STATE LEVEL EXPERT APPRAISAL COMMITTEE (SEAC)-DELHI
OFFICE OF DELHI POLLUTION CONTROL COMMITTEE
5th FLOOR, ISBT BUILDING, KASHMERE GATE, DELHI-110006

Minutes of the 127th Meeting of State Level Expert Appraisal Committee (SEAC) held on 03.05.2023 at 11:00 AM in the Conference Room of DPCC, at 5th Floor, ISBT Building, Kashmere Gate, Delhi 110006.

The 127th Meeting of State Level Expert Appraisal Committee (SEAC) was held on 03.05.2023 in the Conference Room of DPCC under the Chairmanship of Sh. Vijay Garg. The following Members of SEAC were present in the Meeting:

1.	Sh. Vijay Garg	-	In Chair
2.	Sh. PranayLal	-	Member
3.	Ms. JyotiMendiratta	-	Member
4.	Sh. Gopal Mohan	-	Member
5.	Sh. AnkitSrivastava	-	Member
6.	Sh. PankajKapil	-	Member Secretary

Following SEAC Members could not attend the Meeting:

1.	Dr. Sumit Kumar Gautam	-	Member
2.	Sh. Ashish Gupta	-	Member
3.	Ms. Paromita Roy	-	Member
4.	Sh. ChetanAgarwal	-	Member
5.	Dr. Sirajuddin Ahmed	-	Member
6.	Dr. Kailash Chandra Tiwari	-	Member

The DPCC Officials namely Sh. S.K. Goyal (EE, DPCC), Sh. Amit Chaudhary (EE, DPCC), Sh. Rohit Kumar Meena, (JEE), DPCC and Sh. Manish Awasthi (JEE), DPCC assisted the Committee.

The Minutes of the 126th SEAC Meeting held on 18.04.2023 were confirmed by the Members.

Agenda No 01
Case No. C-425

Name of the Project	EC for Proposed Business Services Building (I.T. Enabled/Financial/Accounting/Auditing/Book Keeping And Taxation Services) located at Plot No. A-1, Udyog Nagar Industrial Complex, New Rohtak Road, New Delhi by M/s Interwings Decor and Traders Pvt. Ltd.
Project Proponent	Kamaljit Khosla, Director, Interwings Decor And Traders Private Limited, 105, Hemkunt Tower, 6 Rajendra Place, New Delhi, 110008
EIA Coordinator present during Meeting	-
Representatives of PP present during Meeting	-
Consultant	Grass Roots Research & Creation India (P) Ltd.
Proposal No.	SIA/DL/INFRA2/402455/2022
File No.	DPCC/SEIAA-IV/C-425/DL/2022

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Proposed Business Services Building (I.T.Enabled/ Financial/ Accounting/ Auditing/ Book Keeping and Taxation Services) located at Plot No. A-1, Udyog Nagar Industrial Complex, New Rohtak Road, New Delhi by M/s Interwings Decor and Traders Pvt. Ltd.
   Initially, M/s Interwings Decor and Traders Pvt Ltd has obtained building plan approval from NDMC vide ID no 10085254 dated 01-05-2021 for built-up area of 19,979.84 sqm out of which 2 Basement and 3 floors has already constructed at site. Now, due to revision in building plans again, built-up area increased to 21,451.11 sqm.
2. The Project is located at **Latitude:** 28°40'50.74"N; **Longitude:** 77°05'25.84"E.
3. **Area Details:**
   The Total Plot Area of the project is 5,220.97 sqm. The Proposed Total Built-up Area is 21,451.11 sqm. The Proposed FAR Area is 15,562.13 sqm. The Proposed Non FAR Area is 5,888.98 sqm.. The Proposed Ground Coverage is 2082.43sqm. The total no. of Basements will be 2 nos and same already exists at site, there will be no earthwork involved. The total nos. of floors will be 2B+G+6. The total no of expected population is 1713 persons. The Max. Height of the building (upto the terrace level) is 39 m.
4. **Water Details:**
   During Construction Phase, Water requirement during construction phase will be met from recycled water from private water tankers. Wastewater generated during the construction phase will be disposed –off through soak pits.
   During Operational Phase, Total Water requirement of the project will be 117 KLD (Domestic water: 73 KLD) which will be met by 40 KLD of Fresh water from Delhi Jal Board. Total Waste water generated from the project will be 65 KLD which will be

treated in house STP of 80 KLD capacity. Treated Water from STP will be 59 KLD which will be recycled and reused for Flushing (33 KLD), Green area/ landscape (8 KLD), HVAC Cooling (18 KLD) and rest of the demand of 18 KLD for HVAC cooling will be sourced through DJB STP.

Number of Rain Water Harvesting (RWH) Pit proposed is 3 nos.

5. **Solid Waste Details**

   During Construction Phase, Construction and demolition (C&D) waste will be stored at the construction site in either skips or suitable containers and will be directly emptied at the notified disposal site/sites or transported to an available suitable facility.

   During the Operation Phase, Total 422 Kg/day of Solid Waste will be generated from the project. Out of which, 153 kg/day Bio-Degradable Waste will be treated inhouse OWC of 120 kg/batch capacity and the manure will be used for landscaping. Non-Biodegradable Waste (Recyclable and Non-Recyclable) generated will be disposed through authorized vendors.
6. **Power Details:** Total Power requirement will be 1490 kW and will be met from BSES. For Power Back up, 03 Nos. of DG sets of Capacity 2385 KVA (1x1010 + 1x750, 1X625 KVA) will be installed.
7. **Parking Facility Details:** Total Proposed Parking is 320 ECS (305 ECS in Basement and 15 ECS in open space).
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 23.3 Km SE, and from Asola Wildlife Sanctuary is 22.90 Km SSE.
9. **Plantation Details:** The proposed Green Area is 1,584.53 sqm. (30.34 % of plot area). and Total no. of trees proposed is 117 nos.
10. **Cost Details:** Total Cost of the project is Rs 95 Crores (Land Cost + Development Cost).

Nobody present on behalf of PP during meeting and PP requested vide mail dated 18.11.2022 for deferment of case for upcoming SEAC meeting. However, SEAC decided to appraise the project based on the Form 1, Form 1A, Conceptual Plan submitted by the project proponent and recommended to seek the additional information which has been responded back by the project proponent on 15.12.2022 vide letter dated 15.12.2022 which is as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 18.11.2022	Reply dated 15.12.2022 submitted on 15.12.2022
1.	Valid Consent from SPCB/ DPCC.	PP has informed that they are in process to obtain consent to establish and they will submit the required NOC in due course of time.
2.	Water requirement during construction phase is proposed to be met from the treated water of nearby CSTP. PP is required to identify the source and clarify the arrangement for reusing the aforesaid treated water along with the mechanism proposed for making this	PP has informed that the source of treated water used during construction phase is met by "Aggarwal Water Co.". PP has enclosed the bills of the said agency.

	water fit for use in construction.	
3.	Assurance for supply of Treated water of 18 KLD during Operation Phase. PP is required to clarify the arrangement for reusing the aforesaid treated water.	PP has informed that assurance for supply of treated water during Operation Phase has been received from Jal Board, Govt. Of NCT of Delhi, Office of the Executive Engineer (SDW) XII Vide letter no. DJB/EE (SDW) - XII/2022-23/2077 dated 08.12.2022. PP has attached the assurance letter from DJB for supply of treated water.
4.	Revised proposal to make provisioning of Gas based generators.	PP has informed that they will make provision of Gas based generators instead of DG sets. PP has attached the undertaking of the same.
5.	Proportion wise Step Diagram to be provided showing the amount of reduction in net per capita energy demand achieved through (i) Load Reduction Strategies, (ii) Passive Strategies, (iii) Renewables, and (iv) Energy Recovery strategies. At least 2 % of the total energy demand to be sourced from renewables. The capacity and no. of Solar PVs needs to be indicated specifically.	PP has informed that project building is 47% energy efficient than conventional building by adopting Load Reduction, Passive, Renewables and Energy Recover Strategies PP has attached measures taken under Load Reduction, Passive, Renewables and Energy Recover Strategies.
6.	Copy of sanctioned building plan of existing construction along with a comparative area statement for the enhanced built-up area proposed and superimposed drawing indicating the proposed amendment.	PP has informed that the existing BUA = 19,979.84 m2 as per the approved building plan which was approved by NDMC vide ID no. 10099744 dated 23-04-2022. PP has attached the copy of sanctioned building plan of existing construction PP has attached comparative area statement for the enhanced built-up area proposed.
7.	Building Plan approval from the concerned agencies, DUAC with enhanced built-up area.	PP has informed that building plan approval from the concerned agencies is in process, DUAC is not required as per MCD civic center.
8.	Power supply assurance from TPDDL/ BSES.	PP has attached BSES bill for December 2021.

<table>
<tr>
<td>9.</td>
<td>Proportion wise Step Diagram showing the amount of reduction in net Per Capita Water Demand achieved through (1) Each Demand reduction strategy (eg. Low flow fixtures, Xeriscaping etc.), (2) Recycling and Reuse.</td>
<td>PP has attached revised water mass balance after water conservation measures which is as follows:

During Operation Phase (After taking conservation measures):
<table>
<tr><th>S.No.</th><th>Particulars</th><th>Quantity</th></tr>
<tr><td>1.</td><td>Total Water Requirement</td><td>93 KLD</td></tr>
<tr><td>2.</td><td>Fresh Water Requirement
(Source: DJB)</td><td>15 KLD</td></tr>
<tr><td rowspan="4">3.</td><td>Treated Water Requirement</td><td>78 KLD</td></tr>
<tr><td>Flushing</td><td>34 KLD</td></tr>
<tr><td>Horticulture</td><td>8 KLD</td></tr>
<tr><td>HVAC</td><td>36 KLD</td></tr>
<tr><td>4.</td><td>Treated Water from Rohini STP</td><td>37 KLD</td></tr>
<tr><td>5.</td><td>Treated Water Generated</td><td>41 KLD</td></tr>
<tr><td>6.</td><td>Waste Water Generated</td><td>46 KLD</td></tr>
<tr><td>7.</td><td>STP Capacity</td><td>60 KLD</td></tr>
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<tr>
<td>10.</td>
<td>Proposal for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.</td>
<td>PP has informed that they will install CO2 Gas detector, Combustible Gas detector, Toxic/ Oxygen Gas detector.</td>
</tr>
<tr>
<td>11.</td>
<td>Revised EMP (Environment Management Plan) for dust mitigation measures during construction as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs.</td>
<td>PP has attached Revised EMP.</td>
</tr>
</table>

	Union of India & others and Sanjay KulshreshthaVs Union of India & others/ CAQM Directions issued time to time including registration on Dust Pollution Control Self-Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.	
12.	Latest Site Photographs.	PP has attached latest site photographs from all sides with outside and inside specifically marked.
13.	PP required to submit traffic study of the area.	PP has attached traffic study of the area.
14.	Site Tree Report indicating a. Existing trees b. Trees to be saved c. Trees proposed to be cut d. Trees proposed to be transplanted on site e. Trees proposed to be transplanted off-site	PP has informed there are 2 nos. of trees viz. Ficus religiosa existing within the project premises. Certain trees viz. Ficus virens, Azadirachta indica, Ficus religiosa are existing just outside the site boundary. Site Tree Report is as follows: a. Existing trees: 2 trees b. Trees to be saved: 2 trees c. Trees proposed to be cut: Nil d. Trees proposed to be transplanted on site: Nil e. Trees proposed to be transplanted off-site: Nil PP has attached Landscape Plan showing existing tree mapping with list of existing trees.

