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

Minutes of the 121st Meeting of State Level Expert Appraisal Committee (SEAC) held on 22.12.2022 at 11:00 AM in the Conference Room of DPCC, at 5th Floor, ISBT Building, Kashmere Gate, Delhi 110006.

The 121st Meeting of State Level Expert Appraisal Committee (SEAC) was held on 22.12.2022 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.	Sh. Ankit Srivastava	-	Member
3.	Sh. Chetan Agarwal	-	Member
4.	Sh. Surinder Kumar Juneja	-	Member
5.	Sh. Gopal Mohan	-	Member
6.	Sh. Ashish Gupta	-	Member
7.	Ms. Paromita Roy	-	Member
8.	Dr. Sumit Kumar Gautam	-	Member
9.	Sh. Pranay Lal	-	Member
10.	Sh. Pankaj Kapil	-	Member Secretary

Following SEAC Members could not attend the Meeting:

1.	Ms. Jyoti Mendiratta	-	Member
2.	Dr. Sirajuddin Ahmed	-	Member
3.	Dr. Kailash Chandra Tiwari	-	Member

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

The Minutes of the 120th SEAC Meeting held on 09.12.2022 were confirmed by the Members.

Agenda No: 01 Tree Cutting aspects and Tree Transplantation Policy,2020 in Building Construction/Area Development Projects

The Chairman, SEAC-Delhi has desired to request to APPCF, GNCTD to depute suitable officer from your forest office to attend the meeting of SEAC scheduled on 09.12.2022 to enlighten the SEAC on tree cutting/transplantation aspect as per extant policy of Delhi Preservation of Trees Act, 1994. Accordingly, a letter was issued to APPCF on 06.12.2022.

Nobody appeared on behalf of the Forest Department, GNCTD, SEAC decided to send request for the next meeting.

Accordingly, request letter was issued on 15.12.2022.

Nobody could attend the meeting from Forest Department, GNCTD, the SEAC deferred the matter for next meeting for further deliberations within SEAC.

Agenda No 02
Case No. C-425

Name of the Project	EC for Proposed Business Services Building (I.T.Enabled/Financial/Accounting/Auditing/Book Keeping And Taxation Services) by Interwings Decor And Traders Private Limited
Project Proponent	Kamaljit Khosla, Director, Interwings Decor And Traders Private Limited, 105, Hemkunt Tower, 6 Rajendra Place, New Delhi, 110008
Consultant	Grass Roots Research & Creation India (P) Ltd.
EIA Coordinator present during Meeting	Mrs. Mudita Tomar Mr. Saurabh Gola
Representatives of PP present during Meeting	Mr. Ashok
Proposal No.	SIA/DL/INFRA2/402455/2022
File No.	DPCC/SEIAA-IV/C-425/DL/2022

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Proposed Business Services Building (I.T.Enabled/ Financial/ Accounting/ Auditing/ Book Keeping And Taxation Services) by Interwings Decor And Traders Private Limited.
   Initially, M/s Interwings Decor and Traders Pvt Ltd has obtained building plan approval from NDMC vide ID no 10085254 dated 01-05-2021 for built-up area of 19,979.84 sqm out of which 2 Basement and 3 floors has already constructed at site. Now, due to revision in building plans again, built-up area increased to 21,451.11 sqm.
2. The Project is located at **Latitude:** 28°40'50.74"N; **Longitude:** 77°05'25.84"E.
3. **Area Details:**
   The Total Plot Area of the project is 5,220.97 sqm. The Proposed Total Built-up Area is 21,451.11 sqm. The Proposed FAR Area is 15,562.13 sqm. The Proposed Non FAR Area is 5,888.98 sqm.. The Proposed Ground Coverage is 2082.43sqm. The total no. of Basements will be 2 nos and same already exists at site, there will be no earthwork involved. The total nos. of floors will be 2B+G+6. The total no of expected population is 1713 persons. The Max. Height of the building (upto the terrace level) is 39 m.
4. Water Details:
   During Construction Phase, Water requirement during construction phase will be met from recycled water from private
   water tankers. Wastewater generated during the construction phase will be disposed -off through soak pits.
   During Operational Phase, Total Water requirement of the project will be 117 KLD (Domestic water: 73 KLD) which will be met by 40 KLD of Fresh water from Delhi Jal Board. Total Waste water generated from the project will be 65 KLD which will be

treated in house STP of 80 KLD capacity. Treated Water from STP will be 59 KLD which will be recycled and reused for Flushing (33 KLD), Green area/ landscape (8 KLD), HVAC Cooling (18 KLD) and rest of the demand of 18 KLD for HVAC cooling will be sourced through DJB STP.

Number of Rain Water Harvesting (RWH) Pit proposed is 3 nos.

5. **Solid Waste Details**

   During Construction Phase, Construction and demolition (C&D) waste will be stored at the construction site in either skips or suitable containers and will be directly emptied at the notified disposal site/sites or transported to an available suitable facility.

   During the Operation Phase, Total 422 Kg/day of Solid Waste will be generated from the project. Out of which, 153 kg/day Bio-Degradable Waste will be treated inhouse OWC of 120 kg/batch capacity and the manure will be used for landscaping. Non-Biodegradable Waste (Recyclable and Non-Recyclable) generated will be disposed through authorized vendors.
6. **Power Details:** Total Power requirement will be 1490 kW and will be met from BSES. For Power Back up, 03 Nos. of DG sets of Capacity 2385 KVA (1x1010 + 1x750, 1X625 KVA) will be installed.
7. **Parking Facility Details:** Total Proposed Parking is 320 ECS (305 ECS in Basement and 15 ECS in open space).
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 23.3 Km SE, and from Asola Wildlife Sanctuary is 22.90 Km SSE.
9. **Plantation Details:** The proposed Green Area is 1,584.53 sqm. (30.34 % of plot area). and Total no. of trees proposed is 117 nos.
10. **Cost Details:** Total Cost of the project is Rs 95 Crores (Land Cost + Development Cost).

Nobody present on behalf of PP during meeting and PP requested vide mail dated 18.11.2022 for deferment of case for upcoming SEAC meeting. However, SEAC decided to appraise the project based on the Form 1, Form 1A, Conceptual Plan submitted by the project proponent and recommended to seek the additional information which has been responded back by the project proponent on 15.12.2022 vide letter dated 15.12.2022 which is as follows:

S.No.	**Information Sought by SEAC during SEAC Meeting dated 18.11.2022**	Reply **dated 15.12.2022 submitted on 15.12.2022**
1.	Valid Consent from SPCB/ DPCC.	PP has informed that they are in process to obtain consent to establish and they will submit the required NOC in due course of time.
2.	Water requirement during construction phase is proposed to be met from the treated water of nearby CSTP. PP is required to identify the source and clarify the arrangement for reusing the aforesaid treated water along with the mechanism proposed for making this water fit for use in construction.	PP has informed that the source of treated water used during construction phase is met by "Aggarwal Water Co.". PP has enclosed the bills of the said agency.
3.	Assurance for supply of Treated water	PP has informed that assurance for supply

	of 18 KLD during Operation Phase. PP is required to clarify the arrangement for reusing the aforesaid treated water.	of treated water during Operation Phase has been received from Jal Board, Govt. Of NCT of Delhi, Office of the Executive Engineer (SDW) XII Vide letter no. DJB/EE (SDW) - XII/2022-23/2077 dated 08.12.2022. PP has attached the assurance letter from DJB for supply of treated water.
4.	Revised proposal to make provisioning of Gas based generators.	PP has informed that they will make provision of Gas based generators instead of DG sets. PP has attached the undertaking of the same.
5.	Proportion wise Step Diagram to be provided showing the amount of reduction in net per capita energy demand achieved through (i) Load Reduction Strategies, (ii) Passive Strategies, (iii) Renewables, and (iv) Energy Recovery strategies. At least 2 % of the total energy demand to be sourced from renewables. The capacity and no. of Solar PVs needs to be indicated specifically.	PP has informed that project building is 47% energy efficient than conventional building by adopting Load Reduction, Passive, Renewables and Energy Recover Strategies PP has attached measures taken under Load Reduction, Passive, Renewables and Energy Recover Strategies.
6.	Copy of sanctioned building plan of existing construction along with a comparative area statement for the enhanced built-up area proposed and superimposed drawing indicating the proposed amendment.	PP has informed that the existing BUA = 19,979.84 m2 as per the approved building plan which was approved by NDMC vide ID no. 10099744 dated 23-04-2022. PP has attached the copy of sanctioned building plan of existing construction PP has attached comparative area statement for the enhanced built-up area proposed.
7.	Building Plan approval from the concerned agencies, DUAC with enhanced built-up area.	PP has informed that building plan approval from the concerned agencies is in process, DUAC is not required as per MCD civic center.
8.	Power supply assurance from TPDDL/ BSES.	PP has attached BSES bill for December 2021.
9.	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 attached revised water mass balance after water conservation measures which is as follows: **During Operation Phase (After taking conservation measures):** **S.No. / Particulars / Quantity** 1. **Total Water Requirement** — 93 KLD

		2.	**Fresh Water Requirement** (Source: DJB)	15 KLD
		3.	**Treated Water Requirement**	78 KLD
			Flushing	34 KLD
			Horticulture	8 KLD
			HVAC	36 KLD
		4.	**Treated Water from Rohini STP**	37 KLD
		5.	**Treated Water Generated**	41 KLD
		6.	**Waste Water Generated**	46 KLD
		7.	**STP Capacity**	60 KLD
10.	Proposal for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane. VOCs, Ammonia) detectors for STP area.	PP has informed that they will install CO2 Gas detector, Combustible Gas detector, Toxic/ Oxygen Gas detector.		
11.	Revised EMP (Environment Management Plan) for dust mitigation measures during construction as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay KulshreshthaVs Union of India & others/ CAQM Directions issued time to time including registration on Dust Pollution Control Self-Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.	PP has attached Revised EMP.		
12.	Latest Site Photographs.	PP has attached latest site photographs from all sides with outside and inside specifically marked.		
13.	PP required to submit traffic study of the area.	PP has attached traffic study of the area.		
14.	Site Tree Report indicating a. Existing trees b. Trees to be saved c. Trees proposed to be cut d. Trees proposed to be	PP has informed there are 2 nos. of trees viz. Ficus religiosa existing within the project premises. Certain trees viz. Ficus virens, Azadirachta indica, Ficus religiosa are existing just		

	transplanted on site e. Trees proposed to be transplanted off-site	outside the site boundary. Site Tree Report is as follows: a. Existing trees: 2 trees b. Trees to be saved: 2 trees c. Trees proposed to be cut: Nil d. Trees proposed to be transplanted on site: Nil e. Trees proposed to be transplanted off-site: Nil PP has attached Landscape Plan showing existing tree mapping with list of existing trees.

B. <u>After due deliberations, the SEAC in its 121st Meeting held on 22.12.2022 recommended as follows:</u>

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

1. The PP is required to submit the authorization of the company engaged to supply STP treated water from DJB/ authorized sources during construction phase.
2. PP is required to confirm the mechanism to be adopted for making this water fit for use in construction purpose.
3. PP is required to submit the power supply assurance or the letter submitted for the proposed development.
4. The Capital and Recurring cost of EMP with inclusion of cost of environmental monitoring.
5. Revised EMP (Environment Management Plan) for dust mitigation measures during construction as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay 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.
6. Proposal for solar energy utilization to achieve atleast 10 % of power load requirement.
7. Fresh proposal for deployment of minimum 04 nos. of Anti-Smog Guns with the fresh estimation of the water requirement taking into account that ASG uses 40-250 litre of water per minute depending upon the nozzle used as per guidelines of ASG and CAQM directions.
8. Revised landscape plan with demarcated green area with soft green area. Landscape details to be provided with a measured impact on the micro-climate. Green area should be demarcated as per building bye laws with due demarcation of tree plantation. Further, wherever tree plantation being done/ proposed, tree-pit size of 6' x 6' / tree to be adopted as permeable surface of the tree.

