

**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY (SEIAA)-  
DELHI**  
OFFICE OF DELHI POLLUTION CONTROL COMMITTEE  
5<sup>th</sup> FLOOR, ISBT BUILDING, KASHMERE GATE, DELHI-110006

**Minutes of the 75<sup>th</sup> meeting of State Level Environmental Impact Assessment Authority (SEIAA) held on 24.01.2024.**

The 75<sup>th</sup> meeting of State Level Environmental Impact Assessment Authority (SEIAA) was held on 24.01.2024 at 11:30 AM through Video conferencing under the Chairmanship of Sh. Sarvagya Kumar Srivastava. The following members of SEIAA were present in the meeting:


Sh. Sarvagya Kumar Srivastava	- In Chair
Ms. Reena Gupta	- Member
Sh. K.S. Jayachandran	- Member Secretary

DPCC Officials namely Sh. Amit Chaudhary (EE), Sh. Rohit Kumar Meena (JEE) and Sh. Manish Kumar Awasthi (JEE) assisted the SEIAA:


Minutes of the 74<sup>th</sup> meeting held on 16.11.2023 were confirmed by the SEIAA.

**The brief status of the proposals of EC/ToR received after constitution of SEIAA-IV Delhi i.e. 06.09.2021 is as below:**

- A. No. of proposal received for Environmental Clearance/ Modified Environmental Clearance :- 69
  - i. No. of Environmental Clearances/ Modified Environmental Clearance issued :- 47
  - ii. No. of proposal of Environmental Clearance delisted/withdrawn:- 16
  - iii. No. of proposal under examination:- 06
- B. No. of proposal received for ToR/Modified ToR: 10
  - i. No. of ToR/Modified ToR issued: 07
  - ii. No. of ToR delisted: 02
  - iii. No. of ToR proposal under examination : 01

  
(Sarvagya Kumar Srivastava)  
Chairman, SEIAA

  
(Reena Gupta)  
Member, SEIAA

  
(K.S. Jayachandran)  
Member Secretary, SEIAA

**Agenda: 01**

**Case No. C-467**

<b>Name of the Project</b>	EC for Proposed "Masjid Moth Campus for AIIMS" at Masjid Moth, New Delhi
<b>Project Proponent</b>	M/s All India Institute of Medical Sciences (AIIMS)
<b>Consultant</b>	M/s IND Tech House Consult
<b>Proposal No.</b>	SIA/DL/INFRA2/449338/2023
<b>File No.</b>	DPCC/SEIAA-IV/C-467/DL/2023

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

1. The proposal is for grant of Environment Clearance for Proposed "Masjid Moth Campus for AIIMS" at Masjid Moth, New Delhi by M/s All India Institute of Medical Sciences (AIIMS).

The project was granted Environmental Clearance by SEIAA, Delhi vide Letter no. DPCC/SEAC/131/SEIAA/5/2012 on 13.08.2012 for a total plot area of 1,29,499.52 sqm, Built up area of 3,39,368.9 sqm and 1000 no. of beds.

The validity of earlier EC expired on 12.08.2019 and they had constructed built up area 288802.21 sqm and 825 nos. of hospital beds. Now, as the construction of service block 10665 sqm is not yet completed. Now, PP has applied for EC for construction of remaining service block.

The TOR was issued to the project proponent by SEIAA, Delhi vide letter no. DPCC/SEIAA4/C-453(TOR)/DL/2023/1481-1484 dated 16.10.2023. Accordingly the PP submitted the EIA report.


2. The Project is located at **Latitude:** 28°33'50.05"N; **Longitude:** 77°12'56.66"E.
3. **Area Details:**


The total Plot Area of the project will remain the same i.e. 1,29,499.52 sqm and the total Built-up Area of the project will decrease from 3,39,368.9 sqm (as per previous EC dated 13.08.2012) to 2,99,467.21 sqm. Out of 2,99,467.21 sqm built-up area, 2,88,802.21 sqm has been constructed and 10665 sqm is yet to be constructed. The revised no. of blocks will be 11 nos.i.e. Dining and Parking Block (2B+G+2 Floors), Surgical Block (3B+G+8 Floors), Hostel-1 (B+G+10 Floors), Hostel-2 (B+G+10 Floors), Hostel-3 (2B+G+5 Floors), OPD Block (3B+G+8 Floors), Mother and Child Block (3B+G+8 Floors), Basement parking (3B+ G Floors), National Centre for Ageing (NCA)/Geriatric Block (3B + G + 9 Floors), Service Block (B+ G + 9 Floors), Hostel-4 Block (B + G + 10 Floors). The Service Block (B+ G + 9 Floors) has been constructed upto Ground Floor only and floor 1 to floor 9 having proposed built-up area 10665 sqm is yet to be constructed. The no. of levels of basement will be 3 nos. The number of beds has been decreased from 1000 nos. to 825 nos. Expected population will be 16898 nos.


4. **Water Details:**

**During Construction Phase,** The estimated total water requirement for the construction phase will be approx. 8 KLD. Fresh water requirement during construction phase is

2 of 35

  
(Sarvagya Kumar Srivastava)  
Chairman, SEIAA

  
(Reena Gupta)  
Member, SEIAA

  
(K.S. Jayachandran)  
Member Secretary, SEIAA

approximately 4 KLD. Mobile toilets and potable water facilities will be provided at site for labour and staff.

**During Operational Phase,** Total Water requirement of the project will be 2298 KLD which will be met by 635 KLD of Fresh water from 05 nos of bore wells and 1663 KLD of Treated water (696 KLD from in house STP, 60 KLD from in-house ETP and 907 KLD from nearby STP). Total waste water generated from the project will be 840 KLD, out of which 773 KLD of waste water generated will be treated in STP of 2000 KLD capacity and waste water generated from laundry, labs and medical uses will be 67 KLD which will be treated in in-house ETP of 130 KLD capacity. Treated Water from in-house STP (696 KLD), ETP (60 KLD) and nearby STP (907 KLD) will be recycled and reused for Flushing (325 KLD), HVAC Cooling (1258 KLD), Gardening (80 KLD).

25 number of Rainwater harvesting pits are proposed within the project site for rainwater harvesting.

5. **Solid Waste Details**

**During Construction Phase,** 15 Kg/Day of municipal solid waste will be generated which will be disposed at solid waste site through authorized vendor.

**During the Operation Phase,** Approx. 3490 kg/day of solid waste will be generated from the project which will be segregated into biodegradable, recyclable, hazardous and biomedical waste. Bio-degradable waste will be 1390 kg/day which will be composted in a composting unit and Non-biodegradable waste will be 2100 kg/day which will be disposed through approved recyclers. Biomedical waste generated will be 872.25 kg/day which will be disposed through an approved agency. Hazardous waste will be disposed through an authorized vendor as per norms.

6. **Power Details:**

**During Operation Phase,** Total power requirement will be 13.462 KW which will be supplied from BSES Rajdhani. For Power Back up, DG sets with combined capacity of 11875 KVA were proposed to be installed. Out of 11,875 kVA capacity of DG sets, 10530 KVA capacity of DG sets (3x 1250 + 2x1010 + 4x750 + 2x500 + 2x380) are already installed.

Solar Water Heating System for 23,500 LPD (1500 LPD × 9 + 1000 LPD × 10) have already been provided

7. **Parking Facility Details:** Total proposed parking is 7671 ECS. EV charging provision for 30% of parking will be provided.

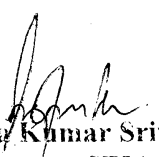
8. **Eco-Sensitive Areas Details:**

Distance of Asola Wildlife Sanctuary from project site is 7.28 Km S and Okhla Wildlife Sanctuary is 7.41 km E.

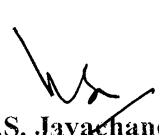
9. **Plantation Details:** Total green area in entire AIIMS campus is 255907 m<sup>2</sup> which is 41.46 % of the total plot area.

10. **Cost Details:** Project cost of the service block is Rs. 97.69 Crores.

