

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

Minutes of the 120th Meeting of State Level Expert Appraisal Committee (SEAC) held on 09.12.2022 at 11:00 AM in the Conference Room of DPCC, at 5th Floor, ISBT Building, Kashmere Gate, Delhi 110006.

The 120th Meeting of State Level Expert Appraisal Committee (SEAC) was held on 09.12.2022 in the Conference Room of DPCC under the Chairmanship of Sh. Vijay Garg. The following Members of SEAC were present in the Meeting:

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| 1. Sh. Vijay Garg | - | In Chair |
| 2. Sh. Ankit Srivastava | - | Member |
| 3. Sh. Chetan Agarwal | - | Member |
| 4. Sh. Surinder Kumar Juneja | - | Member |
| 5. Ms. Jyoti Mendiratta | - | Member |
| 6. Sh. Gopal Mohan | - | Member |
| 7. Sh. Ashish Gupta | - | Member |
| 8. Sh. Pankaj Kapil | - | Member Secretary |

Following SEAC Members could not attend the Meeting:

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

The DPCC Officials namely Sh. Amit Chaudhary (EE), DPCC, Sh. Rohit Kumar Meena, (JEE), DPCC assisted the Committee.

The Minutes of the 119th SEAC Meeting held on 25.11.2022 were confirmed by the Members.

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Agenda - 01: Discussion on decisions taken by SEIAA during the 65th Meeting, Dated 17.10.2022:

SEIAA during its 65th Meeting dated 17.10.2022 took the following decisions :

1. Any NGO to be engaged for training/sensitization workshop for the major stake holders/Project Proponents in NCT of Delhi like CPWD, NBCC, DDA, MCDs etc regarding minimal impact on environment by proposed project to save maximum number of existing trees, impact on ground water/ground water table , minimum impact on Noise , Air & Water Environment, Traffic etc. The term of reference for engagement of NGO be first finalised by SEAC.
2. A full time Consultant/Consulting agency may be hired for assistance of SEIAA in analyzing data available with Authority/Committee for any needs/ queries of Authority including impact of the proposed project on existing surrounding projects and to assess carrying capacity of city and its zone wise mapping of projects to whom ECs were accorded in last 10 years. The terms of reference for engaging any such Consultant/Agency, to be first finalised by SEAC. The Consultant/Consulting agency should have at least 10 years of experience on Environmental issues including capabilities of using GIS.
3. SEAC prior to recommending the project to SEIAA, to examine the firm assurance of water during operational phase of the project. If, the availability/assurance of water supply for the project during its operational phase from any government approved agency/Delhi Jal Board is not available in the area/locality where the project is located then it leads to illegal extraction of Ground water/ unauthorized supply of raw water once project completes its construction.
4. EIA Cell, DPCC to make a list of clearances/NOCs required by any project before grant of Environmental Clearance by SEIAA. The same shall be listed for each proposal in the agenda placed before SEIAA.
5. EIA Cell, DPCC to study the best practices followed by SEIAAs in other states while approval of Environmental Clearances to the Projects.

SEAC in its meeting dated 18.11.2022 deliberated with respect to above decisions taken by SEIAA and regarding Terms of Reference to be framed with respect to Point no. 1 and 2 the Chairman SEAC desired that the members may provide their comments to be discussed in forthcoming meeting tentatively scheduled for 25.11.2022.

Chairman SEAC in its 119th meeting dated 25.11.2022 requested the members to provide comments expeditiously for finalization of the issue in next SEAC meeting.

Subsequent to the discussion held among the SEAC Members, The Chairman SEAC decided to request SEIAA for holding a Joint meeting of SEIAA and SEAC to deliberate further on the matter.

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Agenda No: 02 Tree Cutting aspects and Tree Transplantation Policy, 2020 in Building Construction/Area Development Projects

The Chairman, SEAC-Delhi has desired to request to APPCF, GNCTD to depute suitable officer from your forest office to attend the meeting of SEAC scheduled on 09.12.2022 to enlighten the SEAC on tree cutting/transplantation aspect as per extant policy of Delhi Preservation of Trees Act, 1994. Accordingly, a letter was issued to APPCF on 06.12.2022.

Nobody appeared on behalf of the Forest Department, GNCTD, SEAC decided to send request for the next meeting.

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Agenda No: 03**Case No. 432**

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| Name of the Project | Construction of Multi-Specialty "Mahavir Hospital" at Sector-14(extn), Rohini, Delhi-110085 |
| Project Proponent | MAHASATI MOHAN DEVI JAIN SHIKSHAN SAMITI |
| Consultant | Perfact Enviro Solutions Pvt Ltd |
| EIA Coordinator present during Meeting | Mrs. Akta Chugh (EIA Coordinator) Richa aggarwal |
| Representatives of PP present during Meeting | Dr. Naresh Jain (Medical Director) Mr. Utsav Gupta |
| Proposal No. | SIA/DL/INFRA2/402720/2022 |
| File No. | DPCC/SEIAA-IV/C-432/DL/2022 |

A. Details of the Proposed Project are as under:

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

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

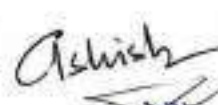
4. Water Details:

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

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

For Rain Water Harvesting (RWH) 2 Storage tanks of 70 cum each will be provided.






5. **Solid Waste Details**

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

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

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

6. **Power Details**

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

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

7. **Parking Facility Details:** Total Proposed Parking is 327 ECS.

8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 22.09 Km and from Asola Wildlife Sanctuary is 24.30 Km.

9. **Plantation Details:** The proposed Green Area is 404.68 sqm (10 % of plot area). There are 33 no. of trees existing at site out of which 6 will be cut/ felled and rest shall be transplanted. Total no. of proposed trees is 60 nos. within project site

10. **Cost Details:** Total Cost of the project is Rs 153 crores.

B. After due deliberations, the SEAC in its 120th Meeting held on 09.12.2022 recommended as follows:

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

1. Water assurance from DJB for meeting the quantum of water supply during operational phase.
2. 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.
3. Site tree report as per clause 4(1) of Tree Transplantation Policy, 2020.
4. Revised proposal for installation of gas based generator sets as discussed during presentation.
5. Technical details of proposed ETP in addition to STP.
6. Pollution load and abatement plan during construction and operation phase for point and non-point sources with detailed calculation.
7. Revised Solid Waste generation figure with revised estimation of STP Sludge.
8. Dewatering aspect needs to be deliberated in view of high ground water table.
9. Plan for handling/ disposal of excavated earth and construction & demolition waste.
10. Revised solar energy utilization to achieve atleast 10 % of power load requirement.
11. Revised landscape plan with demarcated green area with soft green area. Open area should be demarcated as per building bye laws and minimum 20% of the open spaces as

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required by the building bye laws should be kept as pervious and green area should be increased upto 25 % of plot area and wherever deemed necessary PP to provide grass pavers of suitable type and strength to increase water permeable area as well as to allow fire tender movement. Further, wherever tree plantation being done/ proposed, tree-pit size of 6' x 6' / tree to be adopted as permeable surface of the tree.

12. Proposal for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
13. Outlet Parameters of proposed STP during operation phase needs to be revisited in order to check the feasibility of its reuse in flushing, horticulture etc.
14. Specify name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters.
15. Revised cost of EMP needs to be submitted as the same does not include the recurring cost during construction phase. PP is required to submit the Capital and Recurring cost of EMP with inclusion of cost of environmental monitoring during construction & operation phase
16. Building height clearance from AAI for the proposed building height.
17. Revised parking proposal to achieve 30 % of the ECS for electric vehicle. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.

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Agenda No: 04

Case No. 433

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| Name of the Project | EC FOR PROPOSED CONSTRUCTION of OF M.P.CHAMBERS AT PLOT NO.119, NEW DELHI |
| Project Proponent | Central Public Works Department |
| Consultant | Kadam Environmental Consultants |
| EIA Coordinator present during Meeting | Dr. K.K. Gangwar Mr. Sangram Kadam |
| Representatives of PP present during Meeting | Mr. Prashant Agarwal (EE, CPWD) Mr. Aman Kumar |
| Proposal No. | SIA/DL/INFRA2/405478/2022 |
| File No. | DPCC/SEIAA-IV/C-433/DL/2022 |

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Proposed Construction of M.P. Chambers at Plot No.119, New Delhi by M/s Central Public Works Department.
2. The Project is located at **Latitude:** 28°42'21.06"N; **Longitude:** 77° 7'45.87"E.
3. **Area Details:**

The Total Plot Area of the project is 21,448 sqm. The Proposed Total Built-up Area is 1,26,175 sqm. The Proposed FAR Area is 41609.12 sqm. The Proposed Ground Coverage is 8,370 sqm. The proposed basement area is 41,145 sqm. Existing built-up area of 34,175 sqm will be demolished. Total no. of expected population will be 2454 persons. Total no. of buildings will be 3 nos. Maximum No. of Floors will be 3B+ GF+10 & 1B+ GF + 2. The maximum height of the building will be 40 m.

4. Water Details:

During Construction Phase, Total Water requirement at construction site will be 157 KLD which will be met by 75 KLD of potable water from NDMC and total 82 KLD non-potable water requirement for construction purposes will be fulfilled from reuse and recycling at construction site. At laydowns site, Potable water of 375 KLD for domestic purpose will be met from DJB supply and non-potable water of 577 KLD will be used for construction purposes.

During Operational Phase, Total Water requirement of the project will be 426.45 KLD KLD which will be met by 172.06 KLD of Fresh water from NDMC and Treated waste water of 254.39 KLD generated from in house STP of 325 KLD after treatment of 197.64 KLD waste water generated in house and 85.02 KLD Okhla DJB STP treated water. Treated Water from in house STP i.e. 254.39 KLD will be recycled and reused for Block

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A, B & C and other occupancies (46.48 KLD), HVAC (185 KLD), Utilities (8.5 KLD), Irrigation (14.41 KLD).

For Rain Water Harvesting (RWH) 5 nos. of RWH pits will be provided and total 02 Nos. of underground rain water storage tanks of 62.0 KL each will be provided.

5. **Solid Waste Details**

During Construction Phase, total solid waste generation will be 1,000.0 kg/day. Out of which, the Biodegradable waste (400 kg/day) will be subjected to composting by organic waste converter. The Non-Recyclable waste (400 kg/day) and inert waste (200 kg/day) will be disposed through Govt. approved agency. C&D waste will be sent to any C&D Waste Management Facility (C&DWMF) of Delhi Government.

During the Operation Phase, Total 519.70 Kg/day of Solid Waste will be generated from the project. Out of which, the Biodegradable waste (209.66 kg/day) will be subjected to composting by organic waste converter. The Non-Recyclable waste (257.18 kg/day) and inert waste (52.86 kg/day) will be disposed through Govt. approved agency.

6. **Power Details**

During Operation Phase, Total Power requirement will be 6254 kW which will be met by the NDMC. For Power Back up, DG sets of Capacity 4 x 2000 kVA will be installed.

A total of 240 KW of Solar PV will be installed for the project.

7. **Parking Facility Details:** Total Proposed Parking is 700 ECS.

8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 10.10 Km and from Asola Wildlife Sanctuary is 13.65 Km.

9. **Plantation Details:** The proposed Green Area is 2401.0 (11.19 % of plot area). There are 248 no. of trees existing at site out of which 247 will be transplanted at NTPC, Eco-Park, Badarpur and Ghitorni and 1 will be retained. Total no. of proposed trees is 269 (268 new and 01 tree to be retained)

10. **Cost Details:** Total Cost of the project is Rs 1700 crores.

B. After due deliberations, the SEAC in its 120th Meeting held on 09.12.2022 recommended as follows:

The SEAC deliberated regarding the issues pertaining to Tree Transplantation Policy, 2020 water assurance, dewatering, air pollution load assessment and its abatement plan during operation and construction. After discussion the project proponent requested to submit the revised proposal.

Accordingly, the SEAC recommended to de-list the case to provide opportunity to proponent for submission of revised proposal.

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Recyclable waste (697 kg/day) & Non-Recyclable waste/ Inert waste (139.4 kg/day) will be disposed through Govt. approved agency.

6. **Power Details**

During Operation Phase, Total Power requirement will be 1100 kVA which will be supplied by Tata Power Delhi Distribution Limited (TPDDL). For Power Back up, DG sets of Capacity 925 kVA (1x600 kVA+1x200 kVA + 1x125 kVA) will be installed. Solar Power generation system of 50 Kilo Watt peak (KWp) capacity will be provided.

7. **Parking Facility Details:** Total Proposed Parking is 1977 ECS including parking for e-vehicles which is 320 ECS (20 % of required parking).

8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 26 Km and from Asola Wildlife Sanctuary is 16.5 Km.

9. **Plantation Details:** The proposed Green Area is 15,289.73 sqm (15.1% of the plot area) There are 25 no. of trees existing at site which will be retained/ transplanted.

10. **Cost Details:** Total Cost of the project is Rs170 crores including land & development cost.

After due deliberations, the SEAC in its 108th Meeting held on 09.07.2022, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which were responded back by the project proponent on 11.08.2022 vide letter dated 04.08.2022.

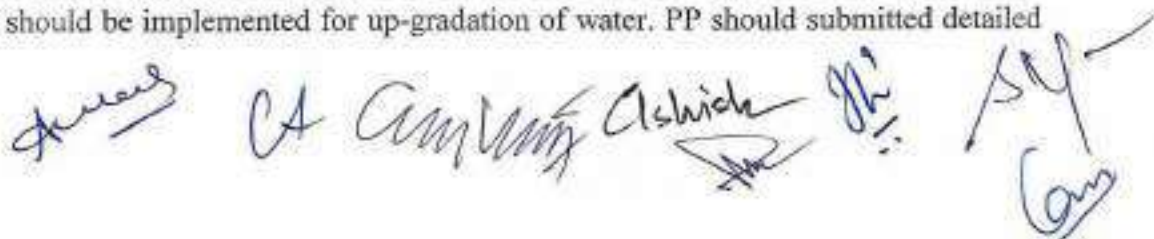
After due deliberations, the SEAC in its 112th Meeting held on 26.08.2022 recommended the case to SEIAA for grant of Environmental clearance imposing the specific conditions.

The SEIAA during its meeting held on 07.09.2022 took the following decisions (s): The availability/assurance of water supply for the project during its operational phase from any government approved agency/Delhi Jal Board is not available in the area/locality where the project is located which may lead to illegal extraction of Ground water/ unauthorized supply of raw water once project completes its construction. Therefore, SEIAA decided to refer back the matter to SEAC to examine the proposal with firm assurance of water during operational phase of the project.

