

Minutes of Meeting of 141<sup>st</sup> SEAC Meeting dated 07.03.2024

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

**Minutes of the 141<sup>st</sup> Meeting of State Level Expert Appraisal Committee (SEAC) held on 07.03.2024 at 10:30 AM in the Conference Room of DPCC at 5<sup>th</sup> Floor, ISBT Building, Kashmere Gate, Delhi 110006.**

The 141<sup>st</sup> Meeting of State Level Expert Appraisal Committee (SEAC) was held in hybrid mode on 07.03.2024 in the Conference Room of DPCC under the Chairmanship of Sh. Vijay Garg. The following Members of SEAC were present in the Meeting:

- |                         |   |                  |
|-------------------------|---|------------------|
| 1. Sh. Vijay Garg       | - | In Chair         |
| 2. Sh. Ashish Gupta     | - | Member           |
| 3. Sh. Gopal Mohan      | - | Member           |
| 4. Ms. Jyoti Mendiratta | - | Member           |
| 5. Sh. Ankit Srivastava | - | Member           |
| 6. Dr. Sirajuddin Ahmed | - | Member           |
| 7. Dr. Anwar Ali Khan   | - | Member Secretary |

Following SEAC Members could not attend the meeting:

- |                               |   |        |
|-------------------------------|---|--------|
| 1. Sh. Chetan Agarwal         | - | Member |
| 2. Dr. Sumit Kumar Gautam     | - | Member |
| 3. Ms. Paromita Roy           | - | Member |
| 4. Dr. Kailash Chandra Tiwari | - | Member |
| 5. Sh. PranayLal              | - | Member |

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

The Minutes of the 140<sup>th</sup> SEAC Meeting held on 26.02.2024 were confirmed by the Members.

*Ashish* *Amr Singh* *Dr. Sirajuddin Ahmed*

*Dr. Anwar Ali Khan* *Dr. Sumit Kumar Gautam* *Dr. Kailash Chandra Tiwari* *Dr. Ankit Srivastava*

## PARIVESH 1.0 Cases

**Agenda No.: 01**

**Case No. C-465**

<b>Name of the Project</b>	EC for Proposed addition/ alteration in residential apartment namely M/s Gold Croft CGHS Ltd at Plot no.4, Sector 11, Dwarka, New Delhi -110075 by M/s Gold Croft CGHS Ltd.
<b>Project Proponent</b>	M/s Gold Croft CGHS Ltd.
<b>Consultant</b>	IND Tech House Consult
<b>EIA Coordinator present during Meeting</b>	Mr. Anand Kumar Dubey Mr. Soumya Dwivedi
<b>Representative of PP present during Meeting</b>	Mr. Jaideep Agarwal Mr. Mr. LP Singh
<b>Proposal No.</b>	SIA/DL/INFRA2/436781/2023
<b>File No.</b>	DPCC/SEIAA-IV/C-465/DL/2023
<b>Case Type</b>	Case was considered in 136th, 137th, 139th and 140th SEAC Meeting held on 27.10.2023, 18.11.2023, 04.01.2024, 26.02.2024. ADS was sought.

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

1. The Proposal is for grant of EC for Proposed addition/ alteration in residential apartment namely M/s Gold Croft CGHS Ltd at Plot no.4, Sector 11, Dwarka, New Delhi -110075 by M/s Gold Croft CGHS Ltd.and details have been updated as per ADS reply submitted.
2. The Project is located at **Latitude:** 28° 35' 39.8" N; **Longitude:** 77° 02'57.4"E.
3. **Area Details (after expansion):**  
The Plot Area of the project is 19771.0 sqm which will remain same. The total Built-up area will increase from 48288.723 sqm to 59790.54 sqm. Proposal is for addition of bedroom, washroom and balcony in each flat of 6 towers. The FAR area will increase from 34241.277 sqm to 39534.088 sqm. The Ground Coverage will decrease from 4537.708 sqm to 4512.35 sqm. No. of basement floor is 1 no. which will remain same. The maximum number of floors is B+S+10 which will remain same. The existing no. of DUs is 235 nos. which will remain same. Total no. of towers is 6 nos. which will remain same. The expected population will be 1567 persons. Max. height of the building is 32.65 m which will remain same.
4. **Water Details:**  
**During Construction Phase,** approx. 15 KLD will be the total water requirement for labours, out of which 1.35 KLD of Fresh water will be required for drinking and domestic purpose. 13.6 KLD treated water will be sourced through nearby STP for construction

Asish Jaiswal for

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activities including the spraying/ sprinkling. The sewage generated from the project site will be disposed through authorized taker.