After due deliberations, the SEAC in its 121st Meeting held on 22.12.2022, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which has been responded back by the project proponent on 26.01.2023 vide letter dated 14.01.2023 which is as follows:

S.No.	**Information Sought by SEAC during SEAC Meeting dated 22.12.2022**	**Reply dated 14.01.2023 submitted on 26.01.2023**
1.	The PP is required to submit the authorization of the company engaged to supply STP treated water from DJB/ authorized sources during construction	PP has informed that for the earlier/existing construction (BUA = 19,979.84 sqm) of project, they had used STP treated water which was supplied by a Private Water

	phase.	Tanker - Aggarwal Water Company. PP has informed that for the remaining construction (BUA = 1471.27 sqm), we have received assurance from DJB for supply of STP treated water from Sector 25 Rohini STP. PP has attached copy of the DJB assurance letter dated 08.12.2022 for the same. PP has also informed that as per the condition of DJB assurance, they have to make their own arrangement for transportation of water. Therefore, they have made an agreement with a Private Water Tanker agency. PP has attached copy of the agreement signed with the Private Water Tanker agency for supply of treated water.
2.	PP is required to confirm the mechanism to be adopted for making this water fit for use in construction purpose.	PP has informed that they will test the quality of STP treated water supplied by DJB through an NABL accredited lab. PP has also informed that in case the quality of STP treated water supplied by DJB does not meet the prescribed standards, they will further treat it to make it fit for use in construction.
3.	PP is required to submit the power supply assurance or the letter submitted for the proposed development.	PP has attached the power supply assurance letter dated 20.12.2022 received from BSES for the proposed project.
4.	The Capital and Recurring cost of EMP with inclusion of cost of environmental monitoring.	PP has attached revised cost of EMP during construction phase & operation phase which is as follows: During Construction phase, Capital cost will be 40.0 Lacs and Recurring cost will be 11.7 Lacs/ annum. During Operation phase, Capital cost will be 144.0 Lacs and Recurring cost will be 49.5 Lacs/ annum.
5.	Revised EMP (Environment Management Plan) for dust mitigation	PP has attached revised EMP (Environment Management Plan).

	measures during construction as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay KulshreshthaVs Union of India & others/ CAQM Directions issued time to time including registration on Dust Pollution Control Self-Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.	PP has informed that they have done registration on Dust pollution control Self-assessment Portal. PP has attached a snapshot of the same.
6.	Proposal for solar energy utilization to achieve atleast 10 % of power load requirement.	PP has informed that depending on the availability of roof top area, they propose to meet 5.03% of power requirement (80 KW) through solar energy. No. of solar panels proposed are 204 nos which will be installed in 433 sqm area. PP has attached details of solar PV backup calculation and terrace floor plan depicting location of solar panels.
7.	Fresh proposal for deployment of minimum 04 nos. of Anti-Smog Guns with the fresh estimation of the water requirement taking into account that ASG uses 40-250 litre of water per minute depending upon the nozzle used as per guidelines of ASG and CAQM directions.	PP has attached total water demand during construction phase considering the deployment of Anti-Smog Guns. The details of water demand during construction phase is as follows:

Activity	Quantity	Source
Construction activities	18.75 KLD	DJB STP
Anti-Smog guns	16.2 KLD	Fresh water supplied through tanker
Drinking water	1 KLD	Fresh water supplied through tanker

		Flushing water requirement: 2 KLD (DJB STP) **Total Water Requirement: ~38 KLD**
8.	Revised landscape plan with demarcated green area with soft green area. Landscape details to be provided with a measured impact on the micro-climate. Green area should be demarcated as per building bye laws with due demarcation of tree plantation. Further, wherever tree plantation being done/ proposed, tree-pit size of 6' x 6' / tree to be adopted as permeable surface of the tree.	PP has attached landscape plan with details of break-up of soft green and hard green area, plantation list, etc. Parameters: Quantity Soft Green Area: 809.10 sqm Paved Green Area: 775.43 sqm **Total Green Area Provided: 1584.53 sqm** No. of trees required: 66 nos. No. of plants (including trees and shrubs) proposed: 72 nos. PP has informed that landscape plan has been prepared considering the micro climate of area. Details of the same has been enclosed by the PP.

After due deliberations, the SEAC in its 123rd Meeting held on 01.02.2023 recommended as follows:

Based on the information furnished, documents shown & submitted, presentation made by the project proponent and recommended the case to SEIAA for grant of Environmental clearance imposing the following specific conditions:

1. Treated water of DJB STP should be used for construction purposes with tertiary treatment of treated water of DJB STP to ensure it is fit for construction use.
2. The project proponent shall adhere to the total water requirement – 93 KLD, Fresh water requirement – 15 KLD, Treated water requirement – 78 KLD (for recycling in flushing – 34 KLD, Gardening 8 KLD, HVAC – 36 KLD.
3. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs.40 Lacs and recurring cost of Rs. 11.7 Lacs/ year during construction phase and capital cost of Rs. 144 Lacs and recurring cost of Rs. 49.5 Lacs/ year during operation phase.
4. Formal approval shall be taken from the DJB/CGWA for any ground water abstraction

of dewatering. The project proponent shall adopt suitable measures for controlling ground water backing up around basements.

5. At least 7 % of the total energy demand to be sourced from Solar (Renewable) energy as committed and try to achieve upto 10% of the total energy demand by utilizing 433 sqm area at roof top.
6. No. of Rain water harvesting pit shall be 3 nos. and storage tank of capacity of min. 1 day of total fresh water requirement. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be limited to shallow aquifer. Depth of boring should leave a buffer of atleast 5 m above ground water table.
7. PP shall install gas based generators as committed.
8. The Environment Management Cell consisting of atleast 01 person as Site Manager, 01 person as Site Environmental coordinator, 01 sullage disposal operator, 01 greenbelt development incharge shall be created as committed and made functional before commissioning of the proposed development.
9. Minimum 1 tree for every 80 Sq. Mt of plot area (72 nos) should be planted within the project site.
10. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places. PP to ensure that this should be provided in AC/DC combination. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.
11. IoT based Flow Meters/ Sensors should be installed to monitor consumption of fresh water as well as treated water and log book for these flow meters be maintained in a regular manner. Flow meters shall be installed at Inlet of STP, outlet of STP, inlet of flushing tanks, inlet of cooling water tanks and reuse line for horticulture purposes and at the outfall/ sewer connection to be provided only for emergency discharge purposes with prior intimation to regulatory authority. Calibration for all the Flow meters shall be maintained on quarterly basis
12. Green building norms should be followed with a minimum 3 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up.
13. Construction & Demolition waste should be disposed of at authorized C&D waste collection centre/ processing unit.
14. Wind- breaker of appropriate height i.e. 1/3rd of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction and demolition work.
15. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of VardhamanKaushik Vs. Union of India & others and Sanjay KulshreshthaVs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration/ self-audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10.
16. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.

17. The cost of Environment Management Plan should be distinctly allocated in the budget of the project and details of the same along with time frame of the implementation should be reported in six monthly monitoring reports.
18. In view of MoEF&CC Office Memorandum No. 21-270/2008-IA.III dated 19.06.2013 read with MoEF&CC Office Memorandum No. 22-154/2015-IA.III dated 10.11.2015, this environmental clearance is granted focusing only on the environment concerns. The project will be regulated by the concerned local Civic Authorities under the provisions of the relevant provisions of the extant MPD-2021, Building Control Regulations and Safety Regulations.
19. The Environmental Clearance is subject to the condition that concerned local civic agencies will give the permission for use/ occupation of the building only after the written assurance of DJB/ New Delhi Municipal Council / other such local civic authority (as the case may be) regarding supply of adequate water for the residents/ occupiers.
20. Grant of environmental clearance does not necessarily implies that water/ power supply shall be granted to the project and that their proposals for water/ power supply shall be considered by the respective authorities on their merits and decision taking.
21. The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from water/ power supply angle shall be entirely at the cost and risk of the project proponent and SEAC/SEIAA, Delhi shall not be responsible in this regard in any manner.
22. As proposed, fresh water requirement from DJB shall not exceed 15 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DJB/ concerned Authority.
23. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for flushing, AC makeup water and gardening.
24. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
25. Energy audit shall be carried out periodically to review energy conservation measures.
26. All sensor/meters based equipments should be calibrated on quarterly basis.
27. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
28. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
29. Green belt development surrounding the campus, avenue tree planting and garden development should commence from the beginning of the construction phase. Only indigenous species should be used for green belt and avenue trees.
30. Exposed roof area and covered parking should be covered with material having high solar reflective index.
31. Building design should cater to the differently-abled citizens.
32. PP shall keep open space unpaved to the maximum extent possible so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
33. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.

34. Construction activities will be allowed only during day-time period.
35. Lubrication will be carried out periodically for plant machinery

The recommendations of SEAC were considered in 69th meeting of SEIAA held on 10.03.2023 and as per Minutes of meeting issued on 01.05.2023 the SEIAA during its aforesaid meeting took the following decisions (s):
The SEIAA decided to refer back the case to SEAC for re-examination of tree aspect and water assurances.

In the meantime the PP vide its letter dated 20.04.2023, quoting the provisions of para 8 (i) , 8 (ii) and 8 (iii) of EIA Notification, 2006 informed that they are presuming the grant of deemed Environmental Clearance due to the time period passed after the recommendation of SEAC.

During appraisal earlier, it was informed by PP that water requirement during construction phase will be met from recycled water from private water tankers. PP has informed that the source of treated water used during construction phase will be through "Aggarwal Water Co.".

When the PP was asked to submit the authorisation of the aforesaid company through ADS raised in pursuance of SEAC meeting dated 22.12.2022 The PP informed that they have received assurance from DJB for supply of STP treated water from Sector 25 Rohini STPs and attached copy of the DJB assurance letter dated 08.12.2022 for the same. PP has also informed that as per the condition of DJB assurance, they have to make their own arrangement for transportation of water. Therefore, they have made an agreement with a Private Water Tanker agency. PP has attached copy of the agreement signed with the Private Water Tanker agency for supply of treated water. Fresh water of 17.2 KLD is proposed to be supplied through tankers during construction phase.

SEAC recommended the EC condition that "Treated water of DJB STP should be used for construction purposes with tertiary treatment of treated water of DJB STP to ensure it is fit for construction use."

For Fresh water demand of 15 KLD during operation phase the PP submitted water and sewer NOC vide DJB letter dated 06.12.2021. For outside STP Treated water demand of 37 KLD during operation phase the PP submitted water assurance from Delhi Jal Board vide letter dated 08.12.2022.

PP has informed there are 2 nos. of trees viz. Ficus religiosa existing within the project premises. 72 No. of plants (including trees and shrubs) are proposed within project site. Tree plantation demarcated on landscape has been uploaded vide ADS reply dated 14.01.2023 uploaded on 26.01.2023. SEAC recommended the EC with the condition that minimum 1 tree for every 80 Sq. Mt of plot area (72 nos) should be planted within the project site.

B. <u>After due deliberations, the SEAC in its 127th Meeting held on 03.05.2023 recommended as follows:</u>

As far as water assurance regarding STP treated water required during Construction and Operation phase of the project the Project proponent has submitted the letter dated 08.12.2022 issued by DJB to supply STP treated water at prescribed rate. Fresh water of 17.2 KLD is proposed to be supplied through tankers during construction phase and Fresh water demand of 15 KLD during operation phase the PP submitted DJB letter dated 06.12.2021 issued by DJB which has been considered as water assurance. There is no tree cutting involved and SEAC has recommended the EC with the condition to plant 72 no. of trees within the project site for which landscape plan has also been submitted by the project proponent.

In view of above, SEAC again recommend the project for grant of EC with the following additional conditions:

1. Bills/Receipt issued by DJB against purchase of treated water from Rohini STP should be part of six monthly EC compliance report. Bills issued by private agency for supply water will not be sufficient.

2. During construction phase, only drinking water required by the labourers and the other fresh water requirement for Anti-Smog Gun is allowed to be supplied through tankers

3. Sensors to measure ground water level/Piezometers certified by CGWB should be installed by the PP immediately. These piezometers should have IoT facility and send data to the server for storage. Weekly data from these piezometer should be submitted along with EC compliance report. Calibration of these sensors should be done once in 6 months. Data of these piezometers should be also be

a) Highlighted on PP website with monthly updation.

b) Shared with DJB (ground water division) on quarterly basis.

