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

Minutes of the 136th Meeting of State Level Expert Appraisal Committee (SEAC) held on 27.10.2023 at 10:30 AM in the Conference Room of DPCC at 5th Floor, ISBT Building, Kashmere Gate, Delhi 110006.

The 136th Meeting of State Level Expert Appraisal Committee (SEAC) was held on 27.10.2023 in the Conference Room of DPCC under the Chairmanship of Sh. Vijay Garg. The following Members of SEAC were present in the Meeting:

1. Sh. Vijay Garg - In Chair
2. Ms. Jyoti Mendiratta - Member
3. Sh. Ashish Gupta - Member
4. Sh. Gopal Mohan - Member
5. Sh. Ankit Srivastava - Member
6. Sh. Chetan Agarwal - Member
7. Sh. Pankaj Kapil - Member Secretary

Following SEAC Members could not attend the Meeting:

1. Dr. Sirajuddin Ahmed - Member
2. Dr. Kailash Chandra Tiwari - Member
3. Sh. Pranay Lal - Member
4. Dr. Sumit Kumar Gautam - Member
5. Ms. Paromita Roy - Member

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

The Minutes of the 135th SEAC Meeting held on 10.10.2023 were confirmed by the Members with correction that in Agenda no. 4 at page no 27 the lines "The above case with Proposal No. SIA/DL/MIS/265459/2022 was considered by SEAC in its 134th Meeting held on 14.09.2023 and....." may be read as "The above case with Proposal No. SIA/DL/MIS/431671/2022 considered by SEAC in its 131st Meeting held on 12.07.2023 and....."

Table Agenda 01: Representation to Chairman SEIAA dated 19.04.2023 regarding Proposal of National Building Construction Company regarding further felling of Trees for GPRA Redevelopment project received from Sh. Bhavreen Kandhari.

The said issue was discussed in SEIAA and it was decided to forward the representation to SEAC to examine the issue of trees in GPRA Sarojini Nagar and put up recommendation at the earliest.

The representation received from Sh. Bhavreen Kandhari, C-15 Defence Colony, New Delhi has already been forwarded to Dept. of Forest, Govt. of NCT of Delhi vide letter dated 13.06.2023 and reminder of the same has also been issued on 01.08.2023.

Through the above representation the issue raised are summarised as below:

(1) Judgement of the Hon'ble High Court of Delhi in Re: Kaushal Kant Mishra wherein the Hon'ble Court had adjudicated the matter and pronounced is judgement.
(2) Provisions of DPTA quoted in the representation and the reference made to Hon'ble High Court Order dated 03.02.2023 in Cont. Case (C) 851 of 2021.
(3) Request has been made by the representationist that the proposal of NBCC needs to be examined thoroughly and has to go through rigors of DPTA and then be considered by this authority as there will be no application of mind by the tree officer/under DPTA once the proposal is given go ahead.

The order dated 12.04.2023 of Hon'ble High Court of Delhi in WP(c) 6680/2018 in CM Application no. 38135/2022, 45829/2022, 586/2023, 1402/2023 titled as Dr. Kaushal Kant Mishra Vs. union of India & Ors. reflects that Hon'ble High Court has allowed the application of Project Proponent (NBCC) in terms of order dated 15.03.2023 passed by the Hon'ble Supreme Court in I.A. No. 32471/2023 and IA No. 43586/2023 in SLP (C) No. 25047/2018 in which the Hon'ble Supreme Court inter-alia found that apprehensions that the Tree officer would not take into consideration the provisions of law is ill-founded and directed Tree officer to strictly take into consideration the provisions of law, while considering the applications for grant of such permission.

During the meeting of SEAC on 10.10.2023 a committee consisting of Sh. Chetan Agarwal, Sh. Pranay Lal and Ms. Jyoti Mendiratta members of SEAC was constituted to examine the issue and provide comments in next meeting.

The SEAC in its meeting dated 27.10.2023 recommended that SEIAA may send a reminder again to Dept. of Forest of Govt. of NCT Delhi to apprise SEIAA also about tree officer's report in the matter.

