (sq. m)	7,380.72
Built-up Area (A+B+C+D)	25,650.00
Green area (39.7 % of net plot area) (sq. m)	2,094.84
Area under Swachh Delhi Block (sq. m)	15.34
Road & Open Areas (sq. m)	1,664.29
Towers (Nos.)	3
Floors (Nos.)	3B+S+9

During Construction Phase the total water requirement will be 25 KLD, out of which water required for the construction phase will be approx. 05 KLD which will be taken from treated water from Vasant Kunj STP. The Remaining 20 KLD will be taken from the tanker supply out of which 12 KLD will be used for domestic purposes & 08 KLD water

will be used for Anti-smog Gun. Waste water of 6 KLD will be generated which will be treated in mobile STP.

During the operational phase, total water requirement is expected to be 95 KLD and the same will be met by Delhi Jal Board. 57 KLD fresh water from Delhi Jal Board and 38 KLD Recycled Water from in-house STP will be reused. Wastewater generated of 74 KLD will be treated in STP of 110 KLD capacity. 67 KLD of treated wastewater will be generated out of which 38 KLD will be reused (28 KLD for flushing and 10 KLD for gardening). About 29 KLD will be reused in adjoining DDA park.

About 0.348 TPD solid wastes will be generated in the project. The biodegradable waste (0.209 TPD) will be processed in OWC and the non-biodegradable waste generated (0.139 TPD) will be handed over to authorized local vendors.

The total power requirement during the construction phase is 250 kVA and will be met from temporary connection & for the backup DG set of 1 x 125 kVA will be kept and total power requirement during operation phase will be 1022 KW, which will be sourced by BSES Rajdhani Power Limited. For power back up GG sets of 2 x 500 kVA will be installed that will be used during power failure only.

Rainwater harvesting is proposed to recharge the groundwater through 5 no. of rainwater harvesting pits of 168 KLD capacity.

Parking facility for 290 ECS is proposed to be provided against the requirement of 227 ECS. (According to local norms).

Proposed energy saving measures would save about 18.30% of power and provision of Solar Panels of 102.2 KW i.e. 10% of Electrical load will be provided.

1.3 PRESENT STATUS

Construction work is yet to started at the project site.

1.4 PURPOSE OF THE REPORT

- Monitoring compliances and status of implementations to adhere with EC conditions.
- Transparency and accountability by providing record of environment performance and compliance efforts.
- Protection of environment through adoption of various mitigation measures for environmental components with support of monitoring data.

CHAPTER-2

COMPLIANCE OF STIPULATED CONDITIONS OF ENVIRONMENTAL CLEARANCE

Name of Project	M/s R R Texknit LLP. Group Housing at Khasra No. 1230/2, Sector-B, Pocket-1, Vasant Kunj Part of Revenue Estate of Village Mehrauli, New Delhi
EC Identification No.	IA/DL/MIS/169589/2020 Dated 13.01.2025
File No.	F. No. 21-458/2024-IA.III
Period	Upto March 2025

Standard EC Conditions for (Building / Construction)

Specific Conditions:

1.1	This recommendation is subject to the outcome of court cases in Hon'ble High Court, Hon'ble NGT and Central Empowered Committee. Further, PP may seek clarification from Delhi's Ridge Management Board (RMB) regarding applicability of clearance from RMB. Based on the clarification, PP shall obtain NOC from Delhi's Ridge Management Board (if applicable).	Noted.
1.2	PP shall comply with the budget of the Environment Management Plan for construction phase (Capital Cost = Rs. 55.50 Lakhs, Recurring Cost = 8.0 Lakhs/Yr.) and Operation Phase (Capital Cost = Rs. 200.00 Lakhs, Recurring Cost = 26.9 Lakhs/Yr.).	Construction work is yet to start at site. EMP will be spend as per the details submitted with EC application.
1.3	mechanical sweeper shall be deployed by PP to mitigate the road dust pollution all along from main road to the project site and water sprinkler and mist cannon/sprayer shall be fixed on this road	Noted, Construction work is yet to start at site.
1.4	No construction activity or storage of material shall be allowed outside the project boundary. PP shall not conduct any construction activity at night and transportation of material shall not be done during peak working hour/school timings. Further, no vehicles related to the project shall be kept outside the project area.	Noted and same will be complied in construction phase.
1.5	Biomedical wastes shall be managed in accordance to the BMW Rules, 2016 and radio-active waste shall be disposed-off as per the atomic Energy Commission regulations, as applicable.	The Project is group housing project, so the condition is not applicable.

1.6	All internal roads in the project area shall be constructed/paved prior to actual construction of the planned building to avoid any re-entrainment of dust from vehicles on unpaved road.	Presently construction work is not started at site, same will be complied during construction work.
1.7	PP should make provisions for dual plumbing so that the treated wastewater could be used to compensate against the freshwater requirements for non-potable uses.	Dual plumbing system will be provided at site during operation phase.
1.8	PP shall be responsible for establishment, operation and maintenance of all common facilities like STP, OWC, Green belt development, Solar, Rainwater Harvesting, and other such amenities provided within the project site for a period of 5 years after handed over to the <i>bona fide</i> Residential Welfare Association or any other such association and also for compliance of EC conditions during operation stage. Responsibility of comply EC conditions shall be with Project Proponent only till the EC is transferred to Residents Welfare Association/Society/Committee. Agreement between Project Proponent and <i>bona fide</i> Residents Welfare Association/Society/Committee during handover of assets/infrastructure shall clearly mentioned the responsibility of complying EC Condition	Noted and same will be complied in operation phase.
1.9	CAQM Guidelines should be strictly adhered to and all construction activity should be stopped at the site during the GRAP IV period as per the directions issued by Authorities.	CAQM guidelines will be followed during construction phase.
1.10	PP shall construct 10 m barricading all along the site and fixed water Sprinklers should be installed at these barricading to suppress the dust.	Site barricades of appropriate height will be provided before start construction at site.
1.11	PP should construct 2 water fountains in the green area to suppress the dust emissions during the operation phase	Noted and same will be complied in operation phase.
1.12	The freshwater requirement shall not exceed 57 KLD during operational phase	Fresh water will not be exceed 57 KLD during operation phase.
1.13	As proposed, wastewater shall be treated onsite in STP of 110 KLD capacity	All the sewage waste water will be treated in 110 KLD onsite STP during the operation phase at site.

1.14	The project proponents would commission a third-party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats	Same will be complied in operation phase.
1.15	Area for greenery shall be provided as per the details provided in the project document i.e., area under plantation/greenery will be 2094.84 sq. m out of net plot area of 5353.61 sq. m, i.e. equivalent to 39.13 %. The landscape planning should include plantation of 67 numbers of native tree species as proposed. A minimum of 01 tree for every 80 sq. m of total land area of the project should be maintained taking the existing trees into account. Species with heavy foliage, broad leaves and wide canopy cover may be preferred. Invasive species should not be used for landscaping.	Green area will be developed as per the landscape plan submitted with EC application.
1.16	The PP shall comply with all the provisions of The Delhi Preservation of Trees Act, 1994, if applicable.	Noted.
1.17	Project Proponent shall strive to enhance the Green Belt beyond 39.13% and that the trees planted in this regard would be planted under the campaign "एक पेड़ माँ के नाम" and the details of the trees planted would be uploaded on the portal https://merilife.nic.in .	Noted, same will be complied.
1.18	The local bye-law provisions on rainwater harvesting should be followed. If local bylaws provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Housing and Urban Affairs (erstwhile Ministry of Urban Development), Model Building Byelaws, 2016. As proposed, 4 Rainwater recharge pits for rooftop runoff shall be provided by PP for rainwater harvesting after filtration.	5 Nos. of Rain water harvesting pits will be provided at site before start the operation at site.
1.19	The solid waste shall be duly segregated into biodegradable and non-biodegradable components and handled in separate areas earmarked for segregation of solid waste, as per SWM Rules, 2016.	Presently construction work is not started at site. Solid waste will be managed as per norms during construction and operation phase.

1.20	As committed, biodegradable waste shall be utilized through the OWC to be installed within the site. Inert waste shall be disposed of as per norms at the authorized site.	Bio-degradable waste will be decomposed in onsite OWC during operation phase. Inert waste will be handed over to authorized vendor for safe disposal.
1.21	The recyclable waste shall be sold to authorized vendors/recyclers.	Noted, recyclable waste will be sold to authorized recycler.
1.22	Construction & Demolition (C&D) waste shall be segregated and managed as per C&D Waste Management Rules, 2016.	C&D waste will be managed as per norms during construction period.
1.23	Proponent shall ensure the installation of solar lights and LEDs to meet 20 % of the total power requirement.	Same will be provided in operation phase.
1.24	As committed 290 ECS are to be provided and out of which 30% should be for electric vehicle along with charging points are to be provided.	Same will be provided in operation phase.
1.25	The Environmental Clearance to the project is primarily under provisions of EIA Notification, 2006. The Project Proponent is under obligation to obtain approvals/clearances under any other Acts/Regulations or Statutes as applicable to the project	Noted.
1.26	Project proponent shall essentially comply with all parking norms and standards as applicable.	Same will be provided in operation phase.
1.27	Proponent shall ensure that requirements of accessibility particularly universal accessibility and more particularly pedestrian requirements are provided. Street and road section should have mandatory provision of cross section elements and footpath so as to minimise the shift of walk mode to vehicular mode to have least impact on energy and environment.	Noted.
1.28	The project proponent shall ensure that there more than one entry / exit from different directions however it should be checked that it does not create road safety hazard.	Same will be provided in operation phase.

B. Standard Conditions:

I. Statutory compliance:

1.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local	All the necessary clearance/permission from all relevant agencies will be obtained before the commencement of work.
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	building byelaws.	
1.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.	NOC from Competent Authority regarding structural safety of building and fire NOC has been obtained. Structure stability certificate has been obtained from Global Design Engineers dated 04/09/2025. And copy of the same is attached as Annexure 02 . Fire NOC is obtained vide letter no. F6/DFS/MS/BP/2024/41 dated 15/02/2024. And copy of the same is attached as Annexure 03 . Lightening protector will be installed.
1.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.	Not Applicable. The The project site does not fall in forest Area.
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable	Not Applicable. The project does not fall in limit of National Board for wildlife.
1.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.	As per DPCC circular vide file no. DPCC/IT Cell/EoDB/2016/819-826 dated 08.02.2017. CTE and CTO is not applicable in group housing project, however construction work is not started at site.
1.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.	No Ground water extraction will be done at any stage of project.
1.7	certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.	Power assurance letter has been obtained from BSES obtained vide letter no. GM-KCC/BRPL/Misc./2157 Dated-13/12/2023 , and copy of the same is attached as Annexure 04 .
1.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.	NOC for height from Airport authority of India has already been obtained vide letter no. AAI/RHQ/NR/ATM/NOC/2023/744/3056-59 dated 25/10/2025 and valid upto 24/10/2031 and copy of same is attached as Annexure 05 .

		<p>Fire NOC is obtained vide letter no. F6/DFS/MS/BP/2024/41 dated 15/02/2024. And copy of the same is attached as Annexure 03.</p> <p>Explosive license from Chief Controller of Explosives will be obtained for diesel storage, if applicable.</p>
1.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.	The solid waste, E-waste and Plastic waste will be collected, segregated and will be managed as per norms during construction and operation phase.
1.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.	ECBC norms will be followed.
2	Air quality monitoring and preservation	
2.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.	Dust mitigation measures like water sprinkling, covering of construction material, wind breaking wall, water trough, valid PUC certified vehicles, wet jet, green area development and concrete road will be provided at project site.
2.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.	An elaborate management plan will be drawn up and will be implemented to contain the current exceedance in ambient air quality at the site.
2.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM ₁₀ and PM _{2.5}) covering upwind and downwind directions during the construction period.	Presently construction work is not started at site. Online sensor for regular monitoring of PM ₁₀ and PM _{2.5} will be provided at site during construction period.
2.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low Sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.	DG sets complying CAQM will be provided at site during construction and operation phase.

2.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.	Barricades will be provided around the project site before the start of construction. Water sprinkling, covering of construction material, wind breaking wall, water trough, valid PUC certified vehicles, wet jet, green area development and concrete road will be provided at project site. Site photographs are attached as Annexure 06 .
2.6	Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.	Sand, murrum, loose soil, cement, stored on site will be covered to prevent dust pollution from site.
2.7	Wet jet shall be provided for grinding and stone cutting.	Wet jet will be provided for grinding and stone cutting
2.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	Water sprinkling will be done regularly to suppress dust generation from site.
2.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.	All construction and demolition debris will be stored at the site before they are properly disposed. All demolition and construction waste will be managed as per the norms.
2.10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards	DG sets complying CAQM will be provided at site during construction and operation phase.
2.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.	DG sets complying CAQM will be provided at site during construction and operation phase.
2.12	For indoor air quality the ventilation provisions as per National Building Code of India.	The ventilation system will be provided as per NBC norms.
3	Water quality monitoring and preservation :	
3.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the	Natural drainage will be ensured for unrestricted flow of water. No construction will be allowed to

	natural drainage through the site, or wetland and water bodies. Check dams, bio-swales, landscape, other- sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.	obstruct the natural drainage of water system.
3.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.	Noted.
3.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details	Total fresh water will not exceed the limit.
3.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.	The water balance diagram has already been submitted along with application. The record of the same will be kept & will be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.	Water supply assurance has been obtained from DJB vide letter no. DJB/EE9M)-45/2024/520 dated 01/02/2024 and copy of same is attached as Annexure 07 .
3.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.	20% of the open space will be provided as per the local building bye-laws. Use of Grass pavers, paver blocks with at least 50% opening, landscape will be provided.
3.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.	Dual pipe plumbing will be provided in this project. For drinking, cooking and bathing, fresh water will be supplied and recycled water for flushing, landscape irrigation and for other purpose will be used.
3.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.	Water saving devices for water conservation will be provided.
3.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.	Dual plumbing system will be provided for separation of black and grey water.

3.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Pre mixed concrete, curing agent and other best practices will be used to reduce water demand.
3.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.	As proposed 05 No. of rain water harvesting recharge pits will be provided as per the local bye-law provision on rain water harvesting.
3.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.	As proposed 05 No. of rain water harvesting recharge pits will be provided as per the local bye-law provision on rain water harvesting. No ground water abstraction will be done.
3.13	All recharge should be limited to shallow aquifer.	Noted
3.14	No ground water shall be used during construction phase of the project.	No ground water will be extracted at any stage of project Development.
3.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.	Ground water extraction will not be involved at any stage of project Development.
3.16	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.	The water balance diagram has already been submitted along with application. Records of fresh water usage, water recycling and rainwater harvesting will be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports during operation phase of the project.
3.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.	Sewage will be treated in the STP of 110 KLD with tertiary treatment i.e. Ultra-filtration. Treated water will be used in non-contact uses such as gardening and flushing.
3.18	No sewage or untreated effluent water would be discharged through storm water drains.	No sewage or untreated effluent water will be discharged through storm water drains.

