F. No. IA3-21/10/2021-IA.III
Government of India
Ministry of Environment, Forest and Climate Change
(IA.III Section)

Indira Paryavaran Bhawan,
Jor Bagh Road, New Delhi - 3

May 21st, 2021

To,

Shri Rahul Kumar, Sr. Manager
M/s Southend Infrastructure Pvt. Ltd.
U. M. House, 3rd Floor, Tower A,
Plot No. 35, Sector 44, Gurgaon,
Haryana-122001
Email: rahulk@godrejproperties.com

Subject: Environmental Clearance for Expansion of "Group Housing Colony" with increase in built-up area from 1,34,783.84 sqm to 1,42,876.04 sqm at Plot No: B-319, Okhla Industrial Area Phase - I, New Delhi by M/s Southend Infrastructure Pvt. Ltd. – Regarding

Sir,

This has reference to your Application/ Proposal No. IA/DL/MIS/170702/2018; received on 01st February, 2021 through Parivesh Portal for Environmental Clearance (EC) for Expansion of "Group Housing Colony" with increase in built-up area from 1,34,783.84 sqm to 1,42,876.04 sqm at Plot No: B-319, Okhla Industrial Area Phase - I, New Delhi by M/s Southend Infrastructure Pvt. Ltd.

2. As per the provisions of the Environment Impact Assessment (EIA) Notification, 2006; as amended and notified under the Environment (Protection) Act, 1986 (29 of 1986), the above-mentioned project/activity is covered under category 'B' of item 8(a) 'Building and Construction projects' of the Schedule to the EIA Notification, 2006 and its subsequent amendments, and requires appraisal at State level. However, due to non-existence of SEIAA in Delhi, the proposal required appraisal at Central level by sectoral EAC.

3. Accordingly, the abovementioned proposal for Environmental Clearance has been examined by the Expert Appraisal Committee (Infra-2) first in its 61st meeting held on 8th February, 2021 and thereafter in its in its 63rd meeting held on 19th March, 2021.

4. The details of the project, as per the Application and documents submitted by the project proponent, and also as informed during the above-mentioned meetings of EAC (Infra-2) are as under:

i. The project is located at Plot No: B-319, Okhla Industrial Area Phase-I, Delhi with coordinates 28°31'49.43"N Latitude and 77°16'35.88"E

Longitude.

ii. The proposal is for 'Expansion'.

iii. Earlier, the project has been granted Environmental Clearance vide letter no. 21-50/2018-IA-III dated 21st May, 2019. EC has been granted for plot area of 20,879.08 sqm (5.16 Acres) and built-up area of 1,34,783.84 sqm and the project is under construction. Current application is for expansion of the group housing project on the same plot area and with a built-up area of 1,42,876.04 sqm.

iv. The total plot area of the project will remain the same 20,879.08 sqm. Total ground coverage area will be 3955.00 sqm. The details of the building are as follows:

Particulars	Units	As per EC granted on 21.05.2019	Total after Expansion	Variation
Cost of the project	Cr.	847	863	Increase
Plot Area	sqm	20879.08		No impact
GROUND COVERAGE				
G.C (Permissible) (33.30% of Plot area)	sqm	6952.73		No impact
GC (Proposed)	sqm	3771.61 (18.06% of plot area)	3955 (18.94% of plot area)	Increase
F.A.R DETAILS				
F.A.R (Permissible)	sqm	74503.31	41758.16	Decrease
50 % of FAR as Permissible Notification	sqm	-	20879.08	
Total FAR Permissible	sqm	74503.31 (3.57)	62633.71	Decrease
F.A.R (Proposed)				
FAR proposed residential	sqm	-	54614.58	Decrease
FAR proposed commercial	sqm	-	6953.51	Decrease
FAR proposed club	sqm	-	935.43	Decrease
change room, guard room, meter room	sqm	-	130.19	Decrease
Total FAR(Proposed)- I	sqm	74503.31 (3.57)	62633.71	Decrease
NON-F.A.R. DETAILS				
Stilt area	sqm	-	952.92	Increase
EWS	sqm	-	9395.83	
Community	sqm	-	400	
Other Non-FAR (stair cases, mumty, machine room, fire check floor)	sqm	2406.93	11164.29	
Balconies Area	sqm	11449.11	11251.16	Decrease

