

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

Minutes of the 119th Meeting of State Level Expert Appraisal Committee (SEAC) held on 25.11.2022 at 11:00 AM in the Conference Room of DPCC, at 5th Floor, ISBT Building, Kashmere Gate, Delhi 110006.

The 119th Meeting of State Level Expert Appraisal Committee (SEAC) was held on 25.11.2022 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. Ms. Jyoti Mendiratta | - | Member |
| 6. Sh. Pankaj Kapil | - | Member Secretary |

Following SEAC Members could not attend the Meeting:

- | | | |
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| 1. Sh. Gopal Mohan | - | Member |
| 2. Ms. Paromita Roy | - | Member |
| 3. Dr. Sumit Kumar Gautam | - | Member |
| 4. Sh. Ashish Gupta | - | Member |
| 5. Sh. Pranay Lal | - | Member |
| 6. Dr. Sirajuddin Ahmed | - | Member |
| 7. Dr. Kailash Chandra Tiwari | - | Member |

The DPCC Officials namely Sh. Amit Chaudhary (EE), DPCC, Sh. Rohit Kumar Meena, (JEE), DPCC assisted the Committee.

The Minutes of the 118th SEAC Meeting held on 18.11.2022 were confirmed by the Members.

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Agenda - 01: Discussion on decisions taken by SEIAA during the 65th Meeting, Dated 17.10.2022:

SEIAA during its 65th Meeting dated 17.10.2022 took the following decisions :

1. Any NGO to be engaged for training/sensitization workshop for the major stake holders/Project Proponents in NCT of Delhi like CPWD, NBCC, DDA, MCDs etc regarding minimal impact on environment by proposed project to save maximum number of existing trees, impact on ground water/ground water table , minimum impact on Noise , Air & Water Environment, Traffic etc. The term of reference for engagement of NGO be first finalised by SEAC.
2. A full time Consultant/Consulting agency may be hired for assistance of SEIAA in analyzing data available with Authority/Committee for any needs/ queries of Authority including impact of the proposed project on existing surrounding projects and to assess carrying capacity of city and its zone wise mapping of projects to whom ECs were accorded in last 10 years. The terms of reference for engaging any such Consultant/Agency, to be first finalised by SEAC. The Consultant/Consulting agency should have at least 10 years of experience on Environmental issues including capabilities of using GIS.
3. SEAC prior to recommending the project to SEIAA, to examine the firm assurance of water during operational phase of the project. If, the availability/assurance of water supply for the project during its operational phase from any government approved agency/Delhi Jal Board is not available in the area/locality where the project is located then it leads to illegal extraction of Ground water/ unauthorized supply of raw water once project completes its construction.
4. EIA Cell, DPCC to make a list of clearances/NOCs required by any project before grant of Environmental Clearance by SEIAA. The same shall be listed for each proposal in the agenda placed before SEIAA.
5. EIA Cell, DPCC to study the best practices followed by SEIAAs in other states while approval of Environmental Clearances to the Projects.

SEAC in its meeting dated 18.11.2022 deliberated with respect to above decisions taken by SEIAA and regarding Terms of Reference to be framed with respect to Point no. 1 and 2 the Chairman SEAC desired that the members may provide their comments to be discussed in forthcoming meeting tentatively scheduled for 25.11.2022.

Chairman SEAC requested the members to provide comments expeditiously for finalization of the issue in next SEAC meeting.

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Agenda 02: Letter dated 29.09.2022 issued to Chairman SEAC to explore possibility to exterminate invasive foreign species.

The Chairman, DUAC wrote a letter to Chairman, SEAC-Delhi highlighting the issue 03 species of trees prolific in Delhi that are not native to Delhi creating imbalances in Delhi Ecology. Two of the three species are invasive and multiplying rapidly, crowding out native species of Trees and there symbiotic Flora & Fauna. These species include Vilayati Babul/ Vilayati Kikar (*Prosopis juliflora*), Subabul (*Leucacena leucocephala*), and finally Eucalyptus.

This was deliberated in the Commission and it was, accordingly decided that it would be delighted to support any such initiatives taken by the concerned authorities to explore the possibility to exterminate these invasive foreign species at the earliest.