3.19	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.	Sewage will be treated in the STP of 110 KLD with tertiary treatment i.e. Ultra-filtration. Treated water will be used in non-contact uses such as gardening and flushing.
3.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.	Noted. Same will be complied during operation phase of the project.
3.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.	Sludge from onsite STP will be collected and used as manure for landscape and horticulture development, if any surplus sludge will be disposed as per the Ministry of Urban Development, CPHEEO manual on sewerage and sewage treatment.
4	Noise monitoring and prevention	
4.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.	The construction work is not started yet. Noise monitoring report is attached as Annexure 08 .
4.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.	Noise monitoring report is attached as Annexure 08 .
4.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel will be implemented as mitigation measures for noise impact due to

		ground sources.
5	Energy Conservation measures	
5.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.	ECBC report has already been submitted to EAC Infra-2 & will be compiled.
5.2	Outdoor and common area lighting shall be LED.	LED lights will be used in outdoor and common areas.
5.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.	Building is designed with proper consideration of energy conservation measures same has already been submitted as ECBC report to EAC/SEIAA Delhi. 102.2 kw Solar power will be provided at site.
5.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning. lighting the area outside The building should be integral part of the project design and should be part of the project commissioning.	Energy efficient luminaries like LEDs will be used within project site. Used/damaged LEDs will be stored at designated places within site and handed over to authorized recycler for proper disposal as per norms.
5.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.	102.2 kw Solar power will be provided at site.
5.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.	102.2 kw Solar power will be provided at site.
6	Waste Management	
6.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall	During operation phase, bio-degradable waste will be composted in onsite OWC and manure will be used for landscaping and non-biodegradable waste will be handed

	be obtained.	over to authorized recycler for safe disposal/recycle. During construction phase, all the generated solid waste will be handed over to authorized vendor for safe disposal/recycle.
6.2	Disposal of muck during construction phase shall 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	Disposal of muck during construction phase will not create any adverse effect on the neighboring communities and will be disposed off by taking the necessary precaution for general safety and health aspect.
6.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.	Separate wet and dry bins will be provided at site. During operation phase, bio-degradable waste will be composted in onsite OWC and manure will be used for landscaping and non-biodegradable waste will be handed over to authorized recycler for safe disposal/recycle. During construction phase, all the generated solid waste will be handed over to authorized vendor for safe disposal/recycle.
6.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.	About 0.348TPD solid wastes will be generated in the project. The 0.209 TPD of biodegradable waste TPD will be processed in Organic Waste Converter (OWC).
6.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.	The non-biodegradable waste generation will be 0.139 TPD and will be handed over to authorized vendor for safe disposal during operation phase.
6.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board..	Hazardous waste generated will be disposed off as per applicable rules and norms with necessary approval by SPCB.
6.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.	Environment friendly materials like bricks, blocks and other construction materials will be used during construction work.
6.8	Fly ash should be used as building material in the	Fly ash will be used as building

	construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.	material in the construction of building. Ready mix concrete will be used in building construction.
6.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.	Construction and demolition waste will be managed as per norms at the project site.
6.10	Used CFLs and 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.	E-waste will be collected separately and provided to authorized recycler for safe disposal.
7	Green Cover	
7.1	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).	Tree cutting is not involve in the project. 11 no. of trees are present at the boundary of the site which will be retained.
7.2	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping	Noted. Green area will be developed as per the landscape plan submitted with EC application.
7.3	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document	Tree cutting is not involve in the project. 11 no. of trees are present at the boundary of the site which will be retained.
7.4	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.	Excavated soil will be stored at separate place and will be used for site leveling, back filling/filling raft and road construction.
8	Transport	
8.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized,	The parking will be provided as per local regulations and bylaws, parking plan has already submitted with EC

	public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation	application. Entry and Exit points will be properly designed.
8.2	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 be operated only during non-peak hours.	PUC certified vehicles will be used for construction work. All vehicles, equipment's and construction machines will be conformed to applicable air and noise emission standard.
9.	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also	Detailed traffic management plan has already been submitted with EC application.
10.	Human health issues	
10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.	Necessary and adequate facility will be provided to labours at the project site.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.	Noted
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.	Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan have already been submitted along with application.
10.4	Provision shall be made for the housing of construction labour within the site with all necessary	All the necessary and requisite facility will be provided to the construction labours.

	infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.	
10.5	Occupational health surveillance of the workers shall be done on a regular basis.	Regular health checkup of the construction workers will be done in construction phase.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.	First Aid Room will be provided at site during construction phase and same will be provided during operation phase.
11	Miscellaneous	
11.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.	Same has been complied and copy of the same is attached as Annexure 09 .
11.2	Environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.	Complied.
11.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.	Noted
11.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal	Noted.
11.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting	Environment Policy is attached as Annexure 10 .

	infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.	
11.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.	Same has already been submitted at the time of EC application & will be complied.
11.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report	Noted.
11.8.8	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.	Environment statement for each financial year in Form-V will be submitted on time to time.
11.9	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.	Noted.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.	Noted.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee	Noted.
11.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).	Noted.
11.1	Concealing factual data or submission of	Noted.

3	false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.	
11.1 4	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.	Noted.
11.1 5	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.	Noted.
11.1 6	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.	Noted.
11.1 7	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.	Noted.
11.1 8	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010	Noted
11.1 9	This issues with the approval of the Competent Authority..	Noted

DETAILS OF ENVIRONMENTAL MONITORING**3.1 AMBIENT AIR QUALITY MONITORING****3.1.1 Ambient Air Quality Monitoring Stations**

Ambient air quality monitoring has been carried out at one location at project site in the month of March 2025 to assess the ambient air quality. This will enable to have a comparative analytical understanding about air quality and the changes in the air environment in the study area with respect to the condition prevailing. The location of the ambient air quality monitoring station is given in **Table 3.1**.

Table 3.1 Details of Ambient Air Quality Monitoring Stations

The sampler was placed near the site office and was free from any obstructions. Surroundings of the sampling site represent residential environmental setting.

Table 3.1 Details of Ambient Air Quality Monitoring Stations

S. No.	Locn. Code	Location Name/ Description	Environmental Setting
1.	AAQ-1	Project site	Residential

The sampler was placed near the site office and was free from any obstructions. Surroundings of the sampling site represent residential environmental setting.

3.1.2 Ambient Air Quality Monitoring Methodology

Monitoring was conducted in respect of the following parameters:

Particulate Matter (PM10)

Particulate Matter (PM2.5)

Sulphur Dioxide (SO₂)

Oxides of Nitrogen (NO₂)

Carbon Monoxide (CO)

The Ambient Air Sampling was carried out to monitor the parameters viz: PM10, PM2.5, SO₂ and NO₂ continuously for 24-hour day and for parameter CO the sampling was carried out continuously for 8 hour, thrice in 24. The monitoring was conducted for one day at the location. This is to allow a comparison with the National Ambient Air Quality Standards.

The air samples were analyzed as per standard methods specified by Central Pollution Control Board (CPCB) and IS: 5182. The techniques used for ambient air quality monitoring is given in **Table 3.2**.

Fine particulate sampler APM 550 instruments have used for monitoring Particulate Matter (PM2.5) i.e. <2.5-micron Respirable Dust Samplers APM-451 instruments have been used for monitoring Particulate Matter (PM10), Respirable fraction (<10 microns) and gaseous pollutants like SO₂, and NO₂. Pulse pumps and mylar bags were used for

collection of Carbon monoxide samples. NDIR techniques have been used for the estimation of CO.

Table 3.2 Techniques used for Ambient Air Quality Monitoring

S. No.	Parameter	Technique	Technical Protocol
1	Particulate Matter (PM 2.5)	Fine particulate sampler APM 550 Gravimetric Method)	IS-5182 (Part-24)
2	Respirable Particulate Matter	Respirable Dust Sampler (Gravimetric method)	IS-5182 (Part-23)
3	Sulphur dioxide	Modified West and Gaeke	IS-5182 (Part- 2)
4	Oxides of Nitrogen	Jacob & Hochheiser	IS-5182 (Part-6)
5	Carbon Monoxide	NDIR	IS-5182 (Part-10)

3.1.3 Ambient Air Quality Monitoring Results

The detailed on-site monitoring results of PM_{2.5}, PM₁₀, SO₂, NO₂ and CO are presented in **Table 3.3**. The variation of Ambient Air quality levels is graphically presented in **Figure 3.1**.

Table 3.3 Ambient Air Quality Monitoring Results

S. No.	Locn. Code	Location	PM ₁₀ (µg/m ³)	PM _{2.5} (µg/m ³)	SO ₂ (µg/m ³)	NO ₂ (µg/m ³)	CO (mg/m ³)
		LIMIT	100	60	80	80	4
1.	AAQ1	Project site	194	87	10.4	32.0	0.97

3.1.4 Discussion on Ambient Air Quality in the Study Area

The level of PM₁₀ & PM_{2.5} observed at the project site exceeds the permissible limit of 100 µg/m³ and 60 µg/m³ respectively (for residential, rural and other areas as stipulated in the National Ambient Air Quality Standards)., SO₂, NO₂ and CO were observed within the corresponding stipulated limits (Limit for SO₂ and NO₂: 80 µg /m³ and limit for CO: 4 mg/m³) at monitoring location.

3.2 AMBIENT NOISE MONITORING

3.2.1 Ambient Noise Monitoring Locations

The main objective of noise monitoring in the study area is to assess the present ambient noise levels in project site due to various construction allied activities around the site and increased vehicular movement. A preliminary reconnaissance survey has been undertaken to identify the major noise generating sources in the area. Ambient noise monitoring was conducted near main gate of the project site in the month of March, 2025 site as given in **Table 3.4**.

Table 3.4 Details of Ambient Noise Monitoring Stations

S. No.	Locn. Code	Location Name/ Description	Present Land use
1.	ANQ1	Project Site	Residential

3.2.2 Methodology of Noise Monitoring

Noise levels were measured using integrated sound level meter manufactured by Envirotech Instrument Pvt. Ltd. The integrating sound level meter is an integrating/ logging type with frequency range of 'A' type as per IS 15675 (Part 1) 2005. This instrument is capable of measuring the Sound Pressure Level (SPL), Leq and SEL on digital display.

Noise level monitoring was carried out continuously for 24-hours with one hour interval starting at 06:00 hrs to 06:00 hrs next day. The noise levels were monitored on working days only. During each hour Leq were directly computed by the instrument based on the sound pressure levels. Lday (Ld), Lnight (Ln) and Ldn values were computed using corresponding hourly Leq. Monitoring was carried out at 'A' response and fast mode.

3.2.3 Ambient Noise Monitoring Results

The ambient noise monitoring results is summarized in **Table 3.5**

Table 3.5 Ambient Noise Monitoring Results

Sr. No.	Test Locations	Day Time - dB(A)		Night Time - dB(A)	
		Results	Limits as per CPCB guideline	Results	Limits as per CPCB guideline
1.	Project Site	54.6	55	44.4	45

3.2.2 Discussion on Ambient Noise Levels

3.2.3 Day Time Noise Levels (L_{day}):

The day time noise level was found within the limit prescribed for Residential areas i.e. 55 db(A).

Night Time Noise Levels (L_{night}):

The night time noise level was found within the limit prescribed for Residential areas i.e. 45 dB (A).

3.3 GROUNDWATER QUALITY MONITORING

Facility at project site will be water through tanker for the construction purpose and RO water will be supplied for drinking purpose. There is no bore well present at site. So, ground water monitoring is not carried out.

3.4 SOIL MONITORING

3.4.1 Soil Monitoring Locations

The objective of the soil monitoring is to identify the impacts of ongoing project activities on soil quality and also predict impacts, which have arisen due to execution of various constructions allied activities. Accordingly, a study of assessment of the soil quality has been carried out.

To assess impacts of ongoing project activities on the soil in the area, the physico-chemical characteristics of soils were examined by obtaining soil samples from selected point and analysis of the same. One sample of soil was collected from the project site in the month of March, 2025 for studying soil characteristics, the location of which is listed in **Table 3.6**.

Table 3.6 Details of Soil Quality Monitoring Location

S. No.	Locn. Code	Location Name/ Description
1.	SL1	Project Site

3.4.2 Methodology of Soil Monitoring

The sampling has been done in line with IS: 2720 & Methods of Soil Analysis, Part-1, 2nd edition, 1986 of American Society for Agronomy and Soil Science Society of America. The homogenized sample was analyzed for physical and chemical characteristics (physical, chemical and heavy metal concentrations).

The sample has been analyzed as per the established scientific methods for physico-chemical parameters. The heavy metals have been analyzed by using Atomic Absorption Spectro- photometer and Inductive Coupled Plasma Analyzer.

3.4.5 Soil Monitoring Results

The physico-chemical characteristics of the soil, as obtained from the analysis of the soil sample, are presented in **Table 3.7**.

Table 3.7 Physico-Chemical Characteristics of Soil in the Study Area

S. No.	Parameter	Test Method	Results	Unit
1.	pH	IS 2720 P-26 (1987)	7.90	--
2.	Conductivity	IS 14767 (RA 2016)	495.0	μS/cm
3.	Moisture	IS 2720 P-25 (1972)	8.06	% by mass
4.	Water Holding Capacity	IRDH/SOP-SL/07	15.0	%
5.	Specific Gravity	IS 2720 P-3 (1980)	1.93	-
6.	Bulk density	IRDH/SOP-SL/06	1.40	gm/cc
7.	Chloride	IRDH/SOP-SL/14	252.0	mg/kg
8.	Calcium	IRDH/SOP-SL/17	1418.0	mg/kg
9.	Sodium	IRDH/SOP-SL/11	130.0	mg/kg
10.	Potassium	IRDH/SOP-SL/12	42.0	mg/kg
11.	Magnesium	IRDH/SOP-SL/16	197.0	mg/kg
12.	Organic matter	IS 2720 P-22 (1972)	0.45	% by mass
13.	Cation Exchange	IRDH/SOP-SL/09	15.0	meq/100gm

	Capacity(CEC)			
14.	Available nitrogen	IS 14684	40.2	mg/kg
15.	Available Phosphorous	IRDH/SOP-SL/10	7.56	mg/kg
16.	Iron as Fe	IRDH/SOP-SL/22	1202.0	mg/kg
17.	Copper as Cu	IRDH/SOP-SL/21	8.66	mg/kg
18.	Zinc as Zn	IRDH/SOP-SL/20	24.2	mg/kg
19.	Texture	IRDH/SOP-SL/08		% by mass
	Sand		60.2	
	Clay		25.3	
	Silt		14.5	
20.	Sodium Absorption Ratio(SAR)	IRDH/SOP-SL/13	0.85	By calculation

3.1.1 Discussion on Soil Characteristics in the Study Area

The soil in study area is characterized by relatively less organic content. During the project development soil will be disturbed only in a very confined area for foundation work. No chemical or waste will be discharged into the soil. Hence the soil will not be affected by the Project activities.

