STATE LEVEL EXPERT APPRAISAL COMMITTEE (SEAC)-DELHI

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

Minutes of the 104th Meeting of State Level Expert Appraisal Committee (SEAC) held on 21.05.2022 at 11:00 AM in the Conference Room of DPCC, at 5th Floor, ISBT Building, Kashmere Gate, Delhi 110006.

The 104th Meeting of State Level Expert Appraisal Committee (SEAC) was held on 21.05.2022 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. Paromita Roy - Member
3. Dr. Sumit Kumar Gautam - Member
4. Sh. Surinder Kumar Juneja - Member
5. Sh. ChetanAgarwal - Member
6. Sh. Gopal Mohan - Member
7. Sh. Ankit Srivastava - Member
8. Sh. Pankaj Kapil - Member Secretary

Following SEAC Members could not attend the Meeting :

1. Dr. Kailash Chand Tiwari - Member
2. Ms. Jyoti Mendiratta - Member
3. Sh. Ashish Gupta - Member
4. Dr. Sirajuddin Ahmed - Member
5. Sh. PranayLal - Member

Following DPCC Officials assisted the Committee :

1. Sh. Amit Chaudhary (EE), DPCC
2. Sh.S.K. Goyal (EE), DPCC
3. Sh. Rohit Meena (JEE), DPCC

The Minutes of 103rd Meeting of SEAC held on 07.05.2021 were confirmed by the Members.

Agenda No 1

Case No. C-368

Name of the Project	EC for Proposed Super Specialty Block in existing Hospital and Nursing college of Holy Family Hospital, New Delhi
Project Proponent	P A George, Director, M/s New Delhi Holy Family Hospital Society, 2, Staff Quarters, Holy Family Hospital Campus, Okhla Road, New Delhi, Connaught Place, New Delhi,Delhi-110025
Project EIA coordinator present during the Meeting	Mr. Suman Banerjee (EIA Coordinator) M/s Ind Tech House Consult Mr. Indra Kumar (FM) M/s Ind Tech House Consult
Rep. of the PP present during the Meeting	Fr. George P.A (Director) M/s New Delhi Holy Family Hospital Society Mr. K.D. Paul
Proposal No.	SIA/DL/MIS/238798/2021
File No.	DPCC/SEIAA-IV/C-368/DL/2021

A. Revised details of the proposed project are as under:

1. The Proposal is for grant of EC for Proposed Super Specialty Block in existing Hospital and Nursing College of Holy Family Hospital, New Delhi by M/s New Delhi Holy Family Hospital Society.
2. The project is located at **Latitude**:28°33'45.14" N, **Longitude**: 77°16'32.53" E
3. **Area Details :**
   The Gross Plot Area of the project is 85210.40sq.m. The Net Plot Area for proposed development is 81635.45 sqm. The existing Built up Area is 38643.63 sqm and Proposed Total Built-up Area (FAR + Non FAR Area) is 21647.5 sq.m. Area to be demolished having built up area is 129.32 sqm. The Proposed Ground Coverage is 2099.49sqm.The Maximum Number of Floors are (B+G+10) nos. .Maximum Height of the proposed Building (up to Terrace) is 44.25m.
4. **Water Details :**

   During Construction phase, Water requirement will be met through treated tanker water supply from Delhi Jal Board. About 4.45 KLD sewage will be generated which will be disposed through temporary connection to the on-site STP.

   During Operational phase, total water requirement of the project (proposed building) is expected to be 198 KLD and the same will be met by 109 KLD fresh water from Delhi Jal Board and 89 KLD Recycled Water. 83 KLD of Domestic

wastewater generated will be treated upto the tertiary level in STP of 100 KLD capacity while 20 KLD of Waste water generated from Labs, OTs, Clinics, and Laundry will be treated in ETP of 25 KLD Capacity. The treated wastewater generated from the project will be 93 KLD (75 KLD from STP + 18 KLD from ETP). Out of the total treated waste water 89 KLD of treated waste water will be recycled and re-used (14 KLD for flushing, 72 KLD for Air Conditioning System, 3 KLD for DG Cooling). About 4 KLD will be discharged in Public Sewer with prior permission. The rain water within the project area will be collected in existing rain water harvesting pits and recharged into groundwater through recharge wells. Total requirement of existing operational hospital building is 305.3 KLD including Fresh water requirement of 167.7 KLD and Treated water of 137.6 KLD is being sourced from the existing STP of 200 KD for treating the waste water of 190.24 KLD.

5. **Solid Waste Details :**

   During Operation phase of proposed expansion, About 0.53 TPD solid wastes will be generated in the project. The biodegradable waste (0.25 TPD) will be processed in Organic Waste Converter (OWC) and the non-biodegradable waste generated (0.28 TPD) will be handed over to authorized local vendor. About 0.066 TPD Bio-medical wastes will be generated from the project in addition to the 0.4-0.5 TPD of Bio medical waste being generated from the existing project which will be disposed off through authorized CBWTDF. Hazardous waste includes Waste Oil from DG sets (1.42 Lts/Day) which will be carefully stored in HDPE drums in isolated covered space and sold to recyclers authorized by CPCB/SPCB.

6. **Power Details :**

   During Construction phase, DG set of 1 x 100 kVA will be operated.

   During Operation phase, the total power requirement will be1241 KVa and will be supplied by BSES. For Power Back up, DG sets of Total Capacity 1410 kVA (1 × 1010 kVA & 1 × 400 kVA) will be installed.

   Solar Photo Voltaic (PV) Power Panels of minimum 150 kWp will be provided.

7. **Parking Facility:** The Proposed Total Parking for new block is 443 ECS and Total Parking Required as per building bye laws is 443 ECS.

8. **Eco-Sensitive Areas:** Distance from Asola Bird Sanctuary is 6.5 km S (8.6 Km SW) and Okhla Wildlife Sanctuary is 2.3 Km W (3.8 Km SE) from the project site.

   NBWL clearance is not required as the extant of Eco-Sensitive Zone for Okhla Bird Sanctuary ranges from 100 m – 1.27 km from the boundary of Okhla Bird Sanctuary as per Notification dated 19.08.2015 and the Boundaries of Eco-Sensitive Zone for Asola Bhatti Wildlife Sanctuary is with an extant upto 1 km from Asola Bhatti Wildlife Sanctuary as per Notification dated 11.09.2017.

9. **Plantation:** The project already has 27295 sqm Green area which is more than 33% of total plot area. The project site has approx. 900 nos. of trees and because of this expansion 34 nos of trees to be cut / transplanted with prior permission of forest department

10. **Cost of the project**: Total cost of the project is 88.6 Crores.

11. As per information submitted by the PP, Expansion is proposed in existing operational Hospital. The PP has submitted the Copy of Consent to Operate issued on 19.03.2020 valid upto 31.12.2024.

