

F. No. 21-23/2019-IA-III  
Government of India  
Ministry of Environment, Forest and Climate Change  
(IA.III Section)

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

Date: 14<sup>th</sup> August, 2019

To,

**M/s North Delhi Metro Mall Pvt Ltd** (Formerly MGF Developments Ltd)  
Ground Floor, Near Khaiber Pass Petrol Pump,  
Civil Lines, New Delhi – 110054  
Email: [north.mall@yahoo.com](mailto:north.mall@yahoo.com)

**Subject: Proposed Commercial Complex & Multiplex at Khaiber Pass, New Delhi by M/s North Delhi Metro Mall Pvt Ltd - Amendment in Terms of Reference reg.**

Sir,

This has reference to your proposal No. IA/DL/MIS/108489/2019 dated 19<sup>th</sup> June, 2019, submitted to this Ministry for seeking Amendment in Standard Terms of Reference (ToR) in terms of the provisions of the Environment Impact Assessment (EIA) Notification, 2006 under the Environment (Protection) Act, 1986.

2. The proposal for grant of amendment in Terms of Reference (ToR) to the project Proposed Commercial Complex & Multiplex at Khaiber Pass, New Delhi by M/s North Delhi Metro Mall Pvt Ltd was considered by the Expert Appraisal Committee (Infra-2) in its 42<sup>nd</sup> meeting held during 10-12 July, 2019.

3. The details of the project, as per the documents submitted by the project proponent, and also as informed during the above said meeting, are under:-

- (i) Proposed commercial project is located at Khaiber Pass, New Delhi and to be constructed by North Delhi Metro Mall Pvt Ltd (Formerly known as MGF Developments Ltd).
- (ii) The project was granted first Environmental Clearance from MoEF&CC vide no. 21- 81/2007-IA.III dated 29.02.2008 and then from SEIAA, Delhi vide letter no. DPCC/SEIAA-D-III/C232/2016/3322 dated 12.04.2016.
- (iii) Now, due to change in planning, built-up area was revised from 81,939 sqm to 1,59,428.43 sqm. Accordingly, applied to MoEF&CC and standard ToR was granted by MoEF&CC on 10.05.2019.
- (iv) The proposal was placed before the EAC in its 41<sup>st</sup> meeting held during 27-29 May, 2019 for granting additional ToR points. During deliberation the project proponent informed that Standard Terms of Reference was generated for the project online vide letter F.No. 21-23/2019-IA-III dated 10.05.2019. The project proponent further informed the Committee that due to change in the proposed plan, they want to defer the proposal so that they can apply for amendment in Standard ToR generated along with revised Form-I & Feasibility Report. In view of the foregoing observations, the EAC recommended to defer the proposal.

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- (v) Due to change in designs, built-up area is being revised from 1,59,428.43 sqm to 1,60,375.07 sqm, hence project proponent applied for amendment in Standard ToR.
- (vi) The new proposal comprises of Three Number of Building Blocks 1, 2 & 3. Block-1 is having maximum 4 level basements and G+5 floors, Block-2 & 3 have maximum 3 level basements and G+4 and G+9 floors respectively with maximum height is 44.1 meters. Estimated Cost of project is Rs. 398.57 Crores. The details of proposed amendment are as follows:

S. No.	Particulars	Previous ToR submission	As per Revised Proposal	Difference
1.	Plot Area	50,000 sqm	50,000 sqm	No Change
2.	Built-up Area	1,59,428.43 sqm	1,60,375.07 sqm	+946.64 sqm
3.	Green Area	11,800 sqm	13,913.3 sqm	+2113.3 sqm
4.	FAR achieved	62,486.54 sqm	62,356 sqm	-130.54 sqm
5.	Ground Coverage achieved	18,612.29 sqm	18,675.45 sqm	+63.16 sqm
6.	Max. Height of the building	32.7 M	44.1 M	+11.4 M
7.	Max. No. of Floors	G+7	G+9	+2

4. The project/activity is covered under category 'B' of item 8(b) 'Townships and Area Development 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/SEAC in Delhi, the proposal has been appraised at Central level by sectoral EAC.

5. The Committee noted that the project proponent has applied for amendment in the ToR as the built-up area is increasing from 1,59,428.43 sqm to 1,60,375.07 sqm along with other components such as Green Area, FAR achieved, Ground Coverage achieved, maximum Height of the building, maximum number of Floors. The EAC, in its meeting held on 10-12 July, 2019, recommended for amendment in Standard ToR letter F.No.21-23/2019-IA-III dated 10.05.2019. Based on the recommendations of EAC, the Ministry hereby accord the following amendment to the ToR letter F.No.21-23/2019-IA-III dated 10.05.2019:

S. No.	Particulars	Previous ToR submission	Amendment Recommended
1	Plot Area	50,000 sqm	50,000 sqm
2	Built-up Area	1,59,428.43 sqm	1,60,375.07 sqm
3	Green Area	11,800 sqm	13,913.3 sqm
4	FAR achieved	62,486.54 sqm	62,356 sqm
5	Ground Coverage achieved	18,612.29 sqm	18,675.45 sqm
6	Max. Height of the building	32.7 M	44.1 M
7	Max. No. of Floors	G+7	G+9

The following additional conditions have also been recommended:

- (i) The EIA would study the impact of dewatering and draw up an action plan for disposal of the excess water.

*J. Bose*

- (ii) The Air Quality Index shall be calculated for base level air quality.
- (iii) A detailed report on compliance to ECBC norms.
- (iv) The EIA should examine the possibilities of net zero energy consumption. The design of the building should be such so that at least in the day time here is minimum electricity is utilized for lighting purposes.
- (v) A certificate 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.
- (vi) An assessment of the cumulative impact of all development and increased inhabitation being carried out or proposed to be carried out by the project or other agencies in the core area, shall be made for traffic densities and parking capabilities in a 05 kms radius from the site. A detailed traffic management and a traffic decongestion plan drawn up through an organization of repute and specializing in Transport Planning shall be submitted with the EIA. The Plan to be implemented to the satisfaction of the State Urban Development and Transport Departments shall also include the consent of all the concerned implementing agencies.
- (vii) The permission of the CGWA for abstraction of ground water, if any, and for basement/excavation dewatering.
- (viii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project.
- (ix) A certificate from the competent authority for discharging treated effluent/ untreated effluents into the Public sewer/ disposal/drainage systems along with the final disposal point.
- (x) 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.
- (xi) Submit detailed plan for tree plantation along with proposed cutting/translocation of trees.
- (xii) Plan for Corporate Environment Responsibility (CER) as specified under Ministry's Office Memorandum vide F.No. 22-65/2017-IA.III dated 1<sup>st</sup> May 2018 shall be prepared and submitted along with EIA Report.

6. All the other conditions contained in the MoEF&CC ToR letter F.No.21-23/2019-IA-III dated 10.05.2019 shall remain the same.

  
(Dr. Subrata Bose)  
Scientist F

**Copy to:**

The Member Secretary, Delhi Pollution Control Committee, Department of Environment, Government of N.C.T. Delhi, 4<sup>th</sup> Floor, ISBT Building, Kashmere Gate, Delhi.