The SEAC recommended that the reference recieved from DUAC be forwarded to Forest Department, GNCTD by SEIAA Delhi for suitable examination and necessary action under intimation to SEIAA/ SEAC-Delhi.

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Agenda: 03: General Issues deliberated by SEIAA in its 66th Meeting held on 16.11.2022 :

SEIAA during its 66th Meeting dated 16.11.2022 on general issues deliberated as follows:

1. The SEIAA referring back to its decisions taken in the previous meeting regarding hiring of full time consultant/consulting agency, desired a time bound action by the end of the year 2022 with due finalization of Terms of Reference (ToR) by SEAC .
2. Regarding website development for the SEIAA, it was desired that FRS of the website should be proper keeping in mind the requirement of awareness, transparency, user friendly interface complimenting to the present gaps in the PARIVESH Portal. Post EC, six monthly compliance report being submitted by the Project Proponent should also be integrated/linked for monitoring purposes.
3. Referring to the specific conditions being imposed for installation of reference-grade (USEPA approved system) Continuous Particulate Monitoring System consisting of three nodes capable of monitoring dust emission from the construction site, the SEIAA decided to seek compliance from the Project Proponents to whom such Environmental Clearances have been issued.
4. The SEAC should examine the possibility of not recommending the EC if the proposal envisages the installation of DG Set(s) and imposing condition of gas based generator sets to take care deterioration in air quality of Delhi.
5. The SEAC should study about the projection of traffic to be generated by the project and obtaining traffic plan approval by Unified Traffic And Transportation Infrastructure (Planning & Engineering) Centre (UTTIPEC).
6. Specific condition(s) imposed by SEAC shall be standardized and if any specific condition is not applicable to any project then it shall be specified by SEAC.
7. SEIAA appreciated the efforts made by Sh Manish Awasthi, JEE, EIA Cell in compiling the best practices adopted by SEIAA in state of Kerala, Gujarat, Haryana, Maharashtra etc in compliance of decision taken by SEIAA in its meeting dated 17.10.2022 and approved following best practices/additional conditions imposed by various SEIAAs to be incorporated by SEIAA/SEAC Delhi in its Environmental Clearance of Building Construction projects for betterment of the environment of Delhi:-
 - i. Climate responsive design as per Green Building Guidelines in practice should be adopted.
 - ii. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
 - iii. Green belt development surrounding the campus, avenue tree planting and garden development should commence from the beginning of the construction phase. Only indigenous species should be used for green belt and avenue trees.
 - iv. Exposed roof area and covered parking should be covered with material having high solar reflective index.

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- v. Building design should cater to the differently-abled citizens.
- vi. Project Proponent shall make provisions for Solar Power System @10 % of the Total Power Load.
- vii. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
- viii. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places. PP to ensure that this should be provided in AC/DC combination.
- ix. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
- x. Construction activities will be allowed only during day-time period.
- xi. Lubrication will be carried out periodically for plant machinery.

The SEAC acknowledged the issue pointed out by SEIAA and made following observations.

1. Issue at Point 5, deliberated and it was decided that traffic plan approval by UTTIPEC shall be followed up in category 8 (b) projects.
2. For Point no 7 (vi) SEAC made observation that in high rise projects roof area is less than that required for the purpose of achieving 10 % solar power system, appraisal will be done with an effort to achieve maximum solar power system.
3. For Point 7.viii - PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places. PP to ensure that this should be provided in AC/DC combination. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.

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Agenda: 04

Case No C-428

Name of the Project	EC for Group Housing at Plot 67, Kirti Nagar, West Delhi, Delhi
Project Proponent	DGM, M/s TARC Projects Limited, 67 Najafgarh Road, Kirti Nagar, New Delhi-110015
Consultant	M/s Perfact Enviro Solutions Pvt. Ltd
EIA Coordinator present during Meeting	Akta Chugh (EIA Coordinator) Richa Aggarwal (Sr. Env. Executive)
Representatives of PP present during Meeting	Rakesh Seth (Manager) Tushar Kaul (Sr. Manager)
Proposal No.	SIA/DL/INFRA2/401931/2022
File No.	DPCC/SEIAA-IV/C-428/DL/2022

