

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

Minutes of the 124th Meeting of State Level Expert Appraisal Committee (SEAC) held on 24.02.2023 at 11:00 AM in the Conference Room of DPCC, at 5th Floor, ISBT Building, Kashmere Gate, Delhi 110006.

The 124th Meeting of State Level Expert Appraisal Committee (SEAC) was held on 24.02.2023 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. Ankit Srivastava | - | Member |
| 3. Sh. Surinder Kumar Juneja | - | Member |
| 4. Sh. Pranay Lal | - | Member |
| 5. Sh. Chetan Agarwal | - | Member |
| 6. Ms. Jyoti Mendiratta | - | Member |
| 7. Sh. Pankaj Kapil | - | Member Secretary |

Following SEAC Members could not attend the Meeting:

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

The DPCC Officials namely Sh. S.K. Goyal (EE, DPCC), Sh. Manish Awasthi (JEE), DPCC assisted the Committee.

The Minutes of the 123rd SEAC Meeting held on 01.02.2023 were confirmed by the Members.

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Agenda No: 01

Case No. 437

Name of the Project	Expansion of Co-operative Group Housing Society "Chitrakoot Apartments" at Plot No.9, Sector-22, Dwarka Phase-I, New Delhi
Project Proponent	M/s Entrepreneurs Co-operative Group Housing Society Limited
Consultant	Cognizance Research India Private Limited
EIA Coordinator present during Meeting	Ms. Sanchit Kumar (Coordinator) Mr. Ashish Tripathi
Representatives of PP present during Meeting	Mr. P.C. Chaudhary (President) Mr. Ranjit Singh (Secretary) Ms. Manpreet (Architect)
Proposal No.	SIA/DL/INFRA2/406059/2022
File No.	DPCC/SEIAA-IV/C-437/DL/2022

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Expansion of Co-operative Group Housing Society "Chitrakoot Apartments" at Plot No.9, Sector-22, Dwarka Phase-I, New Delhi by M/s M/s Entrepreneurs Co-operative Group Housing Society Limited.
2. The Project is located at **Latitude:** 28°33'43.09"N; **Longitude:** 77° 3'29.12"E.

3. Area Details:

The Total Plot Area of the project after expansion will remain the same i.e. 10,500.00 sqm. The Total Built-up Area of the project will increase from 24,366.82 sqm to 29,286.57 sqm. The FAR of the project will increase from 18,152.86 sqm to 20,960.16 sqm and the Non- FAR area will increase from 6213.96 sqm to 8326.41 sqm. The Ground Coverage will increase from 2,762.10 sq.m. to 3,266.22 sq.m. The existing Basement area is 2,891.73 sqm which will remain unchanged. The numbers of buildings will remain same i.e. 6 numbers and after expansion no. of main dwelling units will be same i.e. 165 nos. The expected Population after expansion will be 1,075 nos. Maximum numbers of floors will be S+9. Maximum Height of the Building is 30.87 (Up to Mumty).

4. Water Details:

During Construction Phase, approx. 2.25 KLD of fresh water will be required for drinking and domestic purpose which will be supplied from the local freshwater supplier. Approx. 15 ML amount of water will be required which will be met through treated sewage water supply from nearby CSTP. The quantity of sewage generation will be approx. 1.8KLD and the sewage will be treated by providing small septic tanks, soak trenches.

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During Operational Phase, after expansion total water requirement of the project will be 93 KLD which will be met by 54 KLD of Fresh water from DJB and 39 KLD treated water from in house STP. Total Waste water generated from the project will be 66 KLD which will be treated in house STP of 80 KLD capacity. Treated Water from STP will be 53 KLD. Out of which, 39 KLD will be recycled and reused for Flushing (23 KLD), Landscape (14 KLD), DG Cooling (2 KLD) and Rest of the treated water i.e. 14 KLD will be used for greenbelt on service road and nearby DDA Park.

Rain water harvesting shall be done through 03 numbers of RWH pits.

5. Solid Waste Details

During Construction Phase, Construction & Demolition (C&D) waste generated at the site will be reused to the extent possible at the site or will be sent C&D waste management facility.

During the Operation Phase, after expansion approx. 464 kg/day of Solid Waste will be generated from the project consisting of Biodegradable waste (186 kg/day), Non-Biodegradable waste (232 kg/day), inert waste (42 kg/day) and E-waste generation will be 4.64 kg/day. Approx. 6.711 Kg/day of sludge will be generated from the STP.

6. Power Details

During Operation Phase, Total Power requirement will be 60 kW which will be met by the BSES Rajdhani Power Limited. For Power Back up, 2 no. of DG sets of total capacity 360 kVA (2 x 180 kVA) already installed.

7. Parking Facility Details: Total Parking is 300 ECS.

8. Eco-Sensitive Areas Details: Distance of Okhla Wildlife Sanctuary from project site is approx. 22.49km and from Asola Wildlife Sanctuary is approx. 15.28 Km.

9. Plantation Details: The proposed Green Area is 3,369.53m² (32.09% of total plot area). Total no. of proposed trees is 135 nos. within project site.

10. Cost Details: Total Estimated Project cost for the Existing and Expansion area will be INR 17.10 crores. For the existing area cost was INR 12.18 crores and cost of expansion will be INR 4.92 crores.







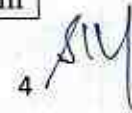
None appeared on behalf of project proponent and based on the information furnished, documents submitted by the project proponent, SEAC in its 121st Meeting held on 22.12.2022 sought additional information which has been responded back by the project proponent on 02.02.2023 which are as follows:

S. No.	Information Sought by SEAC during 121 st SEAC Meeting dated 22.12.2022	Reply dated 02.02.2022
1.	PP is required to submit the date of start of construction and date of complete of construction for the existing constructed building.	PP has informed that the building plans of the existing structures were sanctioned in 2001 under vide no. F.23 (06)/99/Bldg./350 dated 10.08.2001 furthermore Project has been awarded the Completion /Occupancy certificate by DDA under File No. 23(06)/99/Bldg./45 dated 15.06.2006. PP has attached the completion certificate for existing building as annexure.
2.	Details of the dwelling units to be added in proposed	PP has informed that the no. of dwelling units in the existing building are 165 DU.

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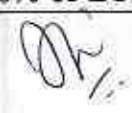
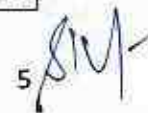
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	development.	In proposed development there will be addition in area of bedroom, toilet and passage only. Therefore the numbers of dwellings units will remain same, whereas FAR will increase.
3.	PP is required to submit the justification for 136 ML water required during construction phase.	PP has informed that during the construction stage induced virtual water required for the project is estimated to be approx. 15 ML (3kl/sq. m) of BUA whereas in EDS reply it was erroneously mentioned as 136 ML.
4.	PP is required to submit water assurance from DJB to meet the fresh water demand during operation phase after proposed expansion.	PP has informed that despite of proposed expansion, the water demand will remain unchanged like there is no alteration in the population of the project. Therefore, existing water supply from DJB will suffice the demand. PP has attached the existing water bills as Annexure.
5.	PP is required to submit the water assurance for supply of treated water during construction phase from the nearby STP of DJB.	PP has informed that during the construction phase, the source of treated water will be CSTP located at Sector-16, Dwarka. PP has attached a letter submitted to the Executive Engineer, Delhi Jal Board dated 17.01.2023 requesting to supply 15 ML of treated water for the construction of proposed project.
6.	PP is required to submit the comparative chart for the fact and figure wrt existing building viz-a-viz after proposed expansion related to water, waste water, power requirement, solid waste generation, RWH and area details including the green area.	PP has uploaded the comparative chart for the existing and proposed building.
7.	PP is required to submit the proposal for gas based generator sets.	PP has informed that they already have installed DG sets of 360 kVA which are in operational stage. However, in future they will adopt gas based gen sets technology.
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	PP has informed that the total green area for project is 3,369.53m ² (@ 32.09% of plot area). The green area is already developed and have well grown existing trees at site. Total 135 trees are present at the site. No tree cutting will be involved at site. The green area will

