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

Minutes of the 130th Meeting of State Level Expert Appraisal Committee (SEAC) held on 26.06.2023 at 11:00 AM in the Conference Room of DPCC, at 5th Floor, ISBT Building, Kashmere Gate, Delhi 110006.

The 130th Meeting of State Level Expert Appraisal Committee (SEAC) was held on 26.06.2023 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. Ms. Paromita Roy - Member
5. Sh. Chetan Agarwal - Member
6. Sh. Gopal Mohan - Member
7. Sh. Ankit Srivastava - Member
8. Dr. Sirajuddin Ahmed - Member
9. Sh. Pankaj Kapil - Member Secretary

Following SEAC Members could not attend the Meeting:

1. Dr. Sumit Kumar Gautam - Member
2. Dr. Kailash Chandra Tiwari - Member
3. Sh. Pranay Lal - Member

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

The Minutes of the 129th SEAC Meeting held on 14.06.2023 were confirmed by the Members.

Table Agenda: 01 Water Assurance:

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

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

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

Table Agenda: 02

Regarding the meeting notice dated 20.06.2023 issued by DUAC and addressed to Chairman, SEAC, for the meeting scheduled on 06.07.2023 to discuss 'Trees in Delhi' it was decided that Sh Chetan Agarwal, Member SEAC and Sh. Ashish Gupta along with Chairman, SEAC may attend the meeting.

Agenda: 01
Case No C-428

Name of the Project	EC for Group Housing at Plot 67, Kirti Nagar, West Delhi, Delhi
Project Proponent	DGM, M/s TARC Projects Limited, 67 Najafgarh Road, Kirti Nagar, New Delhi-110015
Consultant	M/s Perfact Enviro Solutions Pvt. Ltd
EIA Coordinator present during Meeting	Ms. Akta Chugh (EIA Coordinator) Mrs. Richa Aggrawal
Representatives of PP present during Meeting	Mr. Ajay Pathania (Authorized signatory)
Proposal No.	SIA/DL/INFRA2/401931/2022
File No.	DPCC/SEIAA-IV/C-428/DL/2022

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Group Housing at Plot 67, Kirti Nagar, West Delhi, Delhi by M/s TARC Projects Limited and details have been updated/ modified in view of appraisal by SEAC.
2. The Project is located at **Latitude:** 28°39'24.77"N; **Longitude:** 77°8'48.16"E.
3. **Area Details:**
   The Total (Net) Plot Area of the project is 24,793.580 sqm. The existing Built up Area is 68,142.73 sqm (as per previous EC dated 08.07.2008) which will be demolished. The Proposed Ground Coverage is 3,899.038 sqm and the Proposed Total Built-up Area (FAR + Non FAR Area) is 2,21,677.63 sqm. The Proposed FAR Area is 86,274.34 sqm and Proposed Total Non-FAR Area is 135,403.291 sqm. The total no. of Basements will be 2 nos. The Total Basement Area is 39,372.75 sqm (Basement 1: 19,194.76 sqm and Basement 2: 20,178.00 sqm). The proposed buildings are 4 Residential tower + commercial (CSP) + EWS + club towers. The total nos. of floors will be G+S+27. Total No. of units will be 781 (Dwelling Units: 493 nos, EWS Units: 144 nos and CSP units: 144 nos.) The total no of expected population is 3965 persons. The max. height of the building is 116.1 m.
4. **Water Details:**
   During Construction Phase,
   Total water requirement will be 30 KLD out of which 20 KLD of water will be required for domestic purpose which will be sourced through tanker supply and remaining 10 KLD required for non-potable use will be taken from DJB STP.
   During Operational Phase (after conservative measures), Total Water requirement of the project will be 605 KLD which will be met by 283 KLD of Fresh water from Delhi Jal Board and 322 KLD of Treated water from in house STP. Out of 283 KLD Fresh Water, 273 KLD Fresh water will be used for Domestic Purposes and 10 KLD will be used for Swimming Pool. Total Waste water generated will be 370 KLD which will be treated in-

house STP of 550 KLD capacity. Treated Water from STP will be 333 KLD, out of which 322 KLD which will be recycled and reused for Flushing (138 KLD), Gardening (44 KLD), DG Cooling/HVAC (138 KLD), Miscellaneous (2 KLD) and excess treated water i.e. 11 KLD will be discharged into sewer.

Total 5 no. of RWH pits will be provided .

5. **Solid Waste Details**

   During Construction Phase, Total solid waste generation will be 22.5 kg/day out of which 11.5 kg/day will be biodegradable which will be disposed off at solid waste disposal sites and 11.0 kg/day will be non-biodegradable waste and will be given to authorized recyclers.

   During the Operation Phase, Approx. 1664 kg/day of domestic solid waste will be generated from the complex out of which 998 kg/day of Biodegradable waste will be treated in 01 Nos. OWC of capacity 1250 Kg/day and 666 kg/day of Non-Biodegradable Waste (Recyclable and Non-Recyclable) will be given to approved recyclers.

6. **Power Details:**

   During Construction Phase, For Power backup failure, Generator sets of capacity 2x125kVA will be installed with adequate stack height.

   During Operation Phase, Total Power requirement will be 8751 kW (including E-vehicle power load) and will be supplied by BSES Rajdhani. For Power Back up, Gas based Generator Sets of Capacity 5x1500 kVA and 1x750 kVA will be installed.

   324 Kw of total energy demand will be met through solar energy.

7. **Parking Facility Details:** Total Proposed Parking is 1420 ECS including electrical car parking provision of 426 ECS.
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 19.01 Km SE and from Asola Wildlife Sanctuary is 20.20 Km SSE.
9. **Plantation Details:** The proposed Green Area is 14,706.58 sqm. Total no. of existing trees at site is 8 nos, which will be retained and no. of existing shrubs are 62 nos. Total number of trees proposed within project site are 310 nos.
10. **Cost Details:** Total Cost of the project is Rs 300 Crores.

The TOR was issued to the project proponent by SEIAA, Delhi vide letter no. DPCC/ SEIAA-IV/C-381(ToR)/DL/2021/4015-4018 dated 08.07.2022. Accordingly the PP submitted the EIA report.

After due deliberations, the SEAC in its 119th Meeting held on 25.11.2022, 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 03.03.2023 vide letter dated 02.03.2023 which is as follows:.