PP uploaded comparative statement of the parameters wrt EC granted on 13.08.2012 and existing as on date and proposed as follows:

  
(Sarvagya Kumar Srivastava)  
Chairman, SEIAA

  
(Reena Gupta)  
Member, SEIAA

  
(K.S. Jayachandran)  
Member Secretary, SEIAA


S. No.	Particulars	As per EC	Existing as on date	Proposed to develop	Total
1.	Plot Area	129499.52 sqm	129499.52 sqm	-	129499.52 sqm
2.	Built-up Area	339368.9 sqm	2,88,802.21 sqm	10665 sqm	2,99,467.21 sqm
3.	No. of Hospital Beds	1000 nos.	825 nos.	-	825 nos
4.	Total Population	12163	16898	-	16898
5.	Proposed Parking	7671	1440	-	7671
6.	Total water requirement	2862 KLD	2298 KLD	-	2298 KLD
7.	Fresh water requirement	2017 KLD	635 KLD	-	635 KLD
8.	Waste water generation	839 KLD	840 KLD	-	840 KLD
9.	STP Capacity	1090 KLD	2000 KLD	-	2000 KLD
10.	ETP Capacity	100 KLD	130 KLD	-	130 KLD
11.	Available Treated Water	755 KLD	756 KLD	-	756 KLD
12.	Solid Waste generation	4592.5 kg/day	3489 kg/day	-	3489 kg/day
13.	Bio-medical Waste	938.19 kg/day	872.5 kg/day	-	872.5 kg/day
14.	No. of RWH pits	25	25	-	25
15.	DG Sets	11875 kVA	10530 kVA	1345 kVA to be installed	11875 kVA
16.	No. of DG sets	8x1000 + 2x 750 + 4x500 + 3x125	3x 1250 + 2x1010 + 4x750 + 2x500 + 2x380		
17.	Project Cost	1117.03 crores		97.69 Crores	

**B. After due deliberations, the SEAC in its 137<sup>th</sup> meeting held on 18.11.2023 recommended as follows:**

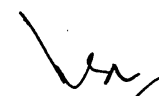
*Based on the information furnished, documents shown & submitted, presentation made by the project proponent and recommended the case to SEIAA for grant of Environmental clearance imposing the following specific conditions:*

1. Treated water of DJB STP should be used for construction purposes with tertiary treatment of treated water of DJB STP to ensure it is fit for construction use.
2. The treated waste water through STP shall achieve the effluent standards: pH (6.5- 9.0), BOD (10 mg/l), TSS (20 mg/l), COD 50 mg/l, Oil and Grease (10

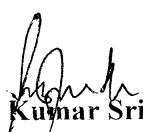
4 of 35

  
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- mg/l), Phosphorus Total (1 mg/l), Fecal Coliform (MPN/100 ml) – Desirable 100 permissible 230, and Bio-Assay as 90% survival of fish after 96 hrs in 100 % effluent. Ozonation be adopted for disinfection.
3. The project proponent shall adhere to the total water requirement – 2298 KLD, Fresh water requirement – 635 KLD, Treated water requirement – 1663 KLD (for recycling in Flushing (325 KLD), HVAC (1258 KLD), Gardening (80 KLD). The permission for ground water extraction should be renewed and validated without which the SPCB/ DPCC will not grant Consent to Operate.
  4. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs. 18.7 Lacs and recurring cost of Rs. 4.6 Lacs/ year during construction phase and capital cost of Rs. 1.5 Lacs and recurring cost of Rs. 2.3 Lacs/ year during operation phase.
  5. At least 10 % of the total energy demand to be sourced from Solar (Renewable) energy.
  6. No of rain water harvesting pits shall be 25 nos. along with rain water storage tank with a capacity of minimum 1 day of fresh water requirement shall be provided. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be limited to shallow aquifer. Depth of boring should leave a buffer of atleast 5 m above ground water table
  7. New generators to be installed shall be gas based and the generator sets already installed shall be operated as per extant directions of CPCB/ CAQM with due compliances of directions issued under GRAP for Delhi & NCR.
  8. The excavated soil from the project shall be disposed by engaged agency within 10 km radius of the project site.
  9. The Environment Management Cell consisting of 01 Director, 01 Senior Environment Expert, 01 Junior Environment Expert shall be created as committed and made functional before commissioning of the proposed development.
  10. Minimum 1 tree for every 80 Sq. Mt of plot area should be planted within the project site.
  11. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places. PP to ensure that this should be provided in AC/DC combination. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.
  12. 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.


  
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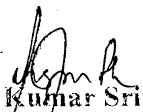
13. IoT based Flow Meters/ Sensors should be installed to monitor consumption of fresh water as well as treated water and log book for these flow meters be maintained in a regular manner. Flow meters shall be installed at Inlet of STP, outlet of STP, inlet of flushing tanks, inlet of cooling water tanks 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
14. Green building norms should be followed with a minimum 4 star GRIHA/IGBC/ASSOCHAM GEM rating.
15. Construction & Demolition waste should be disposed of at authorized C&D waste collection centre/ processing unit.
16. Wind- breaker of appropriate height i.e.  $1/3^{\text{rd}}$  of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction and demolition work.
17. 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. Minimum 4 no. of Anti-Smog guns shall be installed.
18. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
19. 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.
20. 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.

  
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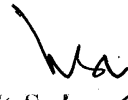
  
(Reena Gupta)  
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Member Secretary, SEIAA

21. 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.
22. 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.
23. 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.
24. As proposed, fresh water requirement shall not exceed 635 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from concerned Authority. The permission for ground water extraction should be renewed and validated.
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. Energy audit shall be carried out periodically to review energy conservation measures.
28. All sensor/meters based equipments should be calibrated on quarterly basis.
29. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
30. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
31. 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.
32. Exposed roof area and covered parking should be covered with material having high solar reflective index.
33. Building design should cater to the differently-abled citizens.
34. 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

  
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permeable area as well as to allow effective fire tender movement and shall keep atleast 10 % of the plot area as pervious.

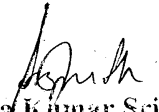
35. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
36. Construction activities will be allowed only during day-time period.
37. Lubrication will be carried out periodically for plant machinery.
38. Bio medical waste should be segregated separately to ensure that no bio medical waste leachate should enter in the Rain water harvesting system.
39. Advanced oxidation process should be used in STP and ETP to ensure proper treatment of drug residues and its metabolites.
40. PP shall adopt proper management strategy for Bio-medical waste/ Liquid effluent as per Bio-Medical Waste Management Rules, 2016 and relevant guidelines of MoEF&CC/ CPCB.
41. 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.
42. 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
43. Sensors to measure ground water level/Piezometers certified by CGWB should be installed by the PP immediately. These piezometers should have IoT facility and send data to the server for storage. Weekly data from piezometer should be submitted along with EC compliance report. Calibration of these sensors should be done once in 6 months. Data of these piezometers should be also be
  - a) Highlighted on PP website with monthly updation
  - b) Shared with DJB (ground water division) on quarterly basis.
44. PP should install the air filters in the basement consisting of advanced adsorption technologies. Sensors shall be connected with automatic on/off system with dedicated sub-metering and to be connected with their website.

