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

Minutes of the 137th Meeting of State Level Expert Appraisal Committee (SEAC) held on 18.11.2023 at 10:30 AM in the Conference Room of DPCC at 5th Floor, ISBT Building, Kashmere Gate, Delhi 110006.

The 137th Meeting of State Level Expert Appraisal Committee (SEAC) was held in hybrid mode on 18.11.2023 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. Chetan Agarwal	-	Member
7. Dr. Sirajuddin Ahmed	-	Member
8. Dr. Sumit Kumar Gautam	-	Member
9. Ms. Paromita Roy	-	Member
10. Sh. Pankaj Kapil	-	Member Secretary

Following SEAC Members could not attend the Meeting:

1. Dr. Kailash Chandra Tiwari	-	Member
2. Sh. Pranay Lal	-	Member

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

The Minutes of the 136th SEAC Meeting held on 27.10.2023 were confirmed by the Members.

Table Agenda: 01 NABET Letter dated 05.10.2023

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

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

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

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

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

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

(Emphasis supplied)

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

Table Agenda: 02 - Exemption from requirement of Environmental Clearance for Construction of New Building for Integrated Facilities of Office Training Complex for ISTM and Office Accommodation for DoPT at old JNU Complex, New Delhi

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

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

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

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

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

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

After due deliberations, the SEAC in its 137th Meeting held on 18.11.2023 recommended as follows:

In view of the provisions of EIA notification SEAC observed that the project proponent is required to clarify whether the proposed construction is an expansion or modernisation of existing building of old JNU campus exceeding the threshold limits or it is a standalone separate entity undertaking the proposed development having built-up area < 1,50,000 sqm.

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

Agenda No.: 01

Case No. C-461

Name of the Project	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.
Project Proponent	M/s Asteroid Shelter Homes Pvt. Ltd.
Consultant	M/s Ambiental Global Pvt. Ltd.
EIA Coordinator present during Meeting	Mr. Tarun Saharan Mr. Sourabh Tyagi
Representative of PP present during Meeting	Sh. Vijay Prakash Sh. Lakshya (Architect)
Proposal No.	SIA/DL/INFRA2/444446/2023
File No.	DPCC/SEIAA-IV/C-461/DL/2023

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Proposed Group Housing Project at Plot No. 4 to 8, Block-A, Lawrence Road Industrial Area, Delhi-110034 by M/s Asteroid Shelter Homes Pvt. Ltd and details have been updated as per ADS submitted.
2. The Project is located at **Latitude:** 28°40'57.47"N; **Longitude:** 77°08'55.60"E.
3. **Area Details:**
   The total plot area of the project is 13342.66 sqm. The proposed total built-up area is 109798.08 sqm. Proposed ground coverage is 3246.27 sqm. Total basement area will be 21071.16 sqm. Total no. of expected population will be 2356 persons. Total nos. of Units will be 571 (DU's: 336, EWS DU's: 119 & CSPs: 116). Total no. of towers will be 5 nos (2B+G+24, 2B+G+21, 2B+G+21, 2B+G+21, 2B+G+16). Max. building height will be 88.6 m.
4. **Water Details:**
   During Construction Phase: Water requirement will be approx. 100 KLD which will be met from nearby DJB STP.
   During Operational Phase: Total water requirement of the project will be 243.83 KLD which will be met by 136.72 KLD of fresh water from DJB and 107.11 KLD treated water from in house STP. Total waste water generated from the project will be 156.49 KLD which will be treated in house STP of 200 KLD capacity. Treated water from STP will be 140.84 KLD out of which 107.11 KLD will be recycled and reused for flushing (47.11 KLD), horticulture (30 KLD), DG cooling (20 KLD), Filter Backwash (10 KLD). Rest of the treated water i.e. 33.73 KLD will be given to nearest park or nursery.
   4 RWH pits have been proposed for rainwater harvesting.
5. **Solid Waste Details:**
   During Construction Phase, about 52 Kg/day of municipal solid waste will be generated.
   During the Operation Phase, Total solid waste generated from project will be 584.24 Kg/day. Out of which 413.66 kg/day will be Biodegradable waste and 170.58 kg/day will

be Non-Biodegradable waste. The biodegradable wastes will be composted in an onsite OWC of 170 kg per batch capacity. The non-biodegradable will be disposed through authorized vendors.

