

**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 100<sup>th</sup> Meeting of State Level Expert Appraisal Committee (SEAC) held on 08.03.2022 at 1:00 PM in the Conference Room of DPCC, at 5<sup>th</sup> Floor, ISBT Building, Kashmere Gate, Delhi 110006.**

The 100<sup>th</sup> Meeting of State Level Expert Appraisal Committee (SEAC) was held on 08.03.2022 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. Ms. Paromita Roy          | - | Member           |
| 3. Sh. Surinder Kumar Juneja | - | Member           |
| 4. Sh. Ashish Gupta          | - | Member           |
| 5. Ms. Jyoti Mendiretta      | - | Member           |
| 6. Sh. Pranay Lal            | - | Member           |
| 7. Sh. Gopal Mohan           | - | Member           |
| 8. Sh. Ankit Srivastava      | - | Member           |
| 9. Sh. Pankaj Kapil          | - | Member Secretary |

Following SEAC Members could not attend the Meeting:

- |                             |   |        |
|-----------------------------|---|--------|
| 1. Dr. Kailash Chand Tiwari | - | Member |
| 2. Dr. Sumit Kumar Gautam   | - | Member |
| 3. Sh. Chetan Agarwal       | - | Member |
| 4. Dr. Sirajuddin Ahmed     | - | Member |

Following DPCC Officials assisted the Committee:

1. Sh. Amit Chaudhary (EE), DPCC
2. Sh. Rohit Meena (JEE), DPCC.

The Minutes of the 99th SEAC Meeting held on 22.02.2022 were confirmed by the members.

*[Handwritten signatures and dates]*  
9/3/2022



**Agenda No.1****Case No. C-366**

|   |   |
|---|---|
| <b>Name of the Project</b>                            | EC for Expansion of Multistoried Parking cum Commercial Complex at Nehru Place.                       |
| <b>Project Proponent</b>                              | Deepak Gupta, General Manager, 8th Floor, Eros Corporate Tower, Nehru Place, New Delhi, Delhi, 110019 |
| <b>Project EIA coordinator present during meeting</b> | Not present   |
| <b>Rep. Of the PP present during the meeting</b>      | Not present   |
| <b>Proposal No.</b>                                   | SIA/DL/MIS/235918/2021  |
| <b>File No.</b>                                       | DPCC/SEIAA-IV/C-366/DL/2021   |

**A. Details of the proposed project are as under:**

1. The Proposal is for grant of EC for Expansion of Multistoried Parking cum Commercial Complex at Nehru Place by M/s Nehru Place Hotels And Real Estates Pvt. Ltd.
2. The project is located at **Latitude:** 28°33'1.23"N, **Longitude:** 77°15'7.57"E.
3. **Area detail:** The total plot area of the project is 12985 sqm. Total existing Built up Area is 60474.36 sqm. Due to amendment in UBBL Bye Laws, FAR is being shifted to Non-FAR and there will be some addition in FAR. The total FAR Area of the project will decrease from 18106.83 sqm to 18106.657 sqm. and expansion 4499.11 (FAR 2557.102 sqmt+ Non FAR 1942.01sqmt) is proposed while area for parking and services including basement area will be same as 42367.53 m<sup>2</sup>. The built-up area of the project will be increased from 60474.36 to 64973.47 sqm and maximum no. of floors will be remain same i.e. G+15. The maximum height of the building will remain the same i.e. 69.9 m.
4. **Water details:**  
During construction phase, Total water requirement will be 11 KLD out of which 8 KLD Water will be sourced through treated water from nearby STP for construction activities. For domestic use, 3 KLD water will be sourced through tankers. Around 3 KLD of waste water will be generated which will be disposed of via a septic tank followed by soak pits.  
During Operation Phase (After Expansion), Total water requirement will be 216 KLD out of which 119 KLD will be from fresh water. Rest of the water requirement i.e. 97 KLD of treated water will be sufficed from in-house STP (125 KLD capacity) for flushing (5 KLD), gardening (8 KLD) and cooling (84 KLD). Treated water generated will be 97 KLD. No Excess treated water will be there. It will be a ZLD complex.



Total 3 nos. of Rain Water harvesting has already been provided in the project site

5. **Solid waste:**

In Existing Complex, 376.5 kg/day of solid waste from 2510 persons is being generated from the complex out of which 150.6 kg/day of Biodegradable waste is being sent to Municipal solid waste disposal site and 226 kg/day of Non-Biodegradable waste is being given to approved recycler.

After expansion, approx 410 kg/day of solid waste will be generated from the complex out of which 164 kg/day of biodegradable waste will be treated in organic waste converter and 205 kg /day of recyclable waste and 41 kg/day plastic waste will be handed over to approved vendors.

6. **Power:** Total Power Requirement during the construction phase will be met by an existing power supply from BSES Rajdhani Power Limited and total power requirement during operation phase will be 2327 kVA which will be met from BSES Rajdhani Power Limited. DG sets of Capacity  $2 \times 1500$  kVA &  $1 \times 500$  kVA have been already installed for power back up in the basement.

Solar PV of 160kWp has been provided in the Existing complex. Solar Power provided is 7.5% of existing demand load which is equivalent to 6.9% of total load of after expansion (existing +proposed).

7. **Parking Facility:** Existing parking provision at the complex is 998 ECS and Total Parking Provision after expansion will be 1063 ECS

8. **Eco-Sensitive areas:** Distance from Asola Bird Sanctuary is 4.06 Km SSE and Okhla Wildlife Sanctuary is 6.46 km NEE from the project site.

NBWL clearance is not required as the extant of Eco-Sensitive Zone for Okhla Bird Sanctuary ranges from 100 m – 1.27 km from the boundary of Okhla Bird Sanctuary as per Notification dated 19.08.2015 and the Boundaries of Eco-Sensitive Zone for Asola Bhatti Wildlife Sanctuary is with an extant up to 1 km from Asola Bhatti Wildlife Sanctuary as per Notification dated 11.09.2017.

9. **Plantation:** Green area already developed at site is 1,766 sqm which is 13.6 % of the plot area

10. **Cost of the project:** Cost of the Project is Rs. Rs. 110 Crores (total cost after Expansion), out of which Rs. 10 Crores is the cost for expansion part.

Existing Building i.e. Multistoried Parking cum Commercial Complex by M/s Nehru Place Hotels And Real Estates Pvt. Ltd. is in possession of Consent to Establish and valid Consent to Operate (Renewal) issued by DPCC vide Consent Order dated 24.09.2021. The project proponent informed during presentation that the water demand in the existing complex is being met from treated water brought from nearby STP from their own sources in Surajkund.