S.No.	Information Sought by SEAC during SEAC Meeting dated 25.11.2022	Reply dated 02.03.2023 submitted on 03.03.2023
1.	Traffic plan approval by Unified Traffic and Transportation Infrastructure (Planning& Engineering) Centre (UTTIPEC).	PP has attached reply letter of UTTIPEC dated 16.12.2022 received in response of their application for traffic plan approval by UTTIPEC.
2.	Assurance for supply of Treated	PP has attached request letter to DJB during

	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.	the construction phase. PP has attached characteristics of STP treated water and standards for construction water.
3.	Water assurance from DJB for meeting the quantum of water supply during operational phase with following details. • Water assurance specifying the quantity of water to be supplied to the project. • Total water supply availability as per approved scheme of the command area in which the project is proposed to be developed. • The quantity of water already committed and after the quantity of water allotted to the project, the balance water available.	PP has attached DJB letter dated 10.08.2021 regarding submission of IFC charges calculated by DJB for issuance of NOC.
4.	Power supply assurance from TPDDL/ BSES or the application submitted to the concerned agencies.	PP has attached power feasibility report from TPDDL dated 29.12.2022.
5.	Break up of green area duly demarcating road area, green area, soft green area and hardscape area and Revised landscape plan with design of natural storm water retention capacity in green areas by marginal lowering and gradient management which can enhance natural percolation and indicate the same in m3 with due demarcation.	PP has informed that Total green area provided is 14,706.580 sqm out of which soft green area is 6370.58 sqm & and hard green is 8336 sqm. PP has attached Revised landscape plan with design of natural storm water retention capacity in green areas by marginal lowering and gradient management. PP has informed that there are 8 nos. of existing trees present at site with 62 nos. of shrubs. PP has attached details of the same.
6.	Revised calculation for solid waste generation figures accounting for the sludge generated from STP and its disposal methodology.	PP has attached revised solid waste generation figures including STP sludge which are as follows: **Type of waste** — **Quantity (kg/day)** Biodegradable waste — 998 Non-Biodegradable waste — 666 STP Sludge — 227.54 **Total Waste** — **1891.4**

<table>
<tr><td></td><td></td><td>PP has informed that 1 no. of OWC is proposed of total capacity 1250 kg/day.</td></tr>
<tr><td>7.</td><td>Revised water mass balance chart with reduced fresh water demand reviewing demand reduction strategies, recycling/ reuse.</td><td>PP has attached revised water mass balance after water conservation measures which is as follows:
During Operation Phase (After taking conservation measures):
<table>
<tr><th>S.No.</th><th>Particulars</th><th>Quantity</th></tr>
<tr><td>1.</td><td>Total Water Requirement</td><td>605 KLD</td></tr>
<tr><td>2.</td><td>One time Fresh Water Requirement (Source: DJB)</td><td>283 KLD</td></tr>
<tr><td></td><td>Fresh water requirement (daily)</td><td>273 KLD</td></tr>
<tr><td></td><td>Swimming Pool</td><td>10 KLD</td></tr>
<tr><td>3.</td><td>Treated Water Requirement (Source: in House STP)</td><td>322 KLD</td></tr>
<tr><td></td><td>Flushing</td><td>138 KLD</td></tr>
<tr><td></td><td>Cooling</td><td>138 KLD</td></tr>
<tr><td></td><td>Misc.</td><td>2</td></tr>
<tr><td></td><td>Gardening</td><td>44 KLD</td></tr>
<tr><td>4.</td><td>Waste Water Generated</td><td>370 KLD</td></tr>
<tr><td>5.</td><td>STP Capacity</td><td>550 KLD</td></tr>
<tr><td>6.</td><td>Treated Water Generated</td><td>333 KLD</td></tr>
<tr><td>7.</td><td>Treated water discharged into sewer</td><td>11 KLD</td></tr>
</table></td></tr>
<tr><td>8.</td><td>Revised solar energy utilization to achieve atleast 10 % of power load requirement.</td><td>PP has informed that they will provide 5% of the total power load (7686 KW) through renewable resources i.e 384.3 KW.</td></tr>
<tr><td>9.</td><td>Revised 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.</td><td>PP has informed that they will provide 30% of the total parking provision of 426 ECS for electric vehicles in parking.</td></tr>
</table>

10.	Revised details with respect to point no. 31 of ToR related to trees by submission of revised landscape plan showing the details (species and girth) of existing trees.	PP has attached Revised landscape plan showing the details (species and girth) of existing trees.
11.	Revised details with respect to point no 35 & 36 of ToR related to water requirement and STP.	PP has attached outlet parameters of proposed STP.
12.	PP is required to submit heat island effect supported with modeling.	PP has attached heat island effect with modeling
13.	Air pollution abatement plan for the air pollutants like PM2.5 , PM10, SOx , Nox etc.	PP has attached air pollution abatement plan.

After due deliberations, the SEAC in its 125th Meeting held on 18.03.2023, 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 25.05.2023 vide letter dated 22.05.2023which is as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 18.03.2023	Reply dated 22.05.2023 submitted on 25.05.2023
1.	Tree report of the site with details of physical tree count of all trees including shrubs on site alongwith tree girth with local and scientific names of trees.	PP informed that total 08 numbers of trees exists at site. PP attached report on tree survey conducted by Foundtech Consultants (P) Limited dated 05.05.2023 on the site with details of physical tree count including shrubs on site along with tree girth with local & Scientific names of trees along with photographs of 08 trees..
2.	Site map with locations of existing trees color coded to show trees that will be preserved.	PP stated that total 08 numbers of trees exists at site which will be retained at site. PP attached location of trees with green color demarcated on the site plan.
3.	Revised realistic quantification of STP sludge.	PP informed that total wet sludge produced per day will be 169.59 kg/day & total dry sludge produced will be 59.36 kg/day.
4.	Revised details of power load in view of provisioning of charging of e-vehicles.	PP informed that 30% of electrical vehicle charging points (i.e. 426 numbers) will be provided which consist of a power load of 1065 kW that has been taken into total electrical load calculation. PP also informed that revised power load will be 8751 kW after taking the load of EV charging point.
5.	Using output of the simulation tools demonstrate that the lowest habitable	PP attached detailed study of Urban Heat Island effect demonstrating the lowest

	floor has the exposure of direct sunlight atleast of 2 hrs as on 21st December.	habitable floor that has exposure of direct sunlight atleast of 2 hrs as on 21st December.
6.	Revised air pollution abatement plan for air pollutants like $PM_{2.5}$, PM_{10}, SO_x , NO_x , etc with realistic pollution load from traffic/ car parking.	PP attached revised air pollution abatement plan for air pollutants like $PM_{2.5}$, PM_{10}, SO_x , NO_x , etc with realistic pollution load from traffic/ car parking
7.	Details of pervious and impervious area.	PP informed that: **Total green area**: 14,706.580 sqm **Pervious area**: 1998.0 sqm **Impervious area**: 12708.58 sqm

After due deliberations, the SEAC in its 129th Meeting held on 14.06.2023, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which has been responded back by the project proponent on 20.06.2023 vide letter dated 16.06.2023 which is as follows:

S.No.	Information Sought by SEAC during 129th Meeting dated 14.06.2023	Reply dated 16.06.2023 submitted on 20.06.2023
1	Revised plan for installation of Solar PV to save at least 5% of total power.	PP informed that they will provide a total power load of 8751 KW out of which load for electrical vehicles charging points (30% of total parking provision) will be 1065 KW. We will provide 4.2% i.e. 324 KW of electrical load of 7686 KW (excluding the EV charging load) through solar energy. PP has attached revised terrace plan.
2	Revised Air Pollution quantification and its abatement plan is required to be resubmitted with detailed calculation and reference.	PP has attached revised Air Pollution quantification and its abatement plan with calculation and reference.
3	Area should be quantified with quantification of day light hours.	PP has attached revised Urban heat island report .
4	Revised estimation for STP sludge.	PP informed that: Total wet sludge produced will be **847.97 Kg/day** & total dry sludge produced per day will be **169.59 Kg/day.**
5	Assurance received from DJB regarding supply of STP treated water during construction phase.	PP has attached water assurance received from DJB regarding supply of STP treated water during the construction phase vide F.No. F-DJB/EE(SDW)VI/2022-23/ dated 18.03.2023.
6	The Project Proponent should explore the possibility of providing the grass pavers for fire tender movement and pervious area shall be increased and maintained as 20% of the total green area committed.	PP informed that they will increase the pervious area upto 20% i.e. 2941.32 sqm of total green area of 14706.58 sqm by providing grass pavers for fire tender movement. PP has attached undertaking for the same.