Agenda No: 02
Case No. 432

Name of the Project	Construction of Multi-Specialty "Mahavir Hospital" at Sector-14(extn), Rohini, Delhi-110085
Project Proponent	Mahasati Mohan Devi Jain Shikshan Samiti
Consultant	Perfact Enviro Solutions Pvt Ltd
EIA Coordinator present during Meeting	Ms. Akta Chugh Ms. Richa Aggarwal
Representatives of PP present during Meeting	-
Proposal No.	SIA/DL/INFRA2/402720/2022
File No.	DPCC/SEIAA-IV/C-432/DL/2022

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Proposed Multi-Specialty Hospital" Mahavir Hospital", Rohini by M/s Mahasati Mohan Devi Jain Shikshan Samiti.
2. The Project is located at **Latitude:** 28°42'21.06"N; **Longitude:** 77° 7'45.87"E.
3. **Area Details:**

   The Total Plot Area of the project is 4046.8 sqm. The Proposed Total Built-up Area is 28732.07 sqm. The Proposed FAR Area is 13820.25 sqm. The Proposed Ground Coverage is 1369.63 sqm. Existing Built-up area of 2020 sqm will be demolished. Total no. of expected population will be 2597 persons. Total no. of towers will be 1. The no. of beds will be- IPD Beds: 284, Transit Beds: 6, Day care beds: 75. Maximum No. of Floors will be 3 B+G+13. The maximum height of the building will be 63 m.
4. **Water Details:**

   During Construction Phase, Total water requirement will be 18 KLD out of which water required for construction activity will be approx. 11 KLD which will be taken from treated water from STP and pre-treatment will be provided to the STP treated water at the site. The Remaining 7 KLD will be taken from the tanker supply

   During Operational Phase, Total Water requirement of the project will be 327 KLD which will be met by 147 KLD of Fresh water from DJB and 180 KLD treated water from in house STP. Waste water from Laundry and Labs will be 14 KLD will be treated in ETP capacity of 21 KLD and which will further treated in in-house STP. Total Waste water generated from the project will be 192 KLD which will be treated in house STP of 240 KLD capacity. Treated Water from STP will be 180 KLD which will be recycled and reused for Flushing (77 KLD), Cooling (98 KLD), Gardening (5 KLD).

   For Rain Water Harvesting (RWH), 1 pit and 2 Storage tanks will be provided.
5. **Solid Waste Details**

During Construction Phase, total solid waste generation will be 15 kg/day. The debris of C&D material will be used in backfilling, roads etc. & rest will be sent to authorized C&D waste management site at Burari.

During the Operation Phase, Approx. 940 Kg/day of Solid Waste will be generated from the project. Out of which, the Biodegradable waste (564 kg/day) will be subjected to composting by organic waste converter. The Non-Recyclable waste (139.4 kg/day) and Plastic waste (92 kg/day) will be disposed through Govt. approved agency. The Bio-Medical waste will be 140 kg/day which will be given to approved agency.

01 Nos. of OWC of capacity 170 Kg/batch (4 batches/day/OWC) will be installed.

6. **Power Details**

During Operation Phase, Total Power requirement will be 1505.12 kW which will be met by the NDMC. For Power Back up, Hybrid DG sets of Capacity 2 x 1250 kVA will be installed.

2% of total energy consumption (i.e 30 kW) will be met through renewable energy.

7. **Parking Facility Details:** Total Proposed Parking is 327 ECS.
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 22.09 Km and from Asola Wildlife Sanctuary is 24.30 Km.
9. **Plantation Details:** The proposed Green Area is 404.68 sqm (10 % of plot area). There are 33 no. of trees existing at site out of which 6 will be cut/ felled and rest shall be transplanted. Total no. of proposed trees is 60 nos. within project site
10. **Cost Details:** Total Cost of the project is Rs 153 crores.

After due deliberations, the SEAC in its 120th Meeting held on 09.12.2022, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which has been responded back by the project proponent on 17.12.2022 vide letter dated 17.12.2022 which is as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 09.12.2022	Reply dated 16.01.2023 submitted on 24.01.2023
1.	Water assurance from DJB for meeting the quantum of water supply during operational phase.	PP has informed that they have received NOC in the OBPS from DJB vide letter no. DJB/EE (M)-34/2022/325 dated 05.12.2022. PP has attached letter dated 05.12.2022 received from DJB. PP has also attached letters dated 29.11.2022 of DJB regarding NOC and calculation of sewage discharge and IFC charges for the proposed project.
2.	Assurance for supply of Treated Sewage during Construction Phase. PP is required to clarify the	PP has informed that during construction phase the water requirement of 15 KLD will be met by outsourced STP treated water

<table>
<tr><td></td><td>arrangement for reusing the aforesaid treated water along with the mechanism proposed for making this water fit for use in construction.</td><td>from sector-25 Rohini.

PP has informed that request letter has been submitted for the same on 06.10.2022.

PP has attached characteristics of STP treated water and standards for construction water.</td></tr>
<tr><td>3.</td><td>Site tree report as per clause 4(1) of Tree Transplantation Policy, 2020.</td><td>PP has informed that as per clause 4(1) of Tree Transplantation Policy, 2020, site survey has been done and following are the details of existing trees.
<table><tr><td>Total no. of existing trees at site</td><td>33 nos.</td></tr><tr><td>No. of trees to be transplanted outside the site.</td><td>18 nos.</td></tr><tr><td>No. of trees to be transplanted within the site.</td><td>10 nos.</td></tr><tr><td>No. of trees retained at site.</td><td>5 nos.</td></tr><tr><td>Trees to be cut from site</td><td>Nil</td></tr><tr><td>Compensatory Plantation</td><td>180 nos.</td></tr></table></td></tr>
<tr><td>4.</td><td>Revised proposal for installation of gas based generator sets as discussed during presentation.</td><td>PP has informed that Gas based generators will be installed instead of DG sets.</td></tr>
<tr><td>5.</td><td>Technical details of proposed ETP in addition to STP.</td><td>PP has attached technical details of proposed ETP in addition to STP.</td></tr>
<tr><td>6.</td><td>Pollution load and abatement plan during construction and operation phase for point and non-point sources with detailed calculation.</td><td>PP has attached calculation details of pollution load and abatement plan during construction and operation phase for point and non-point sources.</td></tr>
<tr><td>7.</td><td>Revised Solid Waste generation figure with revised estimation of STP Sludge.</td><td>PP has attached revised solid waste generation figures which are as follows:
<table><tr><th>Type of waste</th><th>Quantity</th></tr></table></td></tr>
</table>

		Biodegradable: 564 kg/day Non-Biodegradable waste: 376 kg/day Bio-Medical Waste: 140 kg/day **Total Waste: 1080 kg/day** PP has informed that they will install 2-OWCs of 170 kg/batch capacity each.
8.	Dewatering aspect needs to be deliberated in view of high ground water table.	PP has attached dewatering undertaking.
9.	Plan for handling/ disposal of excavated earth and construction & demolition waste.	PP has attached DJB letter for disposal of excavated earth and construction & demolition waste.
10.	Revised solar energy utilization to achieve atleast 10 % of power load requirement.	PP has informed that they will provide 9 % of the total power load through renewables resources i.e. 133.61 kW. PP has attached terrace plan showing location of solar panels.
11.	Revised landscape plan with demarcated green area with soft green area. Open area should be demarcated as per building bye laws and minimum 20% of the open spaces as required by the building bye laws should be kept as pervious and green area should be increased upto 25 % of plot area and wherever deemed necessary PP to provide grass pavers of suitable type and strength to increase water permeable area as well as to allow fire tender movement. Further, wherever tree plantation being done/ proposed, tree-pit size of 6' x 6' / tree to be adopted as permeable surface of the tree.	PP has attached revised landscape plan with demarcated green area with soft green area.
12.	Proposal for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.	PP has informed that they will provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
13.	Outlet Parameters of proposed STP	PP has attached outlet parameters of

<table>
<tr><td></td><td>during operation phase needs to be revisited in order to check the feasibility of its reuse in flushing, horticulture etc.</td><td>proposed STP.</td></tr>
<tr><td>14.</td><td>Specify name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters.</td><td>PP has attached details of Environment Management Cell which will be under supervision of Administrative officer.

The composition of Environment Management Cell is as follows:

<table><tr><th>Designation</th><th>No. of Persons</th></tr><tr><td>Environment Officer</td><td>01</td></tr><tr><td>Air management Incharge</td><td>01</td></tr><tr><td>STP & RWH persons</td><td>01</td></tr><tr><td>Solid waste Collection & disposal person</td><td>01</td></tr><tr><td>Fire & Safety persons</td><td>01</td></tr><tr><td>Total</td><td>05</td></tr></table></td></tr>
<tr><td>15.</td><td>Revised cost of EMP needs to be submitted as the same does not include the recurring cost during construction phase. PP is required to submit the Capital and Recurring cost of EMP with inclusion of cost of environmental monitoring during construction & operation phase.</td><td>PP has attached revised cost of EMP during construction phase & operation phase which is as follows:

During Construction phase, Capital cost will be 33.0 Lacs and Recurring cost will be 8.3 Lacs/ annum.

During Operation phase, Capital cost will be 150.0 Lacs and Recurring cost will be 13.5 Lacs/ annum.</td></tr>
<tr><td>16.</td><td>Building height clearance from AAI for the proposed building height.</td><td>PP has attached Height clearance letter dated 17.10.2022 from AAI for the proposed building height.</td></tr>
<tr><td>17.</td><td>Revised parking proposal to achieve 30 % of the ECS for electric vehicle. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.</td><td>PP has informed that they will provide 30 % of the total parking for electric vehicles.

PP has also informed that provision will be made to allow extension of electric charging facility to all parking slots in the future.</td></tr>
</table>

After due deliberations, the SEAC in its 123rd Meeting held on 01.02.2023 recommended as follows:

Based on the information furnished, documents shown & submitted, presentation made by the project proponent and recommended the case to SEIAA for grant of Environmental clearance imposing the following specific conditions:

1. Treated water of DJB STP should be used for construction purposes with tertiary treatment of treated water of DJB STP to ensure it is fit for construction use.
2. The project proponent shall adhere to the total water requirement – 327 KLD, Fresh water requirement – 147 KLD, Treated water requirement – 180 KLD (for recycling in Flushing (77 KLD), Cooling (98 KLD), Gardening (5 KLD).
3. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs.33 Lacs and recurring cost of Rs. 8.3 Lacs/ year during construction phase and capital cost of Rs. 150 Lacs and recurring cost of Rs. 13.5 Lacs/ year during operation phase.
4. Formal approval shall be taken from the DJB/CGWA for any ground water abstraction of dewatering. The project proponent shall adopt suitable measures for controlling ground water backing up around basements.
5. At least 9 % (i.e. 133.61 kW) of the total energy demand to be sourced from Solar (Renewable) energy as committed and try to achieve upto 10% of the total energy demand.
6. No. of Rain water harvesting pit shall be 1 nos. and storage tank of capacity of min. 1 day of total fresh water requirement. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be limited to shallow aquifer. Depth of boring should leave a buffer of atleast 5 m above ground water table.
7. PP shall install gas based generators as committed.
8. The Environment Management Cell consisting of 01 Environment Officer, 01 Air management Incharge, 01 person for STP & RWH, 01 person for Solid waste Collection & disposal, 01 person for Fire & Safety shall be created as committed and made functional before commissioning of the proposed development.
9. Minimum 1 tree for every 80 Sq. Mt of plot area (60 nos) should be planted within the project site.
10. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places. PP to ensure that this should be provided in AC/DC combination. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.
11. IoT based Flow Meters/ Sensors should be installed to monitor consumption of fresh water as well as treated water and log book for these flow meters be maintained in a regular manner. Flow meters shall be installed at Inlet of STP, outlet of STP, inlet of flushing tanks, inlet of cooling water tanks and reuse line for horticulture purposes and at the outfall/ sewer connection to be provided only for emergency discharge purposes with prior intimation to regulatory authority. Calibration for all the Flow meters shall be maintained on quarterly basis
12. Green building norms should be followed with a minimum 4 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up.

