

**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 63rd meeting of State Level Environmental Impact
Assessment Authority (SEIAA) held on 31.08.2022.**

The 63rd meeting of State Level Environmental Impact Assessment Authority (SEIAA) was held on 31.08.2022 at 04:30 PM 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

Following DPCC Officials assisted the SEIAA:

1. Sh. Amit Chaudhary (EE), DPCC
2. Sh. Manish Kumar Awasthi (JEE), DPCC

Minutes of the 62nd meeting held on 26th July, 2022 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-407

Name of the Project	EC for Proposed Business Services Building (I.T.Enabled/Financial/Accounting/Auditing/Book Keeping And Taxation Services)by Interwings Decor And Traders Private Limited
Project Proponent	KamaljitKhosla, Director, Interwings Decor And Traders Private Limited, 105, Hemkunt Tower, 6 Rajendra Place, New Delhi, 110008
Consultant	M/s ATMOS Sustainable Solutions Pvt Ltd
Proposal No.	SIA/DL/MIS/284032/2022
File No.	DPCC/SEIAA-IV/C-407/DL/2022

The proposal was listed in 109th SEAC meeting held on 25.07.2022. However, nobody appeared on behalf of project proponent. The proposal was deferred for further consideration without going into the merit due to lack of quorum/ expert.

Nobody from the project proponent side appeared in the meeting scheduled on 08.08.2022 also. The committee recommended to delist the case.

The SEIAA during its meeting dated 31.08.2022 took the following decisions (s):

The SEIAA deferred the case for further consideration in next Meeting.


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Recna Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

Agenda - 02

Case No C-403

Name of the Project	EC for proposed IT/ITES Building At Plot No. 37, Block A, Mohan Cooperative Industrial Estate New Delhi by M/s Tejaswani Developers Private Limited
Project Proponent	Mr. Rajkumar Singh, M/s Tejaswani Developers Private Limited, C-1, Sector 3 Noida, Gautam Buddha Nagar, Uttar Pradesh-201301.
Consultant	M/s Ind Tech House Consult
Proposal No.	SIA/DL/MIS/277695/2022
File No.	DPCC/SEIAA-IV/C-403/DL/2022

After due deliberations, the SEAC in its 110th Meeting held on 08.08.2022 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 specific conditions.

The SEIAA during its meeting dated 31.08.2022 took the following decisions (s):

The SEIAA deferred the case for further consideration in next Meeting.


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

Agenda No. 03

Case No. C-406

Name of the Project	EC for Warehouse Project at Khata no. 23//6/1, 15/2, 16/1, 25, 34, 24//11, 20, 21, 57//1, 10, 58//3, 5/1, 9/3, 10, 11, 12/1, 5/3, 6, 4, 7, 8, 9/1, 12/3, 13, 14, 19, 18, 17, 9/2, 12/2, 5/2, 59//4, 5/2, 6, 7, 14, 59//15, Village - Bijwasan, Delhi
Project Proponent	Ramesh Chand, GPA, 574/5, VPO, Bijwasan, New Delhi, South West, Delhi-110061
Consultant	M/s Grass Roots Research & Creation India (P) Ltd
Proposal No.	SIA/DL/MIS/277979/2022
File No.	DPCC/SEIAA-IV/C-406/DL/2022

After due deliberations, the SEAC in its 112nd Meeting held on 26.08.2022 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 specific conditions.

The SEIAA during its meeting dated 31.08.2022 took the following decisions (s):

The SEIAA deferred the case for further consideration in next Meeting.


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
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(K.S. Jayachandran)
Member Secretary, SEIAA

Agenda No 04

Case No. C-402

Name of the Project	EC for Construction of Mega Commercial Development at Plot no. LP 1B 02 Gateway District, Aerocity, Indira Gandhi International Airport, New Delhi
Project Proponent	Rajesh Kumar, Chief Projects, M/s Angelica Developers Limited, 3rd Floor, Worldmark-2, Asset-8, Aerocity, NH-8, New Delhi
Consultant	M/s Ind Tech House Consult
Proposal No.	SIA/DL/MIS/76154/2021
File No.	DPCC/SEIAA-IV/C-402/DL/2022

After due deliberations, the SEAC in its 112nd Meeting held on 26.08.2022 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 specific conditions.

The SEIAA during its meeting dated 31.08.2022 took the following decisions (s):

The SEIAA deferred the case for further consideration in next Meeting.