6. **Power Details**

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

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

7. **Parking Facility Details:** Total proposed parking is 966 ECS. EV charging will be provided for the 30 % of the parked electric vehicles.
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 19.38 Km and from Asola Wildlife Sanctuary is 23.62 Km.
9. **Plantation Details:** The proposed green area is 5299.52 sqm, out of which soft green area will be 2123 sqm and remaining area 3176.52 sqm will be hard green area. Total no. of proposed trees is 220 nos. within project site. Currently, there is no vegetation within the site.
10. **Cost Details:** Total cost of the project is approx. Rs 200 Crores.

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

<table>
<tr><th>S.No.</th><th>Information sought by SEAC during SEAC Meeting dated 27.10.2023</th><th>Reply submitted on 06.11.2023</th></tr>
<tr><td>1.</td><td>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.</td><td>PP has attached Gazette notification dated 03.07.2018 as annexure.</td></tr>
<tr><td>2.</td><td>Sanctioned building plan with reconfirmation of number of dwelling units.</td><td>PP has attached sanctioned building plan with reconfirmation of number of dwelling units as annexure.</td></tr>
<tr><td>3.</td><td>Detail floor area wise statement of the proposed building along with the building height.</td><td>PP has detailed area statement as annexure.</td></tr>
<tr><td>4.</td><td>The quantification along with justification for the total water requirement of 100 KLD during construction phase clearly indicating the requirement for potable and non-potable uses along and a proposal for mobile STP.</td><td>PP has attached bifurcation of 100 KLD total water requirement which is as follows:
<table>
<tr><th>S.No.</th><th>Description</th><th>Total (KLD)</th></tr>
<tr><td></td><td>Potable Use</td><td></td></tr>
<tr><td>1.</td><td>Concrete Mixing</td><td>18</td></tr>
<tr><td>2.</td><td>Worker Facilities</td><td>15</td></tr>
<tr><td>3.</td><td>Mobile Toilets</td><td>5</td></tr>
</table></td></tr>
</table>

		Non-Potable Use	
		1.	Dust Control	47
		2.	Site Clean-up	15
			Total	**100**
5.	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 attached treated water assurance and the test report for supply of treated water during construction phase as annexure.
6.	Concrete proposal to reuse the excess treated water by identifying the potential users.	PP has attached revised water balance diagram and water requirement during Operation Phase is as follows: **S.No** / **Particulars** / **Quantity** 1. **Total Water Requirement** — 243.83 KLD 2. **Fresh Water Requirement** (Source: DJB) — 136.72 KLD 3. **Treated Water Requirement** — 107.11 KLD Flushing — 47.11 KLD Horticulture — 30 KLD DG Cooling — 20 KLD Filter Backwash — 10 KLD 4. **Treated Water generation** — 140.84 KLD 5. **Waste Water Generated** — 156.49 KLD 6. **STP Capacity** — 200 KLD 7. **Excess Treated Water** — 33.73 KLD (To be given to nearest authority park or nursery)
7.	Geo-technical Investigation Report along with the detail of ground water table.	PP has attached geo-technical investigation report as annexure.
8.	Revised Rain water harvesting scheme needs to be submitted with enhanced numbers of RWH pits taking into account the recent higher flash rain data with required provisioning of min. 1 Recharge bore	PP has attached RWH calculations and their location plan as annexure. PP has informed that 4 nos. of RWH pits has been proposed.