The case was again considered in SEAC meetings held on 17.09.2022 and 04.10.2022.

The PP submitted a representation dated 16.09.2022 mentioning the OM dated 02.11.2018 providing that "Approval/ permission of the CGWA/SGWA shall be obtained before drawing ground water for the activities. State Pollution Control Board (SPCB) concerned shall not issue Consent to Operate (CTO) till the project proponent obtains such permission.

After due deliberations, the SEAC in its 115th Meeting held on 17.09.2022 recommended that the PP doesn't have water assurance from water supplying agency. SEIAA has raised apprehensions that unavailability of water may promote unauthorized extraction of ground water. SEAC deliberated the matter at length covering various aspects and options available in such scenario. It was consensus decision that in order to have perennial availability of water, treated water from STPs should be utilized for all the purposes and appropriate technologies should be implemented for up-gradation of water. PP should submitted detailed



scheme along with shortlisted technology and proposed financial expenditure for up-gradation of treated water to different reuse quality.

In response the Project Proponent has uploaded its reply on 26.09.2022 stating that they have applied for ground water permission to Deputy Commissioner South West District vide letter dated 18.07.2022 and assured to submit the permission in due course of time, if they will be unable to get permission for Ground Water during operation phase then they will increase their STP capacity from 175 KLD to 230 KLD and they will install 11.5 m³/hr Water Treatment Plant (WTP) for treatment of STP treated water to make it convenient for domestic purposes as per CPCB norms. For the aforesaid purposes proposal has been enclosed and the cost of EMP has been revised.

During presentation on 04.10.2022, the PP provided the permission to extract Ground Water from bore well granted by the District Advisory Committee vide letter No. DJB/AEE (M)36/2022/743 dated 03.10.2022.

After due deliberations, the SEAC in its 116th Meeting held on 04.10.2022 recommended the case to SEIAA for grant of Environmental Clearance with substitution of the condition regarding ground water drawl not to exceed the quantity as permitted by the District Advisory Committee, District South West of Delhi and water demand will be restricted accordingly during operation phase irrespective of the water demand projected during appraisal. All the conditions laid by the District Advisory Committee are to be adhered to.

In the meantime MoEF & CC GoI issued an OM dated 04.10.2022 regarding exemption of warehouses from requirement of Environmental Clearance.

The case was considered in 65th meeting of SEIAA held on 17.10.2022 & SEIAA decided to defer the case for next meeting.

The SEIAA during its 66th Meeting dated 16.11.2022 took the following decisions (s):

As per notification S.O.3252 (E) dated 22.12.2014 the building and construction projects or activities as per S.No. 8(a) of the schedule of EIA Notification, 2006 shall not include industrial shed, school, college, hostel for educational institution.

The proposal under consideration is the proposed warehouse to be constructed with a built up area of 79996.18 sqm falling in category B under S.No. 8(a) of the schedule. SEIAA opined that proposal needs to be delisted after due consideration of OM vide letter dated 04.10.2022 issued by MoEF & CC GoI clarifying that the word Industrial Shed mentioned in the Notification S.O. 3252 (E) dated 22/12/2014 implies buildings/ warehouses/ sheds (whether RCC or otherwise) which are used for housing machinery of industrial units and/or storage of raw materials and finished goods and industrial products including but not limited to industrial and factory-made products, irrespective of the location and proximity of the Industrial Shed vis-a-vis any Industry. These Industrial Sheds shall strictly implement the guidelines issued vide OM dated 9/06/2015 to ensure sustainable environmental management.

In view of above SEIAA decided to refer back the matter to SEAC.

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B. After due deliberations, the SEAC in its 120th Meeting held on 09.12.2022 recommended as follows:

The proposal under consideration is the proposed warehouse to be constructed with a built up area of 79996.18 sqm falling in category B under S.No. 8(a) of the schedule. SEAC took a note of OM vide letter dated 04.10.2022 issued by MoEF & CC GoI clarifying that the word Industrial Shed mentioned in the Notification S.O. 3252 (E) dated 22/12/2014 implies buildings/ warehouses/ sheds (whether RCC or otherwise) which are used for housing machinery of industrial units and/or storage of raw materials and finished goods and industrial products including but not limited to industrial and factory-made products, irrespective of the location and proximity of the Industrial Shed vis-a-vis any Industry. These Industrial Sheds shall strictly implement the guidelines issued vide OM dated 9/06/2015 to ensure sustainable environmental management. Accordingly, the proposal is falling under exempted category of Notification S.O. 3252 (E) dated 22/12/2014.

In view of above SEAC recommended to SEIAA for delisting of the proposal.

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Agenda No: 06**Case No. 430**

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| Name of the Project | EC for Expansion of Existing Hotel Building at Plot no. 3, Sector - 10, Dwarka, New Delhi |
| Project Proponent | M/s Tirupati Building and Offices Pvt. Ltd. Plot No-3, District Centre, Sector-10, Dwarka |
| Consultant | Perfect Enviro Solutions Pvt. Ltd |
| EIA Coordinator present during Meeting | Mrs. Akta Chugh Richa Aggarwal |
| Representatives of PP present during Meeting | Mr. Subhash Dabas |
| Proposal No. | SIA/DL/INFRA2/404320/2022 |
| File No. | DPCC/SEIAA-IV/C-430/DL/2022 |

The SEAC in its meeting dated 26.08.2022 deliberated the terms of OM dated 07.07.2021 and decided that Directions under section 5 of EPA,1986 are required be issued by SEIAA Delhi to Project Proponent for *mandating payment towards penalty for violation of EIA Notification 2006 as envisaged in OM F.No 22-21/2020-IA.III dated 07th July,2021 and Bank Guarantee of amount assessed towards the liability of Remediation plan and Natural & Resource Community Augmentation Plan* commensurate with the damage assessment is required to be submitted with DPCC before grant of Environmental Clearance and such plan shall be part of the Environment Impact Assessment (EIA) Report to be submitted along with EC application.

The PP submitted the cost attributable to:

- Cost of Construction under Violation wrt 3326.92 sqm is **Rs 46387326.8**
- Cost of Construction under Violation wrt 2769.63 sqm is **Rs 38741584**
- Turnover cost during the period of violation at 11th Floor and 12th Floor is Rs 7036349.0 and that part was operational from April 2022.

The committee deliberated and recommended as follows:

- The project cost attributable to expansion of 3326.92 sqm be taken as Rs. 6.44 Cr @ Rs. 1800 per sqft as per assessment order dated 28.07.2011 issued by Labour Department, Govt. of NCT Delhi. The project cost attributable to expansion of 2769.63 sqm be taken as **Rs 3.87 Cr** as submitted by Project Proponent. Therefore the total cost of the project is Rs. 10.31 Cr.
- The Turnover for the aforesaid portion submitted by the project proponent be extrapolated wef 11.06.2012 (Date of Occupancy Certificate) upto the date of stoppage

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of use of aforesaid portion (to be taken as the date of uploading the undertaking for the stoppage of construction while replying to ADS) on 30.07.2022 i.e. for a period of 10 years 1 month 20 days. This will come to Rs. 28.5 Cr. However the committee deliberated and recommended that for the purpose of imposing the penalty this turnover should be taken as Rs. 14.25 Cr. for averaging the turnover in retrospective manner.

After due deliberations, the SEAC in its above said 112th Meeting held on 26.08.2022 recommended as follows:

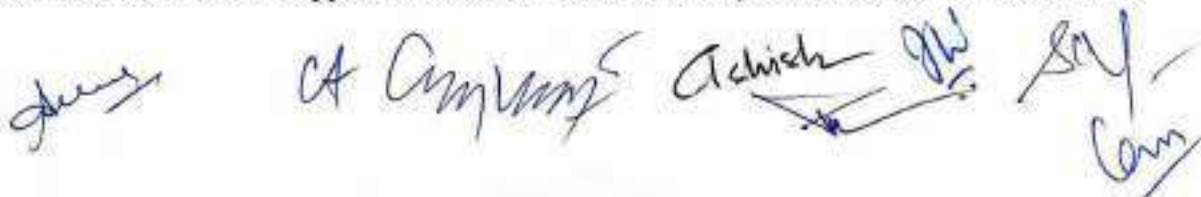
1. Damage Assessment:

The committee deliberated on the proposed damage assessment by the Project Proponent in view of 3326.92 sqm Builtup Area constructed at 11th and 12th Floor and 2769.63 sqm Builtup Area of new construction undertaken. In this regard committee after deliberation accepted the cost of assessed damage proposed by the project proponent and finalized the amount of **Rs. 20 Lakhs**. Therefore the project proponent is required to submit revised Remediation Plan and Natural Community Resource Augmentation Plan which should be minimum of **Rs. 20 Lakhs**. This Remediation Plan and Natural Community Resource Augmentation Plan is required to be included in EIA Report for further appraisal at the time of applying for Environmental Clearance within 60 days. The amount of Bank Guarantee equivalent to the amount of Remediation Plan and Natural Community Resource Augmentation Plan will be finalized at the stage of appraisal of EC application taking into account the revised proposal. The Bank Guarantee shall be deposited prior to grant of Environmental Clearance and will be released after successful implementation of the Remediation Plan and Natural Community Resource Augmentation Plan.

2. Penalty for violation of EIA Notification:

The amount of penalty for the aforesaid violation will be 1% of total project cost (Rs. 10.31 Cr.) attributable to the expansion + 0.25% the turnover (Rs. 14.25 Cr) which amounts to total of Rs. 13.87 Lakhs.

3. Action under section 15 read along with section 19 of EPA,1986 be initiated by SEIAA Delhi against the project proponent for violation of EIA Notification 2006 by with respect to previous EC dated 08.07.2008 in constructing and operating 3326.92 sqm at 11th and 12th Floor and with respect to the construction of 2769.63 sqm built up area out of further proposed expansion of 22045.574 sqm in existing operational building without obtaining Environmental Clearance for the proposed expansion.
4. Directions under section 5 of EPA,1986 be issued by SEIAA Delhi to Project Proponent for *mandating payment of Rs. 13.87 Lakhs (Rupees Thirteen Lakhs Eighty Seven Thousands only) towards penalty for violation of EIA Notification 2006 as envisaged in OM F.No 22-21/2020-IA.III dated 07th July,2021 and keep operation of 3326.92 sqm at 11th and 12th Floor stopped and not to restart/start any construction with respect to*



further proposed expansion of 22045.574 sqm without obtaining valid Environmental Clearance.

5. Committee recommended to issue following ToR to complete impact assessment studies and submit Environment Impact Assessment report and Environment Management Plan within 60 days *inter-alia* imposing the following points:

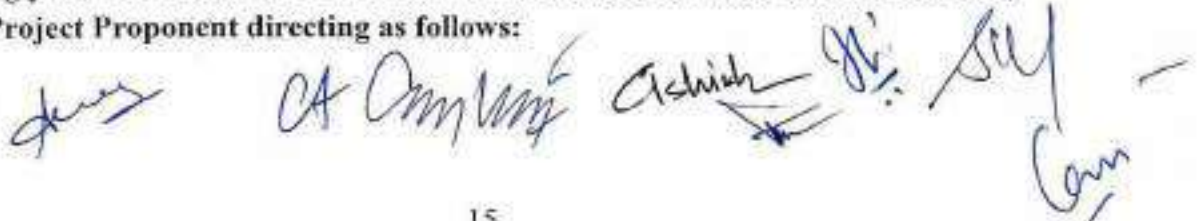
1. Remediation Plan and Natural Community Resource Augmentation Plan and quantification of liability shall be included as specific chapter which should be minimum of Rs. 20 Lakhs (Rupees Twenty Lakhs only) as per total damage assessed.
2. The proof of submission of penalty amounting to Rs. 13.87 Lakhs (Rupees Thirteen Lakhs Eighty Seven Thousands only) with DPCC shall be enclosed with as Annexure with the EIA report.

The case was considered in 63rd meeting of SEIAA held on 31.08.2022 & SEIAA decided to defer the case for next meeting.

The SEIAA deferred that case in its 63rd meeting held on 31.08.2022 and subsequently during its meeting dated 07.09.2022 approved the recommendations made by SEAC Delhi in its meeting dated 26.08.2022 as follows:

1. Damage assessed by SEAC and issuance of Terms Of Reference (ToR) to complete impact assessment studies and submit Environment Impact Assessment report and Environment Management Plan along with revised Remediation Plan and Natural Community Resource Augmentation Plan as per damage assessed and to apply for Environmental Clearance within 60 days.
The amount of Bank Guarantee equivalent to the amount of Remediation Plan and Natural Community Resource Augmentation Plan will be finalized at the stage of appraisal of EC application taking into account the revised proposal.
2. Action under section 15 read along with section 19 of EPA, 1986 against the project proponent by SEIAA for violation of EIA Notification 2006 with respect to previous EC dated 08.07.2008 in constructing and operating 3326.92 sqm at 11th and 12th Floor and with respect to the construction of 2769.63 sqm built up area out of further proposed expansion of 22045.574 sqm in existing operational building without obtaining Environmental Clearance for the proposed expansion.
3. Issuance of directions under section 5 of EPA, 1986 by SEIAA Delhi to Project Proponent for mandating payment of Rs. 13.87 Lakhs (Rupees Thirteen Lakhs Eighty Seven Thousands only) towards penalty for violation of EIA Notification 2006 as envisaged in OM F.No 22-21/2020-IA.III dated 07th July, 2021 and keep operation of 3326.92 sqm at 11th and 12th Floor stopped and not to restart/start any construction with respect to further proposed expansion of 22045.574 sqm without obtaining Environmental Clearance for expanded portion and proposed expansion.

Accordingly the SEIAA issued directions dated 22.09.2022 under section 5 of EPA, 1986 to Project Proponent directing as follows:



1. *Submit payment of Rs. 13.87 Lakhs (Rupees Thirteen Lakhs Eighty Seven Thousands only) towards penalty for violation of EIA Notification 2006 as envisaged in OM F.No 22-21/2020-IA.II dated 07th July, 2021 by way of demand draft in favour of Delhi Pollution Control Committee within 30 days of issuance of this.*
2. *Keep operation of 3326.92 sqm at 11th and 12th Floor stopped and not to restart/start any construction with respect to 2769.63 sqm area or any area related to further proposed expansion of 22045.574 sqm without obtaining valid Environmental Clearance and submit compliance of stoppage of aforesaid areas with due demarcation on a building plan within 7 days.*
3. *That the Dy. Commissioner (South West District) shall take necessary action to ensure the effective stoppage/ operation of 3326.92 sqm at 11th and 12th Floor stopped and not to restart/start any construction with respect to further proposed expansion of 22045.574 sqm without obtaining valid Environmental Clearance.*

The PP has submitted the demand draft dated 29.09.2022 for payment of Rs. 13.87 Lakhs (Rupees Thirteen Lakhs Eighty Seven Thousands only) towards penalty for violation of EIA Notification 2006 and case is under process in legal cell of DPCC for filing prosecution compliant.