Agenda No:03
Case No. C- 431

Name of the Project	EC for Proposed Commercial Complex at Plot No-23. Manglam Place, District Centre, Rohini Sector-03 New Delhi by M/s Unity Buildwell Ltd
Project Proponent	Mr. Harsh Vardhan Bansal, Director, M/s Unity Buildwell Ltd, at Plot No-23. Manglam Place, District Centre New Delhi
Consultant	Perfact Enviro Solutions Pvt Ltd (PESPL)
EIA Coordinator present during Meeting	Not Present
Representatives of PP present during Meeting	Not Present
Proposal No.	SIA/DL/INFRA2/403740/2022
File No.	DPCC/SEIAA-IV/C-431/DL/2022

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

1. The Proposal is for grant of EC for Proposed Commercial Complex" **At** Plot No-23. Manglam Place, District Centre New Delhi by M/s Unity Buildwell Ltd.
2. The Project is located at **Latitude:** 28°41'56.33"N; **Longitude:** 77° 6'57.37"E.
3. **Area Details:**
   The Total Plot Area of the project is 1,884 sqm. The Proposed Total Built-up Area is 29,795.734 sqm. The Proposed FAR Area is 13.593.47 sqm. The Proposed Non FAR Area is 12,558.985 sqm. The Proposed Ground Coverage is 1,454.303 sqm. The total no. of Basements will be 2. The total nos. of floors will be 2B+Service Floor G+16. The total no of expected population is 2760 persons (1074 Staff and 1686 Visitors). The Max. Height of the building (upto the terrace level including mumty and OHT Tanks) is 80.6 m.
4. Water Details:
   During Construction Phase, Total water requirement will be 29 KLD out of which 11 KLD Water will be sourced through treated water from nearby STP for construction activities. For domestic use, 12 KLD water will be sourced through tankers. Mobile toilets will be provided at the site. Around 15 KLD of waste water will be generated which will be disposed of via a septic tank followed by soak pits.
   During Operational Phase, Total Water requirement of the project will be 118 KLD which will be met by 41 KLD of Fresh water from Delhi Jal Board and 77 KLD of treated water will be sufficed from inhouse STP. Total Waste water generated from the project will be 83 KLD which will be treated in house STP of 100 KLD capacity. Treated Water from STP will be 77 KLD which will be recycled and reused for Flushing (38 KLD), DG&HVAC Cooling (36 KLD) & Misc (03 KLD). No Excess treated water will be there. It will be a ZLD complex

Number of Rain Water Harvesting (RWH) Pit proposed is 3 nos.

5. **Solid Waste Details**

   During Construction Phase. Approx. 58.5 kg/day of solid waste will be generated from laborers which will be sent to Solid waste site. The construction waste material will be used to refilling. Total 15 KLD of waste water generated from labourers will be discharged into Mobile STPs.

   During the Operation Phase, Total 1150 Kg/day of Solid Waste will be generated from the project. Out of which, 460 kg/day Bio-Degradable Waste will be treated inhouse OWC of 170 kg/batch capacity (3 batch/day /OWC). Non-Biodegradable Waste generated will be 460 kg/day and disposed through authorized vendors and 230 kg/day of plastic waste which will be given to authorised recyclers.
6. **Power Details:** Total Power requirement will be 2500 kVA and will be met from TPDDL. For Power Back up, 03 Nos. of DG sets of Capacity 2385 KVA (1x500 kVA + 1x1400 kVA & 1X1400 kVA (standby)) will be installed.
7. **Parking Facility Details:** Total Proposed Parking is 78 ECS (36 ECS in Basement-I and 42 ECS in basement-II).
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 22.57 Km ESZ, and from Asola Wildlife Sanctuary is 25.04 Km ESZ.
9. **Plantation Details:** PP submitted that the project is part of District center and is to be constructed on the actual plot lines, therefore no green area is possible on ground level as no setbacks can be left. However, small planters etc can be planted in, few corners of the passages.
10. **Cost Details:** Total Cost of the project is Rs 50.88 Crores.

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 17.12.2022 vide letter dated 17.12.2022 which is as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 25.11.2022	Reply dated 17.12.2022 submitted on 17.12.2022
1.	Aspect related to dewatering needs to be explained/ elaborated in view of higher ground water table.	PP has informed that they have adjusted the basements height, in lieu of the higher water table zone to omit or minimize the dewatering process. PP has enclosed building typical section for reference.
2.	Proposal for tree plantation in lieu of plantation required to be done within project site.	PP has informed that this project is part of the District Centre, adequate green area is provided & recorded per Master Plan. Whereas the provision of parking & green area has been marked in various pockets for the plot allotted under various categories. In total 64,450 sqm of green area is provided on 2,24,834.50 sqm.

		PP has enclosed Master Plan for reference.
3.	Parking provision needs to be justified with deductions provisioning.	PP has informed that project being a part of the District Centre, pool parking norms are applicable to the project. PP has informed that parking provision for allotted FAR in the said plot has already been done in pool parking adjacent to the plot. However, required number of ECS on purchasable FAR is 110 ECS. Since Dynamic Parking Norms are also applicable to the project due to proximity of under 500 meters from the metro corridor line. Hence required number of ECS shall be dropped to 77 ECS which is provided within the basements. PP has informed that the nearest metro station to the proposed project will be Pushpanjali and Deepali Chowk metro station that is under construction metro line of phase IV. PP has attached metro network map — showing proposed metro station.
4.	Supporting documents for claimed FAR/ purchased FAR for the project.	PP has attached copy of claimed FAR/ purchased FAR for the project.
5.	Revised proposal for Gas Based Generators sets for power backup.	PP has informed that Hybrid DG sets 3 No. (1 x 500 KVA and 1 x 1400 KVA and Standby 1 x 1400) will be installed.
6.	Power supply assurance from TPDDL/ BSES or the application submitted to the concerned agencies.	PP has attached Power Assurance acknowledgement letter from TPDDL
7.	Copy of Master plan for District Centre indicating provisions for green belt/ tree plantation and percentage of open area as pervious area.	PP has attached copy of Master plan for District Centre indicating provisions for green belt.
8.	Revised Rain water harvesting/ retention plan needs to be submitted with the storage capacity of min. 1 day of total fresh water requirement along with layout and location plan.	PP has informed that Rainwater Harvesting tank having 5.40 X 2.40 X 3.25 meters in size will be provided. PP has attached design of the Rainwater harvesting system approved by the Delhi Jal Board.

<table>
<tr><td>9.</td><td>Water requirement for Anti-Smog Gun needs to be accounted for in fresh water requirement during construction phase.</td><td>PP has attached Revised water management during construction phase whose details are as follows:
<table><tr><th>S.No.</th><th>Particulars</th><th>Quantity</th></tr><tr><td>1.</td><td>Total Water Requirement</td><td>15 KLD</td></tr><tr><td>2.</td><td>Fresh Water Requirement</td><td>10 KLD</td></tr><tr><td></td><td>For Labour purposes.</td><td>2 KLD</td></tr><tr><td></td><td>For Anti-Smog Guns</td><td>8 KLD</td></tr><tr><td>3.</td><td>Treated Water Requirement for construction purposes.</td><td>5 KLD</td></tr></table></td></tr>
<tr><td>10.</td><td>Air pollution abatement plan for the air pollutants like PM2.5 , PM10, SOx , Nox etc.</td><td>PP has attached Air pollution abatement plan.</td></tr>
<tr><td>11.</td><td>Revised solar energy utilization to achieve atleast 10 % of power load requirement.</td><td>PP has informed that they have considered the complete terrace area and after checking the feasibility, 5 % of the total power load "(2500 KVA) i.e 125 KVA Solar panel will be installed.</td></tr>
<tr><td>12.</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 Portal with provision of video fencing and low cost sensors for monitoring</td><td>PP has attached revised EMP.

During construction phase, Capital cost will be 44.0 Lacs and Recurring cost will be 7.8 Lacs/ annum.</td></tr>
</table>

	PM 2.5, PM 10.	
13.	Assurance for supply of Treated Sewage during Construction Phase. PP is required to clarify the arrangement for reusing the aforesaid treated water along with the mechanism proposed for making this water fit for use in construction.	PP has attached request letter for water assurance during the construction phase submitted to DJB.
14.	Water assurance from DJB for meeting the water supply during operational phase.	PP has attached request letter for water assurance during the operation phase submitted to DJB.
15.	Specify name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters	PP has attached Revised Environmental management plan specifying name and numbers of the post to be engaged. **Designation** / **No. of Persons** Environment Officer: 01 Maintenance In-charge: 01 STP persons: 01 RWH persons: 01 Solid waste Collection & disposal person: 01
16.	Proposal for mobile STP during construction phase.	PP has informed that mobile STP during construction phase will be provided.

B. <u>After due deliberations, the SEAC in its 121st meeting held on 22.12.2022 recommended as follows:</u>

In view of request received from project proponent vide mail dated 21.12.2022 for deferment of the proposal, the SEAC deferred the matter for submission of complete information asked earlier including the following:

1. Fresh Proposal for deployment of minimum 04 Nos. of Anti-Smog Guns with the fresh estimation of the water requirement taking into account that ASG uses 40-250 Litre of water per minute depending upon the type of nozzles used as per guidelines of ASG and CAQM directions.
2. Water assurance from Delhi Jal Board to meet the fresh water demand during operation phase.
3. Revised proposal with Gas based generator sets.

Agenda: 04
Case No C-417 (TOR)

Name of the Project	Amendment in EC for Masjid Moth Campus of AIIMS Hospital at Masjid Moth, New Delhi
Project Proponent	Mr. Deepak Bhutale, Executive Engineer C III, M/s All India Institute of Medical Sciences (AIIMS), Ansari Nagar, New Delhi
Consultant	M/s Grass Roots Research & Creation India (P) Ltd.
EIA Coordinator present during Meeting	Not Present
Representative of PP present during Meeting	Mr. Naveen Singh (DM, HSCC) Mr. Vivek Gaur EAE(c), HSCC
Proposal No.	SIA/DL/MIS/76139/2022 dated 26.08.2022
File No.	DPCC/SEIAA-IV/C-417(TOR)/DL/2022

A. Details of the Proposed Project are as under:

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

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

   Now, due to certain modifications in the project Amendment in EC is being proposed by M/s All India Institute of Medical Sciences (AIIMS). The plot area will remain the same i.e1,29,499.52 sqm; the Built up area will decrease from 3,39,368.9 sqm to 3,01,275.92sqmand No. of Beds will reduce from 1000 beds to 825 beds.
   The validity of earlier EC was expired on 12.08.2019 and the construction of the project continued at site after expiry of EC which is yet to be completed. The Existing Built-up Area which has already been constructed is 2,89,425.92 sqm and approx. 11,850 sqm is yet to be completed. PP has now applied for EC/ToR considering it as **violation case**.
2. The Project is located at **Latitude:** 21°20'49.75"N **Longitude:** 83°39'49.09" E.
3. **Area Details:**
   The Total Plot Area of the project will remain the same i.e. 1,29,499.52 sqm and The Total Built-up Area of the project will decrease from 3,39,368.9 sqm(as per previous EC dated 13.08.2012) to 3,01,275.92 sqm. The FAR of the project will increase from 1,77,154.52sqm to 1,84,754.79sqm and the Non-FAR area will decrease from 1,62,214.38sqm to 1,16,621.12sqm. The revised no. of blocks will be 11 nos.i.e. Dining and Parking Block (2B+G+2 Floors), Surgical Block (3B+G+8 Floors), Hostel-1 (B+G+10 Floors), Hostel-2 (B+G+10 Floors), Hostel-3 (2B+G+5 Floors), OPD Block (3B+G+8 Floors), Mother and Child Block (3B+G+8 Floors), Basement parking (3B+ G Floors), National Centre for Ageing (NCA)/Geriatric Block (3B + G + 9 Floors), Service

Block (B+ G + 9 Floors), Hostel-4 Block (B + G + 10 Floors). The no. of levels of basement will be 3 levels of basement. The number of beds will decrease from 1000 nos. to 825 nos. and the projected revised population is 17,823.