After due deliberations, the SEAC in its 98th Meeting (1st Sitting) held on 31.01.2022,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 06.05.2022 as follows:

<table>
<tr><th>S.No.</th><th>Information Sought by SEAC during SEAC Meeting dated 31.01.2022</th><th>Reply dated 04.05.2022 submitted on 06.05.2022</th></tr>
<tr><td>1.</td><td>Building Plan approval from DDA/ Local Body, DUAC and Delhi Fire Service.</td><td>PP has informed that Layout drawing has been submitted to South Delhi Municipal Corporation (SDMC) for approval.
PP has attached an online receipt of the same.</td></tr>
<tr><td>2.</td><td>Proposal/ Plan for shifting the existing STP/ providing the new STP at different location is required to be submitted</td><td>PP has attached a drawing indicating location of new STP and old STP as well as the lines connecting them to drain point.</td></tr>
<tr><td>3.</td><td>Revised area statement for the existing building as well as for the proposed building after expansion is required to be submitted</td><td>PP has attached an Area statement of existing and proposed building which is as follows:
<table>
<tr><th>Particulars</th><th>Existing (sqm)</th><th>Proposed (sqm)</th><th>Total (sqm)</th></tr>
<tr><td>Plot Area</td><td>85210.40</td><td>-</td><td>85210.40</td></tr>
<tr><td>Net Plot Area</td><td>81635.45</td><td>-</td><td>81635.45</td></tr>
<tr><td>Ground Coverage</td><td>16413.58</td><td>2099.49</td><td>18513.08</td></tr>
<tr><td>Built-up Area</td><td>38643.63</td><td>21647.5</td><td>60291.13</td></tr>
</table>
PP has also attached Revised Form 1, Form 1A with respect to area statement submitted.</td></tr>
<tr><td>4.</td><td>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</td><td>PP has attached a Revised Environment Management Plan (EMP) for dust mitigation measures during construction.</td></tr>
</table>

<table>
<tr><td></td><td>Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.</td><td></td></tr>
<tr><td>5.</td><td>Revised Traffic Management Plan including Traffic Impact Assessment considering the latest traffic scenario. Detailed calculation of roads, bicycle paths, pedestrian spaces including entry and exit to be provided. Further, PP is required to submit mitigation measures to handle critical entry and exit scenarios inside and outside the site minimizing the impact on the city roads. Distribution of mode of traffic as per MPD.</td><td>PP has attached the Traffic Impact Assessment including the Management Plan.</td></tr>
<tr><td>6.</td><td>Authority Letter/ Board Resolution authorizing the person for signing the application of Environmental Clearance.</td><td>PP has attached Board resolution regarding authorizing of the person for signing the application of Environmental Clearance.</td></tr>
<tr><td>7.</td><td>Details of existing area, water demand, waste water generation and its treatment facilities, solid waste including bio medical waste, existing RWH pits etc. has to be provided by the PP.</td><td>PP has attached details of the following:
1. Area Statement of existing and proposed building including details of STP, ETP, DG Sets, RWH Pits, RWH Tank, Car Parking of Existing and proposed building.
2. Water Demand Calculation for Existing and Proposed Building
<table>
<tr><th>Particulars</th><th>Existing</th><th>Proposed</th><th>Total</th></tr>
<tr><td>Total Water Requirement</td><td>305.3 KLD</td><td>198 KLD</td><td>503.3 KLD</td></tr>
<tr><td>Fresh Water Requirement</td><td>167.7 KLD</td><td>109 KLD</td><td>276.7 KLD</td></tr>
<tr><td>Treated Water Requirement</td><td>137.6 KLD</td><td>89 KLD (STP: 75 KLD) (ETP: 18 KLD) 4 KLD to be discharged into Sewer with prior permission</td><td>226.6 KLD</td></tr>
<tr><td>Waste Water Generated</td><td>190.24 KLD</td><td>105 KLD</td><td>295.24 KLD</td></tr>
</table>
</td></tr>
</table>

		STP Capacity | 200 KLD | 100 KLD | 350 KLD **ETP Capacity** | 55 KLD | 20 KLD | 75 KLD **Total Water Requirement** | 305.3 KLD | 198 KLD | 503.3 KLD 3. Bio Medical Waste generation and its Management PP has informed that on an average about 400-500 kg/ day of Bio medical waste gets generated from the existing project and about 66 kg/day additional Bio Medical waste is expected to be generated due to proposed block which is being and will be stored in a segregated manner under Red, blue and Yellow category in a designated location within the project site. PP has informed that the segregated Bio Medical waste is being and will be handed over to biotic waste solution authorized by DPCC.
8.	The date of commissioning of existing operational Hospital.	PP has informed that date of commissioning of hospital is 06.01.1956.
9.	Revised landscape plan with demarcated green area with soft green area as per MPD. Landscape details to be provided with a measured impact on the micro-climate. 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.	PP has informed that out of 81635.45 sqm Net Plot Area, 37024 sqm (45.35% of the net plot area) is under landscape comprising of soft area as well as paved area having high reflective finish. PP has also attached Landscape Plan with Landscape area statement. Details of Landscape area of the complete Holy Family Hospital Campus as provided by PP is as follows: **S.No.** | | **Particulars** | **Area** 1. | A | Net Plot Area | 81635.45 sqm 2. | B | Building Area | 19866.86 sqm 3. | C | Road Area | 15553 sqm 4. | D | Surface Parking | 6019 sqm 5. | E | Mechanical Parking Area | 3173 sqm 6. | F=A- | Landscape | 37024 sqm

				(B+C+D+E)	Area
			7.		Landscape Area in %
			8.		Hardscape + Softscape
			9.	F.1	Hardscape-Paved
			10.	F.2	Softscape-Green
					45.35 %
					7405 sqm
					29619 sqm
10.	Further, wherever tree plantation being done/ proposed, tree-pit size of 6' x 6' / tree to be adopted as permeable surface of the tree.	PP has attached the Landscape Plan indicating the location of tree plantation.			
11.	Details of the compensatory tree plantation to be done in project site. Details of existing trees to be cut and to be planted with detail of species along with the approval of the Forest Department.	PP has informed that the project site currently has approx 957 nos. of trees of 37 nos. of trees will be cut down and 09 nos. of trees will be transplanted. PP has also informed that all compensatory tree plantation i.e. 370 nos. of trees will be done at project site. PP has informed that no. of required nos. of trees is 1021 nos. and no. of achieved trees is 1374 nos. PP has also informed that Application for tree cutting is in process. PP has attached Landscape plan indicating the trees to be cut, trees to be shifted, compensatory plantation and trees in road widening.			
12.	Revised proposal for locating the proposed parking for different modes of transport.	PP has attached Revised Parking Plan indicating the type and location of the parking proposed.			
13.	Proportion wise Step Diagram to be provided showing the amount of reduction in net per capita Energy Demand achieved as compared to base case scenario, through (i) Load Reduction Strategies, (ii) Passive Strategies, (iii) Renewable, and (iv) Energy Recovery strategies. At least 2 % of total energy demand to be sourced from Renewable. Percentage reduction through each of the aforesaid strategies to be provided in a consolidated diagram format for easy comprehension	PP has attached Proportion wise Step Diagram showing the amount of reduction in net per capita Energy Demand. PP has also informed that 150 kWp of Solar PV has been proposed in the project which will meet 4.2% of the overall annual energy demand of the project.			

14.	Proposal for provisioning the energy audit during operation phase.	PP has informed that Energy audit of the project will be conducted post occupancy i.e. during building's operation phase. PP has also informed that in order to facilitate the process of energy audit, digital energy meters and sub meters will be installed.
15.	Rain water harvesting needs to be revised taking into account the recent flash rain data and actual percolation rate of the soil at site. Calculate runoff from (a) roof top, (b) other paved areas, and (c) green areas separately. Review peak rainfall runoff threshold used in the calculation – given the experience of last 5 years with extreme rainfall events and likely increase in frequency with climate change in the next 50 years and create adaptive strategy accordingly.	PP has informed that RWH Pits is not feasible at the project site as Ground Water Table is at 4 m at that location. So, PP has proposed one rain water collection tank instead of RWH Pits having capacity of approx. 260 cum (12x10x2.2 m) PP has also informed that stored rain water will be used for irrigation and car wash. PP has also attached a Rain Water Calculation Sheet for the same.
16.	Prepare management strategy for each of these (a) roof top, (b) other paved areas, and (c) green areas a. Design natural storm water retention capacity in the green areas by marginal lowering, and gradient management, which can enhance natural percolation, and indicate the same in m3, b. Design separate storm water retention and recharge or reuse capacity for rooftop runoff and paved areas.	PP has informed that Slope of road designed to be maintained at 2 %. PP has also informed that the overflow from the saucer drain will have natural percolation through the soft green area as green lawn is lower than the road and saucer drain (300 mm x 600 mm x 75 mm) through which runoff water is drained. PP has attached storm water plan and also landscape plan showing the road section.
17.	Water assurance from DJB for the proposed fresh water requirement.	PP has attached an application dated 07.04.2022 for water assurance to DJB.
18.	Geotechnical Investigation Report along with details of pre and post monsoon water table in project area.	PP has attached Geotechnical Investigation Report for the same.
19.	Elaborated effects of the building activity in altering the microclimates with revised self- assessment on the	PP has informed that as per the proposed plan, the project will have High SRI (Solar Reflective Index) finish material on the roof areas.