Table Agenda 2: For inclusion of USGBC's LEED as part of the Green Building Norms:

In reference to specific condition being imposed by 4th SEAC/ SEIAA i.e. "Green Building norms should be followed with a minimum 4 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up." and specific condition imposed by 3rd SEAC in its 84th meeting i.e. "Green building norms should be followed and attempt should be made to achieve platinum rating of LEED", the M/s Green Business Certification Institute (GBCI) Pvt. Ltd. vide email/letter requested SEIAA-Delhi to include U.S. Green Building Council's (USGBC) green building rating program LEED (Leadership in Energy and Environmental Design) as part of the Green Building Norms of SEAC. Their Representation include following:

a. *LEED is the most widely used green building program in the world with more than 189,650 registered and certified commercial projects across 182 countries and territories.*
b. *A global, regional and local mass market transformation tool, LEED helps us to accelerate better, high- performing, healthier and sustainable buildings, communities, and cities and it is a solution to current environmental challenges and a tool that improves human health.*
c. *The LEED program has largely helped our clients define, strategize and report their ESG/UNSDG goals on an annual basis as it synergizes with the requirements.*
d. *LEED works for all space types and also at any stage of the built-environment, be it during construction or in its operation & maintenance phase. LEED works with the stakeholders throughout the life cycle of their sustainability journey.*
e. *India we have close to 4,235+ projects participating in LEED with a footprint of 2.6 billion square feet.*
f. *LEED is being adopted by all the major developers, corporate houses, manufacturing clients, retail giants, educational institutions, etc.,*
g. *We have also partnered with DMRC, Delhi and launched the LEED Rating system for Metro Stations.*
h. *LEED is also referred in many of the State Government By-Law focusing on promoting Green Buildings.*

With all the above market transformation and support of stakeholders including private and Government, we are happy to inform you that India ranks no 3 on the global footprint of LEED, next to USA and China.

GBCI India has requested to include USGBC's LEED Green Building Rating system, also as part of the SEAC green building recommendation with minimum of LEED Gold Rating.

The SEIAA during its meeting dated 12.09.2023 decided to refer the matter to SEAC for examination and suitable recommendation.

SEIAA in its last meeting imposed the condition that ***Green building norms should be followed with a 5 star GRIHA/ IGBC/ ASSOCHAM GEM rating or other equivalent recognized standard.***

SEAC in its 135th meeting dated 10.10.2023 decided that representation be forwarded to all SEAC members for deliberation in next meeting.

The SEAC in its meeting dated 27.10.2023 deliberated that already Indian accreditation systems are existing at present therefore any international system cannot be specifically mentioned.

Agenda No.: 01

Case No. C-461

Name of the Project	EC for Proposed Group Housing Project at Plot No. 4 to 8, Block-A, Lawrence Road Industrial Area, Delhi-110034 by M/s Asteroid Shelter Homes Pvt. Ltd.
Project Proponent	M/s Asteroid Shelter Homes Pvt. Ltd.
Consultant	M/s Ambiental Global Pvt. Ltd.
EIA Coordinator present during Meeting	Mr. Tarun Saharan Mr. Deepak Sharma
Representative of PP present during Meeting	Mr. Vijay Prakash Mr. Deepak Gupta
Proposal No.	SIA/DL/INFRA2/444446/2023
File No.	DPCC/SEIAA-IV/C-461/DL/2023

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Proposed Group Housing Project at Plot No. 4 to 8, Block-A, Lawrence Road Industrial Area, Delhi-110034 by M/s Asteroid Shelter Homes Pvt. Ltd.
2. The Project is located at **Latitude:** 28°40'57.47"N; **Longitude:** 77°08'55.60"E.
3. **Area Details:**
   The total plot area of the project is 13342.66 sqm. The proposed total built-up area is 105200.05 sqm. Proposed ground coverage is 2912.19 sqm.. Proposed commercial area is 709.68 sqm. Total no. of expected population will be 2356 persons. Total nos. of Dwelling Units will be 455 (DU's: 336 & EWS DU's: 119). Total no. of towers will be 5 nos (2B+G+24, 2B+G+21, 2B+G+21, 2B+G+21, 2B+G+16).
4. **Water Details:**
   During Construction Phase: Water requirement will be approx. 100 KLD which will be met from tankers.
   During Operational Phase: Total water requirement of the project will be 195.83 KLD which will be met by 136.72 KLD of fresh water from DJB and 59.11 KLD treated water from in house STP. Total waste water generated from the project will be 156.49 KLD which will be treated in house STP of 188 KLD capacity. Treated water from STP will be 140.84 KLD out of which 59.11 KLD will be recycled and reused for flushing (47.11 KLD), horticulture (12 KLD). Rest of the treated water i.e. 81.73 KLD will be discharged in municipal sewer.
   2 RWH pits have been proposed for rainwater harvesting.
5. **Solid Waste Details:**
   During Construction Phase, about 52 Kg/day of municipal solid waste will be generated.
   During the Operation Phase, Total solid waste generated from project will be 568.60 Kg/day. The biodegradable wastes will be composted in an onsite OWC of 570 kg/day