4. **Water Details:**
   During Construction Phase, Water requirement was met from STP treated water and waste water generated was disposed off through soak pits.
   During Operational Phase (after amendment), Total Water requirement of the project will be 1577.51 KLD which will be met by 845.5 KLD of Fresh water from DJB and 732.5 KLD of Treated water (637 KLD from in house STP and 95.5 KLD outsourced). Total Waste water generated will be 930.5 KLD, out of which 708 KLD of waste water will be treated in in-house STP of 2000 KLD capacity and 222.5 KLD of waste water from IPD, OPD, OT, Blood Bank & Lab will be treated in in-house ETP of 245 KLD capacity. Treated Water from STP will be 637 KLD which will be recycled and reused for Flushing (247 KLD), Horticulture (79.5 KLD), HVAC Cooling (310.5 KLD). In addition to 310.5 KLD treated water to be used for HVAC Cooling, 95.5 KLD of treated water will be outsourced from external agency for using in HVAC Cooling. Treated water from ETP i.e. 200.25 KLD will be discharged into DJB Drain.
   30 number of Rainwater harvesting pits are proposed within the project site.
5. **Solid Waste Details**
   During the Operation Phase (after amendment), Approx. 4922 kg/day of Solid Waste will be generated from the project which will be segregated into biodegradable, recyclable, hazardous and biomedical waste. Bio-Degradable Waste will be treated in House OWC of 120 kg/ batch capacity and compost generated will be used as manure. Non-Biodegradable Waste (Recyclable and Non-Recyclable) will be disposed through approved Recyclers. Biomedical waste generated will be 247.5 kg/day which will be stored within site as per rules and disposed through an approved agency. Hazardous waste will be disposed through an authorized vendor as per norms. Landscape waste generated will be 2 kg/day which will be composted and will be used for gardening purposes.
6. **Power Details:**
   During Operation Phase (after amendment), Total Power requirement will be approx. 15,127 kW and will be supplied from BSES Rajdhani. For Power Back up, 13 no. of DG sets of 10,530 kVA combine capacity (4x625 kVA+3x1250 kVA+2x1010 kVA+2x750 kVA+2x380 kVA) will be installed.
7. **Parking Facility Details:**
   After amendment, Total proposed parking has been revised to3400 ECS.
8. **Eco-Sensitive Areas Details:**
   Distance of Asola Wildlife Sanctuary from project site is 7.5 Km S and Okhla Wildlife Sanctuary is 7.8 km E.
9. **Plantation Details:**
   The proposed Green Area is39,756.35 sqm. Total no. of trees proposed is 500 nos.
10. **Cost Details:** Total revised cost of the project after amendment will be Rs. 1001.39Crores.

It was deliberated during the meeting that the capacity of STP in water mass balance is in variance with that submitted in proposal. The breakup of total built-up area of 2,89,425.92

sqm not provided and the nature and type of construction for the proposed built-up area of 11850 sqm to be constructed also not given.

After due deliberations, the SEAC in its 115th Meeting held on 17.09.2022 sought the following information based on the information furnished, documents shown & submitted, presentation made by the project proponent:

1. Details of area included in previous EC constructed within validity of EC and the area constructed after expiry of EC on 12.08.2019.
2. The accredited consultant of PP to go through OM dated 07.07.2021 for violation category and give all input to facilitate committee to further deliberate. The present information/ proposal prepared by the consultant is not sufficient to appraise the project. Also the accredited consultant is required to make aware the PP about OM dated 07.07.2022 for violation category.
3. The PP is required to make detailed submissions regarding violation of EIA notification in terms of OM dated 07.07.2021 and take necessary steps to follow aforesaid SOP.
4. The project proponent is liable to conduct Damage Assessment and prepare Remediation Plan and Natural Community Augmentation Plan for the construction/operation/ production commenced beyond the permissible limits as per Environmental Clearance dated 12.08.2012 and for any construction/ operation after 12.08.2019 as per OM dated 07.07.2021. Quantification of such liability to be deliberated and finalized by the SEAC
5. PP is required to submit a categorical statement clarifying the project cost and turnover attributable to blocks constructed beyond the proposal/ permissible limits of previous EC.
6. PP is required to submit a categorical statement clarifying the project cost and turnover attributable to the area constructed after 12.08.2019.
7. PP to clarify the exact capacity of STP as the same is mentioned as 708 KLD in water mass balance.
8. PP is required to clarify the maximum height of the buildings.
9. PP is required to submit the detailed comparative statement for the water/ waste water, STP, ETP capacities with respect to earlier EC.
10. PP is required to submit the breakup of total built-up area of 2,89,425.92 sqm already constructed along with the nature & type of construction and the same detail for the proposed built-up area of 11850 sqm to be constructed.
11. Point wise compliance of previous EC along with the supporting documents and statutory clearances with respect to existing operational buildings.
12. Clarification with respect to increase in population in spite of fact that built up area is decreasing and the reasoning for reduction in water demand.
13. Clear site plan indicating the buildings in previous EC, another plan indicating buildings constructed after expiry of EC/ not included in the earlier EC and a super imposed plan for both.

In reference to the queries raised during 115th SEAC, Delhi held on 17.09.2022, PP has submitted its reply vide letter dated 15.12.2022 on 15.12.2022 requesting them to grant 60 days for submission of following:

1. The total constructed area as on date is less than the approved built-up area in the old EC issued on 13.08.2012. There was no construction/ addition in built-up area after expiry of old EC.
2. There is only change in name of building but uses of buildings are same for the projects mentioned in old EC and work executed at site, there is no huge changes.
3. Point wise compliance of previous EC needs to study again and accordingly preparation of reply needs more time.

B. <u>After due deliberations,</u> the SEAC in <u>its 121st meeting held on 22.12.2022 recommended</u> as follows:

In view of the request made by the Project Proponent, the SEAC recommended that the project proponent should submit the complete comprehensive information sought by SEAC during its 115th meeting held on 17.09.2022.

Agenda: 05

Case No C-420

Name of the Project	EC for Proposed Kiran Nadar Museum of Art & Kiran Nadar Centre Project at Plot no. – 3, 4 & 5, Village –Samalkha. Tehsil- Vasant Vihar, New Delhi by M/s Vama Sundari Investments Delhi Pvt. Ltd
Project Proponent	Sunil Kumar Shrivastava, M/s Vama Sundari Investments Delhi Pvt. Ltd, CP-3, Sector 8, IMT Manesar, Gurugram, Haryana Haryana 122051
Consultant	M/s Ascenso Enviro Pvt. Ltd.
EIA Coordinator present during Meeting	Not Present
Representatives of PP present during Meeting	Not Present
Proposal No.	SIA/DL/MIS/283409/2022
File No.	DPCC/SEIAA-IV/C-420/DL/2022

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Proposed Kiran Nadar Museum of Art & Kiran Nadar Centre Project at Plot no. – 3, 4 & 5, Village –Samalkha. Tehsil- Vasant Vihar, New Delhi by M/s Vama Sundari Investments Delhi Pvt. Ltd.
   The Kiran Nadar Museum of Art & Cultural Centre provides an opportunity to embolden the rise of contemporary Indian art, releasing a new cultural offering for both the people of India, as well as for the wider global arts landscape.
2. The Project is located at **Latitude:** 28°31'54.66"N; **Longitude:** 77° 6'20.70"E
3. **Area Details:**
   The Total Plot Area of the project is 32,089.411 sqm. The Proposed Total Built-up Area will be 1,16,781.12sqm. The Proposed FAR Area will be 35,242.25 sqm. The Proposed Total Non FAR Area will be 81,538.87 sqm. The Total Basement Area will be 81,075.52 sqm. The Proposed Ground Coverage will be 12,072.22 sqm. The total no. of Basements will be 3 nos. The total nos. of floors will be 3B+G+3. The total no of expected population is 7350 in normal days & 12620 persons in peak. The Max. Height of the building will be 19.28 m.
4. **Water Details:**
   During Construction Phase, During Construction stage, total water requirement will be approx. 85 KLD which will be met through tankers arranged by the contractor out of which 42.5 KLD will be used as labours, 35 KLD for construction purposes and 7.50 KLD for Dust control. Total sewage generation will be treated in mobile STP installed at site. Mobile toilets and potable water facilities will be provided at site for labor and staff.
   During Operational Phase, Total Water requirement of the project will be 382 KLD which will be met by 207 KLD of Fresh water from Delhi Jal Board and 175 KLD of Treated water from in house STP. Out of 207 KLD of Fresh Water, 106 KLD will be used

for Cooling Towers, 38 KLD for restaurant & Café, 3 KLD for filter backwash and 60 KLD for domestic use.Total Waste water generated will be 184 KLD which will be treated in house STP of 220 KLD capacity. Treated Water from STP will be 175 KLD which will be recycled and reused for Flushing (106 KLD), DG Cooling (49 KLD), & landscaping (20 KLD).

06 Nos. of RWH pits proposed with RWH tank capacity of 150 KLD capacity.

5. **Solid Waste Details**

   During Construction Phase, The waste from construction activities will be reused for backfilling and road development after manual segregation.

   During the Operation Phase, approx. 1893 Kg/day of Solid Waste will be generated from the project. Bio-Degradable Waste will be treated in House OWC of 585 kg capacity. Non-Biodegradable Waste (Recyclable and Non-Recyclable) will be disposed through approved Recyclers.

6. **Power Details**

   During Construction Total Power requirement will be 50 kVA which will be supplied by state electricity board.

   During Operation Phase, Total Power requirement will be 3900 kVA which will be supplied by state electricity board. For Power Back up, 05 DG sets of Capacity 3 x 2000 kVA and 2 x1000 kVA will be installed.

   750 kWpwill be met from Solar Energy.

7. **Parking Facility Details:** Total Parking required is 798 ECS and Total Proposed Parking is 844 ECS. Total 169 No's (20% of total Parking proposed) of E-Vehicle Parking will be provided in Basement 2 (30 No's) & in Basement-3 (59 No's).
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 20.4 Km and from AsolaBhati Wildlife Sanctuary is 15.4 Km SE.
9. **Plantation Details:** The proposed Green Area is 11971.88 sqm. (37 % of plot area). Total no. of trees required are 94 nos. out of which 25 Nos. will be cut, 24 Nos will be transplanted within the site and remaining 45 nos. will be retained. Total no. of trees proposed are 406 nos.
10. **Cost Details:** Total Cost of the project is Rs 1134 Crores.

After due deliberations, the SEAC in its 115th Meeting held on 17.09.2022,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 04.10.2022 vide letter dated 04.10.2022 which is as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 17.09.2022	Reply dated 04.10.2022 submitted on 04.10.2022
1.	Water assurance from DJB for operational phase should be provided with clear timelines. In case, DJB is not ensuring supply then PP is required to submit detailed scheme along with shortlisted technology, proposed water quality parameter to	PP has informed that they have obtained DJB Water/Sewer NOC for Proposed project vide letter no. DJB/AEE(M)-36/2022/85, dated: 20.05.2022, and deposited total amount INR 9,38,97,246. PP has attached copy of NOC from DJB. PP has informed that in case of non-

	be achieved, associated power requirement, waste/reject management and proposed financial expenditure for upgradation of STP treated water to different reuse quality.	availability of DJB water connection to their project site, they will purchase 100 KLD potable water through tanker from DJB only for all domestic purposes. PP has also informed that request letter has also been submitted to DJB on dated: 28/09/2022 regarding assurance of 100 KLD fresh water through potable tanker water. PP has attached copy of the same. PP has informed that in case of non-availability of DJB water connection to their project site, they will also require water for their HVAC system. Total water requirement for their HVAC system is 105 KLD. Out of this 50 KLD treated water is available with us from their in-house STP and they will purchase 55 KLD treated sewage water from DJB sewage treatment plant. PP has attached request letter submitted to DJB on dated 28/09/2022 regarding assurance of 55 KLD recycled water from STP for HVAC. PP has informed that they will use softener for STP treated water to meet the HVAC water quality requirement PP has attached revised water balance diagram which is as follows: **Water requirement during Operation Phase (After taking conservation measures):** **S.No** | **Particulars** | **Quantity** 1. | **Total Water Requirement** | 330 KLD 2. | **Fresh Water Requirement** (Source: DJB) | 100 KLD

		3.	**Treated Water Requirement**	230 KLD
			Treated water requirement to be met by in house STP	175 KLD
			Treated water requirement to be met from DJB STP	55 KLD
			Flushing	105 KLD
			HVAC	105 KLD
			Cooling Tower	20 KLD
		4.	**Waste Water Generated**	190 KLD
		5.	**STP Capacity**	220 KLD
2.	Assurance for supply of Treated water from STP during Construction Phase. PP is required to clarify the arrangement for reusing the aforesaid treated water along with the mechanism/treatment mechanism proposed for making this water fit for use in construction.	PP has informed that total water requirement during construction phase is 90 KLD which will be sourced from PappanKalan DJB STP. PP has attached request letter dated 29/09/2022 to DJB for assurance of the same. PP has also informed that to meet the requirement of water quality for building construction (IS 456), they will install onsite water filtration plant of 90 KLD capacity.		
3.	PP is required to submit provisions of necessary infrastructure and facilities made for construction labors at site and no. of labours and the detailed plan for the proposed labour camps for housing them.	PP has informed that total 1200 no. of labours have been estimated to be deployed during peak construction phase of the project. PP has informed that a separate plot of area about 1.5 to 2 Acres will be taken on rent/lease by the construction contractor nearby to the construction site.		