<table>
<tr><td></td><td>likely impacts of the proposed construction on creation of heat island & inversion effects</td><td>PP has informed that 55 % of proposed site area having green and high reflective finish will help in mitigating UHIE.
PP has attached summary of area statement for reference which is as below:
<table><tr><th>S.No.</th><th>Particulars</th><th>Proposed Area (sqm)</th></tr><tr><td>1.</td><td>Building Footprint Area proposed – High SRI tile + Solar PV</td><td>2483</td></tr><tr><td>2.</td><td>Green Area</td><td>898</td></tr><tr><td>3.</td><td>Hardscape</td><td>2693</td></tr><tr><td colspan="2">% of Site Area mitigating UHIE</td><td>55 %</td></tr></table></td></tr>
<tr><td>20.</td><td>Proportion wise Step Diagram showing the amount of reduction in net Per Capita Water Demand achieved through (1) Each Demand reduction strategy (eg. Low flow fixtures, xeriscaping etc.), (2) Recycling and Reuse.</td><td>PP has informed that water calculation for the proposed building has been done as per National Building Code of India, 2016.
PP has proposed the following strategies in order to reduce Net water consumption in the project during the operation phase:
1. Use of Low flow fixtures. Specification of the same has been attached.
2. Plantation of Native adaptive and drought tolerant species.
3. Installation of Water efficient irrigation system such as drip irrigation (for trees and shrubs) and sprinkler irrigation (for lawns).
4. Treatment of 100 % generated waste water through on site STP and ETP. Treated waste water from STP to be used in flushing, landscape and some part of cooling tower make-up water.</td></tr>
<tr><td>21.</td><td>Plan for managing, conserving the top soil excavated during construction and for its reuse.</td><td>PP has informed that approx. 1058 cum. top soil will be utilized and spread over existing green in the campus.</td></tr>
<tr><td>22.</td><td>Provision for electric charging of the e-Vehicles as per Building Bye Laws</td><td>PP has informed that 252 nos. of EV parking have been proposed.
PP has also attached drawing/ parking plan for the same.</td></tr>
<tr><td>23.</td><td>Use of Ground water extraction required to be reconfirmed along with the permission from the competent</td><td>PP has informed that water will be sourced from DJB.
PP has also informed that Holy Family Hospital has permission for Ground water extraction</td></tr>
</table>

	authority.	though it will be done only in case of emergency.
24.	Specify name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters	PP has informed that 01 post – Manager Environment and 01 post – Supervisor Environment will be engaged for implementation and monitoring of environmental parameters.

Details of Existing and Proposed Building as per Revised Form 1, Form 1A, Area Statement as provided by the Project Proponent in its reply dated 06.05.2022.

S.No.	Particulars	Existing	Proposed	Total
1.	Plot Area	85210.40	-	85210.40
2.	Net Plot Area	81635.45	-	81635.45
3.	Ground Coverage	16413.58	2099.49	18513.08
4.	Built-up Area	38643.63	21647.5	60291.13
5.	Total Water Requirement	305.3 KLD	198 KLD	503.3 KLD
6.	Fresh Water Requirement	167.7 KLD	109 KLD	276.7 KLD
7.	Treated Water Requirement	137.6 KLD	89 KLD (STP: 75 KLD) (ETP: 18 KLD) 4 KLD to be discharged into Sewer with prior permission	226.6 KLD
8.	Waste Water Generated	190.24 KLD	105 KLD	295.24 KLD
9.	STP Capacity	200 KLD	100 KLD	350 KLD
10.	ETP Capacity	55 KLD	20 KLD	75 KLD
11.	DG Sets	2015 KVA	1410 KVA	3425 KVA
12.	RWH Pits	6	-	6
13.	RWH Tank	-	1	1
14.	Parking	90 Cars and 250 two-wheelers	443	Surface: 342 Cars, 276 TW, 5 Level Puzzle Parking, 765 Cars Total: 1212 Cars
15.	No. Trees present at the Site	957 nos.		
16.	No. of Trees to be retained	920 nos.		
17.	No. of Trees to be cut	37 nos.		
18.	No. of Trees to be transplanted	9 nos.		
19.	No. of Trees for proposed	14 nos.		

	new building	
20.	Compensatory Plantation	440 nos. (within the site)
21.	No. of Trees required at the site	1021 nos. (1 per 80 sqm)
22.	No. of Trees proposed for the site.	1374 nos.

The existing hospital is operational since 1956 and has a valid Consent to Operate (CTO) issued on 19.03.2020 by DPCC.

During the Presentation, PP submitted the Revised Water Mass Balance Diagram, Tree Plantation Plan in addition to the information submitted vide reply dated 04.05.2022/ 06.05.2022.

B. After due deliberations, the SEAC in its 104th Meeting held on 21.05.2022 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:

Specific Conditions

1. PP shall provide IPT (auto-rickshaw, e-rickshaw and taxi halt and go) spots outside the boundary wall near campus gate within the hospital premises.
2. The PP should explore for providing the natural STP and to meet the applicable parameters. STP of 350 KLD shall be provided as committed during presentation along with ETP of 20 KLD capacity in addition to existing 55 KLD ETP..
3. The PP shall carry out the transplantation for the 80 % of the affected trees and transplant and implement all the extant tree policies.
4. 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.
5. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be limited to shallow aquifer.
6. 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 final outfall/ sewer connection. Calibration for all the Flow meters shall be maintained on quarterly basis.
7. Only LED lighting fixtures should be used.
8. Green building norms should be followed with a minimum 3 star GRIHA/IGBC and Gold rating should be followed up.

9. Construction & Demolition waste should be disposed of at authorized C&D waste processing unit.
10. 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.
11. 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 on Dust Pollution Control Self-Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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. As proposed, no treated water shall be disposed in to municipal drain.
18. Advanced oxidation process should be used in STP and ETP to ensure proper treatment of drug residues and its metabolites.
19. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.

20. Rainwater harvesting scheme should avoid the surface rainwater/ leachete from the bio-medical waste infected areas.
21. PP shall provide the Rainwater collection tank with the enhanced capacity so as to store atleast one day of fresh water requirement.
22. Bio medical waste should be segregated separately to ensure that no bio medical waste leachate should enter in the Rain water harvesting system.
23. At least 2 % of the total energy demand to be sourced from renewable energy.
24. Energy audit shall be carried out periodically to review energy conservation measures.
25. All sensor/meters based equipments should be calibrated on quarterly basis.
26. The green building consultant should be hired for yearly audit since inception of the project.
27. Proper management strategy for Bio-medical waste/ Liquid effluent as per Bio-Medical Waste Management Rules, 2016 and relevant guidelines of MoEF&CC/ CPCB.
28. Ground water extraction shall not be done without permission from competent authority of Delhi.
29. PP shall provide electric charging points in parking areas for e-vehicles as per Building Bye Laws.

