STATE LEVEL EXPERT APPRAISAL COMMITTEE (SEAC)-DELHI

OFFICE OF DELHI POLLUTION CONTROL COMMITTEE
5th FLOOR, ISBT BUILDING, KASHMERE GATE, DELHI-110006

Minutes of the 135th Meeting of State Level Expert Appraisal Committee (SEAC) held on 10.10.2023 at 10:30 AM in the Conference Room of DPCC, at 5th Floor, ISBT Building, Kashmere Gate, Delhi 110006.

The 135th Meeting of State Level Expert Appraisal Committee (SEAC) was held on 10.10.2023 in the Conference Room of DPCC under the Chairmanship of Sh. Vijay Garg. The following Members of SEAC were present in the Meeting:

1. Sh. Vijay Garg - In Chair
2. Sh. Ashish Gupta - Member
3. Sh. Gopal Mohan - Member
4. Sh. Ankit Srivastava - Member
5. Sh. Chetan Agarwal - Member
6. Sh. Pankaj Kapil - Member Secretary

Following SEAC Members could not attend the Meeting:

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

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

The Minutes of the 134th SEAC Meeting held on 14.09.2023 were confirmed by the Members.

Table Agenda: 01 - Water Assurance

The SEIAA in its 70th Meeting held on 31.05.2023 deliberated and decided as follows:

Regarding water assurance letters received from DJB the SEIAA desired that there should be firm assurance regarding supply of fresh water to the project with quantity of fresh water required and quantity of fresh water to be supplied. SEIAA felt that there should be a standard format of water assurance from DJB/water supply agencies. Therefore, SEAC to prescribe the standard format for water assurance in which DJB/Water supply agencies to provide assurance of water to the projects.

During the meeting of SEAC on 26.06.2023, Chairman SEAC desired Sh. Ankit Shrivastava Member, SEAC to devise the suitable format for further consideration.

The matter was deliberated in the SEAC meeting on 31.07.2023 and after the detailed discussion it was decided that the issue will be finalized in the next meeting and the matter was deferred further in the previous meeting held on 14.09.2023.

During the meeting on 10.10.2023, it was decided that the 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.

Table Agenda 02: Representation to Chairman SEIAA dated 19.04.2023 regarding Proposal of National Building Construction Company regarding further felling of Trees for GPRA Redevelopment project received from Sh. Bhavreen Kandhari.

The said issue was discussed in SEIAA and it was decided to forward the representation to SEAC to examine the issue of trees in GPRA Sarojini Nagar and put up recommendation at the earliest.

The representation received from Sh. Bhavreen Kandhari, C-15 Defence Colony, New Delhi has already been forwarded to Dept. of Forest, Govt. of NCT of Delhi vide letter dated 13.06.2023 and reminder of the same has also been issued on 01.08.2023.

Through the above representation the issue raised are summarised as below:

(1) Judgement of the Hon'ble High Court of Delhi in Re: Kaushal Kant Mishra wherein the Hon'ble Court had adjudicated the matter and pronounced is judgement.
(2) Provisions of DPTA quoted in the representation and the reference made to Hon'ble High Court Order dated 03.02.2023 in Cont. Case (C) 851 of 2021.
(3) Request has been made by the representationist that the proposal of NBCC needs to be examined thoroughly and has to go through rigors of DPTA and then be considered by this authority as there will be no application of mind by the tree officer/under DPTA once the proposal is given go ahead.

The order dated 12.04.2023 of Hon'ble High Court of Delhi in WP(c) 6680/2018 in CM Application no. 38135/2022, 45829/2022, 586/2023, 1402/2023 titled as Dr. Kaushal Kant Mishra Vs. union of India & Ors. reflects that Hon'ble High Court has allowed the application of Project Proponent (NBCC) in terms of order dated 15.03.2023 passed by the Hon'ble Supreme Court in I.A. No. 32471/2023 and IA No. 43586/2023 in SLP (C) No. 25047/2018 in which the Hon'ble Supreme Court inter-alia found that apprehensions that the Tree officer would not take into consideration the provisions of law is ill-founded and directed Tree officer to strictly take into consideration the provisions of law, while considering the applications for grant of such permission.

During the meeting of SEAC on 10.10.2023 a committee consisting of Sh. Chetan Agarwal, Sh. Pranay Lal and Ms. Jyoti Mendiratta members of SEAC was constituted to examine the issue and provide comments in next meeting.

Table Agenda 3:For inclusion of USGBC's LEED as part of the Green Building Norms:

In reference to specific condition being imposed by 4th 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 3rd SEAC in its 84th 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 135th meeting dated 10.10.2023 decided that representation be forwarded to all SEAC members for deliberation in next meeting.

