

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

Minutes of the 126th Meeting of State Level Expert Appraisal Committee (SEAC) held on 18.04.2023 at 11:00 AM in the Conference Room of DPCC, at 5th Floor, ISBT Building, Kashmere Gate, Delhi 110006.

The 126th Meeting of State Level Expert Appraisal Committee (SEAC) was held on 18.04.2023 in the Conference Room of DPCC under the Chairmanship of Sh. Vijay Garg. The following Members of SEAC were present in the Meeting:

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|---------------------------|---|------------------|
| 1. Sh. Vijay Garg | - | In Chair |
| 2. Sh. Ankit Srivastava | - | Member |
| 3. Sh. Pranay Lal | - | Member |
| 4. Sh. Chetan Agarwal | - | Member |
| 5. Dr. Sumit Kumar Gautam | - | Member |
| 6. Sh. Gopal Mohan | - | Member |
| 7. Sh. Pankaj Kapil | - | Member Secretary |

Following SEAC Members could not attend the Meeting:

- | | | |
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| 1. Ms. Jyoti Mendiratta | - | Member |
| 2. Sh. Ashish Gupta | - | Member |
| 3. Ms. Paromita Roy | - | Member |
| 4. Dr. Sirajuddin Ahmed | - | Member |
| 5. Dr. Kailash Chandra Tiwari | - | Member |

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

The Minutes of the 125th SEAC Meeting held on 18.03.2023 were confirmed by the Members.

The block contains several handwritten signatures in black ink. From left to right, there is a signature that appears to be 'Garg', a signature that appears to be 'Ankit Srivastava', a signature that appears to be 'Pranay Lal', and a signature that appears to be 'Chetan Agarwal'. Below the 'Garg' signature is another signature that appears to be 'Sumit'. Below the 'Ankit Srivastava' signature is another signature that appears to be 'Gopal Mohan'. Below the 'Pranay Lal' signature is another signature that appears to be 'Pankaj Kapil'. To the right of these signatures is a signature that appears to be 'Amit Chaudhary'. Below the 'Amit Chaudhary' signature is a signature that appears to be 'S.K. Goyal'. Below the 'S.K. Goyal' signature is a signature that appears to be 'Rohit Kumar Meena'. Below the 'Rohit Kumar Meena' signature is a signature that appears to be 'Jyoti Mendiratta'.

Agenda No:01

Case No. 437

Name of the Project	Expansion of Co-operative Group Housing Society "Chitrakoot Apartments" at Plot No.9, Sector-22, Dwarka Phase-I, New Delhi
Project Proponent	M/s Entrepreneurs Co-operative Group Housing Society Limited
Consultant	Cognizance Research India Private Limited
EIA Coordinator present during Meeting	Mr. Ankur Sharma (EIA Coordinator) Mr. Ashish Tripathi
Representatives of PP present during Meeting	Mr. SP Garg Mr. Ranjit Singh
Proposal No.	SIA/DL/INFRA2/406059/2022
File No.	DPCC/SEIAA-IV/C-437/DL/2022

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Expansion of Co-operative Group Housing Society "Chitrakoot Apartments" at Plot No.9, Sector-22, Dwarka Phase-I, New Delhi by M/s M/s Entrepreneurs Co-operative Group Housing Society Limited.
2. The Project is located at **Latitude: 28°33'43.09"N; Longitude: 77° 3'29.12"E**.

3. Area Details:

The Total Plot Area of the project after expansion will remain the same i.e. 10,500.00 sqm. The Total Built-up Area of the project will increase from 24,366.82 sqm to 29,286.57 sqm. The FAR of the project will increase from 18,152.86 sqm to 20,960.16 sqm and the Non- FAR area will increase from 6213.96 sqm to 8326.41 sqm. The Ground Coverage will increase from 2,762.10 sqm to 3,266.22 sqm. The existing Basement area is 2,891.73 sqm which will remain unchanged. The numbers of buildings will remain same i.e. 6 numbers and after expansion no. of main dwelling units will be same i.e. 165 nos. The expected Population after expansion will be 1,075 nos. Maximum numbers of floors will be S+9. Maximum Height of the Building is 30.87 (Up to Mumty).

