

Ref No.: PDL/NSP/MoEF/03/ 2019

Dated : April 20, 2019

The Member Secretary  
Infrastructure & Miscellaneous Projects & CRZ Committee (Infra 2)  
Ministry of Environment, Forests & Climate Change, Govt. of India  
Indira Paryavaran Bhawan  
Jor Bagh, New Delhi – 110003

Sub : Environmental Clearance "Commercial Complex" at Netaji Subhash Place Metro Station, Opposite Wazirpur District Centre, Pitampura, New Delhi – being developed by M/s. Parsvnath Developers Ltd.

Ref : Proposal No. IA/DL/MIS/96121/201`9, F. No. 21-11/2019-IA-III

Sir,

We refer here to the 39<sup>th</sup> Expert Appraisal Committee (Infrastructure – 2) Meeting held on 27<sup>th</sup> March 2019, in which our subject project was also presented and few queries were raised in the meeting, minutes of the meeting attached as Enclosure – 1. We are hereby submitting the reply to the queries for grant of Environmental Clearance as below –

Sr. No.	Queries Raised	Reply
1	Submit Certified Compliance Report issued by the MoEF&CC, Regional Office or concerned Regional Office of Central Pollution Control Board or the Member Secretary of the respective State Pollution Control Board for the conditions stipulated in the earliest environmental clearance issued for the project along with an action taken report on issues which have been stated to be partially complied or non/not complied.	Certified compliance report issued by MoEF&CC, Regional Office vide their letter no. 4-613/2008/PartFile-I/35 dated 16/04/2019, attached as <b>Enclosure - 2</b>
2.	Submit revised Water Balance Chart for the proposed project.	Revised Water Balance Chart is attached as per <b>Enclosure – 3.</b>

3.	Submit revised Corporate Environment Responsibility (CER) Plan	Revised Corporate Environment Responsibility Plan is attached as <b>Enclosure – 4.</b>
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We hope you will find the documents / information provided in order and through this letter we request your good self to process our case and grant us the Environmental Clearance.

Thanking you,

Yours faithfully,  
For **Parsvnath Developers Ltd.**



**Authorised Signatory**

**Encl.: As above**

**Enclosure-1**

**39<sup>th</sup> EAC meeting U (Infra-2)**

**Agenda item No. 39.4.9.**

**“Commercial Complex with Multiplex” at Netaji Subhash Place Metro Station, Opposite Wazirpur District Centre, Pitampura, New Delhi by M/s Parsvnath Developers Ltd - Environmental Clearance**

**(IA/DL/MIS/96121/2019; F.No.21-11/2019-IA-III)**

**39.4.9.1.** The project proponent and the accredited Consultant M/s Perfect Enviro Solutions Pvt. Ltd. gave a detailed presentation on the salient features of the project and informed that:

- (i) The project will be located at Latitude 28°41'43.76"N and Longitude 77°9'9.81"E
- (ii) Earlier Environmental Clearance had been granted for development of the office-cum-commercial complex from MoEF&CC vide letter no. 21-220/2008-IA.III dated 29<sup>th</sup> October, 2008 for plot area 28,400 sqm and built-up area 29,074.55 sqm. However, the construction work has not been started yet at the project site.
- (iii) The total plot area 28,400 sqm. Total FAR proposed for project will be 20,370 sqm (for commercial complex will be 19,400 sqm and for green building will be 970 sqm). The NoN-FAR will be 6,769.35 sqm, total basement area will be 22,813.65 sqm. The built-up area of the project will be 49,953.00 sqm. Total no. of tower will be 1. The maximum height of the building will be 24 m. The details are as follows:

S.No	Description	Unit	Details
1.	Total Plot Area	sqm	28,400 (2.8400 ha)
2.	Ground Coverage (Permissible) (50%)	sqm	14,200
3.	<b>Ground Coverage (Achieved) (17%)</b>	sqm	<b>13,109.152</b>