Now the PP has applied for the Environmental Clearance with enhanced proposed built-up area compared to proposal submitted at the time of ToR.

Details of the proposed project after proposed expansion are as under:

1. **Area Details (after expansion):** As per information submitted by the project proponent, the total plot area will remain the same i.e 13,603.00 sqm the project has constructed a built up area of 61,646.72 sqm (55550.169 sqm + 3326.92 sqm + 2769.63 sqm), proposed ground coverage will be 6792.61 sqm. Total proposed built-up area is 96510.902 sqm Proposed Non FAR (including basement area) area is 31,973.941 sqm and proposed FAR area is 38261.902 sqm . The total no. of Basements will be 3 nos. The Total Basement Area will remain the same as 26275.059 Sqm. The total nos. of floors will be 3B G+13+Terrace Floor (14).
The Max. Height of the building is 54 m and Total populations after expansion will be 3206 (existing is 2764 persons) and nos of rooms will remain 330 without any enhancement in proposed expansion.

2. **Water Details :**

During construction phase: Total water requirement will be 10 KLD out of which 5 KLD Water will be sourced through treated water from STP for construction activities. For domestic use, 5 KLD water will be sourced through tankers. Existing toilet facilities will be used for the labourers during the construction phase. Regular cleaning shall be done and hygiene conditions shall be maintained.

During Operation phase:

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Existing Operational: Total water requirement is 178 KLD out of which fresh water requirement is approx. 87 KLD which is being supplied by Delhi Jal Board and tanker supply. Rest of the water requirement i.e 91 KLD of treated water is being sufficed from on-site STP. Total waste water generated is 101 KLD which is being treated in on-site STP of 210 KD capacity. Treated water (91 KLD) is being used in flushing (30 KLD), gardening (8 KLD) and Cooling (53 KLD). It is a ZLD complex.

After Expansion: Total water requirement will be 329 KLD out of which 159 KLD will be from fresh water which will be met by Delhi Jal Board and tanker supply. Total waste water generated will be 192 KLD which will be treated in an existing STP of 210 KLD 170 KLD of treated water will be reused for flushing (62 KLD), gardening (8 KLD) and Cooling (100 KLD). It will be a ZLD complex.

Total 3 no. of rainwater harvesting pits of size 4m dia and 4.5m depth have already been provided with a total capacity of 169.56 m³. Runoff from roof top, landscape area, Open and road area will be connected to rain water harvesting pits.

3. **Solid and Hazardous Waste Management:**

During Construction Phase: Total 15 kg/day of waste will be generated from labourers out of which 9 kg/day will be biodegradable waste which shall be treated in existing Organic waste converter & 6 kg/day of non-biodegradable waste will be given to authorized recycler.

During Operation Phase:

Existing, total solid waste of 514 kg/day is being generated, Out of which the biodegradable waste of 308 kg/day is being generated which is being treated in an organic waste converter of 700kg capacity. Non-biodegradable waste of 206 kg/day is being given to approved recyclers.

After expansion approx. 640 kg/day of solid waste will be generated from the project out of which 384 kg/day of Biodegradable waste will be treated in already installed OWC and 256 kg/day of non-biodegradable waste will be given to the approved recycler.

4. **Power Details:-**

Existing, the total Sanctioned Load of the project is 3333 kVA & connected load is 2000 kVA, which is being met by the BSES Rajdhani. 2 no. of D.G. sets of capacity 1X1500 kVA & 1X1250 kVA (standby) are already installed which have been operated during power cut only. No new DG will be installed for expansion.

After Expansion- There sanctioned and connected load will remain same and No new DG will be installed.

5. **Parking facility:**

During Operation Phase (after expansion): Presently sufficient car parking provision have been made in basement and at surface. 537 ECS will be provided in the basement and at the surface. Nos of electric car parking provision not provided.

6. **Eco-Sensitive Areas:** Distance of Okhla Wildlife Sanctuary from project site is 23.22 Km and from Asola Wildlife Sanctuary is 17.77 Km.

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Plantation: The green area of 2720 sqm (20 % of total plot area) has been developed all along the periphery of the project site. Approximately 78 trees have already been planted at the site. After expansion, a total green area of 3047.85 m² will be developed

1. **Cost of the project:** Total project cost after expansion will be Rs 452.88 Crores out of which the cost of expansion will be Rs. 45 crores.

Summary of the details submitted by the project proponent:

| Description | Unit | As per EC | Details as per application for | | |
|---|---------|-----------|---|--------------------|-------------------------|
| | | | ToR (after expansion) | EC | |
| | | | | Proposed expansion | Total After Expansion |
| Cost of the Project | Rs (Cr) | 407.88 | 482.88 | 45 | 452.88 |
| FAR (achieved)-A | sqm | -- | 30591.316 (subtracting 14.684 converted into Non FAR from 30606 sqm as per completion) | 7655.902 | 38261.902 |
| Total Non FAR Area - B (including basement) | sqm | -- | 26292.939 | 27208.28 | 58249 |
| Built up Area (A+B) | sqm | 55550.169 | 78944.509 (55550.169 sqm + 3326.92 sqm + 2769.63 sqm + 19275.944) | 34864.182 | 96510.902 |
| Number of Basements | Nos. | 3 | 3 | No Change | 3 |
| Basement Area | sqm | -- | 26292 | | 26275.059 |
| Max. No. of Floors | No. | 3B+G+10 | 3B+G+12 | - | 3B+G+13 + Terrace Level |
| Max. Height of the | meter | -- | 54 | No Change | 54 |

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| Building | | | | | |
|--------------------------|-----------|-----|---------|-----------|--|
| No. of DG Sets | No. (KVA) | - | 2x 1250 | - | 1 x 1500 KVA + 1 x 1250 KVA (working- 1 x 1500 KVA, Standby- 1 x 1250 KVA) |
| No. of RWH Pits | No. | - | 3 | No Change | 3 |
| Total Water Requirement | KLD | 328 | 315 | - | 329 |
| Fresh Water Requirement | KLD | 156 | 153 | - | 159 |
| Wastewater Generation | KLD | - | 180 | - | 192 |
| Treated Wastewater Reuse | KLD | 175 | 162 | - | 170 |
| STP Capacity (MBBR) | KLD | 200 | 210 | No change | 210 |
| Total Solid Waste | Kg/day | 387 | 649 | - | 640 |

SEAC deliberated in the meeting and SEAC was of the considered view that there is no impact on the damage assessment as violation and its damage assessment remained the same. EIA study has been carried out wrt to the enhanced built-up area of 96510.902 sqm therefore there is no need to seek amended ToR by the project proponent in the present and decided to go ahead with the appraisal of the application of Environmental Clearance submitted with enhanced built-up area as per revised Form 1, Form 1A submitted.

SEAC further deliberated and accepted the Remediation plan Natural Community Resource Augmentation Plan with the condition to relocate the Anti-Smog Gun at Pappankalan Lake with coordination of DJB with a liability of Rs. 20 Lakhs (Rupees Twenty Lakhs Only) as per total damage assessed.

After due deliberations, the SEAC in its 119th Meeting held on 25.11.2022, based on the information furnished, documents shown & submitted, presentation made by the project

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proponent recommended to seek the additional information which has been responded back by the project proponent on 01.12.2022 vide letter dated 30.11.2022 which is as follows:

| S. No | Information Sought by SEAC during SEAC Meeting dated 25.11.2022 | Reply dated 01.12.2022 submitted on 30.11.2022 |
|-------|--|--|
| 1. | Compliance to keep operation of 3326.92 sqm at 11th and 12th Floor stopped and not to restart/start any construction with respect to 2769.63 sqm area or any area related to further proposed expansion of 22045.574 sqm without obtaining valid Environmental Clearance and submit compliance of stoppage of aforesaid areas with due demarcation on a building plan as per directions issued by SEIAA. | PP vide its letter dated 30.11.2022 submitted that they have stopped the operation of 3326.92 sqm at 11 th & 12 th Floor and not restart/ start any construction wrt 2769.63 sqm area or any area related to further proposed expansion of 22045.574 sqm without obtaining valid Environmental Clearance. Copy of undertaking stating the same along with building plans demarcating the violation area has been enclosed as follows: 1. 11 th floor Plan: Demarcating 1996.028 sqm 2. 12 th Floor Plan: Demarcating 1996.08 – 816.51 = 1179.51 sqm area 3. Terrace Floor Plan: Demarcating area of 151.548 sqm (which was shown as a covered area on terrace floor in completion plan) |
| 2. | Rain water harvesting/ retention plan needs to be provided with numbers of RWH pits, taking into account the recent higher flash rain (115 mm/hr) data along with actual percolation rate of the soil at site with layout and location plan. | PP has annexed the revised rain water harvesting calculations taking into account the recent higher flash rain (115 mm/hr) data along with actual percolation rate of the soil at site with layout and location plan. |
| 3. | Provision to achieve 30 % of ECS for electric vehicle in parking. | PP has submitted an undertaking for providing 30% of ECS for electric vehicles in parking. |
| 4. | Revised solar energy utilization with an effort to achieve 10 % of power load requirement making full use of terrace area. Total 3 no. of rainwater harvesting pits of size 4m dia and 4.5m depth have already been provided with a total | PP has submitted an undertaking that they will provide upto 5% of the total power load through renewable resources i.e. approx.. 130 kW. |

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| | | |
|----|--|--|
| | capacity of 169.56 m ³ . Runoff from roof top, landscape area, Open and road area will be connected to rain water harvesting pits | |
| 5. | Revised realistic project cost in view of enhanced development proposed in the EC proposal as per the proposed built-up area. | PP has submitted that the total project cost after expansion will be Rs. 467.88 Cr. (Cost of expansion will be Rs. 60 Cr.) |

During the presentation PP submitted undertaking stating that Remediation and Community Resource Augmentation Plan will be executed at Pappankalan Lake with coordination of DJB with a liability of Rs. 20 Lakhs as per total damage assessed.

B. After due deliberations, the SEAC in its 120th meeting held on 09.12.2022 recommended as follows:

1. SEAC recommended total amount of Rs. 20,00,000/- lakhs towards Remediation plan (Rs. 14/- Lakhs) and Natural Resource Augmentation (Rs. 3.5/- lakhs) and Community Resource Augmentation (2.5/- lakhs) Augmentation plan to be spent within a span of two years. Details are given below:

(a) Cost summary of Remediation plan and Natural and Community Resource Augmentation plan.

| S.No. | ITEM | Total Cost (Rs.) | Year I (Rs.) | Year II (Rs.) |
|-------------------------------|--|------------------|------------------|-----------------|
| 1 | Cost on Remediation of Environmental damages | 14,00,000 | 9,00,000 | 5,00,000 |
| 2 | Cost towards Natural Resource Augmentation | 3,50,000 | 1,75,000 | 1,75,000 |
| 3 | Cost towards Community Resource Augmentation | 2,50,000 | 1,50,000 | 1,00,000 |
| TOTAL COST TO BE SPENT | | 20,00,000 | 12,25,000 | 7,75,000 |

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(b). Remediation plan and cost:

| S.No. | Environmental Component | Remediation Proposed | Further Remarks | Rate (Rs.) | Quantity | Total Cost (Rs.) | Year I (Rs.) | Year II (Rs.) |
|---------------------|-------------------------|--|---|------------|----------|------------------|--------------|---------------|
| 1 | Air Environment | Fixed Water sprinkling system at pappankalan STP | will be used to reduce the air pollution in near by area in peak pollution time | 150,000 | 1 | 150,000 | 150,000 | 0 |
| | | Installation of 2 no. Anti smog Gun | will be used to reduce the air pollution in near by area in peak pollution time | 500,000 | 2 | 1,000,000 | 500,000 | 500000 |
| | | | TOTAL COST | | | 1150,000 | 650,000 | 500000 |
| 2 | Ecological Environment | Plantation outside the premises at Pappankalan STP | will help to reduce Air pollution and also enhance the beauty of the area | 250,000 | 1 | 250,000 | 250,000 | 0 |
| | | | TOTAL COST | | | 250,000 | 250,000 | 0 |
| COST OF REMEDIATION | | | | | | 14,00,000 | 9,00,000 | 5,00,000 |

(c). Natural Resources & Community Resources Augmentation plan & budgetary provision.

| S.No. | Component | Activity Proposed | Further Remarks | Rate (Rs.) | Quantity | Total Cost (Rs.) | Year I (Rs.) | Year II (Rs.) |
|-------|---------------------------------|--|---|------------|----------|------------------|--------------|---------------|
| 1 | Natural Augmentation | Provision of Solar lights at Pappankalan STP | Solar Provision | 35,000 | 10 | 3,50,000 | 1,75,000 | 1,75,000 |
| 2 | Community Resource augmentation | Providing funds to Tripur Sundari Sadhana Peeth at C 701 The Delhi State Newspaper Employees Federation CGHS Ltd, Plot No.1, Sector -19, Dwarka, | Society will do the plantation in vacant areas near Pappankalan STP | 250,000 | 1 | 2,50,000 | 1,50,000 | 1,00,000 |

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| | | | | | | | | |
|---|--|--------------------|--|--|--|-----------------|-----------------|-----------------|
| | | New Delhi - 110075 | | | | | | |
| COST OF NATURAL AUGMENTATION AND COMMUNITY | | | | | | 6,00,000 | 3,25,000 | 2,75,000 |

2. Total budgetary provision with respect to Remediation plan Natural Community Resource Augmentation Plan is Rupees 20/- lakhs. Therefore, project proponent shall be required to submit a bank guarantee of an amount of Rupees 20,00,000/- towards Remediation plan Natural Community Resource Augmentation Plan with the DPCC prior to the grant of EC.
3. Remediation plan shall be completed in 2 years whereas bank guarantee shall be for 3 years. The bank guarantee shall be released after successful implementation of the EMP, followed by recommendations of the SEAC and approval of the regulatory authority.
4. The PP shall submit the proof of credible action taken by the concerned state government/ state pollution control board under the provisions of the section 19 of the Environment Protection Act 1986 to the MoEF&CC prior to the grant of EC.
5. 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. Total waste water generated will be 192 KLD which will be treated in an existing STP of 210 KLD. 170 KLD of treated water will be reused for flushing (62 KLD), gardening (8 KLD) and Cooling (100 KLD). As proposed, no treated water shall be disposed in to municipal drain. It will be a ZLD complex.
 2. Treated water of DJB/ its own 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 PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
 4. Total 3 no. of rainwater harvesting pits of size 4m dia and 4.5m depth having a total capacity of 169.56 m³ shall be maintained properly with periodic cleaning. Runoff from roof top, landscape area, Open and road area will be connected to rain water harvesting pits
 5. Construction & Demolition waste should be disposed of at authorized C&D waste processing unit.
 6. 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.
 7. PP shall provide IOT based Electro-chemical sensors in parking areas for air quality parameters i.e. CO, CO₂, Temperature, NO_x, SO_x, PM 2.5, PM 10.