Agenda No.: 01

Case No. C-457

Name of the Project	EC for Proposed Construction of "Venkateshwar Hospital" at Sector -16, Rohini, Phase - II (Public and Semi-Public facility Area No.4) New Delhi- 110085 by M/s JB Healthcare Pvt Ltd.
Project Proponent	M/s JB Healthcare Pvt Ltd.
Consultant	M/s Perfact Enviro Solutions Pvt. Ltd.
EIA Coordinator present during Meeting	Mr. Praveen Bhargava Ms. Akta Chugh
Representative of PP present during Meeting	Mr. Risabh Solanki Mr. Prince Solanki
Proposal No.	SIA/DL/INFRA2/434793/2023
File No.	DPCC/SEIAA-IV/C-457/DL/2023

A. Details of the Proposed Project are as under:

1. The proposal is for grant of EC for Proposed Construction of "Venkateshwar Hospital" at Sector -16, Rohini, Phase - II (Public and Semi-Public facility Area No.4) New Delhi-110085 by M/s JB Healthcare Pvt Ltd. and details have been updated as per ADS submitted.
2. The project is located at **Latitude:** 28°43'54.65"N; **Longitude:** 77° 7'12.04"E.
3. **Area Details:**
   The plot area of the project is 8,064 sqm. The proposed total Built-up Area is 61,058.0 sqm. The proposed FAR Area is 26,678.0 sqm. The proposed Non FAR Area is 34,380 sqm. The proposed Ground Coverage is 3196.5 sqm. The proposed basement area is 16189 sqm. The proposed number of basements are 3 nos.. The proposed number of hospital beds is 494 nos. The maximum number of floors will be 3B+G+11. The total no of expected population will be 4294 persons. Max. height of the building will be 45 m.
4. **Water Details:**
   During Construction Phase, 22 KLD will be the total water requirement. 9 KLD of Fresh water will be required for drinking and domestic purpose and 8 KLD of fresh water will be required from Anti-Smog Guns. 5 KLD treated water will be sourced through nearby STP for construction activities. The quantity of sewage generation will be 8 KLD and the sewage will treated in mobile STP.
   During Operational Phase, Total water requirement of the project will be 568 KLD which will be met by 265 KLD of fresh water from DJB and 303 KLD of treated water from in-house STP. Total waste water generated from the project will be 338 KLD which will be treated in-house STP of 400 KLD capacity. Waste water generated from laundry and medical uses will be 24 KLD which will be treated in in-house ETP of 30 KLD capacity and 23 KLD treated water from ETP will be discharged into STP for further

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treatment. Treated water from STP will be 303 KLD which will be recycled and reused for Flushing (98 KLD), HVAC Cooling (198 KLD) and Gardening (07 KLD).
Rainwater storage tank of 300 KLD will be provided in view of high ground water table.

5. **Solid Waste Details**
   During Construction Phase, 29 Kg/Day of municipal solid waste will be generated which will be disposed at solid waste site through authorized vendor.
   During the Operation Phase, Total solid waste generated from project will be 792 kg/day. Out of which 475 kg/day will be biodegradable waste and 317 kg/day will be non-biodegradable waste. Bio-medical waste generation will 185 Kg/day which will be given to approved recycler. The biodegradable wastes will be composted in an onsite OWC and will be used as manure. The non-biodegradable will be disposed at designated site through authorized vendors.
6. **Power Details**
   During Operation Phase, Total power requirement will 3750 kVA which will be met from Tata Power Delhi Distribution Limited (TPDDL). For power back up, Hybrid Generator sets of Capacity 5020 KVA [2 x 1010 kVA + 2 x 1500 kVA] will be used.
   Solar photovoltaic power panels of 306.18 kWp capacity will be provided.
7. **Parking Facility Details,** Total Proposed Parking will be 535 ECS.
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 24.80 Km and from Asola Wildlife Sanctuary is 27.32 Km.
9. **Plantation Details:** The proposed total green area is 1480.25 sqm (18.3 % of total plot area), out of which 1064.20 sqm will be soft green area (13.19% of plot area) & 416.05 sqm will be hard green area. Total number of proposed trees will be 101 nos. Currently, no tree exists at site.
10. **Cost Details:** Total Cost of the project is Rs 238.72 crores.

After due deliberations, the SEAC in its 132nd Meeting held on 31.07.2023, 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 29.08.2023 vide letter dated 29.08.2023 which is as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 31.07.2023	Reply dated 29.08.2023 submitted on 29.08.2023
1.	Status of Building Plan approval from DDA, DUAC and Delhi Fire Service.	PP has informed that application for building plan approval has been submitted to the DDA and Fire NOC will be granted after the grant of Building plan & DUAC permission. PP has attached acknowledgement slip of submission of application for building plan approval to DDA as annexure.
2.	Aspect related to dewatering needs to be explained/ elaborated in view of higher ground water table and construction of 3 basements and a	PP has informed that 3 basement will be constructed at the project site & the water table is very high so dewatering will be there.

	proposal for proper management of dewatered ground water to be submitted. A report in this regard is required to be prepared and submitted.	PP has attached dewatering report as annexure.
3.	In view of high ground water table, PP is required to review RWH proposal with adequate provision of rainwater harvesting tanks with a capacity of minimum 1 day of fresh water requirement.	PP has informed that rainwater storage tank of 300 KLD will be installed. PP has attached detailed rain water harvesting proposal and plan Showing Rainwater collection tank as annexure.
4.	Assurance for supply of treated water during construction phase. PP is required to clarify the arrangement for reusing the aforesaid treated water along with the mechanism proposed for making this water fit for use in construction.	PP has informed that construction water will be met by STP Treated water of Rithala STP. STP treated water assurance has been issued by Delhi Jal Board vide letter no. DJB/EE/(SDW) XII 23 - 24/1015 dated 01.08.2023. PP has attached the same as annexure.
5.	Proposal to discharge of ETP treated water into onsite STP instead of discharging into sewer lines with proper treatment.	PP has informed that ETP treated water will be treated in STP, treated water will go to STP media then further it will undergo the process of tertiary treatment & ultrafiltration. Treated water will be reused for flushing, cooling & gardening and there will be excess treated water. PP has attached ETP cum STP scheme along with a schematic diagram as annexure.
6.	Revised landscape plan with demarcated green area with soft green area & revised tree count for proposed plantation. Green area should be demarcated as per building bye laws and minimum consolidated area of 15 % of plot area should be kept as soft green area. Further, wherever tree plantation being done/ proposed, tree-pit size of 6' x 6' / tree to be adopted as permeable surface of the tree.	PP has informed that 816 sqm green area will be provided. PP has attached revised landscape plan as annexure.
7.	Revised water assurance from DDA with due confirmation of the provision of peripheral water supply scheme of command area for operational phase.	PP has informed that revised water assurance for operation phase has been obtained from DDA vide letter No.F9(1680)/2023/WC/CAU/DDA/3602 dated 22.08.2023 for 265 KLD.