<table>
<tr><td></td><td></td><td>PP has attached Proposed Infrastructure plan for construction labours.</td></tr>
<tr><td>4.</td><td>Proposal for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.</td><td>PP has informed that 2 No. of toxic gas detectors have been proposed in the STP Plant room covering the tanks and pump room area which will be integrated with Fire Detection and Alarm system as well as Ventilation system.

PP has attached Location of Toxic gas detectors in STP Plant room.</td></tr>
<tr><td>5.</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 Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.</td><td>PP has attached Revised EMP (Environment Management Plan) for dust mitigation measures which is as follows:

<table><tr><th>Phase</th><th>Capital Cost</th><th>Recurring Cost</th></tr><tr><td>Construction Phase</td><td>162 Lakhs</td><td>47 Lakhs</td></tr><tr><td>Operation Phase</td><td>420 Lakhs</td><td>65 Lakhs</td></tr></table>
PP has attached undertaking for the same.</td></tr>
<tr><td>6.</td><td>Traffic Management Plan taking into consideration the latest traffic scenario. Detailed calculation of roads, bicycle paths, pedestrian spaces are to be provided along with traffic impact assessment and mitigation measures.</td><td>PP has attached Detailed Traffic Study Report along with Traffic impact assessment and mitigation measures.</td></tr>
<tr><td>7.</td><td>Proportion wise Step Diagram to be provided showing the amount of reduction in net per capita energy demand achieved through (i) Load Reduction Strategies, (ii) Passive</td><td>PP has attached Proportion wise Step Diagram along with Strategies Adopted for Leed Platinum Rating for the proposed Project.
PP has also attached LEED Feasibility</td></tr>
</table>

	Strategies, (iii) Renewables, and (iv) Energy Recovery strategies. At least 2 % of the 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.	Report.
8.	The PP should submit the proposal for installation of gas based generator sets as a first option, hybrid generator sets (with 70 % gas based fuel and 30 % diesel) as a second option. The diesel generator sets are not be operated during GRAP in compliances of directions issued for Delhi & NCR.	PP has informed that 2 No. 1000 kVA & 2 No. 2000 kVA Hybrid Dual fuel based Generators for critical power loads and 1 No. 2000 kVA Hybrid Dual fuel-based Generator as standby will be installed. PP has sought relaxation for the stack height of DG set to 1.5 m from roof level due to overall height restriction imposed by Airport Authority in its NOC for the project, the approved building height is 23 meters and proposed building height is 19.28 m.
9.	Plan for managing, conserving the top soil excavated during construction and for its reuse.	PP has informed that total top soil excavated will be 8442 cum of which 2580 cum will be used for refilling and rest i.e. 5862 cum will be preserved at separate plot nearby site and will be donated to Nursery or nearby construction site/Other Shiv Nadar Foundation (SNF) sites as and when the requirement arise.
10.	Revised geotechnical information report for strata upto 40 metres, percolation rate, soil information and detailed contour map of the site should be submitted. The groundwater level should be ascertained via trial boring.	PP has attached Geotechnical Investigation Report in response to the query.
11.	Elaborated effects of the building activity in altering the microclimates with revised self-assessment on the likely impacts of the proposed construction on creation of heat	PP has informed that assessment and simulation for heat island & inversion effects has been done for the proposed project. PP has attached External Temperature

	island & inversion effects, demonstrated proof simulated model study.	Profiles for reference.
12.	Of the total plot area of 32089 m2, the project basement footprint is 28142.96 m2, which is around 87.7% of the total plot area. This is an extraordinarily high percentage. As a result the pervious green area that will remain is 2787.78 m2 which is just 8.69% of the plot. The pervious green area should be at least 15%.	PP has informed that Total Soft green Area proposed is 3582.8 sqm (11.16% of Plot Area), and Total pervious green Area proposed is 4043 sqm (12.6% of Plot Area) which cumulatively accounts for 23.76 % of the total plot area (32089 sqm). PP has informed about the additional green area which is as follows: 1. Green roof on Terrace Level: 9259 sqm 2. Green roof on Canopy level: 270 sqm 3. Green roof of ancillary building level: 595.5 sqm Total roof top green area: 10120.5 sqm (31.5% of total plot Area). Vertical Green Wall has also been proposed for the project. PP has attached detailed Green area calculation and plan.
13.	The compacted soil excavation calculation reported as 46,000 m3 seems to be an underestimate by an order of magnitude for excavation of area of 28142.96 m2 x 18 m depth.	PP has informed that total volume of earth to be excavated will be 4,20,000 cum. The tentative location for where the earth will be utilized are: 1. Mandi Farmhouse 2. Chatarpur farmhouse 3. Jhangirpuri 4. Okhala Godrej 5. Aerocity
14.	Tree number at serial number 13 of FicusBengalensis of reported girth of 90 inches or five feet is proposed to be cut, but should instead be retained or transplanted.	PP has informed that no tree will be cut at site. All the tree purposed to be cut will be transplant at project site along the boundaries. PP has attached existing Trees marked on Site plan.

15.	The PP has not submitted an existing tree map as per the Delhi Tree Transplantation Policy. The PP is required to submit existing tree map – which shows the location of the trees being retained (green), transplanted (brown) and cut (red).	PP has informed that total 49 trees will be transplanted at the site as per the Delhi Tree Transplantation policy. PP has attached existing Trees marked on Site plan showing the location of the existing trees marked as being retained in green, transplanted in brown.
16.	PP may submit a proposed landscape plan – showing the location of retained trees (green), new location of transplanted trees (brown) and location of the trees to be planted (yellow).	PP has attached Revised Landscape plan showing the location of retained trees (green), new location of transplanted trees (brown) and location of the trees to be planted (yellow).
17.	In the landscape map – the pervious green, the soft green (on the basement), and the hard green (green road pavers area, on the basement) should be shown separately	PP has attached Landscape Plan showing the pervious green, the soft green (on the basement), and the hard green (green road pavers area, on the basement).
18.	The rainfall runoff calculation co-efficients may be reviewed. The peak rainfall calculation be taken at 115 mm per hr.	PP has attached Revised rainfall runoff calculation and Rainwater Harvesting System.
19.	The holding tank for rain water proposed at 150 KL is much less than the 15 minute rainfall runoff of around 500 KLD as per shared calculations. PP may review the size of the holding tank and increase it substantially preferably to one hour of peak rainfall so as to have an adequate backup of water for its daily usage.	PP has informed that Proposed Harvesting Pit & Holding Tanks has been revised. Now, proposed Rainwater harvesting pits will be 6 nos. and 3 Rain water holding tanks of 200 cum, 150 cum, 100 cum capacity respectively will be provided (total capacity 450 cum, 2 days of total water requirement / 4.5 days of fresh water requirement.).

After due deliberations, the SEAC in its 117th Meeting held on 01.11.2022 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. The project proponent shall obtain firm water supply permission/ assurance or ground water extraction permission before starting construction as per submission given during the presentation.
2. The project proponent shall adhere to the revised total water requirement – 330 KLD, Fresh water requirement – 100 KLD, Treated water requirement – 230 KLD (175 KLD from inhouse STP and 55 KLD from nearby STP) for recycling in flushing – 105 KLD, HVAC- 105 KLD, Cooling Tower- 20 KLD). The project shall follow principle of Zero Liquid Discharge (ZLD). Excess treated water from the STP will not be discharged to sewer line but the same shall be utilized for reuse purposes after adequate up-gradation of treated water to reuse standards.
3. Treated water of DJB STP should be used for designated purposes only after tertiary treatment of the same to ensure it is fit for construction use.
4. The project proponent should adhere to the revised cost of Environmental Management Plan as committed during the presentation i.e. capital cost of Rs. 162 Lacs & Recurring cost of Rs. 47 Lacs/ year during construction phase and capital cost of Rs. 420 Lacs & Recurring cost of Rs. 65 Lacs/ year during operation phase.
5. At least 750 kWp to be sourced from Solar (Renewable) energy as committed.
6. PP shall provide 844 ECS as committed.
7. PP shall provide electric charging points in parking areas for e-vehicles for at-least 20% (169 nos) of car parking as committed.
8. Ground water should be extracted only after the permission from the competent authority.
9. No of rain water harvesting pits shall be 06 nos. with RWH tank of capacity 450 KLD shall be provided as committed. 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 buffer of atleast10 m above ground water table.
10. 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.
11. Minimum 1 tree for every 80 Sq. Mt of plot area (118 Nos.) should be planted within the project site.
12. Green building norms should be followed with a minimum 3 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up.
13. Construction & Demolition waste should be disposed of at authorized C&D waste processing unit.
14. 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.

15. 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.
16. The project proponent shall implement the revised Traffic Management Plan as committed.
17. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
18. 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.
19. 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.
20. 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 assured water supply of DJB/ New Delhi Municipal Council / other such local civic authority (as the case may be).
21. 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.
22. 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.
23. The PP shall store all the construction material within the project site as committed. Provision shall be made for providing facilities such as mobile toilets, safe drinking water, medical healthcare, crèche etc for the construction workers hired locally.
24. As proposed, fresh water requirement from municipal supply shall not exceed 42 KLD as per water assurance obtained from DJB. 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. Possibility to install gas based generator shall be explored and the generator sets shall be operated as per extant directions of CAQM/ CPCB guidelines
28. Energy audit shall be carried out periodically to review energy conservation measures.
29. All sensor/meters based equipment should be calibrated on quarterly basis.
30. The green building audit shall be done on annual basis since inception of the project. Further, the audit report shall be included in six monthly compliance report.
31. Occupancy of the premises would be allowed only after getting Electric supply from concerned power supply agencies to restrict the use of generator sets.
32. At least 60% of the top soil should be used within the project site.
33. Excavated earth should be disposed/ utilized within 10 km of the project site.

The SEIAA during its 66th Meeting dated 16.11.2022 took the following decisions and decided to refer back the matter to SEAC for ascertaining the firm water assurances of the project. PP should get the following assurance from DJB.

1. DJB is ready to supply sewage water.
2. PP would undertake weekly monitoring of potable water from DJB.
3. PP would take design approval of water treatment scheme from IIT before start of work.

The matter was deliberated in SEAC meeting regarding the submission made by the project proponent vide letter dated 01.11.2022 during the meeting held on aforesaid date. Through aforesaid letter the project proponent has submitted as follows:

1. They have conditional DJB NOC for proposed water supply vide DJB letter dated 20.05.2022 where one of the conditions is that they have to make necessary arrangement of potable and non-potable water at their means and cost till the time infrastructure is developed by the DJB.
2. They believe development of infrastructure by DJB and availability of water supply by DJB would take time hence as alternate means they have taken following actions to arrange for potable water:-

   Option 1: They have applied in DJB for potable tanker water supply on 27.09.2022.

   Option 2: As another layer of backup, they have also applied for boring permission from competent authority.

   Option 3: They will procure treated STP water from DJB and put adequate water treatment plant at site to upgrade upto BIS:10500 standards laid down for potable water. The water quality will be tested/certified through DJB lab on weekly basis and used for potable purposes. Proper automation system and failsafe mechanisms will be put in place to ensure that potable standards are achieved.

The SEIAA Delhi on the issue of using STP treated water for potable purposes by the project proponents has issued a letter dated 29.11.2022 to the CEO DJB seeking clarifications.