Agenda No. 2

Case No. C-366

Name of the Project	EC for Expansion of Multistoried Parking cum Commercial Complex at Nehru Place.
Project Proponent	Deepak Gupta, General Manager, 8th Floor, Eros Corporate Tower, Nehru Place, New Delhi, Delhi, 110019
Project EIA coordinator present during the Meeting	Mr. Praveen Bhargava (Chairman) M/s Perfact Enviro Solutions Pvt. Ltd. Mrs. Akta Chugh (EIA Coordinator)
Rep. of the PP present during the Meeting	Deepak Gupta M/s Nehru Place Hotels And Real Estates Pvt. Ltd. Megha Malhi M/s Nehru Place Hotels And Real Estates Pvt. Ltd.
Proposal No.	SIA/DL/MIS/235918/2021
File No.	DPCC/SEIAA-IV/C-366/DL/2021

A. Details of the proposed project are as under:

1. The Proposal is for grant of EC for Expansion of Multistoried Parking cum Commercial Complex at Nehru Place by M/s Nehru Place Hotels And Real Estates Pvt. Ltd.
2. The project is located at **Latitude**: 28°33'1.23"N, **Longitude**: 77°15'7.57"E.
3. **Area detail:** The total plot area of the project is 12985 sqm. Total existing Built up Area is 60474.36 sqm. The total FAR Area of the project will decrease from 18106.83 sqm to 18106.657 sqm. The other Non-FAR Area (as per bye-laws) of the project will be 2557.102 sqm . The built-up area of the project will be increased to 64973.47 sqm and maximum no. of floors will remain same i.e. G+15. The maximum height of the building will remain the same i.e. 69.9 m.
4. **Water details:**
   During construction phase, Total water requirement will be 11 KLD out of which 8 KLD Water will be sourced through treated water from nearby STP for construction activities. For domestic use, 3 KLD water will be sourced through tankers. Around 3 KLD of waste water will be generated which will be disposed of via a septic tank followed by soak pits.
   As per revised details submitted subsequent to the information/ clarification sought by SEAC, Total water requirement for the existing complex is 152 KLD, Total water requirement will be 169 KLD after expansion out of which 95 KLD will be from fresh

water. Rest of the water requirement i.e. 74 KLD of treated water will be sufficed from in-house STP (125 KLD capacity) for flushing (4 KLD), gardening (6 KLD) and cooling (64 KLD). No Excess treated water will be there. It will be a ZLD complex.
Total 4 nos. of Rain Water harvesting pits are proposed to be provided.

5. **Solid waste:**
   In Existing Complex, 373 kg/day of solid waste is being generated from the complex out of which 149 kg/day of Biodegradable waste is being sent to Municipal solid waste disposal site and 224 kg/day of Non-Biodegradable waste is being given to approved recycler.
   After expansion, approx. 410 kg/day of solid waste will be generated from the complex out of which 164 kg/day of biodegradable waste will be treated in organic waste converter and 205 kg /day of recyclable waste and 41 kg/day plastic waste will be handed over to approved vendors.
6. **Power:** Total Power Requirement during the construction phase will be met by an existing power supply from BSES Rajdhani Power Limited and total power requirement during operation phase will be 2327 kVA which will be met from BSES Rajdhani Power Limited. DG sets of Capacity 2 × 1500 kVA & 1 × 500 kVA have been already installed for power back up in the basement.
   Solar PV of 160kWp has been provided in the Existing complex.
7. **Parking Facility:** Existing parking provision at the complex is 998 ECS and Total Parking Provision after expansion will be 1063 ECS
8. **Eco-Sensitive areas:** Distance from Asola Bird Sanctuary is 4.06 Km SSE and Okhla Wildlife Sanctuary is 6.46 km NEE from the project site.
   NBWL clearance is not required as the extant of Eco-Sensitive Zone for Okhla Bird Sanctuary ranges from 100 m – 1.27 km from the boundary of Okhla Bird Sanctuary as per Notification dated 19.08.2015 and the Boundaries of Eco-Sensitive Zone for Asola Bhatti Wildlife Sanctuary is with an extant up to 1 km from Asola Bhatti Wildlife Sanctuary as per Notification dated 11.09.2017.
9. **Plantation:** Green area already developed at site is 1,766 sqm in the existing operational complex. Number of tree within the complex will be enhanced to 165 number of trees.
10. **Cost of the project**: Cost of the Project is Rs. 110 Crores (total cost after Expansion), out of which Rs. 10 Crores is the cost for expansion part.

Existing Building i.e. Multistoried Parking cum Commercial Complex by M/s Nehru Place Hotels And Real Estates Pvt. Ltd. is in possession of Consent to Establish and valid Consent to Operate (Renewal) issued by DPCC vide Consent Order dated 24.09.2021.

After due deliberations, the SEAC in its 98th Meeting (1st Sitting) held on 31.01.2022,based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information. In addition to this, SEAC also decided that a site inspection may be undertaken by a sub-committee comprising of the SEAC Members. Accordingly, a site visit was conducted by the sub-committee on

25.02.2022 and on the basis of site visit, PP were directed to provide few additional information documents.

Additional information sought by SEAC in its 98th Meeting held on 31.01.2022 was responded back by the Project Proponent on 11.05.2022 which is as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 31.01.2022	Reply dated 10.05.2022 submitted on 11.05.2022
1.	Building Plan approval from DDA/ Local Body, DUAC and Delhi Fire Service.	PP has attached Building Plans duly approved by SDMC along with Letter of Approval of Layout of DUAC dated 29.01.2020 & Delhi Fire Service dated 27.04.2021.
2.	Water assurance from DJB for the proposed fresh water requirement.	PP has informed that the project is located in a district centre developed by DDA with all the civic facilities of water, sewer, storm water lines, electrical infrastructure etc. PP has informed that they already have a water connection from Delhi Jal Board (K.No. 390731000) but water supply in that area is less than the required quantity. So, they have to depend on water tanker supply to meet the water requirement. PP has also pointed out that they have lodged a complaint with Delhi Jal Board in this regard (Complaint No. DJB0001124311) on 14.03.2022. After lodging the complaint, Road Restoration charges were accepted by DJB from them and an inspection/ cleaning of their water supply line was carried out on 15.04.2022. Thereafter, DJBs water supply to their building was improved significantly but was still short from full requirement. PP has attached water bills of last one year for reference to the same. PP has also pointed that they have no choice except to depend on water tanker supply for their balance water requirement as current DJB water supply from 19.04.2022 to 02.05.2022 (13 days) is around 16 KLD. PP has attached last water bill dated 19.04.2022 raised by DJB on them showing the closing meter reading of 4954 and a photograph showing the meter reading on 02.05.2022 as 5162.
3.	The water requirement figures for the existing complex shown in Form and in presentation are at variance, PP is	PP has informed that water requirement in the existing complex is 152 KLD. Summary of the water requirement of exiting complex is as follows:

	required to confirm the same with revised water mass balance and confirm figures for water management of existing building and after expansion.	<table><tr><th>S.No.</th><th>Particulars</th><th>Water Requirement</th></tr><tr><td>1.</td><td>Fresh Water</td><td>88 KLD</td></tr><tr><td>2.</td><td>Treated Water</td><td>64 KLD</td></tr><tr><td>3.</td><td>Waste water generated</td><td>73 KLD</td></tr><tr><td>4.</td><td>Treated Water Generated</td><td>69 KLD</td></tr><tr><td>5.</td><td>Treated water to be used in construction</td><td>5 KLD</td></tr><tr><td>6.</td><td>STP Capacity</td><td>125 KLD</td></tr><tr><td>7.</td><td>Water from DJB</td><td>16 KLD</td></tr><tr><td>8.</td><td>Water from tanker</td><td>72-85 KLD</td></tr></table> PP has attached water balance diagram of the existing complex for reference. PP has informed that water requirement in the complex after expansion is 169 KLD. Summary of the water requirement of exiting complex is as follows: <table><tr><th>S.No.</th><th>Particulars</th><th>Water Requirement</th></tr><tr><td>1.</td><td>Fresh Water</td><td>95 KLD</td></tr><tr><td>2.</td><td>Treated Water</td><td>74 KLD</td></tr><tr><td>3.</td><td>Waste water generated</td><td>84 KLD</td></tr><tr><td>4.</td><td>Treated Water Generated</td><td>79 KLD</td></tr><tr><td>5.</td><td>STP Capacity</td><td>125 KLD</td></tr></table> PP has attached Revised Form 1 & Form 1A along with revised water balance diagram and water management of the existing complex and after expansion.
4.	Water requirement during construction phase is proposed to be met from the treated water from nearby STP. Detail of the aforesaid STP needs to be clarified and 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 phase.	PP has informed that a STP of 125 KLD fitted with tertiary treatment methods has been installed at the site. PP has also informed that treated water from STP will be used for construction purposes. PP has also informed that the STP is fitted with tertiary treatment methods and treated water from it will meet IS 456:2000 parameters making it fit for use in construction purpose