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		PP has attached the same as annexure.
8.	Revised proposal to enhance the solar power utilization up to 10 % of the total power load.	PP has informed that total terrace area will be 3196.5 sqm which is already covered with services & solar panels. Therefore, they will provide 8% (611 no. of panels with load of 500 W each) of the total power load through renewable resources i.e 300 KW. They will not be able to enhance the solar power utilization further. PP has attached terrace plan showing location of solar panels as annexure.
9.	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 informed that they will provide the provision of 30 % of the ECS for electric vehicles and also provision will be made to allow the extension of electric charging facility to all parking slots in the future.
10.	Specify name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters.	PP has attached Environmental Management Cell details which are as follows: **S.No. / Name / No. of Persons** 1. Environment Officer — 01 2. Maintenance Person — 01 3. Air Management Person — 01 4. Waste water Management Person — 01 5. Waste Management Person — 01 6. EHS Engineer — 01
11.	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 provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
12.	Submission of information wrt heat island effect with due indication of rise in temperature after operationalizing the building and its	PP has informed that temperature difference of 1°C to 2°C is created by adopting urban heat island mitigation strategies.

	remedial measures proposed to be taken.	PP has attached urban heat island effect study having proposed mitigation measures as annexure.
13.	Air pollution abatement plan and energy conservation measures will be reviewed in next meeting in view of revision in the proposal being sought.	PP has attached air pollution abatement plan along with energy conservation measure as annexure.
14.	Revised traffic plan as per requirement of checklist.	PP has attached letter issued by Unified Traffic and Transportation Infrastructure (Planning & Engineering) Centre (UTTIPEC) vide letter no. F1 (Misc). UTTIPEC/2019/DDA/Vol-I/D-130 dated 04.08.2023 as annexure. PP has also attached detailed traffic report and revised traffic plan as annexure.

In the presentation on 14.09.2023, the PP provided the revised water mass balance in view of fresh water assurance for 265 KLD obtained from DDA vide letter dated 22.08.2023, discharge of ETP treated water into onsite STP for treatment.

After due deliberations, the SEAC in its 134th Meeting held on 14.09.2023, 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 27.09.2023 vide letter dated 27.09.2023 which is as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 14.09.2023	Reply dated 27.09.2023 submitted on 27.09.2023
1.	Revised landscape plan with correctly demarcated 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/ pervious area. Further, wherever tree plantation being done/ proposed, tree-pit size of 6' x 6' / tree to be adopted as permeable surface of the tree. The 10% green area to be provided must be fully permeable soft green (without any concrete subgrade) with appropriate plants for filtration of run-off before percolation. Slopes of the site should be appropriate to direct run-off into the soft permeable green areas.	PP has informed that total green area of 1480.25 sqm (18.3 % of total plot area i.e 8064.0 sqm) will be provided out of which 1064.20 sqm will be soft green area (13.19% of plot area) & 416.05 sqm will be hard green area. PP has informed that slopes will be provided to direct run off into the soft permeable green areas. PP has attached revised landscape plan with demarcated soft green area & hard green area along with detailed green area sheet as annexure.

2.	Revised report for ground water dewatering as the report submitted by the project proponent not found satisfactory in view of mismatch of data, incorrect cross detail etc. provided in the report.	PP has informed that revision in report for ground water is under process and revised dewatering report will be presented during the meeting.
3.	Revised calculation for solar power utilization.	PP has informed that total power load of the complex is 3750 kVA (i.e 3000 KW) and solar panels of 306.18 KW (10.2 % of total power load) from 567 no. of panels with load of 540W each will be provided over the terrace. PP has attached plan showing solar panels as annexure.
4.	Revised report for urban heat island effect indicating the net increase in heat due to proposed development taking into account zero development at the plot as baseline scenario.	PP has attached detailed revised report for urban heat island effect mentioning all the mitigation strategies as annexure.
5.	Revised air pollution abatement plan taking into account the more realistic vehicular movement, emission data and emission factors.	PP has attached revised air pollution abatement plan considering vehicular movement, emission data & emission factors as annexure.
6.	Revised STP+ETP details as calculations presented during the meeting were full of contradictions.	PP has informed that ETP treated water will be treated in STP then the treated water will go to Multi grade filters & activated carbon filters then further it will undergo through water softener & brine tank. Then it will undergo a process of biological treatment & ultrafiltration. PP has attached revised water balance diagram which is as follows: **Water requirement during Operation Phase (After taking conservation measures):**