capacity and will be used as manure. The non-biodegradable will be disposed through authorized vendors.

6. **Power Details**
   During Operation Phase, Total power requirement will be 1355 kW which will be met by the Delhi power dept.. For power back up, 2 no. of DG sets of total capacity 1250 KVA (2x625 KVA) will be installed.
   Solar photovoltaic power panels of minimum 40 KWp will be provided.
7. **Parking Facility Details:** Total proposed parking is 966 ECS (Stilt Parking: 379 ECS, Basement parking: 587 ECS).
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 19.38 Km and from Asola Wildlife Sanctuary is 23.62 Km.
9. **Plantation Details:** The proposed green area is 5299.52 sqm. Total no. of proposed trees is 170 nos. within project site. Currently, there is no vegetation within the site.
10. **Cost Details:** Total cost of the project is approx. Rs 200 Crores.

Earlier the Proposal No. SIA/DL/MIS/431671/2022 considered by SEAC in its 131st Meeting held on 12.07.2023 and SEAC decided to seek additional information based on the documents submitted and presentation given by the PP. In its response, project proponent submitted its request of withdrawal of their EC application on PARIVESH Portal on 15.09.2023 subsequent to which the SEAC in last meeting held on 10 .10 2023 has recommended the SEIAA to accept the request of withdrawal . PP has also uploaded its fresh proposal under reference.

B. After due deliberations, the SEAC in its 136th meeting held on 27.10.2023 recommended as follows:

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

1. Status of infrastructure charges levied/to be levied by MCD/ DDA for land use conversion with documentary evidence i.e. submission of proposal to land owning agency.
2. Sanctioned building plan with reconfirmation of number of dwelling units.
3. Detail floor area wise statement of the proposed building along with the building height.
4. The quantification along with justification for the total water requirement of 100 KLD during construction phase clearly indicating the requirement for potable and non-potable uses along and a proposal for mobile STP.
5. Assurance for supply of Treated Sewage during Construction Phase. PP is required to clarify the arrangement for reusing the aforesaid treated water along with the mechanism proposed for making this water fit for use in construction.
6. Concrete proposal to reuse the excess treated water by identifying the potential users.
7. Geo-technical Investigation Report along with the detail of ground water table.
8. Revised Rain water harvesting scheme needs to be submitted with enhanced numbers of RWH pits taking into account the recent higher flash rain data with

required provisioning of min. 1 Recharge bore per 5000 sqm of Plot Area along with the storage capacity of min. 1 day of total fresh water requirement along with layout and location plan.

9. Segregated figures for biodegradable and non-biodegradable waste during operation phase.
10. Categorical information regarding existing trees if any along with the list with name of the species.
11. Proposal for solar energy utilization to achieve at least 10 % of power load requirement with detail of the solar panel proposed.
12. Parking proposal to achieve 30 % of the ECS for electric vehicle. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.
13. Revised landscape plan with demarcated green area with soft green area. Green area should be demarcated as per building bye laws and minimum consolidated area of 10 % of plot area should be kept as soft green area.
14. Revised calculation for the excavated earth and its management plan taking into account the proposed basements.
15. Plan for managing, conserving the top soil excavated during construction and for its reuse with due quantification.
16. Proposal for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
17. Technical feasibility statement for the proposed STP units with quality of output each unit wise.
18. Air pollution abatement plan for the air pollutants like PM2.5 , PM10, SOx , NOx etc.
19. Revised EMP (Environment Management Plan) for dust mitigation measures during construction as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/ Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others/ CAQM Directions issued time to time including registration on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10.
20. Using output of the simulation tools demonstrate that the lowest habitable floor has the exposure of direct sunlight atleast of 2 hrs as on 21st December.
21. Submission 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. Calculation of STP sludge and proposed mechanism to use/ handling it eg. composting in OWC.
23. Revised Form 1, Form 1A with supporting documents in view of variation in the fact and figures for the project including built-up area/ water/ waste water/ power demand etc. informed during meeting.

