

# Minutes of Meeting of 138<sup>th</sup> SEAC Meeting dated 06.12.2023

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

### Minutes of the 138<sup>th</sup> Meeting of State Level Expert Appraisal Committee (SEAC) held on 06.12.2023 at 10:30 AM in the Conference Room of DPCC at 5<sup>th</sup> Floor, ISBT Building, Kashmere Gate, Delhi 110006.

The 138<sup>th</sup> Meeting of State Level Expert Appraisal Committee (SEAC) was held in hybrid mode on 06.12.2023 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. Ashish Gupta       | - | Member           |
| 3. Sh. Gopal Mohan        | - | Member           |
| 4. Sh. Ankit Srivastava   | - | Member           |
| 5. Sh. Chetan Agarwal     | - | Member           |
| 6. Dr. Sumit Kumar Gautam | - | Member           |
| 7. Sh. Pankaj Kapil       | - | Member Secretary |

Following SEAC Members could not attend the Meeting:

- |                               |   |        |
|-------------------------------|---|--------|
| 1. Dr. Kailash Chandra Tiwari | - | Member |
| 2. Sh. Pranay Lal             | - | Member |
| 3. Ms. Jyoti Mendiratta       | - | Member |
| 4. Dr. Sirajuddin Ahmed       | - | Member |
| 5. Ms. Paromita Roy           | - | Member |

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

The Minutes of the 137<sup>th</sup> SEAC Meeting held on 18.11.2023 were confirmed by the Members.

*Sumit* *CA* *Amit* *Ashish*  
*Cur*

# Minutes of Meeting of 138<sup>th</sup> SEAC Meeting dated 06.12.2023

## Agenda No.: 01

## Case No. C-461

<b>Name of the Project</b>	EC for Proposed Group Housing Project at Plot No. 4 to 8, Block-A, Lawrence Road Industrial Area, Delhi-110034 by M/s Asteroid Shelter Homes Pvt. Ltd.
<b>Project Proponent</b>	M/s Asteroid Shelter Homes Pvt. Ltd.
<b>Consultant</b>	M/s Ambiantal Global Pvt. Ltd.
<b>EIA Coordinator present during Meeting</b>	Mr. Tarun Saharan Mr. Sourabh Tyagi
<b>Representative of PP present during Meeting</b>	Sh. Vijay Prakash
<b>Proposal No.</b>	SIA/DL/INFRA2/444446/2023
<b>File No.</b>	DPCC/SELAA-IV/C-461/DL/2023

### A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Proposed Group Housing Project at Plot No. 4 to 8, Block-A, Lawrence Road Industrial Area, Delhi-110034 by M/s Asteroid Shelter Homes Pvt. Ltd and details have been updated as per ADS submitted.
2. The Project is located at **Latitude:** 28°40'57.47"N; **Longitude:** 77°08'55.60"E.
3. **Area Details:**

The total plot area of the project is 13342.66 sqm. The proposed total built-up area is 109798.08 sqm. Proposed ground coverage is 3246.27 sqm. Total basement area will be 21071.16 sqm. Total no. of expected population will be 2356 persons. Total nos. of Units will be 571 (DU's: 336, EWS DU's: 119 & CSPs: 116). Total no. of towers will be 5 nos (2B+G+24, 2B+G+21, 2B+G+21, 2B+G+21, 2B+G+16). Max. building height will be 88.6 m.

#### 4. **Water Details:**

**During Construction Phase:** Water requirement will be approx. 100 KLD which will be met from nearby DJB STP.

**During Operational Phase:** Total water requirement of the project will be 243.83 KLD which will be met by 136.72 KLD of fresh water from DJB and 107.11 KLD treated water from in house STP. Total waste water generated from the project will be 156.49 KLD which will be treated in house STP of 200 KLD capacity. Treated water from STP will be 140.84 KLD out of which 107.11 KLD will be recycled and reused for flushing (47.11 KLD), horticulture (30 KLD), DG cooling (20 KLD), Filter Backwash (10 KLD). Rest of the treated water i.e. 33.73 KLD will be given to nearest park or nursery.

4 RWH pits have been proposed for rainwater harvesting.

#### 5. **Solid Waste Details:**

**During Construction Phase,** about 52 Kg/day of municipal solid waste will be generated.

**During the Operation Phase,** Total solid waste generated from project will be 1100 Kg/day. Out of which 520 kg/day will be Biodegradable waste and 580 kg/day will be

*[Signatures]*



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Non-Biodegradable waste. The biodegradable wastes will be composted in an onsite OWC of 170 kg per batch capacity. The non-biodegradable will be disposed through authorized vendors.