13. Construction & Demolition waste should be disposed of at authorized C&D waste collection centre/ processing unit.
14. Wind- breaker of appropriate height i.e. 1/3rd of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction and demolition work.
15. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of VardhamanKaushik Vs. Union of India & others and Sanjay KulshreshthaVs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration/ self-audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.
16. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
17. The cost of Environment Management Plan should be distinctly allocated in the budget of the project and details of the same along with time frame of the implementation should be reported in six monthly monitoring reports.
18. In view of MoEF&CC Office Memorandum No. 21-270/2008-IA.III dated 19.06.2013 read with MoEF&CC Office Memorandum No. 22-154/2015-IA.III dated 10.11.2015, this environmental clearance is granted focusing only on the environment concerns. The project will be regulated by the concerned local Civic Authorities under the provisions of the relevant provisions of the extant MPD-2021, Building Control Regulations and Safety Regulations.
19. The Environmental Clearance is subject to the condition that concerned local civic agencies will give the permission for use/ occupation of the building only after the written assurance of DJB/ New Delhi Municipal Council / other such local civic authority (as the case may be) regarding supply of adequate water for the residents/ occupiers.
20. Grant of environmental clearance does not necessarily implies that water/ power supply shall be granted to the project and that their proposals for water/ power supply shall be considered by the respective authorities on their merits and decision taking.
21. The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from water/ power supply angle shall be entirely at the cost and risk of the project proponent and SEAC/SEIAA, Delhi shall not be responsible in this regard in any manner.
22. As proposed, fresh water requirement from DJB shall not exceed 147 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DJB/ concerned Authority.
23. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for flushing, AC makeup water and gardening.
24. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
25. Energy audit shall be carried out periodically to review energy conservation measures.

26. All sensor/meters based equipments should be calibrated on quarterly basis.
27. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
28. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
29. Green belt development surrounding the campus, avenue tree planting and garden development should commence from the beginning of the construction phase. Only indigenous species should be used for green belt and avenue trees.
30. Exposed roof area and covered parking should be covered with material having high solar reflective index.
31. Building design should cater to the differently-abled citizens.
32. PP shall keep open space unpaved to the maximum extent possible so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
33. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
34. Construction activities will be allowed only during day-time period.
35. Lubrication will be carried out periodically for plant machinery.
36. Bio medical waste should be segregated separately to ensure that no bio medical waste leachate should enter in the Rain water harvesting system.
37. Advanced oxidation process should be used in STP and ETP to ensure proper treatment of drug residues and its metabolites.
38. PP shall adopt proper management strategy for Bio-medical waste/ Liquid effluent as per Bio-Medical Waste Management Rules, 2016 and relevant guidelines of MoEF&CC/ CPCB.

The recommendations of SEAC were considered in 69th meeting of SEIAA held on 10.03.2023 and as per Minutes of meeting issued on 01.05.2023 the SEIAA during its aforesaid meeting took the following decisions (s):

The SEIAA decided to refer back the case to SEAC for re-examination of tree aspect and water assurances.

In the meantime the PP vide its letter dated 24.04.2023, quoting the provisions of para 8 (i) and 8(ii) of EIA Notification, 2006 informed that they are presuming the grant of deemed Environmental Clearance due to the time period passed after the recommendation of SEAC.

During appraisal earlier, the PP informed that during construction total water requirement will be 18 KLD out of which water required for construction activity will be approx. 11 KLD which will be taken from treated water from STP and pre-treatment will be provided to the STP treated water at the site. The Remaining 7 KLD will be taken from the tanker supply .Subsequently the PP informed that during construction phase the water requirement of 15 KLD will be met by outsourced STP treated water from Sector-25 Rohini. PP has informed that request letter has been submitted for the same on 06.10.2022.

Regarding the assurance of fresh water supply of 147 KLD during operation phase, PP has informed that they have received NOC in the OBPS from DJB vide letter no. DJB/EE (M)-34/2022/325 dated 05.12.2022, PP has attached letter dated 05.12.2022 received from DJB. PP has also attached letters dated 29.11.2022 of DJB regarding NOC and calculation of sewage discharge and IFC charges for the proposed project.

Total no of trees existing at site -33 no, no of trees to be transplanted within site -10 nos, no of trees to be transplanted outside-18 no, no of trees to be retained-05 nos and compensatory plantation purposed -180 nos. 60 No. of plants are proposed within project site. Tree plantation demarcated on landscape has been uploaded vide ADS reply dated 16.01.2023 uploaded on 24.01.2023.

B. <u>After due deliberations, the SEAC in its 127th Meeting held on 03.05.2023 recommended as follows:</u>

During the appraisal of the project the request dated 06.10.2022 submitted to DJB for supply of STP treated water to the tune of 15 KLD. During the meeting the PP submitted the DJB letter dated 06.02.2023 for supply of treated sewage. The major water demand projection is for the operation phase of the project for which the project proponent has obtained NOC vide DJB letter dated 05.12.2022 subsequent to deposition of IFC charges.

Regarding tree plantation the SEAC recommended the EC with the condition to plant 60 nos. of trees within project site. However, the compensatory plantation informed by the project proponent was re-examined and it was found the compensatory plantation in the ratio of 10:1 for each affected tree is required to be done. Therefore SEAC recommended the proposal again to SEIAA for grant of EC with additional conditions that:

1. PP shall complete the compensatory tree plantation taking the affected trees as 28 and as per the tree cutting permission to be obtained from Forest Department, GNCTD.

2. Bills/Receipt issued by DJB against purchase of treated water from Rohini STP should be part of six monthly EC compliance report. Bills issued by private agency for supply water will not be sufficient.

3. During construction phase, only drinking water required by the labourers and the other fresh water requirement for Anti-Smog Gun is allowed to be supplied through tankers

4. Sensors to measure ground water level/Piezometers certified by CGWB should be installed by the PP immediately. These piezometers should have IoT facility and send data to the server for storage. Weekly data from these piezometer should be submitted along with EC compliance report. Calibration of these sensors should be done once in 6 months. Data of these piezometers should be also be

a) Highlighted on PP website with monthly updation.

b) Shared with DJB (ground water division) on quarterly basis.

Agenda No: 03
Case No. C- 431

Name of the Project	EC for Proposed Commercial Complex at Plot No-23. Manglam Place, District Centre, Rohini Sector-03 New Delhi by M/s Unity Buildwell Ltd
Project Proponent	Mr. Harsh Vardhan Bansal, Director, M/s Unity Buildwell Ltd, at Plot No-23. Manglam Place, District Centre New Delhi
Consultant	Perfact Enviro Solutions Pvt Ltd (PESPL)
EIA Coordinator present during Meeting	Ms. Akta Chugh Ms. Richa Aggarwal
Representatives of PP present during Meeting	-
Proposal No.	SIA/DL/INFRA2/403740/2022
File No.	DPCC/SEIAA-IV/C-431/DL/2022

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Proposed Commercial Complex at Plot No-23. Manglam Place, District Centre New Delhi by M/s Unity Buildwell Ltd.
2. The Project is located at **Latitude:** 28°41'56.33"N; **Longitude:** 77° 6'57.37"E.
3. **Area Details:**
   The Total Plot Area of the project is 1,884 sqm. The Proposed Total Built-up Area is 29,795.734 sqm. The Proposed FAR Area is 13,593.47 sqm. The Proposed Non FAR Area is 12,558.985 sqm. The Proposed Ground Coverage is 1,454.303 sqm. The total no. of Basements will be 2. The total nos. of floors will be 2B+Service Floor G+16. The total no of expected population is 2760 persons (1074 Staff and 1686 Visitors). The Max. Height of the building (upto the terrace level including mumty and OHT Tanks) is 80.6 m.
4. **Water Details:**
   During Construction Phase, Total water requirement will be 19 KLD out of which 17 KLD Water will be sourced through treated water from nearby STP for construction activities. For domestic use, 2 KLD water will be sourced through tankers. Mobile toilets will be provided at the site.
   During Operational Phase, Total Water requirement of the project will be 118 KLD which will be met by 41 KLD of Fresh water from Delhi Jal Board and 77 KLD of treated water will be sufficed from inhouse STP. Total Waste water generated from the project will be 83 KLD which will be treated in house STP of 100 KLD capacity. Treated Water from STP will be 77 KLD which will be recycled and reused for Flushing (38 KLD), DG&HVAC Cooling (36 KLD) & Misc (03 KLD). No Excess treated water will be there. It will be a ZLD complex
   Number of Rain Water Harvesting (RWH) Pit proposed is 3 nos.
5. **Solid Waste Details**

During Construction Phase, Approx. 58.5 kg/day of solid waste will be generated from laborers which will be sent to Solid waste site. The construction waste material will be used to refilling. Total 15 KLD of waste water generated from labourers will be discharged into Mobile STPs.

During the Operation Phase, Total 1150 Kg/day of Solid Waste will be generated from the project. Out of which, 460 kg/day Bio-Degradable Waste will be treated inhouse OWC of 170 kg/batch capacity (3 batch/day /OWC). Non-Biodegradable Waste generated will be 460 kg/day and disposed through authorized vendors and 230 kg/day of plastic waste which will be given to authorised recyclers.

6. **Power Details:** Total Power requirement will be 2500 kVA and will be met from TPDDL. For Power Back up, 03 Nos. of DG sets of Capacity 2385 KVA (1x500 kVA + 1x1400 kVA & 1X1400 kVA (standby)) will be installed.
7. **Parking Facility Details:** Total Proposed Parking is 78 ECS (36 ECS in Basement-I and 42 ECS in basement-II).
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 22.57 Km ESZ, and from Asola Wildlife Sanctuary is 25.04 Km ESZ.
9. **Plantation Details:** PP submitted that the project is part of District center and is to be constructed on the actual plot lines, therefore no green area is possible on ground level as no setbacks can be left. However, small planters etc can be planted in, few corners of the passages.
10. **Cost Details:** Total Cost of the project is Rs 50.88 Crores.

After due deliberations, the SEAC in its 119th Meeting held on 25.11.2022, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which has been responded back by the project proponent on 17.12.2022 vide letter dated 17.12.2022 which is as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 25.11.2022	Reply dated 17.12.2022 submitted on 17.12.2022
1.	Aspect related to dewatering needs to be explained/ elaborated in view of higher ground water table.	PP has informed that they have adjusted the basements height, in lieu of the higher water table zone to omit or minimize the dewatering process. PP has enclosed building typical section for reference.
2.	Proposal for tree plantation in lieu of plantation required to be done within project site.	PP has informed that this project is part of the District Centre, adequate green area is provided & recorded per Master Plan. Whereas the provision of parking & green area has been marked in various pockets for the plot allotted under various categories. In total 64,450 sqm of green area is provided

		on 2,24,834.50 sqm. PP has enclosed Master Plan for reference.
3.	Parking provision needs to be justified with deductions provisioning.	PP has informed that project being a part of the District Centre, pool parking norms are applicable to the project. PP has informed that parking provision for allotted FAR in the said plot has already been done in pool parking adjacent to the plot. However, required number of ECS on purchasable FAR is 110 ECS. Since Dynamic Parking Norms are also applicable to the project due to proximity of under 500 meters from the metro corridor line. Hence required number of ECS shall be dropped to 77 ECS which is provided within the basements. PP has informed that the nearest metro station to the proposed project will be Pushpanjali and Deepali Chowk metro station that is under construction metro line of phase IV. PP has attached metro network map — showing proposed metro station.
4.	Supporting documents for claimed FAR/ purchased FAR for the project.	PP has attached copy of claimed FAR/ purchased FAR for the project.
5.	Revised proposal for Gas Based Generators sets for power backup.	PP has informed that Hybrid DG sets 3 No. (1 x 500 KVA and 1 x 1400 KVA and Standby 1 x 1400) will be installed.
6.	Power supply assurance from TPDDL/ BSES or the application submitted to the concerned agencies.	PP has attached Power Assurance acknowledgement letter from TPDDL.
7.	Copy of Master plan for District Centre indicating provisions for green belt/ tree plantation and percentage of open area as pervious area.	PP has attached copy of Master plan for District Centre indicating provisions for green belt.
8.	Revised Rain water harvesting/ retention plan needs to be submitted with the storage capacity of min. 1 day of total fresh water requirement along with layout and location plan.	PP has informed that Rainwater Harvesting tank having 5.40 X 2.40 X 3.25 meters in size will be provided.