**C. The SEIAA during its meeting dated 24.01.2024 took the following decisions (s):**

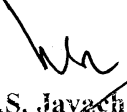
*The SEIAA approved the recommendations of SEAC made on 18.11.2023 for issuance of Environmental Clearance (EC) to the project with omission of specific conditions at point no.14 of SEAC recommendation and with the additional specific conditions as follows:*

1. *The Project Proponent should implement the guidelines/ mechanism for using Anti-Smog Gun in construction and Demolition projects having built-up area greater than 20,000 sqm issued by Department of Environment, NCT of Delhi, vide letter no. F. No.DPCC/(12)(1)(285)lab2020/2790- 2810 dated 16.09.2021 available at [https://dustcontroldpcc.delhi.gov.in/Upload/GuidelinesPDF/43/FilePDF\\_43\\_723774.P](https://dustcontroldpcc.delhi.gov.in/Upload/GuidelinesPDF/43/FilePDF_43_723774.P)*

8 of 35

  
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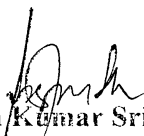
  
(Reena Gupta)  
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*DF read alongwith guidelines of CPCB. Besides use of Anti-Smog Gun the Project Proponent shall ensure that environment friendly Dust suppressant and soil stabilising chemical would be sprayed at prescribed interval on unpaved area of the construction sites to agglomerate the fine dust particles into aggregate too large to become airborne. This must be done in all those areas where there is movement of trucks and other construction machinery at frequent intervals to prevent formations of fine dust particles*

- 2. The project proponent shall register the project on the "Web Portal" for online remote monitoring by the agencies concerned and deploy anti-smog guns in proportion to the area of construction site as prescribed vide direction no. 69 dated 02.11.2022 issued by Commission for Air Quality Management (CAQM)*
- 3. The Project proponent shall install reference-grade (USEPA approved system) Continuous Particulate Monitoring System consisting of three nodes capable of monitoring dust emission from the construction site. The system must have the capacity for simultaneous monitoring of PM2.5 and PM10 and equip for data transfer on a real-time basis to the server of DPCC.*
- 4. Green building norms should be followed with a 5 star GRIHA/IGBC/ASSOCHAM GEM rating or any other equivalent standard.*

  
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Chairman, SEIAA

  
(Reena Gupta)  
Member, SEIAA

  
(K.S. Jayachandran)  
Member Secretary, SEIAA

**Agenda No.: 02**

**Case No. C-461**

<b>Name of the Project</b>	EC for Proposed Group Housing Project at Plot No. 4 to 8, Block-A, Lawrence Road Industrial Area, Delhi-110034 by M/s Asteroid Shelter Homes Pvt. Ltd.
<b>Project Proponent</b>	M/s Asteroid Shelter Homes Pvt. Ltd.
<b>Consultant</b>	M/s Ambiental Global Pvt. Ltd.
<b>Proposal No.</b>	SIA/DL/INFRA2/444446/2023
<b>File No.</b>	DPCC/SEIAA-IV/C-461/DL/2023

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

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

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

4. **Water Details:**

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

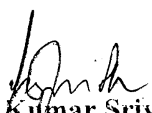
**During Operational Phase:** Total water requirement of the project will be 243.83 KLD which will be met by 136.72 KLD of fresh water from DJB and 107.11 KLD treated water from in house STP. Total waste water generated from the project will be 156.49 KLD which will be treated in house STP of 200 KLD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


4 RWH pits have been proposed for rainwater harvesting.

5. **Solid Waste Details:**

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

**During the Operation Phase,** Total solid waste generated from project will be 1100 Kg/day. Out of which 520 kg/day will be Biodegradable waste and 580 kg/day will be Non-Biodegradable waste. The biodegradable wastes will be composted in an onsite OWC of 170 kg per batch capacity. The non-biodegradable will be disposed through authorized vendors.

  
(Sarvagya Kumar Srivastava)  
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(Reena Gupta)  
Member, SEIAA

  
(K.S. Jayachandran)  
Member Secretary, SEIAA

**6. Power Details**

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

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

7. **Parking Facility Details:** Total proposed parking is 966 ECS. EV charging will be provided for the 30 % of the parked electric vehicles.
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 19.38 Km and from Asola Wildlife Sanctuary is 23.62 Km.
9. **Plantation Details:** The proposed green area is 5299.52 sqm, out of which soft green area will be 2123 sqm and remaining area 3176.52 sqm will be hard green area. Total no. of proposed trees is 220 nos. within project site. Currently, there is no vegetation within the site.

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

After due deliberations, the SEAC in its 136<sup>th</sup> Meeting held on 27.10.2023, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which has been responded back by the project proponent on 06.11.2023 which is as follows:

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

11 of 35

(Sarvagya Kumar Srivastava)  
Chairman, SEIAA

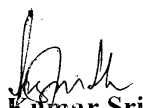
(Reena Gupta)  
Member, SEIAA

(K.S. Jayachandran)  
Member Secretary, SEIAA


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

9.	Segregated figures for biodegradable and non-biodegradable waste during operation phase.	<p>PP has attached segregated figures for biodegradable and non-biodegradable waste during operation phase:</p> <table> <tr> <th>S.No.</th><th>Type of Waste</th><th>Waste Generation</th></tr> <tr> <td>1.</td><td>Total Waste Generation</td><td>584.24 Kg/day</td></tr> <tr> <td>2.</td><td>Bio-degradable Waste</td><td>413.66 Kg/day</td></tr> <tr> <td>3.</td><td>Non-Biodegradable Waste</td><td>170.58 Kg/day</td></tr> <tr> <td></td><td>Recyclable</td><td>34.116 Kg/day</td></tr> <tr> <td></td><td>Non-Recyclable</td><td>17.058 Kg/day</td></tr> </table>	S.No.	Type of Waste	Waste Generation	1.	Total Waste Generation	584.24 Kg/day	2.	Bio-degradable Waste	413.66 Kg/day	3.	Non-Biodegradable Waste	170.58 Kg/day		Recyclable	34.116 Kg/day		Non-Recyclable	17.058 Kg/day
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10.	Categorical information regarding existing trees if any along with the list with name of the species.	PP has attached affidavit as annexure stating that no vegetation exist at site.																		
11.	Proposal for solar energy utilization to achieve at least 10 % of power load requirement with detail of the solar panel proposed.	PP has informed that 308 kVA of solar panels will be provided at the project site. The project site has the total power requirement of 3087 kVA, and the 308 kVA of solar panels will be provided 10% of the requirement.																		
12.	Parking proposal to achieve 30 % of the ECS for electric vehicle. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future	PP has attached parking plan as annexure. PP has informed that EV charging will be provided for the 30 % of the parked electric vehicles.																		
13.	Revised landscape plan with demarcated green area with soft green area. Green area should be demarcated as per building bye laws and minimum consolidated area of 10 % of plot area should be kept as soft green area.	PP has attached revised landscape plan as annexure. PP has informed that total green area provided will be 5299.52 sqm, out of which soft green area will be 2123 sqm and remaining area 3176.52 sqm will be hard green area.																		
14.	Revised calculation for the excavated earth and its management plan taking into account the proposed basements.	PP has informed that quantity of excavated soil will be (Basement area * 9) approx. 96489 m3 for filling soil and (Basement area * 1.5) approx. 16081.5 m3 for fertile soil. Rest of excavated soil will be dispatched to concerned vendor. PP has also informed that the cut and fill material in the project site is nearly at par and hence the need for movement of soil to																		

		and from the site will not be anticipated.									
15.	Plan for managing, conserving the top soil excavated during construction and for its reuse with due quantification.	PP has informed that the earthwork included soil excavation and cutting of the earth will be moved. The cut and fill material in the project site is nearly at par and hence the need for movement of soil to and from the site will not be anticipated.									
16.	Proposal for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.	PP has informed that they will install pollution monitoring sensors for toxic gases around the STP area.									
17.	Technical feasibility statement for the proposed STP units with quality of output each unit wise.	PP has attached technical feasibility statement for the proposed STP as annexure.									
18.	Air pollution abatement plan for the air pollutants like PM2.5 , PM10, SOx , NOx etc.	PP has informed that vehicle with valid PUC will be deployed for carrying out building materials at the project site. Water will be sprinkled in and around the project site to suppress the dust and antismog guns will also be deployed at the project site. Apart from this adequate stack height shall be provided to the DG set as per CPCB norms.									
19.	Revised EMP (Environment Management Plan) for dust mitigation measures during construction as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/ Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kuishreshtha Vs Union of India & others/ CAQM Directions issued time to time including registration on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10.	PP has attached revised EMP with inclusion of cost environmental monitoring during construction and operation phase taking into account the modification as per appraisal done which is as follows: <table border="1"> <thead> <tr> <th>Phase</th><th>Capital Cost</th><th>Recurring Cost</th></tr> </thead> <tbody> <tr> <td>Construction Phase</td><td>58.25 Lakhs</td><td>8.6 Lakhs</td></tr> <tr> <td>Operation Phase</td><td>139 Lakhs</td><td>7.00 Lakhs</td></tr> </tbody> </table>	Phase	Capital Cost	Recurring Cost	Construction Phase	58.25 Lakhs	8.6 Lakhs	Operation Phase	139 Lakhs	7.00 Lakhs
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20.	Using output of the simulation tools demonstrate that the lowest habitable floor has the exposure of direct sunlight atleast of 2 hrs as on 21st December.	PP has attached updated heat island study as annexure.									
21.	Submission of information wrt heat island effect with due indication of	PP has attached updated heat island study as annexure.									