### 6. Power Details

**During Operation Phase,** Total power requirement will be 3087 kVA which will be met by TPDDL. For power back up, 4 no. of GG sets of total capacity 2250 KVA (2x625 KVA + 2x500 kVA) will be installed.

Solar photovoltaic power panels of minimum 308 KVA will be provided.

7. **Parking Facility Details:** Total proposed parking is 966 ECS. EV charging will be provided for the 30 % of the parked electric vehicles.

8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 19.38 Km and from Asola Wildlife Sanctuary is 23.62 Km.

9. **Plantation Details:** The proposed green area is 5299.52 sqm, out of which soft green area will be 2123 sqm and remaining area 3176.52 sqm will be hard green area. Total no. of proposed trees is 220 nos. within project site. Currently, there is no vegetation within the site.

10. **Cost Details:** Total cost of the project is approx. Rs 200 Crores.

After due deliberations, the SEAC in its 136<sup>th</sup> Meeting held on 27.10.2023, 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 06.11.2023 which is as follows:

S.No.	Information sought by SEAC during SEAC Meeting dated 27.10.2023	Reply submitted on 06.11.2023															
1.	Status of infrastructure charges levied/to be levied by MCD/ DDA for land use conversion with documentary evidence i.e. submission of proposal to land owning agency.	PP has attached Gazette notification dated 03.07.2018 as annexure.															
2.	Sanctioned building plan with reconfirmation of number of dwelling units.	PP has attached sanctioned building plan with reconfirmation of number of dwelling units as annexure.															
3.	Detail floor area wise statement of the proposed building along with the building height.	PP has detailed area statement as annexure.															
4.	The quantification along with justification for the total water requirement of 100 KLD during construction phase clearly indicating the requirement for potable and non-potable uses along and a proposal for mobile STP.	PP has attached bifurcation of 100 KLD total water requirement which is as follows: <table border="1"> <thead> <tr> <th>S.No.</th><th>Description</th><th>Total (KLD)</th></tr> </thead> <tbody> <tr> <td>1.</td><td>Concrete Mixing</td><td>18</td></tr> <tr> <td>2.</td><td>Worker Facilities</td><td>15</td></tr> <tr> <td>3.</td><td>Mobile Toilets</td><td>5</td></tr> <tr> <td>4.</td><td>Dust Control</td><td>47</td></tr> </tbody> </table>	S.No.	Description	Total (KLD)	1.	Concrete Mixing	18	2.	Worker Facilities	15	3.	Mobile Toilets	5	4.	Dust Control	47
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*Limit* *Sharma* *CA* *Gov* *Amr Singh* *Ashish<sup>3</sup>*

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		5. Site Clean-up	15
		<b>Total</b>	<b>100</b>
5.	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.	PP has attached treated water assurance and the test report for supply of treated water during construction phase as annexure.	
6.	Concrete proposal to reuse the excess treated water by identifying the potential users.	PP has attached revised water balance diagram and water requirement during Operation Phase is as follows:	
		<b>S.No</b>	<b>Particulars</b>
		<b>Quantity</b>	
		1. <b>Total Water Requirement</b>	243.83 KLD
		2. <b>Fresh Water Requirement</b> (Source: DJB)	136.72 KLD
		3. <b>Treated Water Requirement</b>	107.11 KLD
		Flushing	47.11 KLD
		Horticulture	30 KLD
		DG Cooling	20 KLD
		Filter Backwash	10 KLD
		4. <b>Treated Water generation</b>	140.84 KLD
		5. <b>Waste Water Generated</b>	156.49 KLD
		6. <b>STP Capacity</b>	200 KLD
		7. <b>Excess Treated Water</b>	33.73 KLD (To be given to nearest authority park or nursery)
7.	Geo-technical Investigation Report along with the detail of ground water table.	PP has attached geo-technical investigation report as annexure.	
8.	Revised Rain water harvesting scheme needs to be submitted with enhanced numbers of RWH pits taking into account the recent higher flash rain data with required provisioning of min. 1 Recharge bore per 5000 sqm of Plot Area along with the storage capacity of min. 1 day of total fresh water requirement along	PP has attached RWH calculations and their location plan as annexure. PP has informed that 4 nos. of RWH pits has been proposed.	