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	laws and minimum consolidated area of 15 % of plot area should be kept as soft green area. Further, wherever tree plantation being done/ proposed, tree-pit size of 6' x 6' / tree to be adopted as permeable surface of the tree and the location of the proposed trees should be duly demarcated in the landscape plan .	have positive impact on microclimate of the site. PP has attached landscape plan as annexure.
9.	The Capital and Recurring cost of EMP with inclusion of cost of environmental monitoring.	PP has attached cost of EMP with inclusion of cost of environmental monitoring as 78.5 Lakh Capital Cost and 20.14 Lakh recurring cost. No cost details w.r.t. construction and operational phase.
10.	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 for the combustible gas detection Non-Dispersive Infrared (NDIR) gas sensors will be placed at strategic locations in consultation with an expert.
11.	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 & 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 attached Revised EMP.
12.	Revised solar energy utilization to achieve atleast 10 % of power load requirement.	PP has informed that placing 6kW solar plant at site, total electricity of 8,280 kWh electricity shall be produced annually.
13.	Parking proposal to achieve 30 % of the ECS for electric	PP has attached the parking plan showing the EV charging facility for 30% of ECS (90 of

	vehicle. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.	300 ECS) for electric vehicles in parking.
14	Specify name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters.	PP has informed that they will appoint Environment Manager for implementation and monitoring of environmental parameters. And same will be the part of Building Management Team in operation phase

B. After due deliberations, the SEAC in its 124th meeting held on 24.02.2023 recommended as follows:

Based on the information furnished, documents shown & submitted, presentation made by the project proponent SEAC sought the following information:

1. PP is required to re-submit details of total power requirement for the housing society and revised energy conservation measures.
2. Feasibility of location the STP is to be reconfirmed with due indication of its location on the map.
3. Water assurance of treated water requirement from DJB for construction phase.
4. Tree site report indicating the physical tree count of all trees on site alongwith trees girth with local and scientific names of trees.
5. Completion plan with annexure is required to be submitted with reconfirmation of parking details.
6. Water assurance figures needs to be revisited with realistic proposal for reuse in flushing etc.
7. Revised schematic diagrams of proposed STP with technical feasibility with provisions of essential constituent units.
8. Capital and recurring cost of EMP during construction and operational phase separately.
9. Proposal to deploy Anti-Smog Guns as a part of EMP during construction phase and water demand for the same be duly accounted for.
10. The PP is required to submit the sector specific credential of EIA Coordinator present during meeting as committed was not satisfied with the presentation and proposal made.

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Agenda No: 02

Case No. 435

Name of the Project	Construction of Group Housing at Plot No. Pkt 02A, Block-B, Sector-32, Rohini, Delhi
Project Proponent	M/s CRA Developers LLP
Consultant	Grass Roots Research & Creation India (P) Ltd
EIA Coordinator present during Meeting	Mr. K.L Satpatty (CEO) Mr. Saransh Gupta
Representatives of PP present during Meeting	Mr. Rajinder Khurana Mr. Himanshu Verma
Proposal No.	SIA/DL/INFRA2/406704/2022
File No.	DPCC/SEIAA-IV/C-435/DL/2022

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Construction of Group Housing at Plot No. Pkt 02A, Block-B, Sector-32, Rohini, Delhi by M/s CRA Developers LLP and the revised Form 1 and Form-1A in response to the additional details sought by SEAC.
2. The Project is located at **Latitude: 28°44'17.65"N; Longitude: 77° 4'21.65"E**.

3. Area Details:

The Total Plot Area of the project is 7530.00 sqm. The Proposed Total Built-up Area is 47,830.74 sqm. The Proposed FAR Area is 15,458.945 sqm. The Proposed Non-FAR Area is 30,077.07 sqm. The Proposed Ground Coverage is 1,088.238 sqm. Total no. of expected population will be 611 persons. Total no. of towers will be 2. The maximum height of the building will be 87.725 m.

4. Water Details:

During Construction Phase: 100 KLD of STP treated water and 18 KLD fresh water for operation of ASG and Drinking purposes.

During Operational Phase: Total Water requirement of the project will be 56 KLD which will be met by 36 KLD of Fresh water from DJB and 20 KLD treated water from in house STP. Total Waste water generated from the project will be 39 KLD which will be treated in house STP of 50 KLD capacity. Treated Water from STP will be 32 KLD which will be recycled and reused for Flushing (12 KLD), Horticulture (8 KLD). Rest of the treated water i.e. will be used for external road side plantation & Supply to nearby users.

2 RWH storage tanks have been proposed for storage and collection of roof top water.

5. Solid Waste Details:

During Construction Phase,

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The domestic waste generated will be collected and disposed by an authorized agency. The C&D waste will be used in backfilling, roads etc.

During the Operation Phase, Approx. 285 kg/day of Solid Waste will be generated from the project. 01 Nos. of OWC of capacity 120 Kg/batch will be installed.

6. Power Details

During Operation Phase, Total Power requirement will be approx. 1432.02 kW which will be met by the Tata Power Delhi Distribution Limited. For Power Back up, 3 no. of DG sets of total capacity 1520 kVA (2 x 600 kVA, 1x320 kVA) will be installed.

Solar power generation system of capacity 55 kW will be installed.

7. Parking Facility Details: Total Proposed Parking is 302 ECS.

8. Eco-Sensitive Areas Details: Distance of Okhla Wildlife Sanctuary from project site is 27.60 Km and from Asola Wildlife Sanctuary is 29.30 Km.

9. Plantation Details: The proposed Green Area is 1,544.095 sqm (20.05 % of plot area). Total no. of proposed trees is 95 nos. within project site.






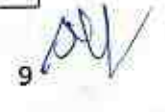
10. Cost Details: Total Cost of the project is approx. INR 144.76 Cr. including land & development cost.

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 16.02.2023 which is as follows:

S. No.	Information Sought by SEAC during 121 st SEAC Meeting dated 22.12.2022	Reply dated 15.02.2023 uploaded on 16.02.2023
1.	Water assurance from DJB 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 informed that total Fresh water requirement is 36 KLD, which will be provided by Delhi Development Authority. Assurance has been received from the competent authority for supply of domestic water which is sufficient to meet the water demand of project. PP has attached copy of Assurance letter vide letter no. F6(2)11/AE(P)/RMD-3/DDA/57 dated 27.01.2023 issued by EE, DDA Rohini Maintenance Division-3 as annexure.
2.	Assurance for supply of Treated Sewage during Construction Phase. PP is required to clarify the amount of quantity of water for construction phase and its arrangement for reusing the	PP has informed that During construction phase 93 KL of treated water will be met by STP through private water tanker from Delhi Jal Board, Rohini, Delhi. PP has attached assurance for supply of treated sewage water from the competent authority (DJB) for supply of STP treated