7	Status of infrastructure charges levied/to be levied by MCD for land use conversion.	PP informed that application has been submitted on MCD portal for sanction of building plan on 20.12.2022. Amount of Rs. 42.129 Crores is to be deposited to MCD for conversion of land from industrial to group housing in accordance with the notification @16992/sqm for net plot area of 24793.58 sqm. The payment shall be submitted by M/s TARC Limited.

B. <u>After due deliberations, the SEAC in its 130th Meeting held on 26.06.2023 recommended as follows:</u>

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

1. The Project proponent should obtain the permission from the concerned authority/ Local body for the proposed group housing with due payment of Infrastructure up-gradation charges decided if any in pursuance of provisions of Master Plan of Delhi. The Environmental Clearance will not confer any right/ claim to develop the project in violation of any provision pertaining to land use.
2. 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.
3. The project proponent shall adhere to the total water requirement – 605 KLD, Fresh water requirement – 283 KLD, Treated water requirement – 322 KLD (for recycling in Flushing – 138 KLD, Gardening 44 KLD, Cooling – 138 KLD, Misc– 02 KLD). Excess treated water from onsite STP of 11 KLD shall be used in nearby parks/ construction work with the consent of concerned department or other agencies through authorised tankers.
4. The treated waste water through STP shall achieve the effluent standards: pH (5.5-9.0), BOD (10 mg/l), COD (50 mg/l), Nitrogen Total (10 mg/l), TSS (20 mg/l), Oil and Grease (10 mg/l), Dissolved Phosphate as P (1 mg/l), Ammonical Nitrogen < 5mg/l, Faecal Coliform (MPN/100 ml) – Desirable 100 permissible 230.
5. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs. 87 Lacs and recurring cost of Rs. 5.7 Lacs/ year during construction phase and capital cost of Rs. 265 Lacs and recurring cost of Rs. 30.5 Lacs/ year during operation phase.
6. At least 4.2 % (324 kWp) of the total power load to be sourced from Solar (Renewable) energy as committed and PP shall try to enhance it further. For cleaning and maintenance of Solar Panels, long term contract for the period of atleast 10 years should be in place before completion of building.
7. No. of Rain water harvesting pit shall be 5 nos. and storage tank of capacity of min. 1 day of total fresh water requirement. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be

limited to shallow aquifer. Depth of boring should leave a buffer of atleast 5 m above ground water table.

8. 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.
9. 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
10. Sensors to measure ground water level/Piezometers certified by CGWB should be installed by the PP immediately. These piezometers should have IoT facility and send data to the server for storage. Weekly data from these piezometer should be submitted along with EC compliance report. Calibration of these sensors should be done once in 6 months. Data of these piezometers should be also be
    a) Highlighted on PP website with monthly updation
    b) Shared with DJB (ground water division) on quarterly basis.
11. PP shall install gas based generator as committed.
12. Anti-Smog Gun(s) will be used during the operation of the project as committed.
13. The Environment Management Cell consisting of 01 Environment Officer, 01 person for Air management, 01 person for maintenance, 01 person for Waste Water Management, 01 person for waste management & 01 EHS Engineer shall be created as committed and made functional before commissioning of the proposed development.
14. Minimum 1 tree for every 80 Sq. Mt of plot area (310 nos.) should be planted within the project site and retain all the existing trees i.e. 08 Nos.
15. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places as committed. PP to ensure that this should be provided in AC/DC combination. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.
16. 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
17. Green building norms should be followed with a minimum 3 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up.
18. Construction & Demolition waste should be disposed of at authorized C&D waste collection centre/ processing unit.
19. 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.
20. 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 VardhamanKaushik Vs. Union of India & others and Sanjay KulshreshthaVs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration/ self-audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10. Atleast 04 Anti-Smog Gun shall be installed before starting the construction.

21. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
22. The cost of Environment Management Plan should be distinctly allocated in the budget of the project and details of the same along with time frame of the implementation should be reported in six monthly monitoring reports.
23. In view of MoEF&CC Office Memorandum No. 21-270/2008-IA.III dated 19.06.2013 read with MoEF&CC Office Memorandum No. 22-154/2015-IA.III dated 10.11.2015, this environmental clearance is granted focusing only on the environment concerns. The project will be regulated by the concerned local Civic Authorities under the provisions of the relevant provisions of the extant MPD-2021, Building Control Regulations and Safety Regulations.
24. The Environmental Clearance is subject to the condition that concerned local civic agencies will give the permission for use/ occupation of the building only after the written assurance of DJB/ New Delhi Municipal Council / other such local civic authority (as the case may be) regarding supply of adequate water for the residents/ occupiers.
25. Grant of environmental clearance does not necessarily implies that water/ power supply shall be granted to the project and that their proposals for water/ power supply shall be considered by the respective authorities on their merits and decision taking.
26. The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from water/ power supply angle shall be entirely at the cost and risk of the project proponent and SEAC/SEIAA, Delhi shall not be responsible in this regard in any manner.
27. The PP shall store all the construction material within the project site. Provision shall be made for providing facilities such as mobile toilets, safe drinking water, medical healthcare, crèche etc for the construction workers hired locally.
28. As proposed, fresh water requirement shall not exceed 283 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DDA/DJB/ concerned Authority.
29. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for flushing, gardening, cooling etc.
30. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
31. Energy audit shall be carried out periodically to review energy conservation measures.
32. All sensor/meters based equipments should be calibrated on quarterly basis.

33. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
34. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
35. 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.
36. Exposed roof area and covered parking should be covered with material having high solar reflective index.
37. Building design should cater to the differently-abled citizens.
38. 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.
39. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
40. Construction activities will be allowed only during day-time period.
41. Lubrication will be carried out periodically for plant machinery.