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

		and hence the need for movement of soil to and from the site will not be anticipated.
15.	Plan for managing, conserving the top soil excavated during construction and for its reuse with due quantification.	PP has informed that the earthwork included soil excavation and cutting of the earth will be moved. The cut and fill material in the project site is nearly at par and hence the need for movement of soil to and from the site will not be anticipated.
16.	Proposal for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.	PP has informed that they will install pollution monitoring sensors for toxic gases around the STP area.
17.	Technical feasibility statement for the proposed STP units with quality of output each unit wise.	PP has attached technical feasibility statement for the proposed STP as annexure.
18.	Air pollution abatement plan for the air pollutants like PM2.5 , PM10, SOx , NOx etc.	PP has informed that vehicle with valid PUC will be deployed for carrying out building materials at the project site. Water will be sprinkled in and around the project site to suppress the dust and antismog guns will also be deployed at the project site. Apart from this adequate stack height shall be provided to the DG set as per CPCB norms.
19.	Revised EMP (Environment Management Plan) for dust mitigation measures during construction as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/ Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay 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.	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** / 58.25 Lakhs / 8.6 Lakhs **Operation Phase** / 139 Lakhs / 7.00 Lakhs
20.	Using output of the simulation tools demonstrate that the lowest habitable floor has the exposure of direct sunlight atleast of 2 hrs as on 21st December.	PP has attached updated heat island study as annexure.
21.	Submission of information wrt heat island effect with due indication of rise in temperature after	PP has attached updated heat island study as annexure.

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

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

The project proponent is required to present again its proposal with following clarifications:

1. STP sludge projections not found realistic and could not be justified during presentation needs to be resubmitted.
2. Proposed to treat the STP water so that it can be used for construction purposes.
3. Submit the detail of nearest Authority Park for utilisation of excess treated water after identifying recipient.
4. Revised realistic projections for bio-degradable and non-biodegradable as per CPHEEO manual.
5. STP technical feasibility needs to be explained. EMP cost projected not found realistic during presentation needs to be revised.

Agenda No.: 02

Case No. C-466

Name of the Project	EC for Nirogi Charitable and Medical Research Trust, At Community Facility Institutional Complex, Mandawali Fazalpur, Patparganj, Delhi-110092 by M/s Nirogi Charitable and Medical Research Trust.
Project Proponent	M/s Nirogi Charitable and Medical Research Trust.
Consultant	M/s IND TECH HOUSE CONSULT
EIA Coordinator present during Meeting	Mr. Anand Kr. Dubey Mr. Soumya Dwivedi
Representative of PP present during Meeting	Mr. D.N. Suresh Kumar Mr. Vijay Kumar Tyagi
Proposal No.	SIA/DL/INFRA2/449804/2023
File No.	DPCC/SEIAA-IV/C-466/DL/2023

A. Details of the Proposed Project are as under:

1. The proposal is for grant of EC for Nirogi Charitable and Medical Research Trust, At Community Facility Institutional Complex, Mandawali Fazalpur, Patparganj, Delhi-110092 by M/s Nirogi Charitable and Medical Research Trust.
2. The project is located at **Latitude:** 28°37'40.76"N; **Longitude:** 77°18'53.74"E.
3. **Area Details:**
   The plot area of the project is 8463 sqm. The proposed total Built-up Area is 58729.74 sqm. The proposed FAR Area is 23422.31 sqm. The proposed Non FAR Area is 35307.22 sqm. The proposed Ground Coverage is 3279.53 sqm. An old building of built-up area 1224 sqm will be demolished. The proposed number of basements are 3 nos.. The proposed number of hospital beds is 365 nos. The maximum number of floors of Hospital Building will be 3B+G+S+10 and MLCP will be G+24. The total no of expected population will be 5185 persons. Max. height of the building will be 44.95 m.
4. **Water Details:**
   During Construction Phase, 21.5 KLD will be the total water requirement for labours, out of which 13.5 KLD of Fresh water will be required for drinking and domestic purpose and 8 KLD for flushing. 10.8 KLD treated water will be sourced through nearby STP for construction activities including the spraying/ sprinkling. The quantity of sewage generation will be 13.62 KLD and the sewage will treated in mobile STP.
   During Operational Phase, Total water requirement of the project will be 455 KLD which will be met by 220 KLD of fresh water from DJB and 235 KLD of treated water from in-house STP. Total waste water generated from the project will be 245 KLD which will be treated in-house STP of 300 KLD capacity. Waste water generated from laundry and medical uses will be 20 KLD which will be treated in in-house ETP of 25 KLD capacity and treated water from ETP will be discharged into STP for further treatment.

Treated water from STP will be 235 KLD which will be recycled and reused for Flushing (80 KLD), HVAC Cooling (125 KLD) and Gardening (30 KLD).
Rainwater storage tank of 100 KL will be provided and 2 nos. of RWH pits will be provided.