ANNEXURE 1



सत्यमेव जयते

File No: F. No. 21-458/2024-IA.III
Government of India
Ministry of Environment, Forest and Climate Change
IA Division



Dated 13/01/2025



To,

Sh. Rakesh Kumar Sharma
M/s R R Texknit LLP
E-5, 3rd Floor, South Extension Part-2, New Delhi, SOUTH WEST, DELHI, 110049
Mohindrapatyal1967@yahoo.co.in

Subject: Construction of Group Housing at Khasra No. 1230/2, Sector-B, Pocket-1, Vasant Kunj Part of Revenue Estate of Village Mehrauli, New Delhi by M/s R R Texknit LLP. – For Grant of Environmental Clearance - reg.

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Group Housing by R R Texknit LLP. submitted to Ministry vide proposal number IA/DL/INFRA2/481309/2024 dated 24/09/2024.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24C3801DL5556057N
(ii) File No.	F. No. 21-458/2024-IA.III
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vi) Sector	INFRA-2
(vii) Name of Project	Group Housing by R R Texknit LLP.
(viii) Name of Company/Organization	R R Texknit LLP
(ix) Location of Project (District, State)	SOUTH WEST, DELHI
(x) Issuing Authority	MoEF&CC
(xii) Applicability of General Conditions	no
(xiii) Applicability of Specific Conditions	no

3. The project / activity is covered under category 'B' of item 8(a) 'Building Construction Projects' of the Schedule to the EIA Notification, 2006 as amended and requires appraisal at the State level. However, due to the temporary absence of SEIAA / SEAC in Delhi, the proposal was forwarded to Ministry for further necessary action as per the above mentioned Notification and the proposal has been appraised at the Central level by sectoral EAC.

4. Accordingly, the above-mentioned proposal for Environmental Clearance has been examined by the Expert Appraisal Committee (Infra-2) in its 132nd meeting held during 23-24th October, 2024 and 134th meeting held on 29th November, 2024.

5. The details of the project, as per the application form, documents submitted by the project proponent, and also as informed during the aforesaid meeting of EAC, are provided below for reference:

i. The proposal is regarding Fresh Environmental Clearance.

ii. The project is proposed to be located at Khasra No. 1230/2, Sector-B, Pocket-1, Vasant Kunj, Part of Revenue Estate of Village Mehrauli, New Delhi, and the Latitude of the project is 28°31'17.09"N & Longitude is 77° 9'34.98"E.

iii. It is a Greenfield project and no construction activity has been undertaken at site yet.

iv. Earlier, the proposal was considered during the 146th SEAC meeting held on 12.07.2024 & in the 147th SEAC meeting held on 25.07.2024 and it was recommended by SEAC for grant of EC to SEIAA. However, due to the temporary absence of the SEIAA, Delhi, this proposal was transferred to the Ministry for further necessary actions. Based on the above, this proposal is considered by the EAC.

v. The total plot area of the project will be 5,353.61 sq. m and net plot area after deducting the area of road widening is 5,277.12 sq. m, FAR area will be 12,168.16 sq. m and the total built-up area of 25,650 sq. m (including the free from FAR area for community of 400 sq. m, basement area of 7,380.72 sq. m, and other Non-FAR area of 5,701.12 sq. m). The project will comprise of 3 towers. Total 138 dwelling units (including main units 74 no., EWS unit 32 no. & CSP unit 32 no.) will be developed. Maximum height of the building is 33.25 m with 3B+S+9 floors.

vi. The details of the building are as follows:

Particulars (Unit)	Proposed Details
Total Plot Area (sq. m)	5,353.61
Area under road widening (sq. m)	76.49
Net development Area (sq. m)	5,277.12
Ground Coverage Area	
Ground Coverage (Permissible) (33.3 % of plot area) (sq. m)	1,782.75
Ground Coverage (Proposed) (28.35 % of plot area) (sq. m)	1,517.99
FAR AREA	
FAR Permissible (sq. m)	10,707.22
FAR Permissible for EWS (sq. m)	1,606.083
Total FAR Permissible (sq. m)	12,313.303
FAR Area Proposed (sq. m)	10,562.28
FAR Area Proposed for EWS (sq. m)	1,605.88
Total FAR proposed- A (sq. m)	12,168.16
Free from FAR AREA	
Area for community – B (sq. m)	400.00
NON-FAR AREA	
Tower Non -FAR (sq. m)	5,093.37
EWS Non -FAR (sq. m)	607.75
Total Non FAR Area- C (sq. m)	5,701.12
Basement Area	
Basement 1 (sq. m)	2,460.24
Basement 2 (sq. m)	2,460.24
Basement 3 (sq. m)	2,460.24
Total Basement area- D (sq. m)	7,380.72
Built-up Area (A+B+C+D)	25,650.00
Green area (39.7 % of net plot area) (sq. m)	2,094.84
Area under Swachh Delhi Block (sq. m)	15.34
Road & Open Areas (sq. m)	1,664.29
Towers (Nos.)	3
Floors (Nos.)	3B+S+9

Max. height of the building (up to terrace level) (m)	33.25
Basement (Nos.)	3
Activities in Complex	DU, EWS, CSP
Mail Dwelling Units including 4 BHK & 3BHK (Nos.)	74
CSP Units (Nos.)	32
EWS Units (Nos.)	32

vii. During Construction Phase the total water requirement will be 25 KLD, out of which water required for the construction phase will be approx. 05 KLD which will be taken from treated water from Vasant Kunj STP. The Remaining 20 KLD will be taken from the tanker supply out of which 12 KLD will be used for domestic purposes & 08 KLD water will be used for Anti-smog Gun. Waste water of 6 KLD will be generated which will be treated in mobile STP. During the operational phase, total water requirement is expected to be 95 KLD and the same will be met by Delhi Jal Board. 57 KLD fresh water from Delhi Jal Board and 38 KLD Recycled Water from in-house STP will be reused. Wastewater generated of 74 KLD will be treated in STP of 110 KLD capacity. 67 KLD of treated wastewater will be generated out of which 38 KLD will be reused (28 KLD for flushing and 10 KLD for gardening). About 29 KLD will be reused in adjoining DDA park.

viii. About 0.348 TPD solid wastes will be generated in the project. The biodegradable waste (0.209 TPD) will be processed in OWC and the non-biodegradable waste generated (0.139 TPD) will be handed over to authorized local vendors.

ix. The total power requirement during the construction phase is 250 kVA and will be met from temporary connection & for the backup DG set of 1 x 125 kVA will be kept and total power requirement during operation phase will be 1022 KW, which will be sourced by BSES Rajdhani Power Limited. For power back up GG sets of 2 x 500 kVA will be installed that will be used during power failure only.

x. Rainwater harvesting is proposed to recharge the groundwater through 5 no. of rainwater harvesting pits of 168 KLD capacity.

xi. Parking facility for 290 ECS is proposed to be provided against the requirement of 227 ECS. (According to local norms).

xii. Proposed energy saving measures would save about 18.30% of power and provision of Solar Panels of 102.2 KW i.e. 10% of Electrical load will be provided.

xiii. Comparative analysis of existing/envison pollution load (in case of expansion) - Not Applicable, as it is a Greenfield project.

xiv. Impact on air, water, noise, ecology of due to the project/activity will be minimized by proposed mitigation measures.

xv. The project is not proposed to be located in a Critically Polluted area.

xvi. The said project is not proposed to be located within 10 km of the Eco Sensitive Zone.

xvii. No NBWL Clearance is required for the said project.

xviii. No Forest Clearance is required for the said project.

xix. A petition was filed by (W.P. (C) No. 11283/2024) by the RWA of B-1, Vasant Kunj for seeking revocation of the layout plan and sanction plan only on 14.08.2024. The said petition is pending before the Hon'ble Delhi High Court, however stay against construction of the project at above land was rejected/ declined vide Order dated 11.09.2024 with the observations that the Court is not inclined to pass any interim orders and in case the Court finds the construction of the project has been raised illegally or unauthorized, then the same shall be subjected to demolition.

xx. Green belt development and Details of tree felling/transplantation - Total green area of 2,094.84 sq. m (39.7% of the plot area) will be provided. Approximately 11 no. of trees are present at the boundary of the site which will be retained. Additionally, 56 nos. of trees will be planted. No tree felling is involved in the project.

xxi. No Construction work has been done at the project site & the same is stated in the Affidavit.

xxii. The total cost of the project involved is Rs. 145 Crores.

xxiii. Employment potential - Directly and indirectly total 170 no. of people will be engaged out of which 150 no. of laborers will be hired during construction phase and 20 no. of staff during operation phase.

xxiv. Benefits of the project are given below:

· Social benefit:

a) The project will provide good quality, eco-friendly, safe and secured stay.

b) Generation of employment to approximately 150 no. of labor during the construction & approx. 20 no. in operation phase.

· Environment benefits:

a) Energy efficient measures to reduce the requirement during the operation stage will be maintained which ultimately

leads to lesser demands and reducing carbon footprints of the project making it eco-friendlier.

xxv. A well-designed waste management approach such as the different collection unit for wet & dry waste respectively and eco-friendly treatment approach i.e. organic waste converter.

6. The committee has noted that total plot area of the project will be 5,353.61 sq. m and total built-up area will be 25,650 sq. m with green area of 2,094.84 sq. m (39.7 % of total plot area). The PP has submitted that, the land ownership is with M/s R R Texknit LLP through a Sale Deed. Further, Building Approval sanction letter issued by the Municipal Corporation of Delhi (MCD) vide dated 13.05.2024. This project was considered by the State Level Expert Appraisal Committee (SEAC), Delhi in its 146th SEAC meeting held on 12.07.2024 & subsequently during the 147th SEAC meeting held on 25.07.2024. The committee thereafter recommended this project for granting EC with specific conditions and general conditions and forwarded it to SEIAA, Delhi. However, due to the temporary absence of the SEIAA, Delhi, this proposal was further transferred to the Ministry for necessary actions.

7. Thereafter, the Expert Appraisal Committee (EAC) Infra-2 considered the aforesaid proposal during its 132nd meeting held on 23 – 24th October, 2024 and after detailed deliberation, deferred the proposal on certain observations. Based on the observations, ADS was raised through PARIVESH Portal. Subsequently, the project proponent submitted the reply of the observation of the EAC. Accordingly, this proposal was re-considered by EAC during 134th meeting held on 29.11.2024. PP has submitted that reply of complains raised by RWA of Vasant Kunj regarding various points.

8. The Committee observed that instant project is already located in developed area wherein residents are residing in Vasant Kunj, Delhi. There are a number of residential buildings, school, hospitals, other infrastructures etc. of different heights near the project area. It was observed from the drone video shown by PP that no construction activity has been done or initiated at site and thus can be ascertained that there is no violation of EIA Notifications, 2006 as amended. The committee opined that court case in Hon'ble High Court in the matter are related to approval of Building Plan granted by Delhi Development Authority (DDA) and Municipal Corporation of Delhi (MCD). The concerned agencies has made their submission as per the information provided by project proponent. Further, the matter of Hon'ble NGT is pending and any order/directions in compliance of Hon'ble Tribunal shall be complied by project proponent.

9. With regard to tree cutting, PP has submitted the undertaking that no tree cutting has been done in the project area and further as per inspection report of forest department, there are total 19 trees which are green and healthy standing and one fallen tree was raised straight and 3 trees were found to be dried.

10. Also as per the submissions of PP, it was observed that the project site at a distance of 2.48 km from the Southern ridge and 2.9 km from Aravalli biodiversity park. Hence the project will not create any impact on the Aravalli ridge stability. The project site is at a distance of 2.9 km from the Aravalli biodiversity park. Since, the proposed development is part of an already developed residential colony and falls outside the hotspot area, hence, there is no specific impact. However, for further clarity of project area being in morphological ridge, it is desired that PP may seek clarification from Delhi's Ridge Management Board. Based on the clarification, PP may obtain NOC (if applicable).

11. Further, it was observed that instant project was recommended by SEAC Delhi for granting EC with specific conditions and general conditions and forwarded it to SEIAA, Delhi. It was desired that the construction activity shall follow very stringent measures to avoid any issues to the habitation. Traffic Impact Assessment was conducted by PP for adequacy of transportation of vehicles and parking area. It was informed that the distance from main road to the site is about 150 m. A mechanical sweeper shall be deployed by PP to mitigate the road dust pollution all along this road and water sprinkler and mist cannon/sprayer shall be fixed.

12. The EAC, based on the information submitted and clarifications provided by the Project Proponent and detailed discussion held on all the issues, recommended granting Environmental Clearance to this proposed project, under the provisions of EIA Notifications, 2006 and its amendments therein, subject to the following specific conditions and other Standard EC Conditions as specified by the Ministry vide OM dated 04.01.2019 for the said project/activity.

13. Based on recommendations of EAC, the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance to the Proposed Construction of Group Housing at Khasra No. 1230/2, Sector-B, Pocket-1, Vasant Kunj Part of Revenue Estate of Village Mehrauli, New Delhi promoted by M/s R R Texknit LLP., under the provisions of EIA Notifications, 2006 and its amendments therein, subject to the following specific conditions and other

Standard (General) EC Conditions as specified by the Ministry vide OM dated 04.01.2019 for the said project/activity are enclosed as **Annexure 1**.

14. This issues with the approval of the Competent Authority.

Copy To

1. The Principal Secretary, Environment Department, Government of Delhi, 6th Level, C-Wing, IP Estate, Delhi Secretariat, Delhi – 110 002.
2. Deputy Director General of Forests (C), Ministry of Environment, Forest and Climate Change, Regional Office, Kendriya Bhawan, 5th Floor, Sector 'H', Aliganj, Lucknow – 226 020.
3. The Member Secretary, Central Pollution Control Board, Parivesh Bhavan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi – 110 032.
4. The Member Secretary, Delhi Pollution Control Committee, Building, 6th floor, C wing, Delhi Secretariat, I P Estate, Delhi – 110 002.
5. Monitoring Cell, MoEF&CC, Indira Paryavaran Bhawan, New Delhi.
6. Guard File/ Record File/ Notice Board/MoEF&CC website.