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- VOCs, H₂S, NH₃, Humidity to be connected to server 24x7 with quarterly calibration and data uploading every hour.
8. A report on energy conservation measures confirming to energy conservation norms finalized by Bureau of Energy Efficiency should be prepared and submitted in first six monthly compliance report.
 9. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
 10. Separation of grey and black water should be done through a dual plumbing line.
 11. The PP shall provide the Solar PV of atleast 130 kWp and shall ensure that at least 5 % of the total energy demand to be sourced from renewable energy which is feasible on this project.
 12. IoT based Flow Meters/ Sensors should be installed to monitor consumption of fresh water as well as treated water and log book for these flow meters be maintained in a regular manner. Flow meters shall be installed at Inlet of STP, outlet of STP, inlet of flushing tanks, inlet of cooling water tanks and reuse line for horticulture purposes and at the outfall/ sewer connection to be provided only for emergency discharge purposes with prior intimation to regulatory authority. Calibration for all the Flow meters shall be maintained on quarterly basis.
 13. After expansion, a total green area will be enhanced to 3047.85 sqm as proposed.
 14. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
 15. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
 16. 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.
 17. Exposed roof area and covered parking should be covered with material having high solar reflective index.
 18. Building design should cater to the differently-abled citizens.
 19. 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.
 20. 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.
 21. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
 22. Construction activities will be allowed only during day-time period.
 23. Lubrication will be carried out periodically for plant machinery.

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Agenda: 07

Case No C-420

| | |
|----------------------------|--|
| Name of the Project | EC for Proposed Kiran Nadar Museum of Art & Kiran Nadar Centre Project at Plot no. – 3, 4 & 5, Village –Samalkha, Tehsil- Vasant Vihar, New Delhi by M/s Vama Sundari Investments Delhi Pvt. Ltd |
| Project Proponent | Sunil Kumar Shrivastava, M/s Vama Sundari Investments Delhi Pvt. Ltd, CP-3, Sector 8, IMT Manesar, Gurugram, Haryana Haryana 122051 |
| Consultant | M/s Ascenso Enviro Pvt. Ltd. |
| Proposal No. | SIA/DL/MIS/283409/2022 |
| File No. | DPCC/SEIAA-IV/C-420/DL/2022 |

A. Details of the Proposed Project are as under:

- The Proposal is for grant of EC for Proposed Kiran Nadar Museum of Art & Kiran Nadar Centre Project at Plot no. – 3, 4 & 5, Village –Samalkha, Tehsil- Vasant Vihar, New Delhi by M/s Vama Sundari Investments Delhi Pvt. Ltd.
The Kiran Nadar Museum of Art & Cultural Centre provides an opportunity to embolden the rise of contemporary Indian art, releasing a new cultural offering for both the people of India, as well as for the wider global arts landscape.
- The Project is located at **Latitude: 28°31'54.66"N; Longitude: 77° 6'20.70"E**
- Area Details:**
The Total Plot Area of the project is 32,089.411 sqm. The Proposed Total Built-up Area will be 1,16,781.12sqm. The Proposed FAR Area will be 35,242.25 sqm. The Proposed Total Non FAR Area will be 81,538.87 sqm. The Total Basement Area will be 81,075.52 sqm. The Proposed Ground Coverage will be 12,072.22 sqm. The total no. of Basements will be 3 nos. The total nos. of floors will be 3B+G+3. The total no of expected population is 7350 in normal days & 12620 persons in peak. The Max. Height of the building will be 19.28 m.
- Water Details:**
During Construction Phase, During Construction stage, total water requirement will be approx. 85 KLD which will be met through tankers arranged by the contractor out of which 42.5 KLD will be used as labours, 35 KLD for construction purposes and 7.50 KLD for Dust control. Total sewage generation will be treated in mobile STP installed at site. Mobile toilets and potable water facilities will be provided at site for labor and staff.
During Operational Phase, Total Water requirement of the project will be 382 KLD which will be met by 207 KLD of Fresh water from Delhi Jal Board and 175 KLD of Treated water from in house STP. Out of 207 KLD of Fresh Water, 106 KLD will be used for Cooling Towers, 38 KLD for restaurant & Café, 3 KLD for filter backwash and 60 KLD for domestic use. Total Waste water generated will be 184 KLD which will be treated in house STP of 220 KLD capacity. Treated Water from STP will be 175 KLD which will be recycled and reused for Flushing (106 KLD), DG Cooling (49 KLD), & landscaping (20 KLD).
06 Nos. of RWH pits proposed with RWH tank capacity of 150 KLD capacity.
- Solid Waste Details**
During Construction Phase, The waste from construction activities will be reused for backfilling and road development after manual segregation.

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During the Operation Phase, approx. 1893 Kg/day of Solid Waste will be generated from the project. Bio-Degradable Waste will be treated in House OWC of 585 kg capacity. Non-Biodegradable Waste (Recyclable and Non-Recyclable) will be disposed through approved Recyclers.

6. Power Details

During Construction Total Power requirement will be 50 kVA which will be supplied by state electricity board.

During Operation Phase, Total Power requirement will be 3900 kVA which will be supplied by state electricity board. For Power Back up, 05 DG sets of Capacity 3 x 2000 kVA and 2 x 1000 kVA will be installed.

750 kW will be met from Solar Energy.

7. Parking Facility Details: Total Parking required is 798 ECS and Total Proposed Parking is 844 ECS. Total 169 No's (20% of total Parking proposed) of E-Vehicle Parking will be provided in Basement 2 (30 No's) & in Basement-3 (59 No's).

8. Eco-Sensitive Areas Details: Distance of Okhla Wildlife Sanctuary from project site is 20.4 Km and from AsolaBhati Wildlife Sanctuary is 15.4 Km SE.

9. Plantation Details: The proposed Green Area is 11971.88 sqm. (37 % of plot area). Total no. of trees required are 94 nos. out of which 25 Nos. will be cut, 24 Nos will be transplanted within the site and remaining 45 nos. will be retained. Total no. of trees proposed are 406 nos.

10. Cost Details: Total Cost of the project is Rs 1134 Crores.

After due deliberations, the SEAC in its 115th Meeting held on 17.09.2022, 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 04.10.2022 vide letter dated 04.10.2022 which is as follows:

| S.No. | Information Sought by SEAC during SEAC Meeting dated 17.09.2022 | Reply dated 04.10.2022 submitted on 04.10.2022 |
|-------|---|---|
| 1. | Water assurance from DJB for operational phase should be provided with clear timelines. In case, DJB is not ensuring supply then PP is required to submit detailed scheme along with shortlisted technology, proposed water quality parameter to be achieved, associated power requirement, waste/reject management and proposed financial expenditure for upgradation of STP treated water to different reuse quality. | PP has informed that they have obtained DJB Water/Sewer NOC for Proposed project vide letter no. DJB/AEE(M)-36/2022/85, dated: 20.05.2022, and deposited total amount INR 9,38,97,246. PP has attached copy of NOC from DJB. PP has informed that in case of non-availability of DJB water connection to their project site, they will purchase 100 KLD potable water through tanker from DJB only for all domestic purposes. PP has also informed that request letter has also been submitted to DJB on dated: 28/09/2022 regarding assurance of 100 KLD fresh water through potable tanker water. PP has attached copy of the same. PP has informed that in case of non- |

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| | | <p>availability of DJB water connection to their project site, they will also require water for their HVAC system. Total water requirement for their HVAC system is 105 KLD. Out of this 50 KLD treated water is available with us from their in-house STP and they will purchase 55 KLD treated sewage water from DJB sewage treatment plant.</p> <p>PP has attached request letter submitted to DJB on dated 28/09/2022 regarding assurance of 55 KLD recycled water from STP for HVAC.</p> <p>PP has informed that they will use softener for STP treated water to meet the HVAC water quality requirement</p> <p>PP has attached revised water balance diagram which is as follows:</p> <p>Water requirement during Operation Phase (After taking conservation measures):</p> <table border="1"> <thead> <tr> <th>S.No</th><th>Particulars</th><th>Quantity</th></tr> </thead> <tbody> <tr> <td>1.</td><td>Total Water Requirement</td><td>330 KLD</td></tr> <tr> <td>2.</td><td>Fresh Water Requirement (Source: DJB)</td><td>100 KLD</td></tr> <tr> <td>3.</td><td>Treated Water Requirement</td><td>230 KLD</td></tr> <tr> <td></td><td>Treated water requirement to be met by in house STP</td><td>175 KLD</td></tr> <tr> <td></td><td>Treated water requirement to be met from DJB STP</td><td>55 KLD</td></tr> <tr> <td></td><td>Flushing</td><td>105 KLD</td></tr> </tbody> </table> | S.No | Particulars | Quantity | 1. | Total Water Requirement | 330 KLD | 2. | Fresh Water Requirement (Source: DJB) | 100 KLD | 3. | Treated Water Requirement | 230 KLD | | Treated water requirement to be met by in house STP | 175 KLD | | Treated water requirement to be met from DJB STP | 55 KLD | | Flushing | 105 KLD |
|------|---|--|------|-------------|----------|----|-------------------------|---------|----|---------------------------------------|---------|----|---------------------------|---------|--|---|---------|--|--|--------|--|----------|---------|
| S.No | Particulars | Quantity | | | | | | | | | | | | | | | | | | | | | |
| 1. | Total Water Requirement | 330 KLD | | | | | | | | | | | | | | | | | | | | | |
| 2. | Fresh Water Requirement (Source: DJB) | 100 KLD | | | | | | | | | | | | | | | | | | | | | |
| 3. | Treated Water Requirement | 230 KLD | | | | | | | | | | | | | | | | | | | | | |
| | Treated water requirement to be met by in house STP | 175 KLD | | | | | | | | | | | | | | | | | | | | | |
| | Treated water requirement to be met from DJB STP | 55 KLD | | | | | | | | | | | | | | | | | | | | | |
| | Flushing | 105 KLD | | | | | | | | | | | | | | | | | | | | | |








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| | | | HVAC | 105 KLD |
| | | | Cooling Tower | 20 KLD |
| | | 4. | Waste Water Generated | 190 KLD |
| | | 5. | STP Capacity | 220 KLD |
| 2. | Assurance for supply of Treated water from STP during Construction Phase. PP is required to clarify the arrangement for reusing the aforesaid treated water along with the mechanism/treatment mechanism proposed for making this water fit for use in construction. | <p>PP has informed that total water requirement during construction phase is 90 KLD which will be sourced from PappanKalan DJB STP.</p> <p>PP has attached request letter dated 29/09/2022 to DJB for assurance of the same.</p> <p>PP has also informed that to meet the requirement of water quality for building construction (IS 456), they will install onsite water filtration plant of 90 KLD capacity.</p> | | |
| 3. | PP is required to submit provisions of necessary infrastructure and facilities made for construction labors at site and no. of labours and the detailed plan for the proposed labour camps for housing them. | <p>PP has informed that total 1200 no. of labours have been estimated to be deployed during peak construction phase of the project.</p> <p>PP has informed that a separate plot of area about 1.5 to 2 Acres will be taken on rent/lease by the construction contractor nearby to the construction site.</p> <p>PP has attached Proposed Infrastructure plan for construction labours.</p> | | |
| 4. | Proposal for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area. | <p>PP has informed that 2 No. of toxic gas detectors have been proposed in the STP Plant room covering the tanks and pump room area which will be integrated with Fire Detection and Alarm system as well as Ventilation system.</p> <p>PP has attached Location of Toxic gas</p> | | |

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| | | detectors in STP Plant room. | | | | | | | | | |
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| 5. | 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. | <p>PP has attached Revised EMP (Environment Management Plan) for dust mitigation measures 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>162 Lakhs</td><td>47 Lakhs</td></tr> <tr> <td>Operation Phase</td><td>420 Lakhs</td><td>65 Lakhs</td></tr> </tbody> </table> <p>PP has attached undertaking for the same.</p> | Phase | Capital Cost | Recurring Cost | Construction Phase | 162 Lakhs | 47 Lakhs | Operation Phase | 420 Lakhs | 65 Lakhs |
| Phase | Capital Cost | Recurring Cost | | | | | | | | | |
| Construction Phase | 162 Lakhs | 47 Lakhs | | | | | | | | | |
| Operation Phase | 420 Lakhs | 65 Lakhs | | | | | | | | | |
| 6. | Traffic Management Plan taking into consideration the latest traffic scenario. Detailed calculation of roads, bicycle paths, pedestrian spaces are to be provided along with traffic impact assessment and mitigation measures. | PP has attached Detailed Traffic Study Report along with Traffic impact assessment and mitigation measures. | | | | | | | | | |
| 7. | 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. | <p>PP has attached Proportion wise Step Diagram along with Strategies Adopted for Leed Platinum Rating for the proposed Project.</p> <p>PP has also attached LEED Feasibility Report.</p> | | | | | | | | | |
| 8. | The PP should submit the proposal for installation of gas based | PP has informed that 2 No. 1000 kVA & 2 No. 2000 kVA Hybrid Dual fuel based | | | | | | | | | |