*Sumit*

*AK*

*Cur*






*Amrinder*

*Ashish*



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	with layout and location plan.																			
9.	Segregated figures for biodegradable and non-biodegradable waste during operation phase.	<p>PP has attached segregated figures for biodegradable and non-biodegradable waste during operation phase:</p> <table> <tr> <th>S.No.</th><th>Type of Waste</th><th>Waste Generation</th></tr> <tr> <td>1.</td><td>Total Waste Generation</td><td>584.24 Kg/day</td></tr> <tr> <td>2.</td><td>Bio-degradable Waste</td><td>413.66 Kg/day</td></tr> <tr> <td>3.</td><td>Non-Biodegradable Waste</td><td>170.58 Kg/day</td></tr> <tr> <td></td><td>Recyclable</td><td>34.116 Kg/day</td></tr> <tr> <td></td><td>Non-Recyclable</td><td>17.058 Kg/day</td></tr> </table>	S.No.	Type of Waste	Waste Generation	1.	Total Waste Generation	584.24 Kg/day	2.	Bio-degradable Waste	413.66 Kg/day	3.	Non-Biodegradable Waste	170.58 Kg/day		Recyclable	34.116 Kg/day		Non-Recyclable	17.058 Kg/day
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10.	Categorical information regarding existing trees if any along with the list with name of the species.	PP has attached affidavit as annexure stating that no vegetation exist at site.																		
11.	Proposal for solar energy utilization to achieve at least 10 % of power load requirement with detail of the solar panel proposed.	PP has informed that 308 kVA of solar panels will be provided at the project site. The project site has the total power requirement of 3087 kVA, and the 308 kVA of solar panels will be provided 10% of the requirement.																		
12.	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 attached parking plan as annexure. PP has informed that EV charging will be provided for the 30 % of the parked electric vehicles.																		
13.	Revised landscape plan with demarcated green area with soft green area. Green area should be demarcated as per building bye laws and minimum consolidated area of 10 % of plot area should be kept as soft green area.	PP has attached revised landscape plan as annexure. PP has informed that total green area provided will be 5299.52 sqm, out of which soft green area will be 2123 sqm and remaining area 3176.52 sqm will be hard green area.																		
14.	Revised calculation for the excavated earth and its management plan taking into account the proposed basements.	<p>PP has informed that quantity of excavated soil will be (Basement area * 9) approx. 96489 m<sup>3</sup> for filling soil and (Basement area * 1.5) approx. 16081.5 m<sup>3</sup> for fertile soil. Rest of excavated soil will be dispatched to concerned vendor.</p> <p>PP has also informed that the cut and fill material in the project site is nearly at par and hence the need for movement of soil to and from the site will not be anticipated.</p>																		

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15.	Plan for managing, conserving the top soil excavated during construction and for its reuse with due quantification.	PP has informed that the earthwork included soil excavation and cutting of the earth will be moved. The cut and fill material in the project site is nearly at par and hence the need for movement of soil to and from the site will not be anticipated.									
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 pollution monitoring sensors for toxic gases around the STP area.									
17.	Technical feasibility statement for the proposed STP units with quality of output each unit wise.	PP has attached technical feasibility statement for the proposed STP as annexure.									
18.	Air pollution abatement plan for the air pollutants like PM2.5 , PM10, SOx , NOx etc.	PP has informed that vehicle with valid PUC will be deployed for carrying out building materials at the project site. Water will be sprinkled in and around the project site to suppress the dust and antismog guns will also be deployed at the project site. Apart from this adequate stack height shall be provided to the DG set as per CPCB norms.									
19.	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 sensors for monitoring PM 2.5, PM 10.	PP has attached revised EMP with inclusion of cost environmental monitoring during construction and operation phase taking into account the modification as per appraisal done which is as follows: <table border="1"> <thead> <tr> <th>Phase</th><th>Capital Cost</th><th>Recurring Cost</th></tr> </thead> <tbody> <tr> <td>Construction Phase</td><td>58.25 Lakhs</td><td>8.6 Lakhs</td></tr> <tr> <td>Operation Phase</td><td>139 Lakhs</td><td>7.00 Lakhs</td></tr> </tbody> </table>	Phase	Capital Cost	Recurring Cost	Construction Phase	58.25 Lakhs	8.6 Lakhs	Operation Phase	139 Lakhs	7.00 Lakhs
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Construction Phase	58.25 Lakhs	8.6 Lakhs									
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20.	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 updated heat island study as annexure.									
21.	Submission of information wrt heat island effect with due indication of rise in temperature after operationalizing the building and its remedial measures proposed to be	PP has attached updated heat island study as annexure.									