4. Water Details:

During Construction Phase, approx. 2.25 KLD of fresh water will be required for drinking and domestic purpose which will be supplied from the local freshwater supplier. Approx. 15 ML amount of water will be required which will be met through treated sewage water supply from nearby CSTP. The quantity of sewage generation will be approx. 1.8KLD and the sewage will be treated by providing small septic tanks, soak trenches.

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During Operational Phase, after expansion total water requirement of the project will be 93KLD which will be met by 54 KLD of Fresh water from DJB and 39 KLD treated water from in house STP. Total Waste water generated from the project will be 66 KLD which will be treated in house STP of 80 KLD capacity. Treated Water from STP will be 53 KLD. Out of which, 39 KLD will be recycled and reused for Flushing (23 KLD), Landscape (14 KLD), DG Cooling (2 KLD) and Rest of the treated water i.e. 14 KLD will be used for greenbelt on service road and nearby DDA Park.

Rain water harvesting shall be done through 03 numbers of RWH pits.

5. Solid Waste Details

During Construction Phase, Construction & Demolition (C&D) waste generated at the site will be reused to the extent possible at the site or will be sent C&D waste management facility.

During the Operation Phase, after expansion approx. 464 kg/day of Solid Waste will be generated from the project consisting of Biodegradable waste (186 kg/day), Non-Biodegradable waste (232 kg/day), inert waste (42 kg/day) and E-waste generation will be 4.64 kg/day. Approx. 6.711 Kg/day of sludge will be generated from the STP.

6. Power Details

During Operation Phase, Total Power requirement will be 60 kW which will be met by the BSES Rajdhani Power Limited. For Power Back up, 2 no. of DG sets of total capacity 360 kVA (2 x 180 kVA) already installed.

7. Parking Facility Details: Total Parking is 300 ECS.

8. Eco-Sensitive Areas Details: Distance of Okhla Wildlife Sanctuary from project site is approx. 22.49km and from Asola Wildlife Sanctuary is approx. 15.28 Km.

9. Plantation Details: The proposed Green Area is 3,369.53m² (32.09% of total plot area). Total no. of proposed trees is 135 nos. within project site.

10. Cost Details: Total Estimated Project cost for the Existing and Expansion area will be Rs. 17.10 crores. For the existing area cost was Rs. 12.18 crores and cost of expansion will be Rs. 4.92 crores.

None appeared on behalf of project proponent and based on the information furnished, documents submitted by the project proponent, SEAC in its 121st Meeting held on 22.12.2022 sought additional information which has been responded back by the project proponent on 02.02.2023 which are as follows:

S. No.	Information Sought by SEAC during 121 st SEAC Meeting dated 22.12.2022	Reply dated 02.02.2023
1.	PP is required to submit the date of start of construction and date of complete of construction for the existing constructed building.	PP has informed that the building plans of the existing structures were sanctioned in 2001 under vide no. F.23 (06)/99/Bldg./350 dated 10.08.2001 furthermore Project has been awarded the Completion /Occupancy certificate by DDA under File No. 23(06)/99/Bldg./45 dated 15.06.2006. PP has attached the completion certificate for existing building as annexure.

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2.	Details of the dwelling units to be added in proposed development.	PP has informed that the no. of dwelling units in the existing building are 165 DU. In proposed development there will be addition in area of bedroom, toilet and passage only. Therefore the numbers of dwellings units will remain same, whereas FAR will increase.
3.	PP is required to submit the justification for 136 ML water required during construction phase.	PP has informed that during the construction stage induced virtual water required for the project is estimated to be approx. 15 ML (3kl/sq. m) of BUA whereas in EDS reply it was erroneously mentioned as 136 ML.
4.	PP is required to submit water assurance from DJB to meet the fresh water demand during operation phase after proposed expansion.	PP has informed that despite of proposed expansion, the water demand will remain unchanged like there is no alteration in the population of the project. Therefore, existing water supply from DJB will suffice the demand. PP has attached the existing water bills as Annexure.
5.	PP is required to submit the water assurance for supply of treated water during construction phase from the nearby STP of DJB.	PP has informed that during the construction phase, the source of treated water will be CSTP located at Sector-16, Dwarka. PP has attached a letter submitted to the Executive Engineer, Delhi Jal Board dated 17.01.2023 requesting to supply 15 ML of treated water for the construction of proposed project.
6.	PP is required to submit the comparative chart for the fact and figure wrt existing building viz-a-viz after proposed expansion related to water, waste water, power requirement, solid waste generation, RWH and area details including the green area.	PP has uploaded the comparative chart for the existing and proposed building.
7.	PP is required to submit the proposal for gas based generator sets.	PP has informed that they already have installed DG sets of 360 kVA which are in operational stage. However, in future they will adopt gas based gen sets technology.
8.	Revised landscape plan with demarcated green area with soft green area. Landscape details to be provided with a measured impact on the micro-climate.	PP has informed that the total green area for project is 3,369.53m ² (@ 32.09% of plot area). The green area is already developed and have well grown existing trees at site. Total 135