5. **Solid Waste Details**
   During Construction Phase, 82.5 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 680 kg/day. Out of which 270 kg/day will be biodegradable waste and 410 kg/day will be non-biodegradable waste. Bio-medical waste generation will 292 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 2324 kVA which will be met from BSES. For power back up, DG sets of Capacity 3000 KVA [2 x 1500 kVA] will be used.
   Solar photovoltaic power panels of 110 kWp capacity will be provided.
7. **Parking Facility Details,** Total Proposed Parking will be 437 ECS. Provision for 131 nos. EV charging will be provided.
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 6.17 Km and from Asola Wildlife Sanctuary is 14.70 Km.
9. **Plantation Details:** The proposed total green area is 1338.29 sqm (15.8% of total plot area), out of which 1111.53 sqm will be soft green area (13.1% of plot area). Total number of proposed trees will be 107 nos. Currently, there are 5 nos of trees within the project site which will be cut/ transplanted with prior permission of forest department.
10. **Cost Details:** Total Cost of the project is Rs 365 crores.

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

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

1. Status of Building Plan approval from DDA, DUAC and Delhi Fire Service.
2. Water assurance to meet the water requirement during construction phase. PP is required to clarify the arrangement for reusing the treated water along with the mechanism proposed for making this water fit for use in construction
3. 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. Calculation for green area to be submitted.
4. Water assurance from DJB including the following details:
   i. Whether technical feasibility exists at present to supply water to the above site?

ii. If no, whether DJB is planning to extend supply network to above area in the specific time frame (time frame to be mentioned).

iii. 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.

5. Proposal to reuse the excess treated water from STP during reduced demand of treated water in winters.
6. Revised scheme for STP with technical justification demonstrating the feasibility of reuse of treated water. Water quality parameters for each reuse case along with effluence standard also be provided. 20/11/23
7. Status of power assurance.
8. Revised proposal for generator sets as per extant directives of CPCB/ CAQM.
9. Rain water storage tank needs to be enlarged to match capacity of min. 1 day of total fresh water requirement. Additional tank is required to be provided for storage of rainwater and storage tank to be shown on layout.
10. Proposal for organic waste convertor within premises with minimum capacity of 0.3 Kg/person/day.
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. Atleast 04 Anti-Smog Gun shall be installed before starting the construction and water demand needs to be revised accordingly.
12. Management plan for disposal of excavated sand/ soil along with proposed dust mitigation measures.
13. Revised solar energy utilization to achieve atleast 10 % of power load requirement.
14. Analysis report for the present ground water quality.
15. Revised traffic management plan incorporating the requisite infrastructure improvements to be provided/ undertaken by the project proponent to enable direct & comfortable access from bus stops to the hospital entries.
16. Daylight and Ventilation simulation to be presented for the building with typical floor-wise details with the objective of minimizing the air-conditioning and artificial lighting loads of the building.

Amt 17) PP to confirm Ground water levels at the proposed site along with water quality report as per BIS 10500 standards 20/11/23

Agenda No.: 03

Case No. C-465

Name of the Project	EC for Proposed addition/ alteration in residential apartment namely M/s Gold Croft CGHS Ltd at Plot no.4, Sector 11, Dwarka, New Delhi -110075 by M/s Gold Croft CGHS Ltd.
Project Proponent	M/s Gold Croft CGHS Ltd.
Consultant	Not Appointed
EIA Coordinator present during Meeting	Not Appointed
Representative of PP present during Meeting	-
Proposal No.	SIA/DL/INFRA2/436781/2023
File No.	DPCC/SEIAA-IV/C-465/DL/2023