After due deliberations, the SEAC in its 98<sup>th</sup> meeting (1<sup>st</sup> Sitting) held on 31.01.2022 ,based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the following information:

1. Building Plan approval from DDA, DUAC and Delhi Fire Service.
2. Water assurance from DJB for the proposed fresh water requirement.



3. The water requirement figures for the existing complex shown in Form and in presentation are at variance, PP is required to confirm the same with revised water mass balance and confirm figures for water management of existing building and after expansion.
4. Water requirement during construction phase is proposed to be met from the treated water from nearby STP. Detail of the aforesaid STP needs to be clarified and 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 phase.
5. Proposal for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide) detectors for STP area.
6. As per Lease Deed of DDA only 50 % of the parking area out of the total ECS is for public parking and the balance 50 % is for the Lessee. PP to get a clarification from DDA regarding the same with specific permission that 50 % public parking can be used by the Lessee for seeking extra FAR.
7. Rain water harvesting/ storage/ retention tanks and arrangement needs to be revised, taking into account the higher flash rain data of New Delhi in recent times.
8. 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.
9. Cost of EMP needs to be revised with inclusion of appropriate cost for Environmental Monitoring component with the provisions Sensors for air quality parameters i.e. CO, CO<sub>2</sub>, Temperature, NO<sub>x</sub>, SO<sub>x</sub>, PM 2.5, PM 10, VOCs, H<sub>2</sub>S, NH<sub>3</sub>, Humidity. Preferably IOT based Electro-chemical sensors connected to server 24x7 with quarterly calibration and data uploading every hour.
10. PP is required to clarify as to how the storage/ stacking of construction material will be managed during construction phase
11. PP is required to quantify the no. of labours and the detailed plan for the proposed labour camps for housing them.
12. As per Land paper submitted the Lease deed is in the name of Nehru Place Hotels Pvt. Ltd. whereas the application for Environmental Clearance has been filed by Nehru Place Hotels And Real Estates Pvt. Ltd., PP needs to clarify with supporting documents.
13. Proportion wise Step Diagram to be provided showing the amount of reduction in net per capita Energy Demand achieved as compared to base case scenario, through (i) Load Reduction Strategies, (ii) Passive Strategies, (iii) Renewables, and (iv) Energy Recovery strategies. Atleast 2 % of total energy demand to be sourced from



Renewables. Percentage reduction through each of the aforesaid strategies to be provided in a consolidated diagram format for easy comprehension.

14. Proposal for provisioning the energy audit during operation phase.
15. Geotechnical Report investigation along with details of pre and post monsoon ground water table in project area.
16. Outlet parameters of proposed STP during operation phase needs to be revisited in order to check the feasibility of its reuse in flushing, horticulture, HVAC etc.
17. Details of all the outlets from the proposed building including the outlet of STP required to be submitted with a proposal to install flow-meters at each of the outlets
18. Explanatory note with respect to source for current water demand being met for the existing building.
19. 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.
20. Provision for electric charging of the e-Vehicles as per Building Bye Laws.
21. Specify name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters.

The Committee in its above said meeting decided that a site inspection may be undertaken by a sub-committee comprising of the SEAC Members Sh. Ankit Srivastava (Convenor), Sh. Ashish Gupta and Dr. Sirajuddin Ahmed assisted by officer of EIA Cell, DPCC and DJB. Scope of the committee was examination of the proposal and the environmental data submitted by the project proponent and evaluation of site condition wrt environmental parameters including water, electricity, dust etc.

Accordingly a site visit was conducted by the sub-committee on 25.02.2022 and following observations were made:

1. The proposer informed the committee that they have permission to withdraw around 100 KLD of fresh water from DJB supply but due to unavailability of fresh water from DJB side they are unable to get requisite amount of water. To compensate, proponent claimed that they are taking water through tankers. To substantiate the claims, receipts of water bills were shown for the month of February. Committee members asked for the old bills which proponent could not produce. It was informed that 35 KL tankers are being purchased daily.
2. Sewage treatment plant was also inspected during visit. The treatment plant is located in the basement of the building. STP is based on MBBR Technology with primary, secondary and tertiary treatment. Several treatments units i.e. Sludge holding tank, Filters, Chlorination units, sludge handling unit were found non-functional during the visit. Treated water tank was found to be filled with dirty water. Flow meter at the outlet was found non-functional. It was informed that flow meter at the inlet was rectified 2 months back however readings could not be explained by the representative of the project proponent



3. Provision for demineralization of treated water was also found to be installed. On enquiry from the proposer it was also found that till date no sludge is generated which is very surprising and put the STP operation doubtful. Under present conditions the final quality of treated sewage can neither be reused in cooling tower nor in construction activities.
4. The existing building also has not installed dual plumbing system for reuse of treated water.
5. It appears that proposer needs to significantly improve the current wastewater treatment practice so that treated water can be reused both for construction purpose and cooling tower.
6. Information about number of rain water harvesting pits and calculations were asked by the committee members. The information could not be provided by the committee members
7. The Inspection team observed that the parking lots located on Ground floor and basement are not being used for parking. On being queried, the PP informed the Inspection Team that it was lying vacant as it is designated as Bus Parking.

During the visit PP was directed to provide the following information:

1. Calibration certificate of Flow Meter.
2. Process flow diagram of STP.
3. Provision of Sludge Discharge
4. Revised Water Balance
5. Separate energy meter to be installed on STP.
6. Water bills of last one year.
7. Water scheme and sewage scheme with IF Charges.
8. Six monthly report of STP
9. Rain Water Harvesting Scheme with pit diagram (approved scheme) along with design.

However the representative of project proponent present during site inspection expressed their inability to produce the documents during the course of inspection and assured to submit the required document/information by 07.03.2022.

The PP/ accredited consultant vide email dated 07.03.2022 requested to defer the case for the next meeting and further vide email dated 08.03.2022 requested the 10 days time to submit the reply.

*Arvind*

*Ashish*

*Arvind*


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**B. After due deliberations, the SEAC in its 100<sup>th</sup> meeting held on 08.03.2022 recommended as follows:**

1. Project proponent is required to submit information sought during meeting dated 31.01.2022 along with the response wrt the observations and the documents/ information sought during inspection dated 25.02.2022
2. To submit revised area statement clarifying the FAR and Non FAR area in a tabular statement for existing and proposed expansion.