5.	Proposal for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide) detectors for STP area.	PP has informed that Toxic gas detectors for combustible gas, carbon dioxide and hydrogen sulphide will be installed at STP area.
6.	As per Lease Deed of DDA only 50 % of the parking area out of the total ECS is for public parking and the balance 50 % is for the Lessee. PP to get a clarification from DDA regarding the same with specific permission that 50 % public parking can be used by the Lessee for seeking extra FAR.	PP has informed that statement of total parking (1063 ECS) and public parking (500 ECS) has already been declared on the approved building plans for expansion of the project and the same has been accepted and approved by the competent authority. PP has also pointed that as per clause C(1)(6) of the perpetual lease, the PP is fully entitled to decide for parking charges for the parking area. PP has attached the Perpetual Lease for reference of the same. PP has also pointed that multi-storied parking of the project is fully open to public since its construction in year 2006, the same has been duly recorded in EPCA report of August 2006. PP has attached EPCA Report of August 2006 for reference of the same.
7.	Rain water harvesting/ storage/ retention tanks and arrangement needs to be revised, taking into account the higher flash rain data of New Delhi in recent times.	PP has informed that the existing complex was designed with 3 RWH Pits considering 45 mm/hr of peak rainfall since its operation in 2006. PP has informed that they are proposing to replace the existing RWH Pits with 4 new RWH Pits (4.5 m dia x 4.8 m depth) considering the higher rainfall data in recent times i.e. 115 mm/hr. PP has attached building plans showing the design and location of 4 new RWH Pits.
8.	Revised EMP (Environment Management Plan) for dust mitigation measures during construction as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of VardhamanKaushik Vs. Union	PP has informed that all the dust mitigation measures mentioned in the query will be done after getting EC from SEIAA, Delhi and the same will be communicated to MoEF&CC Regional Office. PP has attached Revised EMP for the same.

	of India& others and Sanjay KulshreshthaVs Union of India & others/ CAQM Directions issued time to time including registration on Dust Pollution Control Self Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.	
9.	Cost of EMP needs to be revised with inclusion of appropriate cost for Environmental Monitoring component with the provisions Sensors for air quality parameters i.e. CO, CO2, Temperature, NOx, SOx, PM 2.5, PM 10, VOCs, H2S, NH3, Humidity. Preferably IOT based Electro-chemical sensors connected to server 24x7 with quarterly calibration and data uploading every hour.	PP has informed that cost for provisions of sensors for air quality parameters will be 3.5 Lakhs. PP has attached Revised EMP incorporating the cost of sensors. PP has also informed that feasibility for installation of sensor based equipment will be checked.
10.	PP is required to clarify as to how the storage/ stacking of construction material will be managed during construction phase	PP has informed that construction material will be stored/ stacked on the ground floor and adjacent vacant land next to the materials gate of the project. PP has enclosed Ground Floor plan for reference of the same.
11.	PP is required to quantify the no. of labours and the detailed plan for the proposed labour camps for housing them.	PP has informed that approx. 60 Nos. of local labourers will be deployed through contractors during the construction phase. PP has also informed that there will be no need for providing of labour camp within the project site as these labourers will be engaged from the adjoining areas only. However, PP has informed that drinking water and toilet facilities for the labourers will be earmarked out of existing facilities within the project site.
12.	As per Land paper submitted the Lease deed is in the name of Nehru Place Hotels Pvt. Ltd. whereas the application for Environmental Clearance has been filed by Nehru Place Hotels And Real Estates Pvt. Ltd., PP needs to clarify with supporting documents.	PP has informed that difference of name is consequent to the Demerger Order passed by the Hon'ble High Court of Delhi dated 25.05.2009, whereby demerger of the parent company Nehru Place Hotels Limited into Nehru Place Hotels Ltd. (Transferor Company) and Nehru Place Hotels and Real Estates Pvt. Ltd. (Transferee Company) was approved and accordingly the EC application has been submitted in the name of the Transferee Company. PP has attached Demerger Order passed by the Hon'ble High Court of Delhi dated 25.05.2009 for the reference.

13.	Proportion wise Step Diagram to be provided showing the amount of reduction in net per capita Energy Demand achieved as compared to base case scenario, through (i) Load Reduction Strategies, (ii) Passive Strategies, (iii) Renewables, and (iv) Energy Recovery strategies. Atleast 2 % of total energy demand to be sourced from Renewables. Percentage reduction through each of the aforesaid strategies to be provided in a consolidated diagram format for easy comprehension.	PP has attached various Load Reduction strategies proposed by the PP for the project. PP has informed that currently Solar PV of 160 kWp is already installed in the existing complex. PP has also pointed that current solar power provided is 7.5 % of the existing demand load which is equivalent to 6.9 % of total load after expansion (existing + proposed). PP has attached complete plan of the solar panel indicating the location of solar panels for reference.
14.	Proposal for provisioning the energy audit during operation phase.	PP has informed that Energy audit will be done during operation phase.
15.	Geotechnical Report investigation along with details of pre and post monsoon ground water table in project area.	PP has informed that they undertake to submit Soil Investigation Report as part of compliances during construction phase. PP has informed about the details of pre and post monsoon ground water table in project area which is as follows: 1. Pre-Monsoon Depth to water level during May, 2020: 47.76 mbgl 2. Post-Monsoon Depth to water level during Nov, 2020: 46.01 mbgl (as per GWYB Report 2020-2021)
16.	Outlet parameters of proposed STP during operation phase needs to be revisited in order to check the feasibility of its reuse in flushing, horticulture, HVAC etc.	PP has attached Test reports showing the inlet and outlet parameters of existing STP.
17.	Details of all the outlets from the proposed building including the outlet of STP required to be submitted with a proposal to install flow-meters at each of the outlets	PP has attached detail of all outlets from the proposed building including the outlet of STP. PP has informed that Flow meters have already been installed at the STP inlet & outlet.
18.	Explanatory note with respect to source for current water demand being met for the existing building.	PP has informed that total existing population including staff and visitors of the building is around 2486 nos. PP has informed that total water requirement in the existing complex is 152 KLD out of which which Fresh Water Demand is 88 KLD and rest 42 % of water requirement is being met from in-house STP treated water. PP has informed that at present Delhi Jal Board is supplying around 16 KLD of water and rest is being met through water tanker supply.

19.	Proportion wise Step Diagram showing the amount of reduction in net Per Capita Water Demand achieved through (1) Each Demand reduction strategy (eg. Low flow fixtures, xeriscaping etc.), (2) Recycling and Reuse.	PP has informed that about 25 % reduction in water will be achieved by using low water consuming fixtures like self closing faucets, flush free urinals (including re-use of treated STP water) in the premises. PP has attached water balance diagram showing reduction of water requirement by using conservation measures.
20.	Provision for electric charging of the e-Vehicles as per Building Bye Laws.	PP has informed that 124 ECS duly equipped with electric charging points have been earmarked for e-Vehicles in the parking block.
21.	Specify name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters.	PP has informed that they already have a team for implementation and monitoring of environmental parameters. Details of which are as under: Name of the Post — No. of Post Maintenance in-charge — 01 Environment Officer — 01 STP Operators — 03 Technical Staff — 14 PP has also informed that during construction phase, Project In-charge along with his team will also be available to take care about the health, safety & environmental parameters.