Total Non-FAR Area- II	sqm	13906.23	33164.2	Increase
Basement area- III	sqm	46424.49	47078.13	Increase
Built Up Area (I+II+III)	sqm	134783.84	142876.04	Increase
Green Area	sqm	9534.46 (45.66% of plot area)	6263.72 (30% of plot area)	Decrease
Road Area & Open Area	sqm	7573.01	8475.36	Increase
Surface parking area	sqm	-	2185	Increase
No. of Floors	Nos.	G+33	G+37	Increase
No. of tower	Nos.	5	6(5+1)	Increase
No. of Basement	Nos.	3	3	No impact
Height of building	m	108.95	122.45	Increase
Total No. of DU	Nos.	388	402	Increase
EWS units	Nos.	172	171	Decrease
Total Power load (Demand)	kVA	3463	6020	Increase
No. of DG sets	kVA	1x500 & 2x2000	1x 1010, 1x2000, 1x2250 KVA	Increase
No. of Rain water Harvesting pits	Nos.	4	4	No impact
Total water requirement	KLD	301	499	Increase
Fresh water Requirement	KLD	201	283	Increase
Treated water reuse	KLD	100	216	Increase
Waste water generation	KLD	224	379	Increase
STP capacity	KLD	270	425	Increase
Excess treated water	KLD	79	125	Increase
Total Population	Nos.	3648	5962	Increase
Solid waste generation	kg/day	1510 (1.51 TPD)	1668	Increase
Biodegradable waste generation	kg/day	900 (0.90 TPD)	1001	Increase
Non-biodegradable Waste	kg/day	610 (0.61 TPD)	417	Increase
Plastic Waste	kg/day		250	
Parking required	ECS	1347 four wheelers 245 nos. two wheelers	1388	Increase
Parking provision	ECS	1347 four wheelers 245 Nos. two wheelers	1592	Increase

v. Total 17 KLD of water is required during the construction phase out of which 9 KLD of water required for domestic purposes which will be sourced through tanker supplier and 8 KLD of water required for construction use will be taken from nearby STP treated water.

vi. The total water requirement of the Group housing will be 499 KLD. Out of which, 283 KLD will be fresh water which will be met by Delhi Jal Board supply. Rest will be sourced through STP treated water. Total waste water generation from the project will be 379 KLD which will be treated in the Sewage Treatment Plant of capacity 425 KLD based on MBBR technology. Total 341 KLD of treated water will be generated out of which 216 KLD of treated water will be used for flushing, gardening, cooling and backwashing and 125 KLD of excess treated water will be given for construction purpose or for irrigation purpose in the nearby areas.

vii. About 1668 kg/day (608.82 TPA) of solid waste will be generated from the proposed project. Out of which, 1001 kg/day (365.365 TPA) of biodegradable waste will be treated in Organic Waste Convertor to get converted to manure. 417 kg/day (152.205 TPA) non- biodegradable waste and 250 kg/day (91.25 TPA) plastic waste will be given to approved recycler.

viii. Used oil generation from the complex will be 38 lit./month & E-waste of 5 kg/month will be collected and given to the approved recycler.

ix. The total power connected load will be 6020 KW, which will be met by BSES Rajdhani Power Limited. In case of power failure, power backup will be provided through DG sets of capacities 1*2250 KVA, 1*2000 KVA and 1*1010 KVA which will be installed in accordance with CPCB norms.

x. Rooftop rainwater of buildings will be collected in 4 Nos. of RWH pits of total 185 KL capacity for harvesting after filtration.

xi. Parking provision of 1592 ECS will be provided against the parking requirement of 1388 ECS.

xii. Overall, 2% of the proposed load for expansion will be from the solar. Solar panels of 108 KW will be installed

xiii. The project falls under critically polluted area. Okhla Industrial Area is Critically Polluted Area as per CEPI order no. 1038/2018 dated 10/07/2019.