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Group Housing at Plot 67, Kirti Nagar, West Delhi, Delhi by M/s TARC Projects Limited.
2. The Project is located at **Latitude:** 28°39'24.77"N; **Longitude:** 77°8'48.16"E
3. **Area Details:**

The Total (Net) Plot Area of the project is 24,793.580 sqm. The existing Built up Area is 68,142.73 sqm (as per previous EC dated 08.07.2008) which will be demolished. The Proposed Ground Coverage is 3,899.038 sqm and the Proposed Total Built-up Area (FAR + Non FAR Area) is 2,21,677.63sqm. The Proposed FAR Area is 86,274.34 sqm and Proposed Total Non FAR Area is 135,403.291 sqm. The total no. of Basements will be 2 nos. The Total Basement Area is 39,372.75 sqm (Basement 1: 19,194.76 sqm and Basement 2: 20,178.00 sqm). The proposed buildings are 4 Residential tower + commercial (CSP) + EWS + club towers. The total nos. of floors will be G+S+27. Total No. of units will be 781 (Dwelling Units: 493 nos, EWS Units: 144 nos and CSP units: 144 nos.) The total no of expected population is 3965 persons. The Max. Height of the buildings is 116.1 m. Total populations will be 3965.

4. Water Details:

During Construction Phase,

Total water requirement will be 30 KLD out of which 20 KLD of water will be required for domestic purpose which will be sourced through tanker supply and 4 KLD of water will be required for construction use and 6 KLD of water will be required for 4 Nos. of ASGs which will be taken from Keshopur STP.

During Operational Phase (after conservative measures), Total Water requirement of the project will be 605 KLD which will be met by 283 KLD of Fresh water from Delhi Jal Board and 322 KLD of Treated water from in house STP. Out of 283 KLD Fresh Water, 273 KLD Fresh water will be used for Domestic Purposes and 10 KLD will be used for Swimming Pool. Total Waste water generated will be 370 KLD which will be treated inhouse STP of 550 KLD capacity. Treated Water from STP will be 333 KLD out of this

322 KLD will be which will be recycled and reused for Flushing (138 KLD), Gardening (44 KLD), DG Cooling/HVAC (138 KLD), Miscellaneous (2 KLD) and excess 11 KLD treated water will be used in nearby horticulture purpose.

Total 5 no. of RWH pits will be provided (4 are existing & 1 will be proposed) with a total capacity of 357.65 m³.

5. Solid Waste Details

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

During the Operation Phase, Approx. 1664 kg/day of domestic solid waste will be generated from the complex out of which 998 kg/day of Biodegradable waste will be treated in 02 Nos. OWC of capacity 170 Kg/batch (3 batches/day/OWC) present at site and 666 kg/day of Non Biodegradable Waste (Recyclable and Non Recyclable) will be given to approved recyclers.

6. Power Details:

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

During Operation Phase, Total Power requirement will be 7686 kW and will be supplied by BSES Rajdhani. For Power Back up, Gas based Generator Sets of Capacity 5x1500 kVA and 1x750 kVA will be installed.

2% (154 KW) of total energy demand will be met through solar energy.

7. Parking Facility Details: Total Proposed Parking is 1420 ECS including electrical car parking provision of 284 ECS.

8. Eco-Sensitive Areas Details: Distance of Okhla Wildlife Sanctuary from project site is 19.01 Km SE and from Asola Wildlife Sanctuary is 20.20 Km SSE.

9. Plantation Details: The proposed Green Area is 14,706.58 sqm. (59.31 % of total plot area). Total no. of trees existing at site 70 which will be retained at the boundary and total no. of trees proposed are 310 nos (240 nos of trees will be planted).

10. Cost Details: Total Cost of the project is Rs 300 Crores.

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

B. After due deliberations, the SEAC in its 119th Meeting held on 25.11.2022 recommended as follows:

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

1. Traffic plan approval by Unified Traffic and Transportation Infrastructure (Planning & Engineering) Centre (UTTIPEC).
2. Assurance for supply of Treated Sewage during Construction Phase. PP is required to clarify the arrangement for reusing the aforesaid treated water along with the mechanism proposed for making this water fit for use in construction.