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Specific Conditions

S. No	EC Conditions
1.1	This recommendation is subject to the outcome of court cases in Hon'ble High Court, Hon'ble NGT and Central Empowered Committee. Further, PP may seek clarification from Delhi's Ridge Management Board (RMB) regarding applicability of clearance from RMB. Based on the clarification, PP shall obtain NOC from Delhi's Ridge Management Board (if applicable).
1.2	PP shall comply with the budget of the Environment Management Plan for construction phase (Capital Cost = Rs. 55.50 Lakhs, Recurring Cost = 8.0 Lakhs/Yr.) and Operation Phase (Capital Cost = Rs. 200.00 Lakhs, Recurring Cost = 26.9 Lakhs/Yr.).
1.3	A mechanical sweeper shall be deployed by PP to mitigate the road dust pollution all along from main road to the project site and water sprinkler and mist cannon/sprayer shall be fixed on this road.
1.4	No construction activity or storage of material shall be allowed outside the project boundary. PP shall not conduct any construction activity at night and transportation of material shall not be done during peak working hour/school timings. Further, no vehicles related to the project shall be kept outside the project area.
1.5	Tyre washing facilities shall be installed at entry and exit gates and tyres of each vehicle shall be washed prior to leaving the project site.
1.6	All internal roads in the project area shall be constructed/paved prior to actual construction of the planned building to avoid any re-entrainment of dust from vehicles on unpaved road.
1.7	PP should make provisions for dual plumbing so that the treated wastewater could be used to

S.No	EC Conditions
	compensate against the freshwater requirements for non-potable uses.
1.8	PP shall be responsible for establishment, operation and maintenance of all common facilities like STP, OWC, Green belt development, Solar, Rainwater Harvesting, and other such amenities provided within the project site for a period of 5 years after handed over to the <i>bona fide</i> Residential Welfare Association or any other such association and also for compliance of EC conditions during operation stage. Responsibility of comply EC conditions shall be with Project Proponent only till the EC is transferred to Residents Welfare Association/Society/Committee. Agreement between Project Proponent and <i>bona fide</i> Residents Welfare Association/Society/Committee during handover of assets/infrastructure shall clearly mentioned the responsibility of complying EC Condition
1.9	CAQM Guidelines should be strictly adhered to and all construction activity should be stopped at the site during the GRAP IV period as per the directions issued by Authorities.
1.10	PP shall construct 10 m barricading all along the site and fixed water Sprinklers should be installed at these barricading to suppress the dust.
1.11	PP should construct 2 water fountains in the green area to suppress the dust emissions during the operation phase.
1.12	The freshwater requirement shall not exceed 57 KLD during operational phase.
1.13	As proposed, wastewater shall be treated onsite in STP of 110 KLD capacity.
1.14	The project proponents would commission a third-party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
1.15	Area for greenery shall be provided as per the details provided in the project document i.e., area under plantation/greenery will be 2094.84 sq. m out of net plot area of 5353.61 sq. m, i.e. equivalent to 39.13 %. The landscape planning should include plantation of 67 numbers of native tree species as proposed. A minimum of 01 tree for every 80 sq. m of total land area of the project should be maintained taking the existing trees into account. Species with heavy foliage, broad leaves and wide canopy cover may be preferred. Invasive species should not be used for landscaping.
1.16	The PP shall comply with all the provisions of The Delhi Preservation of Trees Act, 1994, if applicable.
1.17	Project Proponent shall strive to enhance the Green Belt beyond 39.13% and that the trees planted in this regard would be planted under the campaign "एक पेड़ माँ के नाम" and the details of the trees planted would be uploaded on the portal https://merilife.nic.in .
1.18	The local bye-law provisions on rainwater harvesting should be followed. If local bylaws provision is not available, adequate provision for storage and recharge should be followed as per the Ministry

S. No	EC Conditions
	of Housing and Urban Affairs (erstwhile Ministry of Urban Development), Model Building Byelaws, 2016. As proposed, 4 Rainwater recharge pits for rooftop runoff shall be provided by PP for rainwater harvesting after filtration.
1.19	The solid waste shall be duly segregated into biodegradable and non-biodegradable components and handled in separate areas earmarked for segregation of solid waste, as per SWM Rules, 2016.
1.20	As committed, biodegradable waste shall be utilized through the OWC to be installed within the site. Inert waste shall be disposed of as per norms at the authorized site.
1.21	The recyclable waste shall be sold to authorized vendors/recyclers.
1.22	Construction & Demolition (C&D) waste shall be segregated and managed as per C&D Waste Management Rules, 2016.
1.23	Proponent shall ensure the installation of solar lights and LEDs to meet 20 % of the total power requirement.
1.24	As committed 290 ECS are to be provided and out of which 30% should be for electric vehicle along with charging points are to be provided.
1.25	The Environmental Clearance to the project is primarily under provisions of EIA Notification, 2006. The Project Proponent is under obligation to obtain approvals/clearances under any other Acts/Regulations or Statutes as applicable to the project.
1.26	Project proponent shall essentially comply with all parking norms and standards as applicable.
1.27	Proponent shall ensure that requirements of accessibility particularly universal accessibility and more particularly pedestrian requirements are provided. Street and road section should have mandatory provision of cross section elements and footpath so as to minimise the shift of walk mode to vehicular mode to have least impact on energy and environment.
1.28	The project proponent shall ensure that there more than one entry / exit from different directions however it should be checked that it does not create road safety hazard.

Standard EC Conditions for (Building / Construction)

1. Statutory Compliance

S. No	EC Conditions
1.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
1.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including

S.No	EC Conditions
	protection measures from lightening etc.
1.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
1.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
1.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
1.7	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
1.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
1.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
1.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. Air Quality Monitoring And Preservation

S.No	EC Conditions
2.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
2.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
2.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
2.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
2.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke &

S.No	EC Conditions
	other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
2.6	Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
2.7	Wet jet shall be provided for grinding and stone cutting.
2.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
2.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
2.10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
2.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
2.12	For indoor air quality the ventilation provisions as per National Building Code of India.

3. Water Quality Monitoring And Preservation

S.No	EC Conditions
3.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
3.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
3.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be

S.No	EC Conditions
	specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
3.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
3.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
3.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
3.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
3.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
3.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
3.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
3.13	All recharge should be limited to shallow aquifer.
3.14	No ground water shall be used during construction phase of the project.
3.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
3.16	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
3.18	No sewage or untreated effluent water would be discharged through storm water drains.

S.No	EC Conditions
3.19	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
3.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
3.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise Monitoring And Prevention

S.No	EC Conditions
4.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
4.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
4.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. Energy Conservation Measures

S.No	EC Conditions
5.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
5.2	Outdoor and common area lighting shall be LED.
5.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
5.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.

S.No	EC Conditions
5.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
5.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

6. Waste Management

S.No	EC Conditions
6.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
6.2	Disposal of muck during construction phase shall 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.
6.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
6.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
6.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
6.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
6.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
6.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
6.10	Used CFLs and 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.

7. Green Cover

S. No	EC Conditions
7.1	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
7.2	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
7.3	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
7.4	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

8. Transport

S. No	EC Conditions
8.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
8.2	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 be operated only during non-peak hours.

9.

S. No	EC Conditions
9.1	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

10. Human Health Issues

S. No	EC Conditions
10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
10.4	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, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

11. Miscellaneous

S. No	EC Conditions
11.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
11.2	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
11.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
11.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
11.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

S.No	EC Conditions
11.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
11.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
11.8	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
11.9	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
11.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
11.13	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.16	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
11.17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
11.18	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Additional EC Conditions

N/A



ANNEXURE 2



Global Design Engineers

Consulting Engineers & Project Managers



Date:- 04-09-2025

Structural Stability Certificate.

TO WHOM SO EVER IT MAY CONCERN

This is to certify that the Proposed Group Housing Project at vasant kunj “RR Texknit LLP” located at “Plot No. 1230/2, Pocket B1, Vasant Kunj, New Delhi” the structural part of entire building has been designed on the basis of structural calculations and is considered safe in accordance with the permissible stresses, slenderness ratio and soil bearing pressure.

The seismic Zone considered in design is as per IS- 1893 part I-2016 (Seismic Zone – IV), Ductile detailing code IS 13920:2016. The Wind Zone considered in design as per IS 875 Part-3. The Local Soil Conditions, its load bearing capacity and the underground water table etc. have been kept in mind while designing the same.

We certify that the structure is considered safe for the purpose it has designed for. The responsibility of the Global Design engineers shall be limited to design of structural design calculations and drawings only. We shall not be responsible for any lapses during execution.

We certify that the structure is considered safe for the purpose it has designed for. All Procedural/legal/operational matters and architectural/functional details will be the responsibility of the owner.

Name of Engineer :- Ravi Shankar
Qualification :- M.Tech.(Structures).
MCD Registration No. :- SE/0454
Address. Of Engineer :- A-112, Sector-108 Noida

Authorized Signatory.


RAVI SHANKAR
M.TECH (STRUCTURES),DTU
B.TECH
MEMBER-AMICE
CONSULTING STRUCTURE ENGINEER
GLOBAL DESIGN ENGINEERS

Add-
H.No.- A-112; Sector-108
Noida; U.P-201304



Add: - H\N –A-112, Noida sector 108; Uttar Pradesh-201304; PH: +91-120-4920557

ANNEXURE 3

GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
DIRECTORATE OF DELHI FIRE SERVICE: NEW DELHI – 110001

No. F 6/DFS/MS/BP/2024/ 41

Dated: 15/02/2024

To,

The Executive Engineer (Bldg.) HQ
Municipal Corporation of Delhi,
9th floor, Civic Centre, Minto Road
New Delhi 110002

Subject: Regarding approval of building plans from fire safety point of view in r/o Residential Group Housing Building at Kh. No. 1230/2 sec – B, Pkt-1, Vasant Kunj, New Delhi Part of Revenue Estate of Village Mehrauli New Delhi.

Sir,

Please refer to ID No. 10118122 dated 09.02.2024 on the above cited subject. In this connection, this is to inform you that the online building plans in respect of proposed Residential Group Housing Building have been scrutinized by this department from fire safety point of view and observed that there is a proposal of construction of 03 towers (joined together) of Residential Group Housing Building at Kh. No. 1230/2 sec – B, Pkt-1, Vasant Kunj, New Delhi Part of Revenue Estate of Village Mehrauli New Delhi. The details of the proposed building are as under:

S.No.	Particulars	Details		
1.	Occupancy	Group Hosing (Residential)		
2.	No. of floors	3 Basement + Stilt + Ground + 08 upper floors		
3.	Height	Tower- 1 & 2- 33.25 m, Tower-3 (S+G+4) -16.65 meter		
4.	Plot Area	5353.610 m ²		
5.	Combined Area Details of Tower-1, Tower-2, Tower-3 (as mentioned in CAF) & Use			
	1st , 2nd and 3rd Basement	Stilt Floor	Ground to 3rd floor	4th to 8th floor
	2460.240 SQM Parking and services	1446.130 SQM Parking	T-1-857.630, T-2-519.350, T-3-244.530 (1621.51 SQM) Residential flats	(T1-726.630, T-2-456.040)- 1182.670 SQM Residential flats
6.	No. of staircases	Each tower is proposed to have 02 staircases of 1.5 m width serving from stilt floor to terrace floor. 01 staircase of tower-1 & 2 is fire tower. 03 staircases of 1.5 m wide are serving the basements. 01 dedicated staircase of 1.5 meter is proposed to serve the transformer room. Staircases serving to basement level are segregated at stilt floor.		
7.	No. of lifts, Ramps	06 no. of passenger lifts and 02 ramps of 6 m width		

There is no objection to this department for the construction of the said building subject to the compliance of the following fire safety recommendations:-

- 1. Access to building:** The premises is proposed to be located on 13.0 meter wide main road, which is accessible through 6 meters wide 02 main gates. The entrance gates shall fold back against the compound wall of the premises thus leaving the exterior access way with in the plot free for the movement of fire service vehicles. The proposed 06 meter wide fire tender movement road with 09 meter turning circle capable of taking

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- the load of fire engine weighing up to 45 tonnes, around the building shall be ensured as per the provision of clause 8.2 of UBBL 2016.
2. **Number, width, type and arrangement of exits:** Staircases as mentioned in table above are proposed in the building. This meets the requirement of travel distance as per UBBL 2016. The clear-cut width of the staircases/exits shall be maintained at the time of completion and exits/staircases shall meet the requirement of UBBL-2016. The staircases serving the basements shall be segregated as per clause 7.11(t) of UBBL 2016 and continuous up to terrace floor as per clause 7.11.(m) of UBBL 2016. The lift / lift lobby shall not open into the staircase landing as per clause 7.11 (O) of UBBL - 2016. The exit doorways shall be openable from the side, which they serve without the use of a key as per clause 7.12.5 of UBBL 2016.
Further, the design of fire tower shall be as per clause 1.4.46, 9.3.13 of UBBL-2016.
 3. **Protection of exits by means of fire check doors and or pressurization:** The fire check doors of minimum 2hrs fire resistance rating shall be provided on the entrance of lift lobbies and staircases as marked on building plans. Pressurization system for staircases, lift wells and lift lobbies shall be installed as per the requirement of NBC Part IV/UBBL-2016. The fire check doors shall conform to IS 3614:2021. The windows opening into the external staircases shall be fire rated as per clause 4.4.2.4.3.4 (d) of NBC 2016 part 4.
 4. **Compartmentation:** The building shall be suitably compartmentalized so that the fire / smoke remain confined to the area where fire incidents have occurred and does not spread to the remaining part of the building. This shall conform to clause 8.4.6 of UBBL-2016 & 4.5.2 of NBC-IV 2016. The compartmentation shall be achieved by means of fire barrier having fire resistance rating of 120 min. The entry to the lift shall be protected as per clause 4.2.7 of NBC part 4.
 - I. The services, standby generator, store etc. must be segregated from other by erecting fire-resisting wall of not less than 04 hours rating. Each of the compartments must be individually ventilated and the opening for entry into each of these compartments must be fitted with self-closing fire / smoke check doors of not less than one hour fire rating fitted with magnetic latches.
 - II. All electric cables ducts and shafts shall be properly sealed at all floors with fire resisting material of similar rating. These shafts shall be minimum 02 hours fire rating.
 - III. Under no circumstances, two services shall pass through the same shaft, i.e. separate shaft be used for different purpose.
 - IV. All vertical and horizontal openings including the gap between the glazing and the slab at each level in entire building shall be sealed properly with the non-combustible material having 02 hr fire resistance. The glass facade of the building shall conform to clause no. 8.4.9 of UBBL 2016. Wherever false ceiling / suspended ceiling is provided, the same shall be of non-combustible in nature and that the compartmentation shall be extended up to ceiling level. Glass used as compartment wall shall be two hour fire resistant.
 - V. Compartmentation at floor levels shall be strictly as per clause 4.5 of NBC Part-IV. Further all the occupancies are also required to be separated by a 240 min Fire resistance rating as per clause 3.1.11 of NBC part 4.
 5. **Smoke Management System:** Smoke venting facilities shall be provided as per NBC Part IV, Fire and Life Safety. Mechanical extractors shall have an interlocking arrangements and the system shall be of such design as to operate on actuation of heat/ smoke sensitive detectors or sprinklers. Smoke extractor system shall be designed to permit 12 air changes per hour in case of fire. A system of fresh air supply shall be provided at floor level and smoke outlet at ceiling level. Following points shall be ensured,