Additional information sought during the Site Inspection conducted by SEAC's Sub-Committee on 25.02.2022 was responded by the Project Proponent on 11.05.2022 which is as follows:

S.No.	Information Sought by SEAC's Sub-Committee during Site Inspection conducted on 25.02.2022	Reply dated 10.05.2022 submitted on 11.05.2022
1.	Calibration certificate of Flow Meter.	PP has attached Calibration certificate of Flow meters.
2.	Process flow diagram of STP	PP has attached process flow diagram of STP.
3.	Provision of Sludge Discharge	PP has informed that to maintain MLSS at the MBBR tanks, activated sludge from the TS will be re-circulated to MBBR tanks and only excess will be pumped into the Sludge Holding Tank (SHT). Aeration through diffusers is made in SHT for the sludge to settle down and then the same will be pumped into a basket type centrifuge filter where the sludge will be dewatered through centrifugal motion and collected. Present quantity of solid sludge

		generation is about 5-7 kg/day which is being used in the green development at the site.
4.	Revised Water Balance	PP has attached revised water balance for the existing and proposed expansion. PP has informed that there is no-borewell in the complex.
5.	Separate energy metres to be installed on STP	PP has informed that separate energy meters have been installed on STP. PP has attached photograph of the same.
6.	Water Bills of last one year.	PP has attached water bills of DJB of last one year.
7.	Water scheme and sewage scheme with IF charges.	PP has informed that water and sewage connections for the existing complex were sanctioned in the year 2010 and at that time the IF charges were not applicable.
8.	Six monthly report of STP	PP has attached Test reports of STP.
9.	Rain water harvesting scheme with pit diagram (approved scheme) along with design.	PP has attached Rainwater Harvesting Scheme with pit diagram along with design.

B. <u>After due deliberations, the SEAC in its 104th Meeting held on 21.05.2022 recommended as follows:</u>

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

1. The PP should seek necessary approvals from DJB for the additional water requirement before taking up the expansion of the project.
2. 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. As proposed, no treated water shall be disposed in to municipal drain.
3. The PP shall get the effluent testing monitoring of the STP every quarter from the approved lab of CPCB/ NEERI/ DJB and submission of the same shall be part of the six monthly compliance report to substantiate the satisfactory working of the installed STP.
4. 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.
5. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
6. Four Rain water harvesting recharge pits shall be provided as commited.

7. Construction & Demolition waste should be disposed of at authorized C&D waste processing unit.
8. 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.
9. 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 on Dust Pollution Control Self-Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.
10. PP shall provide IOT based Electro-chemical sensors in parking areas for air quality parameters i.e. CO, CO2, Temperature, NOx, SOx, PM 2.5, PM 10, VOCs, H2S, NH3, Humidity to be connected to server 24x7 with quarterly calibration and data uploading every hour.
11. The PP shall store/ stack the construction material on the ground floor and adjacent vacant land in possesion of the project proponent.
12. The PP shall maintain the Solar PV of 160 kWp already installed in the existing complex and shall ensure that at least 2 % of the total energy demand to be sourced from renewable energy
13. Energy audit shall be carried out periodically to review energy conservation measures.
14. The construction of the proposed expansion shall be undertaken only after a certified structural safety report duly correlated with geo-technical report of the existing building.
15. IoT based Flow Meters/ Sensors should be installed to monitor consumption of fresh water as well as treated water and log book for these flow meters be maintained in a regular manner. Flow meters shall be installed at Inlet of STP, outlet of STP, inlet of flushing tanks, inlet of cooling water tanks and reuse line for horticulture purposes and at the final outfall/ sewer connection. Calibration for all the Flow meters shall be maintained on quarterly basis.
16. PP shall provide electric charging points in parking areas for e-vehicles for at-least 20% of car park as committed or as per Building Bye Laws which ever is more.
17. The PP shall maintain the separate energy meter for the STP.

Agenda 3

Case No. C-228

Name of the Project	Corrigendum in EC for Expansion of Max Superspeciality Hospital at 108-A, I.P. Extension, Patparganj, Delhi-110092 Delhi 110092
Project Proponent	Pooja Joon, Executive Trustee, M/s Max Super Speciality Hospital (A Unit of Balaji Medical And Diagnostic Research Centre), 108-A, I.P. Extension, Patparganj, Delhi-110092 Delhi 110092
EIA Coordinator present during Meeting	Mr. Praveen Bhargava (Chairman) M/s Perfact Enviro Solutions Pvt. Ltd. Mrs. Akta Chugh (EIA Coordinator)
Representative of PP present during Meeting	Mr. Pritipal Singh (Director, Projects) M/s Max Super Speciality Hospital Mr. Manvendra Singh M/s Max Super Speciality Hospital
Proposal No.	SIA/DL/MIS/252127/2022
File No.	SEIAA-D/C-228/EC-318/2016

A. Details of the proposed project are as under:

M/s Max Super Speciality Hospital (A Unit Of Balaji Medical And Diagnostic Research Centre) obtained Environmental Clearance from SEIAA, Delhi vide letter no. SEIAA-D/C-228/EC-318/2016 dated 01.03.2016 for the project namely "Expansion of Max Super speciality Hospital at 108-A, I.P. Extension, Patparganj, Delhi-110092 Delhi 110092".
Now, M/s Max Super Speciality Hospital (A Unit Of Balaji Medical And Diagnostic Research Centre) has applied for Corrigendum in EC for above said project with request to correct the following details:

S.No.	Description as per approved EC	Description as per Proposal during appraisal.
1.	Proposed project name is Max Super Speciality Hospital	Max Super Speciality Hospital (A Unit Of Balaji Medical And Diagnostic Research Centre)
2.	As per EC, the total proposed Ground Coverage is 3901.1 sqm	As per proposal, the proposed Ground Coverage will be 4125.37 sqm
3.	As per EC, the total population will be 1712	As per proposal, the total population will be 4216
4.	As per EC, the water management will be as below: Total Water Requirement: 295 KLD	As per Proposal, the water management will be as below: Total Water Requirement: 547 KLD

	Fresh Water Requirement: 216 KLD Waste Water Generation: 185 KLD (184 treated in STP of 750 KLD and 1 KLD from Lab will treat in ETP capacity 15 KLD) Treated Water Generation & Reuse: 174 (79 reuse + 95 discharged to sewer)	Fresh Water Requirement: 339 KLD Waste Water Generation: 371 KLD (361 treated in STP and 10 KLD from Lab will treat in ETP capacity 15 KLD) Treated Water Generation & Reuse: 343 (208 reuse + 95 discharged to sewer)
5.	As per EC, the solid waste generated will be 1279 kg/day.	As per proposal the solid waste generated will be 365 kg/day.
6.	As per EC, No. of Rain water harvesting pits proposed will be 3	As per proposal, No. of Rain water harvesting pits proposed will be 4.
7.	As per EC, Total power requirement will be 3125 kVA	As per proposal, Total power requirement will be 2431 KW.

After due deliberations, the SEAC in its 102nd Meeting held on 09.04.2022, based on the documents submitted by the project proponent recommended to seek the additional information which has been responded back by the project proponent on 27.04.2022 as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 09.04.2022	Reply dated 26.04.2022 submitted on 27.04.2022
1.	The case deferred in view of the request made by the PP through email dated 07.04.2022 with the instruction to PP to explain the reason for submitting the request of corrigendum after a lapse of about 6 years.	PP has informed that request for corrigendum was delayed due to change of promoters and thereafter covid pandemic. PP has also informed that their EC dated 01.03.2016 is valid for 10 years as per MoEF&CC Notification vide S.O. 1807€ dated 12.04.2022.

As per SEIAA/SEAC record PP applied for EC for above said project on 24.11.2015, subsequently the case was considered in 75th SEAC Meeting held on 16.01.2016/ 30.01.2016 presentation was given by PP with certain facts and figures in variance to those provided in the EC proposal submitted on 24.11.2015 i.e.

Total Water Requirement: 547 KLD, Fresh Water Requirement: 339 KLD,

Waste Water Generation: 371 KLD (361 treated in STP of capacity 450 KLD and 10 KLD from Lab will treat in ETP capacity 15 KLD),

Treated Water Generation & Reuse: 351 (208 reuse + 143 discharged to nearby parks through permanent pipelines),

Total proposed Ground Coverage is 4125.37 sqm (Existing: 3548.96sqm and Proposed MLCP: 576.41 sqm),
Total population will be 4216, solid waste generated will be 365 kg/day,No. of Rain water harvesting pits proposed will be 4, total power requirement will be 2431 kW .
The case was recommended for grant of Environmental Clearance in SEAC meeting dated 30.01.2016 after the presentations made by the PP in variance to the figures submitted in Form-1. However, the aforesaid figures got reflected in the EC dated 01.03.2016 as per initial fact and figures submitted in Form-1.

