

**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY (SEIAA)-
DELHI**
OFFICE OF DELHI POLLUTION CONTROL COMMITTEE
5th FLOOR, ISBT BUILDING, KASHMERE GATE, DELHI-110006

Minutes of the 69th meeting of State Level Environmental Impact Assessment Authority (SEIAA) held on 10.03.2023.

The 69th meeting of State Level Environmental Impact Assessment Authority (SEIAA) was held on 23.02.2023 at 10:30 AM under the Chairmanship of Sh. Sarvagya Kumar Srivastava. The following members of SEIAA were present in the meeting:


1. Sh. Sarvagya Kumar Srivastava - In Chair
2. Ms. Reena Gupta - Member
3. Sh. K.S. Jayachandran - Member Secretary

DPPC Officials namely Sh. S.K. Goyal (EE), Sh. Amit Chaudhary (EE) and Sh. Rohit Kumar Meena (JEE) assisted the SEIAA:

Minutes of the 68th meeting held on 13.01.2023 were confirmed by the SEIAA.


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

Agenda No: 01

Case No. C- 431

Name of the Project	EC for Proposed Commercial Complex at Plot No-23, Manglam Place, District Centre, Rohini Sector-03 New Delhi by M/s Unity Buildwell Ltd
Project Proponent	Mr. Harsh Vardhan Bansal, Director, M/s Unity Buildwell Ltd, at Plot No-23, Manglam Place, District Centre New Delhi
Consultant	Perfact Enviro Solutions Pvt Ltd (PESPL)
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 19 KLD out of which 17 KLD Water will be sourced through treated water from nearby STP for construction activities. For domestic use, 2 KLD water will be sourced through tankers. Mobile toilets will be provided at the site.
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

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(K.S. Jayachandran)
Member Secretary, SEIAA

used to refilling. Total 15 KLD of waste water generated from labourers will be discharged into Mobile STPs.

During the Operation Phase, Total 1150 Kg/day of Solid Waste will be generated from the project. Out of which, 460 kg/day Bio-Degradable Waste will be treated inhouse OWC of 170 kg/batch capacity (3 batch/day /OWC). Non-Biodegradable Waste generated will be 460 kg/day and disposed through authorized vendors and 230 kg/day of plastic waste which will be given to authorised recyclers.

6. **Power Details:** Total Power requirement will be 2500 kVA and will be met from TPDDL. For Power Back up, 03 Nos. of DG sets of Capacity 2385 KVA (1x500 kVA + 1x1400 kVA & 1X1400 kVA (standby)) will be installed.
7. **Parking Facility Details:** Total Proposed Parking is 78 ECS (36 ECS in Basement-I and 42 ECS in basement-II).
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 22.57 Km ESZ, and from Asola Wildlife Sanctuary is 25.04 Km ESZ.
9. **Plantation Details:** PP submitted that the project is part of District center and is to be constructed on the actual plot lines, therefore no green area is possible on ground level as no setbacks can be left. However, small planters etc can be planted in, few corners of the passages.
10. **Cost Details:** Total Cost of the project is Rs 50.88 Crores.

After due deliberations, the SEAC in its 119th Meeting held on 25.11.2022, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which has been responded back by the project proponent on 17.12.2022 vide letter dated 17.12.2022 which is as follows:

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

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		<p>on 2,24,834.50 sqm.</p> <p>PP has enclosed Master Plan for reference.</p>
3.	Parking provision needs to be justified with deductions provisioning.	<p>PP has informed that project being a part of the District Centre, pool parking norms are applicable to the project.</p> <p>PP has informed that parking provision for allotted FAR in the said plot has already been done in pool parking adjacent to the plot. However, required number of ECS on purchasable FAR is 110 ECS. Since Dynamic Parking Norms are also applicable to the project due to proximity of under 500 meters from the metro corridor line. Hence required number of ECS shall be dropped to 77 ECS which is provided within the basements.</p> <p>PP has informed that the nearest metro station to the proposed project will be Pushpanjali and Deepali Chowk metro station that is under construction metro line of phase IV.</p> <p>PP has attached metro network map — showing proposed metro station.</p>
4.	Supporting documents for claimed FAR/ purchased FAR for the project.	PP has attached copy of claimed FAR/ purchased FAR for the project.
5.	Revised proposal for Gas Based Generators sets for power backup.	PP has informed that Hybrid DG sets 3 No. (1 x 500 KVA and 1 x 1400 KVA and Standby 1 x 1400) will be installed.
6.	Power supply assurance from TPDDL/ BSES or the application submitted to the concerned agencies.	PP has attached Power Assurance acknowledgement letter from TPDDL.
7.	Copy of Master plan for District Centre indicating provisions for green	PP has attached copy of Master plan for District Centre indicating provisions for


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	belt/ tree plantation and percentage of open area as pervious area.	green belt.																		
8.	Revised Rain water harvesting/ retention plan needs to be submitted with the storage capacity of min. 1 day of total fresh water requirement along with layout and location plan.	PP has informed that Rainwater Harvesting tank having 5.40 X 2.40 X 3.25 meters in size will be provided. PP has attached design of the Rainwater harvesting system approved by the Delhi Jal Board.																		
9.	Water requirement for Anti-Smog Gun needs to be accounted for in fresh water requirement during construction phase.	PP has attached Revised water management during construction phase whose details are as follows: <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>S.No.</th> <th>Particulars</th> <th>Quantity</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Total Water Requirement</td> <td>15 KLD</td> </tr> <tr> <td>2.</td> <td>Fresh Water Requirement</td> <td>10 KLD</td> </tr> <tr> <td></td> <td>For Labour purposes.</td> <td>2 KLD</td> </tr> <tr> <td></td> <td>For Anti-Smog Guns</td> <td>8 KLD</td> </tr> <tr> <td>3.</td> <td>Treated Water Requirement for construction purposes.</td> <td>5 KLD</td> </tr> </tbody> </table>	S.No.	Particulars	Quantity	1.	Total Water Requirement	15 KLD	2.	Fresh Water Requirement	10 KLD		For Labour purposes.	2 KLD		For Anti-Smog Guns	8 KLD	3.	Treated Water Requirement for construction purposes.	5 KLD
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10.	Air pollution abatement plan for the air pollutants like PM2.5 , PM10, SOx , Nox etc.	PP has attached Air pollution abatement plan.																		
11.	Revised solar energy utilization to	PP has informed that they have considered																		


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	achieve atleast 10 % of power load requirement.	the complete terrace area and after checking the feasibility, 5 % of the total power load (2500 KVA) i.e 125 KVA Solar panel will be installed.						
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.	PP has attached revised EMP. During construction phase, Capital cost will be 44.0 Lacs and Recurring cost will be 7.8 Lacs/ annum.						
13.	Assurance for supply of Treated Sewage during Construction Phase. PP is required to clarify the arrangement for reusing the aforesaid treated water along with the mechanism proposed for making this water fit for use in construction.	PP has attached request letter for water assurance during the construction phase submitted to DJB.						
14.	Water assurance from DJB for meeting the water supply during operational phase.	PP has attached request letter for water assurance during the operation phase submitted to DJB.						
15.	Specify name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters	PP has attached Revised Environmental management plan specifying name and numbers of the post to be engaged. <table border="1" data-bbox="812 1470 1315 1638"> <thead> <tr> <th>Designation</th> <th>No. of Persons</th> </tr> </thead> <tbody> <tr> <td>Environment Officer</td> <td>01</td> </tr> <tr> <td>Maintenance In-charge</td> <td>01</td> </tr> </tbody> </table>	Designation	No. of Persons	Environment Officer	01	Maintenance In-charge	01
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		STP persons	01
		RWH persons	01
		Solid waste Collection & disposal person	01
		Total	05
16.	Proposal for mobile STP during construction phase.	PP has informed that mobile STP during construction phase will be provided.	

Project proponent vide mail dated 21.12.2022 requested SEAC for deferment of the proposal for next meeting.

After due deliberations, the SEAC in its 121st meeting held on 22.12.2022 decided to defer the proposal for next meeting in view of request received from project proponent vide mail dated 21.12.2022. However, SEAC recommended to seek additional information in addition to submission of complete information asked earlier which has been responded back by the project proponent on 03.01.2023 vide letter dated 03.01.2023 which is as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 22.12.2022	Reply submitted on 03.01.2023									
1.	Fresh Proposal for deployment of minimum 04 Nos. of Anti-Smog Guns with the fresh estimation of the water requirement taking into account that ASG uses 40-250 Litre of water per minute depending upon the type of nozzles used as per guidelines of ASG and CAQM directions.	<p>PP has informed that 4 no. of anti-smog guns will be installed during the construction phase.</p> <p>PP has attached Revised water management during construction phase whose details are as follows:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>S.No.</th> <th>Particulars</th> <th>Quantity</th> </tr> </thead> <tbody> <tr> <td align="center">1.</td> <td>Total Water Requirement</td> <td align="center">19 KLD</td> </tr> <tr> <td align="center">2.</td> <td>Fresh Water Requirement for Labourers</td> <td align="center">2 KLD</td> </tr> </tbody> </table>	S.No.	Particulars	Quantity	1.	Total Water Requirement	19 KLD	2.	Fresh Water Requirement for Labourers	2 KLD
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		3. Treated water requirement for Anti-Smog Guns	12 KLD
		4. Treated Water Requirement for construction purposes.	5 KLD
2.	Water assurance from Delhi Jal Board to meet the fresh water demand during operation phase.	PP has attached a letter dated 27.12.2022 from DJB stating that DJB will give permission for new water connection as per availability of water, feasibility and sewer connection after deposition of IFC and after completion of building.	
3.	Revised proposal with Gas based generator sets.	PP has informed that they will provide 3 no. of Hybrid DG sets of capacity (1x500 kVA and 1x1400 kVA and Standby 1x1400)	

The PP submitted a letter dated 05.01.2023 issued by DJB regarding supply of treated sewage water during presentation on 06.01.2023.

After due deliberations, the SEAC in its 122nd Meeting held on 06.01.2023, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which has been responded back by the project proponent on 24.01.2023 vide letter dated 17.01.2023 which is as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 06.01.2023	Reply dated 17.01.2023 submitted on 24.01.2023
1.	Elaborate mitigation plan of increase in air pollution due to upcoming project with specific pollutant wise details.	PP has attached mitigation plan for the same.
2.	Revised report of air pollution generation due to parking and vehicular movement.	PP has attached revised air pollution report.