**During Operational Phase (after expansion),** Total water requirement of the project will be 205.67 KLD which will remain same and will be met from DJB out of which 127.8 KLD will be used for domestic purposes, 65.3 KLD for flushing, 12.5 KLD for horticulture. Total waste water generated from the project will be 167.54 KLD which will be discharge to municipal sewer which is going for treatment at DJB's Centralized Sewage Treatment Plant situated at Sector 16D, Dwarka..

Existing number of Rain Water Harvesting (RWH) Pit is 4 nos. which will increase to 5 nos.

### 5. Solid Waste Details

**During the Operation Phase (after expansion),** Total solid waste generated from project is 720 kg/day which will remain same, out of which 340 Kg/day is biodegradable waste and 380 Kg/day is non-biodegradable waste which is being disposed through MCD.

### 6. Power Details

**During Operation Phase (after expansion),** total power requirement will be 2695 kW which will be met from BSES. For power back up, DG sets of capacity 2x320 KVA is already installed and no new DG sets proposed.

Solar photovoltaic power panels of 293 kW capacity will be installed at site.

7. **Parking Facility Details (after expansion):** Total proposed parking will increase from 462 ECS to 582 ECS.

8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 24.4 km and from Asola Wildlife Sanctuary is 19.50 km.

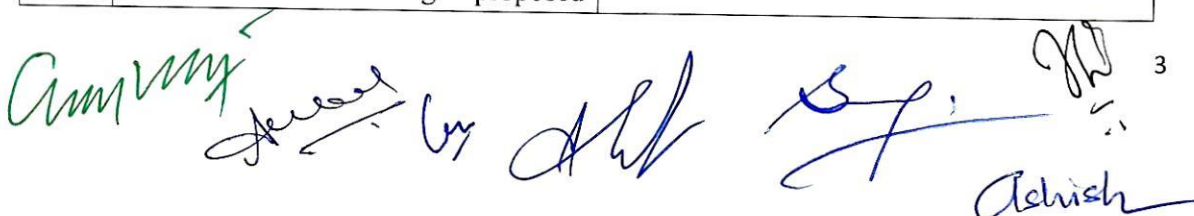
9. **Plantation Details (after expansion):** Existing green area is 3067.86 sqm (15.5 % of plot area). Existing no. of trees at site is 180 nos and there will be no tree cutting at site. No. of proposed trees is 260 nos. (180 existing + 80 to be planted)

10. **Cost Details:** Total Cost of the project is Rs. 30 Crores.

Nobody appeared from project proponent side in SEAC meeting on 27.10.2023 and the SEAC recommended to defer the proposal observing the preliminary clarification/ information required.

Nobody present in 18.11.2023 meeting also. The SEAC in its 137<sup>th</sup> Meeting held on 18.11.2023 recommended to defer the proposal for further consideration seeking following preliminary clarification/ information as a last opportunity to respond failing which proposal is bound to be delisted. Project proponent has uploaded its reply on 12.12.2023 which is as follows:

S.No.	Information sought by SEAC during SEAC Meeting dated 27.10.2023/ 18.11.2023	Reply submitted on 12.12.2023
1.	The reconciled and factual figures of the built-up area supported with the comparative chart of the area statement wrt existing/ proposed	PP has attached comparative chart of the area statement wrt existing/ proposed development as annexure.



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	development.																			
2.	The quantification for the total water requirement during construction phase clearly indicating the requirement for potable and non-potable uses and its source of supply.	<p>PP has informed that total water requirement during construction phase will be 10.35 KLD. PP has attached bifurcation of 10.35 KLD which is as follows:</p> <table border="1"> <thead> <tr> <th>S.No.</th><th>Description</th><th>Total (KLD)</th></tr> </thead> <tbody> <tr> <td>1.</td><td>Potable water Requirement</td><td>0.45</td></tr> <tr> <td></td><td>Source</td><td>Municipal Supply</td></tr> <tr> <td>2.</td><td>Non Potable water requirement</td><td>9.9</td></tr> <tr> <td></td><td>Source</td><td>Outside water tankers/ CSTP</td></tr> <tr> <td colspan="2"><b>Total</b></td><td><b>10.35 KLD</b></td></tr> </tbody> </table>	S.No.	Description	Total (KLD)	1.	Potable water Requirement	0.45		Source	Municipal Supply	2.	Non Potable water requirement	9.9		Source	Outside water tankers/ CSTP	<b>Total</b>		<b>10.35 KLD</b>
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3.	To explore the possibility of installation of natural STP in the open space available and to provide dual plumbing in the proposed washrooms to reuse the treated water in flushing and gardening etc.	PP has informed that they have checked about the sewerage of the area and came to know that their area and society have well designed sewerage system where all the domestic sewerage from the residential apartment is going for treatment at DJB's Centralized Sewage Treatment Plant situated at Sector 16D, Dwarka. They have planned to use treated water from CSTP in our construction work.																		
4.	Segregated figures for biodegradable and non-biodegradable waste during operation phase with proposal to install OWC with the minimum capacity of 0.3 kg/capita/day.	<p>PP has informed that total waste generation will be 429.6 kg/day(biodegradable and non-biodegradable waste) during operation phase.</p> <p>PP has also informed that they will comply with the installation of OWC during operation phase.</p>																		
5.	Proposal to install solar PV for atleast 10 % of the power load.	PP has informed that Solar power plant of 293 kWp (10.71 % of total power requirement) will be installed.																		
6.	The PP is required to explain reason for not engaging the accredited	PP has informed that they have approached various NABET approved consultant to																		