	Existing Ground coverage for Metro station	sqm	4,500
	Proposed ground coverage for commercial complex	sqm	8,609.152
4.	<b>Total FAR (Permissible) (1.05)</b>	sqm	<b>29,820</b>
	FAR Permissible (1.0)	sqm	28,400
	FAR green Building (5%)	sqm	1,420
5.	<b>Total FAR Proposed</b>	sqm	<b>20,370.00</b>
	Proposed FAR for commercial complex	sqm	19,400
	Proposed green building FAR	sqm	970
6.	<b>NON-FAR</b>	sqm	<b>6769.35</b>
7.	<b>Total Basement Area</b>	sqm	<b>22,813.65</b>
	First Basement	sqm	11,406.827
	Second Basement	sqm	11,406.827
8.	<b>Built-up Area (A+B+C)</b>	sqm	<b>49,953.00</b>
9.	Green Area (20% of the net plot area)	sqm	5,680
10.	No. of Floors	No.	G+3
11.	No. of Towers/Block	No.	1
12.	No. of Basement (level)	Level	2
13.	Maximum Height of Building	m	24

- (iv) During construction phase, total water requirement is expected to be 5 KLD for construction purpose which will be met by treated water nearby STP. During the construction phase, soak pits and septic tanks will be provided for disposal of waste water. Temporary sanitary toilets will be provided during peak labour force.
- (v) During operational phase, total water demand of the project is expected to be 138 KLD out of which fresh water demand is 32 KLD will be met by Delhi Jal Board and total treated water reused within the complex will be 106 KLD (72 KLD through in house STP and rest 34 KLD from nearby STP) will be reused in flushing, gardening, DG & HVAC cooling. Waste water generated will be 75 KLD from the project which will be treated in STP of 100 KLD Capacity. No water will be discharged to the sewer.
- (vi) Total 682 kg/day of solid wastes will be generated from the project. 273 kg/day of bio-degradable waste generated will be treated in organic waste convertor proposed within the site, 205 kg/day of Non-biodegradable waste shall be given to approved recycler and 204 kg/day of Plastic waste shall be given to approved recycler. 27 litre/month used oil shall be generated which will be sent to approved vendor. 2 Ton/month of E-waste generated will also be given to approved vendor. Battery waste shall be generated from inverters & UPS. It will be properly managed as per Batteries (Management and Handling) Rules 2001.
- (vii) The total power requirement of the project will be 1900 KW which will be met by TPDDL. In case of power failure, power backup will be provided through DG sets of 2 x 1010 KVA & 1 x 500 KVA (Working: 1x 1010 KVA, 1 x 500 KVA; Standby: 1 x 1010 KVA). Stack height of 30 m above surface level will be maintained.
- (viii) Total 2 Nos. of RWH structures shall be provided at the project site to recharge the ground water.

- (ix) Total parking requirement will be 609 ECS. Provision of 614 ECS will be provided. 5680.00 sqm, (i.e. 20% of the net plot area).
- (x) No Eco Sensitive area lies within the 10 km radius of the project site. Hence, NBWL Clearance is not required.
- (xi) Forest Clearance is not required.
- (xii) There is no Court case pending against the project.
- (xiii) Cost of the project is Rs. 110 Crores.
- (xiv) Employment potential: Labourers during construction phase 150 no. and about 455 personnel as staff during operation phase.
- (xv) Benefits of the project: The proposed complex will have shopping complex. It will increase Infrastructure of the area & will provide better shopping environment and will increase the livelihood of the people. It will provide healthy, green & safe premises for people. People will be away from traffic, pollution and congestion. People have more open and green spaces, bringing them closer to nature. People will have immediate access to shopping and entertainment facilities in a single, spacious and secured area. The benefits relate to the direct employment associated during the construction of the infrastructure in the complex and for staff in the shopping complex. Additional employment opportunities will lead to a rise in the income and improve their standard of living. The proposed facility would also generate jobs for the labours during construction phase as well as during operation phase. Corporate Environment Responsibility will also be considered for the social benefits of the society.

**39.4.9.2.** The EAC noted the following:-

- (i) The proposal is for grant of Environmental Clearance to the project "Commercial Complex with Multiplex" at Netaji Subhash Place Metro Station, Opposite Wazirpur District Centre, Pitampura, New Delhi by M/s Parsvnath Developers Ltd. for plot area 28,400 and total built-up area of 49,953.00 sqm.
- (ii) The 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 by sectoral EAC. However, due to absence of SEIAA/SEAC in Delhi, the proposal has been appraised at Central Level.