 (Sarvagya Kumar Srivastava)
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B. After due deliberations, the SEAC in its 123rd Meeting held on 01.02.2023 recommended as follows:

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

Specific Conditions:

1. Treated water of DJB STP should be used for construction purposes with tertiary treatment of treated water of DJB STP to ensure it is fit for construction use.
2. Use of treated sewage be avoided in Anti-Smog Gun and municipal supply water/ Class A or Class B water without conventional treatment but only after disinfection so as to make water free from coliforms, viruses and bacteria should be used.
3. The project proponent shall adhere to the total water requirement – 118 KLD, Fresh water requirement – 41 KLD, Treated water requirement – 77 KLD (for recycling in flushing – 38 KLD, DG&HVAC Cooling tower – 36 KLD and Misc. 03 KLD).
4. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs.44 Lacs and recurring cost of Rs. 7.8 Lacs/ year during construction phase and capital cost of Rs. 139.5 Lacs and recurring cost of Rs. 11.5 Lacs/ year during operation phase.
5. Formal approval shall be taken from the DJB/CGWA for any ground water abstraction of dewatering. The project proponent shall adopt suitable measures for controlling ground water backing up around basements.
6. At least 5 % (i.e. 125 kVA) of the total energy demand to be sourced from Solar (Renewable) energy as committed and try to achieve upto 10% of the total energy demand.
7. No. of Rain water harvesting pit shall be 3 nos. and storage tank of capacity of min. 1 day of total fresh water requirement. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be limited to shallow aquifer. Depth of boring should leave a buffer of atleast 5 m above ground water table.
8. The Environment Management Cell consisting of 01 person as Environment Officer, 01 person as Maintenance In-charge, 01 person for STP, 01 person for RWH and 01 person for Solid waste Collection & disposal shall be created as committed and made functional before commissioning of the proposed development.
9. The PP shall install the gas based generator sets as a first option, hybrid generator sets (with 70 % gas based fuel and 30 % diesel) as a second option. Alternatively the diesel generator sets shall be operated as per extant directions of CPCB/ CAQM guidelines and shall not be operated with due compliances of directions issued under GRAP for Delhi & NCR
10. 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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11. IoT based Flow Meters/ Sensors should be installed to monitor consumption of fresh water as well as treated water and log book for these flow meters be maintained in a regular manner. Flow meters shall be installed at Inlet of STP, outlet of STP, inlet of flushing tanks, inlet of cooling water tanks and reuse line for horticulture purposes and at the outfall/ sewer connection to be provided only for emergency discharge purposes with prior intimation to regulatory authority. Calibration for all the Flow meters shall be maintained on quarterly basis
12. Green building norms should be followed with a minimum 3 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up.
13. Construction & Demolition waste should be disposed of at authorized C&D waste collection centre/ processing unit.
14. Wind- breaker of appropriate height i.e. 1/3rd of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction and demolition work.
15. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of VardhamanKaushik Vs. Union of India & others and Sanjay KulshreshthaVs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration/ self audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.
16. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
17. The cost of Environment Management Plan should be distinctly allocated in the budget of the project and details of the same along with time frame of the implementation should be reported in six monthly monitoring reports.
18. In view of MoEF&CC Office Memorandum No. 21-270/2008-IA.III dated 19.06.2013 read with MoEF&CC Office Memorandum No. 22-154/2015-IA.III dated 10.11.2015, this environmental clearance is granted focusing only on the environment concerns. The project will be regulated by the concerned local Civic Authorities under the provisions of the relevant provisions of the extant MPD-2021, Building Control Regulations and Safety Regulations.
19. The Environmental Clearance is subject to the condition that concerned local civic agencies will give the permission for use/ occupation of the building only after the written assurance of DJB/ New Delhi Municipal Council / other such local civic authority (as the case may be) regarding supply of adequate water for the residents/ occupiers.


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20. Grant of environmental clearance does not necessarily implies that water/ power supply shall be granted to the project and that their proposals for water/ power supply shall be considered by the respective authorities on their merits and decision taking.
21. The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from water/ power supply angle shall be entirely at the cost and risk of the project proponent and SEAC/SEIAA, Delhi shall not be responsible in this regard in any manner.
22. As proposed, fresh water requirement from DJB shall not exceed 41 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DJB/ concerned Authority.
23. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for flushing, AC makeup water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
24. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
25. Energy audit shall be carried out periodically to review energy conservation measures.
26. All sensor/meters based equipments should be calibrated on quarterly basis.
27. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
28. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
29. Exposed roof area and covered parking should be covered with material having high solar reflective index.
30. Building design should cater to the differently-abled citizens.
31. PP shall keep open space unpaved to the maximum extent possible so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
32. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
33. Construction activities will be allowed only during day-time period.
34. Lubrication will be carried out periodically for plant machinery.
35. The tree plantation will be done in the command area of the district center with due permission of Manglam Place Authority.
36. The project proponent shall install scrubber and catalytic convertor for air filtration system in basement.

C. The SEIAA during its meeting dated 10.03.2023 took the following decisions (s):

The SEIAA referred back the case to SEAC for re-examination of tree aspect and water assurances.


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

Agenda No 02

Case No. C-425

Name of the Project	EC for Proposed Business Services Building (I.T. Enabled/Financial/Accounting/Auditing/Book Keeping And Taxation Services) located at Plot No. A-1, Udyog Nagar Industrial Complex, New Rohtak Road, New Delhi by M/s Interwings Decor and Traders Pvt. Ltd.
Project Proponent	Kamaljit Khosla, Director, Interwings Decor And Traders Private Limited, 105, Hemkunt Tower, 6 Rajendra Place, New Delhi, 110008
Consultant	Grass Roots Research & Creation India (P) Ltd.
Proposal No.	SIA/DL/INFRA2/402455/2022
File No.	DPCC/SEIAA-IV/C-425/DL/2022

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Proposed Business Services Building (I.T.Enabled/ Financial/ Accounting/ Auditing/ Book Keeping and Taxation Services) located at Plot No. A-1, Udyog Nagar Industrial Complex, New Rohtak Road, New Delhi by M/s Interwings Decor and Traders Pvt. Ltd.

Initially, M/s Interwings Decor and Traders Pvt Ltd has obtained building plan approval from NDMC vide ID no 10085254 dated 01-05-2021 for built-up area of 19,979.84 sqm out of which 2 Basement and 3 floors has already constructed at site. Now, due to revision in building plans again, built-up area increased to 21,451.11 sqm.

2. The Project is located at **Latitude: 28°40'50.74"N; Longitude: 77°05'25.84"E.**

3. Area Details:

The Total Plot Area of the project is 5,220.97 sqm. The Proposed Total Built-up Area is 21,451.11 sqm. The Proposed FAR Area is 15,562.13-sqm. The Proposed Non FAR Area is 5,888.98 sqm.. The Proposed Ground Coverage is 2082.43sqm. The total no. of Basements will be 2 nos and same already exists at site, there will be no earthwork involved. The total nos. of floors will be 2B+G+6. The total no of expected population is 1713 persons. The Max. Height of the building (upto the terrace level) is 39 m.

4. Water Details:

During Construction Phase, Water requirement during construction phase will be met from recycled water from private water tankers. Wastewater generated during the construction phase will be disposed –off through soak pits.

During Operational Phase, Total Water requirement of the project will be 117 KLD (Domestic water: 73 KLD) which will be met by 40 KLD of Fresh water from Delhi Jal Board. Total Waste water generated from the project will be 65 KLD which will be treated in house STP of 80 KLD capacity. Treated Water from STP will be 59 KLD which will be recycled and reused for Flushing (33 KLD), Green area/ landscape (8

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KLD), HVAC Cooling (18 KLD) and rest of the demand of 18 KLD for HVAC cooling will be sourced through DJB STP.

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

5. Solid Waste Details

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

During the Operation Phase, Total 422 Kg/day of Solid Waste will be generated from the project. Out of which, 153 kg/day Bio-Degradable Waste will be treated inhouse OWC of 120 kg/batch capacity and the manure will be used for landscaping. Non-Biodegradable Waste (Recyclable and Non-Recyclable) generated will be disposed through authorized vendors.

6. Power Details: Total Power requirement will be 1490 kW and will be met from BSES. For Power Back up, 03 Nos. of DG sets of Capacity 2385 KVA (1x1010 + 1x750, 1X625 KVA) will be installed.

7. Parking Facility Details: Total Proposed Parking is 320 ECS (305 ECS in Basement and 15 ECS in open space).

8. Eco-Sensitive Areas Details: Distance of Okhla Wildlife Sanctuary from project site is 23.3 Km SE, and from Asola Wildlife Sanctuary is 22.90 Km SSE.

9. Plantation Details: The proposed Green Area is 1,584.53 sqm. (30.34 % of plot area), and Total no. of trees proposed is 117 nos.

10. Cost Details: Total Cost of the project is Rs 95 Crores (Land Cost + Development Cost).

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

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


(Sarvagya Kumar Srivastava)
Chairman, SEIAA

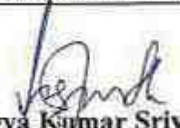

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Member, SEIAA


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	water fit for use in construction.	
3.	Assurance for supply of Treated water of 18 KLD during Operation Phase. PP is required to clarify the arrangement for reusing the aforesaid treated water.	PP has informed that assurance for supply of treated water during Operation Phase has been received from Jal Board, Govt. Of NCT of Delhi, Office of the Executive Engineer (SDW) XII Vide letter no. DJB/EE (SDW) - XII/2022-23/2077 dated 08.12.2022. PP has attached the assurance letter from DJB for supply of treated water,
4.	Revised proposal to make provisioning of Gas based generators.	PP has informed that they will make provision of Gas based generators instead of DG sets. PP has attached the undertaking of the same.
5.	Proportion wise Step Diagram to be provided showing the amount of reduction in net per capita energy demand achieved through (i) Load Reduction Strategies, (ii) Passive Strategies, (iii) Renewables, and (iv) Energy Recovery strategies. At least 2 % of the total energy demand to be sourced from renewables. The capacity and no. of Solar PVs needs to be indicated specifically.	PP has informed that project building is 47% energy efficient than conventional building by adopting Load Reduction, Passive, Renewables and Energy Recover Strategies PP has attached measures taken under Load Reduction, Passive, Renewables and Energy Recover Strategies.
6.	Copy of sanctioned building plan of existing construction along with a comparative area statement for the enhanced built-up area proposed and superimposed drawing indicating the proposed amendment.	PP has informed that the existing BUA = 19,979.84 m2 as per the approved building plan which was approved by NDMC vide ID no. 10099744 dated 23-04-2022. PP has attached the copy of sanctioned building plan of existing construction PP has attached comparative area statement for the enhanced built-up area proposed.
7.	Building Plan approval from the concerned agencies, DUAC with	PP has informed that building plan approval from the concerned agencies is in process,

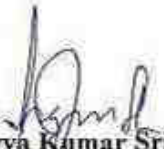
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	enhanced built-up area.	DUAC is not required as per MCD civic center.																																	
8.	Power supply assurance from TPDDL/ BSES.	PP has attached BSES bill for December 2021.																																	
9.	Proportion wise Step Diagram showing the amount of reduction in net Per Capita Water Demand achieved through (1) Each Demand reduction strategy (eg. Low flow fixtures, Xeriscaping etc.), (2) Recycling and Reuse.	<p>PP has attached revised water mass balance after water conservation measures which is as follows:</p> <p>During Operation Phase (After taking conservation measures):</p> <table border="1"> <thead> <tr> <th>S.No.</th> <th>Particulars</th> <th>Quantity</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Total Water Requirement</td> <td>93 KLD</td> </tr> <tr> <td>2.</td> <td>Fresh Water Requirement (Source: DJB)</td> <td>15 KLD</td> </tr> <tr> <td>3.</td> <td>Treated Water Requirement</td> <td>78 KLD</td> </tr> <tr> <td></td> <td>Flushing</td> <td>34 KLD</td> </tr> <tr> <td></td> <td>Horticulture</td> <td>8 KLD</td> </tr> <tr> <td></td> <td>HVAC</td> <td>36 KLD</td> </tr> <tr> <td>4.</td> <td>Treated Water from Rohini STP</td> <td>37 KLD</td> </tr> <tr> <td>5.</td> <td>Treated Water Generated</td> <td>41 KLD</td> </tr> <tr> <td>6.</td> <td>Waste Water Generated</td> <td>46 KLD</td> </tr> <tr> <td>7.</td> <td>STP Capacity</td> <td>60 KLD</td> </tr> </tbody> </table>	S.No.	Particulars	Quantity	1.	Total Water Requirement	93 KLD	2.	Fresh Water Requirement (Source: DJB)	15 KLD	3.	Treated Water Requirement	78 KLD		Flushing	34 KLD		Horticulture	8 KLD		HVAC	36 KLD	4.	Treated Water from Rohini STP	37 KLD	5.	Treated Water Generated	41 KLD	6.	Waste Water Generated	46 KLD	7.	STP Capacity	60 KLD
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10.	Proposal for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.	PP has informed that they will install CO2 Gas detector, Combustible Gas detector, Toxic/ Oxygen Gas detector.																																	