After due deliberations, the SEAC in its 120th Meeting held on 09.12.2022,based on the information furnished, documents shown & submitted by the project proponent recommended to seek the additional information which has been responded back by the project proponent on 19.12.2022 vide letter dated 16.12.2022 which is as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 09.12.2022	Reply dated 16.12.2022 submitted on 19.12.2022
1.	Assurance from DJB regarding supply of treated water from STP (330 KLD) for drinking and other purposes after treatment by the project proponent.	PP has attached copy of letter of Assurance dated 09.12.2022 received from EE (SDW), Pappankalan STP, Delhi Jal Board, New Delhi-110075 to supply of treated effluent water through tanker to the project site for construction purpose
2.	In case of assurance received from DJB, approval from IIT for design of water treatment scheme to treat the sewage up to drinking water standards before start of work.	PP has attached copy of acknowledged Letter dated 09.12.2022 submitted to the Deptt. of Civil Engineering, IIT Delhi on 15th December, 2022 along with the design details of waste water treatment Scheme for design approval (STP Capacity of 100 KLD, 180 KLD and 275 KLD).
3.	The information as per 1 and 2 above should be accompanied by undertaking that weekly monitoring of treated sewage being used as potable water shall be ensured from DJB.	....

B. <u>After due deliberations, the SEAC in its 121st Meeting held on 22.12.2022 recommended as follows:</u>

None appeared on behalf of Project Proponent. The project proponent is required to resubmit the information asked during the meeting dated 09.12.2022 as the information submitted is incomplete.

Agenda No: 06
Case No. C- 429

Name of the Project	EC for "Group Housing Complex" at Plot no 254 VII, Sector 19B, Dwarka, New Delhi by M/s Garur Enterprises LLP
Project Proponent	Mr. Kamal Kumar, Partner, M/s Garur Enterprises LLP A-1/172, Second floor, Janakpuri, New Delhi
Consultant	Perfact Enviro Solutions Pvt Ltd (PESPL)
EIA Coordinator present during Meeting	Akta Chugh Vimmi
Representatives of PP present during Meeting	Mr. Kawal Kumar Mr. Ali (Architect)
Proposal No.	SIA/DL/INFRA2/405024/2022
File No.	DPCC/SEIAA-IV/C-429/DL/2022

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Proposed Group Housing Complex" at Plot no 254 VII, Sector 19B, Dwarka, New Delhi by M/s Garur Enterprises LLP.
2. The Project is located at **Latitude:** 28°34'20.33"N; **Longitude:** 77° 2'30.23"E.
3. **Area Details:**
   The Total Plot Area of the project is 15,434.40 sqm. The Proposed Total Built-up Area is 1,01,756.192 sqm (FAR Area + Non FAR/ Free from FAR). FAR is 37040.467 sqm. The proposed basement area is 25054.128 sqm. The Proposed Ground Coverage is 4651.396 sqm. The total no. of Basements will be 2. The total nos. of floors will be 2B+ G+15 (07 Towers EWS + Community). The total no of expected population is 2170 persons. The Max. Height of the building is 49.3 m (upto terrace & 52.3 m upto mumty).
4. Water Details:
   During Construction Phase, total water requirement will be 23 KLD out of which water required for construction activity will be approx. 11 KLD which will be taken from treated water from Pappankalan STP. (as per standard IS-456). 11 KLD of waste water generated is treated in mobile STP. Mobile toilets & drinking water for construction labour will be provided.
   During Operational Phase, Total Water requirement of the project will be 307 KLD which will be met by 159 KLD of Fresh water from Delhi Jal Board and 148 KLD of treated water will be sufficed from inhouse STP. Total Waste water generated from the project will be 220 KLD which will be treated in house STP of 260 KLD capacity. Treated Water from STP will be 198 KLD which will be recycled and reused for Flushing (84 KLD), Cooling (35 KLD), Gardening (22 KLD) & Filter backwash (05 KLD) Misc (02 KLD). Excess 50 KLD treated water will be given to nearby areas for horticulture purposes/ sewer line of the area.
   04 no. of rain water collection pits will be provided.

5. **Solid Waste Details**
   During Construction Phase, 37.5 kg/day of waste will be generated from labours out of which 22.513.5 kg/day is biodegradable which will be disposed off at solid waste disposal sites and 15 kg/day will be non-biodegradable waste and will be given to authorised recyclers.
   During the Operation Phase, Total Solid waste generation of 875 kg/day will be generated. Out of which 525 kg/day of biodegradable waste will be treated in organic waste converter of 170 kg/batch capacity (3 batch/day/OWC) and 263 kg/day of recyclable waste & 88 kg/day of plastic waste will be given to authorized recyclers.
6. **Power Details:** Total Power requirement will be 2702.08 kW and will be met from BSES Rajdhani Power Limited. For Power Back up, 04 Nos. of DG sets of Capacity 3000 KVA (4X750 kVA) will be installed.
   2 % of total energy load i.e 40 kW will be shared by solar energy.
7. **Parking Facility Details:** Total Proposed Parking is 584 ECS (269 ECS in Basement-I and 271 ECS in basement-II and Two Wheeler parking 44) and 117 ECS for electric vehicles.
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 24.35 Km E and from Asola Wildlife Sanctuary is 18.48 Km SE.
9. **Plantation Details:** At present few bushes exist at the periphery of the site which will be cleared at the time of construction as it is an invasive species clearance is not required. The proposed Green Area is 5391.502 sqm. (34.9 % of plot area) and total no. of trees proposed is 200 nos.
10. **Cost Details:** Total Cost of the project is Rs. 140 Crores.

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 15.12.2022 vide letter dated 12.12.2022 which is as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 25.11.2022	Reply dated 12.12.2022 submitted on 15.12.2022
1.	Water assurance from DJB/ DDA for meeting the water supply during operational phase.	PP has attached a letter received from DJB vide letter no. DJB/Dy. SE (M34)/2022-23/830 dated 01.11.2022 which states that DJB will give permission for new water connection as per availability of water connection, feasibility and after deposition of IFC and after completion of the building.
2.	PP is required to clarify the arrangement for reusing the aforesaid treated water along with the mechanism proposed for making this water fit for use in construction.	PP has informed that during construction phase the water requirement of 5KLD will be met by outsourced STP Treated water from Pappankalan Ph-II STP. PP has attached assurance letter for the same from DJB vide letter no, DJB/EE(SDW)VIHI/20222/1108 dated 02.11.2022.

		PP has attached the Characteristics of STP treated water and standards for construction water.
3.	Power supply assurance from TPDDL/ BSES or the application submitted to the concerned agencies.	PP has attached a request letter dated 30.11.2022 submitted at BSES for Power supply assurance
4.	Copy of Building Plan to be submitted to DDA and Delhi Fire Service.	PP has attached copy of Building Plan.
5.	Revised landscape plan with demarcated green area with soft green area. 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. 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 informed that total green area provided will be 4,884.55 sqm out of which soft green will be 2321.138 sqm and hard green area will be 2563.412 sqm. PP has attached revised landscape plan and details to be provided with a measured impact on the micro-climate.
6.	Undertaking to the effect that there are no tree exists at present at project site.	PP has attached undertaking of the same.
7.	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 attached Step Diagram showing the amount of reduction.
8.	Outlet Parameters of proposed STP during operation phase needs to be revisited in order to check the feasibility of its reuse in flushing, horticulture etc.	PP has attached outlet parameters of proposed STP
9.	Revised Water mass balance after water conservation measures and efforts made to achieve zero waste water discharge.	PP has attached revised water mass balance after water conservation measures which is as follows: **During Operation Phase (After taking conservation measures):**

		S.No.	Particulars	Quantity
		1.	**Total Water Requirement**	228 KLD
		2.	**Fresh Water Requirement** (Source: DJB)	117 KLD
		3.	**Treated Water Requirement**	111 KLD
			Flushing	44 KLD
			Gardening	25 KLD
			Cooling Tower	35 KLD
			Miscellaneous	2 KLD
			Filter Backwash	5 KLD
		4.	**Excess Treated Water**	21 KLD
		5.	**Treated Water Generated**	132 KLD
		6.	**Waste Water Generated**	147 KLD
		7.	**STP Capacity**	260 KLD
10.	Revised proposal for installation of gas based generator sets as discussed during presentation.	PP has informed that gas based generator sets of capacity 2 x 1500 kVA and 1 x 500 kVA will be installed instead of DG sets.		
11.	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.	PP has informed that they will provide parking provision of 20% of ECS for electric vehicles in parking.		
12.	Revised solar energy utilization to achieve atleast 10 % of power load requirement.	PP has informed that they will provide 5% of the total power load through renewable resources i.e 135.10 KW. PP has attached the terrace plan showing location of solar panels.		
13.	Revised cost of EMP taking into account the changes in view of the query raised during appraisal.	PP has attached Revised cost of EMP. During operation phase, Capital cost will be 158.0 Lacs and Recurring cost will be 12.8 Lacs/ annum. During construction phase, capital cost will be 67.0 Lacs and Recurring cost will be 5.6 Lacs/ annum.		

14.	Revised EMP (Environment Management Plan) for dust mitigation measures during construction as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others/ CAQM Directions issued time to time including registration on Dust Pollution Control Self-Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.	PP has attached Revised EMP (Environment Management Plan) for dust mitigation measures during construction.
15.	Proposal for mobile STP during construction phase.	PP has informed that mobile STP during construction phase will be provided.
16.	PP is required to submit heat island effect with modeling.	PP has submitted the heat island effect with modeling.

Power assurance received from DISCOM was handed over during SEAC meeting.

The waster assurance issue was deliberated in view of letter obtained by the project proponent from DJB. It was discussed that DJB permission are obtained once building plan is finalized and infrastructure charges are paid to DJB. The letter obtained at this stage of the project is although not the firm assurance but sufficient to conclude that DJB will provide water to the project as per availability.

B. <u>After due deliberations, the SEAC in its 121th Meeting held on 22.12.2022 recommended as follows:</u>

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

1. Resubmission of information wrt heat island effect with due indication of rise in temperature after operationalizing the building and its remedial measures proposed to be taken.
2. Provide season wise simulation of Heat Island effect.
3. Using output of the simulation tools demonstrate that the lowest habitable floor has the exposure of direct sunlight atleast of 2 hrs as on 21st December.
4. PP to submit a copy of the DDA approved layout plan of the plot alongwith an undertaking that the proposed design is in compliance with the above.

Agenda No: 07
Case No. 437

Name of the Project	Expansion of Co-operative Group Housing Society "Chitrakoot Apartments" at Plot No.9, Sector-22, Dwarka Phase-I, New Delhi
Project Proponent	M/s Entrepreneurs Co-operative Group Housing Society Limited
Consultant	Cognizance Research India Private Limited
EIA Coordinator present during Meeting	Not Present
Representatives of PP present during Meeting	Not Present
Proposal No.	SIA/DL/INFRA2/406059/2022
File No.	DPCC/SEIAA-IV/C-437/DL/2022

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Expansion of Co-operative Group Housing Society "Chitrakoot Apartments" at Plot No.9, Sector-22, Dwarka Phase-I, New Delhi by M/s M/s Entrepreneurs Co-operative Group Housing Society Limited.
2. The Project is located at **Latitude:** 28°33'43.09"N; **Longitude:** 77° 3'29.12"E.
3. **Area Details:**
   The Total Plot Area of the project after expansion will remain the same i.e. 10,500.00 sqm. The Total Built-up Area of the project will increase from 24,366.82 sqm to 29,286.57 sqm. The FAR of the project will increase from 18,152.86 sqm to 20,960.16 sqm and the Non- FAR area will increase from 6213.96 sqm to 8326.41 sqm. The Ground Coverage will increase from 2,762.10 sq.m. to 3,266.22 sq.m. The existing Basement area is 2,891.73 sqm which will remain unchanged. The no. of buildings will remain same i.e. 6 nos and after expansion no. of main dwelling units will be 165 nos. The expected Population after expansion will be 1,075 nos. Maximum numbers of floors will be S+9. Maximum Height of the Building is 30.87 (Up to Mumty).
4. **Water Details:**
   During Construction Phase, approx. 2.25 KLD of fresh water will be required for drinking and domestic purpose which will be supplied through bottled cans from the local freshwater supplier. Approx. 136 ML amount of water will be required which will be provided by Private tanker supplier/treated water supply from nearby CSTP. The quantity of sewage generation will be approx. 1.8KLD and the sewage will be treated by providing small septic tanks, soak trenches.