*Amey Wagh* *Adrish* *Paramb* *Gov* *Subh* *Shi*



**Agenda No 2****Case No. C-367**

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| <b>Name of the Project</b>                            | EC for Commercial Complex Project at Plot No-G2, Wazirpur District Centre, Netaji Subhash Place, New Delhi                                       |
| <b>Project Proponent</b>                              | Ajay Kumar Jha, General Manager, M/s County Projects Private Limited, F 28, Ground Floor, PreetVihar, East Delhi, Preet Vihar, East Delhi-110092 |
| <b>Project EIA coordinator present during meeting</b> | Ms. Sadhna Singh, GRC India (P) Ltd.   |
| <b>Rep. of the PP present during the meeting</b>      | Mr. Ajay Kumar Jha, GM Admin<br>Mr. Devesh Shakya, Architect   |
| <b>Proposal No.</b>                                   | SIA/DL/MIS/233143/2021   |
| <b>File No.</b>                                       | DPCC/SEIAA-IV/C-367/DL/2021  |

**A. Details of the proposed project are as under:**

1. The Proposal is for grant of EC for Commercial Complex Project at Plot No-G2, Wazirpur District Centre, Netaji Subhash Place, New Delhi by M/s County Projects Private Limited
2. The project is located at **Latitude:** 28°41'30.60"N, **Longitude:** 77°09'1.18"E.
3. **Area detail:** The total plot area of the project is estimated 5,300 m<sup>2</sup>. The total built-up area will be (FAR + Non-FAR) 52,907.79 m<sup>2</sup>. The maximum permissible FAR is 16569.60Sq.m and proposed FAR is 16,559.71Sq.m. The Maximum Permissible ground coverage (@ 50% of plot area) is 2,650Sq.m and proposed ground coverage (49.08% of total plot area) is 2,601.22Sq.m. The total proposed basements are 3 & total area in basements is 15,900Sq.m. Maximum numbers of Floors are (3B+G+25). Maximum Height of Building (up to terrace Floor level) is 113.5 m.
4. **Water Details:** During operation phase, the source of water supply will be Delhi Jal Board. The total water requirement for the project will be approx. 261 KLD out of which domestic water demand is 206 KLD. The fresh water requirement will be 128 KLD. The project will generate approx. 165 KLD of wastewater. The wastewater will be treated in onsite STP of 200 KLD capacity. The treated effluent will be reused for flushing (78 KLD), Horticulture (6 KLD), and HVAC (45 KLD). Rest of treated waste water will be used in Floor washing.  
Project Proponent (PP) proposed Storage tank of capacity 25 m<sup>3</sup> will be provided to collect rain water.
5. **Solid Waste:** During the operation phase. the solid waste generated from the project will be approx. 1009 kg per day(1099 kg/day mentioned in brief of the project).Recyclable and non-recyclable waste will be disposed through a local agency while Biodegradable waste will be processed through Organic Waste Converter



6. **Power:** The power supply will be supplied by Tata Power Delhi Distribution Limited. The total maximum demand is estimated as 1765 KW. There will be provision of 2 DG sets of total capacity 2250 kVA (1x1500 kVA & 1x750 kVA) for proposed project.  
Solar power generation system of the capacity Minimum 40 Kilo Watt peak (KWp) is proposed to be installed
7. **Parking Facility:** Total parking required as per PP is 265 ECS and Proposed Parking are 348 ECS.
8. **Eco-Sensitive Areas:** The shortest aerial distance of the project from Asola Wildlife Sanctuary is 21.10 Km (S) & from Okhla Bird Sanctuary is 19.70 Km (SE) respectively. NBWL clearance is not required.
9. **Plantation:** Green belt will be developed along the periphery of the project premises along with the internal parks and lawns. Total green area is 650 m<sup>2</sup> i.e. 12.26% of the total plot area
10. **Cost of the project:** Total cost of the project is 300 Crores including land & development cost.

After due deliberations, the SEAC in its 98<sup>th</sup> meeting (1<sup>st</sup> Sitting) held on 31.01.2022, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which has been responded back by the project proponent on 17.02.2022 as follows:

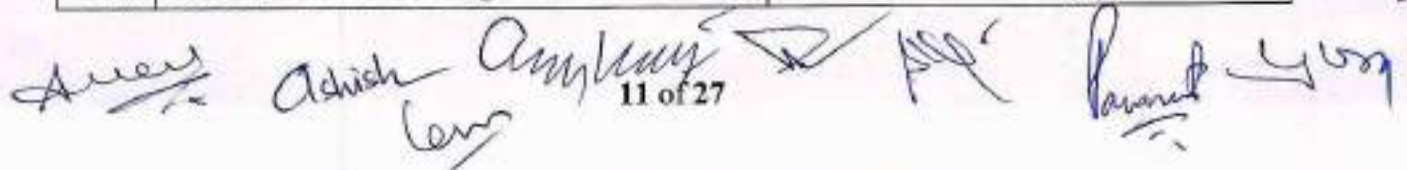
| S.No. | Information sought by SEAC during SEAC meeting dated 31.01.2022  | Reply dated 17.02.2022  |
|-------|--|---|
| 1.    | Building Plan approval from DDA, DUAC and Delhi Fire Service   | PP has attached approval of DDA dated 01.12.2021, DUAC dated 01.12.2021, Delhi Fire Service dated 01.11.2021.<br>A Certificate of Structural Safety from Structural Engineer regarding building stability has also been attached.                                 |
| 2.    | PP is required to clarify as to how the storage/stacking of construction material will be managed during construction phase.         | PP has informed that construction will be done in phases, & stacking will be done within plot boundary.<br>Letter dated 15.02.2022 to DDA requesting permission to use central plaza for additional space and an affidavit for plantation has also been attached. |
| 3.    | Specific information on the issue of ensuring the safety of nearby structures in view of proposed construction of 03 level basements | Excavation plan for stability of adjoining properties during Basement Construction has been attached.   |
| 4.    | Water assurance from DDA specifying the  | Quantified Water Assurance (128   |