3. Water assurance from DJB for meeting the quantum of water supply during operational phase with following details.
 - Water assurance specifying the quantity of water to be supplied to the project.
 - Total water supply availability as per approved scheme of the command area in which the project is proposed to be developed.
 - The quantity of water already committed and after the quantity of water allotted to the project, the balance water available.
4. Power supply assurance from TPDDL/ BSES or the application submitted to the concerned agencies.
5. Break up of green area duly demarcating road area, green area, soft green area and hardscape area and Revised landscape plan with design of natural storm water retention capacity in green areas by marginal lowering and gradient management which can enhance natural percolation and indicate the same in m^3 with due demarcation.
6. Revised calculation for solid waste generation figures accounting for the sludge generated from STP and its disposal methodology.
7. Revised water mass balance chart with reduced fresh water demand reviewing demand reduction strategies, recycling/ reuse.
8. Revised solar energy utilization to achieve atleast 10 % of power load requirement.
9. 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.
10. Revised details with respect to point no. 31 of ToR related to trees by submission of revised landscape plan showing the details (species and girth) of existing trees.
11. Revised details with respect to point no 35 & 36 of ToR related to water requirement and STP.
12. PP is required to submit heat island effect supported with modeling.
13. Air pollution abatement plan for the air pollutants like $PM_{2.5}$, PM_{10} , SO_x , No_x etc.

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Agenda No:05

Case No. C- 431

Name of the Project	EC for Proposed Commercial Complex" at Plot No-23. Manglam Place, District Centre 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	Mrs. Akta Chugh (EIA Coordinator) Richa Aggarwal (Sr. Executive Env)
Representatives of PP present during Meeting	Mr. Anil Sobti (GM, Commercial) Sanjana Seedhar (Sr. Manager-Commercial)
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.

B. After due deliberations, the SEAC in its 119th Meeting held on 25.11.2022 recommended as follows:

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

1. Aspect related to dewatering needs to be explained/ elaborated in view of higher ground water table.
2. Proposal for tree plantation in lieu of plantation required to be done within project site.
3. Parking provision needs to be justified with deductions provisioning.
4. Supporting documents for claimed FAR/ purchased FAR for the project.
5. Revised proposal for Gas Based Generators sets for power backup.
6. Power supply assurance from TPDDL/ BSES or the application submitted to the concerned agencies.
7. Copy of Master plan for District Centre indicating provisions for green belt/ tree plantation and percentage of open area as pervious area.
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.



9. Water requirement for Anti-Smog Gun needs to be accounted for in fresh water requirement during construction phase.
10. Air pollution abatement plan for the air pollutants like PM_{2.5}; PM₁₀, SO_x, NO_x etc.
11. Revised solar energy utilization to achieve atleast 10 % of power load requirement.
12. 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.
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.
14. Water assurance from DJB for meeting the water supply during operational phase.
15. Specify name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters
16. Proposal for mobile STP during construction phase.

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Agenda No: 06

Case No. 430

Name of the Project	EC for Expansion of Existing Hotel Building at Plot no. 3, Sector - 10, Dwarka, New Delhi
Project Proponent	M/s Tirupati Building and Offices Pvt. Ltd. Plot No-3, District Centre, Sector-10, Dwarka
Consultant	Perfect Enviro Solutions Pvt. Ltd
EIA Coordinator present during Meeting	Mrs. Akta Chugh (EIA Coordinator) Richa Aggarwal (Sr. Executive Env
Representatives of PP present during Meeting	Mr. Subhash Dagar (M.D)
Proposal No.	SIA/DL/INFRA2/404320/2022
File No.	DPCC/SEIAA-IV/C-430/DL/2022

The SEAC in its meeting dated 26.08.2022 deliberated the terms of OM dated 07.07.2021 and decided that Directions under section 5 of EPA,1986 are required be issued by SEIAA Delhi to Project Proponent for *mandating payment towards penalty for violation of EIA Notification 2006 as envisaged in OM F.No 22-21/2020-IA.III dated 07th July,2021 and Bank Guarantee of amount assessed towards the liability of Remediation plan and Natural & Resource Community Augmentation Plan* commensurate with the damage assessment is required to be submitted with DPCC before grant of Environmental Clearance and such plan shall be part of the Environment Impact Assessment (EIA) Report to be submitted along with EC application.