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

3 RWH pits have been proposed for rain water harvesting.

5. **Solid Waste Details**

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

During the Operation Phase, after expansion approx. 464 kg/day of Solid Waste will be generated from the project. Out of which, the Biodegradable waste (186 kg/day) will be subjected to composting by organic waste converter. The Non-Recyclable waste (232 kg/day) and inert waste (42 kg/day) will be disposed through Govt. approved agency. E-waste generation will be 4.64 kg/day which will be disposed through govt. approved agency. Approx. 6.711 Kg/day of sludge will be generated from the STP which will be reused in the landscape development after basic treatment

6. **Power Details**

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

Roof top solar photo-voltaics and/or building integrated photovoltaic on EW facade of building will be explored to reduce dependency on conventional sources for electricity.

7. **Parking Facility Details:** Total Proposed Parking is 300 ECS. Out of which 20% E.C.S i.e. 60 ECS will be provided for E-Vehicle Charging Facility
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is approx. 22.49km and from Asola Wildlife Sanctuary is approx. 15.28 Km.
9. **Plantation Details:** The proposed Green Area is 3,369.53m² (32.09% of total plot area). Out of which, organized green area will be 2,959.53 m² (28.186% of total plot area) and green belt area will be 410m² (3.904% total plot area). Total no. of proposed trees is 135 nos. within project site. No trees exist at site. The project currently does not support any significant vegetation.
10. **Cost Details:** Total Estimated Project cost for the Existing and Expansion area will be INR 17.10 crores. For the existing area cost was INR 12.18 crores and cost of expansion will be INR 4.92 crores.

B. <u>After due deliberations, the SEAC in its 121th Meeting held on 22.12.2022 recommended as follows:</u>

None appeared on behalf of project proponent and based on the information furnished, documents submitted by the project proponent SEAC sought the following information:

1. PP is required to submit the date of start of construction and date of complete of construction for the existing constructed building.

2. Details of the dwelling units to be added in proposed development.
3. PP is required to submit the justification for 136 ML water required during construction phase.
4. PP is required to submit water assurance from DJB to meet the fresh water demand during operation phase after proposed expansion.
5. PP is required to submit the water assurance for supply of treated water during construction phase from the nearby STP of DJB.
6. PP is required to submit the comparative chart for the fact and figure wrt existing building *viz-a-viz* after proposed expansion related to water, waste water, power requirement, solid waste generation, RWH and area details including the green area.
7. PP is required to submit the proposal for gas based generator sets.
8. Revised landscape plan with demarcated green area with soft green area. Landscape details to be provided with a measured impact on the micro-climate. Green area should be demarcated as per building bye laws and minimum consolidated area of 15 % of plot area should be kept as soft green area. Further, wherever tree plantation being done/ proposed, tree-pit size of 6' x 6' / tree to be adopted as permeable surface of the tree and the location of the proposed trees should be duly demarcated in the landscape plan .
9. The Capital and Recurring cost of EMP with inclusion of cost of environmental monitoring.
10. Proposal for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
11. Revised EMP (Environment Management Plan) for dust mitigation measures during construction as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others/ CAQM Directions issued time to time including registration on Dust Pollution Control Self Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.
12. Revised solar energy utilization to achieve atleast 10 % of power load requirement.
13. Parking proposal to achieve 30 % of the ECS for electric vehicle. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.
14. Specify name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters.

Agenda No: 08
Case No. 435

Name of the Project	Construction of Group Housing at Plot No. Pkt 02A, Block-B, Sector-32, Rohini, Delhi
Project Proponent	M/s CRA Developers LLP
Consultant	Grass Roots Research & Creation India (P) Ltd
EIA Coordinator present during Meeting	Ms. Mudita Tomar Sh. Sourabh Gola
Representatives of PP present during Meeting	Sh. Rajinder Khurana Sh. Himanshu Verma
Proposal No.	SIA/DL/INFRA2/406704/2022
File No.	DPCC/SEIAA-IV/C-435/DL/2022

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Construction of Group Housing at Plot No. Pkt 02A, Block-B, Sector-32, Rohini, Delhi by M/s CRA Developers LLP.
2. The Project is located at **Latitude:** 28°44'17.65"N; **Longitude:** 77° 4'21.65"E.
3. **Area Details:**
   The Total Plot Area of the project is 7530.00 sqm. The Proposed Total Built-up Area is 46,600.00 sqm. The Proposed FAR Area is 17768.231 sqm. The Proposed Non-FAR Area is 28831.769 sqm. The Proposed Ground Coverage is 1,225.547 sqm. Total no. of expected population will be 620 persons. Total no. of towers will be 2. The maximum height of the building will be 87.80 m.
4. **Water Details:**
   During Construction Phase, STP water will be used, which will be ensured to fit for Construction and sewage will be treated and disposed through septic tanks with soak pits.
   During Operational Phase, Total Water requirement of the project will be 55 KLD which will be met by 35 KLD of Fresh water from DJB and 20 KLD treated water from in house STP. Total Waste water generated from the project will be 35 KLD which will be treated in house STP of 47 KLD capacity. Treated Water from STP will be 20 KLD which will be recycled and reused for Flushing (12 KLD), Horticulture (8 KLD). Rest of the treated water i.e. 15 KLD will be discharged into sewer.
   2 RWH storage tanks have been proposed for storage and collection of roof top water.
5. **Solid Waste Details**
   During Construction Phase,

The domestic waste generated will be collected and disposed by an authorized agency. The C&D waste will be used in backfilling, roads etc.

During the Operation Phase, Approx. 269 kg/day of Solid Waste will be generated from the project. Out of which, the Biodegradable waste (161 kg/day) will be subjected to composting by organic waste converter. The Non-Recyclable waste (81 kg/day) and Inert waste (27 kg/day) will be disposed through Govt. approved agency.

01 Nos. of OWC of capacity 120 Kg/batch (2 batches/day/OWC) will be installed.

6. **Power Details**

During Operation Phase, Total Power requirement will be approx. 1432.02 kW which will be met by the Tata Power Delhi Distribution Limited. For Power Back up, 3 no. of DG sets of total capacity 1520 kVA (2 x 600 kVA, 1x320 kVA) will be installed.

Solar power generation system of capacity 50 kW will be installed.

7. **Parking Facility Details:** Total Proposed Parking is 302 ECS.
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 27.60 Km and from Asola Wildlife Sanctuary is 29.30 Km.
9. **Plantation Details:** The proposed Green Area is 1660.736 sqm (22.05 % of plot area). Total no. of proposed trees is 95 nos. within project site. No trees exist at site.
10. **Cost Details:** Total Cost of the project is approx. INR 144.76 Cr. including land & development cost.

B. <u>After due deliberations, the SEAC in its 121th Meeting held on 22.12.2022 recommended as follows:</u>

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

1. Water assurance from DJB including the following details:

   -Water assurance specifying the quantity of water to be supplied to the project.

   -Total water supply availability as per approved scheme of the command area in which the project is proposed to be developed.

   -The quantity of water already committed and after the quantity of water allotted to the project, the balance water available.

2. Assurance for supply of Treated Sewage during Construction Phase. PP is required to clarify the amount of quantity of water for construction phase and its arrangement for reusing the aforesaid treated water along with the mechanism proposed for making this water fit for use in construction.
3. 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.
4. Proposal for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
5. Revised Rain water harvesting/ retention plan needs to be submitted with numbers of RWH pits taking into account the recent higher flash rain data along with actual percolation rate (duly substantiated by a test report) of the soil at site with required provisioning of min. 1 Recharge bore per 5000 sqm of Plot Area along with layout and location plan.

6. Fresh proposal for housing of construction labours within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STPs, safe drinking water, medical healthcare, crèche etc.
7. PP is required to submit proposal for 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 low cost sensors for monitoring PM 2.5, PM 10.
8. Fresh Proposal for deployment of minimum 04 Nos. of Anti-Smog Guns with the fresh estimation of the water requirement taking into account that ASG uses 40-250 Litre of water per minute depending upon the type of nozzles used as per guidelines of ASG and CAQM directions.
9. Revised calculation for solid waste generation figures accounting for the sludge generated from STP and its disposal methodology.
10. PP is required to submit heat island effect supported with modeling. Provide season wise simulation of Heat Island effect.
11. Using output of the simulation tools demonstrate that the lowest habitable floor has the exposure of direct sunlight atleast of 2 hrs as on 21st December.
12. Proposal for mobile STP during construction phase.
13. Power supply assurance from TPDDL/ BSES or the application submitted to the concerned agencies.
14. Revised proposal for solar energy utilization to achieve at-least 10 % of power load requirement.
15. 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.
16. Proposal for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
17. Specify numbers of the proposed post to be engaged by the proponent for implementation and monitoring of environmental parameters.
18. The Capital and Recurring cost of EMP with inclusion of cost of environmental monitoring.
19. Revised landscape plan with demarcated green area with soft green area. Landscape details to be provided with a measured impact on the micro-climate. Green area should be demarcated as per building bye laws with due demarcation of the tree plantation. Further, wherever tree plantation being done/ proposed, tree-pit size of 6' x 6' / tree to be adopted as permeable surface of the tree.
20. Revised water mass balance taking into account the total water required in swimming pool.
21. Resubmission of information wrt heat island effect with due indication of rise in temperature after operationalizing the building and its remedial measures proposed to be taken.

22. PP to submit a copy of the DDA approved layout plan of the plot alongwith an undertaking that the proposed design is in compliance with the above.
23. The proposal/ presentation do not address the basic information like quantification of excavated earth, and as found during presentation the information Column No. 1.23 of Form-I has been misrepresented by the environmental consultant fully aware of ground water table and depth of basements. Dewatering of ground water aspects not elaborated at all. Revised Form-I & IA is to be uploaded keeping in view the checklist available in SEAC scheduled meeting and discussion held during presentation concluding that revised information submission should not be limited to information listed but should cover comprehensive information required for appraisal.

Agenda No: 09
Case No. 434

Name of the Project	Construction of Group Housing at Plot No. 2, Vishwas Nagar, East Delhi, Delhi-110032
Project Proponent	M/s Meru Resorts LLP
Consultant	Grass Roots Research & Creation India (P) Ltd
EIA Coordinator present during Meeting	Mudita Tomar Sourabh Gola
Representatives of PP present during Meeting	Mr. Manish Mr. Ritesh
Proposal No.	SIA/DL/INFRA2/406831/2022
File No.	DPCC/SEIAA-IV/C-434/DL/2022

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Construction of Group Housing at Plot No. 2, Vishwas Nagar, East Delhi, Delhi - 110032 by M/s Meru Resorts LLP.
2. The Project is located at **Latitude:** 28°39'41.60"N; **Longitude:** 77°17'36.03"E.
3. **Area Details:**
   The Total Plot Area of the project is 7,185 sqm. The Proposed Total Built-up Area is 50,400.46 sqm. The Proposed FAR Area is 20,330.6 sqm. The Proposed Non-FAR Area is 30,069.86 sqm. The Proposed Ground Coverage is 1,440.447 sqm. Total no. of expected population will be 1202 persons. Total no. of towers will be 2. The maximum height of the building will be 130 m.
4. **Water Details:**
   During Construction Phase, STP water will be used, which will be ensured to fit for Construction and sewage will be treated and disposed through septic tanks with soak pits.
   During Operational Phase, Total Water requirement of the project will be 117 KLD which will be met by 71 KLD of Fresh water from DJB and 46 KLD treated water from in house STP. Total Waste water generated from the project will be 85 KLD which will be treated in house STP of 110 KLD capacity. Treated Water from STP will be 77 KLD which will be recycled and reused for Flushing (24 KLD), Horticulture (17 KLD), Filter Backwash (5 KLD). Rest of the treated water i.e. 31 KLD will be discharged into sewer.
   3 RWH pits have been proposed for Rain Water Harvesting (RWH).
5. **Solid Waste Details**
   During Construction Phase,

The C&D waste will be used in backfilling, roads etc. & rest will be sent to authorized C&D waste management site.

During the Operation Phase, Approx. 563 kg/day of Solid Waste will be generated from the project. Out of which, the Biodegradable waste (225 kg/day) will be subjected to composting by organic waste converter. The Non-Recyclable waste (282 kg/day) and Inert waste (56 kg/day) will be disposed through Govt. approved agency.