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|    | quantity of water to be supplied to this project supported by the water supply scheme approved by DJB for NSP Complex of DDA including the total water availability with the DDA, the quantity of water already committed the quantity of water allotted to the project under consideration and the balance water available. | KLD) for Operation Phase from DDA vide letter dated 31.01.2022 has been attached.   |
| 5. | 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 informed that after water demand reduction, they are taking 30 litres as per capita water demand instead of 45lpcd (as per NBC, 2016 for Shopping and Retail (Malls))<br>Water demand details along with water mass balance diagrams have been attached. The revised figures are as follows:<br>Total Water requirement – 225 KLD<br>Fresh Water Requirement – 104 KLD<br>1. Domestic Fresh Water Requirement – 88 KLD<br>2. HVAC – 10 KLD<br>3. Swimming Pool – 6 KLD<br>Treated Water Requirement – 121 KLD (for recycling)<br>1. Flushing – 80 KLD<br>2. HVAC – 35 KLD<br>3. Horticulture – 6 KLD |
| 6. | Water requirement during construction phase is proposed to be met from the treated water of DJB STP. 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 Permission for treated water from STP of DJB on payment basis.<br>PP has informed that they will install ETP for further treatment of treated water from STP to ensure it is fit for construction use.  |
| 7. | Outlet parameters of proposed STP during operation phase needs to be revisited in order to check the feasibility of its reuse in flushing, horticulture, HVAC etc.   | Outlet parameters of proposed STP has been attached   |
| 8. | The projected cost of the proposed STP is not realistic in view of the technology being adopted. Justification to achieve the standards with the proposed technology is also required  | PP has attached STP feasibility report for justification to achieve standards along with the projected cost of STP. The PP submitted an undertaking to bear the actual cost of the STP treated water treatment before use during the presentation.  |

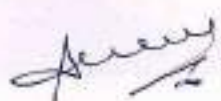
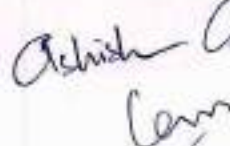
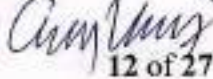

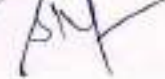




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| 9.  | Proposal for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen Sulphide) detectors for STP area.   | PP has informed that they will use Gas detectors for CO <sub>2</sub> , Combustible Gases, Toxic gases<br>Details of the equipments/ sensors has been attached.   |
| 10. | The revised realistic cost of environmental monitoring  | Revised cost of environmental monitoring has been attached.<br>The PP submitted an undertaking towards the revised capital cost of environment Monitoring and for the recurring cost during the presentation.  |
| 11. | Details of all the outlets from the proposed building including the outlet of STP required to be submitted with a proposal to install flow-meters at each of the outlets.     | PP has attached an undertaking regarding flow meters at outlets.<br>Drawing of STP incorporating water flow meters has been attached.  |
| 12. | Rain water harvesting/ storage/ retention arrangement needs to be revised. Recent flash rain data of New Delhi in recent times should be accounted for in the revised design. | Revised Rain Water Harvesting as per the latest norms considering average rainfall 140mm/hr has been attached.<br>Undertaking for seeking permission from DDA to build additional RWH pit in central plaza at PP's cost has been attached.<br>PP has also informed that in case the permission denied, they will connect the overflow to storm water drain of DDA with prior permission. |
| 13. | The PP is required to quantify the no. of labors and the detailed plan for the proposed labor camps for housing them.   | PP has informed that approx. 60 no's of labourers will work & their accommodation will be done by contractor in nearby colonies like shakurbasti.<br>A Letter to DDA dated 15.02.2022 for permission to use central plaza for additional space for stacking of material and temporary hutments for labourers has been attached.  |
| 14. | Air pollution load and its negative impacts to be clarified along with mitigation options during the lifetime of the project.   | Air Pollution load from proposed DG sets and its mitigation has been attached with proposal to install gas based generator sets.   |
| 15. | To clarify the location of the cooling towers with its noise mitigation measures.   | Location of the cooling towers with its noise mitigation measures has been attached.   |
| 16. | Revised Traffic Management Plan taking  | Revised Traffic Management Plan has  |





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|     | into consideration the latest traffic scenario. Detailed calculation of roads, bicycle paths, pedestrian spaces are to be provided.   | been attached  |
| 17. | Details of seasonal and yearly ground water table in project area.  | Hydrostatic pressure considerations have been explained.   |
| 18. | Revised EMP (Environment Management Plan) for dust mitigation measures during construction as per MoEF Notification No.GSR94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014& 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 Environment Management Plan(EMP)   |
| 19. | Justification for proposed Solar power generation viz-a-viz provision of Building Bye Laws  | PP has informed that instead of 22 KW provided initially, 50 KW solar power generation will be provided as per the requirement of UBBL 2019 for plots > 5000 sqm.<br>Detail of proposed Solar power generation has also been attached. |
| 20. | Proportion wise Step Diagram to be provided showing the amount of reduction in net per capita energy demand achieved through (i) Load Reduction Strategies, (ii) Passive Strategies, (iii) Renewables, and (iv) Energy Recovery strategies. At least 2 % of the total energy demand to be sourced from renewables. Percentage reduction through each of the aforesaid strategies to be provided in a consolidated diagram format for easy comprehension   | PP has informed that more than 2 % of the total energy demand will be met from Renewables complied with solar panels.<br>Energy saving details have also been attached.  |
| 21. | Proposal for provisioning the energy audit during operation phase.  | PP has attached an Affidavit for conducting the energy audit.  |
| 22. | Provision for electric charging of the e-Vehicles as per Building Bye Laws.   | PP has informed that 20 % of car park will be provided with EV charger points as per the building by law requirements.<br>Catalogue of EV charger points has also been attached  |



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| 23. | Specify name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters. | PP has attached an affidavit for appointment of Environment Manager who will be the part of Building Management Team for implementation and monitoring of environmental parameters |
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**B. After due deliberations, the SEAC in its 100<sup>th</sup> meeting held on 08.03.2022 recommended as follows:**

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

**SPECIFIC CONDITIONS:**

1. Treated water of DJB STP should be used for construction purposes with tertiary treatment of treated water of DJB STP to ensure it is fit for construction use.
2. Ground water should be extracted only after the permission from the competent authority.
3. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be limited to shallow aquifer.
4. 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 final outfall/ sewer connection. Calibration for all the Flow meters shall be maintained on quarterly basis.
5. Minimum 1 tree for every 80 Sq. Mt of plot area (67 Nos.) should be planted within the project site or in the command area with due permission of competent authority.
6. Solar water heating shall be provided to meet its hot water demand as far as possible.
7. Only LED lighting fixtures should be used.
8. Green building norms should be followed with a minimum 3 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up.
9. Construction & Demolition waste should be disposed of at authorized C&D waste processing unit.
10. Wind- breaker of appropriate height i.e. 1/3<sup>rd</sup> of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction.
11. 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 on Dust Pollution Control Self-Assessment



- Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.
12. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
  13. 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.
  14. 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.
  15. 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.
  16. 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.
  17. 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.
  18. The PP shall provide electric charging points in parking areas for e-vehicles as committed.
  19. The PP shall store all the construction material within the project site and additional space for stacking of material and temporary hutments for labourers shall only be utilized after approval/ permission from DDA. Provision shall be made for housing of maximum construction labour within the site/ nearby permitted site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical healthcare,, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
  20. As proposed, fresh water requirement from municipal supply shall not exceed 104 KLD as per water assurance obtained from DDA. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DJB/ concerned Authority.
  21. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for flushing, AC makeup water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
  22. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.