Comparative Table of Facts and Figures as mentioned in EC and as submitted by PP in its EC proposal and as given in presentation and replies given by the PP during the SEAC Meetings.

S.No.	Description mentioned in EC dated 01.03.2016	Description as per Proposal dated 24.11.2015	Description as per Presentation dated 16.01.2016 and Presentation dated 30.01.2016.
1.	Proposed project name is Max Super Speciality Hospital	Proposed project name is Expansion of Max Super Speciality Hospital applied by Lt. General Daljeet Singh (Authorized signatory/ Executive Trustee of Balaji Medical And Diagnostic Research Centre) (as per Form 1)	.....
2.	The total proposed Ground Coverage is 3901.1 sqm	The total proposed Ground Coverage is 3901.1 sqm	The total proposed Ground Coverage is 4125.37 sqm (Existing: 3548.96sqm and Proposed MLCP: 576.41 sqm) (16.01.2016)
3.	The total population will be 1712	The total population will be 1712	The total population will be 4216 (16.01.2016)
4.	The water management will be as below: Total Water Requirement: 295 KLD Fresh Water Requirement: 216 KLD Waste Water Generation: 185 KLD (184 treated in STP and 1 KLD from Lab will treat in ETP	The water management will be as below: Total Water Requirement: 295 KLD Water Requirement: 216 KLD Waste Water Generation: 185 KLD (184 treated in STP and 1 KLD from Lab	The water management will be as below: Total Water Requirement: 547 KLD Fresh Water Requirement: 339 KLD Waste Water Generation: 371 KLD (361 treated in STP and 10 KLD from Lab will treat in ETP

	capacity 15 KLD) Treated Water Generation & Reuse: 174 (79 reuse + 95 discharged to sewer)	will treat in ETP capacity 15 KLD) Treated Water Generation & Reuse: 174 (79 reuse + 95 discharged to sewer)	capacity 15 KLD) Treated Water Generation & Reuse: 351 (208 reuse + 143 discharged to nearby parks through permanent pipelines) (30.01.2016)
5.	The solid waste generated will be 1279 kg/day.	The solid waste generated will be 367 kg/day.	The solid waste generated will be 365 kg/day. (16.01.2016)
6.	No. of Rain water harvesting pits proposed will be 3	No. of Rain water harvesting pits proposed will be 3	No. of Rain water harvesting pits proposed will be 4 as per layout plan (30.01.2016)
7.	Total power requirement will be 3125 kVA	Total power requirement will be 3125 kVA (2500 kW)	Total power requirement will be 2431 kW (30.01.2016)

During the presentation, the PP submitted an undertaking confirming that the information submitted in Form 10 are factually correct.

B. <u>After due deliberations, the SEAC in its 104th Meeting held on 21.05.2022 recommended as follows:</u>

The corrigendum of corrected fact and figures for the Environmental Clearance issued by SEIAA, Delhi to M/s Max Super Speciality Hospital (A Unit of Balaji Medical and Diagnostic Research Centre) vide letter no. SEIAA-D/C-228/EC-318/2016 dated 01.03.2016 may be issued on the same terms and conditions under which prior Environmental Clearance dated 01.03.2016 was granted which will now be valid upto 28.02.2026

Agenda No 4

Case No. 395 (TOR)

Name of the Project	ToR for Expansion of Existing Hotel Building at Plot no. 3, Sector - 10, Dwarka, New Delhi
Project Proponent	M/s Tirupati Building and Offices Pvt. Ltd. Plot No-3, District Centre, Sector-10, Dwarka
Project EIA coordinator present during the meeting	Mr. Praveen Bhargava (Chairman) M/s Perfact Enviro Solutions Pvt. Ltd. Mrs. Akta Chugh (EIA Coordinator)
Rep. Of the PP present during the meeting	Mr. Subhash Dabas M/s Tirupati Building and Offices Pvt. Ltd. Harpreet Singh (Architect)
Proposal No.	SIA/DL/MIS/72149/2022
File No.	DPCC/SEIAA-IV/C-395(TOR)/DL/2022

A. Details of the proposed project are as under:

1. The Proposal is for grant of TOR under violation category for an Expansion of "Existing Hotel Building" at Plot no. 3, sector-10, Dwarka, New Delhi by M/s Tirupati Buildings & Offices Pvt. Ltd
2. The project is located at Latitude: 28°34'45.29"N, Longitude: 77° 3'21.61"E.
3. **Area Details:** After the proposed expansion, the total plot area will remain the same i.e 13,603.00 m2. Against the Built up Area of 55550.169 sqm permitted in previous EC, the Total Built up Area constructed as per completion is 56898.939 sqm. Additionally, Non-FAR of 2769.63 sqm has been constructed but not in operation. Thereby Total Built up Area constructed is 59668.565 sqm and 19275.944 sqm of Non FAR Area is proposed to be constructed.

Description	Unit	As per EC	Constructed as per Completion	Total Construction done	Proposed	Total after expansion
Cost of the Project	Rs (Cr)	407.88			75	482.88
G.C (achieved)	sqm	5353.232	5441		1439	6792.61
FAR	sqm	27279.082	30606		14.684	30591.316

(achieved)					(converted into Non FAR)	
Total Non FAR Area - B	sqm	28271.087	26292.939			26292.939
Basement Area	sqm	26275.059	24296.911			24296.911
Non FAR Area (service area)	sqm	1996.028	1996.028			1996.028
Other area constructed in Non FAR (expansion)	sqm				19275.944 2769.63 sqm already constructed but not in operation	22060.25
Built up Area (A+B)	sqm	55550.169	56898.939	59668.565	19275.944	78944.509
Number of Basements	Nos.	3		3		3
Max. No. of Floors	No.	3B+G+10	3B+G+12	3B+G+12		3B+G+12
No. of Towers	No.	1	1	1		1
Max. Height of the Building	metre	54	54	54		54
Total Power Load	KW	6127.5	Sanctioned Load: 3333 Connected Load 2000			2000
No. of DG Sets	No. (KVA)	-	2x1250	-	No new DG sets will be installed	2x 1250
No. of RWH Pits	No.	-	3	-	-	3
Total Water Requirement	KLD	328	26	-	-	354
Fresh Water Requirement	KLD	156	-3	-	-	153
Wastewater Generation	KLD	-	-	-	180	180
Treated Wastewater Reuse	KLD	182	-	-	162	162

STP Capacity (MBBR)	KLD	200	210	-		210
Total Solid Waste	Kg/day	387	-	-	262	649

4. **Water Details :**

During construction phase: Total water requirement will be 10 KLD out of which 5 KLD Water will be sourced through treated water from STP for construction activities. For domestic use, 5 KLD water will be sourced through tankers. Existing toilet facilities will be used for the labourers during the construction phase. Regular cleaning shall be done and hygiene conditions shall be maintained.

During Operation phase:

Existing Operational: Total water requirement is 178 KLD out of which fresh water requirement is approx. 87 KLD which is being supplied by Delhi Jal Board and tanker supply. Rest of the water requirement i.e 91 KLD of treated water is being sufficed from on-site STP. Total waste water generated is 101 KLD which is being treated in on-site STP of 200 KD capacity. Treated water (91 KLD) is being used in flushing (30 KLD), gardening (8 KLD) and Cooling (53 KLD). It is a ZLD complex.

After Expansion: Total water requirement will be 315 KLD out of which 153 KLD will be from fresh water which will be met by Delhi Jal Board and tanker supply. 162 KLD of treated water will be met from on-site STP. Total waste water generated will be 180 KLD which will be treated in an existing STP of 210 KLD and reused for flushing (54 KLD), gardening (8 KLD) and Cooling (100 KLD). It will be a ZLD complex.