  
(Sarvagya Kumar Srivastava)  
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(Reena Gupta)  
Member, SEIAA

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

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


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

S.No.	Information sought by SEAC during SEAC Meeting dated 18.11.2023	Reply submitted on 01.12.2023
1.	STP sludge projections not found realistic and could not be justified during presentation needs to be resubmitted.	PP informed that out of the 156.49 KLD of wastewater, 60 kg/day of wet sludge will be generated, and 24 kg/day will be dry sludge, this sludge will be utilize within the project for landscaping purposes and the residual quantity will be allocated to Anjali enterprises. PP has attached assurance of the same as annexure.
2.	Proposal to treat the STP water so	PP has informed that suitable mechanism


15 of 35

  
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Chairman, SEIAA


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


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

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

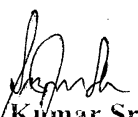
1. The Project proponent should obtain the permission from the concerned authority/ Local body for the proposed group housing with due payment of Infrastructure up-gradation charges decided if any in pursuance of provisions of Master Plan of Delhi. The Environmental Clearance will not confer any right/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

  
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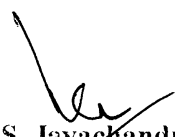
  
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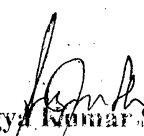
11. Bills/Receipt issued by DJB against purchase of treated water from STP should be part of six monthly EC compliance report. Bills issued by private agency for supply water will not be sufficient.
12. Sensors to measure ground water level/Piezometers certified by CGWB should be installed by the PP immediately. These piezometers should have IoT facility and send data to the server for storage. Weekly data from these piezometer should be submitted along with EC compliance report. Calibration of these sensors should be done once in 6 months. Data of these piezometers should be also be
  - a) Highlighted on PP website with monthly updation.
  - b) Shared with DJB (ground water division) on quarterly basis.
13. No. of Rain water harvesting pit shall be 4 nos. and storage tank of capacity of min. 1 day of fresh water requirement shall be provided. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be limited to shallow aquifer. Depth of boring should leave a buffer of atleast 5 m above ground water table.
14. Formal approval shall be taken from the DJB/CGWA for any ground water abstraction of dewatering. The project proponent shall adopt suitable measures for controlling ground water backing up around basements.
15. The Environment Management Cell consisting of Manager (Env.), Environmental Engineer, Scientist having specific knowledge related to environmental safeguards/ air/ water pollution shall be created and made functional before commissioning of the proposed development.
16. IoT based Flow Meters/ Sensors should be installed to monitor consumption of fresh water as well as treated water and log book for these flow meters be maintained in a regular manner. Flow meters shall be installed at Inlet of STP, outlet of STP, inlet of flushing tanks, inlet of cooling water tanks and reuse line for horticulture purposes and at the outfall/ sewer connection to be provided only for emergency discharge purposes with prior intimation to regulatory authority. Calibration for all the Flow meters shall be maintained on quarterly basis
17. Green building norms should be followed with a minimum 4 star GRIHA/IGBC/ASSOCHAM-GEM rating.
18. Construction & Demolition waste should be disposed of at authorized C&D waste processing unit.
19. Wind- breaker of appropriate height i.e.  $1/3^{rd}$  of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction.
20. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions


  
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- 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.
21. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
  22. Only LED lighting fixtures should be used for energy conservation.
  23. The cost of Environment Management Plan should be distinctly allocated in the budget of the project and details of the same along with time frame of the implementation should be reported in six monthly monitoring reports.
  24. In view of MoEF&CC Office Memorandum No. 21-270/2008-IA.III dated 19.06.2013 read with MoEF&CC Office Memorandum No. 22-154/2015-IA.III dated 10.11.2015, this environmental clearance is granted focusing only on the environment concerns. The project will be regulated by the concerned local Civic Authorities under the provisions of the relevant provisions of the extant MPD-2021, Building Control Regulations and Safety Regulations.
  25. The Environmental Clearance is subject to the condition that concerned local civic agencies will give the permission for use/ occupation of the building only after the written assurance of DJB/ New Delhi Municipal Council / DDA/ other such local civic authority (as the case may be) regarding supply of adequate water for the residents/ occupiers.
  26. Grant of environmental clearance does not necessarily implies that water/ power supply shall be granted to the project and that their proposals for water/ power supply shall be considered by the respective authorities on their merits and decision taking.
  27. The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from water/ power supply angle shall be entirely at the cost and risk of the project proponent and SEAC/SEIAA, Delhi shall not be responsible in this regard in any manner.
  28. The PP shall store all the construction material within the project site. Provision shall be made for providing facilities such as mobile toilets, safe drinking water, medical healthcare, crèche etc for the construction workers hired locally.
  29. As proposed, fresh water requirement from DJB shall not exceed 136.72 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DJB/ concerned Authority.
  30. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for Flushing, Gen-sets Cooling, HVAC and Horticulture and no treated water shall be disposed in to municipal drain.
  31. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
  32. The PP shall install the gas based generator sets as committed.
  33. The project proponent shall implement the Traffic Management Plan.

  
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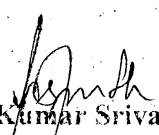
34. Energy audit shall be carried out periodically to review energy conservation measures.
35. All sensor/meters based equipments should be calibrated on quarterly basis.
36. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
37. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
38. Green belt development surrounding the campus, avenue tree planting and garden development should commence from the beginning of the construction phase. Only indigenous species should be used for green belt and avenue trees.
39. Exposed roof area and covered parking should be covered with material having high solar reflective index.
40. Building design should cater to the differently-abled citizens.
41. PP shall keep open space unpaved to the maximum extent possible so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement in the periphery and shall keep atleast 10 % of the plot area as pervious.
42. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
43. Construction activities will be allowed only during day-time period.
44. Lubrication will be carried out periodically for plant machinery.
45. PP should install the air filters in the basement consisting of advanced adsorption technologies.


**C. The SEIAA during its meeting dated 24.01.2024 took the following decisions (s):**

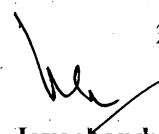
*The SEIAA approved the recommendations of SEAC made on 06.12.2023 for issuance of Environmental Clearance (EC) to the project with omission of specific conditions at point no.17 of SEAC recommendation and with the additional specific conditions as follows:*

1. *The Project Proponent should implement the guidelines/ mechanism for using Anti-Smog Gun in construction and Demolition projects having built-up area greater than 20,000 sqm issued by Department of Environment, NCT of Delhi, vide letter no. F. No.DPCC/(12)(1)(285)lab2020/2790- 2810 dated 16.09.2021 available at [https://dustcontroldpcc.delhi.gov.in/Upload/GuidelinesPDF/43/FilePDF\\_43\\_723774.PDF](https://dustcontroldpcc.delhi.gov.in/Upload/GuidelinesPDF/43/FilePDF_43_723774.PDF) read alongwith guidelines of CPCB. Besides use of Anti-Smog Gunn the Project Proponent shall ensure that environment friendly Dust suppressant and soil stabilising chemical would be sprayed at prescribed interval on unpaved area of the construction sites to agglomerate the fine dust particles into aggregate too large to become airborne. This must be done in all those areas where there is movement of trucks and other construction machinery at frequent intervals to prevent formations of fine dust particles*