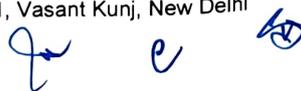
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- i. All ducting shall be constructed of substantial gauge metal conforming to IS: 655. Air duct serving main floor areas, corridors etc. shall not pass through the staircases enclosures.
 - ii. Automatic fire dampers shall be provided in the ducts at the inlets of the fresh air and return air of each compartment/floor.
 - iii. Automatic fire dampers shall be closed automatically upon operation of a detector/sprinkler.
 - iv. The air ducts for every floor/compartment shall be separated. In no way interconnected with the ducting of any other compartment.
 - v. Under no circumstances, plenum shall be used as "return air passage" for air conditioning purposes.
 - vi. Smoke management plans shall be rectified accordingly.
6. **Fire Extinguishers:** The portable fire extinguishers of ISI mark suitable to risk shall be provided in all buildings in accordance with IS -2190/ 2010.
 7. **First Aid Hose Reels:** Hose reel containing 30m length of 20 mm bore terminating into a shut-off nozzle of 5 mm outlet connected directly to riser shall be provided in all buildings. This shall conform to IS: 884/1998.
 8. **Automatic Fire Detection and alarming systems:** Not required as per NBC Part-IV.
 9. **MOEFA (Manually Operated Electric Fire Alarm):** Manually operated fire alarm including talk back system in all the buildings shall be installed as per National Building Code part-4 -2016 and the same shall conform to IS-2189/2008.
 10. **Public Address System:** Not required as per NBC Part-IV.
 11. **Automatic sprinkler system:** The Automatic sprinkler system shall be installed in basements and stilt floor of building alongwith in rack sprinklers in stack parking (if any) as per clause 9.3.9 of UBBL-2016/ NBC part 4, in accordance with BIS: 15105 / 2002, clause H-4 of Annexure H of NBC Part 4. Flow alarm switch/gong shall be incorporated in the installation for giving proper indication/sound. The pressure guage shall also be provided near the testing facility. The entire system including pump capacity and head, size of pipe network, orifice control etc. shall be provided in accordance with the relevant code. Fire service inlet shall also be provided at ground level.
 12. **Internal Hydrants and Yard Hydrants:** The down comer system shall be provided in building as per clause 9.3.9 of UBBL-2016 and the same shall conform to IS 3844/1989. Its design shall be such that it can be readily opened in an emergency. Each box shall contain two lengths of 63 mm diameters, 15 m length, rubber line delivery hoses conforming to IS : 636 complete with 63 mm instantaneous coupling conforming to IS: 903 with nozzle of 16 mm diameter. Yard hydrants shall be provided in the building premises as shown on plans and the same shall conform to IS 13039/1991.
 13. **Pumping arrangements:** A fire pump house having one numbers of electrically driven pumps having capacity 2280 LPM, one diesel driven standby pump of capacity 2280 LPM, one electric driven pump of 1850 LPM for water curtain, one jockey pumps of 180 LPM capacity and a terrace pump of 900 LPM capacity shall be provided as per NBC part 4. The pumps shall have suitable head and shall be automatic in operation as per NBC Part-IV, 2016. Suitable orifice plate/ reducer shall be provided to maintain the requisite pressure of 3.5 Bars at the remotest point. The staircase serving to fire pump house is not as per clause 7.11.1of UBBL 2016.
 14. **Captive Water Storage for firefighting:** An underground water storage tank of capacity 2,00,000 liters and overhead water storage tank made up of RCC/ steel on the terrace having 25,000 liters capacity shall be provided for fire-fighting system. The replenishment through bore well or from the town mains shall be ensured @ 1000 LPM. This shall conform to the requirements given in NBC Part-IV. Fire Service Inlet shall also be provided. Draw off connection/ fire service inlet shall be provided. This shall conform to the requirements given in National Building Code of India Part IV. Further,

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a ladder or any other form of open access to the overhead tank for inspection shall be provided as per clause 7.10.3 of UBBL 2016.

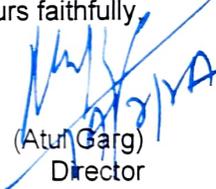
15. **Exit Signage:** Exit signs shall be provided in the building at appropriate locations. Floor level marking, all exits and exit way marking signs in entire complex must be illuminated and wired to independent circuit supplied by alternate source of power supply. Wiring for the illuminated exit signs shall be suitably protected against fire. Illuminated / glowing strips paint shall be provided at each level to guide the direction for escaping towards a safe place. The sizes and color of the exit signs shall be as per IS 9457:2005.
16. **Provision of Lifts:** Lifts as indicated in the table above, are proposed to be provided in the building. These lifts shall be installed strictly in accordance with the provision of clause 9.3.3 of UBBL-2016. The lifts connected to the fire towers shall be fire lift, as per clause 9.3.13 of UBBL-2016.
17. **Standby Power Supply:** As per clause 8.5.3 of UBBL-2016 emergency lighting, exit signs, staircase and corridor lighting circuit, all fire pumps, smoke extraction system shall be powered from an additional source of power supply like generator and shall be automatic in action. The emergency lighting system shall be capable of continuous operation for a minimum duration of 1hour and 30 minutes. The emergency lighting shall be provided to be put on within 5 second of the failure of the normal lighting supply.
18. **Refuge Area:** Not required as per NBC Part-IV.
19. **Fire Control Room:** Fire control room shall be established at entrance floor of the building in accordance with the provisions contained in clause 9.3.10 of UBBL-2016. The fire control room shall have communication (suitable public address system) to all floors and facilities for receiving the message from different floors. Details of all floor plans along with the details of firefighting equipment and installations shall be maintained in the fire control room. The fire control room shall also have facilities to detect the fire on any floor through indicator board connections; fire detection and alarm system on all floors. The fire staff in-charge of the fire control room shall be responsible for the maintenance of the various services and firefighting equipments and installations in co-ordination with securities, electrical and civil staff of the building.
20. **Special Fire Protection Systems for protections of Special risks:** The construction of electric sub-station and installation of Dry Transformer, LT & HT panels shall be as per the provisions specified by the Electrical Authority. However, the following points shall be followed:
 - a. The HT/LT panels shall be separated from the other areas with the walls of 2 hours fire resistance rating. It is necessary to separate shield wall extending up to the one meter on sides above the highest point of the transformer. All electrical panel should be provided with special fire protection systems as applicable shall be provided as per clause 5.1.4, 5.1.5, 5.1.6 of Part 4 NBC 2016.
 - b. The electric distribution cables/wiring shall be laid in a separate duct. The duct shall be sealed at every floor with non-combustible materials having the same fire resistance as that of the duct. Low and medium voltage wiring running in shaft and in false ceiling shall run in separate conduits;
 - c. Water mains, telephone lines, intercom lines, gas pipes or any other service line shall not be laid in the duct for electric cables; use of bus ducts/solid rising mains instead of cables is preferred.
 - d. Separate circuit for firefighting pumps, staircases and corridor lighting and blowers for pressurizing system shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes, so that fire in one circuit will not affect the others.
 - e. The inspection panel doors and any other opening in the shaft shall be provided with air tight doors having fire resistance of not less than 2 Hrs. the electric installations shall be as per BIS 1646.



- f. The fire protection of kitchens if any shall be done as per clause G 5.2 of part 4 NBC 2016.
- g. Atrium if any shall strictly meet the requirement of Annexure F of NBC Part-IV.
- h. The fire protection for the steel structure shall be provided as per provision contains in NBC-2016 during the construction.
- i. All safety provisions for the Electric Vehicle Charging Station shall be provided in accordance with Chapter-XI of the notification issued by Central Electricity Authority, published in "Gazette of India" bearing NO. CEI/1/2/2018 dated 28.06.2019 and clause 10.5 (appendix-II), UBBL -2016 amended on 12.02.2020, if any.
- j. All types of electrical installations such as meter box, circuit breaker, main switchgear, electrical vehicle charging port, associated equipments, which acts as energy supply points and can trigger fire hazard are not allowed under or near the staircase. If installed in stilt area, these should be encased with fire retardant material shall be provided as per clause 8.5.2 of modified UBBL 2016.
- k. Nothing in contravention of the notification number CEI/1/9/2020/263-294 dated 03.05.2021, issued by Central Electricity Authority as modified upto date.

The open setback area, use of basement, FAR, height restrictions etc. are not checked as it shall be checked by the concerned building sanction authority. The approval of building plans for the proposed occupancy/layout of the floors shown on the plans **shall be valid for a duration of 05 years as per clause 2.4 of UBBL**. Any subdivision of the floors, change of trade/ use or re-validation shall only be done with the prior approval of this department. It shall be ensured that provisions of all requisite fire and life safety measures stipulated in UBBL-2016 and National Building Code of India 2016 shall be complied in letter and spirit before the occupancy of the building under intimation to this department. It may also be noted that aforesaid clearance is not an FSC from Delhi Fire Service.

Yours faithfully,


(Atul Garg)
Director

Tel. No. 23414000



ANNEXURE 4

No: GM-KCC/BRPL/Misc./ 2157

Dated: 13/12/23

To,

Mr. Lalit Jain HUF
Kh No. 1230/2
Vill- Mehrauli, Sec-B
Pkt-1, Vasant Kunj
New Delhi

Sub: Your request for the assurance of power supply of 2000KW for residential purpose at Kh No. 1230/2, Vill- Mehrauli, Sec-B, Pkt-1, Vasant Kunj, New Delhi-110061.

Dear Sir,

In reference to your letter received in this office in the subject matter, it is to inform you that considering the present loading condition of the HT network/Grid in the area and generic load growth of the area, the proposed load requirement of 2000KW inside your premises is technically feasible.

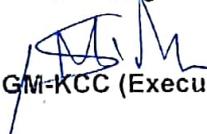
However, as and when formal application is submitted by you for the required load, reassessment of the actual loading position of the 11KV network and grid substation shall have to be done before sanctioning of the applied load and scheme shall be finalized accordingly with issuance of demand note subsequently.

It may be noted that as per prevailing DERC guidelines load upto 4MVA is to be catered on HT (11KV) system of supply for which provision of built-up substation comprising two room of minimum size 4X3 M & 3X3M for RMU & Metering room adjacent to each other for installation of discom equipments has to be made by the applicant inside his premises. Further installation of transformer and associated equipments after discom metering shall be in the scope of applicant, and all the statutory compliances/directions as per the prevailing guidelines shall have to be complied by the applicant for availing the electricity connection.

During site visit it has been observed that the premises has an existing overhead line of 66KV hence any construction work below the overhead line should be avoided or not feasible. As per current guidelines:

Lines/Installation	Minimum vertical clearance where line is passing above a building/structure/balcony etc.	Minimum horizontal clearance where line is passing adjacent to a building/structure/balcony etc.
Extra high voltage line exceeding 33 KV	3.7 meters (Plus 0.30 meters for every additional 33000 volts or parts thereof)	2 meters (Plus 0.30 meters for every additional 33 KV or part thereof)

With best regards,


GM-KCC (Execution)

Minimum




SUDHIR GUPTA
B.ARCH. (ARCHITECT)
Regn. No. CA/1982/06736
23/146 A & B, Vikram Vihar
Lajpat Nagar IV, New Delhi-110024

ANNEXURE 5



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

PALM/NORTH/B/101623/807173

सह्याद्रि/आर.एच.कक्ष/एनआर/शहीएम/एनआर/2021/744/3056-59

मालिक का नाम एवं पता 1. Lalit Jain Son of Mr. Lakshmi Chand Jain, 2. Lalit Jain HUF through its Karta Mr. Lalit Jain, **दिनांक/DATE:** 25-10-2023
3.
OWNERS Name & Address R/o House No. 12, Anupam Apartment, M.B. **वैधता/ Valid Up to:** 24-10-2031
Road, Saket, New Delhi.

ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र(एनओसी) No Objection Certificate for Height Clearance

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2). इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।

2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	PALM/NORTH/B/101623/807173
आवेदक का नाम / Applicant Name*	Govind Sharma
स्थल का पता / Site Address*	Khasra No. 1230/2 (Old No. 2797/2026/1675/8), Sector-B, Pocket-1, Vasant Kunj, New Delhi., VASANT KUNJ, West Delhi, Delhi
स्थल के निर्देशांक / Site Coordinates*	28 31 18.21N 77 09 32.53E, 28 31 18.74N 77 09 33.49E, 28 31 16.34N 77 09 33.87E, 28 31 16.66N 77 09 34.45E, 28 31 16.25N 77 09 34.74E, 28 31 16.34N 77 09 34.91E, 28 31 15.75N 77 09 35.33E, 28 31 17.48N 77 09 35.98E, 28 31 17.65N 77 09 36.27E, 28 31 16.36N 77 09 36.36E, 28 31 16.11N 77 09 36.52E, 28 31 17.76N 77 09 36.57E, 28 31 17.40N 77 09 37.03E, 28 31 16.88N 77 09 37.40E, 28 31 16.68N 77 09 37.90E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	269.82 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	309.82 M



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

PALM/NORTH/B/101623/807173

*** जैसा आवेदक द्वारा उपलब्ध कराया गया / As provided by applicant***

3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है: -

3. This NOC is subject to the terms and conditions as given below:

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमन्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की यथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है। यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा कानूनी कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफ्ट नियम 1994 (भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की जायगी।

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994",

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलग्नक में दिखाया गया है। आवेदक / मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।

c. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी। अर्थात्, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई।

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934, के सैक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफ्ट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है।

e. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including, "The Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

छ) कोई भी रेडियो/ टीवी एन्टीना, लाइटनिंग अरेस्टर, सीढिया, मुम्टी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए।

f. No radio/TV Antenna, lightning arresters, staircase, Mumty, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in para 2.



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ज) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धुएं का खतरा पैदा नहीं करता है, ही मान्य है।

g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operation is obligatory, within 8 KM of the Aerodrome Reference Point

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार रिवेलीडेशन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए।

h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटो का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक ग्राउन्ड लाइटों के साथ भ्रम उत्पन्न हो। विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी।

i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.

ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरुद्ध कोई शिकायत/दावा नहीं किया जाएगा।

j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमानन आवश्यकताएं श्रंखला 'बी' पार्ट I। सैक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएगी।

k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in

ढ) भवन के नक्शे के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊँचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता।

l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is only to ensure safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Chillarki, I.G.I Airport, Rohini Heliport, Safdarjung Airport, Sampla, Sikandrabad विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रों और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग- 1), अनुसूची- IV (भाग -2; केवल RCS हवाई अड्डे) और अनुसूची- VII में सूचीबद्ध हैं, के लिए जारी किया गया है।

m. This NOC ID has been assessed with respect to the Chillarki, I.G.I Airport, Rohini Heliport, Safdarjung Airport, Sampla, Sikandrabad Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule - III, Schedule - IV (Part-I), Schedule- IV (Part-2; RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR 770(E)



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त) यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसा कि जीएसआर 751 (ई) की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापत्ति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के नियम 13 के अनुसार, आवेदकों को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची- IV (भाग -2; आरसीएस हवाई अड्डों के अलावा) के रूप में सूचीबद्ध बिना लाइसेंस वाले विमान क्षेत्र के अधिकार क्षेत्र में आता है, तो संबंधित राज्य सरकार से भी अनापत्ति प्रमाणपत्र लेने की आवश्यकता है।

n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule – V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2; other than RCS airports) of GSR 751 E amended by GSR770(E)

थ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा।

o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

द) स्थल की ऊँचाई और/या संरचना की ऊँचाई के किसी भी विवाद में अनुमन्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगी।

p. In case of any dispute with respect to site elevation and/or AGL height, Permissible Top Elevation in AMSL shall prevail.