The PP submitted the cost attributable to:

- Cost of Construction under Violation wrt 3326.92 sqm is **Rs 46387326.8**
- Cost of Construction under Violation wrt 2769.63 sqm is **Rs 38741584**
- Turnover cost during the period of violation at 11th Floor and 12th Floor is Rs 7036349.0 and that part was operational from April 2022.

The committee deliberated and recommended as follows:

- The project cost attributable to expansion of 3326.92 sqm be taken as Rs. 6.44 Cr @ Rs. 1800 per sqft as per assessment order dated 28.07.2011 issued by Labour Department, Govt. of NCT Delhi. The project cost attributable to expansion of 2769.63 sqm be taken as **Rs 3.87 Cr** as submitted by Project Proponent. Therefore the total cost of the project is Rs. 10.31 Cr.
- The Turnover for the aforesaid portion submitted by the project proponent be extrapolated wef 11.06.2012 (Date of Occupancy Certificate) upto the date of stoppage

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of use of aforesaid portion (to be taken as the date of uploading the undertaking for the stoppage of construction while replying to ADS) on 30.07.2022 i.e. for a period of 10 years 1 month 20 days. This will come to Rs. 28.5 Cr. However the committee deliberated and recommended that for the purpose of imposing the penalty this turnover should be taken as Rs. 14.25 Cr. for averaging the turnover in retrospective manner.

After due deliberations, the SEAC in its above said 112th Meeting held on 26.08.2022 recommended as follows:

1. Damage Assessment:

The committee deliberated on the proposed damage assessment by the Project Proponent in view of 3326.92 sqm Builtup Area constructed at 11th and 12th Floor and 2769.63 sqm Builtup Area of new construction undertaken. In this regard committee after deliberation accepted the cost of assessed damage proposed by the project proponent and finalized the amount of **Rs. 20 Lakhs**. Therefore the project proponent is required to submit revised Remediation Plan and Natural Community Resource Augmentation Plan which should be minimum of **Rs. 20 Lakhs**. This Remediation Plan and Natural Community Resource Augmentation Plan is required to be included in EIA Report for further appraisal at the time of applying for Environmental Clearance within 60 days. The amount of Bank Guarantee equivalent to the amount of Remediation Plan and Natural Community Resource Augmentation Plan will be finalized at the stage of appraisal of EC application taking into account the revised proposal. The Bank Guarantee shall be deposited prior to grant of Environmental Clearance and will be released after successful implementation of the Remediation Plan and Natural Community Resource Augmentation Plan.

2. Penalty for violation of EIA Notification:

The amount of penalty for the aforesaid violation will be 1% of total project cost (Rs. 10.31 Cr.) attributable to the expansion + 0.25% the turnover (Rs. 14.25 Cr) which amounts to total of Rs. 13.87 Lakhs.

3. Action under section 15 read along with section 19 of EPA,1986 be initiated by SEIAA Delhi against the project proponent for violation of EIA Notification 2006 by with respect to previous EC dated 08.07.2008 in constructing and operating 3326.92 sqm at 11th and 12th Floor and with respect to the construction of 2769.63 sqm built up area out of further proposed expansion of 22045.574 sqm in existing operational building without obtaining Environmental Clearance for the proposed expansion.
4. Directions under section 5 of EPA,1986 be issued by SEIAA Delhi to Project Proponent for *mandating payment of Rs. 13.87 Lakhs (Rupees Thirteen Lakhs Eighty Seven Thousands only) towards penalty for violation of EIA Notification 2006 as envisaged in OM F.No 22-21/2020-IA.III dated 07th July,2021 and keep operation of 3326.92 sqm at 11th and 12th Floor stopped and not to restart/start any construction with respect to*

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further proposed expansion of 22045.574 sqm without obtaining valid Environmental Clearance.