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	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 and the location of the proposed trees should be duly demarcated in the landscape plan.	trees are present at the site. No tree cutting will be involved at site. The green area will have positive impact on microclimate of the site. PP has attached landscape plan as annexure.
9.	The Capital and Recurring cost of EMP with inclusion of cost of environmental monitoring.	PP has attached cost of EMP with inclusion of cost of environmental monitoring as 78.5 Lakh Capital Cost and 20.14 Lakh recurring cost.No cost details w.r.t. construction and operational phase.
10.	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 for the combustible gas detection Non-Dispersive Infrared (NDIR) gas sensors will be placed at strategic locations in consultation with an expert.
11.	Revised EMP (Environment Management Plan) for dust mitigation measures during construction as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of VardhamanKaushik Vs. Union of India & others and Sanjay KulshreshthaVs Union of India & others/ CAQM Directions issued time to time including registration on Dust Pollution Control Self Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.	PP has attached Revised EMP.
12.	Revised solar energy utilization to achieve atleast 10 % of power load requirement.	PP has informed that placing 6kW solar plant at site, total electricity of 8,280kWh electricity shall be produced annually.

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13	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 the parking plan showing the EV charging facility for 30% of ECS (90 of 300 ECS) for electric vehicles in parking.
14	Specify name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters.	PP has informed that they will appoint Environment Manager for implementation and monitoring of environmental parameters. And same will be the part of Building Management Team in operation phase

After due deliberations, the SEAC in its 124th Meeting held on 24.02.2023, 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 11.04.2023 which is as follows:

S.No	Information Sought by SEAC during 121 st SEAC Meeting dated 22.12.2022	Reply uploaded on 11.04.2023
1.	PP is required to re-submit details of total power requirement for the housing society and revised energy conservation measures.	PP has informed that the power consumption for 165 DU of society is estimated to be approx. 825 kW, while the sanctioned electrical load for the common areas of society is 60 kW, therefore the total electrical demand for the project site is 885 kW as follows: Total Roof Area of Building = 3,266.22 sqm Total electrical load = 885 kW Solar energy shall be achieved = 10% of Total electrical load i.e. 89 kW Area required at the roof top = Approx. 900 sqm
2.	Feasibility of location the STP is to be reconfirmed with due indication of its location on the map.	PP informed that "we have worked out on the feasibility of installing an STP and came to the conclusion that being co-operative group housing society it is difficult for us incurred a huge amount when there is already a sewer line available from Delhi Jal Board for the collection and treatment of sewage. Therefore we are not proposing an STP and we will follow the existing practice with the permission of the committee"
3.	Water assurance of treated water requirement from DJB for construction phase.	PP attached a letter dated 29.03.2023 received from DJB, Pappankalan for supply of treated effluent water through tanker to the proposed