**39.4.9.3.** *The Committee during deliberation noted that earlier Environmental Clearance had been granted for development of the office-cum-commercial complex from MoEF&CC vide letter no. 21-220/2008-IA.III dated 29<sup>th</sup> October, 2008 for plot area 28,400 sqm and built-up area 29,074.55 sqm. However, the construction work has not been started at the project site as informed by the project proponent. Now, the project proponent has proposed to start the work on new plan and applied for fresh environmental clearance. The Committee noted that the project proponent has not submitted Certified Compliance report for environmental clearance issued earlier which is essential to verify the status of construction. The Committee asked the project proponent to submit the following:*

- (i) Submit Certified Compliance Report issued by the MoEF&CC, Regional Office or concerned Regional Office of Central Pollution Control Board or the Member Secretary of the respective State Pollution Control Board for the conditions stipulated in the earlier environmental clearance issued for the project along with an action taken report on issues which have been stated to be partially complied or non/not complied.



**Enclosure-2**  
**Certified Compliance**





भारत सरकार  
पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय  
क्षेत्रीय कार्यालय (मध्य)  
**Ministry of Environment, Forest and Climate Change**  
**Regional Office (Central Region)**



केन्द्रीय भवन, पंचम तल, सेक्टर-एच, अलीगंज, लखनऊ-226024

Kendriya Bhawan, 5<sup>th</sup> Floor, Sector-H, Aliganj, Lucknow- 226024, Telefax: 2326696, 2324340, 2324047, 2324025  
Email: (Env.) m\_env@rediffmail.com, (Forest) goimoeofrolko@gmail.com

4-613/2008 PartFile-I

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Date: 16.04.2019

Speed Post

To,

The Director (Construction),  
IA Division,  
Ministry of Environment Forest & Climate Change,  
Indira Paryavaran Bhawan,  
Jor Bagh Road, Aliganj, New Delhi-110 003.

**Subject: Certified compliance report of Construction of Office-cum-Commercial complex "Corporate Tower" at Netaji Subhash Place Metro Station, Opposite Wazirpur District Center, Pitampura, New Delhi by M/s Parsvanath Developers Ltd.**

**Ref: EC No.: 21-220/2008-IA-III dated 29.10.2008.**

Sir,

I am directed to attached herewith copy of certified compliance reports for the above mentioned project of M/s Parsvanath Developers Ltd. This issued with approval of competent authority.

Sincerely,

(Dr. Susheel Kumar)  
Scientist "C"/Dy Dir.

**Copy to:**

1. Dr. Shruti Bhardwaj, Addl. Director (Monitoring Cell), Ministry of Environemnt Forest and Climate Change, Indira Paryavaran Bhawan, Jor Bagh Road, Aliganj, New Delhi-110 003.
2. M/s Parsvanath Developers Ltd., 6<sup>th</sup> Floor, Arunachal Building, 19, Barakhamba Road, New Delhi-110001.

(Dr. Susheel Kumar)  
Scientist "C"/Dy Dir.



**भारत सरकार**  
**पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय**  
**क्षेत्रीय कार्यालय (मध्य)**  
**Ministry of Environment, Forest and Climate Change**  
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केन्द्रीय भवन, पंचम तल, सेक्टर-एच, अलीगंज, लखनऊ-226024