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(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

11.	Revised EMP (Environment Management Plan) for dust mitigation measures during construction as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others/ CAQM Directions issued time to time including registration on Dust Pollution Control Self-Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.	PP has attached Revised EMP.
12.	Latest Site Photographs.	PP has attached latest site photographs from all sides with outside and inside specifically marked.
13.	PP required to submit traffic study of the area.	PP has attached traffic study of the area.
14.	<p>Site Tree Report indicating</p> <ol style="list-style-type: none"> Existing trees Trees to be saved Trees proposed to be cut Trees proposed to be transplanted on site Trees proposed to be transplanted off-site 	<p>PP has informed there are 2 nos. of trees viz. Ficus religiosa existing within the project premises.</p> <p>Certain trees viz. Ficus virens, Azadirachta indica, Ficus religiosa are existing just outside the site boundary.</p> <p>Site Tree Report is as follows:</p> <ol style="list-style-type: none"> Existing trees: 2 trees Trees to be saved: 2 trees Trees proposed to be cut: Nil Trees proposed to be transplanted on site: Nil Trees proposed to be transplanted off-site: Nil


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		PP has attached Landscape Plan showing existing tree mapping with list of existing trees.
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After due deliberations, the SEAC in its 121st Meeting held on 22.12.2022, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which has been responded back by the project proponent on 26.01.2023 vide letter dated 14.01.2023 which is as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 22.12.2022	Reply dated 14.01.2023 submitted on 26.01.2023
1.	The PP is required to submit the authorization of the company engaged to supply STP treated water from DJB/ authorized sources during construction phase.	<p>PP has informed that for the earlier/existing construction (BUA = 19,979.84 sqm) of project, they had used STP treated water which was supplied by a Private Water Tanker - Aggarwal Water Company.</p> <p>PP has informed that for the remaining construction (BUA = 1471.27 sqm), we have received assurance from DJB for supply of STP treated water from Sector 25 Rohini STP.</p> <p>PP has attached copy of the DJB assurance letter dated 08.12.2022 for the same</p> <p>PP has also informed that as per the condition of DJB assurance, they have to make their own arrangement for transportation of water. Therefore, they have made an agreement with a Private Water Tanker agency.</p> <p>PP has attached copy of the agreement signed with the Private Water Tanker agency for supply of treated water.</p>
2.	PP is required to confirm the mechanism to be adopted for making this water fit for use in construction	PP has informed that they will test the quality of STP treated water supplied by DJB through an NABL accredited lab.


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	purpose.	PP has also informed that in case the quality of STP treated water supplied by DJB does not meet the prescribed standards, they will further treat it to make it fit for use in construction.
3.	PP is required to submit the power supply assurance or the letter submitted for the proposed development.	PP has attached the power supply assurance letter dated 20.12.2022 received from BSES for the proposed project.
4.	The Capital and Recurring cost of EMP with inclusion of cost of environmental monitoring.	PP has attached revised cost of EMP during construction phase & operation phase which is as follows: During Construction phase, Capital cost will be 40.0 Lacs and Recurring cost will be 11.7 Lacs/ annum. During Operation phase, Capital cost will be 144.0 Lacs and Recurring cost will be 49.5 Lacs/ annum.
5.	Revised EMP (Environment Management Plan) for dust mitigation measures during construction as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others/ CAQM Directions issued time to time including registration on Dust Pollution Control Self-Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.	PP has attached revised EMP (Environment Management Plan). PP has informed that they have done registration on Dust pollution control Self-assessment Portal. PP has attached a snapshot of the same.
6.	Proposal for solar energy utilization to achieve atleast 10 % of power load	PP has informed that depending on the availability of roof top area, they propose to


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	requirement.	<p>meet 5.03% of power requirement (80 KW) through solar energy. No. of solar panels proposed are 204 nos which will be installed in 433 sqm area.</p> <p>PP has attached details of solar PV backup calculation and terrace floor plan depicting location of solar panels.</p>																		
7.	<p>Fresh proposal for deployment of minimum 04 nos. of Anti-Smog Guns with the fresh estimation of the water requirement taking into account that ASG uses 40-250 litre of water per minute depending upon the nozzle used as per guidelines of ASG and CAQM directions.</p>	<p>PP has attached total water demand during construction phase considering the deployment of Anti-Smog Guns.</p> <p>The details of water demand during construction phase is as follows:</p> <table border="1" data-bbox="808 667 1312 1428"> <thead> <tr> <th>Activity</th> <th>Quantity</th> <th>Source</th> </tr> </thead> <tbody> <tr> <td>Construction activities</td> <td>18.75 KLD</td> <td>DJB STP</td> </tr> <tr> <td>Anti-Smog guns</td> <td>16.2 KLD</td> <td>Fresh water supplied through tanker</td> </tr> <tr> <td>Drinking water</td> <td>1 KLD</td> <td>Fresh water supplied through tanker</td> </tr> <tr> <td>Flushing water requirement</td> <td>2 KLD</td> <td>DJB STP</td> </tr> <tr> <td>Total Water Requirement</td> <td colspan="2">~38 KLD</td> </tr> </tbody> </table>	Activity	Quantity	Source	Construction activities	18.75 KLD	DJB STP	Anti-Smog guns	16.2 KLD	Fresh water supplied through tanker	Drinking water	1 KLD	Fresh water supplied through tanker	Flushing water requirement	2 KLD	DJB STP	Total Water Requirement	~38 KLD	
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8.	Revised landscape plan with	PP has attached landscape plan with details																		


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demarcated green area with soft green area. Landscape details to be provided with a measured impact on the micro-climate. Green area should be demarcated as per building bye laws with due demarcation of tree plantation. Further, wherever tree plantation being done/ proposed, tree-pit size of 6' x 6' / tree to be adopted as permeable surface of the tree.	of break-up of soft green and hard green area, plantation list, etc.												
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	PP has informed that landscape plan has been prepared considering the micro climate of area. Details of the same has been enclosed by the PP.												

B. After due deliberations, the SEAC in its 123rd Meeting held on 01.02.2023 recommended as follows:

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

1. Treated water of DJB STP should be used for construction purposes with tertiary treatment of treated water of DJB STP to ensure it is fit for construction use.
2. The project proponent shall adhere to the total water requirement – 93 KLD, Fresh water requirement – 15 KLD, Treated water requirement – 78 KLD (for recycling in flushing – 34 KLD, Gardening 8 KLD, HVAC – 36 KLD).
3. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs.40 Lacs and recurring cost of Rs. 11.7 Lacs/ year during construction phase and capital cost of Rs. 144 Lacs and recurring cost of Rs. 49.5 Lacs/ year during operation phase.
4. Formal approval shall be taken from the DJB/CGWA for any ground water abstraction


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- of dewatering. The project proponent shall adopt suitable measures for controlling ground water backing up around basements.
5. At least 7 % of the total energy demand to be sourced from Solar (Renewable) energy as committed and try to achieve upto 10% of the total energy demand by utilizing 433 sqm area at roof top.
 6. No. of Rain water harvesting pit shall be 3 nos. and storage tank of capacity of min. 1 day of total fresh water requirement. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be limited to shallow aquifer. Depth of boring should leave a buffer of atleast 5 m above ground water table.
 7. PP shall install gas based generators as committed.
 8. The Environment Management Cell consisting of atleast 01 person as Site Manager, 01 person as Site Environmental coordinator, 01 sullage disposal operator, 01 greenbelt development incharge shall be created as committed and made functional before commissioning of the proposed development.
 9. Minimum 1 tree for every 80 Sq. Mt of plot area (72 nos) should be planted within the project site.
 10. 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.
 11. IoT based Flow Meters/ Sensors should be installed to monitor consumption of fresh water as well as treated water and log book for these flow meters be maintained in a regular manner. Flow meters shall be installed at Inlet of STP, outlet of STP, inlet of flushing tanks, inlet of cooling water tanks and reuse line for horticulture purposes and at the outfall/ sewer connection to be provided only for emergency discharge purposes with prior intimation to regulatory authority. Calibration for all the Flow meters shall be maintained on quarterly basis
 12. Green building norms should be followed with a minimum 3 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up.
 13. Construction & Demolition waste should be disposed of at authorized C&D waste collection centre/ processing unit.
 14. Wind- breaker of appropriate height i.e. 1/3rd of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction and demolition work.
 15. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of VardhamanKaushik 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-


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- Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10.
16. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
 17. The cost of Environment Management Plan should be distinctly allocated in the budget of the project and details of the same along with time frame of the implementation should be reported in six monthly monitoring reports.
 18. In view of MoEF&CC Office Memorandum No. 21-270/2008-IA.III dated 19.06.2013 read with MoEF&CC Office Memorandum No. 22-154/2015-IA.III dated 10.11.2015, this environmental clearance is granted focusing only on the environment concerns. The project will be regulated by the concerned local Civic Authorities under the provisions of the relevant provisions of the extant MPD-2021, Building Control Regulations and Safety Regulations.
 19. The Environmental Clearance is subject to the condition that concerned local civic agencies will give the permission for use/ occupation of the building only after the written assurance of DJB/ New Delhi Municipal Council / other such local civic authority (as the case may be) regarding supply of adequate water for the residents/ occupiers.
 20. Grant of environmental clearance does not necessarily implies that water/ power supply shall be granted to the project and that their proposals for water/ power supply shall be considered by the respective authorities on their merits and decision taking.
 21. The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from water/ power supply angle shall be entirely at the cost and risk of the project proponent and SEAC/SEIAA, Delhi shall not be responsible in this regard in any manner.
 22. As proposed, fresh water requirement from DJB shall not exceed 15 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DJB/ concerned Authority.
 23. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for flushing, AC makeup water and gardening.
 24. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
 25. Energy audit shall be carried out periodically to review energy conservation measures.
 26. All sensor/meters based equipments should be calibrated on quarterly basis.
 27. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
 28. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
 29. 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:

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30. Exposed roof area and covered parking should be covered with material having high solar reflective index.
31. Building design should cater to the differently-abled citizens.
32. PP shall keep open space unpaved to the maximum extent possible so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
33. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
34. Construction activities will be allowed only during day-time period.
35. Lubrication will be carried out periodically for plant machinery

The SEIAA during its meeting dated 10.03.2023 took the following decisions (s):

The SEIAA referred back the case to SEAC for re-examination of tree aspect and water assurances.


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Agenda No: 03

Case No. 432

Name of the Project	Construction of Multi-Specialty "Mahavir Hospital" at Sector-14(extn), Rohini, Delhi-110085
Project Proponent	Mahasati Mohan Devi Jain Shikshan Samiti
Consultant	Perfact Enviro Solutions Pvt Ltd
Proposal No.	SIA/DL/INFRA2/402720/2022
File No.	DPCC/SEIAA-IV/C-432/DL/2022

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Proposed Multi-Specialty Hospital" Mahavir Hospital", Rohini by M/s Mahasati Mohan Devi Jain Shikshan Samiti.
2. The Project is located at **Latitude: 28°42'21.06"N; Longitude: 77° 7'45.87"E.**

3. Area Details:

The Total Plot Area of the project is 4046.8 sqm. The Proposed Total Built-up Area is 28732.07 sqm. The Proposed FAR Area is 13820.25 sqm. The Proposed Ground Coverage is 1369.63 sqm. Existing Built-up area of 2020 sqm will be demolished. Total no. of expected population will be 2597 persons. Total no. of towers will be 1. The no. of beds will be- IPD Beds: 284, Transit Beds: 6, Day care beds: 75. Maximum No. of Floors will be 3 B+G+13. The maximum height of the building will be 63 m.