Agenda No.: 02

Case No. C-462

Name of the Project	EC for Construction of Commercial Building at Plot No Lp-03-01 at Aerocity Downtown District, Indira Gandhi International Airport, New Delhi by M/s Vinta Realty Ltd
Project Proponent	M/s Vinta Realty Ltd.
Consultant	M/s IND TECH House Consult
EIA Coordinator present during Meeting	-
Representative of PP present during Meeting	-
Proposal No.	SIA/DL/INFRA2/447373/2023
File No.	DPCC/SEIAA-IV/C-462/DL/2023

A. Details of the Proposed Project are as under:

1. The proposal is for grant of EC for Construction of Commercial Building at Plot No Lp-03-01 at Aerocity Downtown District, Indira Gandhi International Airport, New Delhi by M/s Vinta Realty Ltd.
2. The project is located at **Latitude:** 28°32'55.00"N; **Longitude:** 77°06'54.48"E.
3. **Area Details:**
   The total plot area of the project is 24205.58 sqm. The proposed total built-up area is 1,40,140.40 sqm. The proposed FAR area is 68,500.92 sqm. The proposed Non-FAR area is 71,639.48 sqm. The proposed ground coverage is 13,880.29 sqm. Total no. of expected population will be 11793 persons. Max. number of floors will be 3B+G+5. The maximum height of the building will be 30.39 m.
4. **Water Details:**
   During Construction Phase: Total water requirement will be 23.8 KLD which will be met by 8 KLD of fresh water and 5 KLD of treated water for labors and 10.8 KLD treated water for construction activities will be sourced through nearby STP. 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 657 KLD which will be met by 267 KLD of fresh water from DIAL and 390 KLD treated water from in house STP. Total waste water generated from the project will be 433 KLD which will be treated in house STP of 500 KLD capacity. Treated water from STP will be 390 KLD which will be recycled and reused for flushing (201 KLD), HVAC & DG set (180 KLD), landscape (9 KLD).
   10 no. of RWH pits and 1 rain water tank of 400 KL have been proposed.

5. **Solid Waste Details:**
   During Construction Phase, about 75 Kg/day of municipal solid waste will be generated which will be disposed through authorized vendor.
   During the Operation Phase, Total solid waste generated from project will be 3000 kg/day out of which 1200 kg/day will be biodegradable waste and 1800 kg/day will be non-biodegradable waste. The biodegradable waste will be composted through onsite OWC and non-biodegradable waste will be disposed through authorized vendors.
6. **Power Details**
   During Operation Phase, Total power requirement will be 6233 kW which will be met by the BSES. For Power Back up, 4 no. of DG sets of total capacity 6500 kVA (3x1500 + 1 x 2000 kVA) will be installed.
   Solar photovoltaic power panels of 187 kWP capacity will be provided.
7. **Parking Facility Details:** Total proposed parking (4-Wheeler + 2-Wheeler) is 2742 nos. [1747 in terms of ECS].
   EV charging points for 549 nos. (20 % of total parking) will be provided.
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 17.49 Km, E and from Asola Wildlife Sanctuary is 9.67 Km, SE.
9. **Plantation Details:** The proposed Green Area is 2436.55 sqm (10.06 % of plot area). Total no. of proposed trees is 305 nos. within project site. No tree cutting will be involved as there are no vegetation present at site.
10. **Cost Details:** Total Cost of the project is INR 448.1 Crores.