5. Committee recommended to issue following ToR to complete impact assessment studies and submit Environment Impact Assessment report and Environment Management Plan within 60 days *inter-alia* imposing the following points:

- 1. Remediation Plan and Natural Community Resource Augmentation Plan and quantification of liability shall be included as specific chapter which should be minimum of Rs. 20 Lakhs (Rupees Twenty Lakhs only) as per total damage assessed.*
- 2. The proof of submission of penalty amounting to Rs. 13.87 Lakhs (Rupees Thirteen Lakhs Eighty Seven Thousands only) with DPCC shall be enclosed with as Annexure with the EIA report.*

The case was considered in 63rd meeting of SEIAA held on 31.08.2022 & SEIAA decided to defer the case for next meeting.

The SEIAA deferred that case in its 63rd meeting held on 31.08.2022 and subsequently during its meeting dated 07.09.2022 approved the recommendations made by SEAC Delhi in its meeting dated 26.08.2022 as follows:

- 1. Damage assessed by SEAC and issuance of Terms Of Reference (ToR) to complete impact assessment studies and submit Environment Impact Assessment report and Environment Management Plan along with revised Remediation Plan and Natural Community Resource Augmentation Plan as per damage assessed and to apply for Environmental Clearance within 60 days .
The amount of Bank Guarantee equivalent to the amount of Remediation Plan and Natural Community Resource Augmentation Plan will be finalized at the stage of appraisal of EC application taking into account the revised proposal.*
- 2. Action under section 15 read along with section 19 of EPA,1986 against the project proponent by SEIAA for violation of EIA Notification 2006 with respect to previous EC dated 08.07.2008 in constructing and operating 3326.92 sqm at 11th and 12th Floor and with respect to the construction of 2769.63 sqm built up area out of further proposed expansion of 22045.574 sqm in existing operational building without obtaining Environmental Clearance for the proposed expansion.*
- 3. Issuance of directions under section 5 of EPA,1986 by SEIAA Delhi to Project Proponent for mandating payment of Rs. 13.87 Lakhs (Rupees Thirteen Lakhs Eighty Seven Thousands only) towards penalty for violation of EIA Notification 2006 as envisaged in OM F.No 22-21/2020-IA.III dated 07th July,2021 and keep operation of 3326.92 sqm at 11th and 12th Floor stopped and not to restart/start any construction with respect to further proposed expansion of 22045.574 sqm without obtaining Environmental Clearance for expanded portion and proposed expansion.*

Accordingly the SEIAA issued directions dated 22.09.2022 under section 5 of EPA, 1986 to Project Proponent directing as follows:

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1. *Submit payment of Rs. 13.87 Lakhs (Rupees Thirteen Lakhs Eighty Seven Thousands only) towards penalty for violation of EIA Notification 2006 as envisaged in OM F.No 22-21/2020-IA.II dated 07th July, 2021 by way of demand draft in favour of Delhi Pollution Control Committee within 30 days of issuance of this.*
2. *Keep operation of 3326.92 sqm at 11th and 12th Floor stopped and not to restart/start any construction with respect to 2769.63 sqm area or any area related to further proposed expansion of 22045.574 sqm without obtaining valid Environmental Clearance and submit compliance of stoppage of aforesaid areas with due demarcation on a building plan within 7 days.*
3. *That the Dy. Commissioner (South West District) shall take necessary action to ensure the effective stoppage/ operation of 3326.92 sqm at 11th and 12th Floor stopped and not to restart/start any construction with respect to further proposed expansion of 22045.574 sqm without obtaining valid Environmental Clearance.*

The PP has submitted the demand draft dated 29.09.2022 for payment of Rs. 13.87 Lakhs (Rupees Thirteen Lakhs Eighty Seven Thousands only) towards penalty for violation of EIA Notification 2006 and case is under process in legal cell of DPCC for filing prosecution compliant.

Now the PP has applied for the Environmental Clearance with enhanced proposed built-up area compared to proposal submitted at the time of ToR.