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| | generator sets as a first option, hybrid generator sets (with 70 % gas based fuel and 30 % diesel) as a second option. The diesel generator sets are not be operated during GRAP in compliances of directions issued for Delhi & NCR. | Generators for critical power loads and 1 No. 2000 kVA Hybrid Dual fuel-based Generator as standby will be installed. PP has sought relaxation for the stack height of DG set to 1.5 m from roof level due to overall height restriction imposed by Airport Authority in its NOC for the project, the approved building height is 23 meters and proposed building height is 19.28 m. |
| 9. | Plan for managing, conserving the top soil excavated during construction and for its reuse. | PP has informed that total top soil excavated will be 8442 cum of which 2580 cum will be used for refilling and rest i.e. 5862 cum will be preserved at separate plot nearby site and will be donated to Nursery or nearby construction site/Other Shiv Nadar Foundation (SNF) sites as and when the requirement arise. |
| 10. | Revised geotechnical information report for strata upto 40 metres, percolation rate, soil information and detailed contour map of the site should be submitted. The groundwater level should be ascertained via trial boring. | PP has attached Geotechnical Investigation Report in response to the query. |
| 11. | Elaborated effects of the building activity in altering the microclimates with revised self-assessment on the likely impacts of the proposed construction on creation of heat island & inversion effects, demonstrated proof simulated model study. | PP has informed that assessment and simulation for heat island & inversion effects has been done for the proposed project. PP has attached External Temperature Profiles for reference. |
| 12. | Of the total plot area of 32089 m ² , the project basement footprint is 28142.96 m ² , which is around 87.7% of the total plot area. This is an extraordinarily high percentage. As a result the pervious green area that will remain is 2787.78 m ² which is | PP has informed that Total Soft green Area proposed is 3582.8 sqm (11.16% of Plot Area), and Total pervious green Area proposed is 4043 sqm (12.6% of Plot Area) which cumulatively accounts for 23.76 % of the total plot area (32089 sqm). PP has informed about the additional green |

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| | just 8.69% of the plot. The pervious green area should be at least 15%. | <p>area which is as follows;</p> <ol style="list-style-type: none"> 1. Green roof on Terrace Level: 9259 sqm 2. Green roof on Canopy level: 270 sqm 3. Green roof of ancillary building level: 595.5 sqm <p>Total roof top green area: 10120.5 sqm (31.5% of total plot Area).</p> <p>Vertical Green Wall has also been proposed for the project.</p> <p>PP has attached detailed Green area calculation and plan.</p> |
| 13. | The compacted soil excavation calculation reported as 46,000 m ³ seems to be an underestimate by an order of magnitude for excavation of area of 28142.96 m ² x 18 m depth. | <p>PP has informed that total volume of earth to be excavated will be 4,20,000 cum.</p> <p>The tentative location for where the earth will be utilized are:</p> <ol style="list-style-type: none"> 1. Mandi Farmhouse 2. Chatarpur farmhouse 3. Jhangirpuri 4. Okhala Godrej 5. Aerocity |
| 14. | Tree number at serial number 13 of FicusBengalensis of reported girth of 90 inches or five feet is proposed to be cut, but should instead be retained or transplanted. | <p>PP has informed that no tree will be cut at site. All the tree purposed to be cut will be transplant at project site along the boundaries.</p> <p>PP has attached existing Trees marked on Site plan.</p> |
| 15. | The PP has not submitted an existing tree map as per the Delhi Tree Transplantation Policy. The PP is required to submit existing tree map – which shows the location of the trees being retained (green), transplanted (brown) and cut (red). | <p>PP has informed that total 49 trees will be transplanted at the site as per the Delhi Tree Transplantation policy.</p> <p>PP has attached existing Trees marked on Site plan showing the location of the existing trees marked as being retained in green, transplanted in brown.</p> |
| 16. | PP may submit a proposed landscape plan – showing the location of retained trees (green), new location | PP has attached Revised Landscape plan showing the location of retained trees (green), new location of transplanted trees |

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| | of transplanted trees (brown) and location of the trees to be planted (yellow). | (brown) and location of the trees to be planted (yellow). |
| 17. | In the landscape map – the pervious green, the soft green (on the basement), and the hard green (green road pavers area, on the basement) should be shown separately | PP has attached Landscape Plan showing the pervious green, the soft green (on the basement), and the hard green (green road pavers area, on the basement). |
| 18. | The rainfall runoff calculation coefficients may be reviewed. The peak rainfall calculation be taken at 115 mm per hr. | PP has attached Revised rainfall runoff calculation and Rainwater Harvesting System. |
| 19. | The holding tank for rain water proposed at 150 KL is much less than the 15 minute rainfall runoff of around 500 KLD as per shared calculations. PP may review the size of the holding tank and increase it substantially preferably to one hour of peak rainfall so as to have an adequate backup of water for its daily usage. | PP has informed that Proposed Harvesting Pit & Holding Tanks has been revised. Now, proposed Rainwater harvesting pits will be 6 nos. and 3 Rain water holding tanks of 200 cum, 150 cum, 100 cum capacity respectively will be provided (total capacity 450 cum, 2 days of total water requirement / 4.5 days of fresh water requirement.). |

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

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

SPECIFIC CONDITIONS

1. The project proponent shall obtain firm water supply permission/ assurance or ground water extraction permission before starting construction as per submission given during the presentation.
2. The project proponent shall adhere to the revised total water requirement – 330 KLD, Fresh water requirement – 100 KLD, Treated water requirement – 230 KLD (175 KLD from inhouse STP and 55 KLD from nearby STP) for recycling in flushing – 105 KLD, HVAC- 105 KLD, Cooling Tower- 20 KLD). The project shall follow principle of Zero Liquid Discharge (ZLD). Excess treated water from the STP will not be discharged to sewer line but the same shall be utilized for reuse purposes after adequate up-gradation of treated water to reuse standards.

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3. Treated water of DJB STP should be used for designated purposes only after tertiary treatment of the same to ensure it is fit for construction use.
4. The project proponent should adhere to the revised cost of Environmental Management Plan as committed during the presentation i.e. capital cost of Rs. 162 Lacs & Recurring cost of Rs. 47 Lacs/ year during construction phase and capital cost of Rs. 420 Lacs & Recurring cost of Rs. 65 Lacs/ year during operation phase.
5. At least 750 kWp to be sourced from Solar (Renewable) energy as committed.
6. PP shall provide 844 ECS as committed.
7. PP shall provide electric charging points in parking areas for e-vehicles for at-least 20% (169 nos) of car parking as committed.
8. Ground water should be extracted only after the permission from the competent authority.
9. No of rain water harvesting pits shall be 06 nos. with RWH tank of capacity 450 KLD shall be provided as committed. 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 buffer of atleast 10 m above ground water table.
10. 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.
11. Minimum 1 tree for every 80 Sq. Mt of plot area (118 Nos.) should be planted within the project site.
12. Green building norms should be followed with a minimum 3 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up.
13. Construction & Demolition waste should be disposed of at authorized C&D waste processing unit.
14. Wind- breaker of appropriate height i.e. $1/3^{rd}$ of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction.
15. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration/ self audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.
16. The project proponent shall implement the revised Traffic Management Plan as committed.

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17. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
18. The Cost of Environment Management Plan should be distinctly allocated in the budget of the project and details of the same along with time frame of the implementation should be reported in six monthly monitoring reports.
19. In view of MoEF&CC Office Memorandum No. 21-270/2008-IA.III dated 19.06.2013 read with MoEF&CC Office Memorandum No. 22-154/2015-IA.III dated 10.11.2015, this environmental clearance is granted focusing only on the environment concerns. The project will be regulated by the concerned local Civic Authorities under the provisions of the relevant provisions of the extant MPD-2021, Building Control Regulations and Safety Regulations.
20. The Environmental Clearance is subject to the condition that concerned local civic agencies will give the permission for use/ occupation of the building only after assured water supply of DJB/ New Delhi Municipal Council / other such local civic authority (as the case may be).
21. Grant of environmental clearance does not necessarily implies that water/ power supply shall be granted to the project and that their proposals for water/ power supply shall be considered by the respective authorities on their merits and decision taking.
22. The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from water/ power supply angle shall be entirely at the cost and risk of the project proponent and SEAC/SEIAA, Delhi shall not be responsible in this regard in any manner.
23. The PP shall store all the construction material within the project site as committed. Provision shall be made for providing facilities such as mobile toilets, safe drinking water, medical healthcare, crèche etc for the construction workers hired locally.
24. As proposed, fresh water requirement from municipal supply shall not exceed 42 KLD as per water assurance obtained from DJB. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DJB/ concerned Authority.
25. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for flushing, AC makeup water and gardening.
26. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
27. Possibility to install gas based generator shall be explored and the generator sets shall be operated as per extant directions of CAQM/ CPCB guidelines
28. Energy audit shall be carried out periodically to review energy conservation measures.
29. All sensor/meters based equipment should be calibrated on quarterly basis.
30. The green building audit shall be done on annual basis since inception of the project. Further, the audit report shall be included in six monthly compliance report.
31. Occupancy of the premises would be allowed only after getting Electric supply from concerned power supply agencies to restrict the use of generator sets.
32. At least 60% of the top soil should be used within the project site.

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33. Excavated earth should be disposed/ utilized within 10 km of the project site.

The SEIAA during its 66th Meeting dated 16.11.2022 took the following decisions and decided to refer back the matter to SEAC for ascertaining the firm water assurances of the project. PP should get the following assurance from DJB.

1. DJB is ready to supply sewage water.
2. PP would undertake weekly monitoring of potable water from DJB.
3. PP would take design approval of water treatment scheme from IIT before start of work.

The matter was deliberated in SEAC meeting regarding the submission made by the project proponent vide letter dated 01.11.2022 during the meeting held on aforesaid date. Through aforesaid letter the project proponent has submitted as follows:

1. They have conditional DJB NOC for proposed water supply vide DJB letter dated 20.05.2022 where one of the conditions is that they have to make necessary arrangement of potable and non-potable water at their means and cost till the time infrastructure is developed by the DJB.
2. They believe development of infrastructure by DJB and availability of water supply by DJB would take time hence as alternate means they have taken following actions to arrange for potable water:-

Option 1: They have applied in DJB for potable tanker water supply on 27.09.2022.

Option 2: As another layer of backup, they have also applied for boring permission from competent authority.

Option 3: They will procure treated STP water from DJB and put adequate water treatment plant at site to upgrade upto BIS:10500 standards laid down for potable water. The water quality will be tested/certified through DJB lab on weekly basis and used for potable purposes. Proper automation system and failsafe mechanisms will be put in place to ensure that potable standards are achieved.

The SEIAA Delhi on the issue of using STP treated water for potable purposes by the project proponents has issued a letter dated 29.11.2022 to the CEO DJB seeking clarifications.

B. After due deliberations, the SEAC in its 120th Meeting held on 09.12.2022 recommended as follows:

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

1. Assurance from DJB regarding supply of treated water from STP (330 KLD) for drinking and other purposes after treatment by the project proponent.
2. In case of assurance received from DJB, approval from IIT for design of water treatment scheme to treat the sewage up to drinking water standards before start of work.
3. The information as per 1 and 2 above should be accompanied by undertaking that weekly monitoring of treated sewage being used as potable water shall be ensured from DJB.

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Agenda No. 08Case No. C-415

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| Name of the Project | Development of Commercial Project at asset no. LP- 1B-01, Gateway District, Aerocity, Indira Gandhi International Airport, New Delhi |
| Project Proponent | Mr. Abhishek Jain, CCO, M/s Airport Land Development - Delhi International Airport Limited, New udaan Bhawan, Opp. Terminal 3, Indira Gandhi International Airport, New Delhi Delhi 110037 |
| Consultant | M/s IND TECH HOUSE CONSULT |
| EIA Coordinator | Mr. Suman Banerjee Mr. Indra Kumar Sharma |
| Representative of Project Proponent | Mr. Birender Kumar Jha |
| Proposal No. | SIA/DL/MIS/285061/2022 |
| File No. | DPCC/SEIAA-IV/C-415/DL/2022 |

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Development of Commercial Project at asset no. LP- 1B-01, Gateway District, Aerocity, Indira Gandhi International Airport, New Delhi by M/s Airport Land Development - Delhi International Airport Limited.
2. The Project is located at **Latitude:** Not mentioned; **Longitude:** Not mentioned.
3. **Area Details:**

The net Plot Area of the project is 18,351.35 sqm. The Proposed Total Built-up Area is 1,06,012.77 sqm. The Proposed FAR Area is 39280.11 sqm and Non FAR Area (including basement area) is 66732.66 sqm. The Proposed Ground Coverage is 9390.09 sqm. The total no. of Basements will be 4 nos. and the no. of Floors will be 4B+G+7. The total no of expected population is 6416 persons. The Max. Height of the building is 37.29 m.

4. **Water Details:**

During Construction Phase, Water requirement will be met through tanker water supply. Potable water will be sourced through tankers. Wastewater generated from construction site will be collected in a separate basin and will be reused after primary treatment from on-site mobile STP for sprinkling on roads. Mobile toilets and potable water facilities will be provided at site for labor and staff.

During Operational Phase, Total Water requirement of the project will be 335 KLD which will be met by 135 KLD of Fresh water from DIAL and 200 KLD of Treated water from in house STP (198 KLD from the on-site STP and 2 KLD additional treated water will be sourced from DIAL common STP). No groundwater will be extracted. Total Waste water generated from the project will be 208 KLD which will be treated in house STP of 250 KLD capacity. 200 KLD of treated water from STP will be reused for Flushing (100 KLD), Water for irrigation (4 KLD) Cooling Tower (96 KLD).

Number of Rain Water Harvesting (RWH) Pit proposed is 12 nos.

5. **Solid Waste Details**

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During Construction Phase, Solid waste will comprise mainly of construction waste which will be reused within the site for various constructions filling work. Municipal waste from construction labors will be managed in compliance to the Waste Management Rules

During the Operation Phase, Total solid waste generated from project will be 1.64 TPD. Out of which 0.65 TPD will be Biodegradable Waste and 0.99 TPD will be Non-Biodegradable Waste. Solid wastes generated will be segregated into biodegradable and non-biodegradable components and collected in separate bins. The biodegradable wastes will be composted in an onsite composting unit and the manure will be used for landscaping. The non-biodegradable/ recyclable wastes will be disposed at designated site through authorized vendors. Dewatered/ dried sludge from STP (817 kg per day) will be used as manure in horticulture.

6. **Power Details:**

During Operation Phase, Total Power requirement will be 5587 kVA and will be supplied by BSES. For Power Back up, DG sets of Capacity 6750 KVA will be installed.

7. **Parking Facility Details:** Total Proposed Parking is 1141 ECS.

8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 18.68 Km, E and from Asola Wildlife Sanctuary is 13.4 km, SE.

9. **Plantation Details:** The proposed Green Area is 1835 sqm. (9.99 % of plot area). Total no. of trees proposed is 235 nos. There are 16 nos. of trees present at site and necessary permissions shall be obtained from Govt. of Delhi for tree removal before start of construction.

10. **Cost Details:** Total Cost of the project is Rs. 400 Crores.

The PP during the presentation informed that during the construction phase 12 KLD of treated water will be used for construction activity.

During presentation PP informed about the Environment Management Cell with 1 Environment Executive reporting to DIAL Environment Cell for implementing environmental safeguards of the project.