B. After due deliberations, the SEAC in its 136th meeting held on 27.10.2023 recommended as follows:

Nobody appeared from project proponent side. The SEAC recommended to defer the proposal seeking following preliminary clarification/ information and any other document relevant to the project:

1. 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.
2. Revised proposal to enhance the solar power utilization up to 10 % of the power load requirement alongwith the detail of the solar panels proposed.
3. Revised parking proposal to achieve atleast 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.
4. Categorical information regarding existing trees if any along with the list with name of the species and due diligence made for safeguarding the trees existing even at the boundaries.
5. Revised landscape plan with demarcated green area with soft green area. Green area should be demarcated as per building bye laws and minimum consolidated area of 10 % of plot area should be kept as soft green area.
6. Proposal for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.

Agenda No.: 03

Case No. C-463

Name of the Project	EC for Upgradation and Renovation of District Centre at Bhikaji Cama Place, Delhi by M/s SOM Projects Private Limited
Project Proponent	M/s SOM Projects Private Limited
Consultant	M/s EQMS INDIA PVT LTD.
EIA Coordinator present during Meeting	-
Representative of PP present during Meeting	-
Proposal No.	SIA/DL/INFRA2/404631/2023
File No.	DPCC/SEIAA-IV/C-463/DL/2023

The project proponent forwarded a letter dated 26.10.2023 stating that they wish to withdraw their proposal due to change in internal planning and made request to withdraw the proposal no. SIA/DL/INFRA2/404631/2023.

SEAC recommended to SEIAA to approve withdrawal/ delisting of the proposal.

Agenda No.: 04

Case No. C-465

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

A. Details of the Proposed Project are as under:

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

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

B. After due deliberations, the SEAC in its 136th meeting held on 27.10.2023 recommended as follows:

Nobody appeared from project proponent side. The SEAC recommended to defer the proposal seeking following preliminary clarification/ information and any other document relevant to the project:

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

10. Specific chapter for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration/ self-audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10.

Agenda No.: 05

Case No. C-464 (TOR)

Name of the Project	EC for Development of Integrated Multi-Sports Arena at Sector-19-B, Dwarka, New Delhi by M/s Worldstreet Sports Center Limited
Project Proponent	M/s Worldstreet Sports Center Limited
Consultant	M/s Perfact Enviro Solutions Pvt. Ltd.
EIA Coordinator present during Meeting	Ms. Akta Chugh Ms. Richa Aggarwal
Representative of PP present during Meeting	Mr. Rajneesh Pabbi Mr. Digambar Singh
Proposal No.	SIA/DL/INFRA2/423398/2023
File No.	DPCC/SEIAA-IV/C-464(TOR)/DL/2023

A. Details of the Proposed Project are as under:

1. The proposal is for grant of EC for Development of Integrated Multi-Sports Arena at Sector-19-B, Dwarka, New Delhi by M/s Worldstreet Sports Center Limited. Activities proposed in the project are Cricket outdoor Stadium, Indoor stadium, commercial building, MLCP and Club. .
2. The project is located at **Latitude:** 28°34'8.55"N; **Longitude:** 77° 2'53.27"E.
3. **Area Details:**
   The total plot area of the project is 248610.53 sqm, net plot area after deducting reserved area for Trumpet as per Zonal Plan & STP and canal area is 203,961.500 sqm. The proposed total built-up area is 268,474.91 sqm. The proposed FAR area is 104366.12 sqm. The proposed Non-FAR area is 164108.79 sqm. The proposed ground coverage is 53209.26 sqm. Total no. of expected population will be 59513 persons. No. of basements will be 1 no. and number of floors will be cricket outdoor stadium (G+4), Indoor Stadium (G+3), Commercial Building (G+3), Club and MLCP Block (G+SF+10) . The maximum height of the building will be 43 m (Club & MLCP Block).
4. **Water Details:**
   During Construction Phase: Total water requirement will be 30 KLD which will be met by 14 KLD of fresh water for labors & 8 KLD for ASGs through tankers and remaining 8 KLD treated water will be sourced from nearby DJB STP for construction activities.
   During Operational Phase: Total water requirement of the project will be 1622 KLD which will be met by 768 KLD of fresh water from DJB and 854 KLD treated water from in house STP. Total waste water generated from the project will be 948 KLD which will be treated in house STP of 1550 KLD capacity. Treated water from STP will be 854 KLD which will be recycled and reused for flushing (514 KLD), cooling (340 KLD).
   27 no. of RWH pits and 2 rain water tanks of 400 KL each have been proposed.