Agenda No: 02
Case No. 443

Name of the Project	Proposed Hospital for Vikrant Children Foundation and Research Center, on land measuring 1.4 hectare in Saket, New Delhi
Project Proponent	M/s Vikrant Children Foundation and Research Center
Consultant	M/s Ind Tech House Consult
EIA Coordinator present during Meeting	Mr. Suman Banerjee Mr. Indra Sharma
Representatives of PP present during Meeting	Mr. Manvendra Singh Mr. Jai Prakash
Proposal No.	SIA/DL/INFRA2/418770/2023
File No.	DPCC/SEIAA-IV/C-443/DL/2023

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Construction of Proposed Hospital for Vikrant Children Foundation and Research Center, on land measuring 1.4 hectare in Saket, New Delhi byM/s Vikrant Children Foundation and Research Centre.
2. The Project is located at **Latitude**28°31'39.01"N; **Longitude:** 77°12'46.11"E.
3. **Area Details:**
   The Total Plot Area of the project is 14,000 sqm. The Proposed Total Built-up Area is 65,720.48 sqm. The Proposed FAR Area is 24,197.73 sqm. The Proposed Non-FAR Area is 41,522.76 sqm. The Proposed Ground Coverage for Hospital is 2,858.62 sqm and proposed ground coverage area for MLCP is 349.075 sqm. Maximum numbers of beds are 359 numbers and Maximum numbers of floors will be 4B +G+ 10F+ 1S. Total no. of expected population will be 3199 persons (359 -Patient beds, 240 -consultant Room Staff, 2400 -Consultant room visitors and 200- security & Maintenance & other staff). The maximum height of the building will be 47.65 m (MLCP).
4. **Water Details:**
   During Construction Phase: Water requirement will be met through treated tanker water supply
   During Operational Phase: Total Water requirement of the project will be 515 KLD which will be met by 235 KLD of Fresh water from DJB and 280 KLD (250 KLD from on-site STP and 30 KLD excess treated water from nearby places). Total Waste water generated from the project will be 268 KLD (260 KLD flow to STP and 8 KLD Flow to ETP) which will be treated in house STP of 315 KLD capacity & ETP of 10 KLD capacity. Treated Water from STP will be 250 KLD which will be recycled and reused for Flushing (85 KLD), Gardening (15 KLD) & Cooling tower & DG cooling 150 KLD. 30

KLD of excess treated water from tanker water supply will be used for cooling tower & DG cooling. 7 KLD treated water from ETP will be discharged to municipal sewer.
5 RWH pits and 1 Rain water collection tank of capacity 100 KL have been proposed.

5. **Solid Waste Details:**
   During Construction Phase, Municipal solid waste will be 82.5 kg/day
   During the Operation Phase, Solid waste generation from the facility will be approximately 1.03 TPD, Bio-Medical waste generated will be 0.28 TPD, Organic waste will be 0.41 TPD, Quantity of Hazardous waste Generation will be 2.33 LPD and 22.05 Kg/day sludge will be generated from STP and ETP.
6. **Power Details**
   During Construction Phase, DG set of 1 x 100 kVA will be operated.
   During Operation Phase, Total Power requirement will be approx. 2900 kW which will be met by the BSES. For Power Back up, 3 no. of DG sets of total capacity 4500 kVA (3 x 1500 kVA) will be installed.
   Solar PV power panels of minimum 87 kWp will be provided. Solar water heating system will be provided.
7. **Parking Facility Details:** Total Proposed Parking is 798 ECS (81ECS Surface parking, 323 ECS MLCP& 394 ECS Basement parking).
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 9.8 Km and from Asola Wildlife Sanctuary is 4.8 Km.
9. **Plantation Details:** The proposed Green Area is 2309 sqm (16.5 % of plot area). Total numbers of trees present at site 145 numbers (50 Nos will be retained and 95 will be transplanted). Total no of trees proposed are 177 nos.
10. **Cost Details:** Total Cost of the project is approx. INR 344 Crore.

After due deliberations, the SEAC in its 125th meeting held on 18.03.2023, based on the information furnished, documents shown & submitted, presentation made by the project proponent SEAC sought the following information which has been responded back by the project proponent on 26.04.2023 vide letter dated 18.04.2023 which is as follows:

S.NO	Information Sought by SEAC during 125th Meeting dated 18.03.2023	Reply dated 18.04.2023 uploaded on 26.04.2023
1.	Water assurance from DDA/DJB/NDMC/DCB including the following details: • Water assurance specifying the quantity of water to be supplied to the project. • Total water supply availability as per approved scheme of the command area in which the project is proposed to be developed. • The quantity of water already committed and after the quantity of water allotted to the project, the balance water available.	PP has attached a letter dated 12.04.2023 issued by DJB, Jhandewalan stating that fresh water would be required around end of 2025 for operation of the hospital and as per availability fresh water will be provided. DJB vide its letter further stated that any deficit in demand of water may be met out with ground water after obtaining necessary bore permission from competent authority.

<table>
<tr><td>2.</td><td>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.</td><td>PP stated that they will use STP treated water of adjoining hospitals during construction phase. Dual media filtration will be provided for making water fit for use in construction.</td></tr>
<tr><td>3.</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, (3) Minimizing the demand of excess treated water from outside.</td><td>PP informed that approx 10 % water reduction can be achieved using low fixtures.

Total water demand of project: 480 KLD
Treated water from STP/ETP: 251 KLD
Total % of saved water for reuse: (251/100)/ 480: 52 %

During Operation Phase (After taking conservation measures):
<table>
<tr><th>S.No.</th><th>Particulars</th><th>Quantity</th></tr>
<tr><td>1.</td><td>Total Water Requirement</td><td>480 KLD</td></tr>
<tr><td>2.</td><td>Fresh Water Requirement (Source: DJB)</td><td>229 KLD</td></tr>
<tr><td>3.</td><td>Treated Water Requirement</td><td>251 KLD</td></tr>
<tr><td></td><td>Flushing</td><td>75 KLD</td></tr>
<tr><td></td><td>Horticulture/ Gardening</td><td>36 KLD</td></tr>
<tr><td></td><td>HVAC</td><td>140 KLD</td></tr>
<tr><td>4.</td><td>Treated Water Generated</td><td>251 KLD</td></tr>
<tr><td>5.</td><td>Waste Water Generated</td><td>264 KLD</td></tr>
<tr><td>6.</td><td>STP Capacity</td><td>320 KLD</td></tr>
<tr><td>7.</td><td>ETP Capacity</td><td>23 KLD</td></tr>
</table></td></tr>
<tr><td>4.</td><td>Revised proposal for waste water treatment system after reviewing the capacities of ETP & STP. Treated waste water from ETP needs to be channelized to STP.</td><td>PP informed that treated water of ETP will be treated in STP.
PP has attached the water balance diagram.</td></tr>
<tr><td>5.</td><td>Outlet parameters of STP need to be revisited.</td><td>PP informed that outlet parameters are revised as per SEAC recommendations.