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		project.
4.	Tree site report indicating the physical tree count of all trees on site alongwith trees girth with local and scientific names of trees.	PP attached a tree inventory list of total 141 trees present at site with girth size.
5.	Completion plan with annexure is required to be submitted with reconfirmation of parking details.	PP has attached a completion plan as annexure issued by DDA with total achieved ECS of 304.33 in Open (189.69 ECS) + Stilts (24.28 ECS) + Basement area (90.36 ECS).
6.	Water assurance figures needs to be revisited with realistic proposal for reuse in flushing etc.	<p>PP has uploaded revised water figures in conceptual plan attached as annexure.</p> <p>Total water requirement: 90 KLD. Domestic water requirement: 66 KLD. Flushing/ Treated water: 24 KLD Waste water generation: 66 KLD.</p> <p>PP further informed that Waste water generated from the project is being and will be discharged in the existing municipal sewer which will be treated in DJB CSTP at Sector-16-D, Dwarka.</p>
7.	Revised schematic diagrams of proposed STP with technical feasibility with provisions of essential constituent units.	PP has informed that proposal for installation of STP has been withdrawn.
8.	Capital and recurring cost of EMP during construction and operational phase separately.	PP has not attached complete capital and recurring cost during construction and operational phase.
9.	Proposal to deploy Anti-Smog Guns as a part of EMP during construction phase and water demand for the same be duly accounted for.	PP stated that being a minuscule addition and alteration in the existing project, the deployment of anti-smog gun is not required as no excavation and heavy vehicle movement is involved. However water sprinkling will be done on regular basis.
10.	The PP is required to submit the sector specific credential of EIA Coordinator present during meeting as committed was not satisfied with the presentation and proposal made.	PP has attached the copy of NABET's Accreditation Committee Meeting for Surveillance Assessment held on 02.12.2022 for the case Cognizance Research India Private Limited, Noida, UP.

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B. After due deliberations, the SEAC in its 126th Meeting held on 18.04.2023 recommended as follows:

The Environmental Consultant & representative of project proponent could not answer the technical queries raised by the SEAC satisfactorily regarding treated water proposed to be used for flushing, quality required for reusing the STP treated water in construction work etc.

During the presentation the PP desired to withdraw the proposal so that fresh revised technically sound proposal can be resubmitted.

The SEAC recommended the proposal for delisting/ withdrawal in view of request made.

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Agenda: 02

Case No C-444

Name of the Project	Proposed Group housing project at Khasra number 83,599,600,604, 605 & 606, Village Shahbad Daulatapur, New Delhi
Project Proponent	Nasim Ahmad, Authorized Signatory, M/s Homekraft Infra Private Limited, ATS Tower, 2nd Floor, Plot no -16, Sector 135, Noida 201305
Consultant	M/s IND Tech House Consult
EIA Coordinator present during Meeting	Mr. Soumya Divedi (EIA Coordinator) Mr. Indra Kumar
Representatives of PP present during Meeting	Mr. Naseem Ahmad Mr. Prateek Jain
Proposal No.	SIA/DL/INFRA2/414491/2023
File No.	DPCC/SEIAA-IV/C-444/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 Khasra number 83,599,600,604, 605 & 606, Village Shahbad Daulatapur, New Delhi by M/s Homekraft Infra Private Limited.
2. The Project is located at **Latitude:** 28°44'39.26"N; **Longitude:** 77° 6'57.96"E
3. **Area Details:**

The Total (Net) Plot Area of the project is 16355.35 sqm (Net plot area: 15136.35 sqm and area for road widening: 1219 sqm). The existing Built up Area is 2036 sqm which will be demolished. The Proposed Ground Coverage is 2667.7 sqm and the Proposed Total Built-up Area (FAR + Non FAR Area) is 75348.71sqm. The Proposed FAR Area is 36846.15sqm and Proposed Total Non-FAR Area is 38502.56 sqm. The total no. of Basements will be 2 nos. The proposed buildings blocks are 6nos. The max. nos. of floors will be 2B+St/G+31. Total No. of units will be 482 (Dwelling Units: 327 nos, EWS Units: 155nos). The total no of expected population is 3141 persons. The max. height of the building is 107 m.

4. **Water Details:**

During Construction Phase, Fresh water requirement will be 6.60 KLD which will be met through water tankers authorized by DJB and 2 KLD treated water requirement for sprinkling for dust suppression at construction site and 4.8 KLD treated water for Anti-Smog Gun will be met from nearby STP. Waste water generated will be 9.08 KLD which will be treated in mobile STP.

During Operational Phase (after conservative measures), Total Water requirement of the project will be 243 KLD which will be met by 159 KLD of Fresh water from Delhi Jal Board and 84 KLD of Treated water from in house STP. Total Waste water generated will be 185 KLD which will be treated in-house STP of 230 KLD capacity. Treated Water from

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STP will be 167 KLD, out of which 84 KLD will be recycled and reused for Flushing (59 KLD), Gardening (25 KLD) and excess treated water i.e. 83 KLD will be discharged into public sewer. Total 8 no. of RWH pits will be provided.