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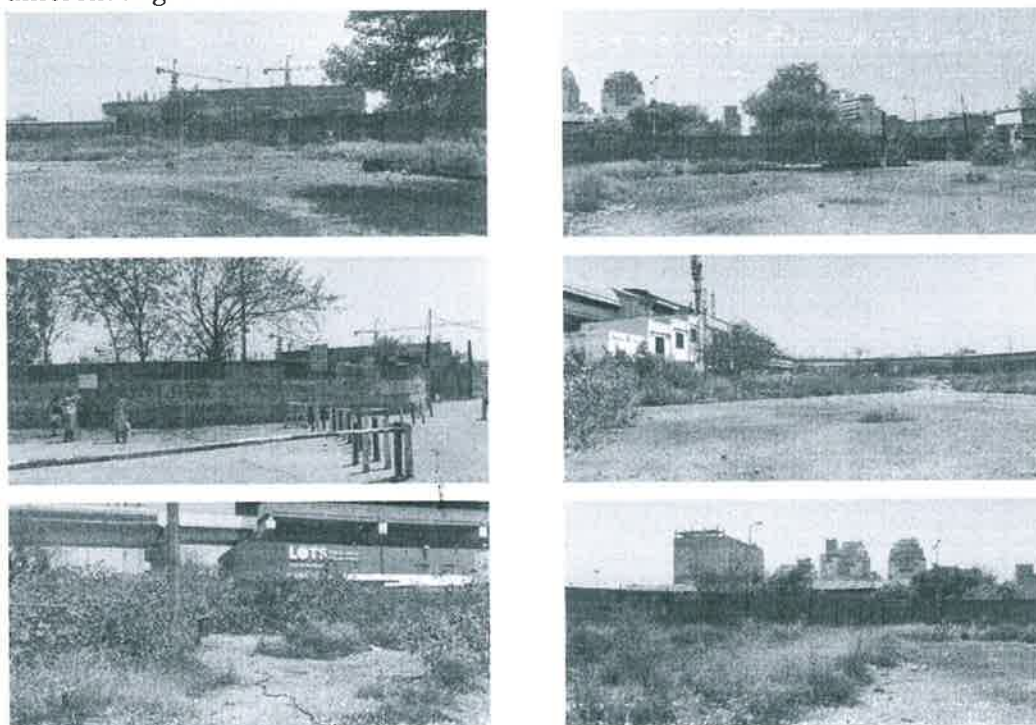
**Certified Compliance Report**

S.No.	Items	Details
1.	परियोजनाकानाम <b>Name of Project</b>	Construction of Office-cum-Commercial complex "Corporate Tower" at NetajiSubhash Place Metro Station, Opposite Wazirpur District Center, Pitampura, New Delhi by M/s Parsvanath Developers Ltd.
2.	परियोजनाप्राधिकारणका पता <b>Address of project authorities</b>	M/s Parsvanath Developers Ltd., 6 <sup>th</sup> Floor, Arunachal Building, 19, Barakhamba Road, New delhi-110001.
3.	पर्यावरणीय स्वीकृति पत्र सं० एवंतिथि <b>Env. Clearance letter no. &amp; Date</b>	21-220/2008-IA-III dated 29.10.2008
4.	क्षेत्रीय कार्यालय पत्र सं० <b>Regional Office File no.</b>	4-613/2008 PartFile-I
5.	स्थलदौरातिथी <b>Date of site visit</b>	10/04/2019
6.	परियोजना की स्थिति <b>Status of Project</b>	No development at site.

**7. स्थलदौरा के दौरान अवलोकन/ Observations made during the site visit:**

- I. Project Authorities (PAs) informed that no any case in High Court, Supreme Court or National Green Tribunal is against the project "Construction of Office-cum-Commercial complex "Corporate Tower" at NetajiSubhash Place Metro Station, Opposite Wazirpur District Center, Pitampura, New Delhi of M/s Parsvanath Developers Ltd."
- II. PAs have obtained the Environmental Clearance from the MoEF&CC, New Delhi vide letter no. 21-220/2008-IA-III dated 29.10.2008, valid up to 28.10.2013, for construction of Office-cum-commercial complex with a total buildup area of 29074.55 SqM (Commercial: Ground+3Floors & Offices: 4<sup>th</sup>-13<sup>th</sup> Floors) on plot area of 28400 SqM. The total water requirement is 101 KLD (fresh water requirement is 59 KLD). The capacity of proposed STP is 100 KLD and treated waste water to be used for flushing of toilets - 44 KLD, horticulture -22 KLD, AC cooling -62.8 KLD. The proposed total solid waste generation is 0.38 MT/day. The power requirement is 1095 KW. The parking spaces proposed are for 776 ECS (for metro station -190 and for commercial complex -586) on surface-224 (190+34) and basement (Mechanical parking -552).
- III. This is an Infra-II project of category 8a"B".