During presentation PP informed about the Capital and Recurring cost of EMP with inclusion of cost of environmental monitoring during construction phase.

The project proponent during presentation informed that out of 16 trees, 03 trees shall be retained and rest shall be transplanted.

B. After due deliberations, the SEAC in its 114th Meeting held on 09.09.2022 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 DIAL shall ensure the water supply to the project before start of construction of the project from its own sources.
2. The Project Proponent (PP) shall undertake compensatory plantation in the ratio of 1:10 after obtaining necessary clearance under Delhi Preservation of Trees Act, 1994.
3. In tree plantation, preferably large shade-giving native trees should be planted and not just ornamental trees. Tree-pit size of 6'x6' to be ensured.
4. Rain water harvesting/ retention plan needs to be implemented taking into account the actual percolation rate of the soil at site 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

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5. Rain water harvesting for Roof top, landscape & road & open area shall be done through min. 12 Nos. of RWH pits of total capacity of 636.48 m³ as committed, which shall allow the water to be stored, and to percolate into the ground.
6. The green areas shall have appropriate surface slope with higher level ridges to direct the surface run-off towards the lowered planter beds. This will enhance natural percolation. Bio-swaes type arrangements shall be done in green areas to further increase percolation of the rain water. Green areas will be lowered by 30 cm below ground level, so as to increase the green area water retention capacity on site.
7. Solar PV system shall be provided to meet atleast 2% of the demand load during the operation phase as committed.
8. The project will be equipped with low water flow and flush fixtures along with incorporation of efficient irrigation system & xeriscaping and shall achieve maximum reduction from the base case water consumption figures adopted in design.
9. Top soil of up to 20 cm shall be taken off and stock piled at a protected place. Natural growth of grass/ vegetation on such protected stockpiled soil shall be allowed. The area under which the excavated top soil will be stored, shall be barricaded and left undisturbed throughout the project construction. The preserved top soil shall be used for horticulture development/ plantation of the proposed vegetation on site.
10. PP shall provide electric charging points in parking areas for e-vehicles for at-least 20% of car parking.
11. PP is required to make arrangement for reusing the STP treated water along with proper treatment mechanism for making this water fit for use in construction.
12. PP is required to obtain the power supply assurance from BSES and copy of the same be submitted in first six monthly monitoring report.
13. The Environment Management Cell consisting of 1 Environment Executive reporting to DIAL Environment Cell for implementing environmental safeguards of the project shall be created.
14. Trees, green roofs, and vegetation shall be provided to reduce urban heat island effects by shading building surfaces upto possible extent, deflecting radiation from the sun, and releasing moisture into the atmosphere. Impacts of the proposed construction on creation of heat island effect shall be minimized. Option of creating water bodies should be explored.
15. 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 at least 10 m above ground water table.
16. During operation phase Flow Meters/ Sensors should be installed to monitor consumption of fresh water as well as treated water and data logger using IoT systems 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, and reuse line for horticulture purposes and at the final outfall/ sewer connection maintained for emergency purposes. Calibration for all the Flow meters shall be maintained on quarterly basis.
17. Only LED lighting fixtures should be used.

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CA Comptroller

Ashish

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18. Green building norms should be followed with a minimum 3 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up.
19. Construction & Demolition waste should be disposed off at authorized C&D waste processing unit.
20. Wind-breaker of appropriate height i.e. 1/3rd of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction.
21. The Project Proponent should take measures for control of Dust Pollution during construction phase at project site as well as at lay down site 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.
22. The project proponent should adhere to the cost of Environmental Monitoring as committed i.e. capital cost of Rs. 27.83 Lacs and recurring cost of Rs. 13.49 Lacs/ year during construction phase and Rs. 292.02 Lacs and recurring cost of Rs. 50.53 Lacs/ year during operation phase. 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.
23. 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.
24. 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.
25. 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.
26. 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.
27. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for flushing, HVAC and gardening.

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28. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors in and around STP area.
29. All sensor/meters based equipments should be calibrated on quarterly basis.
30. Occupancy of the premises would be allowed only after getting Electric supply from concerned power supply agencies to restrict the use of generator sets.
31. The green building audit shall be done on annual basis since inception of the project. Further, the audit report shall be included in six monthly compliance report.
32. Project Proponent shall use recycled products manufactured in C&D Waste processing plants of NCT of Delhi or Municipal Corporation, Delhi as per suitability of required size and strength.
33. The PP shall explore the installation of gas based generator sets as a first option, hybrid generator sets (with 70 % gas based fuel and 30 % diesel) as a second option. Alternatively the diesel generator sets shall be operated as per extant directions of CPCB guidelines regarding the equipping of Retro Fitted Emission Control Devices (RECD) and shall be operated with due compliances of directions issued under GRAP for Delhi & NCR.
34. Excess treated water from the STP after all assigned uses should be upgraded to CPCB Class A water quality after appropriate treatment for ground water recharge through recharge pits.

The case was considered in 65th meeting of SEIAA held on 17.10.2022 & SEIAA decided to defer the case for next meeting.

Subsequently, the SEIAA during its 66th meeting dated 16.11.2022 took the decisions and decided to refer the case back to SEAC for seeking confirmation from DJB with respect to the assurance of water supply to the project submitted by DIAL vide letter dated 18.10.2021 regarding the current water being supplied to existing developments of DIAL by DJB and confirmation of 16 MLD water supply allocated to DIAL for proposed developments.

B. After due deliberations, the SEAC in its 120th Meeting held on 09.12.2022 recommended as follows:

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

The PP is required to seek revised assurance of water supply to the project from DIAL supported with latest confirmation from DJB regarding the quantity of current water being supplied to existing developments of DIAL by DJB and reconfirmation of 16 MLD water supply allocated to DIAL for proposed developments.

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Agenda No 09**Case No. C-374**

| | |
|---|--|
| Name of the Project | EC for DLF Commercial Complex at 1 E Jhandewalan Extension, New Delhi |
| Project Proponent | Rajeev Singh, Executive Director, M/s DLF Limited, DLF Centre, Sansad Marg, New Delhi, Karol Bagh, Central, Delhi-110001 |
| Project EIA coordinator present during the meeting | Akta Chugh (EIA Coordinator) Richa Aggarwal |
| Rep. of the PP present during the meeting | Radha Porwal (DM) Dr. Sunil Tiwari |
| Proposal No. | SIA/DL/MIS/68705/2021 |
| File No. | DPCC/SEIAA-IV/C-374/DL/2021 |

A. Details of the proposed project are as under:

1. The Proposal is for grant of EC for DLF Commercial Complex at 1 E Jhandewalan Extension, New Delhi by M/s DLF Limited after demolition of existing buildings.
2. The project is located at **Latitude:** 28°38'48.72"N, **Longitude:** 77°12'7.15"E
3. **Area Details:** The Gross Plot Area of the project is 4062 sq.m. Proposed Total Built-up Area (FAR + Non FAR + Basement Area) is 32455 sq.m. Existing Area which will be demolished is 21250 sqm. Proposed FAR Area is 10155 sqm. The Total Non FAR Area is 22300 sqm. The Total Basement Area is 11835 sq.m. Proposed Ground Coverage is 2031sq.m. The Total No. of Basements will be 3 nos. The Total No. of Towers is 1. The Maximum Number of Floors are (3B+LG+G+8) nos. Maximum Height of the Building (upto Terrace Level) is 39m.

4. Water Details :

During Construction Phase, Total water requirement will be 14 KLD out of which 5 KLD Water will be sourced through treated water from nearby STP for construction activities. For domestic use, 9 KLD water will be sourced through tankers. Mobile toilets will be provided at the site. Around 7 KLD of waste water will be generated.

During Operational phase, Total Water requirement of the project will be 346 KLD and the same will be met by 182 KLD fresh water from Delhi Jal Board and 164 KLD Treated Water. Total Waste water generated will be 179 KLD which will be treated in in-house STP of capacity 200 KLD. Treated Water from STP will be 164 KLD which

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will be used for Flushing (76 KLD), Cooling Towers (88 KLD). No Excess treated water will be there, it will be a ZLD motel complex.

Number of Rain water collection tank will be 1 of capacity 54 cum. Rainwater will be collected and after primary treatment it will be used for sprinkling, floor mopping & misc. purposes.

5. **Solid Waste Details :**

During Construction Phase, Total 15 kg/day of solid waste will be generated. Out of which 9 kg/day of Biodegradable waste generated will be disposed of at the Municipal Solid Waste Site while 3 kg/day of non-recyclable waste and 3 kg/day of recyclable waste will be sent to authorized recycler. 4066.95 Tones of C & D waste will be generated at the site. The debris of construction material will be used in backfilling; roads etc. & rest will be disposed off as per C&D Waste Management Rules, 2016.

During the Operation Phase, Total of 695 kg/day of Solid Waste will be generated from the project. Out of which, Bio-Degradable Waste of 278 kg/day will be treated in organic waste converters and converted to manure. 209kg/day of Non-Biodegradable Waste and 208 kg/day of Plastic waste which will be given to authorized recyclers.

Hazardous waste includes Oil from DG sets (30 Lts/month) which will be carefully stored in HDPE drums in isolated covered facilities and will be given to vendors authorized by CPCB/SPCB.

6. **Power Details :**

During Construction phase, DG sets of capacity 1 x 62.5 KVA will be used which will be bought acoustically enclosed with adequate stack height.

During Operation phase, the total power requirement will be 2000 kW and will be supplied by BSES Yamuna Power Limited. For Power Back up, DG sets of Capacity 1 x 500 kVA and 2 x 1010 kVA will be installed.

1% of the total power requirement will be met through solar power.

7. **Parking facility:** Total Parking Required is 305 ECS and Total Proposed Parking is 419 ECS.

8. **Eco-Sensitive Areas:** Distance from Okhla Wildlife Sanctuary is 12.66 Km. Sefrom the project site. Asola Wildlife Sanctuary does not fall within the buffer zone of project.

9. **Plantation:** The green area of 406.2 sqm. (10 % of total plot area) will be provided all along the periphery of the project site. At present 29 no. of trees exist at the project site out of which 5 no. of trees will be transplanted/ trimmed and 24 will be retained at the site. Total no. of trees proposed at site is 50 (24 Existing + 26 New).

10. **Cost of the project:** Total Cost of the project is Rs. 98 Crores.

During the presentation the project proponent clarified that application for the environmental clearance is being made on the basis of the conceptual plan and thereafter sanction of building plan will be taken.

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After due deliberations, the SEAC in its 98th Meeting (2nd Sitting) held on 02.02.2022, 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 07.06.2022 vide letter dated 30.05.2022 which is as follows:

| S.No. | Information Sought by SEAC during SEAC Meeting dated 02.05.2022 | Reply dated 30.05.2022 submitted on 07.06.2022 |
|-------|--|---|
| 1. | To reconfirm whether project proponent wants to obtain environmental clearance on the basis of conceptual plan only as there is likelihood of changes in the layout and building plans while getting the same sanctioned from local bodies which may require re-appraisal of environmental clearance so granted. Ideally the preliminary 'In Principle Approval' from the local bodies duly rooted through development authorities in accordance with approved master plan is desirable to minimize aforesaid eventuality. | PP has informed that they will be obtaining environmental clearance on the basis of conceptual plan only. PP has informed that if built up area gets increased while getting the building plans sanctioned from local bodies, re-appraisal of Environment Clearance will be taken. PP has attached an undertaking stating the same. |
| 2. | Approval from DUAC and Delhi Fire Service. | PP has informed that they will be obtaining EC on the basis of Conceptual plan only. PP has informed that once the EC will be received, they will submit the Building plan for sanction and after that from the portal the application will be sent to outside departments such as DFS, DJB, DUAC etc for grant of approval |
| 3. | Water assurance from DJB for the proposed fresh water requirement. | PP has informed that there is an existing water connection from DJB available at the site. PP has attached water bill having K.No 1865800000 of the available connection for reference. |
| 4. | Water requirement during construction phase is proposed to be met from the treated water from nearby STP. PP is required to clarify the arrangement for reusing the aforesaid treated water along with the mechanism proposed for making | PP has informed that STP treated water will be used for the construction phase and if STP water will not be suitable for construction purpose, they will pretreat the water to make it fit for construction. |