*Limit CA*

*Am Vm*

*Ashish*



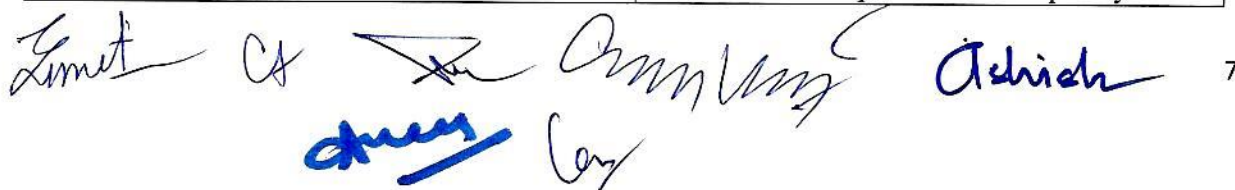
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	taken.	
22.	Calculation of STP sludge and proposed mechanism to use/ handling it eg. Composting in OWC.	PP has informed that out of the 156.49 KLD of wastewater, 15.64 kg/day of sludge will be generated, and this sludge will be utilized within the project for landscaping purposes. PP has informed that OWC with capacity of 170 kg per batch will be installed.
23.	Revised Form 1, Form 1A with supporting documents in view of variation in the fact and figures for the project including built-up area/ water/ waste water/ power demand etc. informed during meeting.	PP has attached revised Form-1, Form 1A and supporting documents as annexure.

Detailed deliberation were done on ADS reply submitted with respect to project titled "EC for Proposed Group Housing Project at Plot No. 4 to 8, Block-A, Lawrence Road Industrial Area, Delhi-110034 by M/s Asteroid Shelter Homes Pvt. Ltd." presented by Consultant "M/s Ambiantal Global Pvt. Ltd." for project proponent "Project Proponent M/s Asteroid Shelter Homes Pvt. Ltd.", detailed deliberations were done on ADS reply submitted by the project proponent. Consultant appearing on behalf of PP could not even explain basic queries related to wastewater treatment, reuse of treated water for construction purpose, generation of waste etc. Members highlighted various discrepancy in the data submitted and present before the committee. Consultant could not provide logical, evidence based and satisfactory reply to several important queries posed by the members. Committee members expressed the displeasure on the performance of the consultant.

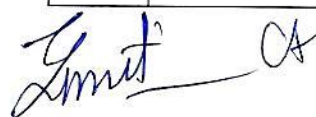

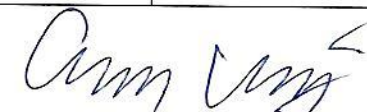

After due deliberations, the SEAC in its 137<sup>th</sup> Meeting held on 18.11.2023, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which has been responded back by the project proponent on 01.12.2023 which is as follows:

S.No.	Information sought by SEAC during SEAC Meeting dated 18.11.2023	Reply submitted on 01.12.2023
1.	STP sludge projections not found realistic and could not be justified during presentation needs to be resubmitted.	PP informed that out of the 156.49 KLD of wastewater, 60 kg/day of wet sludge will be generated, and 24 kg/day will be dry sludge, this sludge will be utilize within the project for landscaping purposes and the residual quantity will be allocated to Anjali enterprises. PP has attached assurance of the same as annexure.
2.	Proposal to treat the STP water so that it can be used for construction purposes.	PP has informed that suitable mechanism (like Softener) would be provided at the site to ensure the received STP treated wastewater complies with the quality fit for