*Amrinder Singh*

*Sf*

*Adrish*

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	consultant (NABET/ QCI) for Building and construction sector in order to further propose and improve the environmental safeguards/ EMP which can be implemented in the existing residential society in view of clause 13 of EIA Notification, 2006.	provide a quotes for preparation of EC Application for addition of area into our residential society but the cost provided them was higher than anticipation. An environmental professional is a resident of their society and with the help of few professionals like architect, electrical and plumbing consultant, they have prepared EC application. Their Society management contemplate the idea of finances saved due to this would be spend in carrying out in enhancement of environment management plan likes installation of Solar lights and Organic Waste Convertor etc.															
7.	Proposal to plant the additional trees to fulfill the requirement of minimum 1 tree for every 80 Sq. Mt of plot area to be planted within the project site.	<p>PP has informed that currently 180 no. of trees exist at site and they will plant 80 more trees to fulfill the requirement of minimum 1 tree for every 80 Sq. Mt of plot area i.e. 247 trees. Total no. of proposed trees is 260 (180 existing + 80 proposed).</p> <p>PP has informed that Landscape green area will be 3388.959 sqm (17.14 % of plot area) and mandatory green area will be 2174.659 sqm (10.99% of plot area).</p> <p>PP has attached landscape plan as annexure.</p>															
8.	Specify name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters.	<p>PP has attached Environmental Management Cell details which are as follows:</p> <table border="1"> <thead> <tr> <th>S.No.</th><th>Name</th><th>No. of Persons</th></tr> </thead> <tbody> <tr> <td>1.</td><td>Environment Champion (Maintenance Manager)</td><td>01</td></tr> <tr> <td>2.</td><td>Chairman</td><td>01</td></tr> <tr> <td>3.</td><td>Secretary</td><td>01</td></tr> <tr> <td>4.</td><td>Environment Champion-Maintenance</td><td>01</td></tr> </tbody> </table>	S.No.	Name	No. of Persons	1.	Environment Champion (Maintenance Manager)	01	2.	Chairman	01	3.	Secretary	01	4.	Environment Champion-Maintenance	01
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*Amrinder Singh*

*Shiv*

*Singh*

*Ashish*

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		5. Environment Champion- Finance	01						
9.	To submit capital and recurring cost of EMP during construction and operation phase with inclusion of cost of environmental monitoring.	PP has attached revised EMP with inclusion of cost environmental monitoring during construction and operation phase taking into account the modification as per appraisal done which is as follows: <table><tr><td>Phase</td><td>Cost (In lakhs)</td></tr><tr><td>Cost during Construction</td><td>205.6</td></tr><tr><td>Recurring Cost during Operation</td><td>3.4</td></tr></table>		Phase	Cost (In lakhs)	Cost during Construction	205.6	Recurring Cost during Operation	3.4
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10.	Specific chapter for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of VardhamanKaushik Vs. Union of India & others and Sanjay KulshreshthaVs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration/ self-audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10.	PP has attached an undertaking regarding the same and attached their updated Environment Management Plan as annexure.							

In its 139<sup>th</sup> meeting of SEAC held on 04.01.2024, the issue of accredited consultant was deliberated with the representative of the project proponent. It was informed to the committee on behalf of project proponent that the proposal may be deferred so that accredited consultant

*CommVms*

*Project Proponent*

*Adrish*

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can be associated and all the document/ application can be uploaded duly authenticated by the accredited consultant.

In view of request made by PP, the case was deferred and PP vide letter dated 05.02.2024 and reply uploaded on 20.02.2024 informed that they have engaged Paramarsh Servicing Environment and Development as their Environment Consultant for the following:

1. Preparation of EC report (Form 1, Form 1A and Conceptual plan).
2. Presenting a case to EC meetings at SEAC committee of Delhi until EC is granted.
3. Carrying out all necessary procedures and preparation for the grant of EC to the case.