23. The Rain water should be harvested and stored for reuse with a provision of a rain water harvesting tank of minimum capacity of 105 KL. The feasibility of providing RWH pits with recharge bore shall be explored in Central Plaza Area with due permission from DDA to this effect at Project Proponents cost.
24. Gas based generator sets shall be installed as committed.
25. Sound attenuation measures shall be taken to restrain the noise from cooling towers.
26. At least 2 % of the total energy demand to be sourced from renewable energy.
27. Energy audit shall be carried out periodically to review energy conservation measures.
28. All sensor/meters based equipments should be calibrated on quarterly basis.
29. The green building consultant should be hired for yearly audit since inception of the project.

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**Agenda No 3****Case No. C-371**

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| <b>Name of the Project</b>                                | EC for Commercial Complex Project at Plot No-G4, District Centre, Netaji Subhash Place, New Delhi  |
| <b>Project Proponent</b>                                  | Ajay Kumar Jha, General Manager, M/s County Projects Private Limited, F 28, Ground Floor, PreetVihar, East Delhi, Preet Vihar, East Delhi-110092 |
| <b>Project EIA coordinator present during the meeting</b> | Ms. Sadhna Singh, GRC India (P) Ltd.   |
| <b>Rep. Of the PP present during the meeting</b>          | Mr. Ajay Kumar Jha, GM Admin<br>Mr. Devesh Shakya, Architect   |
| <b>Proposal No.</b>                                       | SIA/DL/MIS/247809/2021   |
| <b>File No.</b>   | DPCC/SEIAA-IV/C-371/DL/2021  |

**A. Details of the proposed project are as under:**

1. The Proposal is for grant of EC for Commercial Complex Project at Plot No-G4, District Centre, Netaji Subhash Place, New Delhi by M/s County Projects Private Limited.
2. The project is located at **Latitude:** 28°41'31.03"N, **Longitude:** 77°09'0.03"E.
3. **Area detail:** The total plot area of the project is estimated 5,300 m<sup>2</sup> (1.3097 Acres). The total built-up area will be (FAR + Non-FAR (including Basement Area)) 56,506.223 sqm. The maximum permissible FAR Area is 16569.60Sq.m and proposed FAR Area is 16,560.425Sq.m. The Maximum Permissible ground coverage (@ 50% of plot area) is 2,650Sq.m and proposed ground coverage (49.489% of total plot area) is 2,622.928Sq.m. The total proposed basements are 3 & total basement area is 15,900 Sqm. Maximum no. of Floors are (3B+G+24+Terrace). Maximum Height of Building (upto terrace Floor level) is 113.5 m.
4. **Water Details:**  
During construction phase, negligible quantities of wastes will be generated which will be disposed through septic tanks with soak pits.  
During operational phase, total water requirement of the project is expected to be 202 KLD and the same will be met by 92 KLD fresh water from Delhi Jal Board and 110 KLD treated Water. Wastewater generated (132 KLD) will be treated in on site STP of total 160 KLD capacity. 119 KLD of treated wastewater generated will be of which recycled and re-used (72 KLD for Flushing, 3 KLD for Horticulture, 35 KLD for HVAC, 9 KLD for floor washing). The project will be a Zero Liquid Discharge (ZLD) project.

Roof top rainwater of buildings will be collected in RWH tank of 40 m<sup>3</sup>.



5. **Solid Waste:** During the operation phase solid waste generated from the project will be approx. 980 kg/day. Biodegradable waste will be processed through Organic Waste Converter while Non-Biodegradable waste comprising of Recyclable and Non-Recyclable waste will be disposed through government approved agency.
6. **Power:** The total power requirement during operation phase is 2465 kW and will be supplied by Tata Power Delhi Distribution Limited (TPDDL). For Power Back up, DG sets of Capacity 3010 kVA (1 x 2000 kVA & 1 x 1010 kVA) will be installed. Solar Power generation system of the capacity Min. 40 KWp is proposed to be installed
7. **Parking Facility:** Total Parking required as per building bye laws are 298 ECS. Proposed Parking will be 300 ECS.
8. **Eco-Sensitive Areas:** The shortest aerial distance of the project from Asola Wildlife Sanctuary is 22.05 Km (S) & from Okhla Bird Sanctuary is 19.65 Km (SE) respectively.
9. **Plantation:** Green belt will be developed along the periphery of the project premises along with the internal parks and lawns. Total green area is 550 m<sup>2</sup> i.e. 10.37% of the total plot area
10. **Cost of the project:** Total cost of the project is Rs. 330.04 Crores including land & development cost.

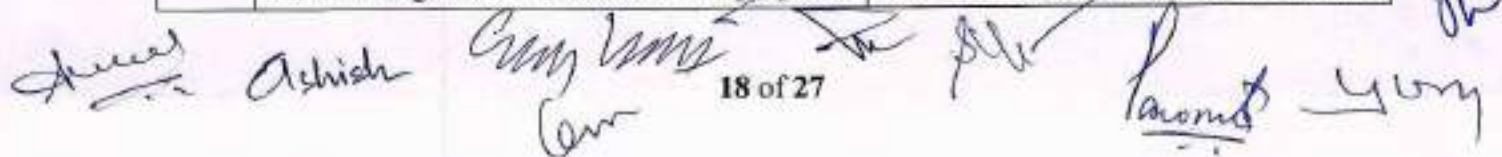
The PP attended the meeting through Video conferencing and he was advised to come with revised proposal/ information as per meeting held on 31.01.2022 in respect of its similar proposal. The representative of the project proponent requested to consider the proposal in view of few updated clarifications arranged by the project. The project proponent was allowed to give presentation on revised/additional information arranged by it. During the presentation the project proponent stressed that as per DJB the treated water of the STP is fit for construction purposes. On this issue the committee clarified to him that fitness of the treated STP water needs to be ensured at the end of project proponent also well in advance as the same may require some polishing unit for specific usage in different construction activities.