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		construction purposes as per IS code.												
3.	Submit the detail of nearest Authority Park for utilisation of excess treated water after identifying recipient.	<p>PP has informed that the permission for utilization of excess water of the proposed project in the nearby MCD park has been obtained from MCD and the same is attached as annexure.</p> <p>NOC for use of excess treated water for following park from MCD has been obtained:</p> <ol style="list-style-type: none"> <li>1. Park opp. Factory no. A-12,A-13, Lawrence Road Industrial Area (Old Nursery)</li> <li>2. Park near NAFED patti opp. B2 near ring road.</li> </ol>												
4.	Revised realistic projections for bio-degradable and non-biodegradable as per CPHEEO manual.	<p>PP has attached revised segregated figures for biodegradable and non-biodegradable waste during operation phase based on CPHEEO Manual:</p> <table border="1"> <thead> <tr> <th>S.No.</th><th>Type of Waste</th><th>Waste Generation</th></tr> </thead> <tbody> <tr> <td>1.</td><td>Total Waste Generation</td><td>1100 Kg/day</td></tr> <tr> <td>2.</td><td>Bio-degradable Waste</td><td>520 Kg/day</td></tr> <tr> <td>3.</td><td>Non-Biodegradable Waste</td><td>580 Kg/day</td></tr> </tbody> </table>	S.No.	Type of Waste	Waste Generation	1.	Total Waste Generation	1100 Kg/day	2.	Bio-degradable Waste	520 Kg/day	3.	Non-Biodegradable Waste	580 Kg/day
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5.	STP technical feasibility needs to be explained. EMP cost projected not found realistic during presentation needs to be revised.	<p>PP has attached revised STP schematic diagram with details as annexure.</p> <p>PP has informed that the STP is based on MBR technology and UV will be provided before reuse of treated wastewater.</p> <p>PP has attached the Design Base Report of STP as annexure.</p> <p>PP has also attached revised EMP with inclusion of cost environmental monitoring during construction and operation phase taking into account the modification as per appraisal done which is as follows:</p> <table border="1"> <thead> <tr> <th>Phase</th><th>Capital Cost</th><th>Recurring Cost</th></tr> </thead> <tbody> <tr> <td>Construction Phase</td><td>58.75 Lakhs</td><td>8.25 Lakhs</td></tr> <tr> <td>Operation Phase</td><td>170 Lakhs</td><td>17.25 Lakhs</td></tr> </tbody> </table>	Phase	Capital Cost	Recurring Cost	Construction Phase	58.75 Lakhs	8.25 Lakhs	Operation Phase	170 Lakhs	17.25 Lakhs			
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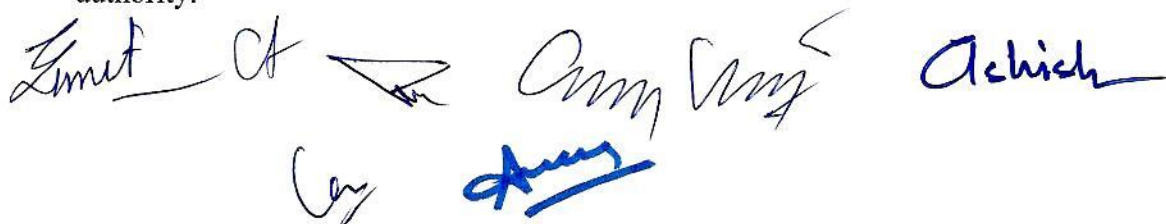


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### B. After due deliberations, the SEAC in its 138<sup>th</sup> Meeting held on 06.12.2023 recommended as follows:

*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 group housing with due payment of Infrastructure up-gradation charges decided if any in pursuance of provisions of Master Plan of Delhi. The Environmental Clearance will not confer any right/ claim to develop the project in violation of any provision pertaining to land use.
2. 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.
3. The project proponent shall adhere to the total water requirement – 243.83 KLD, Fresh water requirement – 136.72 KLD, Treated water requirement – 107.11 KLD (for recycling in Flushing – 47.11 KLD, Horticulture – 30 KLD, DG Cooling – 20 KLD, Filter Backwash– 10 KLD) and 33.73 KLD excess treated water from onsite STP shall be used in nearby parks with the consent of concerned department or other agencies.
4. Installation of Sewage Treatment Plant (STP) and the mechanism of tertiary treatment for making the STP water fit for construction purposes shall be certified by an independent expert from academic institute of good repute i.e. IIT/NIT/DTU.
5. The treated waste water through STP shall achieve the effluent standards: pH (5.5-9.0), BOD (10 mg/l), COD (50 mg/l), Nitrogen Total (10 mg/l), TSS (20 mg/l), Oil and Grease (10 mg/l), Dissolved Phosphate as P (1 mg/l), Ammonical Nitrogen < 5mg/l, Faecal Coliform (MPN/100 ml) – Desirable 100 permissible 230.
6. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. Capital cost of Rs. 58.75 Lacs & Recurring cost of Rs. 8.25 Lacs/ year during Construction phase and Capital cost of Rs. 170 Lacs & Recurring cost of Rs. 17.25 Lacs/ year during Operation phase.
7. At least 10 % of the total energy demand to be sourced from Solar (Renewable) energy as committed.
8. 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.
9. Minimum 1 tree for every 80 Sq. Mt of plot area should be planted within the project site.
10. Ground water should be extracted only after the permission from the competent authority.