The project proponent during 140<sup>th</sup> SEAC Meeting requested to change the consultant from M/s Paramarsh Servicing Environment and Development to M/s IND Tech House Consult.

After due deliberations, the SEAC in its 140<sup>th</sup> meeting held on 26.02.2024 recommended as follows:

SEAC accepted the request made by the Project Proponent for changing the consultant and asked the consultant to upload Form 1, Form 1A and Conceptual plan and other relevant documents on PARIVESH Portal.

In response of ADS raised, the consultant vide reply 29.02.2024 has uploaded Form 1, Form 1A and Conceptual plan and other relevant documents on PARIVESH Portal and the details have been updated accordingly in brief of the project given above.

**B. After due deliberations, the SEAC in its 141<sup>st</sup> meeting held on 07.03.2024 recommended as follows:**

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

1. Treated water of DJB STP should be used for construction purposes with tertiary treatment of treated water of DJB STP to ensure it is fit for construction use.
2. Bills/Receipt issued by DJB against purchase of treated water from STP should be part of six monthly EC compliance report. Bills issued by private agency for supply water will not be sufficient.
3. All sensor/meters based equipments should be calibrated on quarterly basis.
4. The project proponent shall adhere to the total fresh water requirement – 205.67 KLD. Total waste water generated from the project i.e 167.6 KLD shall be discharged into the sewer leading to the terminal STP of DJB with prior permission of DJB
5. As proposed, fresh water requirement shall not exceed 205.67 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DDA/DJB/ concerned Authority.
6. During construction phase, only drinking water required by the labourers and the other fresh water requirement for Anti-Smog Gun is allowed to be supplied through tankers.



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7. At least 10.87 % (293 kWp) of the total demand load to be sourced from Solar (Renewable) energy as committed and shall try to enhance it further to 10 % of power load.
8. No. of Rain water harvesting pit shall be 5 nos. and storage tank of capacity of min. 1 day of total fresh water requirement shall be provided. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be limited to shallow aquifer. Depth of boring should leave a buffer of atleast 5 m above ground water table.
9. PP to provide minimum 30% of total car parking requirement with electric charging facility by providing charging points at suitable places as committed. 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.
10. Additional 80 trees shall be planted to meet the condition of providing minimum 1 tree for every 80 Sq. Mt of plot area within the project site. Existing trees (180 nos.) shall be maintained within the project site.
11. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
12. 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.
13. 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 and shall keep atleast 10 % of the plot area as pervious.
14. The generator sets shall be installed as per extant directions of CPCB/ CAQM with due compliances of directions issued under GRAP for Delhi & NCR.
15. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs. 209.1 Lacs during construction phase and recurring cost of Rs. 3.4 Lacs/ year during operation phase.
16. 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.
17. The Environment Management Cell under Director consisting of Senior Environmental expert and Junior Environmental expert shall be created and made functional before commissioning of the proposed development.
18. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials. Wet garbage shall be composted in organic waste converter. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The inert waste from the project will be sent to dumping site.
19. Green building norms should be followed with a minimum 4 star GRIHA/IGBC/ASSOCHAM-GEM rating.

*Amr Kumar*  
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20. Construction & Demolition waste should be disposed of at authorized C&D waste collection centre/ processing unit. PP shall ensure compliance of C&D waste Management rules, 2016.
21. PP shall purchase RMC from Ready-mix Concrete plant consented by DPCC
22. Wind- breaker of appropriate height i.e. 1/3<sup>rd</sup> of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction and demolition work. Regenerating plastic panels should be used instead of GI sheets.
23. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration/ self-audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10. Atleast 04 Anti-Smog Gun shall be installed before starting the construction.
24. 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.
25. Construction activities will be allowed only during day-time period.
26. Energy audit shall be carried out periodically to review energy conservation measures.
27. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
28. Exposed roof area and covered parking should be covered with material having high solar reflective index.
29. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
30. Lubrication will be carried out periodically for plant machinery.
31. Building design should cater to the differently-abled citizens.
32. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
33. 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.
34. 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 DIAL/ DJB/ New Delhi Municipal Council / other such local civic authority (as the case may be) regarding supply of adequate water for the residents/ occupiers.

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Ashish

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35. 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.
36. 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.
37. PP shall obtain Structural Safety Certificate from authorized agency that existing building will be safe in view of proposed construction.

Meeting ended with the vote of thanks to the Chair

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(Vijay Garg)  
Chairman



(Dr. Anwar Ali Khan)  
Member secretary



(Gopal Mohan)  
Member  
Attended Online



(Ms. Jyoti Mendiratta)  
Member  
Attended Online



(Ashish Gupta)  
Member  
Attended Online



(Ankit Srivastava)  
Member



(Dr. Sirajuddin  
Ahmed)  
Member