<table>
<tr><td></td><td></td><td>PP has attached design of the Rainwater harvesting system approved by the Delhi Jal Board.</td></tr>
<tr><td>9.</td><td>Water requirement for Anti-Smog Gun needs to be accounted for in fresh water requirement during construction phase.</td><td>PP has attached Revised water management during construction phase whose details are as follows:
<table>
<tr><th>S.No.</th><th>Particulars</th><th>Quantity</th></tr>
<tr><td>1.</td><td>Total Water Requirement</td><td>15 KLD</td></tr>
<tr><td>2.</td><td>Fresh Water Requirement</td><td>10 KLD</td></tr>
<tr><td></td><td>For Labour purposes.</td><td>2 KLD</td></tr>
<tr><td></td><td>For Anti-Smog Guns</td><td>8 KLD</td></tr>
<tr><td>3.</td><td>Treated Water Requirement for construction purposes.</td><td>5 KLD</td></tr>
</table></td></tr>
<tr><td>10.</td><td>Air pollution abatement plan for the air pollutants like PM2.5 , PM10, SOx , Nox etc.</td><td>PP has attached Air pollution abatement plan.</td></tr>
<tr><td>11.</td><td>Revised solar energy utilization to achieve atleast 10 % of power load requirement.</td><td>PP has informed that they have considered the complete terrace area and after checking the feasibility, 5 % of the total power load (2500 KVA) i.e 125 KVA Solar panel will be installed.</td></tr>
<tr><td>12.</td><td>Revised EMP (Environment Management Plan) for dust mitigation measures during construction as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India &</td><td>PP has attached revised EMP.
During construction phase, Capital cost will be 44.0 Lacs and Recurring cost will be 7.8 Lacs/ annum.</td></tr>
</table>

<table>
<tr><td></td><td>others/ CAQM Directions issued time to time including registration on Dust Pollution Control Self-Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.</td><td></td></tr>
<tr><td>13.</td><td>Assurance for supply of Treated Sewage during Construction Phase. PP is required to clarify the arrangement for reusing the aforesaid treated water along with the mechanism proposed for making this water fit for use in construction.</td><td>PP has attached request letter for water assurance during the construction phase submitted to DJB.</td></tr>
<tr><td>14.</td><td>Water assurance from DJB for meeting the water supply during operational phase.</td><td>PP has attached request letter for water assurance during the operation phase submitted to DJB.</td></tr>
<tr><td>15.</td><td>Specify name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters</td><td>PP has attached Revised Environmental management plan specifying name and numbers of the post to be engaged.
<table><tr><th>Designation</th><th>No. of Persons</th></tr><tr><td>Environment Officer</td><td>01</td></tr><tr><td>Maintenance In-charge</td><td>01</td></tr><tr><td>STP persons</td><td>01</td></tr><tr><td>RWH persons</td><td>01</td></tr><tr><td>Solid waste Collection & disposal person</td><td>01</td></tr><tr><td>Total</td><td>05</td></tr></table></td></tr>
<tr><td>16.</td><td>Proposal for mobile STP during construction phase.</td><td>PP has informed that mobile STP during construction phase will be provided.</td></tr>
</table>

Project proponent vide mail dated 21.12.2022 requested SEAC for deferment of the proposal for next meeting.

After due deliberations, the SEAC in its 121st meeting held on 22.12.2022 decided to defer the proposal for next meeting in view of request received from project proponent vide mail dated 21.12.2022. However, SEAC recommended to seek additional information in addition to submission of complete information asked earlier which has been responded back by the project proponent on 03.01.2023 vide letter dated 03.01.2023 which is as follows:

<table>
<tr><th>S.No.</th><th>Information Sought by SEAC during SEAC Meeting dated 22.12.2022</th><th>Reply submitted on 03.01.2023</th></tr>
<tr><td>1.</td><td>Fresh Proposal for deployment of minimum 04 Nos. of Anti-Smog Guns with the fresh estimation of the water requirement taking into account that ASG uses 40-250 Litre of water per minute depending upon the type of nozzles used as per guidelines of ASG and CAQM directions.</td><td>PP has informed that 4 no. of anti-smog guns will be installed during the construction phase.

PP has attached Revised water management during construction phase whose details are as follows:
<table>
<tr><th>S.No.</th><th>Particulars</th><th>Quantity</th></tr>
<tr><td>1.</td><td>Total Water Requirement</td><td>19 KLD</td></tr>
<tr><td>2.</td><td>Fresh Water Requirement for Labourers</td><td>2 KLD</td></tr>
<tr><td>3.</td><td>Treated water requirement for Anti-Smog Guns</td><td>12 KLD</td></tr>
<tr><td>4.</td><td>Treated Water Requirement for construction purposes.</td><td>5 KLD</td></tr>
</table></td></tr>
<tr><td>2.</td><td>Water assurance from Delhi Jal Board to meet the fresh water demand during operation phase.</td><td>PP has attached a letter dated 27.12.2022 from DJB stating that DJB will give permission for new water connection as per availability of water, feasibility and sewer connection after deposition of IFC and after completion of building.</td></tr>
<tr><td>3.</td><td>Revised proposal with Gas based generator sets.</td><td>PP has informed that they will provide 3 no. of Hybrid DG sets of capacity (1x500 kVA and 1x1400 kVA and Standby 1x1400)</td></tr>
</table>

The PP submitted a letter dated 05.01.2023 issued by DJB regarding supply of treated sewage water during presentation on 06.01.2023.

After due deliberations, the SEAC in its 122nd Meeting held on 06.01.2023, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which has been responded back by the project proponent on 24.01.2023 vide letter dated 17.01.2023 which is as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 06.01.2023	Reply dated 17.01.2023 submitted on 24.01.2023
1.	Elaborate mitigation plan of increase in air pollution due to upcoming project with specific pollutant wise details.	PP has attached mitigation plan for the same.
2.	Revised report of air pollution generation due to parking and vehicular movement.	PP has attached revised air pollution report.

After due deliberations, the SEAC in its 123rd Meeting held on 01.02.2023 recommended as follows:

Based on the information furnished, documents shown & submitted, presentation made by the project proponent and recommended the case to SEIAA for grant of Environmental clearance imposing the following specific conditions:

Specific Conditions:

1. Treated water of DJB STP should be used for construction purposes with tertiary treatment of treated water of DJB STP to ensure it is fit for construction use.
2. Use of treated sewage be avoided in Anti-Smog Gun and municipal supply water/ Class A or Class B water without conventional treatment but only after disinfection so as to make water free from coliforms, viruses and bacteria should be used.
3. The project proponent shall adhere to the total water requirement – 118 KLD, Fresh water requirement – 41 KLD, Treated water requirement – 77 KLD (for recycling in flushing – 38 KLD, DG&HVAC Cooling tower – 36 KLD and Miscc. 03 KLD.
4. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs.44 Lacs and recurring cost of Rs. 7.8 Lacs/ year during construction phase and capital cost of Rs. 139.5 Lacs and recurring cost of Rs. 11.5 Lacs/ year during operation phase.
5. Formal approval shall be taken from the DJB/CGWA for any ground water abstraction of dewatering. The project proponent shall adopt suitable measures for controlling ground water backing up around basements.
6. At least 5 % (i.e. 125 kVA) of the total energy demand to be sourced from Solar (Renewable) energy as committed and try to achieve upto 10% of the total energy demand.
7. No. of Rain water harvesting pit shall be 3 nos. and storage tank of capacity of min. 1 day of total fresh water requirement. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be limited to shallow aquifer. Depth of boring should leave a buffer of atleast 5 m above ground water table.
8. The Environment Management Cell consisting of 01 person as Environment Officer, 01 person as Maintenance In-charge, 01 person for STP, 01 person for RWH and 01 person for Solid waste Collection & disposal shall be created as committed and made functional before commissioning of the proposed development.

9. The PP shall install the gas based generator sets as a first option, hybrid generator sets (with 70 % gas based fuel and 30 % diesel) as a second option. Alternatively the diesel generator sets shall be operated as per extant directions of CPCB/ CAQM guidelines and shall not be operated with due compliances of directions issued under GRAP for Delhi & NCR
10. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places. PP to ensure that this should be provided in AC/DC combination. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.
11. IoT based Flow Meters/ Sensors should be installed to monitor consumption of fresh water as well as treated water and log book for these flow meters be maintained in a regular manner. Flow meters shall be installed at Inlet of STP, outlet of STP, inlet of flushing tanks, inlet of cooling water tanks and reuse line for horticulture purposes and at the outfall/ sewer connection to be provided only for emergency discharge purposes with prior intimation to regulatory authority. Calibration for all the Flow meters shall be maintained on quarterly basis
12. Green building norms should be followed with a minimum 3 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up.
13. Construction & Demolition waste should be disposed of at authorized C&D waste collection centre/ processing unit.
14. Wind- breaker of appropriate height i.e. 1/3rd of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction and demolition work.
15. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of VardhamanKaushik Vs. Union of India & others and Sanjay KulshreshthaVs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration/ self audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.
16. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
17. The cost of Environment Management Plan should be distinctly allocated in the budget of the project and details of the same along with time frame of the implementation should be reported in six monthly monitoring reports.
18. In view of MoEF&CC Office Memorandum No. 21-270/2008-IA.III dated 19.06.2013 read with MoEF&CC Office Memorandum No. 22-154/2015-IA.III dated 10.11.2015, this environmental clearance is granted focusing only on the environment concerns. The project will be regulated by the concerned local Civic Authorities under the provisions of the relevant provisions of the extant MPD-2021, Building Control Regulations and Safety Regulations.
19. The Environmental Clearance is subject to the condition that concerned local civic agencies will give the permission for use/ occupation of the building only after the

written assurance of DJB/ New Delhi Municipal Council / other such local civic authority (as the case may be) regarding supply of adequate water for the residents/ occupiers.

20. Grant of environmental clearance does not necessarily implies that water/ power supply shall be granted to the project and that their proposals for water/ power supply shall be considered by the respective authorities on their merits and decision taking.
21. The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from water/ power supply angle shall be entirely at the cost and risk of the project proponent and SEAC/SEIAA, Delhi shall not be responsible in this regard in any manner.
22. As proposed, fresh water requirement from DJB shall not exceed 41 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DJB/ concerned Authority.
23. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for flushing, AC makeup water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
24. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
25. Energy audit shall be carried out periodically to review energy conservation measures.
26. All sensor/meters based equipments should be calibrated on quarterly basis.
27. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
28. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
29. Exposed roof area and covered parking should be covered with material having high solar reflective index.
30. Building design should cater to the differently-abled citizens.
31. PP shall keep open space unpaved to the maximum extent possible so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
32. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
33. Construction activities will be allowed only during day-time period.
34. Lubrication will be carried out periodically for plant machinery.
35. The tree plantation will be done in the command area of the district center with due permission of Manglam Place Authority.
36. The project proponent shall install scrubber and catalytic convertor for air filtration system in basement.

<u>The recommendations of SEAC were considered in 69th meeting of SEIAA held on 10.03.2023 and as per Minutes of meeting issued on 01.05.2023 the SEIAA during its aforesaid meeting took the following decisions (s):</u>

The SEIAA decided to refer back the case to SEAC for re-examination of tree aspect and water assurances.

In the meantime the PP vide its letter dated 10.04.2023 requested to release the Minutes of the SEIAA dated 10.03.2023 and vide another letter dated 19.04.2023, quoting the provisions of para 8 (i) and 8(ii) of EIA Notification, 2006 informed that they are presuming the grant of deemed Environmental Clearance due to the time period passed after the recommendation of SEAC.

The PP in its proposal submitted that the project is part of District Centre and is to be constructed on the actual plot lines; therefore no green area is possible on ground level as no setbacks can be left. However, small planters etc can be planted in, few corners of the passages.

Regarding tree plantation in lieu of plantation required to be done within project site the project proponent in response of the ADS raised in pursuance of meeting dated 25.11.2022 the PP has informed that this project is part of the District Centre, adequate green area is provided & recorded per Master Plan. Whereas, the provision of parking & green area has been marked in various pockets for the plot allotted under various categories. In total 64,450 sqm of green area is provided on 2,24,834.50 sqm. PP has enclosed Master Plan for reference.

Regarding information about trees existing at site, the PP at S. No. 1.2 of Form I mentioned not applicable and at S.No. 3.1 & 3.2 of Form IA mentioned that no vegetation exists at site and no shrubs and bushes present at site respectively.

Fresh water demand of 02 KLD during construction phase is proposed to be met through tankers and for Fresh water demand of 41 KLD during operation phase PP has attached a letter dated 27.12.2022 from DJB stating that DJB will give permission for new water connection as per availability of water, feasibility and sewer connection after deposition of IFC and after completion of building.