4. Water Details:

During Construction Phase, Total water requirement will be 18 KLD out of which water required for construction activity will be approx. 11 KLD which will be taken from treated water from STP and pre-treatment will be provided to the STP treated water at the site. The Remaining 7 KLD will be taken from the tanker supply

During Operational Phase, Total Water requirement of the project will be 327 KLD which will be met by 147 KLD of Fresh water from DJB and 180 KLD treated water from in house STP. Waste water from Laundry and Labs will be 14 KLD will be treated in ETP capacity of 21 KLD and which will further treated in in-house STP. Total Waste water generated from the project will be 192 KLD which will be treated in house STP of 240 KLD capacity. Treated Water from STP will be 180 KLD which will be recycled and reused for Flushing (77 KLD), Cooling (98 KLD), Gardening (5 KLD).

For Rain Water Harvesting (RWH), 1 pit and 2 Storage tanks will be provided.

5. Solid Waste Details

During Construction Phase, total solid waste generation will be 15 kg/day. The debris of C&D material will be used in backfilling, roads etc. & rest will be sent to authorized C&D waste management site at Burari.

During the Operation Phase, Approx. 940 Kg/day of Solid Waste will be generated from the project. Out of which, the Biodegradable waste (564 kg/day) will be subjected to

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composting by organic waste converter. The Non-Recyclable waste (139.4 kg/day) and Plastic waste (92 kg/day) will be disposed through Govt. approved agency. The Bio-Medical waste will be 140 kg/day which will be given to approved agency.

01 Nos. of OWC of capacity 170 Kg/batch (4 batches/day/OWC) will be installed.

6. Power Details

During Operation Phase, Total Power requirement will be 1505.12 kW which will be met by the NDMC. For Power Back up, Hybrid DG sets of Capacity 2 x 1250 kVA will be installed.

2% of total energy consumption (i.e 30 kW) will be met through renewable energy.

7. **Parking Facility Details:** Total Proposed Parking is 327 ECS.

8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 22.09 Km and from Asola Wildlife Sanctuary is 24.30 Km.

9. **Plantation Details:** The proposed Green Area is 404.68 sqm (10 % of plot area). There are 33 no. of trees existing at site out of which 6 will be cut/ felled and rest shall be transplanted. Total no. of proposed trees is 60 nos. within project site

10. **Cost Details:** Total Cost of the project is Rs 153 crores.


After due deliberations, the SEAC in its 120th Meeting held on 09.12.2022, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which has been responded back by the project proponent on 17.12.2022 vide letter dated 17.12.2022 which is as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 09.12.2022	Reply dated 16.01.2023 submitted on 24.01.2023
1.	Water assurance from DJB for meeting the quantum of water supply during operational phase.	PP has informed that they have received NOC in the OBPS from DJB vide letter no. DJB/EE (M)-34/2022/325 dated 05.12.2022. PP has attached letter dated 05.12.2022 received from DJB. PP has also attached letters dated 29.11.2022 of DJB regarding NOC and calculation of sewage discharge and IFC charges for the proposed project.
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.	PP has informed that during construction phase the water requirement of 15 KLD will be met by outsourced STP treated water from sector-25 Rohini. PP has informed that request letter has been submitted for the same on 06.10.2022. PP has attached characteristics of STP


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(K.S. Jayachandran)
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		treated water and standards for construction water.												
3.	Site tree report as per clause 4(1) of Tree Transplantation Policy, 2020.	<p>PP has informed that as per clause 4(1) of Tree Transplantation Policy, 2020, site survey has been done and following are the details of existing trees.</p> <table border="1"> <tr> <td>Total no. of existing trees at site</td> <td>33 nos.</td> </tr> <tr> <td>No. of trees to be transplanted outside the site.</td> <td>18 nos.</td> </tr> <tr> <td>No. of trees to be transplanted within the site.</td> <td>10 nos.</td> </tr> <tr> <td>No. of trees retained at site.</td> <td>5 nos.</td> </tr> <tr> <td>Trees to be cut from site</td> <td>Nil</td> </tr> <tr> <td>Compensatory Plantation</td> <td>180 nos.</td> </tr> </table>	Total no. of existing trees at site	33 nos.	No. of trees to be transplanted outside the site.	18 nos.	No. of trees to be transplanted within the site.	10 nos.	No. of trees retained at site.	5 nos.	Trees to be cut from site	Nil	Compensatory Plantation	180 nos.
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Compensatory Plantation	180 nos.													
4.	Revised proposal for installation of gas based generator sets as discussed during presentation.	PP has informed that Gas based generators will be installed instead of DG sets.												
5.	Technical details of proposed ETP in addition to STP.	PP has attached technical details of proposed ETP in addition to STP.												
6.	Pollution load and abatement plan during construction and operation phase for point and non-point sources with detailed calculation.	PP has attached calculation details of pollution load and abatement plan during construction and operation phase for point and non-point sources.												
7.	Revised Solid Waste generation figure with revised estimation of STP Sludge.	<p>PP has attached revised solid waste generation figures which are as follows:</p> <table border="1"> <thead> <tr> <th>Type of waste</th> <th>Quantity</th> </tr> </thead> <tbody> <tr> <td>Biodegradable</td> <td>564 kg/day</td> </tr> </tbody> </table>	Type of waste	Quantity	Biodegradable	564 kg/day								
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(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA


		<table border="1"> <tr> <td>Non-Biodegradable waste</td> <td>376 kg/day</td> </tr> <tr> <td>Bio-Medical Waste</td> <td>140 kg/day</td> </tr> <tr> <td>Total Waste</td> <td>1080 kg/day</td> </tr> </table> <p>PP has informed that they will install 2-OWCs of 170 kg/batch capacity each.</p>	Non-Biodegradable waste	376 kg/day	Bio-Medical Waste	140 kg/day	Total Waste	1080 kg/day
Non-Biodegradable waste	376 kg/day							
Bio-Medical Waste	140 kg/day							
Total Waste	1080 kg/day							
8.	Dewatering aspect needs to be deliberated in view of high ground water table.	PP has attached dewatering undertaking.						
9.	Plan for handling/ disposal of excavated earth and construction & demolition waste.	PP has attached DJB letter for disposal of excavated earth and construction & demolition waste.						
10.	Revised solar energy utilization to achieve atleast 10 % of power load requirement.	<p>PP has informed that they will provide 9 % of the total power load through renewables resources i.e. 133.61 kW.</p> <p>PP has attached terrace plan showing location of solar panels.</p>						
11.	Revised landscape plan with demarcated green area with soft green area. Open area should be demarcated as per building bye laws and minimum 20% of the open spaces as required by the building bye laws should be kept as pervious and green area should be increased upto 25 % of plot area and wherever deemed necessary PP to provide grass pavers of suitable type and strength to increase water permeable area as well as to allow fire tender movement. Further, wherever tree plantation being done/ proposed, tree-pit size of 6' x 6' / tree to be adopted as permeable surface of the tree.	PP has attached revised landscape plan with demarcated green area with soft green area.						
12.	Proposal for a provision of toxic gas (Combustible gas, Carbon dioxide and	PP has informed that they will provide toxic gas (Combustible gas, Carbon dioxide and						



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	Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.	Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.														
13.	Outlet Parameters of proposed STP during operation phase needs to be revisited in order to check the feasibility of its reuse in flushing, horticulture etc.	PP has attached outlet parameters of proposed STP.														
14.	Specify name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters.	<p>PP has attached details of Environment Management Cell which will be under supervision of Administrative officer.</p> <p>The composition of Environment Management Cell is as follows:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Designation</th> <th>No. of Persons</th> </tr> </thead> <tbody> <tr> <td>Environment Officer</td> <td>01</td> </tr> <tr> <td>Air management Incharge</td> <td>01</td> </tr> <tr> <td>STP & RWH persons</td> <td>01</td> </tr> <tr> <td>Solid waste Collection & disposal person</td> <td>01</td> </tr> <tr> <td>Fire & Safety persons</td> <td>01</td> </tr> <tr> <td>Total</td> <td>05</td> </tr> </tbody> </table>	Designation	No. of Persons	Environment Officer	01	Air management Incharge	01	STP & RWH persons	01	Solid waste Collection & disposal person	01	Fire & Safety persons	01	Total	05
Designation	No. of Persons															
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Fire & Safety persons	01															
Total	05															
15.	Revised cost of EMP needs to be submitted as the same does not include the recurring cost during construction phase. PP is required to submit the Capital and Recurring cost of EMP with inclusion of cost of environmental monitoring during construction & operation phase.	<p>PP has attached revised cost of EMP during construction phase & operation phase which is as follows:</p> <p>During Construction phase, Capital cost will be 33.0 Lacs and Recurring cost will be 8.3 Lacs/ annum.</p>														


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 Member Secretary, SEIAA


		During Operation phase, Capital cost will be 150.0 Lacs and Recurring cost will be 13.5 Lacs/ annum.
16.	Building height clearance from AAI for the proposed building height.	PP has attached Height clearance letter dated 17.10.2022 from AAI for the proposed building height.
17.	Revised parking proposal to achieve 30 % of the ECS for electric vehicle. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.	PP has informed that they will provide 30 % of the total parking for electric vehicles. PP has also informed that provision will be made to allow extension of electric charging facility to all parking slots in the future.

B. After due deliberations, the SEAC in its 123rd Meeting held on 01.02.2023 recommended as follows:

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

1. Treated water of DJB STP should be used for construction purposes with tertiary treatment of treated water of DJB STP to ensure it is fit for construction use.
2. The project proponent shall adhere to the total water requirement – 327 KLD, Fresh water requirement – 147 KLD, Treated water requirement – 180 KLD (for recycling in Flushing (77 KLD), Cooling (98 KLD), Gardening (5 KLD).
3. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs.33 Lacs and recurring cost of Rs. 8.3 Lacs/ year during construction phase and capital cost of Rs. 150 Lacs and recurring cost of Rs. 13.5 Lacs/ year during operation phase.
4. Formal approval shall be taken from the DJB/CGWA for any ground water abstraction of dewatering. The project proponent shall adopt suitable measures for controlling ground water backing up around basements.
5. At least 9 % (i.e. 133.61 kW) of the total energy demand to be sourced from Solar (Renewable) energy as committed and try to achieve upto 10% of the total energy demand.
6. No. of Rain water harvesting pit shall be 1 nos. and storage tank of capacity of min. 1 day of total fresh water requirement. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be

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- limited to shallow aquifer. Depth of boring should leave a buffer of atleast 5 m above ground water table.
7. PP shall install gas based generators as committed.
 8. The Environment Management Cell consisting of 01 Environment Officer, 01 Air management Incharge, 01 person for STP & RWH, 01 person for Solid waste Collection & disposal, 01 person for Fire & Safety shall be created as committed and made functional before commissioning of the proposed development.
 9. Minimum 1 tree for every 80 Sq. Mt of plot area (60 nos) should be planted within the project site.
 10. 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.
 11. IoT based Flow Meters/ Sensors should be installed to monitor consumption of fresh water as well as treated water and log book for these flow meters be maintained in a regular manner. Flow meters shall be installed at Inlet of STP, outlet of STP, inlet of flushing tanks, inlet of cooling water tanks and reuse line for horticulture purposes and at the outfall/ sewer connection to be provided only for emergency discharge purposes with prior intimation to regulatory authority. Calibration for all the Flow meters shall be maintained on quarterly basis
 12. Green building norms should be followed with a minimum 4 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up.
 13. Construction & Demolition waste should be disposed of at authorized C&D waste collection centre/ processing unit.
 14. Wind- breaker of appropriate height i.e. 1/3rd of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction and demolition work.
 15. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of VardhamanKaushik Vs. Union of India & others and Sanjay KulshreshthaVs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration/ self-audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.
 16. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
 17. The cost of Environment Management Plan should be distinctly allocated in the budget of the project and details of the same along with time frame of the implementation should be reported in six monthly monitoring reports.