- IV. PAs have submitted Form-1 and Form-1A to the Ministry, Ref.: PDL/EIA/Strategic planning/633 dated 16.04.2008.
- V. They have obtained the Consent to Establish from Delhi Pollution Control Committee, Delhi vide letter no. DPCC/CMC//2010/23743 dated 25.05.2010 (valid up to 24.05.2011).
- VI. They have also obtained the NOC from Airport Authority of India, New Delhi vide letter no. AAI/NOC/2008/227/1157-1160 dated 28.08.2009 for a height of 60 M above ground level so that the top of the proposed structure when erected shall not exceed 213 M (site elevation) + 60 M (height of structure) = 273 above mean sea level.
- VII. During the physical site inspection conducted on 10.04.2019 it is found that no construction activity has been carried out at the proposed site. The picture taken from different angles is attached below:



- VIII. The project site has been covered throughout by 6M high wind breaking wall.
- IX. No natural drainage passes through the project site.
- X. PAs have applied for revision in EC as following:

Area Chart As Per Old EC		Area Chart As Per Revised EC Application	
Description	Area	Description	Area
Basement - I	11,334.58	Basement - I & II	22,813.65
G + 13	19,399.80	G + 3	20,370
Non - FAR	1659.83	Non - FAR	6769.35

- XI. The factual status of the site inspection is being submitted.

8. निर्णय लिया (यदि कोई)/ Action taken (if any) : Not required at present.

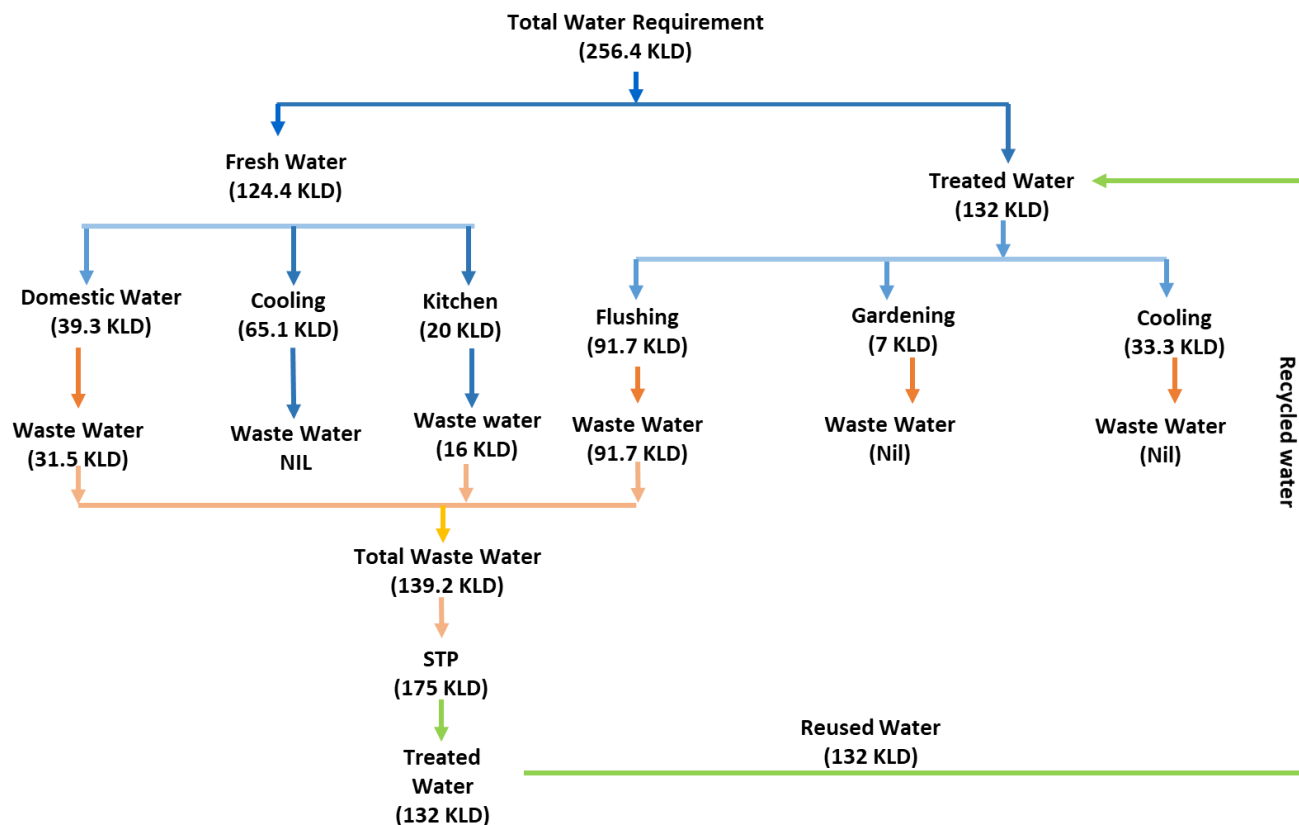
  
 (Dr. Susheel Kumar)  
 Scientist "C"/Dy. Dir.