The characteristics of the wastewater and of the effluent after treatment are as follows:</td></tr>
</table>

		Parameter / Inlet Characteristics / Outlet Characteristics pH: 6-8.5 / 5.5 - 9 B.O.D: 250-400 mg/l / < 5mg/l TSS: 200-450 mg/l / 20 mg/l C.O.D: 500-700 mg/l / 50 mg/l Nitrogen Total: - / <10 mg/l Fecal Coliform: - / Desirable 100, Permissible 230
6.	Proposal for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.	PP informed that they will install the detectors for monitoring of Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area. PP has attached undertaking for the same.
7.	PP is required to submit Traffic Management Plan taking into consideration the latest traffic scenario. Detailed calculation of roads, bicycle paths, pedestrian spaces are to be provided with remedial measures.	PP has attached the detail traffic management plan as annexure.
8.	Air pollution abatement plan for the air pollutants like PM2.5 , PM10, SOx , Nox etc.	PP has attached the air pollution abatement plan.
9.	Revised EMP (Environment Management Plan) for dust mitigation measures during construction as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of VardhamanKaushik Vs. Union of India & others and Sanjay KulshreshthaVs Union of India & others/ CAQM Directions issued time to time including registration on Dust Pollution Control Self-Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.	PP has attached revised Environment Management Plan. PP also attached revised EMP cost which is as as follows: **Phase** / **Capital Cost** / **Recurring Cost** Construction Phase: 68.5 Lakhs / 12.87 Lakhs Operation Phase: 225.87 Lakhs / 44.77 Lakhs
10.	Revised proposal with name and numbers of the post to be engaged by the proponent for implementation and monitoring of	PP has informed that during construction phase, a team under the supervision of the project manager will be responsible for implementation of environment parameters.

<table>
<tr><td></td><td>environmental parameters.</td><td>No. of persons to be engaged will be 4 nos., details provided by PP are as follows:
<table>
<tr><th>S.No.</th><th>Name</th><th>Designation</th></tr>
<tr><td>1.</td><td>Surender Kumar</td><td>Sr. VP-Project</td></tr>
<tr><td>2.</td><td>Ravinder Bhat</td><td>DGM-Project</td></tr>
<tr><td>3.</td><td>Manvendra Singh</td><td>AGM-Environment</td></tr>
<tr><td>4.</td><td>Vacant</td><td>Site ESH Officer</td></tr>
</table></td></tr>
<tr><td>11.</td><td>Revised calculation for solid waste generation figures accounting for the sludge generated from STP and its disposal methodology.</td><td>PP has attached the revised calculation for sludge generated from STP and its disposal methodology.</td></tr>
<tr><td>12.</td><td>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.</td><td>PP has attached the undertaking for the provision to achieve 30 % of the ECS for electric vehicle.</td></tr>
<tr><td>13.</td><td>MoU needs to be entered with appropriate agency for handling/ disposal of excavated earth of substantial quantity.</td><td>PP has informed that MoU for handling/ disposal of excavated earth with agency i.e Heritage Infraspace (India) Pvt. Ltd has been made, copy of the same has been attached.</td></tr>
<tr><td>14.</td><td>Green cover needs to be increased to 20 % of the plot area.</td><td>PP has informed that the green area has been increased as per availability.
<table>
<tr><th>S.No.</th><th>Parameters</th><th>Area/ Nos.</th></tr>
<tr><td>1.</td><td>Plot area</td><td>14000 sqm</td></tr>
<tr><td>2.</td><td>Proposed Green area</td><td>2813 sqm.</td></tr>
<tr><td>3.</td><td>Required no of trees</td><td>175 Nos.</td></tr>
<tr><td>4.</td><td>Proposed no of trees</td><td>177 nos</td></tr>
</table></td></tr>
<tr><td>15.</td><td>Revised proposal to maximise solar energy utilization.</td><td>PP has informed that they will install 167 kWP as solar, considering the availability of 50 % of roof top area. An undertaking in this regard has been attached.</td></tr>
<tr><td>16.</td><td>Revised organic waste calculation based on actual solid waste generation with proposal of OWC proportionately.</td><td>Revised solid waste calculation showing quantity of organic waste generation has been attached.
PP also informed that OWC of 0.5 TPD will be installed for the treatment of organic/ Biodegradable waste generated from the operation of the proposed project.
Total waste generated: 1.03 TPD
Organic waste: 0.41 TPD
Inorganic waste: 0.62 TPD
Bio Medical waste: 0.28 TPD</td></tr>
</table>

17.	Revised Environment Management Plan in view of revised information/ proposal being sought.	PP has attached the revised EMP.

After due deliberations, the SEAC in its 127th Meeting held on 03.05.2023 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 nearby Max Hospital STP should be used for construction purposes with tertiary treatment of treated water of nearby Max Hospital 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 (5 mg/l), TSS (5 mg/l), Oil and Grease (10 mg/l), Dissolved Phosphate as P (1 mg/l), Fecal Coliform (MPN/100 ml) – Desirable 100 permissible 230, COD 30 mg/l 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 – 480 KLD, Fresh water requirement – 229 KLD, Treated water requirement – 251 KLD (for recycling in Flushing (75 KLD), HVAC (140 KLD), Gardening (36 KLD).
4. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs. 68.5 Lacs and recurring cost of Rs. 12.87 Lacs/ year during construction phase and capital cost of Rs. 225.87 Lacs and recurring cost of Rs. 44.77 Lacs/ year during operation phase.
5. Formal approval shall be taken from the DJB/CGWA for any ground water abstraction of dewatering. The project proponent shall adopt suitable measures for controlling ground water backing up around basements.
6. At least 5.7 % (i.e. 167 kWp) of the total energy demand to be sourced from Solar (Renewable) energy as committed and try to achieve upto 10% of the total energy demand from Solar (Renewable) energy.
7. No. of Rain water harvesting pit shall be 5 nos. and storage tank of capacity of min. 1 day of total fresh water requirement. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be limited to shallow aquifer. Depth of boring should leave a buffer of atleast 5 m above ground water table.
8. The PP shall install the gas based generator sets as a first option, hybrid generator sets (with 70 % gas based fuel and 30 % diesel) as a second option. The generator sets shall be operated as per extant directions of CPCB/ CAQM with due compliances of directions issued under GRAP for Delhi & NCR
9. The excavated soil from the project shall be disposed by engaged agency within 10 km radius of the project site.
10. The Environment Management Cell consisting of 01 Unit Head operations, 01GM operations, 01 AGM-Environment, 01 Chief Engineer shall be created as committed and made functional before commissioning of the proposed development.
11. Minimum 1 tree for every 80 Sq. Mt of plot area (177 nos) should be planted within the project site.

12. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places. PP to ensure that this should be provided in AC/DC combination. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.
13. IoT based Flow Meters/ Sensors should be installed to monitor consumption of fresh water as well as treated water and log book for these flow meters be maintained in a regular manner. Flow meters shall be installed at Inlet of STP, outlet of STP, inlet of flushing tanks, inlet of cooling water tanks and reuse line for horticulture purposes and at the outfall/ sewer connection to be provided only for emergency discharge purposes with prior intimation to regulatory authority. Calibration for all the Flow meters shall be maintained on quarterly basis
14. Green building norms should be followed with a minimum 4 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up.
15. Construction & Demolition waste should be disposed of at authorized C&D waste collection centre/ processing unit.
16. Wind- breaker of appropriate height i.e. 1/3rd of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction and demolition work.
17. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration/ self-audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.
18. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
19. The cost of Environment Management Plan should be distinctly allocated in the budget of the project and details of the same along with time frame of the implementation should be reported in six monthly monitoring reports.
20. In view of MoEF&CC Office Memorandum No. 21-270/2008-IA.III dated 19.06.2013 read with MoEF&CC Office Memorandum No. 22-154/2015-IA.III dated 10.11.2015, this environmental clearance is granted focusing only on the environment concerns. The project will be regulated by the concerned local Civic Authorities under the provisions of the relevant provisions of the extant MPD-2021, Building Control Regulations and Safety Regulations.
21. The Environmental Clearance is subject to the condition that concerned local civic agencies will give the permission for use/ occupation of the building only after the written assurance of DJB/ New Delhi Municipal Council / other such local civic authority (as the case may be) regarding supply of adequate water for the residents/ occupiers.

22. Grant of environmental clearance does not necessarily implies that water/ power supply shall be granted to the project and that their proposals for water/ power supply shall be considered by the respective authorities on their merits and decision taking.
23. The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from water/ power supply angle shall be entirely at the cost and risk of the project proponent and SEAC/SEIAA, Delhi shall not be responsible in this regard in any manner.
24. As proposed, fresh water requirement from DJB shall not exceed 229 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DJB/ concerned Authority.
25. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for flushing, AC makeup water and gardening.
26. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
27. Energy audit shall be carried out periodically to review energy conservation measures.
28. All sensor/meters based equipments should be calibrated on quarterly basis.
29. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
30. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
31. Green belt development surrounding the campus, avenue tree planting and garden development should commence from the beginning of the construction phase. Only indigenous species should be used for green belt and avenue trees.
32. Exposed roof area and covered parking should be covered with material having high solar reflective index.
33. Building design should cater to the differently-abled citizens.
34. PP shall keep open space unpaved to the maximum extent possible so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
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.

The recommendations of SEAC were considered in 70th meeting of SEIAA held on 31.05.2023 and as per Minutes of meeting issued the SEIAA during its aforesaid meeting took the following decisions (s):

The SEIAA decided to refer back the case to SEAC to re-examine the water assurance obtained by the proposal consisting the option of ground water extraction. The water assurance needs to be firm.

During presentation on 26.06.2023, the PP made written submission for the details of water consumption and its source and clarifying that option of ground water extraction will be done only if any deficit in demand of fresh water supply after getting necessary permission from the competent authority.

B. The SEAC after due deliberation in its 130th Meeting held on 26.06.2023 again recommended the proposal to SEIAA for grant of Environmental Clearance.

Agenda No: 03
Case No. 445

Name of the Project	Development of Hi-Tech Industry (IT/ITES/KBI) at B-15 Lawrence Road Industrial Area, Delhi-110035
Project Proponent	M/s Modern Flour Mills Private Limited
Consultant	Perfact Envirosolutions Pvt. Ltd
EIA Coordinator present during Meeting	Ms. Akta Chugh Ms. Richa Aggarwal
Representatives of PP present during Meeting	Mr. Harvinder Singh
Proposal No.	SIA/DL/INFRA2/425126/2023
File No.	DPCC/SEIAA-IV/C-445/DL/2023

A. **Details of the Proposed Project are as under:**

1. The Proposal is for grant of EC for Development of Hi-Tech Industry (IT/ITES/KBI) at B-15 Lawrence Road Industrial Area, Delhi-110035 by M/s Modern Flour Mills Private Limited.
2. The Project is located at **Latitude:** 28°40'48.59"N; **Longitude**: 77° 8'38.75"E.
3. **Area Details:**
   The Total Plot Area of the project is 5,364.548 sqm. The Proposed Total Built-up Area is 39,331.74 sqm (3B+G+14), 1 Block. Existing built-up area is 2498 sqm which will be demolished. The Proposed FAR Area is 16897.11 sqm. The proposed Non-FAR Area is 22434.63 sqm. The Proposed Ground Coverage is 2004.210 sqm. Total no. of basements will be 3 nos with total area of 11681.820 sqm. Total no. of expected population will be 2943 persons (2630 nos. of staff (IT), 263 Nos of visitors and 50 nos of staff maintenance). Total no. of blocks will be 1. The maximum height of the building will be 66 m.
4. **Water Details:**
   During Construction Phase, Total water requirement will be 24 KLD out of which 6 KLD water will be sourced through treated water from Rithala STP for construction activities. For domestic use 12 KLD water and 6 KLD for anti-smog guns will be sourced through tankers.
   During Operational Phase (after conservative measures), Total Water requirement of the project will be 183 KLD which will be met by 71 KLD of Fresh water from DJB, 103 KLD treated water from in house STP and 9 KLD treated water from Rithala STP. Total Waste water generated from the project will be 114 KLD which will be treated in house STP of 150 KLD capacity. Treated Water from onsite STP will be 103 KLD and 9 KLD from Rithala STP which will be recycled and reused for Flushing (50 KLD), Gardening (07 KLD), Cooling purposes (50 KLD) and filter backwash (5 KLD). No treated water will be discharged into sewer.

04 nos. of RWH pits with dual bore have been proposed and Rain water storage tank with a capacity of minimum 1 day of fresh water requirement will be provided.

5. **Solid Waste Details**

   During Construction Phase,

   Solid waste of 38 kg/day will be generated by labourers and will be sent to Solid waste disposal site. Approx. 43000 m3 of soil will be excavated for foundation and basement, out of which approx. 2400 m3 is topsoil which will be preserved separately and will be used within the site for landscaping. The construction waste material will be used to refill between the raft and toe wall of the building under construction

   During the Operation Phase, Total solid waste will be 918 kg/day out of which biodegradable waste will be 412 kg/day, Recyclable waste will be 337 kg/day & plastic waste will be 169 kg/day which will be given to approved recyclers. OWC of capacity 170 Kg/batch (3 batches/ day/ OWC) will be installed.

6. **Power Details**

   During Operation Phase, Total demand load will be 3163.320 kW which will be met by the Tata Power Delhi Distribution Limited. For Power Back up, GG sets of Capacity 2X1500 kVA, 1X750 kVA will be installed.

   2 % (63 kW) of the total power requirement will be met through renewable energy i.e. solar energy.

7. **Parking Facility Details:** Total Proposed Parking is 396 ECS (44 ECS Stilt parking and 352 ECS basement Parking). 20 % (79 ECS) of Parking provided will be EV Charges.
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 19.31 Km and from Asola Wildlife Sanctuary is 22.15 Km.
9. **Plantation Details:** The proposed Green Area is 1384.11 sqm (25.84 % of plot area) of which soft green area will be 847.23 sqm and hard green area will be 536.88 sqm. At present 06 nos of trees present at site like Peepal, Pilkhlan & Banayan which will be retained at site. No. of trees proposed within project site is 90 nos.
10. **Cost Details:** Total Cost of the project is Rs. 157.06 Crores including land & development cost.