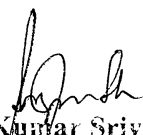
20 of 35


  
(Sarvagya Kumar Srivastava)  
Chairman, SEIAA

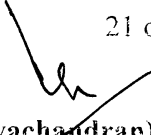
  
(Reena Gupta)  
Member, SEIAA

  
(K.S. Jayachandran)  
Member Secretary, SEIAA

2. *The project proponent shall register the project on the "Web Portal" for online remote monitoring by the agencies concerned and deploy anti-smog guns in proportion to the area of construction site as prescribed vide direction no. 69 dated 02.11.2022 issued by Commission for Air Quality Management (CAQM)*
3. *The Project proponent shall install reference-grade (USEPA approved system) Continuous Particulate Monitoring System consisting of three nodes capable of monitoring dust emission from the construction site. The system must have the capacity for simultaneous monitoring of PM2.5 and PM10 and equip for data transfer on a real-time basis to the server of DPCC.*
4. *Green building norms should be followed with a 5 star GRIHA/IGBC/ASSOCHAM GEM rating or any other equivalent standard.*

  
(Sarvagya Kumar Srivastava)  
Chairman, SEIAA

  
(Reena Gupta)  
Member, SEIAA

21 of 35  
  
(K.S. Jayachandran)  
Member Secretary, SEIAA

**Agenda No.: 03**

**Case No. C-470 (TOR)**

<b>Name of the Project</b>	ToR for Modification and Expansion of Indian Institute of Technology located at Hauz Khas, Delhi by M/s Indian Institute of Technology.
<b>Project Proponent</b>	M/s Indian Institute of Technology.
<b>Consultant</b>	M/s Grass Roots Research & Creation India (P) Ltd.
<b>Proposal No.</b>	SIA/DL/INFRA2/451098/2023
<b>File No.</b>	DPCC/SEIAA-IV/C-470(ToR)/DL/2023

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

1. The Proposal is for grant of TOR for Modification and Expansion of Indian Institute of Technology located at Hauz Khas, Delhi by M/s Indian Institute of Technology.

Earlier environmental clearance was granted for the existing project by SEIAA, Delhi vide letter F. No. 42/DPCC/SEIAA-SEAC/10/1429 dated 11.11.2010 in a total plot area 12,64,727 sqm and built-up area (BUA) of 6,42,560 sqm.

Later on, project proponent sought EC for Modification and Expansion of campus from MoEF&CC vide letter no. 21-350/2017-IA-III dated 26.06.2018, wherein, nine new blocks were added in the existing site area. Post modification and expansion, the BUA increased to 7, 70,563.07 sqm.

Now, project proponent has proposed further modification and expansion in the campus, wherein, certain buildings will be demolished & redeveloped and following will be added

- Academic Block-103 (2B+G+6)
- 5 blocks of Type VI Faculty Housing (S+6)
- 2 blocks of Type C Residential Quarter block(S+6)
- Electric Substation

As a result of above-said demolition, redevelopment and addition of new buildings, the net built-up area of campus will increase by 98,740.986 sqm. Hence, the total (existing + modification and expansion) built-up area will be 8,69,304.286 sqm.

2. The Project is located at

**Latitude:** 28°33'1.94"N; **Longitude:** 77°11'1.79"E.

**Latitude:** 28°32'39.71"N; **Longitude:** 77°10'42.72"E.

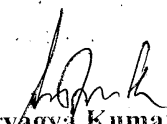
**Latitude:** 28°32'29.76"N; **Longitude:** 77°11'0.16"E.

**Latitude:** 28°32'22.03"N; **Longitude:** 77°11'55.60"E.


**3. Area Details:**

The Plot Area of the project is 12,64,727 sqm which will remain same. The total Built-up area will increase from 7,70,563.07 sqm to 8,69,304.286 sqm. Area to be demolished will be 6254.154 sqm. The FAR area will increase from 7,25,193.11 sqm to 8,01,650.86 sqm. The Non-FAR area will increase from 45,369.96 sqm to 67,653.426. The ground coverage will increase from 2,13,045.035 sqm to 2,17,901.465 sqm. The population will increase from 27,162 persons to 28,722 sqm. Max. height of the building is 26 m.

22 of 35

  
(Sarvagya Kumar Srivastava)  
Chairman, SEIAA

  
(Reena Gupta)  
Member, SEIAA

  
(K.S. Jayachandran)  
Member Secretary, SEIAA

**4. Water Details:**

**During Construction Phase:** Water will be obtained through STP treated effluent/Private water tankers. Sewage will be treated and disposed through septic tanks with soak pits.

**During Operational Phase:** Total water requirement of the project will be 4385 KLD which will be met by 2131 KLD of fresh water from DJB and 2254 KLD treated water from in house STP and ETP. Total waste water generated from the project will be 2870 KLD out of which 2820 KLD domestic waste water will be treated in 3390 KLD STP and 50 KLD waste water from laboratories will be treated in 50 KLD ETP. Treated water (2254 KLD) will be recycled and reused for flushing (1115 KLD), HVAC cooling (517 KLD), horticulture (594 KLD), Miscellaneous (28 KLD). Excess treated water (321 KLD) will be discharged into sewer.

RWH pits for rainwater harvesting will be 22 nos..

**5. Solid Waste Details:**

**During the Operation Phase,** Total solid waste generated from project will be 12,986 kg/day. Out of which 5,194.4 kg/day will be Biodegradable waste, 6493 kg/day will be Non-Biodegradable waste and inert waste will be 1298.6 kg/day. The biodegradable wastes will be composted in an onsite OWC. The non-biodegradable will be disposed through authorized vendors.

**6. Power Details**

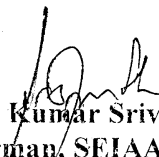
**During Operation Phase,** Total power requirement will be 15250 kVA which will be met by BSES. For power back up, 19 no. of generator set of capacity 9,952.5 kVA (4 x 750 kVA, 2 x 625 kVA, 9 x 500 kVA, 3 x 380 kVA & 1 x 62.5 kVA) will be installed.


**7. Parking Facility Details:** Total proposed parking is 9077 ECS (4 wheelers) +268 ECS (2 wheelers).

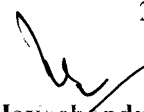
**8. Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 9.80 Km and from Asola Wildlife Sanctuary is 6 Km.

**9. Plantation Details:** The green area will increase from 5,89,916 sqm to 594,366 sqm. Number of trees existing inside the project site is 1669 nos, out of which 1136 trees will be cut and 482 nos. of trees will be transplanted and 51 nos. will be retained. No. of trees already planted in the campus is 16,000 nos., Additional no. of trees to be planted will be 3000 nos., Total no. of trees for plantation is 19,000 nos..

**10. Cost Details:** Earlier project cost was Rs. 458.73 crore and total cost (land + development) of the proposed modification and expansion will be Rs. 263.87 crore.

  
(Sarvagya Kumar Srivastava)  
Chairman, SEIAA

  
(Reena Gupta)  
Member, SEIAA

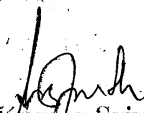
  
(K.S. Jayachandran)  
Member Secretary, SEIAA


- B. Based on information furnished, presentation made and discussions held, the SEAC in its 139<sup>th</sup> meeting held on 04.01.2024, SEAC recommended to issue following ToR:
1. *Examine details of land use as per Master plan and land use around 10km radius of the project site. Analysis should be made base on latest satellite imagery for land use with raw images. Share the elevation range of the site (minimum and maximum elevation above mean sea level) and the 10 year, 50 yr and 100 yr flood maps for the area and whether it is within the flood zone or directly on the flood plain of any river.*
  2. *Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/ villages and present status of such activities.*
  3. *Examine baseline environmental quality along with projected incremental load due to the project.*
  4. *Water conservation scenario during monsoon period should be duly addressed.*
  5. *Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.*
  6. *Submit a copy of the contour plan with slopes, drainage pattern and low-lying area of the site and surrounding area. If there is any obstruction of the drainage lines and low-lying area proposed by the project, then the rationale for the same may be stated along with any mitigation measures.*
  7. *Submit the present land use and permission required for any conversion such as forest, agriculture etc. Submit the land type (kism) of each of the khasra numbers/plots of the site as per the revenue record/last jamabandi of the site. Is the site recorded as a low-lying area, waterbody, gairmumkinpahar, forest in the revenue record ?*
  8. *Submit Roles and responsibility of the developer etc for compliance of Environmental regulations under the provisions of EP Act.*
  9. *Ground water classification (whether over exploited, critical, semi-critical or safe) as per the Central Ground Water Authority*
  10. *Examine the details of Source of Water, water requirement, complete use of treated waste water instead of discharge it into municipal sewer and prepare a water balance chart. Segregated figures for potable and non-potable water requirement during construction and operation phase. The report with categorical quantities of water required/ treated/ reused should be include with a clear revised water mass balance chart in accordance with the figures mentioned in Form I/ Form 1A / Conceptual Plan.*
  11. *A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.*
  12. *Rain Water Harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water, Examine details.*