S.No	Particulars	Quantity
1.	**Total Water Requirement**	568 KLD
2.	**Fresh Water Requirement** (Source: DJB)	265 KLD
3.	**Treated Water Requirement**	303 KLD
	Flushing	98 KLD
	HVAC	198 KLD
	Gardening	07 KLD
4.	**Waste Water Generated**	338 KLD

		5. **STP Capacity** | 400 KLD PP has attached detailed water management & water balance diagram and ETP cum STP scheme as annexure.
7.	Revised traffic plan with better accessibility along with following: a. Existing vehicular median cut in Dr. KN Katzu Marg is to be aligned with the entry of the Hospital for easy access of ambulances, etc. from the southern side of the road. b. New at-grade pedestrian crossing to be provided by concerned road owning agency to facilitate safe crossing of pedestrians approaching the hospital from District Centre side; PP to coordinate and ensure the same.	PP has attached revised traffic report along with the traffic plan with better accessibility.
8.	Revised Plan/mechanism on how to make treated water fit for construction based on actual data.	PP has informed that during the construction phase, water will be sourced through Rohini STP treated water. Prior to use of water for construction purposes testing will be done, if the water will not meet the criteria of IS standard: 456 then pre-treatment will be provided. PP has attached the mechanism for making water fit for construction purposes as annexure.

During the presentation on 10.10.2023, the PP presented revised report for ground water dewatering.

The PP during the presentation submitted an undertaking that it will ensure to mitigate and bring the temperature rise to zero due to heat island effect using appropriate strategies as stated in the undertaking.

B. After due deliberations, the SEAC in its 135th meeting held on 10.10.2023 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 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 – 568 KLD, Fresh water requirement – 265 KLD, Treated water requirement – 303 KLD (for recycling in Flushing (98 KLD), HVAC (198 KLD), Gardening (07 KLD).
4. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs. 51.0 Lacs and recurring cost of Rs. 8.5 Lacs/ year during construction phase and capital cost of Rs. 198 Lacs and recurring cost of Rs. 14 Lacs/ year during operation phase.
5. Formal approval shall be taken from the DJB/CGWA for any ground water abstraction of dewatering. The project proponent shall adopt suitable measures for controlling ground water backing up around basements.
6. At least 10.2 % (i.e. 306.18 kWp) of the total energy demand to be sourced from Solar (Renewable) energy as committed.
7. Rain water storage tank with a capacity of minimum 1 day of fresh water requirement shall be provided.
8. The PP shall install the gas based generator sets as a first option, hybrid generator sets (with 70 % gas based fuel and 30 % diesel) as a second option. The generator sets shall be operated as per extant directions of CPCB/ CAQM with due compliances of directions issued under GRAP for Delhi & NCR
9. The excavated soil from the project shall be disposed by engaged agency within 10 km radius of the project site.
10. The Environment Management Cell consisting of 01 Environment Officer, 01 Maintenance Person, 01 Air Management Person, 01 Waste water Management Person, 01 Waste Management Person and 01 EHS engineer shall be created as committed and made functional before commissioning of the proposed development.
11. Minimum 1 tree for every 80 Sq. Mt of plot area (101 nos) should be planted within the project site.
12. 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.
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 and Gold rating should be followed up.

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. 1/3rd 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.
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 from DJB shall not exceed 265 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DJB/ concerned Authority.
25. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for flushing, AC makeup water and gardening.
26. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
27. 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 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.

Agenda No.: 02
Case No. C-460

Name of the Project	Proposed Group Housing, Project at Plot No. PKT-02(a) Pocket-2/ Block-A Sector - 32, Rohini, Delhi by M/s Ice Feel Mount LLP
Project Proponent	M/s Ice Feel Mount LLP
Consultant	M/s IND TECH HOUSE CONSULT
EIA Coordinator present during Meeting	Mr. Anand Kumar Dubey Mr. Soumya Dwivedi
Representative of PP present during Meeting	Mr. Ketan Kaher Mr. Himanshu Verma
Proposal No.	SIA/DL/INFRA2/443763/2023
File No.	DPCC/SEIAA-IV/C-460/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. PKT-02(a) Pocket-2/ Block-A Sector - 32, Rohini, Delhi. by M/s Ice Feel Mount LLP and details have been updated as per the appraisal done.
2. The project is located at **Latitude:** 28°44'15.94"N; **Longitude:** 77°04'06.48"E.
3. **Area Details:**
   The total plot area of the project is 8216 sqm. The proposed total built-up area is 50700 sqm. The proposed FAR area is 16,831.493 sqm. The proposed Non-FAR area is 31335.379 sqm. The proposed ground coverage is 1044.861 sqm. Total no. of expected population will be 940 persons. Total nos. of dwelling units will be 219 (Saleable DU's: 129 & EWS DU's: 90). Total no. of towers will be 4 nos. No. of floors will be 1B+ST+24, 1B+ST+24, 1B+ST+24, 1B+ST+31. The maximum height of the building will be 103.55 m (upto OHT Top).
4. **Water Details:**
   During Construction Phase: Total water requirement will be 20.3 KLD which will be met by 9.5 KLD of fresh water through tankers for labors and 10.8 KLD treated water will be sourced through nearby STP for construction activities. Mobile toilets and potable water facilities will be provided at site for labor and staff.
   During Operational Phase: Total water requirement of the project will be 80 KLD which will be met by 54 KLD of fresh water from DJB and 26 KLD treated water from in house STP. Total waste water generated from the project will be 61 KLD which will be treated in house STP of 65 KLD capacity. Treated water from STP will be 55 KLD out of which 26 KLD will be recycled and reused for flushing (17 KLD), filter backwash (1 KLD), landscape (8 KLD). Rest of the treated water i.e. 29 KLD will be used for green area of sector Parks.
   1 Rain water tank of 242.8 KL is proposed.