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18. In view of MoEF&CC Office Memorandum No. 21-270/2008-IA.III dated 19.06.2013 read with MoEF&CC Office Memorandum No. 22-154/2015-IA.III dated 10.11.2015, this environmental clearance is granted focusing only on the environment concerns. The project will be regulated by the concerned local Civic Authorities under the provisions of the relevant provisions of the extant MPD-2021, Building Control Regulations and Safety Regulations.
19. The Environmental Clearance is subject to the condition that concerned local civic agencies will give the permission for use/ occupation of the building only after the written assurance of DJB/ New Delhi Municipal Council / other such local civic authority (as the case may be) regarding supply of adequate water for the residents/ occupiers.
20. Grant of environmental clearance does not necessarily implies that water/ power supply shall be granted to the project and that their proposals for water/ power supply shall be considered by the respective authorities on their merits and decision taking.
21. The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from water/ power supply angle shall be entirely at the cost and risk of the project proponent and SEAC/SEIAA, Delhi shall not be responsible in this regard in any manner.
22. As proposed, fresh water requirement from DJB shall not exceed 147 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DJB/ concerned Authority.
23. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for flushing, AC makeup water and gardening.
24. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
25. Energy audit shall be carried out periodically to review energy conservation measures.
26. All sensor/meters based equipments should be calibrated on quarterly basis.
27. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
28. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
29. 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.
30. Exposed roof area and covered parking should be covered with material having high solar reflective index.
31. Building design should cater to the differently-abled citizens.
32. PP shall keep open space unpaved to the maximum extent possible so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.


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33. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
34. Construction activities will be allowed only during day-time period.
35. Lubrication will be carried out periodically for plant machinery.
36. Bio medical waste should be segregated separately to ensure that no bio medical waste leachate should enter in the Rain water harvesting system.
37. Advanced oxidation process should be used in STP and ETP to ensure proper treatment of drug residues and its metabolites.
38. PP shall adopt proper management strategy for Bio-medical waste/ Liquid effluent as per Bio-Medical Waste Management Rules, 2016 and relevant guidelines of MoEF&CC/ CPCB.

C. The SEIAA during its meeting dated 10.03.2023 took the following decisions (s):

The SEIAA referred back the case to SEAC for re-examination of tree aspect and water assurances.


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Member, SEIAA


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Member Secretary, SEIAA

Agenda 04

Case No C-441

Name of the Project	EC for Proposed MCD Office Building (Phase -I and Phase - II) Situated at Plot No. 02, Sector-11, City Centre, Dwarka, New Delhi-110049
Project Proponent	N.K. Jain, Executive Engineer (PR) NGZ, Room No. 207, 2nd Floor, MCD, Zonal Office, Building Near Dhansa Stand, Nazafgarh, New Delhi-110043
Proposal No.	SIA/DL/INFRA2/408287/2022
File No.	DPCC/SEIAA-IV/C-441/DL/2023

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Proposed MCD Office Building (Phase -I and Phase - II) Situated at Plot No. 02, Sector-11, City Centre, Dwarka, New Delhi-110049 by M/s Municipal Corporation Delhi (MCD), New Delhi

2. The Project is located at **Latitude: 28°35'11.317"N; Longitude: 77°3'6.129"E**

3. Area Details:

The Total Plot Area of the project is 9649.20 sqm. The Proposed Total Built-up Area (FAR + Non-FAR) is 85082 sqm. The Proposed Ground Coverage is 2848 sqm. The total no. of Basements will be 3 nos. The total nos. of floors will be 3B+S+G+15. The total no of expected population for phase I is ~3226 persons and for phase II is 2993 persons. The max. height of the building is approx. 66 m.

4. Water Details:

During Construction Phase, Total water requirement will be 21 KLD out of which 12 KLD water will be sourced through treated water from nearby STP for construction activities and 9 KLD water will be used for domestic purposes which will be purchased. Around 7.2 KLD of waste water will be generated which will be disposed of via a septic tank followed by soak pits.

During Operational Phase for Phase-I, Total Water requirement of the project will be 124 KLD which will be met by 59 KLD of Fresh water from DJB and 65 KLD of Treated water to be met from in house STP. Total Waste water generated will be 97 KLD which will be treated in-house STP of 160 KLD capacity. Treated Water from in house STP will be 78 KLD which will be recycled and reused for Flushing (50 KLD), Horticulture (15 KLD) and remaining treated water (13 KLD) will be discharged to the other construction activity.

During Operational Phase for Phase-II, Total Water requirement of the project will be 96 KLD which will be met by 52 KLD of Fresh water from DJB and 44 KLD of Treated water to be met from in house STP. Total Waste water generated will be 86 KLD which will be treated in-house STP of 160 KLD capacity. Treated Water from in house STP will be 69 KLD which will be recycled and reused for Flushing (44 KLD) and remaining treated water (25 KLD) will be discharged to the other construction activity.

Number of Rain Water Harvesting (RWH) Pits proposed is 4 nos.


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Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

5. **Solid Waste Details**

During Construction Phase, C&D waste will be used for refilling and landscaping of the project site. Solid waste generation will be approx. 24 kg/day comprising of bio-degradable and non-biodegradable which will be managed as per the Solid Waste Management Rule 2016.

During the Operation Phase for Phase I, Total 532 kg/day of Solid Waste will be generated from the project. Out of which, Bio-Degradable Waste generated will be 213 kg/day which will be treated in OWC and Non-Biodegradable Waste generated will be 319 kg/day which will be disposed through govt. approved agency/recyclers. E-Waste generated from the project will be 0.5 kg/day.

During the Operation Phase for Phase II, Total 494 kg/day of Solid Waste will be generated from the project. Out of which, Bio-Degradable Waste generated will be 198 kg/day which will be treated in OWC and Non-Biodegradable Waste generated will be 296 kg/day which will be disposed through govt. approved agency/recyclers. E-Waste generated from the project will be 0.5 kg/day.

OWC of 400 kg/day capacity will be installed.

6. **Power Details**

During Operation Phase for Phase I, Total Power requirement will be 3196 KVA which will be supplied by BSES. For Power Back up, 2 x 750 kVA GG Sets will be installed.

During Operation Phase for Phase II, Total Power requirement will be 3494 KVA which will be supplied by BSES. For Power Back up, 2 x 1000 kVA GG Sets will be installed.

Solar power Panel of approx. 1% of total power consumption i.e. 66.96 KW will be used as renewal source of energy

7. **Parking Facility Details:** Total Proposed Parking is 521 ECS.

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

9. **Plantation Details:** The proposed Green Area is 3118.2 m² (32.31% of plot area). Total no. of trees proposed is 121 nos. At present there are no trees present at site.

10. **Cost Details:** Total Cost of the project is Rs. 568 crores (Phase I: 368 crores and Phase II 200 crores).

B. After due deliberations, the SEAC in its 123rd meeting held on 01.02.2023 recommended as follows:

SEAC recommended to delist/ reject the proposal for re-submission of the revised application in consonance with plan approved by MCD.

C. The SEIAA during its meeting dated 10.03.2023 took the following decisions (s):

SEIAA approved the recommendation of SEAC to delist the proposal for re-submission of the revised application in consonance with plan approved by MCD.

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Member, SEIAA


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Member Secretary, SEIAA

Agenda: 05

Case No C-417 (TOR)

Name of the Project	Amendment in EC for Masjid Moth Campus of AIIMS Hospital at Masjid Moth, New Delhi
Project Proponent	Mr. Deepak Bhutale, Executive Engineer C III, M/s All India Institute of Medical Sciences (AIIMS), Ansari Nagar, New Delhi
Consultant	M/s Grass Roots Research & Creation India (P) Ltd.
Proposal No.	SIA/DL/MIS/76139/2022 dated 26.08.2022
File No.	DPCC/SEIAA-IV/C-417(TOR)/DL/2022

A. Details of the Proposed Project are as under:

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

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

Now, due to certain modifications in the project Amendment in EC is being proposed by M/s All India Institute of Medical Sciences (AIIMS). The plot area will remain the same i.e.1,29,499.52 sqm; the Built up area will decrease from 3,39,368.9 sqm to 3,01,275.92sqmand No. of Beds will reduce from 1000 beds to 825 beds.

The validity of earlier EC was expired on 12.08.2019 and the construction of the project continued at site after expiry of EC which is yet to be completed. The Existing Built-up Area which has already been constructed is 2,89,425.92 sqm and approx. 11,850 sqm is yet to be completed. PP has now applied for EC/ToR considering it as **violation case.**

2. The Project is located at **Latitude: 21°20'49.75"N Longitude: 83°39'49.09" E.**

3. Area Details:

The Total Plot Area of the project will remain the same i.e. 1,29,499.52 sqm and The Total Built-up Area of the project will decrease from 3,39,368.9 sqm(as per previous EC dated 13.08.2012) to 3,01,275.92 sqm. The FAR of the project will increase from 1,77,154.52sqm to 1,84,754.79sqm and the Non-FAR area will decrease from 1,62,214.38sqm to 1,16,621.12sqm. The revised no. of blocks will be 11 nos.i.e. Dining and Parking Block (2B+G+2 Floors), Surgical Block (3B+G+8 Floors), Hostel-1 (B+G+10 Floors), Hostel-2 (B+G+10 Floors), Hostel-3 (2B+G+5 Floors), OPD Block (3B+G+8 Floors), Mother and Child Block (3B+G+8 Floors), Basement parking (3B+ G Floors), National Centre for Ageing (NCA)/Geriatric Block (3B + G + 9 Floors), Service Block (B+ G + 9 Floors), Hostel-4 Block (B + G + 10 Floors). The no. of levels of

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Member Secretary, SEIAA

basement will be 3 levels of basement. The number of beds will decrease from 1000 nos. to 825 nos. and the projected revised population is 17,823.

4. **Water Details:**

During Construction Phase, Water requirement was met from STP treated water and waste water generated was disposed off through soak pits.

During Operational Phase (after amendment), Total Water requirement of the project will be 1577.51 KLD which will be met by 845.5 KLD of Fresh water from DJB and 732.5 KLD of Treated water (637 KLD from in house STP and 95.5 KLD outsourced). Total Waste water generated will be 930.5 KLD, out of which 708 KLD of waste water will be treated in in-house STP of 2000 KLD capacity and 222.5 KLD of waste water from IPD, OPD, OT, Blood Bank & Lab will be treated in in-house ETP of 245 KLD capacity. Treated Water from STP will be 637 KLD which will be recycled and reused for Flushing (247 KLD), Horticulture (79.5 KLD), HVAC Cooling (310.5 KLD). In addition to 310.5 KLD treated water to be used for HVAC Cooling, 95.5 KLD of treated water will be outsourced from external agency for using in HVAC Cooling. Treated water from ETP i.e. 200.25 KLD will be discharged into DJB Drain.

30 number of Rainwater harvesting pits are proposed within the project site.