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| | this water fit for use in construction phase. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-------|---|--|-------|-------------|----------|----|-------------------------|--------|----|--|---------|----|--|---------|-------|-------------|----------|----|-------------------------|---------|----|---------------------------------------|--------|--|----------|--------|--|-----------------|--------|--|------------|--------|--|---------------|--------|----|---------------------------|---------|--|---------------|---------|--|-------------|--------|--|---|--|
| 5. | Segregated figures for potable and non potable water requirement during construction and operation phase. | <p>PP has given details of potable and non potable water requirements during construction and operation phase which is as follows:</p> <p>During Construction Phase:</p> <table> <tr> <th>S.No.</th><th>Particulars</th><th>Quantity</th></tr> <tr> <td>1.</td><td>Total Water Requirement</td><td>10 KLD</td></tr> <tr> <td>2.</td><td>Potable Water (for Labours) (Source: Tankers)</td><td>4.5 KLD</td></tr> <tr> <td>3.</td><td>Non Potable Water (Construction Activities) (Source: DJB/Tankers)</td><td>5.5 KLD</td></tr> </table> <p>During Operation Phase (After taking conservation measures):</p> <table> <tr> <th>S.No.</th><th>Particulars</th><th>Quantity</th></tr> <tr> <td>1.</td><td>Total Water Requirement</td><td>310 KLD</td></tr> <tr> <td>2.</td><td>Fresh Water Requirement (Source: DJB)</td><td>99 KLD</td></tr> <tr> <td></td><td>Domestic</td><td>65 KLD</td></tr> <tr> <td></td><td>Filter Backwash</td><td>10 KLD</td></tr> <tr> <td></td><td>Food Court</td><td>14 KLD</td></tr> <tr> <td></td><td>Swimming Pool</td><td>10 KLD</td></tr> <tr> <td>3.</td><td>Treated Water Requirement</td><td>211 KLD</td></tr> <tr> <td></td><td>In-house STP:</td><td>140 KLD</td></tr> <tr> <td></td><td>Outsourced:</td><td>71 KLD</td></tr> <tr> <td></td><td>(from DJB/ Nearby STP/ Other projects of DLF)</td><td></td></tr> </table> | S.No. | Particulars | Quantity | 1. | Total Water Requirement | 10 KLD | 2. | Potable Water (for Labours) (Source: Tankers) | 4.5 KLD | 3. | Non Potable Water (Construction Activities) (Source: DJB/Tankers) | 5.5 KLD | S.No. | Particulars | Quantity | 1. | Total Water Requirement | 310 KLD | 2. | Fresh Water Requirement (Source: DJB) | 99 KLD | | Domestic | 65 KLD | | Filter Backwash | 10 KLD | | Food Court | 14 KLD | | Swimming Pool | 10 KLD | 3. | Treated Water Requirement | 211 KLD | | In-house STP: | 140 KLD | | Outsourced: | 71 KLD | | (from DJB/ Nearby STP/ Other projects of DLF) | |
| S.No. | Particulars | Quantity | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1. | Total Water Requirement | 10 KLD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2. | Potable Water (for Labours) (Source: Tankers) | 4.5 KLD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3. | Non Potable Water (Construction Activities) (Source: DJB/Tankers) | 5.5 KLD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| S.No. | Particulars | Quantity | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1. | Total Water Requirement | 310 KLD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2. | Fresh Water Requirement (Source: DJB) | 99 KLD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Domestic | 65 KLD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Filter Backwash | 10 KLD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Food Court | 14 KLD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Swimming Pool | 10 KLD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3. | Treated Water Requirement | 211 KLD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | In-house STP: | 140 KLD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Outsourced: | 71 KLD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | (from DJB/ Nearby STP/ Other projects of DLF) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| | | Flushing | 69 KLD |
| | | Gardening | 2 KLD |
| | | Cooling Tower | 140 KLD |
| | | 4. Waste Water Generated | 155 KLD |
| | | 5. STP Capacity | 200 KLD |
| | | <p>PP has also give water requirement as per base case scenario (before taking conservation measures).</p> <p>PP has also attached Water Balance Diagram of base case scenario as well as after taking conservation measures.</p> | |
| 6. | Proportion wise Step Diagram showing the amount of reduction in net Per Capita Water Demand achieved through (1) Each Demand reduction strategy (eg. Low flow fixtures, xeriscaping etc.), (2) Recycling and Reuse. | <p>PP has attached revised water calculation for operation phase after taking conservation measures.</p> <p>PP has also attached Water Balance Diagram for the same.</p> | |
| 7. | Revised landscape plan with demarcated green area with soft green area as per MPD. Landscape details to be provided with a measured impact on the micro-climate. Green area should be demarcated as per building bye laws and minimum consolidated area of 15 % of plot area should be kept as soft green area. | <p>PP has informed that 15% of plot area as soft area is not manageable, though they are providing 10 % area of plot area as green area and 1/3rd of terrace area will be kept as a green. Apart from this they will provide/adopt/maintain the green area of surroundings.</p> <p>PP has attached Landscape plan for the same.</p> | |
| 8. | Rain water harvesting/ retention plan needs to be provided with numbers of RWH pits, taking into account the recent higher flash rain data along with actual percolation rate of the soil at site with layout and location plan. | <p>PP has attached revised rainwater harvesting calculations</p> <p>PP has informed that they are proposing 2 nos. of RWH Pits.</p> <p>PP has informed that average percolation rate of the soil is 26.1 min/cm and 56.4 min/cm.</p> | |
| 9. | Revised Traffic Management Plan including Traffic Impact Assessment considering the latest traffic scenario. Detailed calculation of roads, bicycle paths, pedestrian spaces including entry and exit to be provided. Further, PP is | PP has attached detailed traffic report with impact assessment. | |

Area of Compliance *Ashish* *28/12/2022* *ASV* *Comp*

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| | required to submit mitigation measures to handle critical entry and exit scenarios inside and outside the site minimizing the impact on the city roads. Distribution of mode of traffic as per MPD. | |
| 10. | Undertaking to assure safety of others property along the boundary wall of the complex. | PP has attached an undertaking stating that no damage will occur to others' property due to their project. PP has insured that they will ensure the safety of others property along the boundary wall of the proposed project complex. |
| 11. | 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. | PP has informed about the outlet parameters of the proposed STP and informed that they will meet these characteristics. |
| 12. | Technical feasibility statement for the proposed STP units with quality of output each unit wise. | PP has attached the technical feasibility statement for the STP. |
| 13. | Explore the possibility for tapping the DJB sewer line of the area to treat the sewage and use in the complex as Jhandewalan is a water scarce area. | PP has informed that the possibility for tapping the DJB sewer line of the area to treat the sewage and use in the complex will be explored. |
| 14. | Revised EMP (Environment Management Plan) for dust mitigation measures during construction as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of VardhamanKaushik Vs. Union of India & others and Sanjay KulshreshthaVs Union of India & others/ CAQM Directions issued time to time including registration on Dust Pollution Control Self-Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10. | PP has attached Revised EMP Report along with Revised Form 1, I A & Conceptual Plan. |

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| 15. | Geotechnical Investigation Report along with details of pre and post monsoon water table in project area. | PP has attached Soil Investigation Report |
| 16. | 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 | PP has informed that total 28.47 % of energy saving per year will be achieved after taking various energy saving measures. PP has attached Energy saving calculation for the same. PP has informed that 1 % of total demand load will be met from solar energy. |
| 17. | Proposal for provisioning the energy audit during operation phase. | PP has informed that provision of energy audit will be proposed during the operation phase. |
| 18. | Provision for electric charging of the e-Vehicles as per Building Bye Laws. | PP has informed that 20 % of total parking i.e. 84 ECS will be provided for E-Vehicles in the basement and Electric vehicle charging points will also be provided. |
| 19. | Specify name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters. | PP has attached Environment Cell Organization Flow Chart showing that 7 no. of personals will be engaged in implementation and monitoring of environmental parameters |

The Water Bill submitted for the existing connection does not substantiate the water supply assurance for the new building proposed.

Regarding the revised Landscape plan with minimum consolidated area of 15 % of the Plot Area to be kept as soft green. The PP is proposing 406.2 sqm (i.e. 20 % of the open space) of Green Area against the ground coverage of 2031 sqm.

After due deliberations, the SEAC in its 106th Meeting held on 18.06.2022, 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 06.07.2022 vide letter dated 05.07.2022 which is as follows:

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| S.No. | Information Sought by SEAC during SEAC Meeting dated 18.06.2022 | Reply dated 05.07.2022 submitted on 06.07.2022 |
|-------|---|--|
| 1. | Water assurance for the total fresh water requirement of 99 KLD and identification/ assurance from the nearby STPs from where the treated waste water of 71 KLD will be outsourced. | <p>PP has informed that they approached to DJB for the freshwater assurance and the DJB officials said that the PP already has the water connection in running condition and reassurance of fresh water cannot be done as of now.</p> <p>PP has attached acknowledgment copy dated 23.06.2022 for the fresh water from DJB.</p> <p>PP has also informed that once the construction activity will start, they will disconnect the existing water connection at premises and will obtain all necessary approvals for re-connection of water from DJB for the revised water demand and will pay all charges as demanded by DJB for such connection.</p> <p>PP has attached undertaking regarding the same.</p> <p>PP has informed they will tap the DJB sewer line of the area subject to the approval of concerned authority to treat the sewage for reusing within the premises for HVAC cooling purposes (71 KLD) or else they will outsource the STP treated water from Rithala Phase-I STP Plant.</p> <p>PP has attached letter to DJB dated 22.06.2022 for assurance of STP treated water during operation phase.</p> |
| 2. | STP treated water assurance from the nearby DJB STP to meet the requirement of non potable water during construction phase. | <p>PP has informed that STP treated water will be sourced from STP Rithala Phase-1 to meet the requirement of non potable water during the construction phase.</p> <p>PP has attached assurance from DJB dated 18.06.2022 for treated water from Rithala Phase-I STP Plant during construction phase.</p> |
| 3. | Technical feasibility statement for the proposed STP units with quality (characteristics of waste water) of | PP has attached technical feasibility statement for the proposed STP units with quality of each unit wise. |

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| | output each unit wise. | |
| 4. | Outlet parameter of proposed STP during operation needs to be revisited to make it fit for reuse in flushing, horticulture, HVAC etc. supported with simulated model study. | PP has attached the outlet parameters of proposed STP during operation for reuse in flushing, horticulture, HVAC etc. PP has also informed that project is in initial stage and before the commission of STP will put their endeavour to achieve these parameters. |
| 5. | Revised proposal to meet at least 2 % of total energy demand to be sourced from Renewable. | PP has informed that they will meet at least 2% of total energy demand through Renewable. |
| 6. | In view of high ground water table the PP is required to review RWH proposal with adequate provision of rainwater harvesting tanks. | PP has informed that they are proposing Rain water collection tank. PP has informed that collected rainwater will be reused within premises after primary treatment as fresh water in monsoon season. |
| 7. | Confirm the feasibility of tapping the DJB sewer line of the area to treat the sewage and use in the Complex. | PP has informed they will tap the DJB sewer line of the area subject to the approval of concerned authority to treat the sewage for reusing within the premises for HVAC cooling purposes |
| 8. | The PP is required to work upon the inventory of the demolition waste likely to be generated from the existing building with a specific reference to Hazardous waste along with its safe disposal plan. | PP has attached the construction & demolition waste calculation of the project. PP has informed that their building is not operational since 2 decades and currently there is no hazardous waste within the premises. PP has also informed that construction & demolition waste will be disposed off through authorized vendor |

The proposal was listed in 109th meeting of SEAC held on 25.07.2022 however the proposal deferred for further consideration without going into the merit due to lack of quorum and presence of experts.

The Area statement/ Built-up Area indicated in the site plan and in Form 1/ EMP is at variance the same was clarified during meeting.

The PP during presentation clarified that tapping of DJB sewer line and treat the sewage for using in complex will not be feasible.

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PP submitted that there will be no tapping, dewatering or withdrawal of groundwater (as per Form 1A Point 2.9) in spite of the fact submitted that Ground water level is at 4.5 mbgl and the basement floor will be at -12.3 m level and foundation is expected to at -13~-13.5 m level (as per Geotechnical Report). In this respect the PP during presentation clarified that dewatering will be done.

The PP has projected the population as 4632 and environmental attributes have been calculated accordingly. There is no correlation/ calculation between the Built-up Area used and population projection. The clarification was given by the PP during presentation.

After due deliberations, the SEAC in its 110th Meeting held on 08.08.2022 recommended to *defer the case for further consideration with a liberty to submit additional document/ information if any* which has been responded back by the project proponent on 04.11.2022 vide letter dated 03.11.2022 which is as follows:

| S.No. | Points discussed during meeting | Reply dated 03.11.2022 submitted on 04.11.2022 |
|-------|--|---|
| 1. | Dewatering Assessment report to be submitted along with estimated quantity of water to be dewater. | PP has attached Dewatering Assessment Report done by NEERI, Nagpur. |
| 2. | Revised Form I and IA to be submitted. | PP has attached Revised Form I and IA. PP in revised Form 1A has submitted that the maximum seepage during the construction of the basement will be 56 m ³ /day. The water so dewatered meets the drinking water quality as well. It can be pumped out by 3 HP pump and handed over to any agency like DJB or it can be used for the construction purpose also. The radius of influence is approximately 71.8m and hence the influence will be only localised. The withdrawal is only for removal of the natural seepage and not from any boring and hence the impact will be negligible. The detailed dewatering report is attached as Annexure. 2 no. of rain water collection pits will be provided. Rain water will be collected and after primary treatment it is being used for sprinkling, floor mopping & misc. purposes |
| 3. | Testing of Rithala STP to be done from approved laboratory of Delhi Jal Board. | PP has attached the test report of Rithala STP dated 03.09.2022 issued by Central Laboratory WTP Wazirabad. |
| 4. | STP Feasibility Report to be submitted | PP has attached the STP Feasibility Report along with STP Schematic Diagram of capacity 290 KLD (2X 145 KLD). |

The Project Proponent submitted the layout/ site plan with area statement and projected population detail statement during presentation.

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After due deliberations, the SEAC in its 118th Meeting held on 18.11.2022, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which has been responded back by the project proponent on 01.12.2022 vide letter dated 01.12.2022 which is as follows:

| S. No | Information Sought by SEAC during SEAC Meeting dated 18.11.2022 | Reply dated 01.12.2022 submitted on 01.12.2022 |
|-------|--|---|
| 1. | PP is required to confirm water assurance from DJB for meeting the water demand during operation phase of the project. | PP has attached a letter dated 30.11.2022 issued by Delhi Jal Board regarding issuance of fresh water supply during operational phase stating that the proposal needs to be submitted through OBPS system after all statutory approvals such as Environmental Clearance, Height NOC etc further DJB has stated that DJB would workout IFC as per DJB Rules and conditions for the said project and DJB shall provide the water connection for proposed commercial complex as per availability and technical feasibility of said commercial complex at the stage only completion after apply for the same. |

The SEAC deliberated on the letter of DJB obtained by PP in lieu of the water assurance, and it was discussed during the meeting that the PP has applied for Environmental Clearance with conceptual plan, therefore further assurances from DJB may not be feasible at this conceptual stage. It was decided during the meeting that environmental clearance may be recommended subject to the condition that construction shall not be started without obtaining the categorical water supply permission/assurance from DJB/authorized source.

The revised capital and recurring cost of EMP during construction phase provided during presentation.

B. After due deliberations, the SEAC in its 120th Meeting held on 09.12.2022 recommended as follows:

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

Specific Conditions:

1. Construction shall not be started without obtaining the categorical water supply permission/assurance from DJB/authorized source for meeting the water requirement during operation phase. In case of failure to comply with the said condition, the environmental clearance will be treated as null and void.
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.

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3. The project proponent shall adhere to the revised total water requirement – 310 KLD, Fresh water requirement – 99 KLD, Treated water requirement – 211 KLD (for recycling in flushing – 69 KLD, Cooling tower – 140 KLD (Treated water 69 KLD from in House STP and 71 KLD outsourced), Gardening – 2 KLD).
4. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs.37.5 Lacs and recurring cost of Rs. 8.5 Lacs/ year during construction phase and capital cost of Rs. 245 Lacs and recurring cost of Rs. 59.5 Lacs/ year during operation phase.
5. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter taking into account the recommendations of NEERI Report. Formal approval shall be taken from the DJB/CGWA for any ground water abstraction of dewatering. The project proponent shall adopt suitable measures for controlling ground water backing up around basements.
6. The project proponent shall implement the revised Traffic Management Plan submitted.
7. At least 10 % of the total energy demand to be sourced from Solar (Renewable) energy.
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. 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
10. Green building norms should be followed with a minimum 3 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up.
11. Construction & Demolition waste should be disposed of at authorized C&D waste processing unit.
12. Wind- breaker of appropriate height i.e. $1/3^{rd}$ of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction and demolition work.
13. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of VardhamanKaushik Vs. Union of India & others and Sanjay KulshreshthaVs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration/ self audit on Dust Pollution Control Self-

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Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.

14. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. As proposed, fresh water requirement from municipal supply shall not exceed 99 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DJB/ concerned Authority.
22. 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.
23. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
24. Energy audit shall be carried out periodically to review energy conservation measures.
25. All sensor/meters based equipments should be calibrated on quarterly basis.
26. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
27. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.

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28. 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.
29. Exposed roof area and covered parking should be covered with material having high solar reflective index.
30. Building design should cater to the differently-abled citizens.
31. PP shall keep open space unpaved to the maximum extent possible so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
32. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
33. Construction activities will be allowed only during day-time period.
34. Lubrication will be carried out periodically for plant machinery

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Arun, CA, Anil, Achish, JG, SM, Con

Agenda No. 10**Case No.**

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

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of Amendment in Environment Clearance for the project Construction of "Group Housing Colony" with builtup area 3,47,102 sqm at Ashok Vihar, plot-B, District- North West, Delhi by M/s Godrej Green Woods Private Limited. The amendment is required only for the nos. of trees exists at site and trees to be retained.
2. The said project has obtained Environment Clearance vide File no. 21-57/2021-IA-III dated 22nd November 2021 by MoEF& CC for the plot area 78710 sqm and built-up area of 3,47,102 sqm. The project is located at Ashok vihar, Plot-B, District, North West, Delhi with coordinates 28° 41' 14.29 N Latitude & 77° 10' 47.55 E Latitude. The project was issued ToR vide letter no. 21-33/2021-IA-III dated 17th June, 2021 by MoEF&CC, GoI.
3. As per Environmental Clearance issued the land parcel belongs to Rail Land Development Authority (RLDA). The land has been given to M/s Godrej Green Woods Private Limited for the development of a group housing colony under the lease agreement. The project has two plots- A & B with a road dividing the two plots. Plot A has already been granted Environmental Clearance vide letter No. 21-85/2020-IA-III dated 05.01.2021 for the construction of Group Housing Colony at Total Plot area of 28,888 sqm and total built-up area of 1,48,863.3 sqm and for Plot B there is development of Group Housing Colony (08 Residential towers, 3 Clubs in lower ground floor and 1 separate club block, 26 Villas, 4 Retail Blocks, 1 Milk Booth and 4 watch ward cabins) at Plot-B having plot area of 78,710 sqm.
4. As per Environmental Clearance issued, total green area of 19677.5 sqm will be developed within the plot area of the project. Plantation of native plants will be done, 2337 trees are present at the site out of which 305 nos. of trees will be retained and 946 nos. of trees will be transplanted within the site and 1086 nos. of invasive trees will be cut/ trimmed for the construction of residential buildings. Additional 39 new trees will be planted at the site. Thus, total 1290 trees will be maintained at the site (i.e. 305 + 946 + 39)
5. Details of configuration is as follows for which amendment is proposed:

| S.no | Plant/ Equipment/ Facility | Existing Configuration | Proposed Configuration | Final configuration after Amendment | Remarks if Any |
|------|----------------------------|------------------------|------------------------|-------------------------------------|----------------|
| 1. | Plot Area | 78,710 Sqm | Nil | 78,710 Sqm | No Change |

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

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

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

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

After due deliberations, the SEAC in its 114th Meeting held on 09.09.2022, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended

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to seek the additional information which were responded back by the project proponent on 24.09.2022 vide letter dated 23.09.2022.

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

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

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

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

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

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

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

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

B. After due deliberations, the SEAC in its 120th Meeting held on 09.12.2022 recommended as follows:

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

The PP be asked to submit certificate from forest Department regarding calculation for number of tree presented before SEAC.

Amend *Ch* *Am* *Am* *Ashish* *Sh* *SM* *Com*

Agenda: 11

Case No.- 421 (Transfer Case)

| | |
|-----------------------------|--|
| Name of the Project | Development of Warehouse Complex with Built-up area of 1,05,250.375 sqm ¹¹ at Khera Kalan Road Village Nangli puna, Khera Kalan, North west District, Delhi Village Nangli Puna, Zone-P-1, Tehsil- Narela (Sub-city), Delhi- 110036 |
| Project Proponent | M/s Goodluck Buildtech Private Limited & Others |
| Proposal No. | SIA/DL/MIS/291942/2022 |
| EC File No. | 21-42/2021-IA-III dated 29.06.2021 |
| SEIAA Delhi File No. | DPCC/SEIAA-IV/C- 421 /DL/2022 |

A. Details of the proposed project are as under:

M/s Goodluck Buildtech Private Limited & Others obtained Environmental Clearance from MoEF&CC, GoI vide letter no. F. No. 21-42/2021-IA-III dated 29.06.2021 for the Project namely "Development of Warehouse Complex with Built-up area of 1,05,250.375 sqm" at Khera Kalan Road Village Nangli puna, Tehsil- Narela (Sub-city), District-Northwest Delhi, Delhi- 110036 in absence of SEIAA, Delhi.

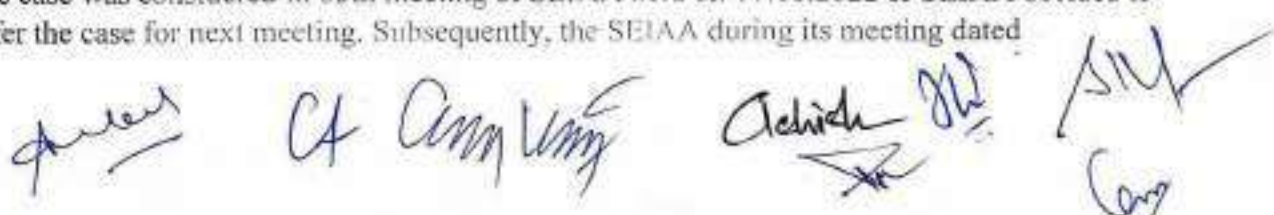
Now, M/s GOODLUCK BUILDTECH PRIVATE LIMITED has applied for transfer of EC for above said project from M/s Goodluck Buildtech Private Limited & Others to M/s GOODLUCK BUILDTECH PRIVATE LIMITED.

As per the provision of EIA Notification, 2006 prior environmental clearance granted to specific project or activity to an applicant may be transferred during its validity to another legal person entitled to under take the project or activity on application by the transferor, or by the transferee with a written no objection by the transferor, to, and by the regulatory authority concerned, on the same terms and conditions under which prior Environmental Clearance was initially granted, and for the same validity period. No reference to SEAC concerned is necessary in such cases.

The applicant inter-alia uploaded following documents in support of their request.

1. No Objection Certificate from M/s Goodluck Buildtech Private Limited & Others for transferring the Environment Clearance to M/s Good Luck Buildtech Private Limited. However, the same is signed on behalf of M/s Good Luck Buildtech Private Limited instead of M/s Goodluck Buildtech Private Limited & Others.
2. Undertaking by the transferee namely M/s Good Luck Buildtech Private Limited stating that they will comply with the environmental conditions given in the Environment Clearance letter to M/s Goodluck Buildtech Private Limited & Others.
3. Undertaking by M/s Goodluck Buildtech Private Limited regarding authenticity of documents submitted to SEIAA

The case was considered in 65th meeting of SEIAA held on 17.10.2022 & SEIAA decided to defer the case for next meeting. Subsequently, the SEIAA during its meeting dated



16.11.2022 took the decisions and decided to refer the matter to SEAC for examination and suitable recommendation to SEIAA.

B. After due deliberations, the SEAC in its 120th meeting held on 09.12.2022 recommended as follows:

The application for transfer of environmental clearance be rejected as it does not lie in view of OM issued vide letter dated 04.10.2022 issued by MoEF & CC GoI clarifying that the word Industrial Shed mentioned in the Notification S.O. 3252 (E) dated 22/12/2014 implies buildings/ warehouses/ sheds (whether RCC or otherwise) which are used for housing machinery of industrial units and/or storage of raw materials and finished goods and industrial products including but not limited to industrial and factory-made products, irrespective of the location and proximity of the Industrial Shed vis-a-vis any Industry. These Industrial Sheds shall strictly implement the guidelines issued vide OM dated 9/06/2015 to ensure sustainable environmental management. Accordingly, the proposal is falling under exempted category of Notification S.O. 3252 (E) dated 22/12/2014.

[Handwritten signatures and initials]
Ashish
CA Cum Vm
Saf
Com

Agenda: 12

Case No.- 422 (Transfer Case)

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|-----------------------------|---|
| Name of the Project | Expansion of Leela Hotel with built up area 6,2985.83 sqm at Diplomatic Enclave, Africa Avenue, Netaji Nagar, Chanakyapuri, New Delhi by M/s Hotel Leela Venture Ltd. |
| Project Proponent | M/s Hotel Leela Venture Ltd |
| Proposal No. | SIA/DL/MIS/292023/2022 |
| EC File No. | F.No. 23-96/2018-IA-III(V) dated 05.11.2020 |
| SEIAA Delhi File No. | DPCC/SEIAA-IV/C- 422 /DL/2022 |

A. Details of the proposed project are as under:

M/s Hotel Leela Venture Ltd obtained Environmental Clearance from MoEF&CC, GoI vide letter no. F.No.23-96/2018-IA-III(V) dated 05.11.2020 for the Project namely "Expansion of Leela Hotel with Builtup area 62985.83 sq m" at Diplomatic Enclave, Africa Avenue, Netaji Nagar, Chanakyapuri, New Delhi in absence of SEIAA, Delhi.

Now, **SCHLOSS CHANAKYA PRIVATE LIMITED** has applied for transfer of EC for above said project from **M/s Hotel Leela Venture Ltd** to **M/s Schloss Chanakya Pvt. Ltd.**

As per the provision of EIA Notification, 2006 prior environmental clearance granted to specific project or activity to an applicant may be transferred during its validity to another legal person entitled to under take the project or activity on application by the transferor, or by the transferee with a written no objection by the transferor, to, and by the regulatory authority concerned, on the same terms and conditions under which prior Environmental Clearance was initially granted, and for the same validity period. No reference to SEAC concerned is necessary in such cases.

The applicant uploaded following documents in support of their request.

1. No Objection Certificate from **M/s HLV Limited**(formerly known as **Hotel Leelaventure Limited**) having registered office at the Leela, sahar, Mumbai 400059 (transferor) for transferring the Environment Clearance to **M/s Schloss Chanakya Private Limited** Registered office at The Leela Palace, Diplomatic Enclave, Africa Avenue, Netaji Nagar, New Delhi.
2. Undertaking by the transferee namely **M/s Schloss Chanakya Private Limited** stating that they will comply with the conditions prescribed by MoEF & CC in the Environment Clearance letter F.No. 23-96/2018-IA-III(V) dated 05.11.2020.

The case was considered in 65th meeting of SEIAA held on 17.10.2022 & SEIAA decided to defer the case for next meeting.

The SEIAA during its meeting dated 16.11.2022 took the following decision(s) and decided to refer the matter to SEAC for examination and suitable recommendation to SEIAA.

B. After due deliberations, the SEAC in its 120th Meeting held on 09.12.2022 recommended as follows:

The project proponent is required to give an affidavit to the effect that all the documents submitted are authentic. The case be forwarded to SEIAA along with aforesaid affidavit for transferring of EC under the provisions of EIA Notification, 2006.

[Handwritten signatures and initials: "query of Am Vm", "Ashish", "AM", "Cay"]

Agenda: 13

Case No.- 426 (Transfer Case)

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|----------------------|--|
| Name of the Project | Redevelopment of Trillion Motel at Village -Sultanpur, Tehsil Mehrauli New Delhi-110030 of Project Proponent from M/s Trillion Motel Pvt Ltd., to M/s AKM Hotels Pvt Ltd., |
| Project Proponent | M/s Trillion Motel Pvt Ltd. |
| Proposal No. | SIA/DL/MIS/293298/2022 |
| EC File No. | F.No.DPCC/SEIAA-D-III/C217/2015/1513-1517 |
| SEIAA Delhi File No. | DPCC/SEIAA-IV/C-426/DL/2022 |

A. Details of the proposed project are as under:

M/s Trillion Motel Pvt Ltd obtained Environmental Clearance from SEIAA-Delhi vide letter no. F.No.DPCC/SEIAA-D-III/C217/2015/1513-1517 dated 30.11.2015 for the Project namely Redevelopment of Trillion Motel at Village -Sultanpur, Tehsil Mehrauli New Delhi-110030.

Now, M/s AKM Hotels Pvt Ltd., has applied for transfer of EC for above said project from M/s Trillion Motel Pvt Ltd., to M/s AKM Hotels Pvt Ltd.,

As per the provision of EIA Notification, 2006 prior environmental clearance granted to specific project or activity to an applicant may be transferred during its validity to another legal person entitled to under take the project or activity on application by the transferor, or by the transferee with a written no objection by the transferor, to, and by the regulatory authority concerned, on the same terms and conditions under which prior Environmental Clearance was initially granted, and for the same validity period. No reference to SEAC concerned is necessary in such cases.

The applicant uploaded following documents in support of their request.

1. No Objection Certificate from M/s Trillion Motel Pvt Ltd (transferor) for transferring the Environment Clearance to M/s AKM Hotels Pvt Ltd
2. Undertaking by the transferee namely M/s AKM Hotels Pvt Ltd stating that they will comply with the conditions prescribed by SEIAA-Delhi in the Environment Clearance letter F.No.DPCC/SEIAA-D-III/C217/2015/1513-1517 dated 30.11.2015 .

The SEIAA during its meeting dated 16.11.2022 took the following decision(s) and decided to refer the matter to SEAC for examination and suitable recommendation to SEIAA.

[Handwritten signatures and initials: Subodh, A, Anshu, Ashish, J, H, AM, C]

B. After due deliberations, the SEAC in its 120th Meeting held on 09.12.2022 recommended as follows:

The project proponent is required to give an affidavit to the effect that all the documents submitted are authentic. The case be forwarded to SEIAA along with aforesaid affidavit for transferring of EC under the provisions of EIA Notification, 2006.

Meeting ended with thanks to the chair.


(Vijay Garg)
Chairman


(Pankaj Kapil)
Member Secretary


(Ankit Srivastava)
Member


(S.K. Juneja)
Member


(Jyoti Mendiratta)
Member


(Chetan Agarwal)
Member


(Ashish Gupta)
Member


(Gopal Mohan)
Member