Details of the proposed project after proposed expansion are as under:

1. **Area Details (after expansion):** As per information submitted by the project proponent, the total plot area will remain the same i.e 13,603.00 sqm the project has constructed a built up area of 61,646.72 sqm (55550.169 sqm + 3326.92 sqm + 2769.63 sqm), proposed ground coverage will be 6792.61 sqm. Total proposed built-up area is 96510.902 sqm Proposed Non FAR (including basement area) area is 31,973.941 sqm and proposed FAR area is 38261.902 sqm . The total no. of Basements will be 3 nos. The Total Basement Area will remain the same as 26275.059 Sqm. The total nos. of floors will be 3B G+13+Terrace Floor (14).
The Max. Height of the building is 54 m and Total populations after expansion will be 3206 (existing is 2764 persons).
2. **Water Details :**
During construction phase: Total water requirement will be 10 KLD out of which 5 KLD Water will be sourced through treated water from STP for construction activities. For domestic use, 5 KLD water will be sourced through tankers. Existing toilet facilities will be used for the labourers during the construction phase. Regular cleaning shall be done and hygiene conditions shall be maintained.
During Operation phase:

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Existing Operational: Total water requirement is 178 KLD out of which fresh water requirement is approx. 87 KLD which is being supplied by Delhi Jal Board and tanker supply. Rest of the water requirement i.e 91 KLD of treated water is being sufficed from on-site STP. Total waste water generated is 101 KLD which is being treated in on-site STP of 210 KD capacity. Treated water (91 KLD) is being used in flushing (30 KLD), gardening (8 KLD) and Cooling (53 KLD). It is a ZLD complex.

After Expansion: Total water requirement will be 329 KLD out of which 159 KLD will be from fresh water which will be met by Delhi Jal Board and tanker supply. Total waste water generated will be 192 KLD which will be treated in an existing STP of 210 KLD 170 KLD of treated water will be reused for flushing (62 KLD), gardening (8 KLD) and Cooling (100 KLD). It will be a ZLD complex.

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

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

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

During Operation Phase:

Existing, total solid waste of 514 kg/day is being generated, Out of which the biodegradable waste of 308 kg/day is being generated which is being treated in an organic waste converter of 700kg capacity. Non-biodegradable waste of 206 kg/day is being given to approved recyclers.

After expansion approx. 640 kg/day of solid waste will be generated from the project out of which 384 kg/day of Biodegradable waste will be treated in already installed OWC and 256 kg/day of non-biodegradable waste will be given to the approved recycler.

4. **Power Details:-**

Existing, the total Sanctioned Load of the project is 3333 kVA & connected load is 2000 kVA, which is being met by the BSES Rajdhani. 2 no. of D.G. sets of capacity 1X1500 kVA & 1X1250 kVA (standby) are already installed which have been operated during power cut only. No new DG will be installed for expansion.

After Expansion- There sanctioned and connected load will remain same and No new DG will be installed.

5. **Parking facility:**

During Operation Phase (after expansion): Presently sufficient car parking provision have been made in basement and at surface. 537 ECS will be provided in the basement and at the surface. Nos of electric car parking provision not provided.

6. **Eco-Sensitive Areas:** Distance of Okhla Wildlife Sanctuary from project site is 23.22 Km and from Asola Wildlife Sanctuary is 17.77 Km.

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7. **Plantation:** The green area of 2720 sqm (20 % of total plot area) has been developed all along the periphery of the project site. Approximately 78 trees have already been planted at the site.
8. **Cost of the project:** Total project cost after expansion will be Rs 452.88 Crores out of which the cost of expansion will be Rs. 45 crores.

Summary of the details submitted by the project proponent:

Description	Unit	As per EC	Details as per application for		
			ToR (after expansion)	EC	
				Proposed expansion	Total After Expansion
Cost of the Project	Rs (Cr)	407.88	482.88	45	452.88
FAR (achieved)-A	sqm	27279.082	30591.316 (subtracting 14.684 converted into Non FAR from 30606 sqm as per completion)	7655.902	38261.902
Total Non FAR Area – B (including basement)	sqm	28271.087	26292.939	27208.28	58249
Built up Area (A+B)	sqm	55550.169	78944.509 (55550.169 sqm + 3326.92 sqm + 2769.63 sqm + 19275.944)	34864.182	96510.902
Number of Basements	Nos.	3	3	No Change	3
Max. No. of Floors	No.	3B+G+10	3B+G+12	-	3B+G+13 + Terrace Floor (14)
No. of DG Sets	No. (KVA)	-	2x 1250	-	1 x 1500 KVA + 1 x 1250 KVA (working- 1 x 1500 KVA,