5. **Solid Waste Details**

During the Operation Phase (after amendment), Approx. 4922 kg/day of Solid Waste will be generated from the project which will be segregated into biodegradable, recyclable, hazardous and biomedical waste. Bio-Degradable Waste will be treated in House OWC of 120 kg/ batch capacity and compost generated will be used as manure. Non-Biodegradable Waste (Recyclable and Non-Recyclable) will be disposed through approved Recyclers. Biomedical waste generated will be 247.5 kg/day which will be stored within site as per rules and disposed through an approved agency. Hazardous waste will be disposed through an authorized vendor as per norms. Landscape waste generated will be 2 kg/day which will be composted and will be used for gardening purposes.

6. **Power Details:**

During Operation Phase (after amendment), Total Power requirement will be approx. 15,127 kW and will be supplied from BSES Rajdhani. For Power Back up, 13 no. of DG sets of 10,530 kVA combine capacity (4x625 kVA+3x1250 kVA+2x1010 kVA+2x750 kVA+2x380 kVA) will be installed.

7. **Parking Facility Details:**

After amendment, Total proposed parking has been revised to 3400 ECS.

8. **Eco-Sensitive Areas Details:**

Distance of Asola Wildlife Sanctuary from project site is 7.5 Km S and Okhla Wildlife Sanctuary is 7.8 km E.

9. **Plantation Details:**


The proposed Green Area is 39,756.35 sqm. Total no. of trees proposed is 500 nos.

10. **Cost Details:** Total revised cost of the project after amendment will be Rs. 1001.39 Crores.

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


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

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

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


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

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

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

After due deliberations, the SEAC in its 121st meeting held on 22.12.2022 recommended as follows:

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

In reference to the queries raised during 121st SEAC held on 22.12.2022, PP has submitted its reply vide letter dated 27.01.2023 on 30.01.2023 stating that they have not done any violation in their project and their case is of amendment category and requested SEAC to delist the proposal so that they can apply fresh proposal under amendment category.

B. After due deliberations, the SEAC in its 123rd Meeting held on 01.02.2023 recommended as follows:

The SEAC recommended to delist the case in view of request made by the project proponent with the condition that a fresh application be submitted on PARIVESH Portal within 30 days.

C. The SEIAA during its meeting dated 10.03.2023 took the following decisions (s):

SEIAA approved the recommendation of SEAC to delist the proposal with the condition that a fresh application be submitted on PARIVESH Portal within 30 days.


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

Agenda: 06

Case No.- 422 (Transfer Case)

Name of the Project	Expansion of Leela Hotel with built up area 6,2985.83 sqm at Diplomatic Enclave, Africa Avenue, Netaji Nagar, Chanakyapuri, New Delhi by M/s Hotel Leela Venture Ltd.
Project Proponent	M/s Hotel Leela Venture Ltd.
Proposal No.	SIA/DL/MIS/292023/2022
EC File No.	F.No. 23-96/2018-IA-III(V) dated 05.11.2020
SEIAA Delhi File No.	DPCC/SEIAA-IV/C- 422 /DL/2022

A. Details of the proposed project are as under:

M/s Hotel Leela Venture Ltd obtained Environmental Clearance from MoEF&CC, GoI vide letter no. F.No.23-96/2018-IA-III(V) dated 05.11.2020 for the Project namely "Expansion of Leela Hotel with Builtup area 62985.83 sq m" at Diplomatic Enclave, Africa Avenue, Netaji Nagar, Chankyapuri, New Delhi in absence of SEIAA, Delhi.


Now, **SCHLOSS CHANAKYA PRIVATE LIMITED** has applied for transfer of EC for above said project from M/s Hotel Leela Venture Ltd to M/s Schloss Chanakya Pvt. Ltd. As per the provision of EIA Notification, 2006 prior environmental clearance granted to specific project or activity to an applicant may be transferred during its validity to another legal person entitled to under take the project or activity on application by the transferor, or by the transferee with a written no objection by the transferor, to, and by the regulatory authority concerned, on the same terms and conditions under which prior Environmental Clearance was initially granted, and for the same validity period. No reference to SEAC concerned is necessary in such cases.

The applicant uploaded following documents in support of their request.

1. No Objection Certificate from M/s HLV Limited(formerly known as Hotel Leelaventure Limited) having registered office at the Leela, sahar, Mumbai 400059 (transferor) for transferring the Environment Clearance to M/s Schloss Chanakya Private Limited Registered office at The Leela Palace, Diplomatic Enclave, Africa Avenue, Netaji Nagar, New Delhi.
2. Undertaking by the transferee namely M/s Schloss Chanakya Private Limited stating that they will comply with the conditions prescribed by MoEF & CC in the Environment Clearance letter F.No. 23-96/2018-IA-III(V) dated 05.11.2020.

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

The SEIAA during its meeting dated 16.11.2022 decided to refer the matter to SEAC for examination and suitable recommendation to SEIAA.


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

After due deliberations, the SEAC in its 120th Meeting held on 09.12.2022 recommended as follows:

The project proponent is required to give an affidavit to the effect that all the documents submitted are authentic. The case be forwarded to SEIAA along with aforesaid affidavit for transferring of EC under the provisions of EIA Notification, 2006.

The SEIAA during its meeting dated 23.12.2022 took the following decisions and decided to refer back the case to SEAC for examining the application that was submitted while granting EC to the project to make sure that no further studies are needed since this is an old case and some of the environment parameters like availability of water may have changed in the interim period, hence it is important to assess the environment feasibility of the project.

After due deliberations, the SEAC in its 122nd Meeting held on 06.01.2023 recommended as follows:

Under the provision of law i.e Clause-11 of EIA Notification, 2006 following is prescribed:

"A prior environmental clearance granted to specific project or activity to an applicant may be transferred during its validity to another legal person entitled to undertake the project or activity on application by the transferor, or by the transferee with a written "no objection" by the transferor, to, and by the regulatory authority concerned, on the same terms and conditions under which prior environmental clearance was initially granted, and for the same validity period. No reference to the Expert Appraisal Committee or State Level Expert Appraisal Committee or District Level Appraisal Committee concerned is necessary in such cases."

In view of above provision SEAC recommended that no further studies are needed as the Environmental Clearance is to be transferred on the same terms and conditions under which prior Environmental Clearance was initially granted, and for the same validity period. Assessing the environmental feasibility of the project or changing the conditions of the environmental clearance at the stage of application for transfer is not warranted.

The SEIAA during its meeting dated 13.01.2023 decided to refer the proposal to SEAC to check the status of previous EC transfer cases approved by SEIAA on the aspect of methodology adopted in past.

B. After due deliberations, the SEAC in its 123rd Meeting held on 01.02.2023 recommended as follows:


The SEAC deliberated in the matter and confirmed that the committee in earlier transfer of EC cases adopted the same methodology as prescribed under EIA Notification, 2006 i.e. submission of NOC and undertakings.

C. The SEIAA during its meeting dated 10.03.2023 took the following decisions (s):

The SEIAA approved the recommendation of the SEAC for transferring of EC from M/s Hotel Leela Venture Ltd to M/s Schloss Chanakya Pvt. Ltd. under the provisions of EIA Notification, 2006 subject to submission of an affidavit to the effect that all the documents submitted are authentic.


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

Agenda: 07

Case No.- 426 (Transfer Case)

Name of the Project	Redevelopment of Trillion Motel at Village –Sultanpur, Tehsil Mehrauli New Delhi-110030 of Project Proponent from M/s Trillion Motel Pvt. Ltd., to M/s AKM Hotels Pvt. Ltd.,
Project Proponent	M/s Trillion Motel Pvt. Ltd
Proposal No.	SIA/DL/MIS/293298/2022
EC File No.	F.No.DPCC/SEIAA-D-III/C217/2015/1513-1517
SEIAA Delhi File No.	DPCC/SEIAA-IV/C-426/DL/2022

A. Details of the proposed project are as under:

M/s Trillion Motel Pvt. Ltd obtained Environmental Clearance from SEIAA-Delhi vide letter no. F.No.DPCC/SEIAA-D-III/C217/2015/1513-1517 dated 30.11.2015 for the Project namely Redevelopment of Trillion Motel at Village –Sultanpur, Tehsil Mehrauli New Delhi-110030.

Now, M/s AKM Hotels Pvt. Ltd., has applied for transfer of EC for above said project from M/s Trillion Motel Pvt. Ltd., to M/s AKM Hotels Pvt. Ltd.

As per the provision of EIA Notification, 2006 prior environmental clearance granted to specific project or activity to an applicant may be transferred during its validity to another legal person entitled to under take the project or activity on application by the transferor, or by the transferee with a written no objection by the transferor, to, and by the regulatory authority concerned, on the same terms and conditions under which prior Environmental Clearance was initially granted, and for the same validity period. No reference to SEAC concerned is necessary in such cases.

The applicant uploaded following documents in support of their request.


1. No Objection Certificate from M/s Trillion Motel Pvt. Ltd (transferor) for transferring the Environment Clearance to M/s AKM Hotels Pvt. Ltd
2. Undertaking by the transferee namely M/s AKM Hotels Pvt. Ltd stating that they will comply with the conditions prescribed by SEIAA-Delhi in the Environment Clearance letter F.No.DPCC/SEIAA-D-III/C217/2015/1513-1517 dated 30.11.2015.

The SEIAA during its meeting dated 16.11.2022 decided to refer the matter to SEAC for examination and suitable recommendation to SEIAA.

After due deliberations, the SEAC in its 120th Meeting held on 09.12.2022 recommended as follows:


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

The project proponent is required to give an affidavit to the effect that all the documents submitted are authentic. The case be forwarded to SEIAA along with aforesaid affidavit for transferring of EC under the provisions of EIA Notification, 2006.

The SEIAA during its meeting dated 23.12.2022 decided to refer *back the case to SEAC for examining the application that was submitted while granting EC to the project to make sure that no further studies are needed since this is an old case and some of the environment parameters like availability of water may have changed in the interim period, hence it is important to assess the environment feasibility of the project.*

After due deliberations, the SEAC in its 122nd Meeting held on 06.01.2023 recommended as follows:

Under the provision of law i.e Clause-11 of EIA Notification, 2006 following is prescribed:

"A prior environmental clearance granted to specific project or activity to an applicant may be transferred during its validity to another legal person entitled to undertake the project or activity on application by the transferor, or by the transferee with a written "no objection" by the transferor, to, and by the regulatory authority concerned, on the same terms and conditions under which prior environmental clearance was initially granted, and for the same validity period. No reference to the Expert Appraisal Committee or State Level Expert Appraisal Committee or District Level Appraisal Committee concerned is necessary in such cases."

In view of above provision SEAC recommended that no further studies are needed as the Environmental Clearance is to be transferred on the same terms and conditions under which prior Environmental Clearance was initially granted, and for the same validity period. Assessing the environmental feasibility of the project or changing the conditions of the environmental clearance at the stage of application for transfer is not warranted.

The SEIAA during its meeting dated 13.01.2023 decided to refer the proposal to SEAC to check the status of previous EC transfer cases approved by SEIAA on the aspect of methodology adopted in past.

B. After due deliberations, the SEAC in its 123rd Meeting held on 01.02.2023 recommended as follows:

The SEAC deliberated in the matter and confirmed that the committee in earlier transfer of EC cases adopted the same methodology as prescribed under EIA Notification, 2006 i.e. submission of NOC and undertakings.

C. The SEIAA during its meeting dated 10.03.2023 took the following decisions (s):

The SEIAA approved the recommendation of the SEAC for transferring of EC from M/s Trillion Motel Pvt. Ltd., to M/s AKM Hotels Pvt. Ltd. under the provisions of EIA Notification, 2006 subsequent to submission of an affidavit to the effect that all the documents submitted are authentic.