xiv. The project is located at 2.29 km (SSW) from Asola Wildlife Sanctuary and 3.25 km (NE) from Okhla Bird Sanctuary. However, the project is located outside the notified Eco Sensitive Zone (ESZ) of both Asola Wildlife Sanctuary and Okhla Bird Sanctuary. Hence, NBWL Clearance is not required.

xv. Forest Clearance is not required.

xvi. No court case is pending against the project.

xvii. Total capital cost towards EMP will be Rs. 162 Lakhs and Recurring cost will be Rs. 27 lakhs per year.

xviii. Green belt will be developed at the site with a total green area of 6263.72 sqm (30 % of the total plot area). Tree plantation details are given in table below:

Total No. of trees required = Total plot area/80	20879/80 = 261 No.s
No of trees existing at the site	40 No.s
No of trees to be transplanted	22 No.s
No of trees to be cut with prior permission	18 No.s
No of trees to be retained	4 No.s
Compensatory afforestation to be done	180 No.s
No. of trees proposed to be planted	240 No.s

xix. Investment/Cost of the project: Total Cost of the Project is estimated to be ₹863.00 Crores out of which cost of expansion will be ₹16.00 Crores

xx. Employment potential is approximately 50 no. of laborers during the construction phase. More than 1200 people will be employed as staff and workers once the project is fully operational after expansion.

xxi. Benefits of the project: It will lead to an increase in the infrastructure of the area and encourage others to develop planned Group Housing. Energy efficient building material during the construction stage will help in the reduced impact on the environment directly & indirectly and during the operation stage shall be maintained which ultimately leads to lesser demands and reducing carbon footprints of the project making it eco-friendlier. A well-designed waste management approach such as the different collection unit for wet & dry waste respectively and eco-friendly treatment approach. During operation phase the total population of the project will be 5962 persons including 2579 no. of residents who will be residing permanently in the Group Housing, and there will be an influx of 1214 no. of staff (commercial- 75, office-964, community- 125 and facility management staff 50 staff), 2169 no. of visitors (commercial- 679, office-107, community- 1126 and additional 257 visitors). Additional revenue generation to the government will be provided after the completion of the project.

5. The EAC noted that the concerned Integrated Regional Office (IRO) of the Ministry at Jaipur has monitored the project activities on 4th November, 2020 and submitted the report vide letter no. IV/ENV/DEL/1431/2020/1202 dated 01.02.2021. The PP has submitted action plan for compliance to observations raised in Certified Compliance Report on 8th February 2021 and 24th February, 2021 to MoEF&CC Integrated Regional Office, Jaipur.

6. The EAC, based on information and clarifications provided by the project proponent and detailed discussions held on the issues, has recommended granting environment clearance for the proposed expansion. The aforesaid recommendation of EAC (Infra-2) is subject to certain specific conditions, as stipulated during its 63rd meeting held on 19th March, 2021 and the standard EC Conditions as specified by the Ministry vide OM dated 04.01.2019 for the said project/activity.

7. Based on recommendations of EAC (Infra-2), the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance to the project for 'Expansion of "Group Housing Colony" with

increase in built-up area from 1,34,783.84 sqm to 1,42,876.04 sqm at Plot No: B-319, Okhla Industrial Area Phase - I, New Delhi by M/s Southend Infrastructure Pvt. Ltd.', under the provisions of the EIA Notification, 2006 and amendments/circulars issued thereon, and subject to the following specific and standard conditions:

A. Specific Conditions:

i. Fresh water requirement from local authority shall not exceed 283 KLD during operational phase. As committed, no groundwater abstraction shall be done during construction as well as operation phase of the project.

ii. As proposed, waste water shall be treated in an onsite STP of total 425 KLD capacity. At least 216 KLD treated water from the STP shall be recycled and re-used for flushing, cooling, gardening and filter backwash purposes. Excess treated water (125 KLD) shall be used for construction purpose or for irrigation purpose in the nearby areas as proposed.

iii. 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.

iv. The solid waste shall be duly segregated into biodegradable and non-biodegradable components and handled in separate area earmarked for segregation of solid waste. As committed, biodegradable waste shall be composted by use of OWC. Inert waste shall be dumped to authorized site. The recyclable waste shall be sold to resellers.