क्षेत्र का नाम / Region Name:

उत्तर/NORTH

पदनामित अधिकारी/Designated Officer	 25/10/23 कृत्पल दत्ता बरुआ/UTPAL DUTTA BARUAH महाप्रबंधक (एटीएम)/General Manager (ATM) उत्तरी क्षेत्र/ Northern Region भारतीय विमानपत्तन प्राधिकरण/Airports Authority of India एन.ए.टी.एस.कॉम्प्लेक्स/ई.गा.अ हवाई जंक्शन, नई दिल्ली-37 NATS Complex/IGI Airport, New Delhi-37
नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	
द्वारा तैयार Prepared by	 25/10/2023 MEENAKSHI SINGH AM(ATM)
द्वारा जांचा गया Verified by	 25/10/23 NAVEEN JAIN DGM(ATM)

ईमेल आईडी / EMAIL ID : noc_nr@aai.aero

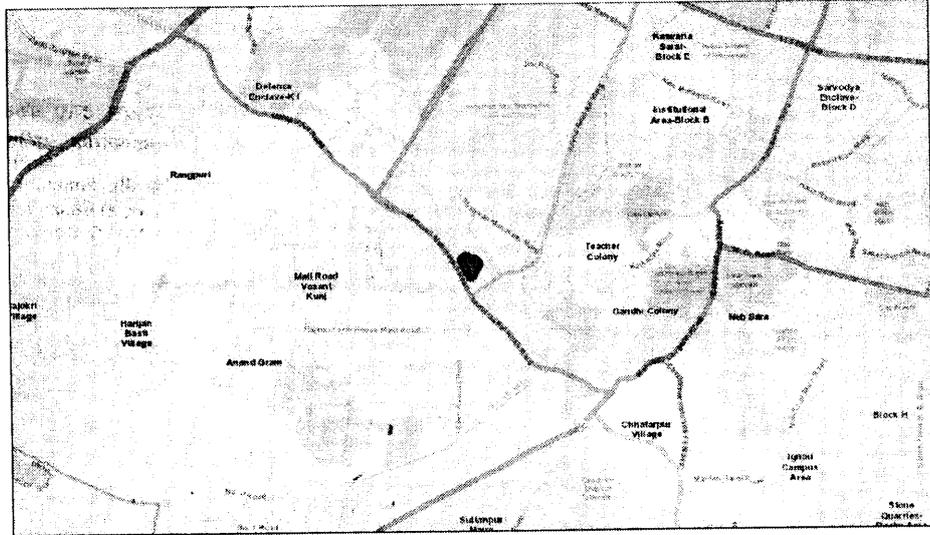
फोन/ Ph: 011-25653551

ANNEXURE/अनुलग्नक

Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

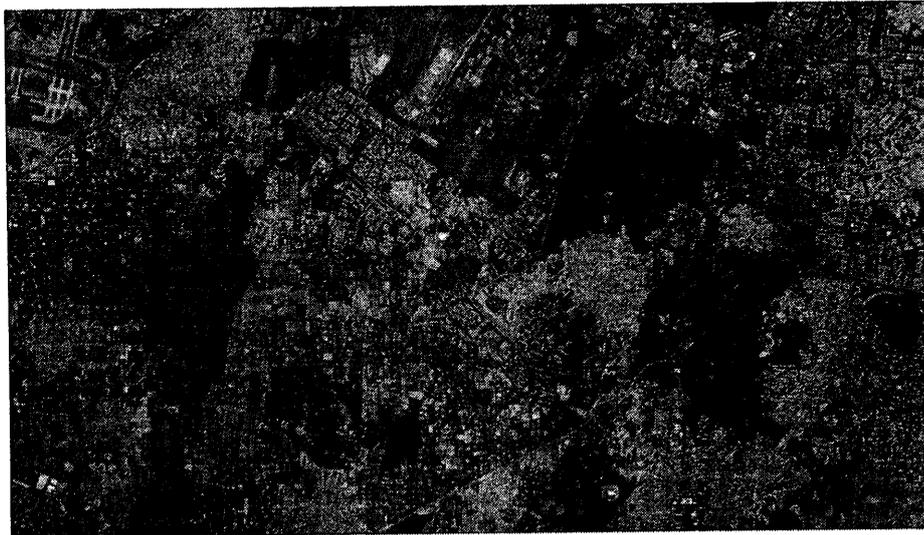
Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर में)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Chillarki	52004.17	67.3
I.G.I Airport	6943.12	137.61
Rohini Heliport	27353.5	157.84
Safdarjung Airport	8333.69	212.23
Sampla	46831.65	133.9
Sikandrabad	55498.21	283.63
NOCID	PALM/NORTH/B/101623/807173	

Street View



October 16, 2023

Satellite View



October 16, 2023

ANNEXURE 6











ANNEXURE 7

DELHI JAL BOARD
OFFICE OF THE EXECUTIVE ENGINEER (M)-45
OPPOSITE J-BLOCK MARKET, SAKET,
NEW DELHI-110017

No. DJB/EE(M)-45/2024/ 520

Dated: 01/2/2024

Name of owner : Mr. LALIT JAIN LALIT JAIN HUF THROUGH ITS KARTA MR LALIT JAIN
Address : KH NO.1230/2 OLD NO.2792/2026/1675/8 SEC-B PKT-1 VASANT
KUNJ N.D PART OF REVENUE ESTATE OF VILL MEH.
OBPS ID No. : 10118036

Subject: Regarding of Delhi Jal Board Water & Sewer NOC for Construction of residential group housing on Khasra No. 1230/2 Old No. 2792/2026/1675/8 Sec-B Pkt-1 Vasant kunj, New Delhi. (OBPS ID No. 10118036).

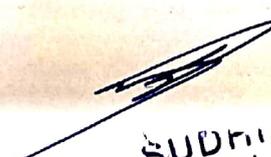
In reference to above application no. EE(planning)W-III vide his letter no. DJB/EE(Plg)W-III/2024/594-598 dated 25.01.2024, has calculated infrastructure charges (IFC) for water amounting to Rs. 3,33,58,129/- as well as EE(Plg)DR vide letter no. DJB/EE(Plg)DR/2024/101-105 dated 25.01.2024 has calculated infrastructure charges (IFC) for sewer amounting to Rs. 2,00,14,914/-.

In this regard, the site has been inspected by area JE and found that DJB sewer and water line exists at site.

The competent authority has approved NOC for water and sewer connection subjected to the deposition of IFC charges for water Rs. 3,33,58,129/- and for sewage Rs. 2,00,14,914/- with total amount Rs. 5,33,73,043/- to Delhi Jal Board through NEFT/RTGS in Union Bank of India, Karol Bagh Branch, CBCA01000643, Account No. 510101006106802, IFSC Code-UBIN0902641.

NOC may be issued subjected to the following.

1. Applicant has to deposit IFC charges amounting to Rs. 2,00,14,914/- for sewer and Rs. 3,33,58,129/- for water and total amounting for Rs. 5,33,73,043/- calculated by Delhi Jal Board Planning wing.
2. The applicant has to comply with the general and special condition of planning Water and planning Drainage as enclosed.
3. No Potable water shall be used in construction activities.
4. Rain water harvesting structure as per norms is to be installed by the applicant.
5. NOC will be granted only after deposition of infrastructure charges of DJB.


SUDHANU GUPTA
B.ARCH. (ARCHITECT)
Regn. No. CA/1982/06736
23/146 A & B, Vikram Vihar
Lajpat Nagar-IV, New Delhi-110024



(Sawant Singh)
Executive Engineer (M)-45

DELHI JAL BOARD :GOVT. OF N.C.T. OF DELHI
OFFICE OF THE EXECUTIVE ENGINEER (M)-45,
OPPOSITE J BLOCK, MARKET SAKET
NEW DELHI-110017.

NO. DJB/AEE(M)-45/2024/ 533

Date :- 5/2/24

To,

Mr. LALIT JAIN LALIT JAIN HUF THROUGH ITS KARTA MR LALIT JAIN

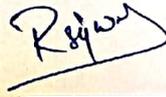
KH NO.1230/2 OLD NO.2792/2026/1675/8
SEC-B PKT-1 VASANT KUNJ N.D
PART OF REVENUE ESTATE OF VILL MEH.

Subject: - Regarding of Delhi Jal Board Water & Sewer NOC for Construction of residential group housing on Khasra No. 1230/2 Old No. 2792/2026/1675/8 Sec-B Pkt-1 Vasant kuni, New Delhi. (OBPS ID No. 10118036).

With respect to above, NOC is hereby issued subject to following: -

1. Infrastructure fund charges calculated by Delhi Jal Board planning wing for water comes out to Rs.3,33,58,129/-only vide DJB/EE(Plg.)W-III/2024/594-598 dated 25.01.2024and for sewer comes out to Rs.2,00,14,914/- only vide letter no. DJB/EE(Plg.)DR/2024/101-105 dated 25.01.2024.The total amounts comes out Rs. 5,33,73,043/-. The applicant has deposited IFC charges Rs. 5,33,73,043/- with Delhi Jal Board vide RTGS ref. no. UTIBR52024020300356624 on dated. 03-02-2024.
2. The applicant /developer/builder has to make his own arrangements of entire non potable water of 183210 LPD at his own. Developer/builder has to comply with the general and special conditions of Planning Water Wing and Planning Sewer (drainage wing enclosed) herewith. Potable water will be provided by DJB from nearby water supply network only as per availability at the time of sanction of the water connection after completion of Building which may not fulfill the demand of the applicant. DJB will not be bound to supply water as per the demand. The applicant /developer/builder will have to make his own arrangements. The applicant will not file any claim for any sort of compensation /grievance in the court.
3. Water demand assessment and sewerage demand assessment has been worked out by DJB Planning wing. Developer/builder has to comply with the general and special conditions of Planning Water Wing and Planning Sewer (drainage wing) attached herewith.
4. No potable water shall be used in construction activities.
5. All dues in respect of Delhi Jal Board have to be cleared by the applicant/ developer/builder before seeking sanction of the water and sewer bulk connections.
6. The applicant /developer/builder has to construct RWH structures and recycle waste water treatment plant and to keep them in functional state.

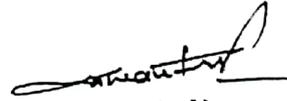

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7. Applicant/owner/builder/developer will be solely and absolutely responsible to ensure all safety and precautionary measures for the safety of workers and machineries in respect of execution/operation and maintenance/cleaning of water and sewerage services (UGR/BPS, sewer lines, manholes, WWTP/Recycle WWTP etc.) to avoid any untoward incident/mishap/accident.

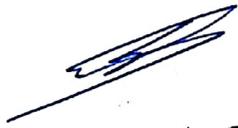
8. All necessary permissions for road cutting for water connection and for connecting the sewerage of the building into the DJB sewerage network has to be obtained by Applicant/owner/builder/developer and at his own cost after obtaining sanction of water connection and sewer connection from DJB after completion of building.

9. Building plan sanctioning authority may also examine the permissibility of the proposed building on this plot before sanction of building plan.



(Sawant Singh)

Executive Engineer(M)-45



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DELHI JAL BOARD

DELHI JAL BOARD
OFFICE OF THE EX. ENGINEER (PLANNING)W-III
DELHI JAL BOARD;GOVT OF NCT DELHI
VARUNLAYA PHASE-I, KAROL BAGH,NEW DELHI 110005
E-Mail ID :eeplwiii@gmail.com

आजादीज
अमृत नतोसव

No: DJB/EE(PIg)W-III/2024/ 594-10598

Date: 25-01-2024

Subject: Regarding issue of NOC in the OBPS portal for Construction of Residential Group Housing on KH NO.1230/2 OLD NO.2792/2026/1675/8 Sec-B , Pkt-I , Vasant Kunj N.D Part Of Revenue Estate Of Vill Meh.

Ref: - OBPS ID No. 10118036

Please refer to above cited OBPS application subject, for the proposed building i.e. Residential Group Housing Building. Total water demand has been assessed to 134,505 LPD out of which potable water demand is 97,485 LPD and non-potable water demand is 37,020 LPD as per prevalent norms of DJB. IFC for water for the proposed building has been assessed to Rs.3,33,58,129.00/-Only(Three Crore Thirty Three Lakh Fifty Eight Thousand One Hundred Twenty Nine only) . Category C has been considered for calculation of IFC for this area.

Please note:-

1. Suitable adjustment in IFC, if already deposited by the applicant will be made by the concerned maintenance division.
2. Concerned maintenance division should ensure the deposition of all applicable charges/ fee.
3. Infrastructure fund charges already deposited, if any, shall not be refunded.
4. Concerned EE(M)/ZRO staff should ensure that there will be no negative head in the main line of DJB at the tapping/delivery point.
5. Sanction of water connection/ additional water connection/ increase in existing water connection and levy of fees, charges, rentals, development charges, proportionate charges/central storages charges/Infrastructure charges/ additional Infrastructure charges etc. for the existing water connection(s), if any would be in accordance to the provisions in Delhi Jal Board Act 1998 and Delhi Water & Sewer (Tariff and metering) regulations 2012 as amended from time to time and applicable at the time of sanction of water connection/ additional water connection/ increase in the size of existing water connection as the case may be.
6. Concerned maintenance division shall ensure that applicable IFC for water has to be deposited before granting approval of NOC on the OBPS Portal.
7. Conditions enclosed.

Please take further necessary action in this matter.

Encl:- As above

EE(M)-45

Delhi Jal Board,
Opposite J-Block Market, Saket,
New Delhi-110017.

Rajiv
SUDHIR GUPTA
B.ARCH. (ARCHITECT)
Regn. No. CA/1982/06736
23/146 A & B, Vikram Vihar
Lajpat Nagar-IV, New Delhi-110024

Sd/-
(V K Jain)
EE (Planning)W-III

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Scanned with CamScanner

Copy to:-

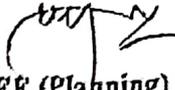
1. CE(P&D)
2. SE(M)-11
3. SE(Plg)W
4. SE(Plg)Dr
5. Office Copy.

:- for kind information please.

:-with the request to take necessary action in the matter as per merit of case.

:- for kind information please.

:- -do-


E.E (Planning) W-III


SUDHIR GUPTA
B.ARCH. (ARCHITECT)
Regn. No. CA/1982/06736
23/146 A & B, Vikram Vihar
Lajpat Nagar-IV, New Delhi-110024



Conditions for Water

Subject: Regarding issue of NOC in the OBPS portal for Construction of Residential Group Housing on KH NO.1230/2 OLD NO.2792/2026/1675/8 Sec-B , Pkt-1 , Vasant Kunj N.D Part Of Revenue Estate Of VIII Meh.

Reference: OBPS ID NO. 10118036

Based on the building plan submitted by applicant through online in (OBPS) the IFC has been assessed is as under.