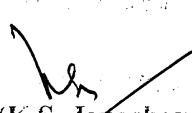


- a. Calculate runoff from (a) roof top, (b) other paved areas, and (c) green areas separately.
  - b. Recent/Enhanced peak rainfall runoff data be used in the runoff calculation for designing storm water retention capacity, to make the site future ready – given the experience of last 5 years with extreme rainfall events and likely increase in frequency of such extreme events due to climate change.
  - c. Prepare management strategy for runoff for each of these (a) roof top, (b) other paved areas, and (c) green areas
  - d. Design natural storm water retention capacity in the green areas by marginal lowering, and gradient management to enhance natural retention and percolation, and indicate the natural retention capacity created in cubic metres.
  - e. Indicate rainfall retention capacity created via storage tanks/percolation pits
  - f. Rain water harvesting/ retention plan needs to be revised with RWH pits, taking into account the recent higher flash rain data along with actual percolation rate of the soil at site or min. 1 Recharge bore per 5000 sqm of Plot Area whichever is more along with the storage capacity of min. 1 day of total fresh water requirement along with layout and location plan.
13. Examine soil characteristics and depth of ground water table for rain water harvesting along with with actual percolation rate of soil at site.
  14. Examine details of solid waste generation treatment and its disposal
  15. Examine and submit details of use of solar energy and alternative source of Energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.
  16. Generator sets likely to be used during construction and operational phase of the Project. Emissions from Generator sets must be taken into considered while estimation the impacts on air environment. Examine and submit details.
  17. Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analyzed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.
  18. A detail traffic and transportation study should be made for existing and projected passenger and cargo traffic. Traffic Management Plan should take into consideration the latest traffic scenario. Detailed calculation of roads, bicycle paths, pedestrian spaces should be provided.
  19. Examine the details of transport of materials for construction which should include source and availability.
  20. Examine separately the details for construction and operation phases both for Environmental Management plan and Environment Monitoring Plan with cost and parameters
  21. Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.
  22. Details of litigation pending against the project, if any; with direction/order passed by any Court of Law against the Project should be given.

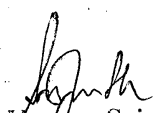
25 of 35


  
(Sarvagya Kumar Srivastava)  
Chairman, SEIAA

  
(Reena Gupta)  
Member, SEIAA

  
(K.S. Jayachandran)  
Member Secretary, SEIAA


23. The Cost of the project (Capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.
24. The Project Proponent should include a specific chapter for control of Dust Pollution during construction phase in the Environmental Management Plan incorporating the steps 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/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 sensors for monitoring PM 2.5, PM 10.
25. Detail of Parking (ECS) as per requirement of Building Bye Laws/ EIA Manual.
26. In case the project involves diversion of forests land, guidelines under OM dated 20.03.2013 may be followed and necessary action taken accordingly.
27. Submit details of the trees to be conserved and preferably no tree is to be felled / removed, by ground coverage, and trees to be removed for other paved areas, for the project including their species and whether it also involves any protected or endangered species. In any case 30 % of non-invasive trees should be retained and all transplantation be done within site. The details of trees existing and cut during the redevelopment process since 2010 needs to be incorporated stagewise.
28. Prepare and submit an existing tree inventory of the site listing each tree along with its species name and girth, and a tree layout plan showing the location of each tree on the site and within 10 m of the site. Submit the details of compliance of Delhi Transplantation Policy, 2020 and Details of compensatory plantation if any.
29. Explore the possibilities of utilizing the debris/waste materials available in and around the project area.
30. Submit Environmental Management and Monitoring Plan for all phases of the project viz. construction and operation.
31. Submit NOC of Airport Authority of India for proposed height of the building.
32. Detail of water requirement during construction phase and its source. Project Proponent is required to clarify the arrangement for reusing the STP treated water/similar other source along with the mechanism proposed for making this water fit for use in construction phase.
33. Outlet parameters of proposed STP during operation phase needs to be checked for the feasibility of its reuse in flushing, horticulture, HVAC etc. taking into account the BIS 17663 (2021) norms and alike.
34. Justification to achieve the standards with the proposed technology of STP is required to be given.
35. Proposal should be included for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide) detectors for STP area.
36. The cost of environmental monitoring projected in the proposal should be commensurate with the environmental safe guard proposed.

  
(Sarvagya Kumar Srivastava)  
Chairman, SEIAA

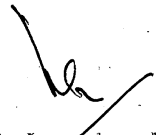
  
(Reena Gupta)  
Member, SEIAA

  
(K.S. Jayachandran)  
Member Secretary, SEIAA

37. Details of all the outlets from the proposed building including the outlet of STP required to be submitted with a proposal to install flow-meters at each of the outlets.
38. Project is required to quantify the no. of labours and the detailed plan for the proposed labour camps and amenities for housing them during construction phase.
39. Landscape details to be provided with a measured impact on the micro-climate. Green area should be demarcated as per building bye laws and provide 25% of plot area as green area and consolidated area of minimum 10 % of plot area should be kept as soft green area, so that there should be sufficient recharging of ground water.
40. Air quality pollution load and its negative impacts to be clarified along with mitigation options during the construction and lifetime of the project.
41. Give Typical Floor Plans with dimensions to demonstrate how natural ventilation & day lighting is being achieved supported with screenshots of suitable software based outputs.
42. 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 10 % 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.
43. Proposal for provisioning the energy audit during operation phase.
44. 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.
45. Elaborated effects of the building activity in altering the microclimates with self-assessment on the likely impacts of the proposed construction on creation of heat island & inversion effects.
46. Give plan for managing, conserving the top soil excavated during construction and for its reuse. Give the extent of total soil excavation (in m<sup>3</sup>) proposed and where the excavated soil will be gainfully used.
47. Proposal should include provision for electric charging of the e-Vehicles as per Building Bye Laws.
48. Typical Floor Plans with dimensions to demonstrate how natural ventilation & day lighting is being achieved supported with screenshots of suitable software based outputs. Energy Simulation Modeling for the entire complex using appropriate softwares to be submitted along with the proposal.
49. Ideally the environmental clearance application along with EIA study should be submitted after preliminary 'In Principle Approval' from the local bodies duly rooted through development authorities in accordance with approved master plan
50. 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.

  
(Sarvagya Kumar Srivastava)  
Chairman, SEIAA

  
(Reena Gupta)  
Member, SEIAA

  
(K.S. Jayachandran)  
Member Secretary, SEIAA

51. Simulated Model study for Air and Water impact and its mitigation measures is to be included in EIA Report.
52. Simulation model study for newly proposed building in respect of urban heat island effect.
53. Out of a total number of 1669 trees in the proposed project site, 1136 trees are to be cut, and 482 trees are proposed to be transplanted. Thus 97% of the trees will be cut or transplanted, and only 51 trees are proposed to be retained, which is just 3% of the total trees. This is an extraordinarily high percentage of trees being removed. The plan for the building and its ground coverage may be reviewed so as to reduce the trees being impacted.
54. Any Further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model TOR available on Ministry website <http://moef.nic.in/Manual/Townships>.