After due deliberations, the SEAC in its 98<sup>th</sup> meeting (1<sup>st</sup> Sitting) held on 31.01.2022, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which has been responded back by the project proponent on 17.02.2022 as follows:

| S.No. | Information sought by SEAC during SEAC meeting dated 31.01.2022 | Reply dated 17.02.2022  |
|-------|---|---|
| 1.    | Building Plan approval from DDA, DUAC and Delhi Fire Service    | PP has attached approval of DDA dated 20.01.2022, DUAC dated 1.12.2021, Delhi Fire Service dated 20.12.2021.<br>A Certificate of Structural Safety from Structural Engineer regarding |



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|    |  | building stability has also been attached.   |
| 2. | PP is required to clarify as to how the storage/stacking of construction material will be managed during construction phase.   | PP has informed that construction will be done in phases, & stacking will be done within plot boundary. Letter dated 15.02.2022 to DDA requesting permission to use central plaza for additional space and an affidavit for plantation has also been attached.   |
| 3. | Specific information on the issue of ensuring the safety of nearby structures in view of proposed construction of 03 level basements   | Excavation plan for stability of adjoining properties during Basement Construction has been attached.  |
| 4. | Water assurance from DDA specifying the quantity of water to be supplied to this project supported by the water supply scheme approved by DJB for NSP Complex of DDA including the total water availability with the DDA, the quantity of water already committed the quantity of water allotted to the project under consideration and the balance water available. | Quantified Water Assurance (92 KLD) for Operation Phase from DDA vide letter dated 31.01.2022 has been attached.   |
| 5. | 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 informed that after water demand reduction, they are taking 30 litres as per capita water demand instead of 45lpcd (as per NBC, 2016 for Shopping and Retail (Malls))<br>Water demand details along with water massbalance diagrams have been attached. The revised figures are as follows:<br>Total Water requirement – 170 KLD<br>Fresh Water Requirement – 77 KLD<br>1. Domestic Fresh Water Requirement – 55 KLD<br>2. HVAC – 22 KLD<br>Treated Water Requirement – 93 KLD (for recycling)<br>1. Flushing – 74 KLD<br>2. HVAC – 13 KLD<br>3. Horticulture – 6 KLD |
| 6. | Water requirement during construction phase is proposed to be met from the treated water of DJB STP. PP is required to clarify the arrangement for reusing the aforesaid treated water along with the mechanism proposed   | PP has attached Permission for treated water from STP of DJB on payment basis.<br>PP has informed that they will install ETP for further treatment of treated  |


  
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|     | for making this water fit for use in construction.  | water from STP to ensure it is fit for construction use.   |
| 7.  | Outlet parameters of proposed STP during operation phase needs to be revisited in order to check the feasibility of its reuse in flushing, horticulture, HVAC etc.                    | Outlet parameters of proposed STP has been attached  |
| 8.  | The projected cost of the proposed STP is not realistic in view of the technology being adopted. Justification to achieve the standards with the proposed technology is also required | PP has attached STP feasibility report for justification to achieve standards along with the projected cost of STP. The PP submitted an undertaking to bear the actual cost of the STP treated water treatment before use during the presentation.   |
| 9.  | Proposal for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide) detectors for STP area.   | PP has informed that they will use Gas detectors for CO <sub>2</sub> , Combustible Gases, Toxic gases<br>Details of the equipments/ sensors has been attached  |
| 10. | The revised realistic cost of environmental monitoring  | Revised cost of environmental monitoring has been attached.<br>The PP submitted an undertaking towards the revised capital cost of Environment Monitoring and for the recurring cost during the presentation.  |
| 11. | Details of all the outlets from the proposed building including the outlet of STP required to be submitted with a proposal to install flow-meters at each of the outlets.             | PP has attached an undertaking regarding flow meters at outlets.<br>Drawing of STP incorporating water flow meters has been attached.  |
| 12. | Rain water harvesting/ storage/ retention arrangement needs to be revised. Recent flash rain data of New Delhi in recent times should be accounted for in the revised design.         | Revised Rain Water Harvesting as per the latest norms considering average rainfall 140mm/hr has been attached.<br>Undertaking for seeking permission from DDA to build additional RWH pit in central plaza at PP's cost has been attached.<br>PP has also informed that in case the permission denied, they will connect the overflow to storm water drain of DDA with prior permission. |
| 13. | The PP is required to quantify the no. of labors and the detailed plan for the proposed labor camps for housing them.   | PP has informed that approx. 60 no's of labourers will work & their accommodation will be done by contractor in nearby colonies like shakurbasti.  |



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|     |  | A Letter to DDA dated 15.02.2022 for permission to use central plaza for additional space for stacking of material and temporary hutments for labourers has also been attached.   |
| 14. | Air pollution load and its negative impacts to be clarified along with mitigation options during the lifetime of the project.  | Air Pollution load from proposed DG sets and its mitigation has been attached with proposal to install gas based generator sets.  |
| 15. | To clarify the location of the cooling towers with its noise mitigation measures.  | Location of the cooling towers with its noise mitigation measures has been attached.  |
| 16. | Revised Traffic Management Plan taking into consideration the latest traffic scenario. Detailed calculation of roads, bicycle paths, pedestrian spaces are to be provided.   | Revised Traffic Management Plan has been attached   |
| 17. | Details of seasonal and yearly ground water table in project area.   | Hydrostatic pressure considerations have been explained.  |
| 18. | Revised EMP (Environment Management Plan) for dust mitigation measures during construction as per MoEF Notification No.GSR94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014& O.A. No. 95 of 2014 in the matter of VardhamanKaushik Vs. Union of India &others and Sanjay KulshreshthaVs Union of India & others/ CAQM Directions issued time to time including registration on Dust Pollution Control Self Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10 | PP has attached Revised Environment Management Plan(EMP)  |
| 19. | Justification for proposed Solar power generation viz-a-viz provision of Building Bye Laws   | PP has informed that instead of 22 KW provided initially, 50 KW solar power generation will be provided as per the requirement of UBBL 2019 for plots > 5000 sqm. Detail of proposed Solar power generation has also been attached. |
| 20. | Proportion wise Step Diagram to be provided showing the amount of reduction in net per capita energy demand achieved through (i) Load Reduction Strategies, (ii) Passive Strategies, (iii) Renewables, and (iv) Energy Recovery strategies. At least 2 % of the total  | PP has informed that more than 2 % of the total energy demand will be met from Renewables complied with solar panels. Energy saving detailshave also been attached.   |