1. The total average daily Water Demand for this proposed scheme has been calculated as 134.505 KLD. As the total assessed water demand is more than 12.5 KL per day; as per norms, DJB shall provide water for potable requirement only if technical feasibility exists. Non potable component shall be met through use of recycled water having quality standards as per CPHEEO guidelines.
IFC amounting to Rs. 3,33,58,129/- is applicable & IFC has been calculated on the basis of built-up areas of the properties in square feet and rates in different categories of colonies.
2. In case of any change in the built up area/ change in the category for House Tax by the Delhi Municipal Corporation is observed at a later stage, IFC will be reworked out on prevailing rates by concerned maintenance division and applicant will be liable to pay the difference. The Rates of IFC at the time of deposition will be applicable.
3. If any addition/alteration is made in the proposed plan in future, the applicant will submit the revised plan/scheme to DJB for revision of Water demand and IFC at applicable rates.
4. The Proponent /Developing Agency will provide its own arrangement for collection and distribution of the water. The UGR and overhead tank or any other arrangement for storage of potable water will be provided by the Proponent /Developing Agency strictly as per the provisions of latest building Bye-laws, CPHEEO guidelines, all IS Codes and as per the guidelines/Regulation of Central/State Environment Department /CPCB/DPCC as applicable.
5. The operation and maintenance of the water distribution system inside the premises/individual campus up to the connection point from the DJB main line would be with the Proponent/Developing Agency/Occupier and conforming to good engineering practice. DJB shall not be liable /responsible for any mishap/untoward incident inside such campus/premises.
6. The guidelines as of CPHEEO manual (of Department of Housing and Poverty Alleviation), relevant BIS codes, CPWD specifications and other standards and statutory provisions relevant to water distribution system would be binding on the Proponent /Developing Agency of the project.
7. The domestic water tank should not be connected with the static water tank meant for firefighting storage or gardening.
8. The Developing Agency shall intimate to the concerned Executive Engineer (Maintenance) regarding the actual date of start of laying and jointing of water mains at site and will have the work inspected at the time of connection with peripheral main.
9. The developing agency shall connect their internal distribution system with DJB water main at their own cost after getting the approval from this department in presence of the concerned Executive Engineer.

Reshma

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10. Till drinking water made available by DJB the developing agency shall maintain interim arrangements & shall also not claim drinking water supply from DJB, during the intervening period. When the drinking water is made available by DJB the developing agency will apply to this office for approval of water connection.
11. The Developing Agency/beneficiaries shall connect their water distribution system to the water main at their own cost and after deposition of required charges in the zonal office, completing necessary formalities with the concerned EE.
12. The department reserves the right to delete, add, or change any of the conditions of approval of this proposal.
13. In case of acute shortage of filtered water in the area and where it may not be possible to provide water, individual plot holder shall make their own arrangements to provide potable quality of water to meet interim water requirements till filtered water can be made available by DJB. The required permission from CGWA/ CGWB, MCD, DDA or any other agency if any, for making interim water arrangement, shall be taken by developing agency/applicant. DJB shall not be responsible for the same.
14. A suitable dia bulk water meter shall be installed by the applicant/developing agency at the suitable location in consultation with the concerned Executive Engineer (Maintenance) i.e. EE(M)-45 at its own cost. The connection and the communication pipe shall also be laid by the applicant/developing agency at their own cost in consultation with the Maintenance staff.
 - a. Concerned EE(M)/ZRO staff should ensure that there should be no negative head in the main line of DJB at the tapping/delivery point.
15. Sanction of the water connection shall be in accordance to provisions in Delhi Water and Sewer (Tariff and Metering) Regulations 2012 and notifications of DJB from time to time in respect of provisions for water supply i/c conditions contained in the release letter.
16. Development plan/Approved Building floor plans submitted by the applicant shall be verified at the time of sanction of bulk water connection by the concerned Zonal Authorities of DJB. In case of variation/ deviation found in the constructed building from the plans submitted by the applicant at the time of sanction of water supply scheme or in OBPS, then in such case IFC shall be re-assessed by concerned maintenance division.
17. Deposition of Infrastructure charges will not entitle the applicant/developing agency for immediate water connection by the DJB. Water connection will be sanctioned by concerned Executive Engineer (Maintenance) as per available feasibility of DJB water in the area.
18. The guidelines as of CPHEEO manual (of Department of Housing and Poverty Alleviation). Relevant BIS codes, CPWD specifications and other standards and statutory provisions relevant to water supply network would be binding on the Proponent/Developing Agency of the project. Internal water supply network including recycling plant arrangement shall be done & maintained by applicant/developing agency as per the sound engineering practices and relevant prescribed standards.
19. Sluice valves will be provided for regulation of water supply system as per the requirements. These shall conform to IS: 2605-1971. A clear space of about 200 mm should be kept between the top of the sluice valve spindle and surface box so that valve cap may be easily provided, when the surface box is kept in flush with road level.
20. Water harvesting through storing of runoff water including rain water in all new building on plots of 100 sq. meters. & above shall be mandatory. The plans submitted to the local bodies shall indicate the system of storm water drainage along with points of collection of the water in surface reservoirs or in recharge wells. These provisions will be applicable as per the Public Notice (s) of Central Ground Water Authority issued from time to time.
 - a. As per the modular designs of recharge Chambers for roof top Rain Water Harvesting available on DJB website, a retention capacity of 2 m³ is required for

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100 m² of roof top area. For more details office of EE (RWH), DJB and website of DJB is to be referred.

- b. Hon'ble NGT, Principal Bench, New Delhi, vide his orders in the case of O.A. 72/2014, the applicant / Developing Agency shall construct adequate capacity of rain water harvesting system as part of the project
21. An underground reservoir of required capacity shall have its top water level (T.W.L.) below the ground level but top of underground reservoir should be at least 30 cm. above the normal G.L.
22. The feeder mains from approved peripheral water supply scheme to proposed underground tank for potable water shall be designed at the time of making connections as per availability of water by the concerned Executive Engineer (Maintenance).
23. Sanction of water connection/ additional water connection/ increase in existing water connection and levy of fees, charges, rentals, development charges, proportionate charges/ central storages charges/ Infrastructure charges / additional Infrastructure charges etc. would be in accordance to the provisions in Delhi Jal Board Act 1998 and Delhi Water & Sewer (Tariff and metering) regulations 2012 as amended from time to time and applicable at the time of sanction of water connection/ additional water connection/ increase in the size of existing water connection.


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EE(Pig.)W-III


xcs


Rajiv



OFFICE OF THE EXECUTIVE ENGINEER (PLANNING) DRAINAGE
DELHI JAL BOARD: GOVT. OF N.C.T. OF DELHI
VARUNALAYA PHASE-I, JHANDEWALAN, NEW DELHI -110005.
E-mail:- eepdr100@gmail.com

No.DJB/EE(Pig)DR/2024/101 to 105

Dated: 25.01.2024

Ref:
OBPS ID No. 10118036

Subject: CALCULATION OF SEWAGE DISCHARGE AND IFC FOR SEWER FOR CONSTRUCTION OF RESIDENTIAL GROUP HOUSING ON KH NO.1230/2 OLD NO.2792/2026/1675/8 SEC-B PKT-1 VASANT KUNJ N.D PART OF REVENUE ESTATE OF VILL MEH.

The total average daily sewage discharge and IFC for the above scheme has been worked out as under:

- i) Total average daily sewage discharge = 134505 LPD
- ii) IFC for Sewer as per prevailing rates based on built up area= ₹ 2,00,14,914/-

NOC is applicable subject to construction and maintenance of Sewage Treatment Plant of adequate capacity for recycling of waste water by the applicant, as per Conditions enclosed.

Please note:-

1. Concerned maintenance division should ensure the deposition of all applicable charges/fee. Suitable adjustment in IFC, if already deposited by the applicant, will be made by the concerned division.
2. The sewage discharge of the proposed block is more than 10 KLD. Any building having up the consumption of water 12.5 KLD and above subsequent generation of 10 KLD and above of sewage will make a provision of a recycling system of waste water for Horticulture and other non drinking purposes as per the provision of latest building Bye-laws and CPHEEO (Department of Housing and Poverty Alleviation, Govt. of India. The applicant will have to install and maintain a Sewage Treatment Plant for recycling of waste water as per Conditions enclosed.
3. **Concerned Maintenance Division shall ensure that applicable IFC for sewer has to be deposited before granting approval of NOC on OBPS Portal.**

Please take further necessary action in the matter.

Encl: Conditions for approval

Report

Sd/-
EE(Pig)DR

EE(M)-45

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2. SE(M)-11 : for further necessary action.
3. SE(Pig)DR : for kind information please.
4. SE(Pig)W : for kind information please.
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Wdh
EE(Pig)DR

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B.ARCH. (ARCHITECT)
Regn. No. CA/1982/06736
23/146 A & B, Vikram Vihar
Lajpat Nagar-IV, New Delhi-110024

Reference:

OBPS ID No. 10118036

Subject: CALCULATION OF SEWAGE DISCHARGE AND IFC FOR SEWER FOR CONSTRUCTION OF RESIDENTIAL GROUP HOUSING ON KH NO.1230/2 OLD NO.2792/2026/1675/8 SEC-B PKT-1 VASANT KUNJ N.D PART OF REVENUE ESTATE OF VILL MEH.

Conditions (Drainage)

Based on the building plan submitted by applicant through online in (OBPS) the IFC has been assessed is as under.

1. The total average daily sewage discharge for this proposed scheme has been calculated as 134505 LPD. IFC amounting to Rs 2,00,14,914/- is applicable & IFC has been calculated on the basis of built up areas of the properties in square feet and rates in different categories of colonies.

2. In case of any change in the built up area is observed at a later stage or due to any inadvertent error in calculation of IFC, IFC will be reworked out on prevailing rates by concerned maintenance division and applicant will be liable to pay the difference. No additional discharge for the above proposed addition / alteration will be allowed. Also, the Rates of IFC at the time of deposition will be applicable.

3. If any addition/alteration is made in the proposed plan in future, the applicant will submit the revised plan/scheme to DJB for revision of sewage discharge and IFC at applicable rates.

4. The Proponent /Developing Agency will provide its own arrangement for collection of the sewage generated, its treatment and the disposal of the same till the peripheral/trunk sewer system is made available by Delhi Jal Board. The STP and septic tank or any other arrangement will be provided by the Proponent /Developing Agency strictly as per the provisions of latest building Bye-laws, CPHEEO guidelines, all IS Codes and as per the guidelines/Regulation of Central/State Environment Department /CPCB/DPCC as applicable.

5. The sewage for Hospital/Hotel/workshop shall have to be treated as per the requirement of latest building Bye-laws and guidelines of CPHEEO manual and relevant IS codes before releasing into DJB network.

6. The operation and maintenance of the sewerage system inside the premises/individual campus up to the connection point from the DJB sewer line would be with the Proponent/Developing Agency/Occupier. DJB shall not be liable /responsible for any mishap/untoward incident inside such campus/premises.

7. The regulation of quality of Treated Effluent, its Standard, Operation and Maintenance of the STP/SPS/Sewerage system will be as per the guidelines/instructions of the Authority concerned and Proponent/Developing Agency of the project will be solely responsible for implementation of all such guidelines prescribed by the concerned Authority dealing with such regulations. Delhi Jal Board in any manner shall not be responsible for the violation of the regulations.

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Report

8. The construction/design/operation and maintenance of the STP/SPS /Sewerage system is the sole responsibility of the Proponent /Developing Agency of the project.
9. The guidelines as of CPHEEO manual (of Department of Housing and Poverty Alleviation), relevant BIS codes, CPWD specifications and other standards and statutory provisions relevant to sewerage system would be binding on the Proponent /Developing Agency of the project.
10. Any building having up the consumption of water 12500 liters per day and above subsequent generation of 10,000 liters per day and above of sewage will make a provision of a recycling system of waste water for Horticulture and other non drinking purposes as per the provision of latest building Bye- laws and CPHEEO (Department of Housing and Poverty Alleviation, Govt. of India. The responsibility of operation and maintenance of STP/SPS etc. will lie with the proponent /Developing Agency/Occupier only. If a recycling plant (Waste Water Treatment Plant) is provided in the premises and bypass of sewage is observed into DJB sewerage system without prior intimation, penalty will be levied as per prevailing policy of DJB for their lapses from the proponent/ developing agency/occupier.
11. The applicant is advised to connect the sewer out fall of the premises, with DJB internal/peripherai/trunk line with the permission of concerned EE(Maintenance), in order to eliminate the possibility of any back flow, in case of any surcharge of internal/peripheral/trunk line, under unavoidable circumstances. Onus of integrating sewer connection with the existing internal/peripheral/trunk sewer of DJB either by gravity or through a pumping main as per good engineering practices and in consultation with the Zonal authorities lies with the proponent/ developing agency/occupier.


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EE(Pig.)DR



ANNEXURE 8



TC No. 14384

IND RESEARCH & DEVELOPMENT HOUSE PVT. LTD.

MoEF&CC Recognized Laboratory
(ISO 9001:2015/ISO14001:2015/ ISO 45001:2018)



TEST REPORT (Soil)

Report No. :	IRDH-0325-COM-SL-971
Date of Reporting	13/03/2025
Issued to	M/s Ind Tech House Consult, G-8/6, Ground Floor, Sector-11, Rohini, Delhi-110085
Project Name	Construction of Group Housing at Khasra no.1230/2, Sector-B,Pocket-1, Vasant Kunj Part of Revenue Estate of Village Mehrauli, New Delhi by M/s. R R Texknit LLP.
Nature of Sample	Soil
Identification of Sample	Soil sample collected from Project site
Date of Sampling	08/03/2025
Method of sampling	As per standard method
Date of testing:	08/03/2025 To 13/03/2025
Sampled by	IR&DH - Team

RESULTS

S. No.	Parameter	Test Method	Results	Unit
1.	pH	IS 2720(P-26):2021	7.90	--
2.	Conductivity	IS 14767:2021	495.0	µS/cm
3.	Moisture	IS 2720 (P-2):2020	8.06	% by mass
4.	Water Holding Capacity	IRDH/SOP-SL/07	15.0	%
5.	Specific Gravity	IS 2720 (P-3):2021	1.93	-
6.	Bulk density	IRDH/SOP-SL/06	1.40	gm/cc
7.	Chloride	IRDH/SOP-SL/14	252.0	mg/kg
8.	Calcium	IRDH/SOP-SL/17	1418.0	mg/kg
9.	Sodium	IRDH/SOP-SL/11	130.0	mg/kg
10.	Potassium	IRDH/SOP-SL/12	42.0	mg/kg
11.	Magnesium	IRDH/SOP-SL/16	197.0	mg/kg
12.	Organic matter	IS 2720 (P-22):2020	0.45	% by mass
13.	Cation Exchange Capacity(CEC)	IRDH/SOP-SL/09	15.0	meq/100gm
14.	Available nitrogen	IS 14684:2005	40.2	mg/kg
15.	Available Phosphorous	IRDH/SOP-SL/10	7.56	mg/kg

Office Address: C-10, 2nd Floor,
Sector-6, Noida-201301 (U.P.)
Tel.: +91 120 4215489
E-mail: contact.irdh@gmail.com





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Report No. - IRDH-0325-COM-SL-971

Page: 2/2

S. No.	Parameter	Test Method	Results	Unit
16.	Iron as Fe	IRDH/SOP-SL/22	1202.0	mg/kg
17.	Copper as Cu	IRDH/SOP-SL/21	8.66	mg/kg
18.	Zinc as Zn	IRDH/SOP-SL/20	24.2	mg/kg
19.	Texture	IRDH/SOP-SL/08		% by mass
	Sand		60.2	
	Clay		25.3	
	Silt		14.5	
20.	Sodium Adsorption Ratio(SAR)	IRDH/SOP-SL/13	0.85	By calculation

End of Report

Dr. SNA Rizvi
Authorized Signatory

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- 2-Test Report cannot be reproduced in a part or as whole in court without laboratory permission.
- 3- Samples shall be retained for 4 weeks after test report submitted.