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	aforesaid treated water along with the mechanism proposed for making this water fit for use in construction.	water from competent authority vide letter no. DJB/EE (SDW)-XII/2022- 23/2546 dated 06.02.2023 as Annexure stating that firm will make its own arrangement for tanker/ transportation of treated sewage also the firm have to deposit advance payment for the quantity required with rate 7/- per KL. PP also informed that they will test the quality of CSTP treated water supplied by DJB through an NABL accredited lab. In case the quality of STP treated water supplied by DJB does not meet the prescribed standards, they will further treat it to make fit for use in construction.
3.	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.	PP has attached the table for population breakup and water requirement calculation. PP submitted that Total Water requirement of the project will be 56 KLD which will be met by 36 KLD of Fresh water from DJB and 20 KLD treated water from in house STP. Total Waste water generated from the project will be 39 KLD which will be treated in house STP of 50 KLD capacity. Treated Water from STP will be 32 KLD which will be recycled and reused for Flushing (12 KLD), Horticulture (8 KLD). Rest of the treated water i.e. 12 KLD will be used for external road side plantation & Supply to nearby users.
4.	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 the toxic gas detectors will be installed near the tanks and pump room of STP and also will be integrated with Fire detection and alarm as well as Ventilation system and maintained in regular intervals.
5.	Revised Rain water harvesting/ retention plan needs to be submitted with numbers of RWH pits taking into account the recent higher flash rain data along with actual percolation rate (duly substantiated by a test report) of the soil at site with required provisioning of min. 1 Recharge bore per 5000 sqm of Plot Area along with layout and location plan.	PP has informed that Ground water table of the project site is 6.9 m to 7.1 m so, rain water harvesting is not feasible. Therefore, storage tank for Roof Top rain water is proposed. PP has attached revised Rain water storage plan as annexure.
6.	Fresh proposal for housing of construction labours within the	PP has informed that they will provide rented accommodation facilities for construction

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	site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STPs, safe drinking water, medical healthcare, crèche etc.	labours in residing colonies and few hutments will be provided within the project site as 6 m space is proposed to left one side of the project site also labours will be provided with all necessary facilities such as crèche, mobile toilets, mobile STPs, safe drinking water, Medical/healthcare, etc.
7.	PP is required to submit proposal for EMP (Environment Management Plan) for dust mitigation measures during construction as per MoEF Notification No. GSR 94 € 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 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 attached revised EMP for dust mitigation measures during construction with the proposal for installation of 4 nos. of Anti-Smog Guns at site for dust suppression.
8.	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.	<p>PP has attached calculation for water demand during construction phase.</p> <p>PP has informed that approx. 16.2 KLD of fresh water will be consumed by 4 Nos of ASG and same water demand will be sourced through tankers.</p> <p>PP has informed that total water required during Construction phase will be as follows:</p> <p>1) STP treated water:</p> <ul style="list-style-type: none"> • Construction activities = 97 KLD • Flushing = 3 KLD Sub-total = 100 KLD. <p>2) Fresh water:</p> <ul style="list-style-type: none"> • Anti-Smog Guns = 16.2 KLD • Drinking = 1.05 KLD Sub-total = 17.8 KLD ~ 18 KLD <p>Total water demand = 118 KLD (It will be supplied through separate tankers to project site).</p>

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9.	Revised calculation for solid waste generation figures accounting for the sludge generated from STP and its disposal methodology.	PP has attached Revised calculation for solid waste including STP sludge as annexure. PP also proposed to use waste from green area as manure. Surplus will be given to nearby plant nurseries (e.g. Blooming Pearls - The Shri Balaji Nursery; 0.6 km in NE), parks, etc.
10.	PP is required to submit heat island effect supported with modeling. Provide season wise simulation of Heat Island effect.	PP has attached Heat island effect study as annexure.
11.	Using output of the simulation tools demonstrate that the lowest habitable floor has the exposure of direct sunlight atleast of 2 hrs as on 21 st December.	PP has attached Sun Path analysis as annexure.
12.	Proposal for mobile STP during construction phase.	PP has informed that they will provide rented accommodation facilities for construction labours in residing colonies and few hutments will be provided within the project site as 6 m space is proposed to left one side of the project site. Labours will be provided with all necessary facilities such as creche, mobile toilets, mobile STPs, safe drinking water, Medical/healthcare, etc
13.	Power supply assurance from TPDDL/ BSES or the application submitted to the concerned agencies.	PP has obtained assurance from TATA Power -DDL vide letter no. TPDDL/COMM/ECG/FY-2022-23/985 dated 30.01.2023 for power supply to the project same is attached as annexure.
14.	Revised proposal for solar energy utilization to achieve atleast 10 % of power load requirement.	As per the revised proposal submitted 55 kW capacity of solar panels proposed .
15.	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.	PP has submitted a proposal to achieve 30% of the ECS for electric vehicle and attached a plan as annexure. PP also informed that in future, electric vehicle charging facility will be extended to all parking slots.
16.	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 install the toxic gas detectors near the tanks and pump room of STP and gas detectors will also be integrated with Fire detection and alarm as well as Ventilation system and maintained in regular intervals.

17	Specify numbers of the proposed post to be engaged by the proponent for implementation and monitoring of environmental parameters.	PP has attached 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 Monitoring persons</td><td>01</td></tr><tr><td>RWH Monitoring persons</td><td>01</td></tr><tr><td>Solid waste Collection & disposal monitoring person</td><td>01</td></tr><tr><td>Total</td><td>05</td></tr></table>	Designation	No. of Persons	Environment Officer	01	Maintenance In-charge	01	STP Monitoring persons	01	RWH Monitoring persons	01	Solid waste Collection & disposal monitoring person	01	Total	05
Designation	No. of Persons															
Environment Officer	01															
Maintenance In-charge	01															
STP Monitoring persons	01															
RWH Monitoring persons	01															
Solid waste Collection & disposal monitoring person	01															
Total	05															
18	The Capital and Recurring cost of EMP with inclusion of cost of environmental monitoring.	PP has attached Revised EMP (Environment Management Plan Cost) as follows: <table><tr><th>Phase</th><th>Capital Cost</th><th>Recurring Cost</th></tr><tr><td>Construction Phase</td><td>45 Lakhs</td><td>13.1 Lakhs</td></tr><tr><td>Operation Phase</td><td>91.8 Lakhs</td><td>57.4 Lakhs</td></tr></table>	Phase	Capital Cost	Recurring Cost	Construction Phase	45 Lakhs	13.1 Lakhs	Operation Phase	91.8 Lakhs	57.4 Lakhs					
Phase	Capital Cost	Recurring Cost														
Construction Phase	45 Lakhs	13.1 Lakhs														
Operation Phase	91.8 Lakhs	57.4 Lakhs														
19	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 the 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 Revised landscape plan with demarcated green area is attached as Annexure.														
20	Revised water mass balance taking into account the total water required in swimming pool.	PP has attached Revised water mass balance taking into account the total water required in swimming pool is attached as Annexure														
21	Resubmission of information wrt heat island effect with due indication of rise in temperature after operationalizing the building and its remedial measures proposed to be taken.	PP has attached Heat island effect study as annexure.														
22	PP to submit a copy of the DDA	PP has informed that Layout plan approval														

	approved layout plan of the plot alongwith an undertaking that the proposed design is in compliance with the above.	from competent authority is in process. PP has attached copy of layout plan as annexure. PP has also informed that the project has been designed as per building bye-laws. PP has attached an undertaking in this regard as annexure.
23.	The proposal/ presentation do not address the basic information like quantification of excavated earth, and as found during presentation the information Column No. 1.23 of Form-I has been misrepresented by the environmental consultant fully aware of ground water table and depth of basements. Dewatering of ground water aspects not elaborated at all. Revised Form-I & IA is to be uploaded keeping in view the checklist available in SEAC scheduled meeting and discussion held during presentation concluding that revised information submission should not be limited to information listed but should cover comprehensive information required for appraisal.	PP has attached calculation/ quantification of excavated earth and dewatering aspects. PP has attached soil test report as annexure.