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|     | energy demand to be sourced from renewables. Percentage reduction through each of the aforesaid strategies to be provided in a consolidated diagram format for easy comprehension |  |
| 21. | Proposal for provisioning the energy audit during operation phase.  | PP has attached an Affidavit for conducting the energy audit.  |
| 22. | Provision for electric charging of the e-Vehicles as per Building Bye Laws.   | PP has informed that 20 % of car park will be provided with EV charger points as per the building by law requirements.<br>Catalogue of EV charger points has also been attached    |
| 23. | Specify name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters.  | PP has attached an affidavit for appointment of Environment Manager who will be the part of Building Management Team for implementation and monitoring of environmental parameters |

**B. After due deliberations, the SEAC in its 100<sup>th</sup> meeting held on 08.03.2022 recommended as follows:**

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

**SPECIFIC CONDITIONS:**

1. Treated water of DJB STP should be used for construction purposes with tertiary treatment of treated water of DJB STP to ensure it is fit for construction use.
2. Ground water should be extracted only after the permission from the competent authority.
3. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be limited to shallow aquifer.
4. 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 final outfall/ sewer connection. Calibration for all the Flow meters shall be maintained on quarterly basis
5. Minimum 1 tree for every 80 Sq. Mt of plot area (67 Nos.) should be planted within the project site or in the command area with due permission of competent authority.
6. Solar water heating shall be provided to meet its hot water demand as far as possible.
7. Only LED lighting fixtures should be used.

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8. Green building norms should be followed with a minimum 3 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up.
9. Construction & Demolition waste should be disposed of at authorized C&D waste processing unit.
10. Wind- breaker of appropriate height i.e. 1/3<sup>rd</sup> of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction.
11. 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 on Dust Pollution Control Self-Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.
12. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. The PP shall provide electric charging points in parking areas for e-vehicles as committed.
19. The PP shall store all the construction material within the project site and additional space for stacking of material and temporary hutments for labourers shall only be



utilized after approval/ permission from DDA. Provision shall be made for housing of maximum construction labour within the site/ nearby permitted site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical healthcare,, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

20. As proposed, fresh water requirement from municipal supply shall not exceed 77 KLD as per water assurance obtained from DDA. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DJB/ concerned Authority.
21. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for flushing, AC makeup water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
22. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
23. The Rain water should be harvested and stored for reuse with a provision of a rain water harvesting tank of minimum capacity of 115 KL. The feasibility of providing RWH pits with recharge bore shall be explored in Central Plaza Area with due permission from DDA to this effect at Project Proponents cost.
24. Gas based generator sets shall be installed as committed.
25. Sound attenuation measures shall be taken to restrain the noise from cooling towers.
26. At least 2 % of the total energy demand to be sourced from renewable energy.
27. Energy audit shall be carried out periodically to review energy conservation measures.
28. All sensor/meters based equipments should be calibrated on quarterly basis.
29. The green building consultant should be hired for yearly audit since inception of the project.

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**Agenda 4****Case No C-382**

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| <b>Name of the Project</b>                         | ToR for Construction of New Building in the existing campus of ICAR-IARI Pusa, New Delhi  |
| <b>Project Proponent</b>                           | Amit Mittal, M/s ICAR-Indian Agricultural Research Institute (IARI), CTO & Incharge Works ME Unit, Directorate IARI, Pusa, New Delhi-110012 |
| <b>Consultant</b>                                  | M/s Mantras Green Resources Ltd.  |
| <b>EIA Coordinator present during Meeting</b>      | Ms. Abha Garg, Mantras Green Resources Limited.<br>Mr. Bharat Garg  |
| <b>Representative of PP present during Meeting</b> | Mr. Jitender Kumar, HOD Civil Engineering<br>Mr. Gopal Dhaked, JE CPWD  |
| <b>Proposal No.</b>                                | SIA/DL/MIS/70748/2022   |
| <b>File No.</b>                                    | DPCC/SEIAA-IV/C-382(TOR)/DL/2022  |

**Details of the Proposed Project are as under:**

1. The Proposal is for ToR for Construction of New Building in the existing campus of ICAR-IARI Pusa, New Delhi by M/s Indian Council of Agricultural Research (ICAR) - Indian Agricultural Research Institute (IARI).
2. The Project is located at **Latitude:**28°63'75.37" N; **Longitude:** 77°15'71.80" E
3. **Area Details:**

The Total Plot Area of the project is 48,56,300 sqm out of which 33,16,300sqm is under Experimental Fields & Facilities while remaining 15,40,000sqm is usable land. The Total Built-up Area of the project after expansion will be 610427.82 sqm. The existing Builtup Area is 534586.97sqm while Built up Area under construction is 61590.85 sqm and proposed Built up Area for expansion is 14250 sqm. The no. of Floors of under construction buildings are G+6, G+6, Stilt+G+6, G+3, G+3 and no. of floors of proposed expansion is B+G+4. The Population after expansion will increase from 9971 to 15047.

4. **Water Details:**

**During Construction Phase,** Total Water requirement will be 10 KLD which will be met from STP. Wastewater from the toilets / bathroom will be disposed through septic tanks. For Labours, Mobile toilets will be provided at the site.

**During Operational Phase (after Expansion),** Total Water requirement of the project will be 2803 KLD (Existing- 2484 KLD & Proposed 319 KLD) which will be met by 1607 KLD (Existing- 1457 KLD & Proposed 150 KLD) of Fresh water from Delhi Jal Board and 1196 KLD (Existing- 1027 KLD & Proposed 169 KLD) of Treated water from in house STPs. Total Waste water generated will be 1407.6 KLD (Existing- 1208.6 KLD & Proposed 199 KLD) which will be treated in existing STPs of 2200 KLD + 60 KLD + 50 KLD (MBBR) and proposed STPs of 150 KLD + 30 KLD + 25 KLD. The Treated water 1196 KLD from STPs will be recycled and reused for Flushing (122 KLD) and Landscaping in overall area (1074 KLD).