5. **Solid Waste Details:**
   During Construction Phase, about 37.5 Kg/day of municipal solid waste will be generated which will be disposed through authorized vendor.
   During the Operation Phase, Total solid waste generated from project will be 420 kg/day out of which 170 kg/day will be biodegradable waste and 250 kg/day will be non-biodegradable waste. The biodegradable waste will be composted in an onsite OWC & will be used as manure and non-biodegradable waste will be disposed through authorized vendors.
6. **Power Details**
   During Operation Phase, Total power requirement will be 1562.26 kW which will be met by the Tata Power Delhi Distribution Limited. For Power Back up, 2 no. of GG sets of total capacity 1250 kVA (2 x 625 kVA) will be installed.
   Solar photovoltaic power panels will be provided.
7. **Parking Facility Details:** Total Proposed Parking is 350 ECS (Surface Parking: 10 ECS, Stilt & Podium Parking: 197 ECS, Basement parking: 143 ECS).
   EV charging points for 30 % of total parking will be provided.
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 29.07 Km SE and from Asola Wildlife Sanctuary is 29.47 Km SE.
9. **Plantation Details:** The proposed Green Area is 2,379.48 sqm (28.9 % of plot area). Total no. of proposed trees is 105 nos. within project site. No tree cutting will be involved as there are no trees present at site.
10. **Cost Details:** Total Cost of the project is INR 150.4 Crores.

During the presentation, the PP submitted the revised landscape plan with amended soft green area details and undertaking that they will explore the possibility to install natural STP preferably or MBBR technology will be installed instead of SBR technology.

B. <u>After due deliberations, the SEAC in its 135th Meeting held on 10.10.2023 recommended as follows:</u>

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 project proponent shall adhere to the total water requirement – 80 KLD, Fresh water requirement – 54 KLD, Treated water requirement – 26 KLD (for recycling in Flushing – 17 KLD, Landscape – 08 KLD, Filter Backwash– 01 KLD) and 29 KLD excess treated water from onsite STP shall be used in nearby parks with the consent of concerned department or other agencies.
3. 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. The PP shall explore the possibility to install natural STP as committed.

4. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. Capital cost of Rs. 39.5 Lacs & Recurring cost of Rs. 7.85 Lacs/ year during Construction phase and Capital cost of Rs. 200.4 Lacs & Recurring cost of Rs. 9.46 Lacs/ year during Operation phase.
5. At least 7.2 % (i.e. 112.6 kWp) of the total energy demand to be sourced from Solar (Renewable) energy as committed and PP shall try to enhance it further.
6. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places as committed. PP to ensure that this should be provided in AC/DC combination. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.
7. Minimum 1 tree for every 80 Sq. Mt of plot area should be planted within the project site.
8. Ground water should be extracted only after the permission from the competent authority.
9. 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.
10. During construction phase, only drinking water required by the labourers and the other fresh water requirement for Anti-Smog Guns is allowed to be supplied through tankers
11. 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.
12. Rain water storage tank with a capacity of minimum 1 day of fresh water requirement will be provided. Rainwater should be harvested and stored for reuse.
13. 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.
14. The Environment Management Cell consisting of Director, Senior Environment Expert and Junior Environment Expert having specific knowledge related to environmental safeguards/ air/ water pollution shall be created and made functional before commissioning of the proposed development.
15. 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

16. Green building norms should be followed with a minimum 4 star GRIHA/IGBC/ASSOCHAM/GEM rating and Gold rating should be followed up.
17. Construction & Demolition waste should be disposed of at authorized C&D waste processing unit.
18. Wind- breaker of appropriate height i.e. 1/3rd of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction.
19. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration/ self-audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10. Atleast 04 Anti-Smog Gun shall be installed before starting the construction.
20. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
21. Only LED lighting fixtures should be used for energy conservation.
22. The cost of Environment Management Plan should be distinctly allocated in the budget of the project and details of the same along with time frame of the implementation should be reported in six monthly monitoring reports.
23. In view of MoEF&CC Office Memorandum No. 21-270/2008-IA.III dated 19.06.2013 read with MoEF&CC Office Memorandum No. 22-154/2015-IA.III dated 10.11.2015, this environmental clearance is granted focusing only on the environment concerns. The project will be regulated by the concerned local Civic Authorities under the provisions of the relevant provisions of the extant MPD-2021, Building Control Regulations and Safety Regulations.
24. The Environmental Clearance is subject to the condition that concerned local civic agencies will give the permission for use/ occupation of the building only after the written assurance of DJB/ New Delhi Municipal Council / DDA/ other such local civic authority (as the case may be) regarding supply of adequate water for the residents/ occupiers.
25. Grant of environmental clearance does not necessarily implies that water/ power supply shall be granted to the project and that their proposals for water/ power supply shall be considered by the respective authorities on their merits and decision taking.
26. The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from water/ power supply angle shall be entirely at the cost and risk of the project proponent and SEAC/SEIAA, Delhi shall not be responsible in this regard in any manner.