B. <u>After due deliberations, the SEAC in its 127th Meeting held on 03.05.2023 recommended as follows:</u>

During the meeting, the representative of the PP also appeared and reconfirmed that there is no tree existing at site. The project is a part of District Centre and tree plantation within the project site is not possible as the project is to be constructed on the actual plot lines. The green area is to be provided in various pockets as per Master Plan of the District centre. Accordingly, the SEAC has not recommended the condition of tree plantation within the project site and imposed the conditions number 35.

Regarding water assurances the project proponent has submitted letter dated 05.01.2023 for supply of treated sewage proposed to be used during construction phase and for fresh water demand of 41 KLD during operation phase the PP has submitted a letter dated 27.12.2022 issued by DJB for new water connection as per availability of water, feasibility and sewer connection after deposition of IFC and after completion of building.

In view of above, the SEAC again recommend the project for grant of EC reiterating the conditions of tree plantation more specifically that minimum 24 nos of trees in the command

area of the District Centre will be done with due permission of Mangalam Place Authority along with additional conditions:

1. Bills/Receipt issued by DJB against purchase of treated water from Rohini STP should be part of six monthly EC compliance report. Bills issued by private agency for supply water will not be sufficient.

2. During construction phase, only drinking water required by the labourers and the other fresh water requirement for Anti-Smog Gun is allowed to be supplied through tankers

3. Sensors to measure ground water level/Piezometers certified by CGWB should be installed by the PP immediately. These piezometers should have IoT facility and send data to the server for storage. Weekly data from these piezometer should be submitted along with EC compliance report. Calibration of these sensors should be done once in 6 months. Data of these piezometers should be also be

a) Highlighted on PP website with monthly updation.

b) Shared with DJB (ground water division) on quarterly basis.

Agenda No: 04
Case No. 443

Name of the Project	Proposed Hospital for Vikrant Children Foundation and Research Center, on land measuring 1.4 hectare in Saket, New Delhi
Project Proponent	M/s Vikrant Children Foundation and Research Center
Consultant	M/s Ind Tech House Consult
EIA Coordinator present during Meeting	Ms. Supriti Guha Mr. Soumya Dwivedi
Representatives of PP present during Meeting	Mr. Manvendra Singh Mr. Jai Prakash
Proposal No.	SIA/DL/INFRA2/418770/2023
File No.	DPCC/SEIAA-IV/C-443/DL/2023

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Construction of Proposed Hospital for Vikrant Children Foundation and Research Center, on land measuring 1.4 hectare in Saket, New Delhi byM/s Vikrant Children Foundation and Research Centre.
2. The Project is located at **Latitude**28°31'39.01"N; **Longitude:** 77°12'46.11"E.
3. **Area Details:**
   The Total Plot Area of the project is 14,000 sqm. The Proposed Total Built-up Area is 65,720.48 sqm. The Proposed FAR Area is 24,197.73 sqm. The Proposed Non-FAR Area is 41,522.76 sqm. The Proposed Ground Coverage for Hospital is 2,858.62 sqm and proposed ground coverage area for MLCP is 349.075 sqm. Maximum numbers of beds are 359 numbers and Maximum numbers of floors will be 4B +G+ 10F+ 1S. Total no. of expected population will be 3199 persons (359 -Patient beds, 240 -consultant Room Staff, 2400 -Consultant room visitors and 200- security & Maintenance & other staff). The maximum height of the building will be 47.65 m (MLCP).
4. **Water Details:**
   During Construction Phase: Water requirement will be met through treated tanker water supply
   During Operational Phase: Total Water requirement of the project will be 515 KLD which will be met by 235 KLD of Fresh water from DJB and 280 KLD (250 KLD from on-site STP and 30 KLD excess treated water from nearby places). Total Waste water generated from the project will be 268 KLD (260 KLD flow to STP and 8 KLD Flow to ETP) which will be treated in house STP of 315 KLD capacity & ETP of 10 KLD capacity. Treated Water from STP will be 250 KLD which will be recycled and reused for Flushing (85 KLD), Gardening (15 KLD) & Cooling tower & DG cooling 150 KLD. 30

KLD of excess treated water from tanker water supply will be used for cooling tower & DG cooling. 7 KLD treated water from ETP will be discharged to municipal sewer.
5 RWH pits and 1 Rain water collection tank of capacity 100 KL have been proposed.

5. **Solid Waste Details:**
During Construction Phase, Municipal solid waste will be 82.5 kg/day
During the Operation Phase, Solid waste generation from the facility will be approximately 1.03 TPD, Bio-Medical waste generated will be 0.28 TPD, Organic waste will be 0.41 TPD, Quantity of Hazardous waste Generation will be 2.33 LPD and 22.05 Kg/day sludge will be generated from STP and ETP.
6. **Power Details**
During Construction Phase, DG set of 1 x 100 kVA will be operated.
During Operation Phase, Total Power requirement will be approx. 2900 kW which will be met by the BSES. For Power Back up, 3 no. of DG sets of total capacity 4500 kVA (3 x 1500 kVA) will be installed.
Solar PV power panels of minimum 87 kWp will be provided. Solar water heating system will be provided.
7. **Parking Facility Details:** Total Proposed Parking is 798 ECS (81ECS Surface parking, 323 ECS MLCP& 394 ECS Basement parking).
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 9.8 Km and from Asola Wildlife Sanctuary is 4.8 Km.
9. **Plantation Details:** The proposed Green Area is 2309 sqm (16.5 % of plot area). Total numbers of trees present at site 145 numbers (50 Nos will be retained and 95 will be transplanted). Total no of trees proposed are 177 nos.
10. **Cost Details:** Total Cost of the project is approx. INR 344 Crore.

After due deliberations, the SEAC in its 125th meeting held on 18.03.2023, based on the information furnished, documents shown & submitted, presentation made by the project proponent SEAC sought the following information which has been responded back by the project proponent on 26.04.2023 vide letter dated 18.04.2023 which is as follows:

S.NO	Information Sought by SEAC during 125th Meeting dated 18.03.2023	Reply dated 18.04.2023 uploaded on 26.04.2023
1.	Water assurance from DDA/DJB/NDMC/DCB including the following details: • Water assurance specifying the quantity of water to be supplied to the project. • Total water supply availability as per approved scheme of the command area in which the project is proposed to be developed. • The quantity of water already committed and after the quantity of water allotted to the project, the balance water available.	PP has attached a letter dated 12.04.2023 issued by DJB, Jhandewalan stating that fresh water would be required around end of 2025 for operation of the hospital and as per availability fresh water will be provided. DJB vide its letter further stated that any deficit in demand of water may be met out with ground water after obtaining necessary bore permission from competent authority.

<table>
<tr><td>2.</td><td>Assurance for supply of Treated Sewage during Construction Phase. PP is required to clarify the arrangement for reusing the aforesaid treated water along with the mechanism proposed for making this water fit for use in construction.</td><td>PP stated that they will use STP treated water of adjoining hospitals during construction phase. Dual media filtration will be provided for making water fit for use in construction.</td></tr>
<tr><td>3.</td><td>Proportion wise Step Diagram showing the amount of reduction in net Per Capita Water Demand achieved through (1) Each Demand reduction strategy (eg. Low flow fixtures, Xeriscaping etc.), (2) Recycling and Reuse, (3) Minimizing the demand of excess treated water from outside.</td><td>PP informed that approx 10 % water reduction can be achieved using low fixtures.

Total water demand of project: 480 KLD
Treated water from STP/ETP: 251 KLD
Total % of saved water for reuse: (251/100)/ 480: 52 %

During Operation Phase (After taking conservation measures):
<table>
<tr><th>S.No.</th><th>Particulars</th><th>Quantity</th></tr>
<tr><td>1.</td><td>Total Water Requirement</td><td>480 KLD</td></tr>
<tr><td>2.</td><td>Fresh Water Requirement (Source: DJB)</td><td>229 KLD</td></tr>
<tr><td>3.</td><td>Treated Water Requirement</td><td>251 KLD</td></tr>
<tr><td></td><td>Flushing</td><td>75 KLD</td></tr>
<tr><td></td><td>Horticulture/ Gardening</td><td>36 KLD</td></tr>
<tr><td></td><td>HVAC</td><td>140 KLD</td></tr>
<tr><td>4.</td><td>Treated Water Generated</td><td>251 KLD</td></tr>
<tr><td>5.</td><td>Waste Water Generated</td><td>264 KLD</td></tr>
<tr><td>6.</td><td>STP Capacity</td><td>320 KLD</td></tr>
<tr><td>7.</td><td>ETP Capacity</td><td>23 KLD</td></tr>
</table></td></tr>
<tr><td>4.</td><td>Revised proposal for waste water treatment system after reviewing the capacities of ETP & STP. Treated waste water from ETP needs to be channelized to STP.</td><td>PP informed that treated water of ETP will be treated in STP.
PP has attached the water balance diagram.</td></tr>
<tr><td>5.</td><td>Outlet parameters of STP need to be revisited.</td><td>PP informed that outlet parameters are revised as per SEAC recommendations.

The characteristics of the wastewater and of the effluent after treatment are as follows:</td></tr>
</table>

<table>
<tr><td></td><td></td><td>
<table>
<tr><td>Parameter</td><td>Inlet Characteristics</td><td>Outlet Characteristics</td></tr>
<tr><td>pH</td><td>6-8.5</td><td>5.5 - 9</td></tr>
<tr><td>B.O.D</td><td>250-400 mg/l</td><td>< 5mg/l</td></tr>
<tr><td>TSS</td><td>200-450 mg/l</td><td>20 mg/l</td></tr>
<tr><td>C.O.D</td><td>500-700 mg/l</td><td>50 mg/l</td></tr>
<tr><td>Nitrogen Total</td><td>-</td><td><10 mg/l</td></tr>
<tr><td>Fecal Coliform</td><td>-</td><td>Desirable 100, Permissible 230</td></tr>
</table>
</td></tr>
<tr><td>6.</td><td>Proposal for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.</td><td>PP informed that they will install the detectors for monitoring of Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.

PP has attached undertaking for the same.</td></tr>
<tr><td>7.</td><td>PP is required to submit Traffic Management Plan taking into consideration the latest traffic scenario. Detailed calculation of roads, bicycle paths, pedestrian spaces are to be provided with remedial measures.</td><td>PP has attached the detail traffic management plan as annexure.</td></tr>
<tr><td>8.</td><td>Air pollution abatement plan for the air pollutants like PM2.5 , PM10, SOx , Nox etc.</td><td>PP has attached the air pollution abatement plan.</td></tr>
<tr><td>9.</td><td>Revised EMP (Environment Management Plan) for dust mitigation measures during construction as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of VardhamanKaushik Vs. Union of India & others and Sanjay KulshreshthaVs Union of India & others/ CAQM Directions issued time to time including registration on Dust Pollution Control Self-Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.</td><td>PP has attached revised Environment Management Plan.