5. **Solid Waste Details:**
   During Construction Phase, about 45 Kg/day of municipal solid waste will be generated which will be disposed through authorized vendor.
   During the Operation Phase, Total solid waste generated from project will be 8481 kg/day out of which 3807 kg/day will be biodegradable waste and 4674 kg/day will be non-biodegradable waste. The biodegradable waste will be composted through onsite OWC and non-biodegradable waste will be disposed through authorized vendors.
6. **Power Details**
   During Operation Phase, Total power requirement will be 14796.25 kW which will be met by the BSES. For Power Back up, 16 no. of GG sets of total capacity 22820 kVA (5x2250 + 2 x 1500 + 7x1010 + 2 x 750 kVA) will be installed.
7. **Parking Facility Details:** Total proposed parking proposed is 3036 ECS (Basement parking: 2445 ECS, MLCP parking: 499 ECS, Open parking: 92 ECS).
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 23.28 Km and from Asola Wildlife Sanctuary is 16.70 Km.
9. **Plantation Details:** The proposed Green Area is 50,990.38 sqm (i.e. 25 % of net plot area). Total no. of proposed trees is 2600 nos. within project site. At present, 2191 no. of trees are present at the site out of which 1953 no. of kikar trees & 12 no. of subabool trees which are invasive species will be removed, 217 no. of trees will be transplanted, 7 no. of trees will be cut & 2 no. of trees will be retained at the site..
10. **Cost Details:** Total Cost of the project is INR 530 Crores.

B. Based on information furnished, presentation made and discussions held, the SEAC in its 136th meeting held on 27.10.2023, Committee recommended to issue following ToR:

1. ***Examine details of land use as per Master plan and land use around 10km radius of the project site. Analysis should be made base on latest satellite imagery for land use with raw images. Share the elevation range of the site (minimum and maximum elevation above mean sea level) and the 10 year, 50 yr and 100 yr flood maps for the area and whether it is within the flood zone or directly on the flood plain of any river.***
2. ***Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/ villages and present status of such activities.***
3. ***Examine baseline environmental quality along with projected incremental load due to the project.***
4. ***Water conservation scenario during monsoon period should be duly addressed.***
5. ***Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater,(c) surface water,(d) air,(e) bio-diversity,(f) noise and vibrations,(g) socio economic and health.***
6. ***Submit a copy of the contour plan with slopes, drainage pattern and low-lying area of the site and surrounding area. If there is any obstruction of the drainage lines and low-lying area proposed by the project, then the rationale for the same may be stated along with any mitigation measures.***

7. *Submit the present land use and permission required for any conversion such as forest, agriculture etc. Submit the land type (kism) of each of the khasra numbers/plots of the site as per the revenue record/last jamabandi of the site. Is the site recorded as a low-lying area, waterbody, gairmumkinpahar, forest in the revenue record ?*

8. *Submit Roles and responsibility of the developer etc for compliance of Environmental regulations under the provisions of EP Act.*

9. *Ground water classification (whether over exploited, critical, semi-critical or safe) as per the Central Ground Water Authority*

10. *Examine the details of Source of Water, water requirement, complete use of treated waste water instead of discharge it into municipal sewer and prepare a water balance chart. Segregated figures for potable and non-potable water requirement during construction and operation phase.*

11. *A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.*

12. *Rain Water Harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water, Examine details.*

    a. *Calculate runoff from (a) roof top, (b) other paved areas, and (c) green areas separately.*

    b. *Recent/Enhanced peak rainfall runoff data be used in the runoff calculation for designing storm water retention capacity, to make the site future ready – given the experience of last 5 years with extreme rainfall events and likely increase in frequency of such extreme events due to climate change.*

    c. *Prepare management strategy for runoff for each of these (a) roof top, (b) other paved areas, and (c) green areas*

    d. *Design natural storm water retention capacity in the green areas by marginal lowering, and gradient management to enhance natural retention and percolation, and indicate the natural retention capacity created in cubic metres.*

    e. *Indicate rainfall retention capacity created via storage tanks/percolation pits*

    f. *Rain water harvesting/ retention plan needs to be revised with RWH pits, taking into account the recent higher flash rain data along with actual percolation rate of the soil at site or min. 1 Recharge bore per 5000 sqm of Plot Area whichever is more along with the storage capacity of min. 1 day of total fresh water requirement along with layout and location plan.*