TC No. 14384

IND RESEARCH & DEVELOPMENT HOUSE PVT. LTD.



MoEF&CC Recognized Laboratory
(ISO 9001:2015/ISO14001:2015/ ISO 45001:2018)

TEST REPORT (Ambient Air)

Report No	IRDH-0325-COM-AAQ-971
Date of Reporting	13/03/2025
Issued to	M/s Ind Tech House Consult, G-8/6, Ground Floor, Sector-11, Rohini, Delhi-110085
Project Name	Construction of Group Housing at Khasra no.1230/2, Sector-B, Pocket-1, Vasant Kunj Part of Revenue Estate of Village Mehrauli, New Delhi by M/s. R R Texknit LLP.
Location	Project site
Date of Sampling	08/03/2025 to 09/03/2025
Type of Monitoring	Ambient Air Monitoring (24 hourly)
Parameters to be sampled	PM _{2.5} , PM ₁₀ , SO ₂ , NO ₂ , CO
Weather condition	Clear sky
Method of sampling	As per standard Method
Sample drawn by	IR&DH Team

RESULTS

S. No	Parameter	Method	Results	Unit	Requirement (CPCB limits)*
1.	Particulate Matter as PM _{2.5}	IS 5182 (P-24):2019	87.0	µg/m ³	60
2.	Particulate Matter as PM ₁₀	IS 5182 (P-23):2022	194.0	µg/m ³	100
3.	Sulphur dioxide as SO ₂	IS 5182 (P-2):2023	10.4	µg/m ³	80
4.	Nitrogen dioxide as NO ₂	IS 5182 (P-6):2022	32.0	µg/m ³	80
5.	Carbon monoxide as CO	IS 5182 (P-10):2019	0.97	mg/m ³	4.0

*Gazette notification published by MoEF&CC, New Delhi on 18 Nov. 2009

End of Report


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TEST REPORT (Ambient Noise)

Report No	IRDH-0325-COM-ANQ-971
Date of Reporting	13/03/2025
Issued to	M/s Ind Tech House Consult, G-8/6, Ground Floor, Sector-11, Rohini, Delhi-110085
Project Name	Construction of Group Housing at Khasra no.1230/2, Sector-B, Pocket-1, Vasant Kunj Part of Revenue Estate of Village Mehrauli, New Delhi by M/s. R R Texknit LLP.
Location	Project site(ANQ 1)
Date of Sampling	08/03/2025 to 09/03/2025
Type of Monitoring	Ambient Noise Monitoring
Method of sampling	As per standard Method
Sampling Protocol	IRDH/SOP/-NS/22
Duration of Monitoring	24 hourly
Sample drawn by	IR&DH Team

RESULTS

All values are in dB (A)

Sr. No.	Locations	Day Time (Lday) 06:00AM - 10:00PM	Night Time (Lnight) 10:00PM - 06:00AM
ANQ -1	Project site	54.6	44.4

CPCB Limits			
Sr. No		Day Time	Night Time
1.	Industrial area	75	70
2.	Commercial area	65	55
3.	Residential area	55	45
4.	Silence Zone	50	40

End of Report

Dr. SNA Rizvi
Authorized Signatory

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ANNEXURE 9

PUBLIC NOTICE

In public that my father SH. was the lessee of 50% share of Block P.K. Sector-122, Noida, Budh Nagar, Uttar Pradesh measuring 450 sq. mtr. My father SH. executed a will in my favour on his share which was registered Sub Registrar-II, Noida Gautam Uttar Pradesh at Book No. III, 963 at pages 271 to 282 at 226 on 29-05-2023. My father SINGH expired on 15-01-2025. I have above property in my favour on will, if any body have any objection mutation may file objection in the lot of NOIDA Authority Sector-6, in 30 days MOHIT BENIWAL.

PUBLIC NOTICE

Whereby given that Mrs. Sareena Singh referred to as the said Mortgagor/Borrower Flat Bearing Pvt. No. 3B, adm. 2750 Sq. floor, built on Plot No. B-8, adm. 1,500 Sq. and Castles, Jangpura, Mathura Road, New Delhi (after referred to "said property") from Mr. Arwal & Mrs. Astha Agarwal who are it's virtue of Certificate of Sale dated 28.04.2022 their favour by Deutsche Bank AG India Authorised Officer Mr. Vishal Charan, Regd. No. 2548 on 09.05.2022. The Borrower will engage in respect of the said property in favour of Indusind Bank Limited, 12th Floor, Hyatt Complex, Bhikaji Cama Place, New Delhi. Any person, body, individual, institution having and/or objection in respect of the said property sale, exchange, lease, lien, mortgage, charge, gift, trust, easement, maintenance, testamentary deposition or otherwise or their custody any title documents pertaining to said property shall communicate the same to the undersigned at our address within 10 days from the date of this notice with documentary evidence in support thereof, failing which all the claim, of such nature shall be considered to have been waived and/or abandoned. Any objections raised after the completion of 10 days shall not be binding upon the said property.

Mr. Akhil Gupta (Advocate)

Khaitan & Khaitan A-38, Kailash Colony New Delhi. 110048 Tel. + 1149774545/99

PUBLIC NOTICE

Portion of Property bearing No. B-61B, measuring 64 sq.yds. "said portion", total land area measuring 850 sq.yds., in Khasra No. 12/18, Situated at Village of Khasra Nagar in the abadi of Mukand Vihar, Shahdara, Delhi (Hereinafter referred to "Said Property").

It is known to all that our clients, Mr. Bantu Singh & Mrs. Pooja (hereinafter called the "Borrower") intend to purchase the said portion from Mr. Jayant GPA of Mr. Narender Kumar (hereinafter called the "Attorney"). In this connection, the Attorney has informed the purchaser that he is the sole and absolute attorney holder in respect of the said property vide POA documents viz., GPA (registered as Instrument No. 12333 on 25.03.2003, and Will registered as Document No. 5465 dated 20.03.2003) executed by Mr. Narender Kumar in favour. The Attorney holder has further informed that Mr. Narender Kumar owned the said property by means of Revenue records. The Attorney holder is the sole and absolute attorney in respect of the said portion including the said portion. The Attorney holder has also informed the purchaser that the said portion is not mortgaged anywhere and there is no charge or encumbrance on the said portion.

PUBLIC NOTICE

My client Sh. Gopal S/o Ram Lubhaya, residing at House No. C-19, Rani Garden, Shastri Nagar, East Delhi, Delhi-110031, disowned/severed all relations with his brothers, Karan and Prem, along with their wives, Jyoti @Sonia and Jyoti, excluded them from any claim to his movable/immovable properties. Engaging with them is at your own risk. My client shall not be held liable for any dealings/ actions involving them, arising from their misconduct and unlawful behavior towards him, and their failure to adhere to his instructions.

Tushar Malhotra (Advocate), Ch. No. G-720, Karkardooma Court Shahdara, Delhi-110032

PUBLIC NOTICE

M/s R R TEXKNIT LLP, is pleased to inform that the Grant of Environmental clearance had been accorded with Environmental Clearance vide Environmental Clearance No. EC24C3801DL5556057N Dated 13.01.2025 from the Ministry of Environment Forest & climate change (MoEF& CC), Delhi.

The copies of the clearance letters are available with Ministry of Environment, Forest and Climate Change, New Delhi and can also be seen on their website and on our website (www.rrtexknit.in)

M/s R R TEXKNIT LLP
Sd/-
Rakesh Kumar Sharma
Designated Partner

PUBLIC NOTICE

General public is hereby informed that Mrs. Sushma Watts W/o Late Sh. Naresh Watts R/o 32, GF, SBI Colony, Paschim Vihar, Delhi-110063 applied for transfer of ownership of flat No. T-3/0702, & customer ID No. KLH4/00038/16-17 Plot/ Floor, LAKE HEIGHT, Sonapat, Haryana in her/his name claiming her/him self the legal heir of deceased Late Sh. Naresh watts S/o Harbans Lal Watts per document, dated 04.02.2017 in records of company i.e. TDI INFRACORP (INDIA) LTD. Having its office Vandana building, 11, Tolstoy Marg, New Delhi-110001. Any person having any objection for transfer of the said flat in favour of Mrs. Sushma Watts S/o Late. Sh. Naresh Watts may send at the above noted office of company with supporting documents or through email customer.care@tdiinfacorp.com within 15 days of the publication of this notice otherwise it shall be assumed that there are no objections to the proposed transfer of the said flat in his/her name. After that company shall not be liable for any claim whatsoever after 15 days.

TDI Infracorp India Ltd.
Having its office Vandana Building, 11, Tolstoy Marg, New Delhi-110001, Phone No. 011-43111111

MY MONEY SECURITIES LTD.

CIN : L67120DL1992PLC047890
Regd Office : 10-A, UNDERHILL LANE, CIVIL LINES, DELHI-54
Ph : 011-47087300, 23930655. EMAIL ID : mymoneyviews@outlook.com
Extract of the Standalone Unaudited Financial Results for the Quarter and nine months ended 31st December, 2024 (Rs. In Lakhs)

S. NO.	Particulars	Quarter Ended	Quarter Ended	Nine Months Ended	Nine Months Ended	Year Ended
1	Total Income from operations (net)	31.12.2024	31.12.2023	31.12.2024	31.12.2023	31.03.2024
2	Net Profit/(Loss) for the period (Before Tax and after exceptional items)	Unaudited (84.38)	Unaudited 73.46	Unaudited 1542.26	Unaudited 189.44	Audited 367.93
3	Net Profit/(Loss) for the period after tax	(230.87)	91.69	40.49	1253.22	103.31
						221.25

PUBLIC NOTICE

Be it known to all by way of this Public Notice that my clients Rajesh Shanker Khatwani and others have applied for the substitution/mutation of leasehold rights in their names in respect of property No. 37722, East Patel Nagar, New Delhi-110008 to Land & Development Office (L&DO) if any person (from general public) has any objection for the said substitution/mutation, then such person should notify the same to the L&DO forthwith alongwith valid documentary proof, through regd. post or by personally visiting L&DO at Nirman Bhavan, New Delhi and/or through an email at ldo@nic.in within 30 days from the date of publication of this notice. Jagdish Chandra Trikha (Adv.), M-4, Civil Side, Tiz Hazari Court, Delhi-110054.

PUBLIC NOTICE

Be it known to all by way of this Public Notice that my clients Tajinder Kaur and others have applied for the substitution/mutation of leasehold rights in their names in respect of property No. 18/82, Single Storey, Ramesh Nagar, New Delhi-110015 to Land & Development Office (L&DO) if any person (from general public) has any objection for the said substitution/mutation, then such person should notify the same to the L&DO forthwith alongwith valid documentary proof, through regd. post or by personally visiting L&DO at Nirman Bhavan, New Delhi and/or through an email at ldo@nic.in within 30 days from the date of publication of this notice. Jagdish Chandra Trikha (Adv.), M-4, Civil Side, Tiz Hazari Court, Delhi-110054.

PUBLIC NOTICE

Notice is hereby given that Shri Chirojit Bhattacharya son of Shri Biswajit Bhattacharyya resident of A-9, Chittaranjan Park, New Delhi 110019 has agreed to sell us, the entire Ground Floor including but not limited to entire exclusive drive way and parking with exclusive drive way entrance for the Ground Floor, open front and back area on Ground Floor, in/of the said property bearing no. A-9, measuring 409 square yards, situated at Chittaranjan Park, New Delhi 110019 free from all encumbrances. Any person having any right, title, interest, claim or demand of any nature whatsoever in respect of the said property, is hereby required to make the same known in writing along with the documentary proof thereof, to the undersigned at B-31, Soami Nagar, New Delhi 110017 within fourteen days from the date of publication hereof, failing which the negotiations shall be completed, without any reference to such claims and the claims if any, shall be deemed to have been given up or waived. Rishi Kumar Srivastava
E-mail ID : srishi@yahoo.com
Mobile No. : +91-9871577722
Address : B-31, Soami Nagar, New Delhi-110017

PUBLIC NOTICE

Notice is hereby given that my client Shri Chirojit Bhattacharya son of Shri Biswajit Bhattacharyya resident of A-9, Chittaranjan Park, New Delhi 110019 has agreed to sell us, the entire Terrace area measuring 409 sq. mtr. situated at Chittaranjan Park, New Delhi 110019 free from all encumbrances. Any person having any right, title, interest, claim or demand of any nature whatsoever in respect of the said property, is hereby required to make the same known in writing along with the documentary proof thereof, to the undersigned at B-31, Soami Nagar, New Delhi 110017 within fourteen days from the date of publication hereof, failing which the negotiations shall be completed, without any reference to such claims and the claims if any, shall be deemed to have been given up or waived. Rishi Kumar Srivastava
E-mail ID : srishi@yahoo.com
Mobile No. : +91-9871577722
Address : B-31, Soami Nagar, New Delhi-110017

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E-mail ID : srishi@yahoo.com
Mobile No. : +91-9871577722
Address : B-31, Soami Nagar, New Delhi-110017

ANNEXURE 10

RR TEXKNIT LLP

REGD. OFFICE : E-5, 3RD FLOOR, SOUTH EXTENSION PART-2, NEW DELHI-110049

E-mail : mohindrapatyal1967@yahoo.co.in Mobile : 9868029223

Ref. No.

Dated.....

Environmental, Health, and Safety (EHS) Policy

At RR Texknit LLP, we believe that a customer-centric approach, combined with responsible environmental and safety practices, is fundamental to our long-term success.

We are committed to consistently delivering high-quality products and services while safeguarding the health and well-being of our people and minimizing our environmental impact.

We shall achieve this by:

- Providing a safe and healthy working environment and preventing work-related injuries and ill health.
- Identifying and eliminating hazards and reducing risks to levels that are as low as reasonably practicable.
- Promoting active consultation and participation of employees and their representatives in EHS matters.
- Minimizing the adverse environmental impact of our operations by preventing pollution and conserving natural resources.
- Ensuring strong organizational support through continuous human resource development and adoption of sustainable business practices.
- Enhancing product and service quality through the use of advanced technologies and stakeholder feedback.
- Complying with all applicable legal, regulatory, and other relevant requirements.
- Continuously improving our Quality, Health, Safety, and Environment (QHSE) Management System.

This policy reflects our unwavering dedication to responsible growth, operational excellence, and sustainability.

Authorized Signatory

For RR TEXKNIT LLP

RR Texknit LLP Authorized Signatory
Date: _____