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

Agenda: 08

Case No. C-438 (Transfer Case)

Name of the Project	Alteration or Addition in Motel Building at Khasra No. 83, 84, 85, 91/1-2, 100/1-2, 101& 102Village Satbari, New Delhi
Project Proponent	M/s Grand Buildtech Limited
Proposal No.	SIA/DL/MIS/292772/2022
EC File No.	F.No.21-60/2019-IA-III dated 15.11.2019
SEIAA Delhi File No.	DPCC/SEIAA-IV/C- 438 /DL/2022

A. Details of the proposed project are as under:

M/s Anant Raj Limited obtained Environmental Clearance from MoEF&CC, GoI vide letter no. F.No.21-60/2019-IA-III dated 15.11.2019 for the Project namely "Alteration/ Addition in Motel Building at Khasra No. 83, 84, 85, 91/1-2, 100/1-2, 101& 102Village Satbari, New Delhi in absence of SEIAA, Delhi.

Now, **GRAND BUILDTECH LIMITED** has applied for transfer of EC for above said project from M/s Anant Raj Limited to M/s Grand Buildtech Limited.

As per the provision of EIA Notification, 2006 prior environmental clearance granted to specific project or activity to an applicant may be transferred during its validity to another legal person entitled to under take the project or activity on application by the transferor, or by the transferee with a written no objection by the transferor, to, and by the regulatory authority concerned, on the same terms and conditions under which prior Environmental Clearance was initially granted, and for the same validity period. No reference to SEAC concerned is necessary in such cases.


The applicant uploaded following documents in support of their request.

1. No Objection Certificate from M/s TARC Limited (formerly known as Anant Raj Global Limited) having registered office at E-4, Second Floor, Defence Colony, New Delhi-110024 (transferor) for transferring the Environment Clearance to M/s Grand Buildtech Limited Registered office at E-24, Second Floor, Defence Colony, New Delhi-110024 Karnataka 110024.
2. Undertaking by the transferee namely M/s Grand Buildtech Limited stating that they will comply with the conditions prescribed by MoEF & CC in the Environment Clearance letter F.No.21-60/2019-IA-III dated 15.11.2019.

The SEIAA during its meeting dated 23.12.2022 and decided to *refer back the case to SEAC for examining the application that was submitted while granting EC to the project to make sure that no further studies are needed since this is an old case and some of the environment*


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Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

parameters like availability of water may have changed in the interim period, hence it is important to assess the environment feasibility of the project.

After due deliberations, the SEAC in its 122nd Meeting held on 06.01.2023 recommended as follows:

Under the provision of law i.e Clause-11 of EIA Notification, 2006 following is prescribed:

“A prior environmental clearance granted to specific project or activity to an applicant may be transferred during its validity to another legal person entitled to undertake the project or activity on application by the transferor, or by the transferee with a written “no objection” by the transferor, to, and by the regulatory authority concerned, on the same terms and conditions under which prior environmental clearance was initially granted, and for the same validity period. No reference to the Expert Appraisal Committee or State Level Expert Appraisal Committee or District Level Appraisal Committee concerned is necessary in such cases.”

In view of above provision SEAC recommended that no further studies are needed as the Environmental Clearance is to be transferred on the same terms and conditions under which prior Environmental Clearance was initially granted, and for the same validity period. Assessing the environmental feasibility of the project or changing the conditions of the environmental clearance at the stage of application for transfer is not warranted.

The SEIAA during its meeting dated 13.01.2023 decided to refer the proposal to SEAC to check the status of previous EC transfer cases approved by SEIAA in respect of methodology adopted in past and give suitable recommendation.

B. After due deliberations, the SEAC in its 123rd Meeting held on 01.02.2023 recommended as follows:

The SEAC deliberated in the matter and confirmed that the committee in earlier transfer of EC cases adopted the same methodology as prescribed under EIA Notification, 2006 i.e. submission of NOC and undertakings.

In the present case the No objection certificate is from TARC Limited (Formerly known as Anant Raj Global Limited) whereas Environmental Clearance was issued to M/s Anant Raj Limited. Therefore, request for transfer of EC be rejected for want of proper No objection certificate.

C. The SEIAA during its meeting dated 10.03.2023 took the following decisions (s):

SEIAA approved the recommendation of SEAC to reject/delist the proposal.


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

Agenda: 09

Case No. C-439 (Transfer Case)

Name of the Project	Construction of 'Motel Building' at Khasra No. 2 Min (1-1), 3 Min (3-10), 4 Min (4-12), 5 Min (2-7), 3 Min (1-8), Shahurpur, Tehsil Hauz Khas, Delhi by M/s Anant Raj Limited
Project Proponent	M/s Fabulous Builders Limited
Proposal No.	SIA/DL/MIS/296189/2023
EC File No.	F.No. 21-26/2020-IA-III dated 20/08/2020
SEIAA Delhi File No.	DPCC/SEIAA-IV/C-439 /DL/2023

A. Details of the proposed project are as under:

M/s Anant Raj Limited obtained Environmental Clearance from MoEF&CC, GoI vide letter no. F.No. 21-26/2020-IA-III dated 20/08/2020 for the Project namely "Construction of 'Motel Building' at Khasra No. 2 Min (1-1), 3 Min (3-10), 4 Min (4-12), 5 Min (2-7), 3 Min (1-8), Shahurpur, Tehsil Hauz Khas, Delhi" in absence of SEIAA, Delhi.

Now, **FABULOUS BUILDERS LIMITED** has applied for transfer of EC for above said project from M/s Anant Raj Limited to M/s Fabulous Builders Limited.


As per the provision of EIA Notification, 2006 prior environmental clearance granted to specific project or activity to an applicant may be transferred during its validity to another legal person entitled to under take the project or activity on application by the transferor, or by the transferee with a written no objection by the transferor, to, and by the regulatory authority concerned, on the same terms and conditions under which prior Environmental Clearance was initially granted, and for the same validity period. No reference to SEAC concerned is necessary in such cases.

The applicant uploaded following documents in support of their request.

1. No Objection Certificate from M/s TARC Limited (previous known as M/s Anant Raj Global Limited) having registered office at E-4, Second Floor, Defence Colony, New Delhi-110024 (transferor) for transferring the Environment Clearance to M/s Fabulous Builders Limited Registered office at E-4, Defence Colony, New Delhi-110024 Haryana 110024. Further it has been mentioned that M/s Anant Raj Limited has demerged/ conveyed all its right, title, interest and possession of land as part of project division into M/s Anant Raj Global Limited under the composite scheme of arrangement between Anant Raj Limited and Anant Raj Global Limited. Now, the name of M/s Anant Raj Global Limited has been changed to M/s TARC Limited.


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

2. Undertaking by the transferee namely M/s Fabulous Builders Limited stating that they will comply with the conditions prescribed by MoEF & CC in the Environment Clearance letter F.No. 21-26/2020-1A-III dated 20/08/2020.

The SEIAA during its meeting dated 13.01.2023 decided to refer the matter to SEAC for examination.

The Committee noted the provision of EIA Notification, 2006 prescribing that a prior environmental clearance granted to specific project or activity to an applicant may be transferred during its validity to another legal person entitled to under take the project or activity on application by the transferor, or by the transferee with a written no objection by the transferor, to, and by the regulatory authority concerned, on the same terms and conditions under which prior Environmental Clearance was initially granted, and for the same validity period. No reference to SEAC concerned is necessary in such cases.

B. After due deliberations, the SEAC in its 123rd Meeting held on 01.02.2023 recommended as follows:

The project proponent is required to give an affidavit to the effect that all the documents submitted are authentic. The case be forwarded to SEIAA along with aforesaid affidavit for taking decision for transferring of EC under the provisions of EIA Notification, 2006.

C. The SEIAA during its meeting dated 10.03.2023 took the following decisions (s):

The SEIAA approved the recommendation of the SEAC for transferring of EC from M/s Anant Raj Limited to M/s Fabulous Builders Limited under the provisions of EIA Notification, 2006 subject to submission of an affidavit to the effect that all the documents submitted are authentic.


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

Agenda No: 10

Case No. 435


Name of the Project	Construction of Group Housing at Plot No. Pkt 02A, Block-B, Sector-32, Rohini, Delhi
Project Proponent	M/s CRA Developers LLP
Consultant	Grass Roots Research & Creation India (P) Ltd
Proposal No.	SIA/DL/INFRA2/406704/2022
File No.	DPCC/SEIAA-IV/C-435/DL/2022

A. Details of the Proposed Project are as under:

- The Proposal is for grant of EC for Construction of Group Housing at Plot No. Pkt 02A, Block-B, Sector-32, Rohini, Delhi by M/s CRA Developers LLP and the revised Form 1 and Form-1A in response to the additional details sought by SEAC has been submitted.
- The Project is located at **Latitude: 28°44'17.65"N; Longitude: 77° 4'21.65"E.**
- Area Details:**
The Total Plot Area of the project is 7530.00 sqm. The Proposed Total Built-up Area is 47,830.74 sqm. The Proposed FAR Area is 15,458.945 sqm. The Proposed Non-FAR Area is 30,077.07 sqm. The Proposed Ground Coverage is 1,088.238 sqm. Total no. of expected population will be 611 persons. Total no. of towers will be 2. The maximum height of the building will be 87.725 m.
- Water Details:**
During Construction Phase: 100 KLD of STP treated water and 18 KLD fresh water for operation of ASG and Drinking purposes.
During Operational Phase: Total Water requirement of the project will be 56 KLD which will be met by 36 KLD of Fresh water from DJB and 20 KLD treated water from in house STP. Total Waste water generated from the project will be 39 KLD which will be treated in house STP of 50 KLD capacity. Treated Water from STP will be 32 KLD which will be recycled and reused for Flushing (12 KLD), Horticulture (8 KLD). Rest of the treated water i.e. will be used for external road side plantation & Supply to nearby users.
2 RWH storage tanks have been proposed for storage and collection of roof top water.
- Solid Waste Details:**
During Construction Phase,
The domestic waste generated will be collected and disposed by an authorized agency. The C&D waste will be used in backfilling, roads etc.
During the Operation Phase, Approx. 285 kg/day of Solid Waste will be generated from the project. 01 Nos. of OWC of capacity 120 Kg/batch will be installed.
- Power Details**


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Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

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

Solar power generation system of capacity 55 kW will be installed.


7. **Parking Facility Details:** Total Proposed Parking is 302 ECS.
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 27.60 Km and from Asola Wildlife Sanctuary is 29.30 Km.
9. **Plantation Details:** The proposed Green Area is 1,544.095 sqm (20.05 % of plot area). Total no. of proposed trees is 95 nos. within project site.
10. **Cost Details:** Total Cost of the project is approx. INR 144.76 Cr. including land & development cost.


After due deliberations, the SEAC in its 121st Meeting held on 22.12.2022, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which has been responded back by the project proponent on 16.02.2023. During presentation on 24.02.2023, the PP submitted revised EMP cost for Operation phase and revised list of trees species to be planted.


- B. After due deliberations, the SEAC in its 124th Meeting held on 24.02.2023 based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended the case to SEIAA for grant of Environmental clearance imposing the specific conditions.

C. The SEIAA during its meeting dated 10.03.2023 took the following decisions (s):

The SEIAA deferred the case for next meeting due to paucity of time.