The earlier proposal No. SIA/DL/INFRA2/403759/2022 submitted by the PP was considered in SEAC meeting dated 18.11.2022 and the same got delisted for want of reply to be uploaded by PP. The PP submitted the fresh proposals under reference for appraisal.

During the presentation dated 03.05.2023 the PP provided the copy of DJB letter dated 10.02.2023 stating that DJB may provide water connection subject to availability of water feasibility and depositing charges. In lieu of water assurance of treated sewage water, the PP submitted the receipt dated 16.12.2022 for the charges paid to DJB and both the documents were deliberated during the meeting.

After due deliberations, the SEAC in its 127th meeting held on 03.05.2023 recommended as follows:

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

1. The Project proponent should obtain the permission from the concerned authority/ Local body for the proposed business services with due payment of Infrastructure up-gradation charges decided if any in pursuance of Gazette of India Notification dated 29.10.2020.
2. The project proponent shall adhere to the revised total water requirement – 183 KLD, Fresh water requirement – 71 KLD, Treated water requirement – 112 KLD (for recycling in flushing – 50 KLD, Cooling – 50 KLD, Gardening– 50 KLD & Filter Backwash-05 KLD).
3. PP shall explore the possibility to tap the sewer and treat through inhouse STP to meet the excess treated sewage demand.
4. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs. 60 Lacs and recurring cost of Rs. 9.5 Lacs/ year during construction phase and capital cost of Rs. 203 Lacs and recurring cost of Rs. 27 Lacs/ year during operation phase.
5. The project proponent shall implement the Traffic Management Plan .
6. Efforts to enhance at least 3 % of the total energy demand to be sourced from Solar (Renewable) energy.
7. 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.
8. Minimum 1 tree for every 80 Sq. Mt of plot area (90 nos.) should be planted within the project site.
9. 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.
10. Ground water should be extracted only after the permission from the competent authority.
11. 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.
12. 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
13. Sensors to measure ground water level/Piezometers certified by CGWB should be installed by the PP immediately. These piezometers should have IoT facility and send data to the server for storage. Weekly data from these piezometer should be submitted along with EC compliance report. Calibration of these sensors should be done once in 6 months. Data of these piezometers should be also be
    a) Highlighted on PP website with monthly updation
    b) Shared with DJB (ground water division) on quarterly basis.
14. No of rain water harvesting pits shall be 04 nos. along rain water storage tank with a capacity of minimum 1 day of fresh water requirement will 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.

15. The Environment Management Cell consisting of 01 Environment Officer, 01 person for Air management, 01 person for maintenance, 01 person for Air Management, 01 person for waste water management, 01 person for waste management & 01 EHS Engineer shall be created as committed and made functional before commissioning of the proposed development.
16. 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
17. Green building norms should be followed with a minimum 3 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up.
18. Construction & Demolition waste should be disposed of at authorized C&D waste processing unit.
19. 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.
20. 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 VardhamanKaushik Vs. Union of India & others and Sanjay KulshreshthaVs 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.
21. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
22. Only LED lighting fixtures should be used for energy conservation.
23. 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.
24. 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.

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25. 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.
26. 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.
27. 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.
28. The PP shall store all the construction material within the project site. Provision shall be made for providing facilities such as mobile toilets, safe drinking water, medical healthcare, crèche etc for the construction workers hired locally.
29. As proposed, fresh water requirement from DJB shall not exceed 71 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DJB/ concerned Authority.
30. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for flushing, AC makeup water, filter backwash and gardening. As proposed, no treated water shall be disposed in to municipal drain.
31. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
32. Gas based generator sets shall be installed as committed.
33. Energy audit shall be carried out periodically to review energy conservation measures.
34. All sensor/meters based equipments should be calibrated on quarterly basis.
35. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
36. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
37. Green belt development surrounding the campus, avenue tree planting and garden development should commence from the beginning of the construction phase. Only indigenous species should be used for green belt and avenue trees.
38. Exposed roof area and covered parking should be covered with material having high solar reflective index.
39. Building design should cater to the differently-abled citizens.
40. PP shall keep open space unpaved to the maximum extent possible so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
41. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
42. Construction activities will be allowed only during day-time period.
43. Lubrication will be carried out periodically for plant machinery

The recommendations of SEAC were considered in 70th meeting of SEIAA held on 31.05.2023 and as per Minutes of meeting the SEIAA during its aforesaid meeting took the following decisions (s):

The SEIAA decided to refer back the case to SEAC to ensure the firm water assurance, sanctioned building plan from DDA/MCD/land owning agencies and re-examine the traffic plan of the proposal in detail considering the heavy traffic load on the surrounding roads specifically the ring road.

PP vide its representation dated 22.06.2023 submitted a letter received from DJB, Office of Additional Chief Engineer, Kanhaiya Nagar, New Delhi 110035 acknowledging the deposition of infrastructure charges (IFC) to the tune of Rs. 3,24,29,529/- .

PP vide its representation submitted in hard copy on 22.06.2023, stated that application has been submitted on MCD Portal for sanction of building plan on 09.06.2023 and amount of Rs. 9.7814 Crore is to be deposited to MCD which shall be submitted by the PP.

PP vide its representation submitted in hard copy on 22.06.2023, submitted the Traffic Impact Assessment Study of proposed project conducted by M/s TPA Engineering Consultancy Pvt. Ltd.

B. After due deliberation the SEAC in its 130th Meeting held on 26.06.2023 again recommended the proposal to SEIAA for grant of Environmental Clearance with addition condition that:

The project proponent should obtain the permission from the concerned authority/ Local body for the proposed group housing with due payment of Infrastructure up-gradation charges decided in pursuance of provisions of Master Plan of Delhi. The Environmental Clearance will not confer any right/claim to develop the project in violation of any provision pertaining to land use.

Agenda 04
Case No C-446

Name of the Project	EC for Proposed MCD Office Building Situated at Plot No. 02, Sector-11, City Centre, Dwarka, New Delhi-110049
Project Proponent	N.K. Jain, Executive Engineer (PR) NGZ, Room No. 207, 2nd Floor, MCD, Zonal Office, Building Near Dhansa Stand, Nazafgarh, New Delhi-110043
EIA Coordinator present during Meeting	Ms. Preeti (EIA Coordinator) Mr. Bhuvan Bhaskar
Representatives of PP present during Meeting	Mr. Ramesh Kumar (SE, MCD) Mr. Naveen Jain (EE, MCD)
Proposal No.	SIA/DL/INFRA2/422636/2023
File No.	DPCC/SEIAA-IV/C-446/DL/2023

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Proposed MCD Office Building Situated at Plot No. 02, Sector-11, City Centre, Dwarka, New Delhi-110049 by M/s Municipal Corporation Delhi (MCD), New Delhi and details have been updated/ modified in view of appraisal by SEAC.
2. The Project is located at **Latitude:** 28°35'11.317"N; **Longitude:** 77°3'6.129"E
3. **Area Details:**
   The Total Plot Area of the project is 9649.20 sqm. The Proposed Total Built-up Area (FAR + Non-FAR) is 55146.77 sqm. The Proposed FAR Area is 18947 sqm. The proposed Floor Area is 34213.31 sqm. The Total Basement Area is 20933.46 sqm. The Proposed Ground Coverage is 2848.15 sqm. The total no. of Basements will be 3 nos. The total nos. of floors will be 3B+SF+15. The total no of expected population is ~3763 persons. The maximum height of the building is approx. 69.35 m.