13. *Examine soil characteristics and depth of ground water table for rain water harvesting along with with actual percolation rate of soil at site.*

14. *Examine details of solid waste generation treatment and its disposal*

15. *Examine and submit details of use of solar energy and alternative source of Energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.*

16. *Generator sets likely to be used during construction and operational phase of the Project. Emissions from Generator sets must be taken into considered while estimation the impacts on air environment. Examine and submit details.*

17. *Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analyzed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.*

18. *A detail traffic and transportation study should be made for existing and projected passenger and cargo traffic. Traffic Management Plan should take into consideration the latest traffic scenario. Detailed calculation of roads, bicycle paths, pedestrian spaces should be provided.*

19. *Examine the details of transport of materials for construction which should include source and availability.*

20. *Examine separately the details for construction and operation phases both for Environmental Management plan and Environment Monitoring Plan with cost and parameters*

21. *Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.*

22. *Details of litigation pending against the project, if any, with direction/order passed by any Court of Law against the Project should be given.*

23. *The Cost of the project (Capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.*

24. *The Project Proponent should include a specific chapter for control of Dust Pollution during construction phase in the Environmental Management Plan incorporating the steps 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/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 sensors for monitoring PM 2.5, PM 10.*

25. *Detail of Parking (ECS) as per requirement of Building Bye Laws/ EIA Manual.*

26. *In case the project involves diversion of forests land, guidelines under OM dated 20.03.2013 may be followed and necessary action taken accordingly.*

27. *Submit details of the trees to be conserved and preferably no tree is to be felled / removed, by ground coverage, and trees to be removed for other paved areas ,for the project including their species and whether it also involves any protected or endangered species. In any case 30 % of non-invasive trees should be retained and all transplantation be done within site.*

28. *Prepare and submit an existing tree inventory of the site listing each tree along with its species name and girth, and a tree layout plan showing the location of each tree on the site and within 10 m of the site. Submit the details of compliance of Delhi Transplantation Policy, 2020 and Details of compensatory plantation if any.*

29. *Explore the possibilities of utilizing the debris/waste materials available in and around the project area.*
30. *Submit Environmental Management and Monitoring Plan for all phases of the project viz. construction and operation.*
31. *Submit NOC of Airport Authority of India for proposed height of the building.*
32. *Detail of water requirement during construction phase and its source. Project Proponent is required to clarify the arrangement for reusing the STP treated water/similar other source along with the mechanism proposed for making this water fit for use in construction phase.*
33. *Outlet parameters of proposed STP during operation phase needs to be checked for the feasibility of its reuse in flushing, horticulture, HVAC etc.*
34. *Justification to achieve the standards with the proposed technology of STP is required to be given.*
35. *Proposal should be included for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide) detectors for STP area.*
36. *The cost of environmental monitoring projected in the proposal should be commensurate with the environmental safe guard proposed.*
37. *Details of all the outlets from the proposed building including the outlet of STP required to be submitted with a proposal to install flow-meters at each of the outlets.*
38. *Project is required to quantify the no. of labours and the detailed plan for the proposed labour camps and amenities for housing them during construction phase.*
39. *Landscape details to be provided with a measured impact on the micro-climate. Green area should be demarcated as per building bye laws and provide 25% of plot area as green area and consolidated area of minimum 10 % of plot area should be kept as soft green area, so that there should be sufficient recharging of ground water.*
40. *Air quality pollution load and its negative impacts to be clarified along with mitigation options during the construction and lifetime of the project.*
41. *Give Typical Floor Plans with dimensions to demonstrate how natural ventilation & day lighting is being achieved supported with screenshots of suitable software based out puts.*
42. *Proportion wise step diagram to be provided showing the amount of Reduction in Net per capita Energy Demand achieved as compared to base case scenario, through (i) Load Reduction Strategies, (ii) Passive Strategies, (iii) Renewables, and (iv) Energy Recovery strategies. Atleast 10 % of total energy demand to be sourced from Renewables. Percentage reduction through each of the aforesaid strategies to be provided in a consolidated diagram format for easy comprehension.*
43. *Proposal for provisioning the energy audit during operation phase.*
44. *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.*