27. 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.
28. As proposed, fresh water requirement from DDA shall not exceed 54 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DDA/ concerned Authority.
29. 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.
30. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
31. The PP shall install the gas based generator sets as committed.
32. The project proponent shall implement the Traffic Management Plan.
33. Energy audit shall be carried out periodically to review energy conservation measures.
34. All sensor/meters based equipments should be calibrated on quarterly basis.
35. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
36. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
37. 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.
38. Exposed roof area and covered parking should be covered with material having high solar reflective index.
39. Building design should cater to the differently-abled citizens.
40. 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.
41. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
42. Construction activities will be allowed only during day-time period.
43. Lubrication will be carried out periodically for plant machinery.
44. PP should install the air filters in the basement consisting of advanced adsorption technologies.

Agenda No.: 03

Case No. C-458

Name of the Project	EC for Proposed Expansion of Delhi Transporters Co-operative Group Housing Society Ltd. at Plot No. 02, Sector 02, Dwarka, New Delhi by M/s The Delhi Transporters CGHS Ltd.
Project Proponent	The Delhi Transporters CGHS Ltd.
Consultant	M/s IND TECH HOUSE CONSULT
EIA Coordinator present during Meeting	Mr. Anand Kumar Dubey Mr. Soumya Dwivedi
Representative of PP present during Meeting	Mr. Ram Bhusan Trivedi Mr. Vinod Kumar
Proposal No.	SIA/DL/INFRA2/441809/2023
File No.	DPCC/SEIAA-IV/C-458/DL/2023

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Proposed Expansion of Delhi Transporters Co-operative Group Housing Society Ltd. at Plot No. 02, Sector 02, Dwarka, New Delhi by M/s The Delhi Transporters CGHS Ltd and details have been updated as per ADS submitted/ appraisal done.

   As mentioned in Form 1, Conceptual plan, construction of the project was completed before EIA notification 2006 and the completion was applied on 10.07.2006 before release of EIA notification dated 14.09.2006. The proposed expansion includes only the addition of one room in each flat with balcony and a public toilet to the existing operational project and hence, the built-up area will increase from 40387.212 sqm to 48744.85 sqm.

   Occupancy Certificate was issued to the existing project vide file no. F.23(18)/00/Bldg./25 on 09.06.2008.
2. The Project is located at **Latitude:** 28°35'47.83" N; **Longitude:** 77°4'9.24" E.
3. **Area Details (after expansion):**

   The Plot Area of the project is 15033.364 sqm which will remain same. The proposed Built-up area is 8357.638 sqm. The total Built-up area will increase from 40387.212 sqm to 48744.85 sqm. The FAR area will increase from 26350.744 sqm to 29850.604 sqm. The Non FAR area will increase from 14,036.47 sqm to 18894.246 sqm. The Ground Coverage will increase from 3537.555 sqm to 3808.533 sqm. The maximum number of floors is B+S+10 which will remain same. The existing no. of DUs is 180 nos. which will remain same. The total no of population is 941 persons which will remain same.
4. **Water Details:**

   During Construction Phase, 4 KLD of fresh water will be required for domestic purposes. The quantity of sewage generation will be 3.5 KLD and the sewage will dispose

into CSTP through tankers. Approx. 3 KLD treated water will be sourced through nearby STP for construction activities.

During Operational Phase (after expansion), Total water requirement of the project will be 147 KLD which will be met by 147 KLD of fresh water from DJB. Total waste water generated from the project will be 89 KLD which will be discharge to municipal sewer.

Existing number of Rain Water Harvesting (RWH) Pit is 2 nos and proposed RWH pit is 1 nos.

5. **Solid Waste Details**

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

During the Operation Phase (after expansion), Total solid waste generated from project will be 430 kg/day. Out of which 170 kg/day will be Biodegradable waste and 260 kg/day will be Non-Biodegradable waste. The biodegradable waste will be composted in an onsite OWC and will be used as manure for landscaping. The non-biodegradable waste will be disposed through authorized vendors.

6. **Power Details**

During Operation Phase (after expansion), total power requirement will be 600 kW which is same as being used currently and will be met from BSES. For power back up, DG sets of Capacity 400 KVA will be installed.

Solar photovoltaic power panels of 140 kWP capacity already installed at site which will remain same.

7. **Parking Facility Details (after expansion):** Total proposed parking will be 426 ECS (Surface: 173 ECS, Stilt: 102, Basements: 151 ECS).
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 22.15 km E and from Asola Wildlife Sanctuary is 16.50 km SE.
9. **Plantation Details (after expansion):** Existing green area at site is 7081.2 sqm (47.1% of the plot area), of which 2441.9 sqm (16.24 % of the plot area) is pervious. Existing no. of trees at site is 350 nos and there will be no tree cutting at site.
10. **Cost Details:** Total Cost of the project is Rs 32.59 Crores (Existing: 24.23 crore and proposed: 8.36 crores).