**Enclosure-3**  
**Revised Water Balance**

## WATER MANAGEMENT

S.No.	Particulars	Population	Factor in LPCD	TOTAL requirement (KLD)			Waste Water (KLD)
				Total (KLD)	Domestic (KLD)	Flushing (KLD)	Total (KLD)
1.	<b>Domestic</b>						
	Staff	728	45	32.8	9.8	23	
	Visitors	6551	15	98.2	29.5	68.7	
	<b>Sub Total</b>	<b>7279</b>		<b>131 KLD</b>	<b>39.3 KLD</b>	<b>91.7 KLD</b>	
2.	<b>Waste Water</b>				<b>31.5 KLD</b>	<b>91.7 KLD</b>	<b>123.2 KLD</b>
	Kitchen			20	20	-	16 KLD
3.	Gardening		@ 1ltr/sqm	7			Nil
5.	Cooling			98.4			Nil
	<b>Total</b>			<b>256.4KLD</b>			<b>139.2 KLD</b>

## WATER BALANCE



**Enclosure-3**

**Revised Corporate Environment Responsibility (CER) Plan**

### REVISED CORPORATE ENVIRONMENT RESPONSIBILITY (CER) PLAN

S.NO	Activity	Provision	Village	1 <sup>st</sup> year cost (lakhs)	2 <sup>nd</sup> year cost (lakhs)	3 <sup>rd</sup> year cost (lakhs)	4 <sup>th</sup> year cost (lakhs)	5 <sup>th</sup> year cost (lakhs)	Total
1	Rain water Harvesting	Rain water channelization drains and recharging facility in 3 areas in 3 years and their maintenance for the next 2 year	Rani Bagh, Wazirpur area, Shakurpur area.	8	8	8	2	2	28
2	Native Plantation & Horticulture (organic pesticide)	Roadside Plantation (native species) nearby open areas or Parks for 2 years and their maintenance for the next 3 year	Rani Bagh, Wazirpur area, NSP, Shakurpur.	2.5	2.5	2	1	1	9
3	Waste Management	Providing coloured dust bins for collection of segregated waste and 1 each Organic waste converter in 2 Mandi areas and their maintenance for the next 3 year	Lawrance Industrial area, Rani bagh, Azadpur Mandi, Keshavpuram Mandi, Nearby NSP	12	12	3	2.5	2.5	32
4	Skill development, community facility and Primary Infrastructure maintenance	Providing vocational training like IT education (hardware and software), Welding and Fabrication, electrician, beautification (parlour), Nursing, warehouse worker and clothes stitching training in local schools after school hours along with school Infrastructure maintenance	Rani Bagh, Wazirpur area, Shakurpur area, Azadpur Area, Keshavpuram, Shanti Nagar (JJ Colony)	8	8	8	8	4.5	36.5
5	Strom water Drainage	Provision of Channelized stormwater drainage to Rainwater harvesting pit line in 4 areas and their maintenance	Rani Bagh, Wazirpur area, Azadpur Area, Shanti Nagar (JJ Colony)	6	6	6	6	3	27

6	Drinking water supply & Sanitation	Drinking water by providing 3 water coolers in each government schools and Industrial area and providing 4 toilets (Girls & Boys) in government school and 4 common community toilets in 7 areas and their maintenance for the next five year	Lawrance Industrial area, Rani bagh, Azadpur Mandi, Nearby NSP, Wazirpur, Shakurpur, Keshavpuram Mandi.	6.5	6.5	6.5	3	3	25.5
7	Education (scholarship, Material and Academic support)	Providing scholarship to deserving and needy for underprivileged children of labour, drivers, vegetable vendors etc with material support in the form of school uniform, school bag, shoes etc. and academic support in the form of Tuition classes after school.	Rani Bagh and Wazirpur	2	2	1	1	1	7
<b>Total</b>				<b>45</b>	<b>45</b>	<b>34.5</b>	<b>23.5</b>	<b>17</b>	<b>165</b>