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

Agenda No. 11

Case No.: C-416

Name of the Project	Amendment in Environment Clearance (EC) for Construction of "Group Housing Colony" with Built-up area 3,47,102 sqm at Ashok Vihar, plot-B, District- North west, Delhi
Project Proponent	Mr. Rahul Kumar, Senior Manager, M/s Godrej Green Woods Private Limited at Godrej One, 5th Floor, Pirojsha Nagar, Eastern Express Highway, Vikhroli East Maharashtra 400079.
Consultant	Ind Tech House Consult, G 8/6, Ground Floor, Rohini Sector 11, New Delhi 110085
Proposal No.	SIA/DL/MIS/291449/2022
File No.	21-57/2021-IA-III

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of Amendment in Environment Clearance for the project Construction of "Group Housing Colony" with builtup area 3,47,102 sqm at Ashok Vihar, plot-B, District- North West, Delhi by M/s Godrej Green Woods Private Limited. The amendment is required only for the nos. of trees exists at site and trees to be retained.
2. The said project has obtained Environment Clearance vide File no. 21-57/2021-IA-III dated 22nd November 2021 by MoEF& CC for the plot area 78710 sqm and built-up area of 3,47,102 sqm. The project is located at Ashok vihar, Plot-B, District, North West, Delhi with coordinates 28° 41' 14.29 N Latitude & 77° 10' 47.55 E Latitude. The project was issued ToR vide letter no. 21-33/2021-IA-III dated 17th June, 2021 by MoEF&CC, GoI.
3. As per Environmental Clearance issued the land parcel belongs to Rail Land Development Authority (RLDA). The land has been given to M/s Godrej Green Woods Private Limited for the development of a group housing colony under the lease agreement. The project has two plots- A & B with a road dividing the two plots. Plot A has already been granted Environmental Clearance vide letter No. 21-85/2020-IA-III dated 05.01.2021 for the construction of Group Housing Colony at Total Plot area of 28,888 sqm and total built-up area of 1,48,863.3 sqm and for Plot B there is development of Group Housing Colony (08 Residential towers, 3 Clubs in lower ground floor and 1 separate club block, 26 Villas, 4 Retail Blocks, 1 Milk Booth and 4 watch ward cabins) at Plot-B having plot area of 78,710 sqm.
4. As per Environmental Clearance issued, total green area of 19677.5 sqm will be developed within the plot area of the project. Plantation of native plants will be done, 2337 trees are present at the site out of which 305 nos. of trees will be retained and 946 nos. of trees will be transplanted within the site and 1086 nos. of invasive trees will be cut/ trimmed for the construction of residential buildings. Additional 39 new trees will

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(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

be planted at the site. Thus, total 1290 trees will be maintained at the site (i.e. 305 + 946 + 39)

5. Details of configuration is as follows for which amendment is proposed:


S.no	Plant/ Equipment/ Facility	Existing Configuration	Proposed Configuration	Final configuration after Amendment	Remarks if Any
1.	Plot Area	78,710 Sqm	Nil	78,710 Sqm	No Change
2.	Built Up Area	3,47,102 Sqm	Nil	3,47,102 Sqm	No Change
3.	Total No of Existing Trees on site	2,337 Nos of trees as per EC letter	-376 Nos	1,961 Nos of Trees present actual	PP stated that they mistakenly represented/ included 376 nos of trees of adjoining plot in the proposal. PP has attached an order of Department of Forest & Wildlife, GNCTD empaneling the Green Morning Horticulture Pvt.Ltd and three others to carry out the work of tree plantation in the NCT of Delhi. PP has attached tree survey summary report of proposed project conducted by Green Morning Horticulture Pvt. Ltd. dated 27.01.2022 showing total 1961 nos. of trees existing at site.
4.	Trees to be retained	As per EC letter 305 trees to be retained	Only 84 Nos of trees will be retained	Only 84 Nos. of trees will be retained	

The PP has stated that in the Environmental Clearance there was a clerical error on the tree count at site. By mistake they have included trees 376 nos. on adjoining plots owned by our lessors (RLDA) due to a calculation mistake it was represented that there were 2337 trees on site and 305 trees were being retained, while the actual count is 1961 and 84 trees will be retained. The survey, done by a Forest Department of Delhi empanelled agency "Green Morning" is also attached, along with their empanelment letter.

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(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

By virtue of the proposed amendment sought and clarification submitted during presentation the revised scenario wrt trees will be as follows:

	Earlier survey	New Survey
Total Trees	2337	1961
Trees to be cut (invasive or dry)	1086	996
Net trees (excluding invasive or dry)	1251	965
Trees to be retained	305	84
Trees to be transplanted	946	881
% of retention of total trees	13.1%	4.3%
% of retention of net trees	24.4%	8.7%

After due deliberations, the SEAC in its 114th Meeting held on 09.09.2022, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which were responded back by the project proponent on 24.09.2022 vide letter dated 23.09.2022.

The committee deliberated in its meeting dated 04.10.2022 that tree survey should have been carried out at the time of project feasibility assessment and site identification and the project is now in late-accomplish situation in view of EC issued in 2021 as far as Tree Transplantation Policy 2020 clause 4 (1) is concerned.


After due deliberations, the SEAC in its above said 116th Meeting held on 04.10.2022, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which were responded back by the project proponent on 24.09.2022 vide letter dated 23.09.2022.

The proposal was again considered by SEAC in its 117th meeting dated 01.11.2022 and it was deliberated during the meeting that Delhi Transplantation Policy, 2020 is complied with in the revised Amendment by increasing green area by dropping some building blocks and tree retention of 20 % and transplantation.

After due deliberations, the SEAC in its 117th Meeting held on 01.11.2022 recommended as follows:

Amendment of Environmental Clearance vide File no. 21-57/2021-IA-III dated 22nd November 2021 by MoEF& CC recommended to the effect that fact and figures with respect to trees will be as follows:

"Total green area of 29681.42 sqm will be developed within the plot area of the project. Plantation of native plants will be done, 1961 trees are present at the site out of which 203 nos. of trees will be retained and 51 nos. of trees will be transplanted within the site and 711 no of trees will be transplanted off-site and 996 nos. of invasive trees will be cut/ trimmed for the construction of residential buildings. Additional 1036 new trees will be planted at the site. Thus, total 1290 trees will be maintained at the site. Rest of the conditions will remain same as per the Environmental Clearance issued on 22nd November 2021 by MoEF& CC.


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

Minutes of Meeting of 69th SEIAA Meeting held on 10.03.2023

The SEIAA during its meeting dated 16.11.2022 took the following decisions (s):

The SEIAA decided to refer back the case to SEAC for physical examination of trees at site and also for asking the Project Proponent to obtain certificate from Forest Department regarding calculation for numbers of tree presented before SEAC.

After due deliberations, the SEAC in its 120th Meeting held on 09.12.2022, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which has been responded back by the project proponent on 27.01.2023 vide letter dated 27.01.2023 which is as follows:


S.No.	Information Sought by SEAC during SEAC Meeting dated 09.12.2022	Reply dated 27.01.2023 submitted on 27.01.2023
1.	The PP be asked to submit certificate from forest Department regarding calculation for number of tree presented before SEAC.	PP has informed that tree survey details have already submitted and the tree survey was done by Green morning Horticulture Pvt. Ltd, the empaneled agency of Department of Forest and Wildlife. PP has attached copy of order dated 18.06.2022 from Department of Forest & Wildlife, Govt of NCT Delhi for reference.

After due deliberations, the SEAC in its 123rd Meeting held on 01.02.2023 constituted a three member committee of SEAC to visit the site within 10 days consisting of Sh. Chetan Agarwal, Sh. Pranay Lal & Sh. SK Juneja along with the representative of Forest Department and empaneled agency assisted by officials of DPCC. Sh. Pranay Lal, Member SEAC will be convener of the committee.

Accordingly, site visit was conducted on 15.02.2023 by the sub-committee for physical examination of trees in the presence of Sh. Ram Chandra of Green Morning Horticulture Pvt. Ltd. (Empanelled agency), Sh. Kamal Kishore from the Office of DCF North, Sh. Digvijay Yadav the representative of PP and Sh. Anand Dubey from Accredited consultant.

The sub-committee observed that the site has a fairly large number of trees of local species like Jamun, etc that are currently being proposed to be removed and transplanted outside the site. In addition, many of the trees are of large girth and provide greater ecosystem services. It is seen that there are 69 trees of girth greater than 1.5 m (5 feet), and 152 trees of girth between 0.9 – 1.5 m (3 to 5 feet), totalling to 221 trees with girth greater than 0.9 m. However just about 26 of these 221 trees are being retained, and even a smaller number – 14 trees are being transplanted on site, while the majority – 122 trees are proposed to be transplanted outside the site. Further, it was observed that 4 trees with the largest girths on site include a banyan tree of girth greater than 5 metres and three pipal trees with girths between 2.77 and 4.01 m. These large trees are virtually heritage trees of considerable age

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(Sarvagya Kumar Srivastava)
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and size and provide character and value to the site. PP should try to retain/ transplant these 221 large trees within this project site and try to build around them.

The sub-committee was of the view that all trees of large girth greater than 0.9 m of local species are either retained or transplanted on site. Further, a solitary tree of Sisham species, was located on the boundary wall of the site with a park, is earmarked for transplantation outside the site. The sub-committee is of the view that project proponent should retain the tree on site as it is, and modify its boundary wall plan. It was also observed that there were about 50 banyan tree saplings along with tree guards that had been planted on site and which are not included in the list of trees. The PP has not proposed what they plan to do with the same.

The sub-committee also observed that as per the provided list of trees there were a total of 35 trees of pipal on the site, of which 7 were being retained, 2 transplanted on site, and 26 transplanted out of the site. This was observed to be an excessively high proportion.

Overall the committee felt that given the large number of big girth trees on the site of local species, it is unfortunate, that the PP has not designed their building footprint in a manner that the largest number of big trees of local species are saved and retained as is. As per the random sample checking at few places, the sub-committee found the tree site report submitted by the agency is in accordance with the site observations.

In view of above, the SEAC in its 124th Meeting dated 24.02.2023 recommended for according the amendment with following additional conditions:

1. PP will retain / transplant within this project site the 4 trees with the largest girths on site including a banyan tree of girth greater than 5 metres and three pipal trees with girths between 2.77 and 4.01 m. (With tree numbers 2354,1517,2194 &1554)
2. PP will ensure that at least 40 % of all large trees (221 numbers) with girth greater than 0.9 m of local species are either retained or transplanted within the project site.
3. For the sisham species, which falls on the boundary wall of the site with an adjacent park, which is earmarked for transplantation outside the site the PP will retain the tree on site as it is, and modify its boundary wall plan.
4. PP will attempt to retain or transplant the tree saplings of banyan which are present on the site.

Accordingly, amendment of Environmental Clearance vide File no. 21-57/2021-IA-III dated 22nd November 2021 by MoEF& CC recommended to the effect that fact and figures with respect to trees will be as follows:

"Total green area of 29681.42 sqm will be developed within the plot area of the project. Plantation of native plants will be done, 1961 trees are present at the site out of which 203 nos. of trees will be retained and 100 nos. of trees (96 trees having girth more than 0.9 meters and 04 trees having large girth with tree numbers 2354, 1517, 2194 &1554) will be transplanted within the site and 662 no of trees will be transplanted off-site and 996 nos. of invasive trees will be cut/ trimmed for the construction of residential buildings. Additionally 987 new trees will be planted at the site. Thus, total 1290 trees will be maintained at the site.

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For the sisham species, which falls on the boundary wall of the site with an adjacent park, which is earmarked for transplantation outside the site the PP will retain the tree on site as it is, and modify its boundary wall plan. Rest of the conditions will remain same as per the Environmental Clearance issued on 22nd November 2021 by MoEF& CC.


C. The SEIAA during its meeting dated 10.03.2023 took the following decisions (s):


The SEIAA deferred the case for next meeting due to paucity of time.

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Meeting ended with the vote of thanks to the Chair.


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA