

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

Minutes of the 131st Meeting of State Level Expert Appraisal Committee (SEAC) held on 12.07.2023 at 10:30 AM in the Conference Room of DPCC, at 5th Floor, ISBT Building, Kashmere Gate, Delhi 110006.

The 131st Meeting of State Level Expert Appraisal Committee (SEAC) was held on 12.07.2023 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. Ms. Jyoti Mendiratta | - | Member |
| 3. Sh. Ashish Gupta | - | Member |
| 4. Sh. Gopal Mohan | - | Member |
| 5. Sh. Ankit Srivastava | - | Member |
| 6. Sh. Pankaj Kapil | - | Member Secretary |

Following SEAC Members could not attend the Meeting:

- | | | |
|-------------------------------|---|--------|
| 1. Sh. Pranay Lal | - | Member |
| 2. Dr. Sumit Kumar Gautam | - | Member |
| 3. Ms. Paromita Roy | - | Member |
| 4. Sh. Chetan Agarwal | - | Member |
| 5. Dr. Sirajuddin Ahmed | - | Member |
| 6. 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) and Sh. Manish Awasthi (JEE, DPCC) assisted the Committee.

The Minutes of the 130th SEAC Meeting held on 26.06.2023 were confirmed by the Members.

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Agenda No.: 01

Case No. C-449

Name of the Project	EC for The Proposed Expansion of "The Address" at Plot No. – 4B, Mayur Vihar, Phase-I Extension, New Delhi, 110091 by M/s Antarctica Properties Company Limited
Project Proponent	Mr. Ankit Bansal, Authorized Signatory, M/s Antarctica Properties Company Limited, Plot No. 4B, Mayur Vihar, Phase-I Extension, New Delhi
Consultant	M/s IND TECH HOUSE CONSULT
EIA Coordinator present during Meeting	Mr. Soumya Dwivedi Mr. Anand Kr. Dubey
Representative of PP present during Meeting	Mr. Atul Prakash Sharma Mr. Nitish Mr. Siva Prasad
Proposal No.	SIA/DL/INFRA2/432667/2023
File No.	DPCC/SEIAA-IV/C-449/DL/2023

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for The Proposed Expansion of "The Address" at Plot No. – 4B, Mayur Vihar, Phase-I Extension, New Delhi, 110091 by M/s Antarctica Properties Company Limited.

The existing project was a non EC project as existing built up area is 18786.95 sqm which is less than 20,000 sqm and does not attract EIA notification, 2006 and now PP has proposed expansion of 5,527.11 sqm in the existing project and applied for EC as proposed total built up area after expansion will be 24314.060 sqm which is greater than 20,000 sqm.

CTO to the project was issued on 11.01.2023 which is valid upto 15.04.2027.

Occupancy cum Completion Certificate was issued to the existing project vide file no. 13(119)2008/BLDG_OCC on 11.08.2021.

2. The Project is located at **Latitude:** 28°35'39.85"N; **Longitude:** 77°17'55.03"E.

3. **Area Details (after expansion):**

The Plot Area of the project is 4536 sqm which will remain same. The Total Built-up Area will increase from 18786.95 sqm to 24314.060 sqm. The FAR Area will increase from 8898.289 sqm to 11347.815 sqm. The Non FAR Area will be 12966.245 sqm. The Ground Coverage will be 1358.34 sqm. The total no. of residential towers will be 2 nos.. The maximum number of floors will be 3B+G+16. The total no of expected population will be 1136 persons.

4. **Water Details:**

During Construction Phase, treated water requirement will be 20 KLD which will be met through tankers. Sewage from toilets at construction site will be collected in a sump and disposed common STP through authorized tankers.

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During Operational Phase (after expansion), Total Water requirement of the project will be 206 KLD which will be met by 32 KLD of Fresh water from DDA and 174 KLD of Treated water from in house STP and nearby STP through tankers. Total Waste water generated from the project will be 41 KLD which will be treated in house STP of 50 KLD capacity. Treated Water from STP will be 38 KLD and 136 KLD from nearby STP will be reused for Flushing (16 KLD), Horticulture (1 KLD), DG Cooling (7 KLD) and HVAC (150 KLD). 4.4 kg/day of sewage sludge generated from the STP will be used in horticulture as manure.

Existing number of Rain Water Harvesting (RWH) Pit is 2 nos which will remain same.

5. Solid Waste Details

During Construction Phase, The construction waste will be reused within the site for various constructions filling work. In addition to that there will be generation of small quantity of municipal waste from construction labors which will be handled as per solid waste management rules 2016.

During the Operation Phase (after expansion), Total solid waste generated from project will be 280 kg/day. Out of which 110 kg/day will be Biodegradable waste and 170 kg/day will be Non-Biodegradable waste. The biodegradable wastes will be composted in an onsite OWC and will be used as manure. The non-biodegradable will be disposed through authorized vendors.

6. Power Details

During Operation Phase (after expansion), total power requirement will increase from 1432 kW to 1900 kW which will be met from BSES. For Power Back up, DG sets of Capacity 2020 KVA [1x1010 kVA (existing) + 1x1010 kVA (proposed)] will be installed.

Solar photovoltaic power panels of 58 kwp capacity will be provided.

7. Parking Facility Details (after expansion): Total Proposed Parking will be 229 ECS (Surface: 25 ECS, Basements: 204 ECS).

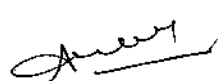
8. Eco-Sensitive Areas Details: Distance of Okhla Wildlife Sanctuary from project site is 2.53 km SE and from Asola Wildlife Sanctuary is 11.44 km SW.

9. Plantation Details (after expansion): No tree cutting and clearance of vegetation involved as proposed project involves vertical expansion only.

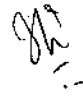
10. Cost Details: Total Cost of the project is Rs 194.34 Crores (Existing: 172.34 crore and proposed: 22 crores).

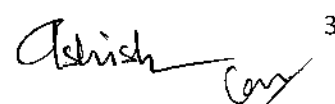
After due deliberations, the SEAC in its 129th Meeting held on 14.06.2023, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which has been responded back by the project proponent on 05.07.2023 vide letter dated 05.07.2023 which is as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 14.06.2023	Reply dated 05.07.2023 submitted on 05.07.2023
1.	Self-Certified compliance report of the Consent to Operate supported with all requisite latest Effluent test report of STP, Noise and Stack emission reports of DG sets from	PP has attached Self-certified compliance report of the Consent to Operate. PP has also attached Effluent test report of STP, Noise and Stack Emission reports of DG sets.







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	DPCC/ CPCB/ MoEF&CC/ NABL accredited labs.	
2.	Assurance for supply of Treated Sewage during Construction Phase. PP is required to clarify the arrangement for reusing the aforesaid treated water along with the mechanism proposed for making this water fit for use in construction.	PP has informed that during construction phase RMC will be used for construction treated water will be required only for curing. PP has also informed that treated water during construction phase as well as operation phase will be sourced from M/s Satnam Singh who is a DJB approved supplier for treated water and they have already issued work order for supply of 140 KLD treated water. PP has attached copy of work order and DJB approval certificate of M/s Satnam Singh.
3.	Water assurance from DDA including the following details: <ul style="list-style-type: none"> 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. 	PP has informed that for connection of fresh water supply DDA has issued us demand note of Rs. 12.34 lacs and the same shall be deposited by this month. PP has attached copy of the demand note received from DDA.
4.	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 detectors for monitoring of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) for STP area will be installed. PP has attached undertaking for the same.
5.	Revised EMP (Environment Management Plan) for dust mitigation measures during construction as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others/ CAQM Directions issued time to time including registration on Dust Pollution Control Self-Assessment Portal with provision of video fencing	PP has informed that they will ensure the applicable norms for dust control measures like adequate fencing, deploy of anti-smog gun, video fencing, AQI meter and regular self-assessment on DPCC portal. PP has attached revised EMP plan.

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	and sensors for monitoring PM 2.5, PM 10.										
6.	Revised solar energy utilization to achieve atleast 05 % of power load requirement as per deliberation in meeting.	PP has informed that maximum roof area of 587 sqm is available after services so they will install 58 kwp solar which is 3.05 % of total power load. PP has attached terrace plan showing the space availability for installing the solar panels. PP has also attached undertaking in this regard.									
7.	Specify name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters.	PP has informed about the person responsible for implementation of environmental parameters who is as below: <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <th>S.No.</th><th>Name</th><th>Designation</th></tr> <tr> <td>1.</td><td>Atul Prakash Sharma</td><td>Project Manager</td></tr> </table>	S.No.	Name	Designation	1.	Atul Prakash Sharma	Project Manager			
S.No.	Name	Designation									
1.	Atul Prakash Sharma	Project Manager									
8.	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 undertaking that they will provide 30 % of total parking for electric vehicles.									
9.	The Capital and Recurring cost of EMP with inclusion of cost of environmental monitoring during construction and operation phase needs to be submitted.	PP has attached EMP with inclusion of cost of environmental monitoring during construction and operation phase which is as follows: <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <th>Phase</th><th>Capital Cost</th><th>Recurring Cost</th></tr> <tr> <td>Construction Phase</td><td>58.5 Lakhs</td><td>9.87 Lakhs</td></tr> <tr> <td>Operation Phase</td><td>25.87 Lakhs</td><td>3.23 Lakhs</td></tr> </table>	Phase	Capital Cost	Recurring Cost	Construction Phase	58.5 Lakhs	9.87 Lakhs	Operation Phase	25.87 Lakhs	3.23 Lakhs
Phase	Capital Cost	Recurring Cost									
Construction Phase	58.5 Lakhs	9.87 Lakhs									
Operation Phase	25.87 Lakhs	3.23 Lakhs									
10.	Elaborated effects of the building activity in altering the microclimates with revised self- assessment on the likely impacts of the proposed construction on creation of heat island & inversion effects with detail of increasing temperature and mitigation measures.	PP has attached Heat Island effect analysis report.									
11.	Air pollution abatement plan with quantification of pollution load for the air pollutant like PM 2.5, PM 10,	PP has attached air pollution abatement plan.									

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	SOx, NOx etc. due to proposed development.	
12.	Tree report of the site with details of physical tree count of all trees including shrubs on site alongwith tree girth with local and scientific names of trees.	<p>PP has attached tree survey report done by M/s Green Morning Horticulture Pvt. Ltd. with details of physical tree count of all trees including shrubs on site alongwith tree girth with local and scientific names of trees.</p> <p>As per tree report there are 200 trees currently present at site.</p> <p>PP has attached letter dated 18.06.2011 from Department of Forest & Wildlife, GNCTD for empanelment of M/s Green Morning Horticulture Pvt. Ltd.</p>

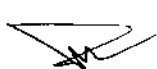
During the presentation it was deliberated that green area figures project is not in line with the actual condition at site. The PP is required to transform the existing hardscape area into soft area with an option to use permissible grass pavers. It was also confirmed during the presentation that tree count report includes nearby trees existing outside.

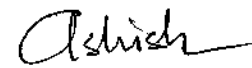
B. After due deliberations, the SEAC in its 131st meeting held on 12.07.2023 recommended as follows:

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

1. Revised landscape plan with demarcated green area with soft green area after incorporating the proposal of transformation of existing hardscape into soft green. 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.
2. Revised list of trees existing within the project site as the tree count submitted includes the trees existing outside of the site also as clarified during presentation.
3. Revised assurance for supply of treated sewage during Construction Phase. PP is required to clarify the arrangement for reusing the aforesaid treated water along with the mechanism proposed for making this water fit for use in construction.
4. Revised water assurance from DDA 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.
5. Revised solar energy utilization to achieve atleast 05 % of power load requirement as per deliberation in meeting.
6. Revised capital and recurring cost of EMP taking into account the modification as per appraisal done.



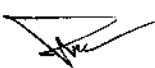









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7. Revise EMP for control of dust with proper detail of interventions like video fencing, PM sensors, anti-smog guns with the cost implications.
8. Revised proposal specifying name and numbers of the post to be engaged by the project proponent for environmental safeguard. The environmental cell should be well structured.
9. Revised elaborated effects of the building activity in altering the microclimates with revised self- assessment on the likely impacts of the proposed construction on creation of heat island & inversion effects with detail of increasing temperature and mitigation measures.
10. Revised air pollution abatement plan with quantification of pollution load for the air pollutant like PM 2.5, PM 10, SOx, NOx etc. due to proposed development.

Agenda No:02

Case No. 452

Name of the Project	EC for proposed 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	IND Tech House Consult
EIA Coordinator present during Meeting	Mr. Soumya Dwivedi Mr. Anand Kr. Dubey
Representative of PP present during Meeting	Col. P C Chaudhary Mr. Kuldeep Kumar
Proposal No.	SIA/DL/INFRA2/429002/2023
File No.	DPCC/SEIAA-IV/C-452/DL/2023

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for proposed Expansion of Co-operative Group Housing Society "Chitrakoot Apartments" at Plot No.9, Sector-22, Dwarka Phase-I, New Delhi by M/s Entrepreneurs Co-operative Group Housing Society Limited.

The existing project have built-up area 27,580.64 and completion certificate of the project was obtained on 15.06.2006 which was before EIA notification dated 14.09.2006. Now, PP has proposed expansion that includes addition of one room in each flat with balcony and a public toilet to the existing operational project and built-up area will increase from 27580.64 sqm to 32554.17 sqm, so it attracts EIA notification dated 14.09.2006 accordingly PP have submitted application for environment clearance.

2. The Project is located at **Latitude:** 28°33'43.16" N; **Longitude:** 77°03'29.24" 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 27580.64 sqm to 32554.17 sqm. The FAR of the project will increase from 18379.02 sqm to 20863.34 sqm and the Non- FAR area will increase from 6439.52 sqm to 8592.05 sqm. The Ground Coverage will increase from 2762.10 sqm to 3098.78 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 867 nos. Maximum numbers of floors will be B+S+9. Maximum Height of the Building is 30.87 (upto Mumty).

4. Water Details:

During Construction Phase, 4 KLD of fresh water will be required for drinking and domestic purpose which will be supplied from municipal water supply through tankers. Approx. 2 KLD treated water will be sourced through nearby STP for construction

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activities. The quantity of sewage generation will be approx. 3.5 KLD and the sewage will be disposed into CSTP through authorized tankers.

During Operational Phase, after expansion total water requirement of the project will be approx. 107 KLD which will be fresh water and will be met through DJB. The water requirement for residential, non-residential and non-visitors will be 103.6 KLD and for landscape will be 3.16 KLD. Total Waste water generated from the project will be 83 KLD which will be discharged into public sewers.

Rain water harvesting shall be done through 04 numbers of existing RWH pits.

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. Construction & Demolition (C&D) waste generated at the site will be reused to the extent possible at the site or will be disposed-off at C & D Waste landfill site.

During the Operation Phase, after expansion there will not be any additional generation of solid waste and the solid waste currently generating i.e. 390 kg/day will remain the same consisting of Biodegradable waste (240 kg/day) and Non-Biodegradable waste (130 kg/day).

6. Power Details

During Operation Phase, Total Power requirement will be 885 kW which will be met by the BSES Rajdhani Power Limited. For Power Back up, 2 no. of DG sets of total capacity 300 kVA (2 x 150 kVA) already installed.

Solar PV of 45 kW capacity will be installed.

7. Parking Facility Details: Total Parking provided is 320 ECS (Surface Parking: 166 ECS, Stilt Parking: 23 ECS, Basement parking: 131 ECS).

8. Eco-Sensitive Areas Details: Distance of Okhla Wildlife Sanctuary from project site is 23 Km E and from Asola Wildlife Sanctuary is approx. 15.16 Km SE.

9. Plantation Details: The proposed Green Area is 3,159.97 sqm. Total no. of existing trees is 141 nos. within project site. No tree cutting will be involved as there are no trees present at site.

10. Cost Details: Total cost of expansion will be Rs. 17.10 crores

The earlier Proposal No. SIA/DL/INFRA2/406059/2022 was considered by SEAC in its 121st, 124th, 126th Meeting held on 22.12.2022, 24.02.2023 and 18.04.2023, the PP initially proposed the STP and later on expressed the difficulty and withdrew from installation of STP, SEAC recommended the proposal for delisting/ withdrawal in view of request made by PP. Subsequently SEIAA approved the recommendation of SEAC in its 70th Meeting dated 31.05.2023. Now PP has applied afresh for EC vide proposal no. SIA/DL/INFRA2/429002/2023.

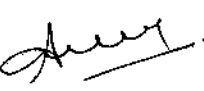


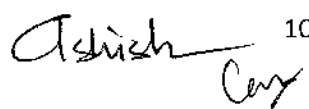
B. After due deliberations, the SEAC in its 131st Meeting held on 12.07.2023 recommended as follows:

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:

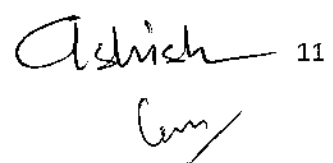
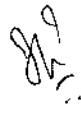
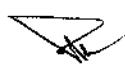
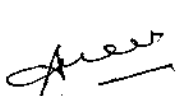
1. Treated water of DJB STP should be used for construction purposes with tertiary treatment of treated water of DJB STP to ensure it is fit for construction use.

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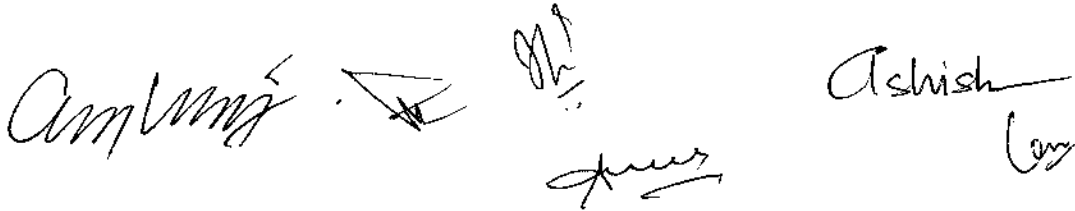
2. The project proponent shall adhere to the total fresh water requirement – 107 KLD. Treated waste water of 83 KLD shall be treated in natural STP based on constituted wet land and treated waste water shall be used in horticultural purposes. Excess treated water shall be discharged into the sewer leading 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. 29 Lacs and recurring cost of Rs. 4.5 Lacs/ year during construction phase and capital cost of Rs. 38.75 Lacs + STP Cost and recurring cost of Rs. 3.82 Lacs/ year + O&M cost of STP during operation phase should be suitably reduced after revisiting the operational and maintenance cost of STP.
4. At least 5.08 % (45 kWp) of the total demand load to be sourced from Solar (Renewable) energy as committed and PP shall try to enhance it further.
5. No. of Rain water harvesting pit shall be 4 nos. 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 consisting of atleast 1 Environment Officer and 1 Maintenance in-charge supported by 3 monitoring assistant having specific knowledge and experience related to environmental safeguards/ air/ water pollution shall be created and made functional before commissioning of the proposed development.
9. Existing trees (141 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 3 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

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- 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 107 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.
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.

The block contains several handwritten signatures and initials. On the left, there is a large signature that appears to be 'Amal Singh'. To its right is a smaller signature with a checkmark. Further right are the initials 'JH' and a signature that looks like 'Anur'. On the far right, there is a signature 'Ashish' with 'Gang' written below it.

Agenda No.: 03

Case No. C-451

Name of the Project	EC for Proposed Group Housing, Project at Plot No. PKT-1(b) Pocket 1 Block -B Sector - 32, Rohini, Delhi
Project Proponent	M/s CRA Developers LLP
Consultant	M/s IND TECH HOUSE CONSULT
EIA Coordinator present during Meeting	Mr. Soumya Dwivedi Mr. Anand Kr. Dubey
Representative of PP present during Meeting	Mr. Rajinder Khurana Mr. Himanshu Verma
Proposal No.	SIA/DL/INFRA2/434079/2023
File No.	DPCC/SEIAA-IV/C-451/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-1(b) Pocket 1 Block -B Sector - 32, Rohini, Delhi by M/s CRA Developers LLP.
2. The Project is located at **Latitude:** 28°44'23.23"N; **Longitude:** 77°04'29.28"E.

3. Area Details:

The Total Plot Area of the project is 9930 sqm. The Proposed Total Built-up Area is 64000 sqm. The Proposed FAR Area is 22857.677 sqm. The Proposed Non-FAR Area is 41142.323 sqm. The Proposed Ground Coverage is 1159.337 sqm. Total no. of expected population will be 685 persons. Total nos. of Dwelling Units will be 156 (Saleable DU's: 94 & EWS DU's: 62). Total no. of towers will be 3 nos. No. of floors will be 2B+G+26, 2B+G+26, 2B+G+32. The maximum height of the building will be 104.95 m (upto OHT Top).

4. Water Details:

During Construction Phase: Total water requirement will be 16.7 KLD which will be met by 9.5 KLD of fresh water through tankers and 7.2 KLD treated water will be sourced through nearby STP for construction activities. Domestic liquid effluent generation from labor camp & floating labours will be 8.3 KLD which will be treated in mobile-STP at site. Mobile toilets and potable water facilities will be provided at site for labor and staff.

During Operational Phase: Total Water requirement of the project will be 63 KLD which will be met by 46 KLD of Fresh water from DJB and 17 KLD treated water from in house STP. Total Waste water generated from the project will be 44 KLD which will be treated in house STP of 55 KLD capacity. Treated Water from STP will be 40 KLD out of which 17 KLD will be recycled and reused for Flushing (14 KLD), Landscape (3 KLD). Rest of the treated water i.e. 23 KLD will be discharged into public sewer with prior permission.

1 RWH storage tanks have been proposed for storage and collection of rain water.

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. Construction & Demolition

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(C&D) waste generated at the site will be reused to the extent possible at the site or will be disposed-off at C & D Waste landfill site.

During the Operation Phase, Total solid waste generated from project will be 320 kg/day out of which 130 kg/day will be Biodegradable waste and 190 kg/day will be Non-Biodegradable waste. The biodegradable wastes will be composted in an onsite OWC of capacity 210 kg/day and will be used as manure. The non-biodegradable will be disposed through authorized vendors. STP sludge generation will be 30.45 kg/day.

6. Power Details

During Operation Phase, Total Power requirement will be 1509 kW which will be met by the Tata Power Delhi Distribution Limited. For Power Back up, 2 no. of GG sets of total capacity 1875 kVA (1 x 625 kVA, 1x1250 kVA) will be installed.

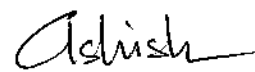
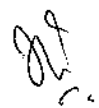
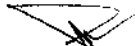
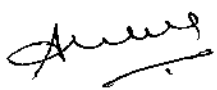
Solar photovoltaic power panels of minimum 60 KWp will be provided.

7. **Parking Facility Details:** Total Proposed Parking is 541 ECS (Surface Parking: 19 ECS, Stilt & Podium Parking: 165 ECS, Basement parking (including mechanical): 357 ECS).
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 28.76 Km SE and from Asola Wildlife Sanctuary is 29.42 Km SE.
9. **Plantation Details:** The proposed Green Area is 3146.697sqm (33.4 % of plot area). Total no. of proposed trees is 130 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 189.8 Crores.

B. After due deliberations, the SEAC in its 131st meeting held on 12.07.2023 recommended as follows:

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

1. Water assurance from DDA 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.
2. Revised landscape plan with demarcated green area with soft green area.
3. Scheme of STP with output parameter/ mass balance at each unit to achieve the desired parameter at outlet.
4. Concrete proposal to reuse the excess treated water proposal to be discharged in public sewer.
5. Revised proposal for enhanced solar energy utilization.
6. Air pollution abatement plan with mitigation measures during lifetime of the project taking into account the point and non-point sources.
7. Revised proposal for creation of Environmental cell at corporate level considering of appropriate number of personnel having specific knowledge and experience related to environmental safeguards/ air/ water pollution. Name and number of post to be indicated in categorical manner.
8. Revised proposal for improved mitigation measures for heat island effect and inversion effects.



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
EIA Coordinator present during Meeting	Mr. Tarun Saharan Mr. Deepak Sharma
Representative of PP present during Meeting	Mr. Vijay Prakash
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.

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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.

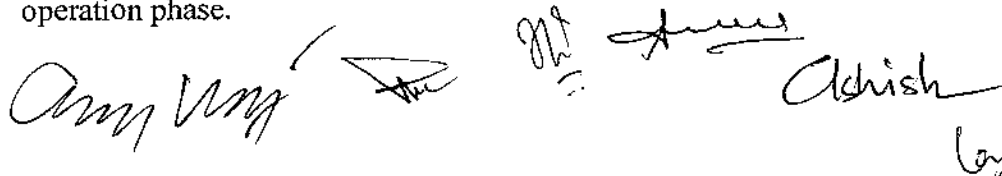
Solar photovoltaic power panels of minimum 40 KWp will be provided.

- 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.

B. After due deliberations, the SEAC in its 131st meeting held on 12.07.2023 recommended as follows:

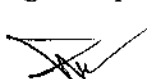
Based on the information furnished, documents shown & submitted, presentation made by the project proponent SEAC sought the following information:

1. Water assurance from DDA/DJB/NDMC/DCB 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.
2. Assurance for supply of Treated Sewage during Construction Phase. PP is required to clarify the arrangement for reusing the aforesaid treated water along with the mechanism proposed for making this water fit for use in construction
3. Status of infrastructure charges levied/to be levied by MCD/ DDA for land use conversion with documentary evidence i.e. submission of proposal to land owning agency.
4. Status of Building Plan approval from DDA, DUAC and Delhi Fire Service.
5. Detail floor area wise statement of the proposed building along with the building height.
6. Revised calculation for the excavated earth and its management plan taking into account the proposed basements.
7. Plan for managing, conserving the top soil excavated during construction and for its reuse with due quantification.
8. Segregated figures for biodegradable and non-biodegradable waste during operation phase.

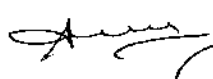
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9. Proposal for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
10. Technical feasibility statement for the proposed STP units with quality of output each unit wise.
11. Revised rain water harvesting scheme needs to be provided with number of RWH pits, taking into account the recent higher flash rain data (115 mm/hr) along with the storage capacity of min. 1 day of total fresh water requirement along with actual percolation rate of the soil at site with layout and location plan.
12. Segregated figures for potable and non-potable water requirement and proposal for mobile STP during construction phase.
13. Air pollution abatement plan for the air pollutants like PM_{2.5}, PM₁₀, SO_x, NO_x etc.
14. Revised EMP (Environment Management Plan) for dust mitigation measures during construction as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of 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}, PM₁₀.
15. Proposal for solar energy utilization to achieve atleast 10 % of power load requirement with detail of the solar panel proposed.
16. Specify name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters.
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.
18. Revised landscape plan with demarcated green area with soft green area. Green area should be demarcated as per building bye laws and minimum consolidated area of 10 % of plot area should be kept as soft green area.
19. Categorical information regarding existing trees if any along with the list with name of the species.
20. Details of trees to be planted with name of the species.
21. 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.
22. Submission of information wrt heat island effect with due indication of rise in temperature after operationalizing the building and its remedial measures proposed to be taken.
23. Reconfirmation of ground water level mentioned in geotechnical investigation report.
24. Concrete proposal to reuse the excess treated water by identifying the potential users.
25. Calculation of STP sludge and proposed mechanism to use/ handling it.









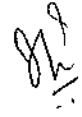







26. Revised traffic management plan taking into consideration the latest traffic scenario.
27. Status of traffic plan approval applied.
28. Calculation of the power demand projected.
29. Revised cost of EMP during operation and construction phase taking into account the modification proposed if any in view of above information being sought.

The SEAC observed that proposal is highly deficient. The proposal needs to be revisited/ revised keeping in view the environmental safeguards required and not limited to the additional details being sought.

Agenda No.: 05

Case No. C-453 (ToR)

Name of the Project	EC for Proposed "Masjid Moth Campus for AIIMS" at Masjid Moth, New Delhi
Project Proponent	M/s All India Institute of Medical Sciences (AIIMS)
Consultant	M/s IND Tech House Consult
EIA Coordinator present during Meeting	Mr. Soumya Dwivedi Mr. Anand Kr. Dubey
Representative of PP present during Meeting	Mr. Deepak Bhutale (EE, AIIMS) Mr. N. Naveen Dy.M(C) HSCC
Proposal No.	SIA/DL/INFRA2/434417/2023
File No.	DPCC/SEIAA-IV/C-453 (ToR)/DL/2023

A. Details of the Proposed Project are as under:

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

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

The validity of earlier EC was expired on 12.08.2019 and they had constructed built up area 288802.21 sqm and 825 nos. of hospital beds within valid EC period.

Now, as the construction of service block 10665 sqm is not yet completed. So, PP has now applied for EC/ToR for remaining service block. (At some places 9470 sqm and in floor wise area distribution 10665 sqm is mentioned. Service block floors to be constructed is 9 floors whose area is 10665 sqm and not 9470 sqm which is the total of only 8 floors)

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

3. Area Details:

The Total Plot Area of the project will remain the same i.e. 1,29,499.52 sqm and The Total Built-up Area of the project will decrease from 3,39,368.9 sqm (as per previous EC dated 13.08.2012) to 2,99,467.21 sqm. Out of 2,99,467.21 sqm built-up area, 288802.21 sqm has been constructed and 10665 sqm is yet to be constructed. The revised no. of blocks will be 11 nos.i.e. Dining and Parking Block (2B+G+2 Floors), Surgical Block (3B+G+8 Floors), Hostel-1 (B+G+10 Floors), Hostel-2 (B+G+10 Floors), Hostel-3 (2B+G+5 Floors), OPD Block (3B+G+8 Floors), Mother and Child Block (3B+G+8 Floors), Basement parking (3B+ G Floors), National Centre for Ageing (NCA)/Geriatric Block (3B + G + 9 Floors), Service Block (B+ G + 9 Floors), Hostel-4 Block (B + G + 10 Floors). The Service Block (B+ G + 9 Floors) has been constructed upto Ground Floor only and floor 1 to floor 9 having proposed built-up area 10665 sqm is yet to be

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constructed. The no. of levels of basement will be 3 nos. The number of beds has been decreased from 1000 nos. to 825 nos. and the revised population is now 16898.

4. Water Details:

During Construction Phase, Water requirement for workers will be met from existing project if available in excess or through Tanker Supply. For construction activities treated water will be used which will be met from existing project if available in excess or treated water from DJB. Mobile toilets and potable water facilities will be provided at site for labour and staff. Wastewater generated from construction site will be disposed through authorized vendor.

During Operational Phase, Total Water requirement of the project will be 2862 KLD which will be met by 2017 KLD of Fresh water from DJB and 845 KLD of Treated water (755 KLD from in house STP of 2000 KLD capacity and 90 KLD from in-house ETP of 130 KLD capacity). 839 KLD of waste water generated will be treated in existing in-house STP of 2000 KLD capacity. Treated Water from STP & ETP will be recycled and reused for Flushing, Horticulture, HVAC Cooling.

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

5. Solid Waste Details

During the Operation Phase, Approx. 4592.5 kg/day of Solid Waste will be generated from the project which will be segregated into biodegradable, recyclable, hazardous and biomedical waste. Non-biodegradable waste (recyclable and non-recyclable) will be disposed through approved Recyclers. Biomedical waste generated will be 938.19 kg/day which will be disposed through an approved agency. Hazardous waste will be disposed through an authorized vendor as per norms. 49.49 kg/day sludge generated from the STP will be dewatered and the dried sludge will be used as manure in horticulture.

6. Power Details:

During Operation Phase, Total Power requirement will be supplied from BSES Rajdhani. For Power Back up, DG sets with combined capacity of 11875 KVA (8x1000 + 2x 750 + 4x500 + 3x125) will be installed. Out of 11,875 kVA capacity of DG sets, 10530 KVA capacity of DG sets (3x 1250 + 2x1010 + 4x750 + 2x500 +2x380) are already installed.

7. Parking Facility Details:

The existing parking is 1440 ECS and total proposed parking is 7671 ECS.

8. Eco-Sensitive Areas Details:

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

9. Plantation Details:

The existing green area is 5380 sqm and proposed Green Area is 39,756.35 sqm. Total no. of trees proposed is 1620 nos.

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

The earlier Proposal No. SIA/DL/MIS/76139/2022 was considered by SEAC in its 115th, 121st, 123rd Meeting held on 17.09.2022, 22.12.2022 and 01.02.2023 respectively and in the 123rd meeting held on 01.02.2023, on the basis of the request made by the project proponent, SEAC recommended the proposal for delisting. Subsequently SEIAA approved the recommendation of SEAC in its 69th Meeting dated 10.03.2023 with the condition that a fresh

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Minutes of Meeting of 131st SEAC Meeting dated 12.07.2023

application be submitted on PARIVESH Portal within 30 days. Now PP has applied afresh for TOR vide proposal no. SIA/DL/INFRA2/434417/2023 on 23.06.2023.

B. After due deliberations, the SEAC in its 131st meeting held on 12.07.2023 recommended as follows:

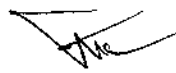
Based on the information furnished, documents shown & submitted, presentation made by the project proponent SEAC sought the following information:

PP to justify in the back ground of OM dated 05.05.2022 that it's not a violation but amendment case and PP need to give a comparative statement of fact and figures/ parameters of EC including the breakup of total built-up area already constructed and detail of the proposed built-up area to be constructed.


Meeting ended with the vote of thanks to the Chair



(Vijay Garg)
Chairman



(Pankaj Kapil)
Member secretary



(Ankit Srivastava)
Member



(Gopal Mohan)
Member



(Jyoti Mendiratta)
Member



(Ashish Gupta)
Member