During presentation, the PP submitted revised EMP cost for Operation phase and revised list of trees species to be planted.

B. After due deliberations, the SEAC in its 124th Meeting held on 24.02.2023 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 – 56 KLD, Fresh water requirement – 36 KLD, Treated water requirement – 20 KLD (for recycling in flushing – 12 KLD, horticulture 8 KLD and excess treated water will be used for external horticulture water demand through fixed pipelines with the permission from DDA/ competent authority.

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3. The treated waste water through STP shall achieve the effluent standards: pH (5.5-9.0), BOD (10 mg/l), TSS (20 mg/l), Oil and Grease (10 mg/l), Dissolved Phosphate as P (1 mg/l), Faecal Coliform (MPN/100 ml) – Desirable 100 permissible 230.
4. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs.45 Lacs and recurring cost of Rs. 13.1 Lacs/ year during construction phase and capital cost of Rs. 148.8 Lacs and recurring cost of Rs. 69.2 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 3.8 % (i.e. 55 kW) of the total energy demand to be sourced from Solar (Renewable) energy as committed and try to achieve upto 5% of the total energy demand.
7. 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 Environment Management Cell consisting of atleast 1 Environment Officer and 1 Maintenance incharge supported by 3 monitoring assistant having specific knowledge and experience related to environmental safeguards/ air/ water pollution shall be created and made functional before commissioning of the proposed development.
10. Minimum 1 tree for every 80 Sq. Mt of plot area (95 nos) should be planted within the project site.
11. 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.
12. 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
13. Green building norms should be followed with a minimum 3 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up.
14. Construction & Demolition waste should be disposed of at authorized C&D waste collection centre/ processing unit.

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15. Wind- breaker of appropriate height i.e. $1/3^{rd}$ 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.
16. 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 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. Atleast 04 Anti-Smog Gun be installed before starting the construction.
17. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. As proposed, fresh water requirement from DDA shall not exceed 36 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DDA/ concerned Authority.
24. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for flushing and gardening.
25. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.

26. Energy audit shall be carried out periodically to review energy conservation measures.
27. All sensor/meters based equipments should be calibrated on quarterly basis.
28. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
29. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
30. 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.
31. Exposed roof area and covered parking should be covered with material having high solar reflective index.
32. Building design should cater to the differently-abled citizens.
33. 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.
34. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
35. Construction activities will be allowed only during day-time period.
36. Lubrication will be carried out periodically for plant machinery.
37. The landscape planning should include plantation of native species/ trees.

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Agenda No: 03

Case No. 442

Name of the Project	EC for Construction of District Court at Sector-26 Rohini, New Delhi.
Project Proponent	Jai Kumar Meena, Executive Engineer, Public Works Department, GNCTD at Office of Executive Engineer, Other Project Division-1, PWD, Rouse Avenue Court Complex, DDU Marg, New Delhi
Consultant	Ind Tech House Consult, G 8/6, Ground Floor, Rohini Sector 11, New Delhi 110085
EIA Coordinator present during Meeting	Mr. Anand Kumar Dubey (EIA Coordinator) Mr. Indra Kumar Sharma.
Representatives of PP present during Meeting	Mr. J.K. Meena (EE, CPWD) Mr. Begraj Singh (AE, PWD) Mr. Goonmeet S Chauhan (Architect)
Proposal No.	SIA/DL/INFRA2/408499/2022
File No.	DPCC/SEIAA-IV/C-442/DL/2023

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Construction of District Court at Sector-26 Rohini, New Delhi by M/s Public Works Department (PWD), New Delhi
2. The Project is located at Latitude: 28°44'34.54" N; Longitude: 77°05'09.34"E
3. **Area Details :**

The Total Plot Area of the project is 17,415 sqm. The Proposed Total Built-up Area (FAR + Non-FAR) is 1,09,208.7 sqm. The Proposed FAR Area is 51596.08 sqm and Proposed Total Non-FAR Area is 57612.6 sqm. The Proposed Ground Coverage is 5855.19sqm. The total no. of Basements will be 1 nos. The total nos. of floors will be B+G+12. The total no. of expected population is 11225 persons including floating population. The Max. Height of the building (upto the terrace level) is 59.7 m.

4. **Water Details:**

During Construction Phase: total water requirement will be 10.4 KLD, out of which fresh water will be 6.60 KLD and treated water will be 3.80 KLD. Sewage generation from the project will be 9.08 KLD .

During Operational Phase: Total Water requirement of the project will be 670 KLD which will be met by 170 KLD of Fresh water from DJB and 272 KLD of Treated water to be met from in house STP and additional 228 KLD of treated water will be sourced from nearby DJB STP. Total Waste water generated will be 302 KLD which will be treated inhouse STP of 400 KLD capacity. Treated Water from in house STP and treated water from DJB STP which will be recycled and reused for Flushing (166 KLD), Gardening (14 KLD), HVAC (320 KLD). 5 number of Rain Water Harvesting (RWH) Pits are proposed.

5. **Solid Waste Details :**

During Construction Phase, about 48.00 kg/day of municipal solid waste and about 4368 MT construction waste will be generated.

During the Operation Phase, Total 2320 kg/day of Solid Waste will be generated from the project consisting of biodegradable waste 980 kg/day and Non-Biodegradable Waste of 1340 kg/day. About 27.6 kg/day of sewage sludge will be generated which will be used as manure .

6. Power Details

During Operation Phase: Total Power requirement will be 5632 kW which will be supplied by TPDDL. For Power Back up, 3 x 2000, 1 x 800 kVA GG Sets will be installed.

Solar photovoltaic power panels of 168.96 kW capacity (3% of total power load) will be installed.

7. Parking Facility Details: Total Proposed Parking is 1040 ECS (Surface: 4 ECS, Basements (Stack parking): 620 ECS, MLCP: 416 ECS)

8. Eco-Sensitive Areas Details: Distance of Okla Wildlife Sanctuary from project site is 30.28 Km SE and from Asola Wildlife Sanctuary is 31.25 Km SE.

9. Plantation Details: The proposed Green Area is 5089.44 sqm (29.22 % of plot area. Total no. of trees proposed is 220 nos.

10. Cost Details: Total Cost of the project is Rs. 568.56 Crores.

The earlier Proposal No. SIA/DL/MIS/244263/2021 for the above said project was filed by the Project Proponent i.e. M/s Public Works Department, New Delhi and was considered by SEAC in its 98th Meeting (IInd Seating) held on 02.02.2022 in which SEAC sought additional information from PP based on the information furnished, documents shown & submitted, presentation made by PP. Accordingly, ADS was raised to the Project Proponent which Project Proponent did not reply and as a result the Proposal got delisted from the Parivesh Portal.

With reference to the water supply assurances the PP has submitted a letter dated 16.01.2023 issued by DJB showing the non-availability of fresh water supply to the project and the issue of treated water supply from DJB STP has not been addressed.

B. After due deliberations, the SEAC in its 124th meeting held on 24.02.2023 recommended as follows:

Based on the information furnished, documents shown & submitted, presentation made by the project proponent SEAC sought the following information:

The PP is required to provide the point wise reply to the ADS raised in view of 98th Meeting (IInd Sitting) of SEAC held on 02.02.2022 and additionally the following information is required to be submitted.