01 Nos. of OWC of capacity 120 Kg/batch (2 batches/day/OWC) will be installed.

6. **Power Details**

During Operation Phase, Total Power requirement will be approx. 1646 kW which will be met by the Tata Power Delhi Distribution Limited. For Power Back up, GG sets of Capacity 1500 kVA (2 x 750 kVA) will be installed.

Solar power generation system of capacity 50 kW will be installed.

7. **Parking Facility Details:** Total Proposed Parking is 322 ECS.
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 9.05 Km and from Asola Wildlife Sanctuary is 16.5 Km.
9. **Plantation Details:** The proposed Green Area is 3326.255 sqm (46.29% of plot area). Total no. of proposed trees is 100 nos. within project site
10. **Cost Details:** Total Cost of the project is INR 93.67 Crores including land & development cost.

B. <u>After due deliberations, the SEAC in its 121th Meeting held on 22.12.2022 recommended as follows:</u>

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

1. Water assurance from DDA/DJB/NDMC/DCB including the following details:
   -Water assurance specifying the quantity of water to be supplied to the project.
   -Total water supply availability as per approved scheme of the command area in which the project is proposed to be developed.
   -The quantity of water already committed and after the quantity of water allotted to the project, the balance water available.
2. Water requirement during construction phase is proposed to be met from the treated water of nearby CSTP. PP is required to identify the source and clarify the arrangement for reusing the aforesaid treated water along with the mechanism proposed for making this water fit for use in construction. Figures of potable water is also required to be submitted.
3. 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.
4. Water requirement for Anti-Smog Gun needs to be accounted for in fresh water requirement during construction phase.
5. Plan for handling/ disposal of excavated earth and storage/ stacking of construction material.
6. Revised Rain water harvesting/ retention plan needs to be submitted taking into account the ground water table.

7. Revised clear schematic diagram of propose STP.
8. Top soil conservation plan.
9. STP performance to be demonstrated through stimulated model for targeted output.
10. Geo technical investigation report with soil investigation report.
11. Revised area statement with floor/ basement details.
12. Elaboration wrt dewatering and its management if required.
13. Resubmission of information wrt heat island effect with due indication of rise in temperature after operationalizing the building and its remedial measures proposed to be taken.
14. Provide season wise simulation of Heat Island effect.
15. Using output of the simulation tools demonstrate that the lowest habitable floor has the exposure of direct sunlight atleast of 2 hrs as on 21st December.
16. PP to submit a copy of the DDA approved layout plan of the plot alongwith an undertaking that the proposed design is in compliance with the above.
17. Revised landscape plan with demarcated green area as per MPD.
18. 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.
19. Revised realistic cost of EMP, recurring as well as capital including the cost of monitoring.
20. Revised calculation for solid waste generation figures accounting for the sludge generated from STP and its disposal methodology.
21. Power supply assurance from TPDDL/ BSES or the application submitted to the concerned agencies.
22. Revised solar energy utilization to achieve atleast 10 % of power load requirement.
23. 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.
24. Proposal for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
25. PP is required to submit provisions of necessary infrastructure and facilities made for construction labors at site and no. of labours and the detailed plan for the proposed labour camps for housing them.
26. Pollution load and abatement plan during construction and operation phase for point and non-point sources with detailed calculation.
27. 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 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.

28. Revised Traffic Management Plan taking into consideration the latest traffic scenario. Detailed calculation of roads, bicycle paths, pedestrian spaces are to be provided along with traffic impact assessment and mitigation measures.

29. Specify name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters.

SEAC was not satisfied with the presentation made by the consultant and advised to go through the checklist available in scheduled meetings of SEAC for preparation of proposal with proper environmental safeguards and not to limit to the queries raised during meetings and resubmit the revised Form 1 & IA if required.

Agenda No: 10

Case No. C-406

Name of the Project	Amendment In EC of "Sir Ganga Ram Hospital" at Sir Ganga Ram Marg, Rajinder Nagar, New Delhi 110060
Project Proponent	M/s Sir Ganga Ram Hospital.
Consultant	M/s Perfact Enviro Solutions Pvt. Ltd.
EIA Coordinator present during Meeting	Akta Chugh Vimmi
Representatives of PP present during Meeting	Mr. P.K.Bansal (Head Project) Mr. Anil Walia
Proposal No.	SIA/DL/MIS/294194/2022
File No.	DPCC/SEIAA-IV/C-436/DL/2022
Previous EC File No.	21-103/2018-IA-III

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of Amendment in Environment Clearance for Sir Ganga Ram Hospital located at Sir Ganga Ram Marg, Rajinder Nagar, New Delhi 110060 by M/s Sir Ganga Ram Hospital.

   The project was first granted Environmental Clearance for expansion of old hospital building by Delhi SEIAA for built-up area 107325.327 sqm vide EC no. DPCC/SEIAA-SEAC/130/11/252-256 dated 13-08-2012. The second Environmental clearance was granted to the project vide letter no. 21-103/2018-IA.III dated 27.12.2018 for plot area 48422.35 sqm & built-up area 108188.079 sqm and again Environmental Clearance was granted for amendment in specific condition para 5 No (xxxv) from MoEF&CC vide letter no. 21-103/2018-IA-III dated 07.04.2020.

   Now, due to a change in planning, the proponent is going for an amendment in Environment Clearance of the existing hospital building. The total plot area of the project after amendment will remain the same i.e. 48422.15 sqm and the total built-up area of the project will decrease from 108188.079 m2 to 1,03,327.501 sqm.

2. The Project is located at **Latitude:** 28°38'18.88"N; **Longitude:** 77°11'21.34"E.
3. **Area Details:**
   The Total Plot Area of the project will remain the same i.e. 48422.35 sqm and The Total Built-up Area of the project will decrease from 108188.079 sqm (as per previous EC dated 27.06.2018) to 1,03,327.501 sqm. The FAR of the project will decrease from

68834.309 sqm to 60,757.075 sqm and the Non-FAR area will increase from 39353.77 sqm to 42570.426 sqm. The ground coverage achieved will decrease from 14102.46 sqm to 12620.33 sqm. The no. of towers/ MLCP will remain the same i.e.1 towers and 1 MLCP. Max. no. of level of basement will also remain the same i.e. 2 levels of basement. The no. of Floors will remain same i.e. 2B+G+ Service floor + 8, B+G+10. The projected population will remain same ie 7592. The max. height of the building will increase from 37 m to 45 m.

4. **Water Details:**

During Construction Phase (after amendment), Total water requirement will be 19 KLD out of which 5 KLD of water will be required by labourers for domestic & flushing purposes which will be sourced from tanker supply and 6 KLD will be required for construction purpose which will be sourced from nearby STP treated water and 8 KLD water will be required for Antismog guns. Temporary Toilets will be provided for labourers during the construction period which will be cleaned regularly and hygienic conditions will be maintained. 4 KLD of waste water will be generated that will be discharged to septic tanks with soak pits to be cleaned regularly

During Operational Phase (after amendment), Total Water requirement of the project will be 1090 KLD which will be met by 555 KLD of Fresh water from DJB and 535 KLD of Treated water from in-house STP. Waste water generated from Lab will be 14 KLD which will be treated in ETP of total 30 KLD capacity and treated water from ETP i.e. 10 KLD will be further treated in in-house STP. Total Waste water generated will be 756 KLD which will be treated in house STP of 1000 KLD capacity. Treated Water from STP will be 680 KLD. Out of which 535 KLD will be recycled and reused for Flushing (100 KLD), Horticulture (35 KLD), HVAC Cooling (400 KLD) and rest of the treated water i.e. 145 KLD will be discharged to adjacent MCD park.

For rainwater harvesting, Total 15 no. of Rainwater harvesting pits will be provided out of which 12 pits have been constructed and 3 more will be constructed to recharge the groundwater

5. **Solid Waste Details**

During Construction Phase (after amendment), a total 15 kg/day of waste will be generated from labourers which will be disposed of at solid waste sites. Construction debris will be used in levelling & backfilling purposes to the extent possible & rest will be sent to the construction & demolition facility.

During the Operation Phase (after amendment), Approx. 715 kg/day of Solid Waste will be generated from the project. Out of which, 350 kg/day of Bio-Degradable Waste will be treated in House OWCs and 365 kg/day of Non-Biodegradable Waste (Recyclable and Non-Recyclable) will be disposed through approved Recyclers. Bio-Medical waste generation will be 1097 kg/day which will be disposed through authorized agency. 132 lit/month of used oil generated from the DG sets will be given to the authorized vendors. 12 Kg /month of E- waste will also be disposed as per existing rules.

01 Nos. of OWC of capacity 170 Kg/batch (3 batches/day/OWC) will be installed.

6. **Power Details:**

During Operation Phase (after amendment), Total Power requirement will be 9000 kVA and will be supplied from BSES Rajdhani Power Limited. For Power Back up, DG sets of Capacity 2 x 2250 KVA (Proposed), 2 x 2000 KVA, 2 x 1875 KVA, & 3 x 625 KVA proposed will be installed.

Rooftop solar Panels of 284 kVA (Existing: 224 kVA and Proposed: 60 kVA) will be installed.

7. **Parking Facility Details:**
   After amendment, Total Proposed Parking will be 910 ECS (Existing: 607 ECS and Proposed: 303 ECS).
8. **Eco-Sensitive Areas Details:**
   Distance from Okhla Bird Sanctuary is 12.87 km SE.
9. **Plantation Details:**
   After amendment, the proposed Green Area is 17411.58 m² (35.957 % of Plot Area). Total no. of trees proposed is 605 nos. Total no. of existing trees is 78 nos. and in addition to that 527 nos. of trees will be planted.
10. **Cost Details:** Total Cost of the project after amendment will be 100 crores.

Comparative table is as follows:

Particulars	Unit	(As per EC 27.06.2018)	Existing Detail	Proposed	After Amendment
Cost of the Project	Crore	100		100	
Total Plot Area	m²	48422.35	48422.35	-	48422.35
G.C (Achieved)	m²	14102.46	10852.351	(-) 1,482.129	12620.33
FAR (Achieved)	m²	68834.309	45622.889	(-) 8,077.234	60,757.075
Total Non-FAR Area (MLCP)	m²	39353.77	36527.956	(+) 3,216.656	42570.426
Built-up Area (F.A.R+ Non F.A.R MLCP)	m²	108188.079	82150.8	(-) 4860.578	1,03,327.501
Total GreenArea	m²	16,165.942	-	-	17,411.58
Open Area	m²	14057.102	14057.102	(-) 197.25	13859.852
Height of Building (B1)	m	37	37	8	45
No. of Floors (B1)	Nos.	2B+G+SF+8	B+G+7 (SSRB)	2 Floors	2B+G+SF+10
MLCP	Nos.	B+G+10	B+G+10	-	B+G+10
Parking Area	m²	32052	32052	-	32052
Population	Nos.	7592	7592	-	7592
Total Power load	kVA	9000	5500	-	9000
No. of DG sets	Nos. (in kVA)	2x2250 kVA, 2x2000 kVA, 2x1875 kVA, 3 x 750 kVA, 3x 625 kVA	2x2000 kVA, 2x1875 kVA, 3x 625 kVA	(-) 3x750 kVA	2x2250 kVA, 2x2000 kVA, 2x1875 kVA, 3x 625 kVA
No. of RWH pits	Nos.	15	12	-	15

Total Water requirement	KLD	1090	1090	-	1090
Fresh Water requirement	KLD	555	555	-	555
Wastewater Generation	KLD	720	720	-	720
Treated Wastewater Reuse	KLD	756	756	-	756
STP capacity	KLD	1000	-	-	1000
ETP Capacity	KLD	30	-	-	30
Total Solid Waste	Kg/day	1214	-	(-) 499	715
Biodegradable Waste	Kg/day	850	-	(-) 500	350
Recyclable Waste	Kg/day	364	-	(+) 1	365
Bio Medical Waste	Kg/day	265	847	(+) 832	1097
Used Oil	l/month	96	-	(+) 36	132
Parking Provision	ECS	1076	607	(-) 166	910