Total 3 no. of rainwater harvesting pits of size 4m dia and 4.5m depth have already been provided with a total capacity of 169.56 m3 . Runoff from roof top, landscape area, Open and road area will be connected to rain water harvesting pits.

5. **Solid and Hazardous Waste Management:**

During Construction Phase: Total 15 kg/day of waste will be generated from labourers out of which 9 kg/day will be biodegradable waste which shall be treated in existing Organic waste converter & 6 kg/day of non biodegradable waste will be given to authorized recycler.

During Operation Phase: At present, total solid waste of 514 kg/day is being generated, Out of which the biodegradable waste of 308 kg/day is being generated which is being treated in an organic waste converter of 700kg capacity. Non biodegradable waste of 206 kg/day is being given to approved recyclers.

After expansion approx. 649 kg/day of solid waste will be generated from the project out of which 389 kg/day of Biodegradable waste will be treated in already installed OWC and 260 kg/day of non-biodegradable waste will be given to the approved recycler.

6. **Power Details** :- At present, the total Sanctioned Load of the project is 3333 kVA & connected load is 2000 kVA, which is being met by the BSES Rajdhani. 2 no. of D.G. sets of capacity 1250 kVA each are already installed which have been operated during

power cut only. No new DG will be installed for expansion. After Expansion- There sanctioned and connected load will remain same after expansion

7. **Parking facility:**
   During Construction Phase: Proper parking provisions for construction vehicles will be provided . Proper space for loading and unloading of building material and pickup of waste debris will be defined .
   During Operation Phase: Presently sufficient car parking provision have been made in basement and at surface Approx 613 ECS have been provided in the basement and at the surface. Parking will remain the same for expansion also
8. **Eco-Sensitive Areas:** There is no Wildlife Sanctuary within 10 Km of Buffer zone.
9. **Plantation:**The green area of 2720 m2 (20 % of total plot area) has been developed all along the periphery of the project site. Approximately 78 trees have already been planted at the site.
10. **Cost of the project:** As per Section D, Pre-Feasibility report page D-6(Table-1), proposed cost is 75 Crore and total after expansion will be Rs. 482.88 Crore.

The matter was earlier considered in SEAC and SEIAA in view of a representation/ related to the alleged violations being done by the project and construction work has been carried out at site even as it applied for expansion of the project before EAC (Infra-2) of MoEF&CC, GoI. As per EAC recommendation, the matter has been recommended to Ministry for necessary action as the project appears to be a case of violation of previous EC.

MoEF&CC was requested by SEAC vide letter dated 15.02.2022 that current status of the above said Environmental Clearance application filed by the project proponent and action decided by the MoEF&CC, GoI subsequent to the recommendation of EAC (Infra-2) may please be provided to SEAC, Delhi.
Subsequently, the Sub-Committee of SEAC as decided in 98th SEAC meeting sitting dated 07.02.2012 conducted the inspection on 12.02.2022 and submitted its report to SEAC on 22.02.2022 (99th SEAC Meeting) with the finding that the total Built up area (58877.09 sq.mt. as per the DDA completion plans dated 11.06.12) is exceeding by 3326.92 sq.mt over the areas contained in the above Environmental Clearance (55550.169 sq.mt.) with concluding observations as follows:

1. The reply submitted by the project proponent did not cover Sanctioning details of the active construction being carried out on the front, left and right side of the existing Building which is evidently being carried out for expanding the built up area beyond the previous one for which completion was obtained.
2. Deviations were observed from the previous Completion Plan obtained from DDA dated 18.11.2010 in the total Built up area mentioned in the Environmental Clearance issued in 2008.
3. As far as the old construction in past is concerned, the matter maybe dealt as per item 4 of the Minutes of the 78th Meeting of EAC (Infra-2) dated 14th and 15th December, 2021 that takes note of the Project as a Case of Violation with recommendations for the Ministry to take necessary actions

The SEAC) in its 99th meeting held on 22.02.2022, in view of MoEF&CC Office Memorandum dated 07.07.2021 outlining the SOP for dealing with the cases of violations of EIA Notification,2006 recommended as follows:

A. The DDA may be intimated for necessary action wrt the active construction being carried out on the front, left and right side of the existing Building which is evidently being carried out for expanding the built up area beyond the previous one for which completion was obtained without obtaining sanction from DDA and for necessary action in respect of additional deviations from the Completion Plan dated 11.06.2012 observed in respect of –
    a. Entry on the rear side of the Plot towards the pedestrian Walkway.
    b. Commercial use in some part of the First Basement.
B. The MoEF&CC, GoI be informed about the active construction being carried out on the front, left and right side of the existing Building which is evidently being carried out for expanding the built up area beyond the previous one for which completion was obtained and that deviations have been observed from the previous Completion Plan dated 18.11.2010 in the total Built up area mentioned in the Environmental Clearance issued in 2008.
C. The SEIAA may take action u/s 5 of EPA 1986 for stoppage of construction activity for active construction being carried out on the front, left and right side of the existing Building which is evidently being carried out for expanding the built up area without obtaining Environment Clearance for the expansion beyond the previous environmental clearance dated 08.07.2008, with a copy to MoEF&CC,GoI ,DDA and DPCC for necessary action.

In view of A, B and C above following actions have been taken by SEIAA:

1. Letter has been issued on 07.03.2022 to DDA
2. Letter has been issued to Joint Secretary (IA Division), MoEF&CC, GoI on 07.03.2022
3. Directions u/s 5 of EPA 1986 have been issued on 07.03.2022.

In response to the above, status of action taken the Sub-Divisional Magistrate (Dwarka) has issued an order dated 10.03.2022 for directing the project proponent to stop construction of the project with immediate effect in pursuance of directions dated 07.03.2022 issued by SEIAA u/s 5 of EPA 1986.

In response to the letter dated 15.02.2022 issued by SEAC to Member Secretary, EAC (Infra-2) , Ministry of Environment, Forest & Climate Change, GoI, Indira Paryavaran Bhawan, Jor bagh, Lodhi Colony, New Delhi, Delhi 110003 a reply dated 19.04.2022 has been received from Scientist-F/ Director, MoEF&CC, GoI reiterating the Minutes of the Meeting of EAC (Infra-2) held during 14th-15th December, 2021 in which it was found that the project appears to be a case of violation of the previous granted EC dated 08.07.2008 and EAC recommended that Ministry may take necessary action accordingly instead of action decided by the MoEF&CC, GoI subsequent to the recommendation of EAC (Infra-2).

In view of above the SEAC in its 103rd Meeting held on 07.05.2022 that matter may be appraised to SEIAA, Delhi as the reply received from MoEF&CC does not appear to address the issue suitably.

The Office Memorandum No J-11013/41/2006-IA.III dated 23.10.2017 issued by MoEF&CC, GoI at clause no (iii) prescribes that in cases , the proposal is appraised by EAC due to non-existence of SEIAA/SEAC, then irrespective of whether recommended, deferred

or additional information sought, it will continue to be apprised and decided at the central level , even if the SEIAA/SEAC is constituted later on.

B. After due deliberations, the SEAC in its 104th Meeting held on 21.05.2022 recommended as follows:

Case deferred for want of final decision of MoEF&CC,GoI subseqent to recommendation of EAC (Infra 2) and against the request for withdrawal submitted by the PP to MoEF&CC,GoI. The Committee recommended that a clarification may be sought from the Joint Secretary, MoEF&CC, GoI seeking advice whether the matter to be process at central level or state level in view of OM dated 23.10.2017.

Meeting ended with the vote of thanks to the Chair

(Vijay Garg)
Chairman

(PankajKapil)
Member secretary

(Chetan Agarwal)
Member

(Ankit Srivastava)
Member

(Paromita Roy)
Member

(Gopal Mohan)
Member

(Dr. Sumit Kumar Gautam)
Member

(Surinder Kumar Juneja)
Member