5. Solid Waste Details

During Construction Phase, the solid wastes generated from the labour camp will be 48 kg/day including floating labours which will be disposed off through vendor authorised by MCD. C&D waste will be segregated, stored separately within the premises and finally recycled and disposed to authorized dumping site or processing facilities through authorized vendors.

During the Operation Phase, 1270 kg/day of domestic solid waste will be generated from the complex out of which, 760 kg/day of Biodegradable waste will be composted in an on-site composting unit and 510 kg/day of Non-Biodegradable Waste (Recyclable and Non-Recyclable) will be given to authorized vendors.

6. Power Details:

During Operation Phase, Total Power requirement will be 1724 kW and will be supplied by TPDDL. For Power Back up, D.G. Sets of Capacity 2x750 kVA will be installed. 50 kWp of energy demand will be met through solar energy.

7. Parking Facility Details: Total Proposed Parking is 1069 ECS (16 ECS Surface parking, 17 ECS stilt parking & 1036 ECS Basement parking).

8. Eco-Sensitive Areas Details: Distance of Okhla Wildlife Sanctuary from project site is 26.26 Km SE and from Asola Wildlife Sanctuary is 28.54 Km SE.

9. Plantation Details: The proposed Green Area is 4923.628sqm (i.e. 30.1 % of plot area). Total no. of existing trees at site is 149nos., out of which 119 nos. will be retained and 30 will be cut down. Total no. of trees proposed is 210 nos as per list provided.

10. Cost Details: Total Construction Cost of the project is Rs. 173 Crores.

During the presentation related to proposed STP it was clarified by the PP that ultra filtration is proposed for full capacity of STP.

B. After due deliberations, the SEAC in its 126th meeting held on 18.04.2023 recommended as follows:

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

1. Confirmation from DMC for the proposed land use.
2. Details of proposed demolition with the information about type of waste likely to be generated and copy of the permission obtained for the same.
3. Details of dewatering and its management during construction phase needs to be elaborated with feasibility of the depth of basement proposed in view of silt encountered at about 2.5 meter depth.
4. Revised parking plan in order to reduce the excess parking and depth of basements.



5. Air pollution abatement plan during the operation phase for mitigation of PM 2.5 & PM 10 impact.
6. Status of power supply assurance from TPDDL/ BSES.
7. Water assurance from DJB including the following details:
 - Water assurance specifying the quantity of water to be supplied to the project.
 - Total water supply availability as per approved scheme of the command area in which the project is proposed to be developed.
 - The quantity of water already committed and after the quantity of water allotted to the project, the balance water available.
8. Water requirement during construction phase is proposed to be met from the treated water of nearby STP. PP is required to identify the source and submit the assurance for supply of treated water during Construction Phase. PP is also 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.
9. Proposal for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
10. Revised Rain water harvesting/ retention plan needs to be submitted taking into account the recent higher flash rain data along with the storage capacity of min. 1 day of total fresh water requirement along with layout and location plan.
11. Revised EMP (Environment Management Plan) for dust mitigation measures during construction as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others/ CAQM Directions issued time to time including registration on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10.
12. Traffic Management Plan taking into consideration the latest traffic scenario.
13. Proposal for solar energy utilization to achieve atleast 10 % of power load requirement.
14. PP required to provide reasons/ justification for cutting 30 nos. of trees rather than retaining transplanting them within the project site and to submit revised landscape plan.
15. Provide information wrt heat island effect with due indication of rise in temperature after operationalizing the building and its remedial measures proposed to be taken along with season wise simulation of Heat Island effect.
16. 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.
17. Parking proposal to achieve 30 % of the ECS for electric vehicle. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.



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18. PP is required to identify the nearby Park and water body for using the surplus treated water and submit the proposal for connecting the same through fixed pipeline.
19. PP is required to submit the proposal for gas based generator sets.
20. Revised capital and recurring cost of EMP during construction and operation phase keeping in view the revision in the information submitted and appraisal being done.

Meeting ended with the vote of thanks to the Chair

 (Vijay Garg) Chairman	 (Pankaj Kapil) Member secretary	 (Chetan Agarwal) Member	 (Pranay Lal) Member
 (Ankit Srivastava) Member	 (Gopal Mohan) Member	 (S. K. Gautam) Member	