B. <u>After due deliberations, the SEAC in its 121th Meeting held on 22.12.2022 recommended as follows:</u>

Based on the information furnished, documents shown & submitted, presentation made by the project proponent the SEAC recommended that amendment of Environmental Clearance dated 27.12.2018 be accorded to the effect that plot area of the project will remain same i.e 48,422.35 sqm and total built up area shall be 1,03,327.501 sqm (MLCP - 42570.426 sqm, FAR to be Achieved- 60,757.075 sqm) and total solid waste generation will be 715 Kg/day (Bio Degradable 350 kg/day, Recyclable- 365 Kg/day) and Bio Medical Waste generation will be 1097 Kg/day and used oil of 132 L/month shallbe collected in leak proof containers at isolated place and then it will be given to approved vendor of CPCB and Maximum height will be 45 m and parking provisions of 910 ECS (with the provisioning of the 30% of parking for the e-vehicles) shall be provided and efforts be made to achieve 10 % of power load through solar energy rest of the terms and conditions will remain same as per earlier EC dated 27.12.2018 and amendment of EC dated 07.04.2020

Agenda No. 11

Case No. C-415

Name of the Project	Development of Commercial Project at asset no. LP- 1B-01, Gateway District, Aerocity, Indira Gandhi International Airport, New Delhi
Project Proponent	Mr. Abhishek Jain, CCO, M/s Airport Land Development - Delhi International Airport Limited, New udaan Bhawan, Opp. Terminal 3, Indira Gandhi International Airport, New Delhi Delhi 110037
Consultant	M/s IND TECH HOUSE CONSULT
EIA Coordinator	Mr. Suman Banerjee Mr. Ankur Srivastava
Representative of Project Proponent	Mr. Birendra Kumar Mr. Muthu Krishnan
Proposal No.	SIA/DL/MIS/285061/2022
File No.	DPCC/SEIAA-IV/C-415/DL/2022

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Development of Commercial Project at asset no. LP-1B-01, Gateway District, Aerocity, Indira Gandhi International Airport, New Delhi by M/s Airport Land Development - Delhi International Airport Limited.
2. The Project is located at **Latitude:** Not mentioned; **Longitude:** Not mentioned.
3. **Area Details:**
   The net Plot Area of the project is 18,351.35 sqm. The Proposed Total Built-up Area is 1,06,012.77 sqm. The Proposed FAR Area is 39280.11 sqm and Non FAR Area (including basement area) is 66732.66 sqm. The Proposed Ground Coverage is 9390.09 sqm. The total no. of Basements will be 4 nos. and the no. of Floors will be 4B+G+7. The total no of expected population is 6416 persons. The Max. Height of the building is 37.29 m.
4. **Water Details:**
   During Construction Phase, Water requirement will be met through tanker water supply. Potable water will be sourced through tankers. Wastewater generated from construction site will be collected in a separate basin and will be reused after primary treatment from on-site mobile STP for sprinkling on roads. Mobile toilets and potable water facilities will be provided at site for labor and staff.
   During Operational Phase, Total Water requirement of the project will be 335 KLD which will be met by 135 KLD of Fresh water from DIAL and 200 KLD of Treated water from in house STP (198 KLD from the on-site STP and 2 KLD additional treated water will be sourced from DIAL common STP). No groundwater will be extracted. Total Waste water generated from the project will be 208 KLD which will be treated in house STP of 250 KLD capacity. 200 KLD of treated water from STP will be reused for Flushing (100 KLD), Water for irrigation (4 KLD) Cooling Tower (96 KLD).

Number of Rain Water Harvesting (RWH) Pit proposed is 12 nos.

5. **Solid Waste Details**
   During Construction Phase, Solid waste will comprise mainly of construction waste which will be reused within the site for various constructions filling work. Municipal waste from construction labors will be managed in compliance to the Waste Management Rules
   During the Operation Phase, Total solid waste generated from project will be 1.64 TPD. Out of which 0.65 TPD will be Biodegradable Waste and 0.99 TPD will be Non-Biodegradable Waste. Solid wastes generated will be segregated into biodegradable and non-biodegradable components and collected in separate bins. The biodegradable wastes will be composted in an onsite composting unit and the manure will be used for landscaping. The non-biodegradable/ recyclable wastes will be disposed at designated site through authorized vendors. Dewatered/ dried sludge from STP (817 kg per day) will be used as manure in horticulture.
6. **Power Details:**
   During Operation Phase, Total Power requirement will be 5587 kVA and will be supplied by BSES. For Power Back up, DG sets of Capacity 6750 KVA will be installed.
7. **Parking Facility Details:** Total Proposed Parking is 1141 ECS.
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 18.68 Km, E and from Asola Wildlife Sanctuary is 13.4 km, SE.
9. **Plantation Details:** The proposed Green Area is 1835 sqm. (9.99 % of plot area). Total no. of trees proposed is 235 nos. There are 16 nos. of trees present at site and necessary permissions shall be obtained from Govt. of Delhi for tree removal before start of construction.
10. **Cost Details:** Total Cost of the project is Rs. 400 Crores.

The PP during the presentation informed that during the construction phase 12 KLD of treated water will be used for construction activity.

During presentation PP informed about the Environment Management Cell with 1 Environment Executive reporting to DIAL Environment Cell for implementing environmental safeguards of the project.

During presentation PP informed about the Capital and Recurring cost of EMP with inclusion of cost of environmental monitoring during construction phase.

The project proponent during presentation informed that out of 16 trees, 03 trees shall be retained and rest shall be transplanted.

<u>After due deliberations, the SEAC in its 114th Meeting held on 09.09.2022 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 DIAL shall ensure the water supply to the project before start of construction of the project from its own sources.

2. The Project Proponent (PP) shall undertake compensatory plantation in the ratio of 1:10 after obtaining necessary clearance under Delhi Preservation of Trees Act, 1994.
3. In tree plantation, preferably large shade-giving native trees should be planted and not just ornamental trees. Tree-pit size of 6'x6' to be ensured.
4. Rain water harvesting/ retention plan needs to be implemented taking into account the actual percolation rate of the soil at site with required provisioning of min. 1 Recharge bore per 5000 sqm of Plot Area along with the storage capacity of min. 1 day of total fresh water requirement
5. Rain water harvesting for Roof top, landscape & road & open area shall be done through min. 12 Nos. of RWH pits of total capacity of 636.48 m^3 as committed, which shall allow the water to be stored, and to percolate into the ground.
6. The green areas shall have appropriate surface slope with higher level ridges to direct the surface run-off towards the lowered planter beds. This will enhance natural percolation. Bio-swales type arrangements shall be done in green areas to further increase percolation of the rain water. Green areas will be lowered by 30 cm below ground level, so as to increase the green area water retention capacity on site.
7. Solar PV system shall be provided to meet atleast 2% of the demand load during the operation phase as committed.
8. The project will be equipped with low water flow and flush fixtures along with incorporation of efficient irrigation system & xeriscaping and shall achieve maximum reduction from the base case water consumption figures adopted in design.
9. Top soil of up to 20 cm shall be taken off and stock piled at a protected place. Natural growth of grass/ vegetation on such protected stockpiled soil shall be allowed. The area under which the excavated top soil will be stored, shall be barricaded and left undisturbed throughout the project construction. The preserved top soil shall be used for horticulture development/ plantation of the proposed vegetation on site.
10. PP shall provide electric charging points in parking areas for e-vehicles for at-least 20% of car parking.
11. PP is required to make arrangement for reusing the STP treated water along with proper treatment mechanism for making this water fit for use in construction.
12. PP is required to obtain the power supply assurance from BSES and copy of the same be submitted in first six monthly monitoring report.
13. The Environment Management Cell consisting of 1 Environment Executive reporting to DIAL Environment Cell for implementing environmental safeguards of the project shall be created.
14. Trees, green roofs, and vegetation shall be provided to reduce urban heat island effects by shading building surfaces upto possible extent, deflecting radiation from the sun, and releasing moisture into the atmosphere. Impacts of the proposed construction on creation of heat island effect shall be minimized. Option of creating water bodies should be explored.
15. 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 at least 10 m above ground water table.

16. During operation phase Flow Meters/ Sensors should be installed to monitor consumption of fresh water as well as treated water and data logger using IoT systems 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, and reuse line for horticulture purposes and at the final outfall/ sewer connection maintained for emergency purposes. Calibration for all the Flow meters shall be maintained on quarterly basis.
17. Only LED lighting fixtures should be used.
18. Green building norms should be followed with a minimum 3 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up.
19. Construction & Demolition waste should be disposed off at authorized C&D waste processing unit.
20. 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.
21. The Project Proponent should take measures for control of Dust Pollution during construction phase at project site as well as at lay down site 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.
22. The project proponent should adhere to the cost of Environmental Monitoring as committed i.e. capital cost of Rs. 27.83 Lacs and recurring cost of Rs. 13.49 Lacs/ year during construction phase and Rs. 292.02 Lacs and recurring cost of Rs. 50.53 Lacs/ year during operation phase. 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. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for flushing, HVAC and gardening.
28. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors in and around STP area.
29. All sensor/meters based equipments should be calibrated on quarterly basis.
30. Occupancy of the premises would be allowed only after getting Electric supply from concerned power supply agencies to restrict the use of generator sets.
31. The green building audit shall be done on annual basis since inception of the project. Further, the audit report shall be included in six monthly compliance report.
32. Project Proponent shall use recycled products manufactured in C&D Waste processing plants of NCT of Delhi or Municipal Corporation, Delhi as per suitability of required size and strength.
33. The PP shall explore the installation of gas based generator sets as a first option, hybrid generator sets (with 70 % gas based fuel and 30 % diesel) as a second option. Alternatively the diesel generator sets shall be operated as per extant directions of CPCB guidelines regarding the equipping of Retro Fitted Emission Control Devices (RECD) and shall be operated with due compliances of directions issued under GRAP for Delhi & NCR.
34. Excess treated water from the STP after all assigned uses should be upgraded to CPCB Class A water quality after appropriate treatment for ground water recharge through recharge pits.

The case was considered in 65th meeting of SEIAA held on 17.10.2022 & SEIAA decided to defer the case for next meeting.

Subsequently, the SEIAA during its 66th meeting dated 16.11.2022 took the decisions and decided to refer the case back to SEAC for seeking confirmation from DJB with respect to the assurance of water supply to the project submitted by DIAL vide letter dated 18.10.2021 regarding the current water being supplied to existing developments of DIAL by DJB and confirmation of 16 MLD water supply allocated to DIAL for proposed developments.

After due deliberations, the SEAC in its 120th Meeting held on 09.12.2022,based on the information furnished, documents shown & submitted by the project proponent recommended to seek the additional information which has been responded back by the project proponent on 20.12.2022 which is as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 09.12.2022	Reply submitted on 20.12.2022
1.	The PP is required to seek revised assurance of water supply to the project from DIAL supported with latest confirmation from DJB regarding the quantity of current water being supplied to existing developments of DIAL by DJB and reconfirmation of 16 MLD water supply allocated to DIAL for proposed developments.	PP has submitted a letter dated 14.12.2022 from DJB stating that Scheme of water supply of Airport (DIAL) has already been sanction by DJB through letter dated No. F.6A (67)/EE (P) W-I/2009/617 dated 25/06/10 for 28 MLD. The water supply shall be provided to DIAL as per requirement, as per availability of water, subject to deposition of necessary charges as per norms.

B. <u>After due deliberations, the SEAC in its 121st Meeting held on 22.12.2022 recommended as follows:</u>

Dr. Muthkrishnam, Environment Division, DIAL appeared before SEAC and provided the DJB bills for the Month of September & October, 2022 indicating the DJB supply upto 3.5 MLD approx. against the water demand of about 5.0 MLD for airport by taking water of about 1.5 MLD from borewells sanctioned for the airport.

In view of above SEAC again recommended the case to SEIAA for grant of Environmental Clearance as per conditions imposed in earlier meeting.

Meeting ended with thanks to the chair.

(Vijay Garg)
Chairman

(Pankaj Kapil)
Member Secretary

(S.K. Juneja)
Member

(Paromita Roy)
Member

(Chetan Agarwal)
Member

(S.K.Gautam)
Member

(Ashish Gupta)
Member

(Gopal Mohan)
Member

(Pranay Lal)
Member

(Ankit Srivastava)
Member