#### GENERAL GUIDELINES

1. The EIA document shall be printed on both sides, as far as possible.
2. All documents should be properly indexed, page numbered.
3. Period/date of data collection should be clearly indicated.
4. Authenticated English translation of all material provided in Regional languages.
5. The letter/application for EC should quote the MOEF & CC file no. and also attach a copy of the letter prescribing the TOR.
6. The copy of the letter received from the SEAC on the TOR prescribed for the project should be attached as an annexe to the final EIA-EMP Report.
7. The final EIA-EMP report submitted must incorporate the issues in TOR. The index of the final EIA-EMP report, must indicate the specific chapter and page no. of the EIA-EMP report where the specific issue raised have been incorporated.
8. Grant of TOR does not mean grant of EC.
9. The status of accreditation of the EIA consultants with NABET/QCI shall be specifically mentioned. The consultant shall certify that his accreditation is for the sector for which this EIA is prepared.
10. On the front page of EIA/EMP reports, the name of the consultant/ consultancy firm along with their complete details including their accreditation, if any shall be indicated. The consultant while submitting the EIA/EMP report shall give an undertaking to the effect that the prescribed TORs (TOR proposed by the project proponent and additional TOR given by the MOEF) have been complied with and the data submitted is factually correct (Refer MOEF office memorandum dated 4<sup>th</sup> August, 2009).
11. While submitting the EIA/EMP reports, the name of the experts associated with/involvement in the preparation of these reports and the laboratories through which the samples have been got analyzed should be stated in the report. It shall clearly be indicated whether these laboratories are approved under the Environment (Protection) Act, 1986 and the rules made there under (Please refer MOEF office memorandum dated 4<sup>th</sup> August, 2009). The project leader of the EIA study shall also be mentioned.

28 of 35

(Sarvagya Kumar Srivastava)  
Chairman, SEIAA

(Reena Gupta)  
Member, SEIAA

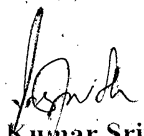
(K.S. Jayachandran)  
Member Secretary, SEIAA


12. As stipulated in amendment notification No. S.O. 751(E) dated 17th February, 2020, the above ToR would be valid for a period of four years from the date of issue. The project proponent shall submit detailed final EIA Report and EMP prepared as per above ToR within the stipulated period of four years.
13. The consultants involved in the preparation of EIA/EMP report after accreditation with Quality Council of India/National Accreditation Board of Education and Training (QCI/NABET) would need to include a certificate in this regard in the EIA/EMP reports prepared by them and data provided by other Organization(s)/Laboratories including their status of approvals etc. vide notification of the MOEF dated 19.07.2013.
14. The Prescribed ToR would be valid for a period of four years for submission of the EIA/EMP Reports.
15. The EIA-EMP report submitted must incorporate the construction and demolition waste management plan with identification of waste disposal/ recycling site.

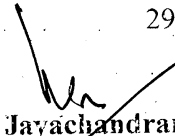
**C. The SEIAA during its meeting dated 24.01.2024 took the following decisions (s):**

The SEIAA approved the recommendations of SEAC taken on 04.01.2024 for issuance of Terms of Reference (ToR) to the project with the additional conditions as below:

1. The Project Proponent should include the implementation of the guidelines issued by committee Guidelines/ mechanism for using Anti-Smog Gun in construction and Demolition projects having built-up area greater than 20,000 sqm issued by Department of Environment, NCT of Delhi, vide letter no. F. No. DPCC/(12)(1)(285)lab2020/2790- 2810 dated 16.09.2021 available at [https://dustcontroldpcc.delhi.gov.in/Upload/GuidelinesPDF/43/FilePDF\\_43\\_723774.PDF](https://dustcontroldpcc.delhi.gov.in/Upload/GuidelinesPDF/43/FilePDF_43_723774.PDF). Besides use of Anti-Smog Gunn the Project Proponent shall ensure that environment friendly Dust suppressant and soil stabilising chemical would be sprayed at prescribed interval on unpaved area of the construction sites to agglomerate the fine dust particles into aggregate too large to become airborne. This must be done in all those areas where there is movement of trucks and other construction machinery at frequent intervals to prevent formations of fine dust particles.
2. Project proponent should include installation of reference-grade (USEPA approved system) Continuous Particulate Monitoring System consisting of three nodes capable of monitoring dust emission from the construction site. The system must have the capacity for simultaneous monitoring of PM2.5 and PM10 and equip for data transfer on a real-time basis to the server of DPCC.

  
(Sarvagya Kumar Srivastava)  
Chairman, SEIAA

  
(Reema Gupta)  
Member, SEIAA

  
(K.S. Jayachandran)  
Member Secretary, SEIAA

**Agenda No.: 04 NABET Letter dated 05.10.2023**

Letter no. QCI/NABET/ENV/SEIAA/23/2929 dated 05.10.2023 addressed to SEIAA, Delhi has been received from NABET. It has been stated in the aforesaid letter that MoEF&CC has mandated QCI-NABET accredited EIA consultant organizations for preparing EIA/EMP reports for Environmental Clearance and presentation at Centre and State level, vide EIA Notification dated March 03, 2016.

It has been requested not to allow non-accredited consultant(s) to present their cases in SEAC/SEIAA meetings and make Project Proponent aware about not to engage such consultant(s) for their projects.

SEAC took note of the above. However, there is ambiguity with respect to this aspect and needs more clarity. While clause 13 of EIA Notification inserted vide notification dated 03.03.2016 provides:

*"The Environmental consultant organisations which are accredited for a particular sector and the category of project for that sector with the Quality Council of India (QCI) or National Accreditation Board for Education and Training (NABET) or any other agency as may be notified by the Ministry of Environment, Forest and Climate Change from time to time shall be allowed to prepare the Environmental Impact Assessment report and Environmental Management Plan of a project in that sector and category and to appear before the concerned Expert Appraisal Committee (EAC) or the State Expert Appraisal Committee (SEAC). The Ministry will also prepare a panel of national level reputed educational and research institutions to work as Environmental Consultant Organisation."*


On the other hand, clause 7 (iv) (i) mentions as follows:

*"This appraisal shall be made by Expert Appraisal Committee or State Level Expert Appraisal Committee concerned in a transparent manner in a proceeding to which the applicant shall be invited for furnishing necessary clarifications in person or through an authorised representative."*


(Emphasis supplied)

In view of the above two clauses, a clarification may be sought by SEIAA from MoEF&CC, GoI as to whether the applicant can himself prepare and present EMP/EIA and/ or appear before SEAC or authorize any person for the same, who may or may not be accredited by QCI or NABET.

***The SEIAA during its meeting dated 24.01.2024 decided to seek clarification from MoEF&CC, GoI as per SEAC recommendation.***

  
(Sarvagya Kumar Srivastava)  
Chairman, SEIAA

  
(Reena Gupta)  
Member, SEIAA

  
(K.S. Jayachandran)  
Member Secretary, SEIAA

**Agenda No.: 05 - Exemption from requirement of Environmental Clearance for Construction of New Building for Integrated Facilities of Office Training Complex for ISTM and Office Accommodation for DoPT at old JNU Complex, New Delhi**

A letter dated 10.10.2023 from Institute of Secretariat Training and Management, Department of Personnel & Training, Ministry of Personnel Public Grievances & Pensions, GoI has been received regarding Construction of New Building for Integrated Facilities of Office Training Complex for ISTM and Office Accommodation for DoPT at old JNU Complex, New Delhi under EPC Mode-I.

It has been informed that they shall be taking up the construction activities for a prestigious training institute of government of India. The building for Integrated facilities of office Training Campus for ISTM (Institute of Secretariat Training and Management) and office accommodation for DoPT at old JNU Campus. The configuration of the building is Basement+G+8 and the total plinth area of building is 30575 sqm and basement area is 7055 sqm. It has been claimed that, since the building is a training institute and in old JNU Campus, therefore, the EIA notification dated 22.12.2014 and subsequent clarification issued on 04.10.2022 for above notification the above institute building is exempted from requirement of Environmental Clearance. It has been requested to issue a formal exemption letter for the said construction project.

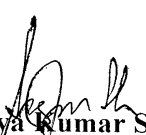
In the above context OM dated 19.05.2022 and 04.10.2022 needs to be deliberated by SEAC regarding the exemptions prescribed in notification dated 22.12.2014.

