

## One City Infrastructure Pvt. Ltd.

(Previously known as One Point Developers Pvt. Ltd.)

8-D, Hansalya, 15, Barakhamba Road, New Delhi - 110001

Telefax : 011-23358616, 23358617

E-Mail : info@onecity.in

URL : www.onecity.in

Dated: 14.6.2018

The Member Secretary,  
EAC (Infra-2)  
Ministry of Environment, Forest and Climate Change,  
Indira Paryavaran Bhawan, JorBagh Road,  
New Delhi – 3

**Subject: Submission of reply to the observations/queries raised by the Hon'ble EAC (Infra-2) in its 31<sup>st</sup> meeting held on 29-30 May, 2018 – reg.**

**Reference:** Proposal No. IA/RJ/NCP/73673/2018; F.No.21-17/2018-IA-III.

Respected Sir,

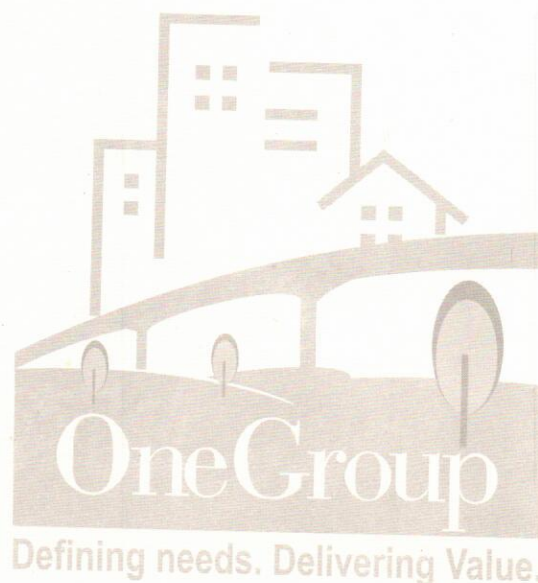
This has reference to our proposal submitted for Environmental Clearance for AnandLok Affordable Group Housing at Village Godhan, Bhiwadi, Tehsil Tijara, Alwar, Rajasthan by M/s One City Infrastructure Pvt Ltd. The project was considered by the Hon'ble EAC (Infra-2) in its 31<sup>st</sup> meeting held on 29-30 May, 2018, wherein the Committee raised some additional queries/observations. We are submitting herewith the reply of the same for your kind consideration and grant of Environmental Clearance to the project.

Thanking you

M/s One City Infrastructure Pvt Ltd

For ONE CITY INFRASTRUCTURE PVT. LTD.

(Authorised signatory)



**Query No.1: Submit revised water balance details of the project.**

**Reply:** The revised detail of water balance is given at **Annexure-1**.

**Query No.2: The application made/permission of the CGWA for abstraction of ground water.**

**Reply:** The application for permission of the CGWA for abstraction of ground water will be submitted after obtaining the environmental clearance.

**Query No.3: A detailed report on compliance to ECBC-2017 norms.**

**Reply:** The detailed report on compliance to ECBC-2017 norms is at **Annexure-2**.

**Query No.4: 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.**

**Reply:** The present Affordable group *housing* project is our first project in Rajasthan under the **Chief Minister's Jan Awas Yojana** for the Economically Weaker Section (EWS) community of Rajasthan.

Right to adequate housing is a basic human right as shelter is a basic human need. Provision of adequate housing is emerging as a major thrust area for Union and State Governments. With increase in cost of land, building materials, labour and infrastructure, positive encouragement to affordable housing has become necessary for the economically weaker and low-income groups. To achieve the goal of “**Affordable Housing for All**” and integrated habitat development it is necessary to ensure equitable supply of land, shelter and services at affordable prices in Rajasthan, with special focus on economically weaker sections, Lower Income Groups and urban poor.

The subsidy up to Rs. 267000 under **Pradhan Mantri Awas Yojna** is given to eligible home buyer by the Government. The scheme is to provide shelters to the EWS community by 2022. We will provide the shelters to all eligible buyers by 2022.

As far as environmental protection is concerned, we will implement all statutory guidelines of the Environment (Protection) Act, 1986, like

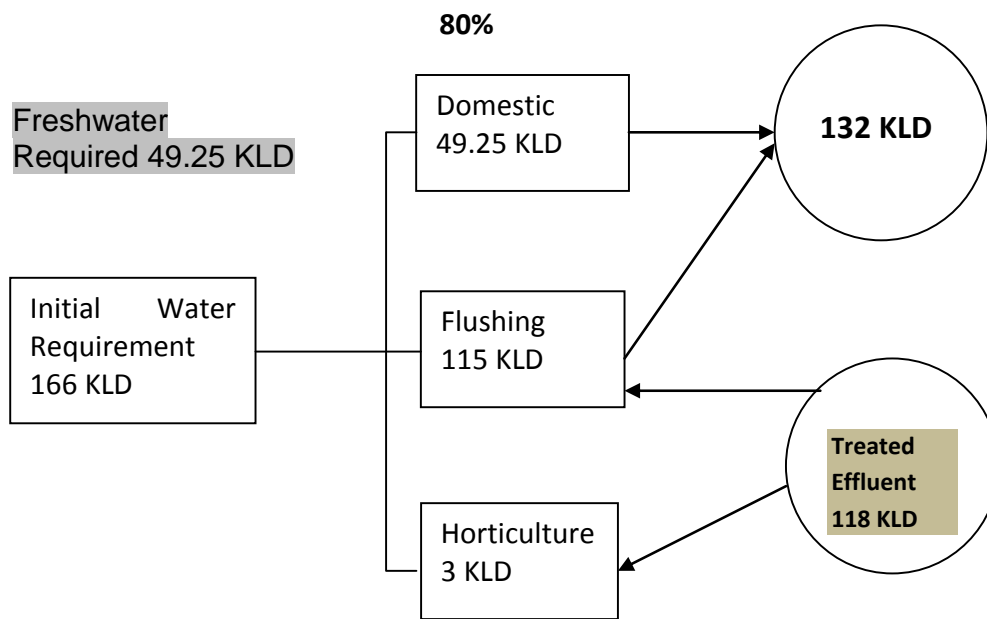
- installation of STP & recycling of the treated effluent for flushing and landscaping
- composting plant for organic waste within the campus under the Swachh Bharat Abhiyan
- solar panels for common area lighting & LED lights to the houses
- use of fly ash bricks for roads
- parks and green belt development within the campus