1. Tree site report including physical tree count of all trees invasive or non-invasive alongwith tree girths with local and scientific names of trees.
2. Revised Capital and Recurring cost of EMP with inclusion of cost of environmental monitoring. PP should ensure that presentation should not be in deviation of the details mentioned in proposal.
3. Revised calculation for solid waste generation figures accounting for the sludge generated from STP and its disposal methodology.

4. Proposal for solar energy utilization to achieve atleast 10 % of power load requirement.
5. 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
6. 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.
7. Proposal for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
8. Pollution load and abatement plan during construction and operation phase for point and non-point sources with detailed calculation
9. Air pollution abatement plan for the air pollutants like PM_{2.5} , PM₁₀, SO_x , Nox etc. from parking and traffic due to project.
10. 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 & 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.
11. Water requirement for Anti-Smog Gun needs to be accounted for in fresh water requirement during construction phase.
12. Provide season wise simulation of Heat Island effect.

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Agenda No. 04

Case No.: C-416

Name of the Project	Amendment in Environment Clearance (EC) for Construction of "Group Housing Colony" with Built-up area 3,47,102 sqm at Ashok Vihar, plot-B, District- North west, Delhi
Project Proponent	Mr. Rahul Kumar, Senior Manager, M/s Godrej Green Woods Private Limited at Godrej One, 5th Floor, Pirojsha Nagar, Eastern Express Highway, Vikhroli East Maharashtra 400079.
Consultant	Ind Tech House Consult, G 8/6, Ground Floor, Rohini Sector 11, New Delhi 110085
EIA Coordinator present during Meeting	Soumya Driwedi (EIA coordinator) Anand Verma Dubey
Representatives of PP present during Meeting	Himanshu Vikas Tarachandani (Sr. Manager)
Proposal No.	SIA/DL/MIS/291449/2022
File No.	21-57/2021-IA-III

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of Amendment in Environment Clearance for the project Construction of "Group Housing Colony" with builtup area 3,47,102 sqm at Ashok Vihar, plot-B, District- North West, Delhi by M/s Godrej Green Woods Private Limited. The amendment is required only for the nos. of trees exists at site and trees to be retained.
2. The said project has obtained Environment Clearance vide File no. 21-57/2021-IA-III dated 22nd November 2021 by MoEF& CC for the plot area 78710 sqm and built-up area of 3,47,102 sqm. The project is located at Ashok vihar, Plot-B, District, North West, Delhi with coordinates 28° 41'14.29 N Latitude & 77° 10'47.55 E Latitude. The project was issued ToR vide letter no. 21-33/2021-IA-III dated 17th June, 2021 by MoEF&CC, GoI.
3. As per Environmental Clearance issued the land parcel belongs to Rail Land Development Authority (RLDA). The land has been given to M/s Godrej Green Woods Private Limited for the development of a group housing colony under the lease agreement. The project has two plots- A & B with a road dividing the two plots. Plot A has already been granted Environmental Clearance vide letter No. 21-85/2020-IA-III dated 05.01.2021 for the construction of Group Housing Colony at Total Plot area of 28,888 sqm and total built-up area of 1,48,863.3 sqm and for Plot B there is development of Group Housing Colony (08 Residential towers, 3 Clubs in lower ground floor and 1 separate club block, 26 Villas, 4 Retail Blocks, 1 Milk Booth and 4 watch ward cabins) at Plot-B having plot area of 78,710 sqm.
4. As per Environmental Clearance issued, total green area of 19677.5 sqm will be developed within the plot area of the project. Plantation of native plants will be done, 2337 trees are present at the site out of which 305 nos. of trees will be retained and 946

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nos. of trees will be transplanted within the site and 1086 nos. of invasive trees will be cut/ trimmed for the construction of residential buildings. Additional 39 new trees will be planted at the site. Thus, total 1290 trees will be maintained at the site (i.e. 305 + 946 + 39)

5. Details of configuration is as follows for which amendment is proposed:

S.no	Plant/ Equipment/ Facility	Existing Configuration	Proposed Configuratio n	Final configuratio n after Amendment	Remarks if Any
1.	Plot Area	78,710 Sqm	Nil	78,710 Sqm	No Change
2.	Built Up Area	3,47,102 Sqm	Nil	3,47,102 Sqm	No Change
3.	Total No of Existing Trees on site	2,337 Nos of trees as per EC letter	-376 Nos	1,961 Nos of Trees present actual	PP stated that they mistakenly represented/ included 376 nos of trees of adjoining plot in the proposal. PP has attached an order of Department of Forest & Wildlife, GNCTD empaneling the Green Morning Horticulture Pvt.Ltd and three others to carry out the work of tree plantation in the NCT of Delhi. PP has attached tree survey summary report of proposed project conducted by Green Morning Horticulture Pvt. Ltd. dated 27.01.2022 showing total 1961 nos. of trees existing at site.
4.	Trees to be retained	As per EC letter 305 trees to be retained	Only 84 Nos of trees will be retained	Only 84 Nos. of trees will be retained	

The PP has stated that in the Environmental Clearance there was a clerical error on the tree count at site. By mistake they have included trees 376 nos. on adjoining plots owned by our lessors (RLDA) due to a calculation mistake it was represented that there were 2337 trees on site and 305 trees were being retained, while the actual count is 1961 and 84 trees will be retained. The survey, done by a Forest Department of Delhi empanelled agency "Green Morning" is also attached, along with their empanelment letter.

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Minutes of Meeting of 124th SEAC Meeting dated 24.02.2023

By virtue of the proposed amendment sought and clarification submitted during presentation the revised scenario wrt trees will be as follows:

	Earlier survey	New Survey
Total Trees	2337	1961
Trees to be cut (invasive or dry)	1086	996
Net trees (excluding invasive or dry)	1251	965
Trees to be retained	305	84
Trees to be transplanted	946	881
% of retention of total trees	13.1%	4.3%
% of retention of net trees	24.4%	8.7%

After due deliberations, the SEAC in its 114th Meeting held on 09.09.2022, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which were responded back by the project proponent on 24.09.2022 vide letter dated 23.09.2022.

The committee deliberated in its meeting dated 04.10.2022 that tree survey should have been carried out at the time of project feasibility assessment and site identification and the project is now in fate-accomplish situation in view of EC issued in 2021 as far as Tree Transplantation Policy 2020 clause 4 (1) is concerned.

After due deliberations, the SEAC in its above said 116th Meeting held on 04.10.2022, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which were responded back by the project proponent on 24.09.2022 vide letter dated 23.09.2022.

The proposal was again considered by SEAC in its 117th meeting dated 01.11.2022 and it was deliberated during the meeting that Delhi Transplantation Policy, 2020 is complied with in the revised Amendment by increasing green area by dropping some building blocks and tree retention of 20 % and transplantation.

After due deliberations, the SEAC in its 117th Meeting held on 01.11.2022 recommended as follows:

Amendment of Environmental Clearance vide File no. 21-57/2021-IA-III dated 22nd November 2021 by MoEF& CC recommended to the effect that fact and figures with respect to trees will be as follows:

"Total green area of 29681.42 sqm will be developed within the plot area of the project. Plantation of native plants will be done, 1961 trees are present at the site out of which 203 nos. of trees will be retained and 51 nos. of trees will be transplanted within the site and 711 no of trees will be transplanted off-site and 996 nos. of invasive trees will be cut/ trimmed for the construction of residential buildings. Additional 1036 new trees will be planted at the site. Thus, total 1290 trees will be maintained at the site. Rest of the conditions will remain same as per the Environmental Clearance issued on 22nd November 2021 by MoEF& CC.