In notification dated 22.12.2014 regarding applicability of Environmental clearance, it has been prescribed at S.No. 8(a) for Building and Construction projects having Built-up area > 20000 sqm and < 1,50,000 sqm, the projects or activities shall not include industrial shed, school, college, hostel for educational institution. However such buildings shall ensure sustainable environment management, solid and liquid waste management, rainwater harvesting and use of recycled materials such as fly ash bricks. There is no such exemption for townships and area development projects covering an area > 50 ha and or Built-up area > 1,50,000 sqm.

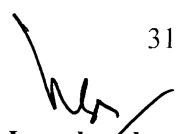
OM dated 19.05.2022 has clarified that *"educational institution" means a school, seminary, college, university, professional academies, training institutes or other educational establishment, not necessarily a chartered institution and includes not only buildings, but also all grounds necessary for the accomplishment of the full scope of educational instruction, including those things essential to mental, moral and physical development."*

Clause 2(ii) of EIA Notification prescribed that Environmental clearance will be required for Expansion and modernisation of existing projects or activities listed in the Schedule to this notification with addition of capacity beyond the limits specified for the concerned sector,

31 of 35

  
(Sarvagya Kumar Srivastava)  
Chairman, SEIAA

  
(Reena Gupta)  
Member, SEIAA

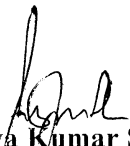
  
(K.S. Jayachandran)  
Member Secretary, SEIAA

that is, projects or activities which cross the threshold limits given in the Schedule, after expansion or modernisation.


After due deliberations, the SEAC in its 137<sup>th</sup> Meeting held on 18.11.2023, in view of the provisions of EIA notification, observed that the project proponent is required to clarify whether the proposed construction is an expansion or modernisation of existing building of old JNU campus exceeding the threshold limits or it is a standalone separate entity undertaking the proposed development having built-up area < 1,50,000 sqm.

It is recommended that SEIAA may forward the representation to MoEF&CC, GoI for suitable clarification to Institute of Secretariat Training & Management, GoI with copy to applicant to pursue further the matter with the Ministry.

*The SEIAA during its meeting dated 24.01.2024 decided to forward the representation to MoEF&CC, GoI as per SEAC recommendation.*

  
(Sarvagya Kumar Srivastava)  
Chairman, SEIAA

  
(Reena Gupta)  
Member, SEIAA

  
(K.S. Jayachandran)  
Member Secretary, SEIAA



**Agenda No. 6: Letter dated 01.12.2023 received from ACE (PLG) W, DJB**

A letter dated 01.12.2023 received from ACE (PLG) W, DJB in reference to the SEAC letter dated 17.02.2022 regarding water assurances. It has been requested that matter of the environmental clearance to the project proponents (PPs) under EIA Notification be integrated with OBPS system of MCD, which is already in place. The SEAC, Delhi is to consider NOCs issued by DJB in the OBPS system of MCD only, for the purpose of environmental clearances to the PPs.

As per present practice of seeking water assurance as per recommendation of SEAC and approved by SEIAA; PP should submit the following details in respect of the water assurance:


1. Whether technical feasibility exists at present to supply water to the above site?
2. If no, whether DJB is planning to extend supply network to above area in the specific time frame (time frame to be mentioned).
3. Following details as part of water supply assurance as required for environmental clearance should be provided:

Name of the UGR	Capacity of feeding UGR	Current demand on existing UGR	Surplus allocation available for this project.
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Above recommendation has been approved by SEIAA in its meeting dated 16.11.2023

The SEAC recommended to SEIAA that no action is required in respect of DJB letter dated 01.12.2023 as the issue already stands concluded and DJB be informed suitably informing that NOC of DJB is not required, only assurance of water supply is looked into during the conceptual stage of project by SEIAA/ SEAC while considering Environmental Clearance.

*The SEIAA during its meeting dated 24.01.2024 took note of SEAC recommendation. No further action warranted.*

  
(Sarvagya Kumar Srivastava)  
Chairman, SEIAA

  
(Reena Gupta)  
Member, SEIAA

  
(K.S. Jayachandran)  
Member Secretary, SEIAA

**Table Agenda 07: For inclusion of USGBC's LEED as part of the Green Building Norms:**

In reference to specific condition being imposed by 4<sup>th</sup> SEAC/ SEIAA i.e. "Green Building norms should be followed with a minimum 4 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up." and specific condition imposed by 3<sup>rd</sup> SEAC in its 84<sup>th</sup> meeting i.e. "Green building norms should be followed and attempt should be made to achieve platinum rating of LEED", the M/s Green Business Certification Institute (GBCI) Pvt. Ltd. vide email/letter requested SEIAA-Delhi to include U.S. Green Building Council's (USGBC) green building rating program LEED (Leadership in Energy and Environmental Design) as part of the Green Building Norms of SEAC. Their Representation include following:

- a. *LEED is the most widely used green building program in the world with more than 189,650 registered and certified commercial projects across 182 countries and territories.*
- b. *A global, regional and local mass market transformation tool, LEED helps us to accelerate better, high- performing, healthier and sustainable buildings, communities, and cities and it is a solution to current environmental challenges and a tool that improves human health.*
- c. *The LEED program has largely helped our clients define, strategize and report their ESG/UNSDG goals on an annual basis as it synergizes with the requirements.*
- d. *LEED works for all space types and also at any stage of the built-environment, be it during construction or in its operation & maintenance phase. LEED works with the stakeholders throughout the life cycle of their sustainability journey.*
- e. *India we have close to 4,235+ projects participating in LEED with a footprint of 2.6 billion square feet.*
- f. *LEED is being adopted by all the major developers, corporate houses, manufacturing clients, retail giants, educational institutions, etc.,*
- g. *We have also partnered with DMRC, Delhi and launched the LEED Rating system for Metro Stations.*
- h. *LEED is also referred in many of the State Government By-Law focusing on promoting Green Buildings.*


*With all the above market transformation and support of stakeholders including private and Government, we are happy to inform you that India ranks no 3 on the global footprint of LEED, next to USA and China.*

GBCI India has requested to include USGBC's LEED Green Building Rating system, also as part of the SEAC green building recommendation with minimum of LEED Gold Rating.

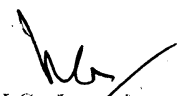
***The SEIAA during its meeting dated 12.09.2023 decided to refer the matter to SEAC for examination and suitable recommendation.***

SEIAA in its last meeting imposed the condition that ***Green building norms should be followed with a 5 star GRIHA/ IGBC/ ASSOCHAM GEM rating or other equivalent recognized standard.***

SEAC in its 135<sup>th</sup> meeting dated 10.10.2023 decided that representation be forwarded to all SEAC members for deliberation in next meeting.

  
(Sarvagya Kumar Srivastava)  
Chairman, SEIAA

  
(Reena Gupta)  
Member, SEIAA

  
(K.S. Jayachandran)  
Member Secretary, SEIAA

## Minutes of Meeting of 75th SEIAA Meeting held on 24.01.2024

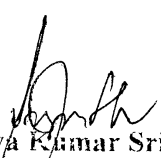
The SEAC in its meeting dated 27.10.2023 deliberated that already Indian accreditation systems are existing at present therefore any international system cannot be specifically mentioned.


The SEIAA during its meeting dated 07.11.2023 decided to defer the case for the next meeting.


The SEIAA during its meeting dated 16.11.2023 decided to defer the case for further examination of the matter.

The SEIAA during its meeting dated 24.01.2024 acknowledged the SEAC recommendation and decided to continue with the condition being imposed in this regard i.e. "Green building norms should be followed with a 5 star GRIHA/ IGBC/ ASSOCHAM GEM rating or other equivalent recognized standard."

Meeting ended with the vote of thanks to the Chair.

  
(Sarvagya Kumar Srivastava)  
Chairman, SEIAA

  
(Reena Gupta)  
Member, SEIAA

  
(K.S. Jayachandran)  
Member Secretary, SEIAA