v. 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). 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).

vi. Area for green belt development shall be provided as per the details provided in the project document. Area for greenery shall be provided as per the details provided in the project document i.e., area under plantation/greenery will be 6263.72 sqm (30 % of the total plot area). As proposed, at least 261 trees to be maintained during the operation phase of the project. The landscape planning should include plantation of native species. A minimum of 01 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. Plantations to be ensured species (cut) to species (planted). 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.

vii. 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. As proposed, 4 nos. of RWH pits shall be maintained for rainwater harvesting after filtration.

viii. The PP shall also provide electric charging points in the parking areas for e-vehicles as committed.

ix. 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.

B. Standard Conditions:

I. Statutory compliance:

i. 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.

ii. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of fire-fighting equipment etc as per National Building Code including protection measures from lightening etc.

iii. 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.

iv. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

v. 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.

vi. The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.

vii. 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.

viii. 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.

ix. The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.

x. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

II. Air quality monitoring and preservation:

i. 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.

ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.

iii. 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.

iv. 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.

v. 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, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

vi. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.

vii. Wet jet shall be provided for grinding and stone cutting.

viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

ix. 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.

x. 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.

xi. 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.

xii. For indoor air quality the ventilation provisions as per National Building Code of India.

III. Water quality monitoring and preservation:

i. 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.

ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

iii. 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.

iv. 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.

v. 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.

vi. 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.

vii. 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.

viii. 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.

ix. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

x. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.

xi. 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.

xii. All recharge should be limited to shallow aquifer.

xiii. No ground water shall be used during construction phase of the project.

xiv. 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.

xv. 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.

xvi. Sewage shall be treated in the STP with tertiary treatment.

xvii. No sewage or untreated effluent water would be discharged through storm water drains.

xviii. 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.

xix. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

xx. 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.

IV. Noise monitoring and prevention:

i. 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.

ii. 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.

iii. 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.

V. Energy Conservation measures:

i. 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.

ii. Outdoor and common area lighting shall be LED.

iii. 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.

iv. 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.

v. 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.

vi. 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.

VI. Waste Management:

i. 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.

ii. 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.

iii. 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.

iv. Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg/person/day must be installed.

v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.

vi. 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.

vii. 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.

viii. 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.

ix. 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.

x. 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.

VII. Green Cover:

i. 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.

VIII. Transport

i. 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.

ii. 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.

iii. 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.

IX. Human health issues:

i. 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.

ii. For indoor air quality the ventilation provisions as per National Building Code of India.

iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.

iv. 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.

v. Occupational health surveillance of the workers shall be done on a regular basis.

vi. A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Miscellaneous:

i. 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.

ii. The copies of the 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.

iii. 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.

iv. 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.

v. 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 shareholder's/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.

vi. 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.

vii. 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

viii. 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.

ix. 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.

x. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.

xi. 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.

xii. 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).

xiii. 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.

xiv. The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.

xv. The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.

xvi. 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.

xvii. 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.

xviii. 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.

8. The Environmental Clearance is being granted to M/s Southend Infrastructure Pvt. Ltd. for 'Expansion of "Group Housing Colony" with increase in built-up area from 1,34,783.84 sqm to 1,42,876.04 sqm at Plot No: B-319, Okhla Industrial Area Phase - I, New Delhi'.

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

(Dr. Dharmendra Kumar Gupta)
Director (S)

Copy to:

1. Principal Secretary (Environment and Forest) cum Chairperson (DPCC), Department of Environment, Government of NCT of Delhi, 6th floor, C wing, Delhi Secretariat, I P Estate, Delhi-110002
2. Regional Officer, Ministry of Environment, Forest and Climate Change, Integrated Regional Office, Jaipur, Camp Office, 5th Floor, Sector "H" Aliganj, Lucknow – 226020

3. Chairman, Central Pollution Control Board Parivesh Bhavan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi - 110 032.
4. Monitoring Cell, MoEF&CC, Indira Paryavaran Bhavan, New Delhi.
5. Guard File/ Record File/ Notice Board/MoEF&CC website.

(Dr. Dharmendra Kumar Gupta)
Director (S)