45. *Elaborated effects of the building activity in altering the microclimates with self-assessment on the likely impacts of the proposed construction on creation of heat island & inversion effects.*

46. *Give plan for managing, conserving the top soil excavated during construction and for its reuse. Give the extent of total soil excavation (in m3) proposed and where the excavated soil will be gainfully used.*

47. *Proposal should include provision for electric charging of the e-Vehicles as per Building Bye Laws.*

48. *Typical Floor Plans with dimensions to demonstrate how natural ventilation & day lighting is being achieved supported with screenshots of suitable software based out puts. Energy Simulation Modeling for the entire complex using appropriate softwares to be submitted along with the proposal.*

49. *Ideally the environmental clearance application along with EIA study should be submitted after preliminary 'In Principle Approval' from the local bodies duly rooted through development authorities in accordance with approved master plan*

50. *The PP is required to work upon the inventory of the demolition waste likely to be generated from the existing building with a specific reference to Hazardous waste along with its safe disposal plan.*

51. *Simulated Model study for Air and Water impact and its mitigation measures is to be included in EIA Report.*

52. *Any Further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model TOR available on Ministry website http://moef.nic.in/Manual/Townships.*

GENERAL GUIDELINES

1. *The EIA document shall be printed on both sides, as for as possible.*
2. *All documents should be properly indexed, page numbered.*
3. *Period/date of data collection should be clearly indicated.*
4. *Authenticated English translation of al material provided in Regional languages.*
5. *The letter/application for EC should quote the MOEF & CC file no. and also attach a copy of the letter prescribing the TOR.*
6. *The copy of the letter received from the SEAC on the TOR prescribed for the project should be attached as an annexe to the final EIA-EMP Report.*
7. *The final EIA-EMP report submitted must incorporate the issues in TOR. The index of the final EIA-EMP report, must indicate the specific chapter and page no. of the EIA-EMP report where the specific issue raised have been incorporated.*
8. *Grant of TOR does not mean grant of EC.*
9. *The status of accreditation of the EIA consultants with NABET/QCI shall be specifically mentioned. The consultant shall certify that his accreditation is for the sector for which this EIA is prepared.*
10. *On the front page of EIA/EMP reports, the name of the consultant/ consultancy firm along with their complete details including their accreditation, if any shall be indicated. The consultant while submitting the EIA/EMP report shall give an undertaking to the effect that the prescribed TORs(TOR proposed by the project proponent and additional*

TOR given by the MOEF) have been complied with and the data submitted is factually correct(Refer MOEF office memorandum dated 4th august,2009).

11. ***While submitting the EIA/EMP reports, the name of the experts associated with/involved in the preparation of these reports and the laboratories through which the samples have been got analyzed should be stated in the report. It shall clearly be indicated whether these laboratories are approved under the Environment (Protection) Act, 1986 and the rules made there under (Please refer MOEF office memorandum dated 4th August, 2009). The project leader of the EIA study shall also be mentioned.***
12. ***As stipulated in amendment notification No. S.O. 751(E) dated 17th February, 2020, the above ToR would be valid for a period of four years from the date of issue. The project proponent shall submit detailed final EIA Report and EMP prepared as per above ToR within the stipulated period of four years.***
13. ***The consultants involved in the preparation of EIA/EMP report after accreditation with Quality Council of India/National Accreditation Board of Education and Training (QCI/NABET) would need to include a certificate in this regard in the EIA/EMP reports prepared by them and data provided by other Organization(s)/Laboratories including their status of approvals etc. vide notification of the MOEF dated 19.07.2013.***
14. ***The Prescribed ToR would be valid for a period of four years for submission of the EIA/EMP Reports.***
15. ***The EIA-EMP report submitted must incorporate the construction and demolition waste management plan with identification of waste disposal/ recycling site.***

Meeting ended with the vote of thanks to the Chair

(Vijay Garg) Chairman	(Pankaj Kapil) Member secretary	(Ankit Srivastava) Member
(Gopal Mohan) Member	(Jyoti Mendiratta) Member	(Ashish Gupta) Member
	(Chetan Agarwal) Member	