The SEIAA during its meeting dated 16.11.2022 took the following decisions (s):

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Minutes of Meeting of 124th SEAC Meeting dated 24.02.2023

The SEIAA decided to refer back the case to SEAC for physical examination of trees at site and also for asking the Project Proponent to obtain certificate from Forest Department regarding calculation for numbers of tree presented before SEAC.

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 27.01.2023 vide letter dated 27.01.2023 which is as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 09.12.2022	Reply dated 27.01.2023 submitted on 27.01.2023
1.	The PP be asked to submit certificate from forest Department regarding calculation for number of tree presented before SEAC.	PP has informed that tree survey details have already submitted and the tree survey was done by Green morning Horticulture Pvt. Ltd, the empaneled agency of Department of Forest and Wildlife. PP has attached copy of order dated 18.06.2022 from Department of Forest & Wildlife, Govt of NCT Delhi for reference.

After due deliberations, the SEAC in its 123rd Meeting held on 01.02.2023 constituted a three member committee of SEAC to visit the site within 10 days consisting of Sh. Chetan Agarwal, Sh. Pranay Lal & Sh. SK Juneja along with the representative of Forest Department and empaneled agency assisted by officials of DPCC. Sh. Pranay Lal, Member SEAC will be convenor of the committee.

Accordingly, site visit was conducted on 15.02.2023 by the sub-committee for physical examination of trees in the presence of Sh. Ram Chandra of Green Morning Horticulture Pvt. Ltd. (Empanelled agency), Sh. Kamal Kishore from the Office of DCF North, Sh. Digvijay Yadav the representative of PP and Sh. Anand Dubey from Accredited consultant.

The sub-committee observed that the site has a fairly large number of trees of local species like Jamun, etc that are currently being proposed to be removed and transplanted outside the site. In addition, many of the trees are of large girth and provide greater ecosystem services. It is seen that there are 69 trees of girth greater than 1.5 m (5 feet), and 152 trees of girth between 0.9 – 1.5 m (3 to 5 feet), totalling to 221 trees with girth greater than 0.9 m. However just about 26 of these 221 trees are being retained, and even a smaller number – 14 trees are being transplanted on site, while the majority – 122 trees are proposed to be transplanted outside the site. Further, it was observed that 4 trees with the largest girths on site include a banyan tree of girth greater than 5 metres and three pipal trees with girths between 2.77 and 4.01 m. These large trees are virtually heritage trees of considerable age and size and provide character and value to the site. PP should try to retain/ transplant these 221 large trees within this project site and try to build around them.

The sub-committee was of the view that all trees of large girth greater than 0.9 m of local species are either retained or transplanted on site. Further, a solitary tree of Sisham species, was located on the boundary wall of the site with a park, is earmarked for transplantation

outside the site. The sub-committee is of the view that project proponent should retain the tree on site as it is, and modify its boundary wall plan. It was also observed that there were about 50 banyan tree saplings along with tree guards that had been planted on site and which are not included in the list of trees. The PP has not proposed what they plan to do with the same.

The sub-committee also observed that as per the provided list of trees there were a total of 35 trees of pipal on the site, of which 7 were being retained, 2 transplanted on site, and 26 transplanted out of the site. This was observed to be an excessively high proportion.

Overall the committee felt that given the large number of big girth trees on the site of local species, it is unfortunate, that the PP has not designed their building footprint in a manner that the largest number of big trees of local species are saved and retained as is. As per the random sample checking at few places, the sub-committee found the tree site report submitted by the agency is in accordance with the site observations.

In view of above, the SEAC recommended for according the amendment with following additional conditions:

1. PP will retain / transplant within this project site the 4 trees with the largest girths on site including a banyan tree of girth greater than 5 metres and three pipal trees with girths between 2.77 and 4.01 m. (With tree numbers 2354,1517,2194 &1554)
2. PP will ensure that at least 40 % of all large trees (221 numbers) with girth greater than 0.9 m of local species are either retained or transplanted within the project site.
3. For the sisham species, which falls on the boundary wall of the site with an adjacent park, which is earmarked for transplantation outside the site the PP will retain the tree on site as it is, and modify its boundary wall plan.
4. PP will attempt to retain or transplant the tree saplings of banyan which are present on the site.

Accordingly, amendment of Environmental Clearance vide File no. 21-57/2021-IA-III dated 22nd November 2021 by MoEF& CC recommended to the effect that fact and figures with respect to trees will be as follows:

"Total green area of 29681.42 sqm will be developed within the plot area of the project. Plantation of native plants will be done, 1961 trees are present at the site out of which 203 nos. of trees will be retained and 100 nos. of trees (96 trees having girth more than 0.9 meters and 04 trees having large girth with tree numbers 2354,1517,2194 &1554) will be transplanted within the site and 662 no of trees will be transplanted off-site and 996 nos. of invasive trees will be cut/ trimmed for the construction of residential buildings. Additionally 987 new trees will be planted at the site. Thus, total 1290 trees will be maintained at the site. For the sisham species, which falls on the boundary wall of the site with an adjacent park, which is earmarked for transplantation outside the site the PP will retain the tree on site as it is, and modify its boundary wall plan. Rest of the conditions will remain same as per the Environmental Clearance issued on 22nd November 2021 by MoEF& CC."

Agenda No: 05

Case No. 434

Name of the Project	Construction of Group Housing at Plot No. 2, Vishwas Nagar, East Delhi, Delhi-110032
Project Proponent	M/s Meru Resorts LLP
Consultant	Grass Roots Research & Creation India (P) Ltd
EIA Coordinator present during Meeting	Mr. K.L. Santpatty (CEO) Mr. Saransh Gupta (GRC)
Representatives of PP present during Meeting	Mr. Deepak (PP)
Proposal No.	SIA/DL/INFRA2/406831/2022
File No.	DPCC/SEIAA-IV/C-434/DL/2022

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Construction of Group Housing at Plot No. 2, Vishwas Nagar, East Delhi, Delhi - 110032 by M/s Meru Resorts LLP and details have been updated/modified in view of appraisal by SEAC .
2. The Project is located at **Latitude:** 28°39'41.60"N; **Longitude:** 77°17'36.03"E.
3. **Area Details:**
The Total Plot Area of the project is 7,185 sqm. The Proposed Total Built-up Area is 50,400.46 sqm (2B+G+31). The Proposed FAR Area is 20,330.6 sqm. The Proposed Non-FAR Area is 30,069.86 sqm. The Proposed Ground Coverage is 1,440.447 sqm. Total no. of expected population will be 1202 persons. Total no. of towers will be 2. The maximum height of the building will be 130 m.
4. **Water Details:**
During Construction Phase, 106 KLD treated water from STP will be used, and about 18 KLD freshwater will be required.
During Operational Phase, Total Water requirement of the project will be 115 KLD which will be met by 71 KLD of Fresh water from DJB and 44 KLD treated water from in house STP. Total Waste water generated from the project will be 85 KLD which will be treated in house STP of 110 KLD capacity. Treated Water from STP will be 77 KLD out of which 44 KLD will be recycled and reused for Flushing (24 KLD), Horticulture (15 KLD), Filter Backwash (5 KLD). Rest of the treated water i.e. 33 KLD will be discharged into sewer.
02 RWH pits have been proposed for Rain Water Harvesting (RWH).
5. **Solid Waste Details**
During Construction Phase,
The C&D waste will be used in backfilling, roads etc. & rest will be sent to authorized C&D waste management site.

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During the Operation Phase, Approximately 563 kg/day of Solid Waste will be generated from the project consisting of biodegradable waste of 225 kg/day. OWC of capacity 120 Kg/batch (2 batches/day/OWC) will be installed.