Number of existing Rain Water Harvesting (RWH) chambers are 28 and proposed RWH ponds are 3nos of 1200 sqm each.

5. **Solid Waste Details**

**During Construction Phase,** The recyclable waste will be reused in construction work or will be sold to the vendors while the inert waste (brick, masonry, concrete etc.) will be used for road making and land filling at the project site. Construction debris will be disposed off to municipal land fill site

**During the Operation Phase (after Expansion),** Total 3761 Kg/day of Solid Waste will be generated from the project. Biodegradable/ compostable waste will be composted at site and non recyclable and non-biodegradable waste will be handed over to registered recycler

Hazardous Waste like DG Spent oil and its barrels will be kept in an isolated separately marked area and will be sold to CPCB approved hazardous waste recycler.

6. **Power Details**

**During Construction Phase,** Total power requirement in construction phase will be 10 KVA which will be met from Tata Power Delhi Distribution Limited (TPDDL). For Power backup, DG sets of capacity 1x500 KVA will be installed.

**During Operation Phase (after Expansion),** Total Power requirement will be 26628 KVA which will be met from Tata Power Delhi Distribution Limited (TPDDL). Existing Power backup capacity is approx. 14181 kVA and for expansion, DG sets of capacity 4x500 kVA, 1x800 kVA, 1x 250 kVA and 2x750 kVA will be installed.

Existing Solar power generation capacity is 2289.12 kWp and for expansion, Solar power panels of 790 kWp capacity is proposed.

7. **Parking Facility Details:** For Expansion, Total Parking proposed is 673.56 ECS.

8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 17.09 Km and from Asola Bird Sanctuary is 17.98 Km.

9. **Plantation Details:** The proposed Green Area for expansion is 1425 sqm and Existing Green area is 2,20,000 sqm. For under construction part, 13 trees have been felled after permission and 39 Trees have been transplanted.

10. **Cost Details:** Total Cost of the project after expansion is Rs 596 Crores. Out of the total cost, Expansion cost is Rs 231 Crores.

As submitted by the Project Proponent, the Project Authorities have carried out construction after 2006 without taking any Environmental Clearance as per EIA Notification, 2006 and its subsequent amendments. PP has made a statement that Area constructed before 2006 is 534586.97 sqm and Area under construction is 61590.85 sqm for which no prior EC has been taken and further expansion has been proposed for the construction of an Innovation centre having built up area 14250 sqm. PP has now applied for EC/ToR considering it as a violation case.

As per Form-1, Head I (Basic Information), Point no. 5, Area constructed before 2006 is 534586.97 sqm and Area under construction is 61590.85 sqm (no prior EC taken) and proposed expansion area is 14250 sqm which implies that expansion has been carried out before filing the application for Environment Clearance and the case is a "Violation Case" in terms of Office Memorandum F.No.22-21/2020-IA.III.

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Details of Existing Area, Area under Construction and Proposed Expansion is as follows:

| Particulars   | Existing Before 2006      |                     | After 2006                               |                      |                   |                   |                    |
|---|---------------------------|---------------------|--|----------------------|-------------------|-------------------|--------------------|
|   |                           |                     | Already Constructed<br>(Under Finishing) |                      |                   | Proposed          |                    |
|   | Building Name             | Built up Area (sqm) | Building Name                            | Built up Area (sqm)  | Construction Year | Building Name     | Proposed BuA (sqm) |
| Built up Area (BuA)                                 | Academic/ Administration  | 271906.89           | Auditorium for NAASc                     | 17850                | 2012-13           | Innovation centre | 14250              |
|   | Residential               | 228962.43           | Building for ASRB                        | 5063                 | 2019-20           |                   |                    |
|   | Sport/Cultural/ Community | 33717.65            | Type V Quarters                          | 6973.64              | 2019-20           |                   |                    |
|   |                           |                     | Boys Hostel                              | 18595.83             | 2019-20           |                   |                    |
|   |                           |                     | Girls Hostel                             | 13108.38             | 2019-20           |                   |                    |
|   | <b>Total</b>              | <b>534586.97</b>    | <b>Total</b>                             | <b>61590.85</b>      |                   | <b>Total</b>      | <b>14250</b>       |
| <b>Total Built up Area after proposed expansion</b> |                           |                     |  | <b>610427.82 sqm</b> |                   |                   |                    |

The committee deliberated the provisions of OM dated 07.07.2021 for violation cases and observed that the following steps are to be followed:

1. Closure of the operation of the project for which no prior EC was taken.
2. Action under section 15 read with section 19 of the Environment Protection Act, 1986 for the violation.
3. The permissibility of the project needs to be examined from the perspective of whether such activity/ project was at all eligible for grant of prior EC.
4. If permissible, as per extent regulations issuance of ToR, damage assessment, formulation of remedial plan and community augmentation plan along with their cost.

**B. After due deliberations, the SEAC in its 100<sup>th</sup> meeting held on 08.03.2022 recommended as follows:**

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

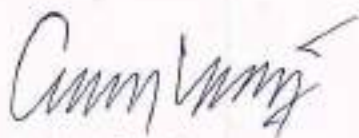
1. All statutory approvals for the built-up area of 61590.85 sqm under construction/ constructed in violation and the statement to substantiate the permissibility of the work undertaken.
2. An explanatory note from the project proponent for carrying out the construction work without obtaining the Environmental Clearance (EC) for the expansion carried out before recommending the case to SEIAA for taking further action.



3. The Project Cost incurred in expansion carried out in violation, upto the date of filing of EC application and the total turnover during the period of violation after commencing the operation.
4. Undertaking to the effect that the construction undertaken in violation of EIA notification, 2006 will not be put to operation/ commissioning.

Meeting ended with the vote of thanks to the Chair

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(Vijay Garg)  
Chairman



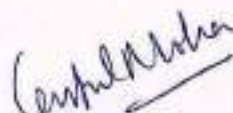
(Pankaj Kapil)  
Member Secretary



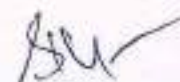
(Ankit Srivastava)  
Member



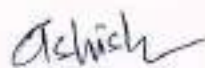
(Paromita Roy)  
Member



(Gopal Mohan)  
Member



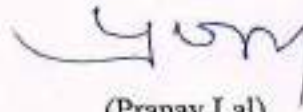
(Surinder Kumar  
Juneja) Member



(Ashish Gupta)  
Member



(Jyoti Mendiretta)  
Member



(Pranay Lal)  
Member