The representation of the project proponent appeared before SEAC in its 134th Meeting held on 14.09.2023 and requested to defer the proposal. Accordingly, the SEAC decided to defer the proposal seeking the additional information which has been responded back by the project proponent on 25.09.2023 vide letter dated 25.09.2023 which is as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 14.09.2023	Reply dated 25.09.2023 submitted on 25.09.2023
1.	Assurance for supply of treated water during construction phase. PP is required to clarify the arrangement for reusing the aforesaid treated	PP has attached treated water assurance issued by DJB vide letter dated 31.08.2023 as Annexure PP has informed that water treatment plant

	water along with the mechanism proposed for making this water fit for use in construction	will be provided for the treatment of STP treated water to make it fit for use in construction activity.
2.	Rain water harvesting pits should be increased taking into the account the recent higher flash rain data along with actual percolation rate of the soil at site with required provisioning of min. 1 Recharge bore per 5000 sqm of Plot Area along with the storage capacity of min. 1 day of total fresh water requirement along with layout and location plan.	PP has informed that there are 02 nos. of RHW pits already constructed at site. Further, PP has informed that they will increase 1 no. of RWH pit as required for rain water harvesting since the Plot area is 15033.36 sqm. PP has attached the rain water harvesting calculation as Annexure. Further, PP has informed that they will collect the rain water from roof top and create a tank for its storage and then use it as fresh water during monsoon season. PP has attached the water balance for monsoon season as annexure PP has attached layout and location plan of RWH pits as annexure.
3.	Revised proposal for organic waste convertor within premises with justification of the capacity proposed.	PP has informed that total biodegradable wastes generated from their project are 170 Kg/day at present and they have installed onsite OWC of Capacity 50 kg/day. PP has informed that they will enhance the capacity of OWC to 170 Kg/day. PP has attached undertaking in this regard as annexure.
4.	To submit revised capital and recurring cost of EMP during construction and operation phase with inclusion of cost of environmental monitoring.	PP has attached revised EMP with inclusion of cost environmental monitoring during construction and operation phase taking into account the modification as per appraisal done which is as follows: **Phase** / **Capital Cost** / **Recurring Cost** Construction Phase / 37.5 Lakhs / 5.7 Lakhs Operation Phase / 20.5 Lakhs / 7.23 Lakhs

5.	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 informed that provision of EV charging points for 127 ECS (30% of the total ECS parking) will be provided for electric vehicle. PP has attached undertaking in this regard as annexure.

B. After due deliberations, the SEAC in its 135th meeting held on 10.10.2023 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 source of treated water during construction phase will be identified from the nearby STP of DJB and confirmation to this effect with documentary evidence of the purchased STP treated water will be the part of first six monthly compliance report.
2. The project proponent shall adhere to the total fresh water requirement – 147 KLD. Treated waste water of 89 KLD shall be discharged into the sewer leading to the terminal STP of DJB.
3. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs. 37.5 Lacs and recurring cost of Rs. 5.7 Lacs/ year during construction phase and capital cost of Rs. 20.5 Lacs and recurring cost of Rs. 7.23 Lacs/ year during operation phase.
4. At least 23.33 % (140 kWp) of the total demand load to be sourced from Solar (Renewable) energy as committed.
5. No. of Rain water harvesting pit shall be 3 nos. of at least 125 cum capacity and storage tank of capacity of min. 1 day of total fresh water requirement. 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.
6. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials. Wet garbage shall be composted in organic waste converter. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The inert waste from the project will be sent to dumping site.
7. The generator sets shall be operated as per extant directions of CPCB/ CAQM with due compliances of directions issued under GRAP for Delhi & NCR including the conversion to dual fuel mode (with 70 % gas based fuel and 30 % diesel).
8. The Environment Management Cell under President (RWA) consisting of Secretary (RWA) and Junior Environmental expert shall be created and made functional before commissioning of the proposed development.
9. Existing trees (350 nos.) should be maintained within the project site.

10. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places as committed. PP to ensure that this should be provided in AC/DC combination. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.
11. Green building norms should be followed with a minimum 4 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up.
12. Construction & Demolition waste should be disposed of at authorized C&D waste collection center/ processing unit.
13. Wind- breaker of appropriate height i.e. 1/3rd of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction and demolition work.
14. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration/ self-audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10. Atleast 04 Anti-Smog Gun shall be installed before starting the construction.
15. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
16. The cost of Environment Management Plan should be distinctly allocated in the budget of the project and details of the same along with time frame of the implementation should be reported in six monthly monitoring reports.
17. 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.
18. 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.
19. 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.
20. 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.

21. As proposed, fresh water requirement shall not exceed 147 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DDA/DJB/ concerned Authority.
22. Energy audit shall be carried out periodically to review energy conservation measures.
23. All sensor/meters based equipments should be calibrated on quarterly basis.
24. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
25. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
26. 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.
27. Exposed roof area and covered parking should be covered with material having high solar reflective index.
28. Building design should cater to the differently-abled citizens.
29. PP shall keep open space unpaved to the maximum extent possible so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement and shall keep atleast 10 % of the plot area as pervious.
30. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
31. Construction activities will be allowed only during day-time period.
32. Lubrication will be carried out periodically for plant machinery.
33. 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.
34. 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.
35. 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.