6. Power Details

During Operation Phase, Total Power requirement will be approx. 1646 kW which will be met by the Tata Power Delhi Distribution Limited. For Power Back up, GG sets of Capacity 1500 kVA (2 x 750 kVA) will be installed.

Solar power generation system of capacity 96 kVA will be installed.

7. Parking Facility Details: Total Proposed Parking is 322 ECS.

8. Eco-Sensitive Areas Details: Distance of Okhla Wildlife Sanctuary from project site is 9.05 Km and from Asola Wildlife Sanctuary is 16.5 Km.

9. Plantation Details: The proposed Green Area is 3326.255 sqm (46.29% of plot area). 100 nos. of trees are proposed within project site

10. Cost Details: Total Cost of the project is INR 93.67 Crores including land & development cost.

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 20.01.2023 which is as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 22.12.2022	Reply dated 20.01.2023 submitted on 26.01.2023
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 informed that they have obtained assurance from the DDA vide letter dated 30.12.2022 for water supply and sewage line of 200 KLD water. PP has attached copy of assurance letter for reference.
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 water fit for use in construction. Figures of potable water are also required to be submitted.	PP has informed that they have received assurance from the DJB vide letter dated 07.01.2023 for supply of STP treated water from Yamuna Vihar Phase-I CSTP. PP has attached copy of the assurance letter for reference. 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

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		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.	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.	<p>PP has attached revised water mass balance after water conservation measures which is as follows:</p> <p>During Operation Phase (After taking conservation measures):</p> <table border="1"> <thead> <tr> <th>S.No.</th><th>Particulars</th><th>Quantity</th></tr> </thead> <tbody> <tr> <td>1.</td><td>Total Water Requirement</td><td>115 KLD</td></tr> <tr> <td>2.</td><td>One time Fresh Water Requirement (Source: DDA)</td><td>71 KLD</td></tr> <tr> <td></td><td>Fresh water requirement (daily)</td><td>70 KLD</td></tr> <tr> <td></td><td>Swimming Pool</td><td>1 KLD</td></tr> <tr> <td>3.</td><td>Treated Water Requirement (Source: in House STP)</td><td>44 KLD</td></tr> <tr> <td></td><td>Flushing</td><td>24 KLD</td></tr> <tr> <td></td><td>Horticulture</td><td>15 KLD</td></tr> <tr> <td></td><td>Filter Backwash</td><td>5 KLD</td></tr> <tr> <td>4.</td><td>Treated Water Generated</td><td>77 KLD</td></tr> <tr> <td>5.</td><td>Treated water discharge in Sewer</td><td>33 KLD</td></tr> <tr> <td>6.</td><td>Waste Water Generated</td><td>85 KLD</td></tr> <tr> <td>7.</td><td>STP Capacity</td><td>110 KLD</td></tr> </tbody> </table>	S.No.	Particulars	Quantity	1.	Total Water Requirement	115 KLD	2.	One time Fresh Water Requirement (Source: DDA)	71 KLD		Fresh water requirement (daily)	70 KLD		Swimming Pool	1 KLD	3.	Treated Water Requirement (Source: in House STP)	44 KLD		Flushing	24 KLD		Horticulture	15 KLD		Filter Backwash	5 KLD	4.	Treated Water Generated	77 KLD	5.	Treated water discharge in Sewer	33 KLD	6.	Waste Water Generated	85 KLD	7.	STP Capacity	110 KLD
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4.	Water requirement for Anti-Smog Gun needs to be accounted for in fresh water requirement during construction phase.	<p>PP has attached total water demand during construction phase considering the deployment of Anti-Smog Guns.</p> <p>The details of water demand during construction phase is as follows:</p> <table border="1"> <thead> <tr> <th>Activity</th><th>Quantity</th><th>Source</th></tr> </thead> <tbody> <tr> <td>Construction activities</td><td>102 KLD</td><td>DJB STP</td></tr> <tr> <td>Anti-Smog</td><td>16.2 KLD</td><td>Fresh</td></tr> </tbody> </table>	Activity	Quantity	Source	Construction activities	102 KLD	DJB STP	Anti-Smog	16.2 KLD	Fresh																														
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		guns		water supplied through tanker
		Drinking water	1.4 KLD	Fresh water supplied through tanker
		Flushing water requirement	4 KLD	DJB STP
		Total Water Requirement	~124 KLD	
5.	Plan for handling/ disposal of excavated earth and storage/ stacking of construction material.	PP has informed that approx. 33,036.52 m3 of earth (including 1,437 m3 top soil) will be excavated from the project site out of which 6537 m3 (1437 m3 top soil + 5100 sqm excavated soil) will be utilized within the project for filling and landscaping purposes and rest will be disposed through local approved vendors/recyclers for use at other construction sites within 5 km. PP has also informed that the excavated soil will be kept covered with tarpaulin sheets to avoid dust emissions.		
6.	Revised Rain water harvesting/ retention plan needs to be submitted taking into account the ground water table.	PP has informed that Rain water harvesting system will be designed as per CGWA guidelines. PP has informed that proposed RWH pits are 2 nos. PP has attached Revised Rain water harvesting plan.		
7.	Revised clear schematic diagram of propose STP.	PP has attached Revised clear schematic diagram of proposed STP.		
8.	Top soil conservation plan.	PP has informed that approx. 1,437 m3 of top soil will be generated from project site which will be preserved and reused for landscape development of project at later stages and the stored top soil will be kept covered with tarpaulin sheets to avoid dust emissions.		
9.	STP performance to be demonstrated through stimulated model for targeted output.	PP has attached feasibility report of STP in response to the query raised.		
10.	Geo technical investigation report with soil investigation report.	PP has attached Geo technical investigation report in response to the query raised.		
11.	Revised area statement with floor/ basement details.	PP has attached Revised area statement with floor/ basement details i.e. 2B+G+31		

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12.	Elaboration wrt dewatering and its management if required.	PP has informed that ground water table depth at site varies from 7.5 m to 8 mbgl and depth of each basement is 3.3 m and the basement will be constructed 0.6 m above ground level. PP has informed that the ground water table will not be intersected in construction of basement. However, if dewatering is required, they will take permission from competent authority for withdrawal and disposal of ground water.														
13.	Resubmission of information wrt heat island effect with due indication of rise in temperature after operationalizing the building and its remedial measures proposed to be taken.	PP has attached Heat island effect study in response to the query raised.														
14.	Provide season wise simulation of Heat Island effect.	PP has attached Heat island effect study in reference to the query raised.														
15.	Using output of the simulation tools demonstrate that the lowest habitable floor has the exposure of direct sunlight atleast of 2 hrs as on 21st December.	PP has attached report having Solar Path analysis details in response to the query raised.														
16.	PP to submit a copy of the DDA approved layout plan of the plot alongwith an undertaking that the proposed design is in compliance with the above.	PP has informed that Layout plan approval from competent authority is in process. PP has attached a copy of the layout plan. PP has informed that project has been designed as per building bye-laws. PP has attached an undertaking for the same.														
17.	Revised landscape plan with demarcated green area.	PP has attached revised landscape plan with demarcated green area. <table><tr><th>Green Area Details</th><th>Area</th></tr><tr><td>Total Green Area</td><td>3053.409 sqm</td></tr><tr><td>Total Hardscape Area</td><td>718 sqm</td></tr><tr><td>Total Softscape Area</td><td>2335.409 sqm</td></tr><tr><td>Total No. of Trees</td><td>230 nos.</td></tr><tr><td>Trees outside the basement line</td><td>136 nos.</td></tr><tr><td>Trees at Basement</td><td>94 nos.</td></tr></table>	Green Area Details	Area	Total Green Area	3053.409 sqm	Total Hardscape Area	718 sqm	Total Softscape Area	2335.409 sqm	Total No. of Trees	230 nos.	Trees outside the basement line	136 nos.	Trees at Basement	94 nos.
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18.	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.	PP has attached the same as mentioned above in query no. 3.														