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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. 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.
13. No. of Rain water harvesting pit shall be 4 nos. and storage tank of capacity of min. 1 day of fresh water requirement shall 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.
14. 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.
15. The Environment Management Cell consisting of Manager (Env.), Environmental Engineer, Scientist having specific knowledge related to environmental safeguards/ air/ water pollution shall be created 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 4 star GRIHA/IGBC/ASSOCHAM-GEM rating.
18. Construction & Demolition waste should be disposed of at authorized C&D waste processing unit.
19. Wind- breaker of appropriate height i.e.  $1/3^{\text{rd}}$  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 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 sensors for monitoring PM





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- 2.5, PM 10. Atleast 04 Anti-Smog Gun shall be installed before starting the construction.
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 / DDA/ 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 136.72 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, Gen-sets Cooling, HVAC and Horticulture and 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. The PP shall install the gas based generator sets as committed.
  33. The project proponent shall implement the Traffic Management Plan.
  34. Energy audit shall be carried out periodically to review energy conservation measures.
  35. All sensor/meters based equipments should be calibrated on quarterly basis.
  36. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.

*Limit* *CA* *Amrinder* *Ashish*  
*Cor* *dhruv*

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37. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
38. 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.
39. Exposed roof area and covered parking should be covered with material having high solar reflective index.
40. Building design should cater to the differently-abled citizens.
41. 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 in the periphery and shall keep atleast 10 % of the plot area as pervious.
42. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
43. Construction activities will be allowed only during day-time period.
44. Lubrication will be carried out periodically for plant machinery.
45. PP should install the air filters in the basement consisting of advanced adsorption technologies.







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### Agenda: 02

### Case No C-428

<b>Name of the Project</b>	EC for Group Housing at Plot 67, Kirti Nagar, West Delhi, Delhi
<b>Project Proponent</b>	DGM, M/s TARC Projects Limited, 67 Najafgarh Road, Kirti Nagar, New Delhi-110015
<b>Consultant</b>	M/s Perfect Enviro Solutions Pvt. Ltd
<b>EIA Coordinator present during Meeting</b>	Ms. Akta Chugh (EIA Coordinator) Ms. Richa Aggarwal
<b>Representatives of PP present during Meeting</b>	Mr. Ajay Singh Pathania
<b>Proposal No.</b>	SIA/DL/MIS/306885/2023
<b>File No.</b>	DPCC/SEIAA-IV/C-468/DL/2023
<b>Parivesh File No.</b>	DPCC/SEIAA-IV/C-428/DL/2022/917-930

#### A. Details of the Proposed Project are as under:

1. The Proposal is for grant of Amendment in Environment Clearance for Group Housing at Plot 67, Kirti Nagar, West Delhi, Delhi by M/s TARC Projects Limited and details have been updated/ modified in view of appraisal by SEAC.

The project was granted Environmental Clearance by SEIAA, Delhi vide EC Identification no. EC23B038DL192254 dated 03.08.2023 for a net plot area of 24,793.580 sqm and a built up area of 2,21,677.63 sqm .

Now, due to a change in planning, the proponent is going for an amendment in Environment Clearance. The net plot area of the project after amendment will remain the same i.e. 24,793.580 sqm and the total built-up area of the project will increase from 2,21,677.63 sqm to 2,42,609.99 sqm.