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					Standby- 1 x 1250 KVA)
No. of RWH Pits	No.	-	3	No Change	3
Total Water Requirement	KLD	328	315	-	329
Fresh Water Requirement	KLD	156	153	-	159
Wastewater Generation	KLD	-	180	-	192
Treated Wastewater Reuse	KLD	182	162	-	170
STP Capacity (MBBR)	KLD	200	210	No change	210
Total Solid Waste	Kg/day	387	649	-	640

SEAC deliberated in the meeting and SEAC was of the considered view that there is no impact on the damage assessment as violation and its damage assessment remained the same. EIA study has been carried out wrt to the enhanced built-up area of 96510.902 sqm therefore there is no need to seek amended ToR by the project proponent in the present and decided to go ahead with the appraisal of the application of Environmental Clearance submitted with enhanced built-up area as per revised Form 1, Form 1A submitted.

SEAC further deliberated and accepted the Remediation plan Natural Community Resource Augmentation Plan with the condition to relocate the Anti-Smog Gun at Pappankalan Lake with coordination of DJB with a liability of Rs. 20 Lakhs (Rupees Twenty Lakhs Only) as per total damage assessed.

B. After due deliberations, the SEAC in its 119th Meeting held on 25.11.2022 recommended as follows:

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

1. Compliance to keep operation of 3326.92 sqm at 11th and 12th Floor stopped and not to restart/start any construction with respect to 2769.63 sqm area or any area related to further proposed expansion of 22045.574 sqm without obtaining valid Environmental Clearance and submit compliance of stoppage of aforesaid areas with due demarcation on a building plan as per directions issued by SEIAA.

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2. Rain water harvesting/ retention plan needs to be provided with numbers of RWH pits, taking into account the recent higher flash rain (115 mm/hr) data along with actual percolation rate of the soil at site with layout and location plan.
3. Provision to achieve 30 % of ECS for electric vehicle in parking.
4. Revised solar energy utilization with an effort to achieve 10 % of power load requirement making full use of terrace area.
5. Revised realistic project cost in view of enhanced development proposed in the EC proposal as per the proposed built-up area.

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Agenda No: 07**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	Mrs. Akta Chugh (EIA Coordinator) Richa Aggarwal (Sr. Executive Env)
Representatives of PP present during Meeting	Ali-Architech M. Krishana Rohit Kumar Verma
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 mummy).

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.

B. After due deliberations, the SEAC in its 119th Meeting held on 25.11.2022 recommended as follows:

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

1. Water assurance from DJB/ DDA for meeting the water supply during operational phase.
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.
3. Power supply assurance from TPDDL/ BSES or the application submitted to the concerned agencies.
4. Copy of Building Plan to be submitted to DDA and Delhi Fire Service.
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.
6. Undertaking to the effect that there are no tree exist at present at project site.

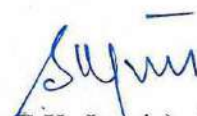
7. Proportion wise Step Diagram showing the amount of reduction in net Per Capita Water Demand achieved through (1) Each Demand reduction strategy (eg. Low flow fixtures, Xeriscaping etc.), (2) Recycling and Reuse
8. Outlet Parameters of proposed STP during operation phase needs to be revisited in order to check the feasibility of its reuse in flushing, horticulture etc.
9. Revised Water mass balance after water conservation measures and efforts made to achieve zero waste water discharge.
10. Revised proposal for installation of gas based generator sets as discussed during presentation.
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.
12. Revised solar energy utilization to achieve atleast 10 % of power load requirement.
13. Revised cost of EMP taking into account the changes in view of the query raised during appraisal.
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.
15. Proposal for mobile STP during construction phase.
16. PP is required to submit heat island effect with modeling.

Meeting ended with thanks to the chair.


(Vijay Garg)
Chairman


(Pankaj Kapil)
Member Secretary


(Ankit Srivastava)
Member


(S.K. Juneja)
Member


(Jyoti Mendiratta)
Member


(Chetan Agarwal)
Member