4. **Water Details:**
   During Construction Phase, Total water requirement will be 26.2 KLD out of which potable water requirement will be 4 KLD for labours and treated water requirement will be 22.2 KLD which will be sourced from nearby STP and through mobile STP at site for flushing and activities related to construction. Around 6.4 KLD of waste water will be generated which will be treated in mobile STP of 8 KLD capacity.
   During Operational Phase, after taking conservation measures, Total Water requirement of the project will be 131 KLD which will be met by 59 KLD of Fresh water from DJB and 72 KLD of Treated water to be met from in house STP. Total Waste water generated will be 97 KLD which will be treated in-house STP of 116 KLD capacity. Treated Water from in house STP will be 87 KLD, out of which 72 KLD will be recycled and reused for Flushing (50 KLD), Horticulture (10 KLD), HVAC (12 KLD) and remaining treated water (15 KLD) will be given to MCD parks and nearby water bodies. Number of Rain Water Harvesting (RWH) Pits proposed is 4 nos.

5. **Solid Waste Details**
   During Construction Phase, C&D waste will be recycled and reused in-situ and the remaining will be stored within premises with suitable cover and will be handed over to authorized processing facilities. Solid waste generation will be approx. 24 kg/day comprising of 9.9 kg/day bio-degradable waste and 14.1 kg/day non-biodegradable waste which will be managed as per the Solid Waste Management Rule 2016.
   During the Operation Phase, Total ~1060.5 kg/day of Solid Waste will be generated from the project. Out of which, Bio-Degradable Waste generated will be ~424.2 kg/day which will be treated in OWC and Non-Biodegradable Waste generated will be ~636.3 kg/day which will be disposed through govt. approved agency/recyclers. E-Waste generated from the project will be 1 kg/day. Sludge generation will be 50 kg/day.

6. **Power Details**
   During Operation Phase, Total Power requirement will be 2432 kW which will be supplied by BSES Rajdhani. For Power Back up, 2 x 750 kVA GG Sets will be installed. Solar power Panel of 245 KWp will be used as renewal source of energy.

7. **Parking Facility Details:** Total Proposed Parking is 572 ECS, out which 114 ECS parking (30 % of 379 i.e. parking required as per bye laws) will be provided for E-vehicles.

8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is approx. 27 km ESE and from Asola Wildlife Sanctuary is approx. 23 Km SE.

9. **Plantation Details:** The proposed Green Area is 1500.62 Sqm (15.55% % of plot area). Total no. of trees proposed is 121 nos. At present there are no trees present at site.

10. **Cost Details:** Total Cost of the project is Rs. 358.32 crores.

The earlier Proposal No. SIA/DL/INFRA2/408287/2022 was considered by SEAC in its 123rd Meeting held on 01.02.2023 in which it was recommended that proposal be delisted/ rejected for re-submission of the revised application in consonance with plan approved by MCD. Subsequently SEIAA approved the recommendation of SEAC in Meeting dated 10.03.2023 and SEIAA decided to delist the proposal in view of the recommendations of SEAC made on 01.02.2023.
The PP has submitted the DJB letter dated 11.11.2022 stating that the DJB will give permission for new water connection as per availability of water, feasibility, after deposition of IFC by MCD and as per DJB norms/ policy.

<u>After due deliberations, the SEAC in its 127th meeting held on 03.05.2023 recommended as follows:</u>

Based on the information furnished, documents shown & submitted, presentation made by the project proponent SEAC felt compelled to revert back the matter to the project proponent in

view of presentation made by the consultant with fact and figures related to proposed built-up area (FAR and Non FAR) and STP capacity/ waste water found at variance and the consultant acknowledged his mistake and desired to resubmit the fresh Form-I/IA with reconciled figures. The SEAC asked the PP to include the checklist framed by it for measurable environmental indicators while submitting the response at PARIVESH Portal.

In reference to the ADS raised by SEAC in its 127th meeting held on 03.05.2023, PP submitted its reply vide letter dated 16.06.2023 uploaded on 21.06.2023 resubmitting fresh Form-I, Form I-A, Conceptual Plan.

B. <u>After due deliberations, the SEAC in its 130th meeting held on 26.06.2023 recommended as follows:</u>

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

1. Assurance for supply of Treated water during Construction Phase. PP is required to clarify the arrangement for reusing the aforesaid treated water along with the treatment mechanism proposed for making this water fit for use in construction.
2. PP is required to identify the location/ nearby green area/ water body in which the excess treated water can be discharged through fixed pipeline suitably.
3. Revised landscape plan with revision in pervious area planning with revised area statement.
4. Revised schematic diagram of STP along with its technical feasibility report to achieve the desired treatment along with justification of technology selection.
5. Plan for utilizing the compost generated from organic waste convertor (OWC).
6. Air pollution abatement plan for air pollutants like PM2.5, PM 10, SOx, NOx during operation phase of the project taking into account point and non-point sources.
7. Specific details of the excavated earth utilization.
8. An undertaking to the effect that there is no tree at project site.
9. The parking provision within the project must include visitor parking as well as pick-up/ drop-off facilities for IPT i.e auto-rickshaws, e-rickshaws, taxis, etc. Short time waiting area for such IPT modes shall also be demarcated at ground level. No spillover should take place on public roads.
10. Parking shall include spaces demarcated for all modes based on MPD-2021 provisions.
11. Pedestrian entry shall be provided from both road side and park side and same shall be kept open for public at all times, during operational hours of the building.
12. Provision of rain water storage tank with the storage capacity of min. 1 day of total fresh water requirement along with layout and location plan.
13. Parking proposal to achieve 30 % of the ECS (572) for electric vehicle. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.
14. Written submissions specifying name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters as shown in the presentation.
15. 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, with proposals to deploy minimum 04 numbers of Anti-smog Guns.

16. Revised EMP cost if required, envisaging the issues raised during appraisal.

Meeting ended with the vote of thanks to the Chair

(Vijay Garg) Chairman	(Pankaj Kapil) Member secretary	(Ankit Srivastava) Member
(Sirajuddin Ahmed) Member	(Paromita Roy) Member	(Ashish Gupta) Member
(Jyoti Mendiratta) Member	Online (Chetan Agarwal) Member	Online (Gopal Mohan) Member