2. The Project is located at **Latitude:** 28°39'24.49"N; **Longitude:** 77° 8'44.80"E.

3. **Area Details:**

The Total (Net) Plot Area of the project is 24,793.580 sqm which will remain same. The Proposed Total Built-up Area (FAR + Non FAR Area) will increase from 2,21,677.63 sqm to 242609.99 sqm. The FAR Area will decrease from 86,274.34 sqm to 86116.12 sqm. The Non-FAR Area will increase from 135,403.291 sqm to 1,56,493.87 sqm. The total no. of Basements will increase from 2 nos to 3 nos. The Total Basement Area will increase from 39,372.75 sqm to 63335.27 sqm. The proposed buildings will increase from 4 Residential tower + commercial (CSP) + EWS + club towers to 5 Residential tower + commercial (CSP) + EWS + club towers. The total nos. of floors will increase from G+S+27 to G+S+34. Total No. of units will reduce from 781 (Dwelling Units: 493 nos, EWS Units: 144 nos and CSP units: 144 nos.) to 768 (Dwelling Units: 417 nos, EWS Units: 176 nos and CSP units: 175 nos.). The total no of expected population will decrease from 3965 persons to 3901. The max. height of the building will increase from 116.1 m to 135 m.





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### 4. Water Details:

#### **During Construction Phase,**

Total water requirement will be 30 KLD out of which 20 KLD of water will be required for domestic purpose which will be sourced through tanker supply and remaining 10 KLD required for non-potable use will be taken from DJB STP.

**During Operational Phase,** Total Water requirement of the project will decrease from 605 KLD to 577 KLD which will be met by 279 KLD of Fresh water from Delhi Jal Board and 298 KLD of Treated water from in house STP. Out of 279 KLD Fresh Water, 269 KLD Fresh water will be used for Domestic Purposes and 10 KLD will be used for Swimming Pool. Total Waste water generated will be 365 KLD which will be treated in-house STP of 550 KLD capacity. Treated Water from STP will be 329 KLD, out of which 298 KLD will be recycled and reused for Flushing (136 KLD), Gardening (22 KLD), DG Cooling/HVAC (138 KLD), Miscellaneous (2 KLD) and excess treated water i.e. 31 KLD will be discharged into sewer.

Total 5 no. of RWH pits (4 existing and 1 proposed) will be provided.

### 5. Solid Waste Details

**During Construction Phase,** Total solid waste generation will be 22.5 kg/day out of which 11.5 kg/day will be biodegradable which will be disposed off at solid waste disposal sites and 11.0 kg/day will be non-biodegradable waste and will be given to authorized recyclers.

**During the Operation Phase,** Total solid waste generated from project will decrease from 1664 kg/day to 1637.0 kg/day. Out of which 982 kg/day will be biodegradable waste and 655 kg/day will be non-biodegradable waste. The biodegradable wastes will be composted in an onsite OWC and will be used as manure. The non-biodegradable will be disposed at designated site through authorized vendors.

### 6. Power Details:

**During Operation Phase,** Total Power requirement will be 8751 kW which will remain same and will be supplied by BSES Rajdhani. For Power Back up, proposed Gas based Generator Sets of Capacity 5x1500 kVA and 1x750 kVA will remain same.

324 Kw of total energy demand will be met through solar energy.

7. **Parking Facility Details:** Total Proposed Parking will increase from 1420 ECS to 1470 ECS including electrical car parking provision of 294 ECS.

8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 19.01 Km SE and from Asola Wildlife Sanctuary is 20.20 Km SSE.

9. **Plantation Details:** The proposed Green Area will decrease from 14,706.58 sqm to 7438.074 sqm. Out of which 3618.5 sqm will be soft green and 3819.574 sqm will be hard green. Total number of trees proposed within project site is 310 nos. Total no. of existing trees at site is 8 nos, which will be retained

10. **Cost Details:** Total Cost of the project is Rs 300 Crores which will remain same..

**B. After due deliberations, the SEAC in its 138<sup>th</sup> meeting held on 06.12.2023 recommended as follows:**

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

*[Signatures]*



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1. The PP to substantiate the fulfillment of the criteria and conditions mentioned in MoEF&CC, GoI OM dated 11.04.2022 regarding guidelines for granting EC under para 7 (ii) (a) of EIA Notification, 2006
2. The PP is required to submit the revised EIA report duly incorporating the change in proposed area/ configuration/ design in consonance with Terms of Reference dated 08.07.2022 w.r.t earlier EC issued duly incorporating environmental safeguard mentioned in the earlier EC.

Meeting ended with the vote of thanks to the Chair

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(Vijay Garg)  
Chairman

  
(Pankaj Kapil)  
Member secretary

  
(Ankit Srivastava)  
Member

  
(Chetan Agarwal)  
Member  
Attended Online

  
(Gopal Mohan)  
Member  
Attended Online

  
Dr. Sumit Kumar  
Gautam  
Member

  
(Ashish Gupta)  
Member