**Annexure-1**

*As suggested by the EAC, we have revised the water balance as under:*

S.No.	Item Description	Number of inhabitants/ Population	Per Capita water Requirement (L/D)	Total water Requirement (KLD)
A.	Total Population	470x4	86	161.68
	Visitors approx.	50	10	0.5
	Commercial	100	20	2.0
	Total			164.18
B	Domestic Water @30% of Total water			49.25
C	Flushing Water @70% of Total Water			115
D	Horticulture @1.266l/sqm			3
Grand Total (A+D)				167.18
	Quantity of Sewage disposal/day @80% of total Domestic demand			132
	STP PROVIDED			145
	Treated water available @80% of sewage generation			118
	Requirement of Treated Waste Water From STP (Flushing and Horticulture)			118
	Fresh water requirement after Stabilization of STP			49.25

*The revised the water balance chart is as under:*



**Annexure-2****Detailed report on compliance to ECBC-2017 norms****Building Envelope**

S. No.	Building Envelope Component	ECBC Prescriptive Compliance	Proposed
1	Top Roof	U = 0.409 W/sq.m.K (max) ; Initial Solar Reflectance = 0.7 (min); Initial Emittance = 0.75 (min)	U value- 0.404 w/m <sup>2</sup> K (150 mm Composite slab + 15mm cement mortar either side + 75 mm insulation + 150 mm Brick bat coba + 10 mm Reflecting Tile / china mosaic coating on the surface for increased reflectance)
2	External Wall	U = 0.44 W/sqm K (max)	U value of 0.46 w/sq.mt. K shall be achieved through 20 mm plaster + 200mm AAC Block + 15 mm External Plaster
3	Fenestration	U = 3.3W/sqm K (max) ; SHGC = 0.3 (max) ; VLT = 0.76 (min)	Residential block: Single Glazed Unit U factor- 3.75 w/m <sup>2</sup> K, SHGC-0.33, VLT-0.51
4	Air Leakages	Control air leakage through entrance doors within 5.0 l/s/sqm and through other windows and doors to 2.0 l/s/sqm	The project is mostly naturally ventilated and it is envisaged that AC's shall be used only in summer for limited time periods. However weather stripping shall be done for windows.

**Service Water Heating**

S. No.	Service Water Heating	ECBC Prescriptive Compliance	
1	Solar PV Panel	Providing for emergency lighting of common area (Staircase, lift lobby, basement etc.)	Yes, complied.
2	Piping Insulation	R value of 0.35 for hot/cold water piping and storage	R value of 0.35 for hot water piping and storage shall be provided.

### Lighting

S. No.	Lighting	ECBC Prescriptive Compliance	Proposed
1	Lighting Controls	24 hour use building are excluded from this requirement	Timer based on/off control shall be provided for common area lighting.
2	Efficacy	Lighting for exterior building ground luminaries which operate at greater than 100 W shall contain lamps with minimum efficacy of 60 lm/W unless controlled by a motion sensor	Though the luminaries are not more than 100 watts, 100 % external lighting shall meet efficacy value of 60 lm/W
3	Common area Interior Lighting Power Density	Plan artificial lighting design lower than the maximum permissible Lighting Power Density recommended by ECBC  Maximum permissible LPD is 7.5 W/sqm as per Building Area Method	Internal Lighting in Developers Scope:  LED energy efficient lighting shall be used Lighting Power Densities shall be in adherence to ECBC Staircase LPD = 1.2 W/sqm Basement = 0.73 W/sqm
4	Exterior Lighting Power Density	Plan artificial lighting design lower than the maximum permissible Lighting Power Density recommended by ECBC	LED based energy efficient lighting shall be used and the LPD shall be well within the maximum allowed LPD limits.

### Electrical Power

S. No.	Electric Power	ECBC Prescriptive Compliance	Proposed
1	Transformers & DG Sets.	Maximum Allowable losses as per ECBC	Transformer and DG Set proposed shall be within maximum allowable losses as per ECBC.
2	Motors	Minimum Efficiency as per ECBC	The motors used by pumps proposed in the project shall be energy efficient complying with the ECBC norms.

### Solar Power Capacity

Total Electrical Load == 1028 kw  
Total Solar PV installation capacity = 10 kW  
Percentage Offset = 1%