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Proposed addition/ alteration in residential apartment namely M/s Gold Croft CGHS Ltd at Plot no.4, Sector 11, Dwarka, New Delhi -110075 by M/s Gold Croft CGHS Ltd.
2. The Project is located at **Latitude:** 28° 35' 39.8" N; **Longitude:** 77° 02'57.4"E.
3. **Area Details (after expansion):**
   The Plot Area of the project is 19771.0 sqm which will remain same. The total Built-up area will increase from 56476.161 sqm to 59054.689 sqm. Proposal is for addition of study room, washroom and balcony in each flat of two towers and for addition of bedroom, washroom and balcony in each flat of rest of the 4 towers. The FAR area will increase from 34241.27 sqm to 39534.088 sqm. The Ground Coverage will decrease from 4537.708 sqm to 4512.348 sqm. No. of basement floor is 1 no. with an area of 5390.443 sqm which will remain same. The maximum number of floors is B+S+10 which will remain same. The existing no. of DUs is 235 nos. which will remain same. Total no. of towers is 6 nos. which will remain same. The expected population will be 1567 persons. Max. height of the building is 32.65 m.
4. **Water Details:**
   During Construction Phase, total water requirement will be 10 KLD which will be met from outside water tanker.
   During Operational Phase (after expansion), Total water requirement of the project will be 205.67 KLD which will be met from DJB out of which 127.8 KLD will be used for domestic purposes, 65.3 KLD for flushing, 12.5 KLD for horticulture. Total waste water generated from the project will be 167.6 KLD which will be discharge to municipal sewer.
   Existing number of Rain Water Harvesting (RWH) Pit is 4 nos which will remain same.

5. **Solid Waste Details**
   During the Operation Phase (after expansion), Total solid waste generated from project will be 429.6 kg/day. 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 2734 kW which will be met from BSES. For power back up, DG sets of capacity 2x320 KVA is already installed and no new DG sets proposed.
   Solar photovoltaic power panels of 50 kWP capacity will be installed at site.
7. **Parking Facility Details (after expansion):** Total proposed parking will be 582 ECS.
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 24.4 km and from Asola Wildlife Sanctuary is 19.50 km.
9. **Plantation Details (after expansion):** Existing green area at site is 3067.86 sqm (15.5 % of the plot area). Existing no. of trees at site is 180 nos and there will be no tree cutting at site.
10. **Cost Details:** Total Cost of the project is Rs 30 Crores.

Nobody appeared from project proponent side in SEAC meeting on 27.10.2023 and the SEAC recommended to defer the proposal observing the preliminary clarification/ information required. Nobody present in 18.11.2023 meeting also.

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

The SEAC recommended to defer the proposal for further consideration seeking following preliminary clarification/ information as a last opportunity to respond failing which proposal is bound to be delisted:

1. The reconciled and factual figures of the built-up area supported with the comparative chart of the area statement wrt existing/ proposed development.
2. The quantification for the total water requirement during construction phase clearly indicating the requirement for potable and non-potable uses and its source of supply.
3. To explore the possibility of installation of natural STP in the open space available and to provide dual plumbing in the proposed washrooms to reuse the treated water in flushing and gardening etc.
4. Segregated figures for biodegradable and non-biodegradable waste during operation phase with proposal to install OWC with the minimum capacity of 0.3 kg/capita/day.
5. Proposal to install solar PV for atleast 10 % of the power load.
6. The PP is required to explain reason for not engaging the accredited consultant (NABET/ QCI) for Building and construction sector in order to further propose and improve the environmental safeguards/ EMP which can be implemented in the existing residential society in view of clause 13 of EIA Notification, 2006.
7. Proposal to plant the additional trees to fulfill the requirement of minimum 1 tree for every 80 Sq. Mt of plot area to be planted within the project site.

8. Specify name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters.
9. To submit capital and recurring cost of EMP during construction and operation phase with inclusion of cost of environmental monitoring.
10. Specific chapter for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of 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.

Agenda: 04

Case No. C-467

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. Anand Kr. Dubey Mr. Soumya Dwivedi
Representative of PP present during Meeting	Mr. Dinesh Kumar AE (Civil) Mr. Vivek Gaur
Proposal No.	SIA/DL/INFRA2/449338/2023
File No.	DPCC/SEIAA-IV/C-467/DL/2023