Agenda No.: 04

Case No. C-454

Name of the Project	EC for Proposed Group Housing Project at Plot No. 4 to 8, Block-A, Lawrence Road Industrial Area, Delhi-110034
Project Proponent	M/s Asteroid Shelter Homes Pvt. Ltd.
Consultant	M/s Ambiental Global Private Limited
Proposal No.	SIA/DL/INFRA2/431671/2023
File No.	DPCC/SEIAA-IV/C-454/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.
2. The Project is located at **Latitude:** 28°40'59.03"N; **Longitude:** 77°09'21.84"E.
3. **Area Details:**
   The Total Plot Area of the project is 13342.66 sqm. The Proposed Total Built-up Area is 46032 sqm. No. of Basements will be 2 nos and total basement area is 19036.66 sqm. Proposed commercial area is 725 sqm. Total no. of expected population will be 3312 persons. Total nos. of Dwelling Units will be 640 (DU's: 400 & EWS DU's: 240). Total no. of towers will be 5 nos.
4. **Water Details:**
   During Construction Phase: Water requirement will be approx. 100 KLD which will be met from tankers. Sullage generated during the construction phase will be disposed -off through soak pits.
   During Operational Phase: Total Water requirement of the project will be 270.48 KLD which will be met by 192.24 KLD of Fresh water from DDA and 78.24 KLD treated water from in house STP. Total Waste water generated from the project will be 220.03 KLD which will be treated in house STP of 265 KLD capacity. Treated Water from STP will be 198.03 KLD out of which 78.24 KLD will be recycled and reused for Flushing (66.24 KLD), Horticulture (12 KLD). Rest of the treated water i.e. 119.79 KLD will be supplied for external road side plantation and to nearby users.
   11 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. Construction& Demolition (C&D) waste generated at the site will be reused to the extent possible at the site. Unusable and excess construction debris will be disposed at designated places in tune with the local norms.
   During the Operation Phase, Total solid waste generated from project will be 799.30 Kg/day. The biodegradable wastes will be composted in an onsite OWC of 560 kg/day capacity and will be used as manure. The non-biodegradable will be disposed through authorized vendors.
6. **Power Details**

During Operation Phase, Total Power requirement will be 1610 KVA which will be met by the Tata Power. For Power Back up, 2 no. of GG sets of total capacity 1635 KVA (1x1010 + 1x625 KVA) will be installed.
Solar photovoltaic power panels of minimum 40 KWp will be provided.

7. **Parking Facility Details:** Total Proposed Parking is 1040 ECS (Surface Parking: 237 ECS, Stilt Parking: 208 ECS, Basement parking: 595 ECS).
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 2001.39 sqm (15 % of plot area). Total no. of proposed trees is 170 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.

The above case with Proposal No. SIA/DL/MIS/265459/2022 was considered by SEAC in its 134th Meeting held on 14.09.2023 and SEAC decided to seek additional information based on the documents submitted and presentation given by the PP. In its response, project proponent submitted its request of withdrawal of their EC application on PARIVESH Portal on 15.09.2023. PP has also uploaded its fresh proposal which under examination for acceptance.

B. After due deliberations, the SEAC in its 135th meeting held on 10.10.2023 recommended as follows:

Request for withdrawal be accepted by SEIAA in view of the request made by the project proponent.

Agenda: 05

Case No. C-459 (Transfer Case)

Name of the Project	Alteration/Addition in Motel Building at Khasra No. 83, 84, 85, 91/1-2, 100/1- 2, 101 & 102, Village Satbari, New Delhi by M/s Anant Raj Limited
Project Proponent	M/s GRAND BUILDTECH LIMITED
Proposal No.	SIA/DL/MIS/303176/2023
EC File No.	F. No. 21-60/2019-IA-III dated 15.11.2019
SEIAA Delhi File No.	DPCC/SEIAA-IV/C-459/DL/2023

A. Details of the proposed project are as under:

M/s Anant Raj Limited obtained Environmental Clearance from MoEF&CC, GoI vide letter no. F. No. 21-60/2019-IA-III dated 15.11.2019 for the Project namely "Alteration/Addition in Motel Building at Khasra No. 83, 84, 85, 91/1-2, 100/1- 2, 101 & 102, Village Satbari, New Delhi" in absence of SEIAA, Delhi.

Now, **GRAND BUILDTECH LIMITED** has applied for transfer of EC for above said project from **M/s Anant Raj Limited** to **M/s Grand Buildtech Limited.**

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

The applicant uploaded following documents in support of their request.

1. No Objection Certificate from M/s TARC Limited (previous known as M/s Anant Raj Limited) (transferor) for tansferring the Environment Clearance to M/s Grand Buildtech Limited
2. Undertaking by the transferee namely M/s Grand Buildtech Limited stating that they will comply with the conditions prescribed by MoEF & CC in the Environment Clearance letter F. No. F. No. 21-60/2019-IA-III dated 15.11.2019.
3. Affidavit by M/s Grand Buildtech Limited regarding authenticity of documents submitted to SEIAA.
4. Affidavit by M/s TARC Limited regarding authenticity of documents submitted to SEIAA.

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

Ashish

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

B. <u>After due deliberations, the SEAC in its 135th Meeting held on 10.10.2023 recommended as follows:</u>

The case be forwarded to SEIAA along with aforesaid affidavits for taking decision for transferring of EC under the provisions of EIA Notification, 2006.

(Vijay Garg) Chairman	(Pankaj Kapil) Member secretary	(Ankit Srivastava) Member
(Gopal Mohan) Member	(Chetan Agarwal) Member	(Ashish Gupta) Member