PP also attached revised EMP cost which is as as follows:
<table>
<tr><td>Phase</td><td>Capital Cost</td><td>Recurring Cost</td></tr>
<tr><td>Construction Phase</td><td>68.5 Lakhs</td><td>12.87 Lakhs</td></tr>
<tr><td>Operation Phase</td><td>225.87 Lakhs</td><td>44.77 Lakhs</td></tr>
</table>
</td></tr>
<tr><td>10.</td><td>Revised proposal with name and numbers of the post to be engaged by the proponent for implementation and monitoring of</td><td>PP has informed that during construction phase, a team under the supervision of the project manager will be responsible for implementation of environment parameters.</td></tr>
</table>

<table>
<tr><td></td><td>environmental parameters.</td><td>No. of persons to be engaged will be 4 nos., details provided by PP are as follows:<table><tr><th>S.No.</th><th>Name</th><th>Designation</th></tr><tr><td>1.</td><td>Surender Kumar</td><td>Sr. VP-Project</td></tr><tr><td>2.</td><td>Ravinder Bhat</td><td>DGM-Project</td></tr><tr><td>3.</td><td>Manvendra Singh</td><td>AGM-Environment</td></tr><tr><td>4.</td><td>Vacant</td><td>Site ESH Officer</td></tr></table></td></tr>
<tr><td>11.</td><td>Revised calculation for solid waste generation figures accounting for the sludge generated from STP and its disposal methodology.</td><td>PP has attached the revised calculation for sludge generated from STP and its disposal methodology.</td></tr>
<tr><td>12.</td><td>Parking proposal to achieve 30 % of the ECS for electric vehicle. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.</td><td>PP has attached the undertaking for the provision to achieve 30 % of the ECS for electric vehicle.</td></tr>
<tr><td>13.</td><td>MoU needs to be entered with appropriate agency for handling/ disposal of excavated earth of substantial quantity.</td><td>PP has informed that MoU for handling/ disposal of excavated earth with agency i.e Heritage Infraspace (India) Pvt. Ltd has been made, copy of the same has been attached.</td></tr>
<tr><td>14.</td><td>Green cover needs to be increased to 20 % of the plot area.</td><td>PP has informed that the green area has been increased as per availability.<table><tr><th>S.No.</th><th>Parameters</th><th>Area/ Nos.</th></tr><tr><td>1.</td><td>Plot area</td><td>14000 sqm</td></tr><tr><td>2.</td><td>Proposed Green area</td><td>2813 sqm.</td></tr><tr><td>3.</td><td>Required no of trees</td><td>175 Nos.</td></tr><tr><td>4.</td><td>Proposed no of trees</td><td>177 nos</td></tr></table></td></tr>
<tr><td>15.</td><td>Revised proposal to maximise solar energy utilization.</td><td>PP has informed that they will install 167 kWP as solar, considering the availability of 50 % of roof top area. An undertaking in this regard has been attached.</td></tr>
<tr><td>16.</td><td>Revised organic waste calculation based on actual solid waste generation with proposal of OWC proportionately.</td><td>Revised solid waste calculation showing quantity of organic waste generation has been attached.
PP also informed that OWC of 0.5 TPD will be installed for the treatment of organic/ Biodegradable waste generated from the operation of the proposed project.
Total waste generated: 1.03 TPD
Organic waste: 0.41 TPD
Inorganic waste: 0.62 TPD
Bio Medical waste: 0.28 TPD</td></tr>
</table>

17.	Revised Environment Management Plan in view of revised information/ proposal being sought.	PP has attached the revised EMP.

B. <u>After due deliberations, the SEAC in its 127th Meeting held on 03.05.2023 recommended as follows:</u>

Based on the information furnished, documents shown & submitted, presentation made by the project proponent and recommended the case to SEIAA for grant of Environmental clearance imposing the following specific conditions:

1. Treated water of nearby Max Hospital STP should be used for construction purposes with tertiary treatment of treated water of nearby Max Hospital to ensure it is fit for construction use.
2. The treated waste water through STP shall achieve the effluent standards: pH (6.5-9.0), BOD (5 mg/l), TSS (5 mg/l), Oil and Grease (10 mg/l), Dissolved Phosphate as P (1 mg/l), Fecal Coliform (MPN/100 ml) – Desirable 100 permissible 230, COD 30 mg/l and Bio-Assay as 90% survival of fish after 96 hrs in 100 % effluent. Ozonation be adopted for disinfection.
3. The project proponent shall adhere to the total water requirement – 480 KLD, Fresh water requirement – 229 KLD, Treated water requirement – 251 KLD (for recycling in Flushing (75 KLD), HVAC (140 KLD), Gardening (36 KLD).
4. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs. 68.5 Lacs and recurring cost of Rs. 12.87 Lacs/ year during construction phase and capital cost of Rs. 225.87 Lacs and recurring cost of Rs. 44.77 Lacs/ year during operation phase.
5. Formal approval shall be taken from the DJB/CGWA for any ground water abstraction of dewatering. The project proponent shall adopt suitable measures for controlling ground water backing up around basements.
6. At least 5.7 % (i.e. 167 kWp) of the total energy demand to be sourced from Solar (Renewable) energy as committed and try to achieve upto 10% of the total energy demand from Solar (Renewable) energy.
7. No. of Rain water harvesting pit shall be 5 nos. and storage tank of capacity of min. 1 day of total fresh water requirement. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be limited to shallow aquifer. Depth of boring should leave a buffer of atleast 5 m above ground water table.
8. The PP shall install the gas based generator sets as a first option, hybrid generator sets (with 70 % gas based fuel and 30 % diesel) as a second option. The generator sets shall be operated as per extant directions of CPCB/ CAQM with due compliances of directions issued under GRAP for Delhi & NCR
9. The excavated soil from the project shall be disposed by engaged agency within 10 km radius of the project site.
10. The Environment Management Cell consisting of 01 Unit Head operations, 01GM operations, 01 AGM-Environment, 01 Chief Engineer shall be created as committed and made functional before commissioning of the proposed development.
11. Minimum 1 tree for every 80 Sq. Mt of plot area (177 nos) should be planted within the project site.

12. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places. PP to ensure that this should be provided in AC/DC combination. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.
13. IoT based Flow Meters/ Sensors should be installed to monitor consumption of fresh water as well as treated water and log book for these flow meters be maintained in a regular manner. Flow meters shall be installed at Inlet of STP, outlet of STP, inlet of flushing tanks, inlet of cooling water tanks and reuse line for horticulture purposes and at the outfall/ sewer connection to be provided only for emergency discharge purposes with prior intimation to regulatory authority. Calibration for all the Flow meters shall be maintained on quarterly basis
14. Green building norms should be followed with a minimum 4 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up.
15. Construction & Demolition waste should be disposed of at authorized C&D waste collection centre/ processing unit.
16. Wind- breaker of appropriate height i.e. 1/3rd of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction and demolition work.
17. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration/ self-audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.
18. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
19. The cost of Environment Management Plan should be distinctly allocated in the budget of the project and details of the same along with time frame of the implementation should be reported in six monthly monitoring reports.
20. In view of MoEF&CC Office Memorandum No. 21-270/2008-IA.III dated 19.06.2013 read with MoEF&CC Office Memorandum No. 22-154/2015-IA.III dated 10.11.2015, this environmental clearance is granted focusing only on the environment concerns. The project will be regulated by the concerned local Civic Authorities under the provisions of the relevant provisions of the extant MPD-2021, Building Control Regulations and Safety Regulations.
21. The Environmental Clearance is subject to the condition that concerned local civic agencies will give the permission for use/ occupation of the building only after the written assurance of DJB/ New Delhi Municipal Council / other such local civic authority (as the case may be) regarding supply of adequate water for the residents/ occupiers.

22. Grant of environmental clearance does not necessarily implies that water/ power supply shall be granted to the project and that their proposals for water/ power supply shall be considered by the respective authorities on their merits and decision taking.
23. The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from water/ power supply angle shall be entirely at the cost and risk of the project proponent and SEAC/SEIAA, Delhi shall not be responsible in this regard in any manner.
24. As proposed, fresh water requirement from DJB shall not exceed 229 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DJB/ concerned Authority.
25. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for flushing, AC makeup water and gardening.
26. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
27. Energy audit shall be carried out periodically to review energy conservation measures.
28. All sensor/meters based equipments should be calibrated on quarterly basis.
29. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
30. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
31. Green belt development surrounding the campus, avenue tree planting and garden development should commence from the beginning of the construction phase. Only indigenous species should be used for green belt and avenue trees.
32. Exposed roof area and covered parking should be covered with material having high solar reflective index.
33. Building design should cater to the differently-abled citizens.
34. PP shall keep open space unpaved to the maximum extent possible so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
35. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
36. Construction activities will be allowed only during day-time period.
37. Lubrication will be carried out periodically for plant machinery.
38. Bio medical waste should be segregated separately to ensure that no bio medical waste leachate should enter in the Rain water harvesting system.
39. Advanced oxidation process should be used in STP and ETP to ensure proper treatment of drug residues and its metabolites.
40. PP shall adopt proper management strategy for Bio-medical waste/ Liquid effluent as per Bio-Medical Waste Management Rules, 2016 and relevant guidelines of MoEF&CC/ CPCB.
41. Bills/Receipt issued by DJB against purchase of treated water from STP should be part of six monthly EC compliance report. Bills issued by private agency for supply water will not be sufficient.

42. During construction phase, only drinking water required by the labourers and the other fresh water requirement for Anti-Smog Gun is allowed to be supplied through tankers
43. Sensors to measure ground water level/Piezometers certified by CGWB should be installed by the PP immediately. These piezometers should have IoT facility and send data to the server for storage. Weekly data from these piezometer should be submitted along with EC compliance report. Calibration of these sensors should be done once in 6 months. Data of these piezometers should be also be
    a) Highlighted on PP website with monthly updation
    b) Shared with DJB (ground water division) on quarterly basis.

Agenda 05
Case No C-441

Name of the Project	EC for Proposed MCD Office Building Situated at Plot No. 02, Sector-11, City Centre, Dwarka, New Delhi-110049
Project Proponent	N.K. Jain, Executive Engineer (PR) NGZ, Room No. 207, 2nd Floor, MCD, Zonal Office, Building Near Dhansa Stand, Nazafgarh, New Delhi-110043
EIA Coordinator present during Meeting	Mr. Muzaffar Ahmad Mr. Sumit Verma
Representatives of PP present during Meeting	Mr. Suman Tokas (AE/MCD) Ar. Vivek Kumar
Proposal No.	SIA/DL/INFRA2/422636/2023
File No.	DPCC/SEIAA-IV/C-446/DL/2023

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Proposed MCD Office Building Situated at Plot No. 02, Sector-11, City Centre, Dwarka, New Delhi-110049 by M/s Municipal Corporation Delhi (MCD), New Delhi
2. The Project is located at **Latitude:** 28°35'11.317"N; **Longitude:** 77°3'6.129"E
3. **Area Details:**
   The Total Plot Area of the project is 9649.20 sqm. The Proposed Total Built-up Area (FAR + Non-FAR) is 55146.77 sqm. The Proposed FAR Area is 18947 sqm and Proposed Total Non-FAR Area is 36199.77 sqm. The Total Basement Area is 20933.46 sqm. The Proposed Ground Coverage is 1563.66 sqm. The total no. of Basements will be 3 nos. The total nos. of floors will be 3B+S+G+15. The total no of expected population is ~3226 persons. The max. height of the building is approx. 66 m.
4. **Water Details:**
   During Construction Phase, Total water requirement will be 21 KLD out of which 12 KLD water will be sourced through treated water from nearby STP for construction activities and 9 KLD water will be used for domestic purposes which will be purchased. Around 7.2 KLD of waste water will be generated which will be disposed of via a septic tank followed by soak pits.
   During Operational Phase, Total Water requirement of the project will be 158 KLD which will be met by 83 KLD of Fresh water from DJB and 75 KLD of Treated water to be met from in house STP. Total Waste water generated will be 134 KLD which will be treated in-house STP of 160 KLD capacity. Treated Water from in house STP will be 120 KLD, out of which 75 KLD will be recycled and reused for Flushing (68 KLD), Horticulture (7 KLD) and remaining treated water (45 KLD) will be discharged to the other construction activity.
   Number of Rain Water Harvesting (RWH) Pits proposed is 2 nos.
5. **Solid Waste Details**
   During Construction Phase, C&D waste will be used for refilling and landscaping of the project site. Solid waste generation will be approx. 24 kg/day comprising of bio-

degradable and non-biodegradable which will be managed as per the Solid Waste Management Rule 2016.

During the Operation Phase, Total 533 kg/day of Solid Waste will be generated from the project. Out of which, Bio-Degradable Waste generated will be 213 kg/day which will be treated in OWC and Non-Biodegradable Waste generated will be 320 kg/day which will be disposed through govt. approved agency/recyclers. E-Waste generated from the project will be 1 kg/day. Sludge generation will be 100 kg/day.

OWC of 400 kg/day capacity will be installed.

6. **Power Details**

   During Operation Phase, Total Power requirement will be 3162 kW which will be supplied by BSES. For Power Back up, 2 x 1000 kVA GG Sets will be installed.

   Solar power Panel of approx. 1% of demand load will be used as renewal source of energy
7. **Parking Facility Details:** Total Proposed Parking is 572 ECS.
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is approx. 27 km ESE and from Asola Wildlife Sanctuary is approx. 23 Km SE.
9. **Plantation Details:** The proposed Green Area is 1447.38 m² (15 % of plot area). Total no. of trees proposed is 121 nos. At present there are no trees present at site.
10. **Cost Details:** Total Cost of the project is Rs. 335 crores.