A. Details of the Proposed Project are as under:

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

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

   The validity of earlier EC expired on 12.08.2019 and they had constructed built up area 288802.21 sqm and 825 nos. of hospital beds .Now, as the construction of service block 10665 sqm is not yet completed. Now, PP has applied for EC for construction of remaining service block.
   The TOR was issued to the project proponent by SEIAA, Delhi vide letter no. DPCC/SEIAA4/C453(TOR)/DL/2023/1481-1484 dated 16.10.2023. Accordingly the PP submitted the EIA report.
2. The Project is located at **Latitude:** 28°33'50.05"N; **Longitude:** 77°12'56.66"E.
3. **Area Details:**
   The total Plot Area of the project will remain the same i.e. 1,29,499.52 sqm and the total Built-up Area of the project will decrease from 3,39,368.9 sqm (as per previous EC dated 13.08.2012) to 2,99,467.21 sqm. Out of 2,99,467.21 sqm built-up area, 2,88,802.21 sqm has been constructed and 10665 sqm is yet to be constructed. The revised no. of blocks will be 11 nos.i.e. Dining and Parking Block (2B+G+2 Floors), Surgical Block (3B+G+8 Floors), Hostel-1 (B+G+10 Floors), Hostel-2 (B+G+10 Floors), Hostel-3 (2B+G+5 Floors), OPD Block (3B+G+8 Floors), Mother and Child Block (3B+G+8 Floors), Basement parking (3B+ G Floors), National Centre for Ageing (NCA)/Geriatric Block (3B + G + 9 Floors), Service Block (B+ G + 9 Floors), Hostel-4 Block (B + G + 10 Floors). The Service Block (B+ G + 9 Floors) has been constructed upto Ground Floor only and floor 1 to floor 9 having proposed built-up area 10665 sqm is yet to be constructed. The no. of levels of basement will be 3 nos. The number of beds has been decreased from 1000 nos. to 825 nos. Expected population will be 16898 nos.

4. **Water Details:**
   During Construction Phase, The estimated total water requirement for the construction phase will be approx. 8 KLD. Fresh water requirement during construction phase is approximately 4 KLD. Mobile toilets and potable water facilities will be provided at site for labour and staff.
   During Operational Phase, Total Water requirement of the project will be 2298 KLD which will be met by 635 KLD of Fresh water from 05 nos of bore wells and 1663 KLD of Treated water (696 KLD from in house STP, 60 KLD from in-house ETP and 907 KLD from nearby STP). Total waste water generated from the project will be 840 KLD, out of which 773 KLD of waste water generated will be treated in STP of 2000 KLD capacity and waste water generated from laundry, labs and medical uses will be 67 KLD which will be treated in in-house ETP of 130 KLD capacity. Treated Water from in-house STP (696 KLD), ETP (60 KLD) and nearby STP (907 KLD) will be recycled and reused for Flushing (325 KLD), HVAC Cooling (1258 KLD), Gardening (80 KLD).
   25 number of Rainwater harvesting pits are proposed within the project site for rainwater harvesting.
5. **Solid Waste Details**
   During Construction Phase, 15 Kg/Day of municipal solid waste will be generated which will be disposed at solid waste site through authorized vendor.
   During the Operation Phase, Approx. 3490 kg/day of solid waste will be generated from the project which will be segregated into biodegradable, recyclable, hazardous and biomedical waste. Bio-degradable waste will be 1390 kg/day which will be composted in a composting unit and Non-biodegradable waste will be 2100 kg/day which will be disposed through approved recyclers. Biomedical waste generated will be 872.25 kg/day which will be disposed through an approved agency. Hazardous waste will be disposed through an authorized vendor as per norms.
6. **Power Details:**
   During Operation Phase, Total power requirement will be 13,462 KW which will be supplied from BSES Rajdhani. For Power Back up, DG sets with combined capacity of 11875 KVA were proposed to be installed. Out of 11,875 kVA capacity of DG sets, 10530 KVA capacity of DG sets (3x 1250 + 2x1010 + 4x750 + 2x500 +2x380) are already installed.
   Solar Water Heating System for 23,500 LPD (1500 LPD ×9 + 1000 LPD ×10) have already been provided
7. **Parking Facility Details:** Total proposed parking is 7671 ECS. EV charging provision for 30% of parking will be provided.
8. **Eco-Sensitive Areas Details:**
   Distance of Asola Wildlife Sanctuary from project site is 7.28 Km S and Okhla Wildlife Sanctuary is 7.41 km E.
9. **Plantation Details:** Total green area in entire AIIMS campus is 255907 m2 which is 41.46 % of the total plot area.
10. **Cost Details:** Project cost of the service block is Rs. 97.69 Crores.