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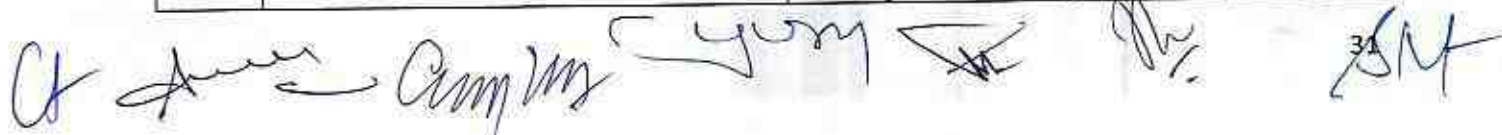
19.	Revised realistic cost of EMP, recurring as well as capital including the cost of monitoring.	PP has attached revised cost of EMP during construction phase & operation phase which is as follows: During Construction phase, Capital cost will be 52.3 Lacs and Recurring cost will be 14.4 Lacs/ annum. During Operation phase, Capital cost will be 216 Lacs and Recurring cost will be 56.55 Lacs/ annum.										
20.	Revised calculation for solid waste generation figures accounting for the sludge generated from STP and its disposal methodology.	PP has attached revised solid waste generation figures including STP sludge which are as follows: <table><tr><th>Type of waste</th><th>Quantity</th></tr><tr><td>Domestic Solid Waste</td><td>551.6 kg/day</td></tr><tr><td>Horticulture Waste</td><td>0.15 kg/day</td></tr><tr><td>STP Sludge</td><td>47.31 kg/day</td></tr><tr><td>Total Waste</td><td>~599 kg/day</td></tr></table>	Type of waste	Quantity	Domestic Solid Waste	551.6 kg/day	Horticulture Waste	0.15 kg/day	STP Sludge	47.31 kg/day	Total Waste	~599 kg/day
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21.	Power supply assurance from TPDDL/ BSES or the application submitted to the concerned agencies.	PP has attached the power supply assurance letter dated 13.01.2023 received from BSES for the proposed project.										
22.	Revised solar energy utilization to achieve atleast 10 % of power load requirement.	PP has attached revised solar energy utilization plan to meet 10% of power load (i.e. 96 kVA) with location of 240 nos. of solar panels on terrace.										
23.	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.	PP has informed that they will provide 30 % of the total parking for electric vehicles. PP has also informed that in future, electric vehicle charging facility will be extended to all parking slots.										
24.	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 install toxic gas detectors near the tanks and pump room of STP. PP has also informed that these gas detectors will also be integrated with Fire detection and alarm as well as Ventilation system. PP has attached the detailed information about gas detectors proposed.										
25.	PP is required to submit provisions of necessary infrastructure and facilities made for construction labors at site and no. of labours and the detailed plan for the proposed labour camps for housing them.	PP has informed that they will provide rented accommodation facilities for construction labours in residing colonies and few hutments will be provided within the project site as 6 m space is proposed to left from all the sides of the project site. PP has also informed that labours will be provided with all necessary facilities such as creche, mobile toilets, mobile STPs, safe drinking water, Medical/healthcare, etc.										

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26.	Pollution load and abatement plan during construction and operation phase for point and non-point sources with detailed calculation.	PP has informed about the measures taken by them in reference to the query raised.
27.	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 & 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 attached revised EMP (Environment Management Plan). PP has informed that they have done registration on Dust pollution control Self-assessment Portal. PP has attached a snapshot of the same.
28.	Revised Traffic Management Plan taking into consideration the latest traffic scenario. Detailed calculation of roads, bicycle paths, pedestrian spaces are to be provided along with traffic impact assessment and mitigation measures.	PP has attached revised Traffic Management Plan taking into consideration the latest traffic scenario
29.	Specify name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters.	PP has informed that they will appoint Environment Manager for implementation and monitoring of environmental parameters. He will be the part of Building Management Team in operation phase in consultation with GRIHA/IGBC/LEED. PP has attached an undertaking for the same.

After due deliberations, the SEAC in its 123rd Meeting held on 01.02.2023, 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 21.02.2023 vide letter dated 20.02.2023 which are as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 22.12.2022	Reply dated 20.01.2023 submitted on 21.02.2023
1.	STP performance to be demonstrated through stimulated model for targeted output.	PP has uploaded STP performance Report as annexure.
2.	Revised heat island effect with due indication of rise in temperature after	PP has uploaded revised heat island effect with due indication of rise in temperature after operationalizing the building and its



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	operationalizing the building and its remedial measures proposed to be taken.	remedial measures as annexure.														
3.	Revised EMP with physical terms instead of allocating fund for CER.	PP has attached Revised EMP (Environment Management Plan Cost) as follows: <table><tr><td>Phase</td><td>Capital Cost</td><td>Recurring Cost</td></tr><tr><td>Construction Phase</td><td>52.3 Lakhs</td><td>14.4 Lakhs</td></tr><tr><td>Operation Phase</td><td>145.05 Lakhs</td><td>60.55 Lakhs</td></tr></table>	Phase	Capital Cost	Recurring Cost	Construction Phase	52.3 Lakhs	14.4 Lakhs	Operation Phase	145.05 Lakhs	60.55 Lakhs					
Phase	Capital Cost	Recurring Cost														
Construction Phase	52.3 Lakhs	14.4 Lakhs														
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4.	Revised landscape plan with reconfirmation of nos. of trees to be planted.	PP has uploaded the revised landscape plan as annexure. PP submitted that total 100 nos. of trees (@1 tree at every 80 sq.m. of plot area) will be planted.														
5.	The middle Apartment on south side of Typical floor plan of Tower-2 does not meet the minimum 2-hour direct sunlight requirement on Dec-21. Modification on the site plan to be done accordingly, to meet this requirement.	PP has submitted the direct sunlight analysis for all possibilities.														
6.	Entry on 18m road side to be appropriately modified to minimize the pedestrian walking distance from the nearest Metro station	PP has submitted the justification for existing provisions with the information that pedestrian route to the nearest metro i.e. Krishna Nagar metro station is 650 m.														
7.	Resubmit information specifying name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters.	PP has attached 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 Monitoring persons</td><td>01</td></tr><tr><td>RWH Monitoring persons</td><td>01</td></tr><tr><td>Solid waste Collection & disposal monitoring person</td><td>01</td></tr><tr><td>Total</td><td>05</td></tr></table>	Designation	No. of Persons	Environment Officer	01	Maintenance In-charge	01	STP Monitoring persons	01	RWH Monitoring persons	01	Solid waste Collection & disposal monitoring person	01	Total	05
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B. After due deliberations, the SEAC in its 124th meeting held on 24.02.2023 recommended as follows:


Based on the information furnished, documents shown & submitted, presentation made by the project proponent SEAC sought the following information:

The PP is required to resubmit the revised response w.r.t. earlier information sought regarding STP performance report, heat island effect and revised EMP Cost by including realistic cost of STPs.

Meeting ended with the vote of thanks to the Chair



(Vijay Garg)
Chairman



(Pankaj Kapil)
Member secretary



(Chetan Agarwal)
Member

(Pranay Lal)
Member



(Ankit Srivastava)
Member



(Jyoti Mendiratta)
Member



(S.K. Juneja)
Member