The earlier Proposal No. SIA/DL/INFRA2/408287/2022 was considered by SEAC in its 123rd Meeting held on 01.02.2023 in which it was recommended that proposal be delisted/ rejected for re-submission of the revised application in consonance with plan approved by MCD. Subsequently SEIAA approved the recommendation of SEAC in Meeting dated 10.03.2023 and SEIAA decided to delist the proposal in view of the recommendations of SEAC made on 01.02.2023.

The PP has submitted the DJB letter dated 11.11.2022 stating that the DJB will give permission for new water connection as per availability of water, feasibility, after deposition of IFC by MCD and as per DJB norms/ policy.

B. <u>After due deliberations, the SEAC in its 127th meeting held on 03.05.2023 recommended as follows:</u>

Based on the information furnished, documents shown & submitted, presentation made by the project proponent SEAC felt compelled to revert back the matter to the project proponent in view of presentation made by the consultant with fact and figures related to proposed built-up area (FAR and Non FAR) and STP capacity/ waste water found at variance and the consultant acknowledged his mistake and desired to resubmit the fresh Form-I/IA with reconciled figures. The SEAC asked the PP to include the checklist framed by it for measurable environmental indicators while submitting the response at PARIVESH Portal.

The SEAC warned the consultant to be careful in submitting the data in order to avoid waste of time of project authorities as well as SEAC.

Agenda No: 06
Case No. 445

Name of the Project	Development of Hi-Tech Industry (IT/ITES/KBI) at B-15 Lawrence Road Industrial Area, Delhi-110035
Project Proponent	M/s Modern Flour Mills Private Limited
Consultant	Perfact Envirosolutions Pvt. Ltd
EIA Coordinator present during Meeting	Ms. Akta Chugh Ms. Richa Aggarwal
Representatives of PP present during Meeting	Mr. Harvinder Singh
Proposal No.	SIA/DL/INFRA2/425126/2023
File No.	DPCC/SEIAA-IV/C-445/DL/2023

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Development of Hi-Tech Industry (IT/ITES/KBI) at B-15 Lawrence Road Industrial Area, Delhi-110035 by M/s Modern Flour Mills Private Limited.
2. The Project is located at **Latitude:** 28°40'48.59"N; **Longitude**: 77° 8'38.75"E.
3. **Area Details:**
   The Total Plot Area of the project is 5,364.548 sqm. The Proposed Total Built-up Area is 39,331.74 sqm (3B+G+14), 1 Block. Existing built-up area is 2498 sqm which will be demolished. The Proposed FAR Area is 16897.11 sqm. The proposed Non-FAR Area is 22434.63 sqm. The Proposed Ground Coverage is 2004.210 sqm. Total no. of basements will be 3 nos with total area of 11681.820 sqm. Total no. of expected population will be 2943 persons (2630 nos. of staff (IT), 263 Nos of visitors and 50 nos of staff maintenance). Total no. of blocks will be 1. The maximum height of the building will be 66 m.
4. **Water Details:**
   During Construction Phase, Total water requirement will be 24 KLD out of which 6 KLD water will be sourced through treated water from Rithala STP for construction activities. For domestic use 12 KLD water and 6 KLD for anti-smog guns will be sourced through tankers.
   During Operational Phase (after conservative measures), Total Water requirement of the project will be 183 KLD which will be met by 71 KLD of Fresh water from DJB, 103 KLD treated water from in house STP and 9 KLD treated water from Rithala STP. Total Waste water generated from the project will be 114 KLD which will be treated in house STP of 150 KLD capacity. Treated Water from onsite STP will be 103 KLD and 9 KLD from Rithala STP which will be recycled and reused for Flushing (50 KLD), Gardening (07 KLD), Cooling purposes (50 KLD) and filter backwash (5 KLD). No treated water will be discharged into sewer.

04 nos. of RWH pits with dual bore have been proposed and Rain water storage tank with a capacity of minimum 1 day of fresh water requirement will be provided.

5. **Solid Waste Details**

   During Construction Phase,

   Solid waste of 38 kg/day will be generated by labourers and will be sent to Solid waste disposal site. Approx. 43000 m3 of soil will be excavated for foundation and basement, out of which approx. 2400 m3 is topsoil which will be preserved separately and will be used within the site for landscaping. The construction waste material will be used to refill between the raft and toe wall of the building under construction

   During the Operation Phase, Total solid waste will be 918 kg/day out of which biodegradable waste will be 412 kg/day, Recyclable waste will be 337 kg/day & plastic waste will be 169 kg/day which will be given to approved recyclers. OWC of capacity 170 Kg/batch (3 batches/ day/ OWC) will be installed.

6. **Power Details**

   During Operation Phase, Total demand load will be 3163.320 kW which will be met by the Tata Power Delhi Distribution Limited. For Power Back up, GG sets of Capacity 2X1500 kVA, 1X750 kVA will be installed.

   2 % (63 kW) of the total power requirement will be met through renewable energy i.e. solar energy.

7. **Parking Facility Details:** Total Proposed Parking is 396 ECS (44 ECS Stilt parking and 352 ECS basement Parking). 20 % (79 ECS) of Parking provided will be EV Charges.
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 19.31 Km and from Asola Wildlife Sanctuary is 22.15 Km.
9. **Plantation Details:** The proposed Green Area is 1384.11 sqm (25.84 % of plot area) of which soft green area will be 847.23 sqm and hard green area will be 536.88 sqm. At present 06 nos of trees present at site like Peepal, Pilkhlan & Banayan which will be retained at site. No. of trees proposed within project site is 90 nos.
10. **Cost Details:** Total Cost of the project is Rs. 157.06 Crores including land & development cost.

The earlier proposal No. SIA/DL/INFRA2/403759/2022 submitted by the PP was considered in SEAC meeting dated 18.11.2022 and the same got delisted for want of reply to be uploaded by PP. The PP submitted the fresh proposals under reference for appraisal.

During the presentation dated 03.05.2023 the PP provided the copy of DJB letter dated 10.02.2023 stating that DJB may provide water connection subject to availability of water feasibility and depositing charges. In lieu of water assurance of treated sewage water, the PP submitted the receipt dated 16.12.2022 for the charges paid to DJB and both the documents were deliberated during the meeting.

B. After due deliberations, the SEAC in its 127th meeting held on 03.05.2023 recommended as follows:

Based on the information furnished, documents shown & submitted, presentation made by the project proponent and recommended the case to SEIAA for grant of Environmental clearance imposing the following specific conditions:

1. The Project proponent should obtain the permission from the concerned authority/ Local body for the proposed business services with due payment of Infrastructure up-gradation charges decided if any in pursuance of Gazette of India Notification dated 29.10.2020.
2. The project proponent shall adhere to the revised total water requirement – 183 KLD, Fresh water requirement – 71 KLD, Treated water requirement – 112 KLD (for recycling in flushing – 50 KLD, Cooling – 50 KLD, Gardening– 50 KLD & Filter Backwash-05 KLD).
3. PP shall explore the possibility to tap the sewer and treat through inhouse STP to meet the excess treated sewage demand.
4. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs. 60 Lacs and recurring cost of Rs. 9.5 Lacs/ year during construction phase and capital cost of Rs. 203 Lacs and recurring cost of Rs. 27 Lacs/ year during operation phase.
5. The project proponent shall implement the Traffic Management Plan .
6. Efforts to enhance at least 3 % of the total energy demand to be sourced from Solar (Renewable) energy.
7. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places. PP to ensure that this should be provided in AC/DC combination. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.
8. Minimum 1 tree for every 80 Sq. Mt of plot area (90 nos.) should be planted within the project site.
9. Treated water of DJB STP should be used for construction purposes with tertiary treatment of treated water of DJB STP to ensure it is fit for construction use.
10. Ground water should be extracted only after the permission from the competent authority.
11. Bills/Receipt issued by DJB against purchase of treated water from STP should be part of six monthly EC compliance report. Bills issued by private agency for supply water will not be sufficient.
12. During construction phase, only drinking water required by the labourers and the other fresh water requirement for Anti-Smog Gun is allowed to be supplied through tankers
13. Sensors to measure ground water level/Piezometers certified by CGWB should be installed by the PP immediately. These piezometers should have IoT facility and send data to the server for storage. Weekly data from these piezometer should be submitted along with EC compliance report. Calibration of these sensors should be done once in 6 months. Data of these piezometers should be also be

a) Highlighted on PP website with monthly updation
b) Shared with DJB (ground water division) on quarterly basis.

14. No of rain water harvesting pits shall be 04 nos. along rain water storage tank with a capacity of minimum 1 day of fresh water requirement will be provided. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be limited to shallow aquifer. Depth of boring should leave a buffer of atleast 5 m above ground water table.
15. The Environment Management Cell consisting of 01 Environment Officer, 01 person for Air management, 01 person for maintenance, 01 person for Air Management, 01 person for waste water management, 01 person for waste management & 01 EHS Engineer shall be created as committed and made functional before commissioning of the proposed development.
16. IoT based Flow Meters/ Sensors should be installed to monitor consumption of fresh water as well as treated water and log book for these flow meters be maintained in a regular manner. Flow meters shall be installed at Inlet of STP, outlet of STP, inlet of flushing tanks, inlet of cooling water tanks and reuse line for horticulture purposes and at the outfall/ sewer connection to be provided only for emergency discharge purposes with prior intimation to regulatory authority. Calibration for all the Flow meters shall be maintained on quarterly basis
17. Green building norms should be followed with a minimum 3 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up.
18. Construction & Demolition waste should be disposed of at authorized C&D waste processing unit.
19. Wind- breaker of appropriate height i.e. 1/3rd of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction.
20. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of VardhamanKaushik Vs. Union of India & others and Sanjay KulshreshthaVs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration/ self-audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10.
21. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
22. Only LED lighting fixtures should be used for energy conservation.
23. The cost of Environment Management Plan should be distinctly allocated in the budget of the project and details of the same along with time frame of the implementation should be reported in six monthly monitoring reports.
24. In view of MoEF&CC Office Memorandum No. 21-270/2008-IA.III dated 19.06.2013 read with MoEF&CC Office Memorandum No. 22-154/2015-IA.III dated

10.11.2015, this environmental clearance is granted focusing only on the environment concerns. The project will be regulated by the concerned local Civic Authorities under the provisions of the relevant provisions of the extant MPD-2021, Building Control Regulations and Safety Regulations.

25. The Environmental Clearance is subject to the condition that concerned local civic agencies will give the permission for use/ occupation of the building only after the written assurance of DJB/ New Delhi Municipal Council / other such local civic authority (as the case may be) regarding supply of adequate water for the residents/ occupiers.
26. Grant of environmental clearance does not necessarily implies that water/ power supply shall be granted to the project and that their proposals for water/ power supply shall be considered by the respective authorities on their merits and decision taking.
27. The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from water/ power supply angle shall be entirely at the cost and risk of the project proponent and SEAC/SEIAA, Delhi shall not be responsible in this regard in any manner.
28. The PP shall store all the construction material within the project site. Provision shall be made for providing facilities such as mobile toilets, safe drinking water, medical healthcare, crèche etc for the construction workers hired locally.
29. As proposed, fresh water requirement from DJB shall not exceed 71 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DJB/ concerned Authority.
30. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for flushing, AC makeup water, filter backwash and gardening. As proposed, no treated water shall be disposed in to municipal drain.
31. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
32. Gas based generator sets shall be installed as committed.
33. Energy audit shall be carried out periodically to review energy conservation measures.
34. All sensor/meters based equipments should be calibrated on quarterly basis.
35. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
36. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
37. Green belt development surrounding the campus, avenue tree planting and garden development should commence from the beginning of the construction phase. Only indigenous species should be used for green belt and avenue trees.
38. Exposed roof area and covered parking should be covered with material having high solar reflective index.
39. Building design should cater to the differently-abled citizens.
40. PP shall keep open space unpaved to the maximum extent possible so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to

provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.

41. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
42. Construction activities will be allowed only during day-time period.
43. Lubrication will be carried out periodically for plant machinery
44. For treated water requirement, PP will install additional capacity of STP and lift raw sewage from nearest manhole/ sewerline to meet the demand

Meeting ended with the vote of thanks to the Chair

4/5/23

(Vijay Garg)
Chairman

(PankajKapil)
Member secretary

(Gopal Mohan)
Member

(AnkitSrivastava)
Member

(JyotiMendiratta)
Member

(Pranay Lal)
Member