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

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

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

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

1. Treated water of DJB STP should be used for construction purposes with tertiary treatment of treated water of DJB STP to ensure it is fit for construction use.
2. The treated waste water through STP shall achieve the effluent standards: pH (6.5- 9.0), BOD (10 mg/l), TSS (20 mg/l), COD 50 mg/l, Oil and Grease (10 mg/l), Phosphorus Total (1 mg/l), Fecal Coliform (MPN/100 ml) – Desirable 100 permissible 230, and Bio-Assay as 90% survival of fish after 96 hrs in 100 % effluent. Ozonation be adopted for disinfection.
3. The project proponent shall adhere to the total water requirement – 2298 KLD, Fresh water requirement – 635 KLD, Treated water requirement – 1663 KLD (for recycling in Flushing (325 KLD), HVAC (1258 KLD), Gardening (80 KLD). The permission for ground water extraction should be renewed and validated without which the SPCB/ DPCC will not grant Consent to Operate.
4. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs. 18.7 Lacs and recurring cost of Rs. 4.6 Lacs/ year during construction phase and capital cost of Rs. 1.5 Lacs and recurring cost of Rs. 2.3 Lacs/ year during operation phase.
5. At least 10 % of the total energy demand to be sourced from Solar (Renewable) energy.
6. No of rain water harvesting pits shall be 25 nos. along with rain water storage tank with a capacity of minimum 1 day of fresh water requirement shall be provided. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be limited to shallow aquifer. Depth of boring should leave a buffer of atleast 5 m above ground water table
7. New generators to be installed shall be gas based and the generator sets already installed shall be operated as per extant directions of CPCB/ CAQM with due compliances of directions issued under GRAP for Delhi & NCR.
8. The excavated soil from the project shall be disposed by engaged agency within 10 km radius of the project site.
9. The Environment Management Cell consisting of 01 Director, 01 Senior Environment Expert, 01 Junior Environment Expert shall be created as committed and made functional before commissioning of the proposed development.
10. Minimum 1 tree for every 80 Sq. Mt of plot area should be planted within the project site.
11. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places. PP to ensure that this should be provided in AC/DC combination. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.
12. Formal approval shall be taken from the DJB/CGWA for any ground water abstraction of dewatering. The project proponent shall adopt suitable measures

for controlling ground water backing up around basements.

13. IoT based Flow Meters/ Sensors should be installed to monitor consumption of fresh water as well as treated water and log book for these flow meters be maintained in a regular manner. Flow meters shall be installed at Inlet of STP, outlet of STP, inlet of flushing tanks, inlet of cooling water tanks and reuse line for horticulture purposes and at the outfall/ sewer connection to be provided only for emergency discharge purposes with prior intimation to regulatory authority. Calibration for all the Flow meters shall be maintained on quarterly basis
14. Green building norms should be followed with a minimum 4 star GRIHA/IGBC/ASSOCHAM GEM rating.
15. Construction & Demolition waste should be disposed of at authorized C&D waste collection centre/ processing unit.
16. Wind- breaker of appropriate height i.e. 1/3rd 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 shall not exceed 635 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from concerned Authority. The permission for ground water extraction should be renewed and validated.
25. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for flushing, AC makeup water and gardening.
26. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
27. Energy audit shall be carried out periodically to review energy conservation measures.
28. All sensor/meters based equipments should be calibrated on quarterly basis.
29. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
30. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
31. Green belt development surrounding the campus, avenue tree planting and garden development should commence from the beginning of the construction phase. Only indigenous species should be used for green belt and avenue trees.
32. Exposed roof area and covered parking should be covered with material having high solar reflective index.
33. Building design should cater to the differently-abled citizens.
34. PP shall keep open space unpaved to the maximum extent possible so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water 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.

Meeting ended with the vote of thanks to the Chair

(Vijay Garg)
Chairman

(Pankaj Kapil)
Member secretary

(Ankit Srivastava)
Member
Attended Online

(Chetan Agarwal)
Member
Attended Online

(Gopal Mohan)
Member
Attended Online

(Jyoti Mendiratta)
Member

(Ashish Gupta)
Member
Attended Online

Dr. Sirajuddin Ahmed
(Member)
Attended Online

Dr. Sumit Kumar
Gautam
Member

Ms. Paromita Roy
Member