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(K.S. Jayachandran)
Member Secretary, SEIAA

Agenda 05

Case No C-408

Name of the Project	Amendment in Environment Clearance for Upscale and Mid Market Hotel with Large Conferencing Facility (Formerly a Hotel Complex & Convention Centre)
Project Proponent	Shatrumardan Tiwari, M/s Bamboo Hotel And Global Centre Delhi Private Limited, Asset Area 13, Aerocity, IGI Airport Delhi 110037
Consultant	M/s Perfect Enviro Solutions Pvt. Ltd
Proposal No.	SIA/DL/MIS/284725/2022
File No.	21-35/2017-IA-III

After due deliberations, the SEAC in its 112nd Meeting held on 26.08.2022 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 specific conditions.

The SEIAA during its meeting dated 31.08.2022 took the following decisions (s):

The SEIAA deferred the case for further consideration in next Meeting.


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Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

Agenda No 06

Case No. 395 (TOR)

Name of the Project	ToR for Expansion of Existing Hotel Building at Plot no. 3, Sector - 10, Dwarka, New Delhi
Project Proponent	M/s Tirupati Building and Offices Pvt. Ltd. Plot No-3, District Centre, Sector-10, Dwarka
Proposal No.	SIA/DL/MIS/72149/2022
File No.	DPCC/SEIAA-IV/C-395(TOR)/DL/2022

After due deliberations, the SEAC in its 112th Meeting held on 26.08.2022 recommended damage assessment, penalty, necessary action to be taken by SEIAA and ToR.

The SEIAA during its meeting dated 31.08.2022 took the following decisions (s):

The SEIAA deferred the case for further consideration in next Meeting.


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Agenda – 07

Case No C-410

Name of the Project	EC for Expansion of "Commercial Complex" at Netaji Subhash Place Metro Station opposite Wazirpur District Centre, Pitampura, New Delhi
Project Proponent	Mr. Harsh Vardhan Bansal, M/s Parsvnath Developers Ltd.
Consultant	M/s Perfect Enviro Solutions Pvt Ltd
Proposal No.	SIA/DL/MIS/283551/2022
File No.	DPCC/SEIAA-IV/C-410/DL/2022

After due deliberations, the SEAC in its 113th Meeting held on 29.08.2022 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 specific conditions.

The SEIAA during its meeting dated 31.08.2022 took the following decisions (s):

The SEIAA deferred the case for further consideration in next Meeting.


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(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

Agenda No 8

Case No C-396

Name of the Project	EC for Addition and alteration of Motel Building at Khasra no. 41/9 MIN, 41/10/2, 41/10/1/2, 41/12 MIN, 40 /6 /3 /1 at village Samalkha Rajokri Intersection NH-8 near Palam International Airport New Delhi
Project Proponent	Hemant Varshney, GM (Accounts), M/s Anant Raj Limited, H-65, Connaught Cir , Block H, Connaught Place, New Delhi, New Delhi, Delhi-110001
Consultant	M/s Perfect Enviro Solutions Pvt. Ltd
Proposal No.	SIA/DL/MIS/270425/2022
File No.	DPCC/SEIAA-IV/C-396/DL/2022

After due deliberations, the SEAC in its 113th Meeting held on 29.08.2022 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 specific conditions.

The SEIAA during its meeting dated 31.08.2022 took the following decisions (s):

The SEIAA deferred the case for further consideration in next Meeting.


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Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

Agenda 09

Case No. C-397

Name of the Project	Redevelopment of All India Institute of Medical Sciences Project (AIIMS), New Delhi
Project Proponent	All India Institute of Medical Sciences (AIIMS), New Delhi
Consultant	AECOM India Pvt Ltd
Proposal No.	SIA/DL/MIS/71147/2022
File No.	DPCC/SEIAA-IV/C-397/DL/2022

A. Details of the proposed project are as under:

1. The Proposal is for grant of EC for Redevelopment of All India Institute of Medical Sciences (AIIMS), New Delhi by M/s All India Institute of Medical Sciences (AIIMS), New Delhi.

The project comprises of redevelopment of the existing East Ansari Nagar Campus (107.6 acres), Masjid Moth Campus (30 acres) and development of the Trauma Center extension campus (14.95 acres).

2. The Project is located at

East Ansari Nagar

Latitude: 28°33'38.446" N to 28° 33' 41.413"N;

Longitude: 77° 12' 27.427" E to 77° 12' 30.747" E

Trauma Centre Extension:

Latitude: 28° 33' 52.822" N to 28° 33'57.459"N;

Longitude: 77° 12' 3.013" E to 77° 12' 10.263" E

Masjid Moth:

Latitude: 28° 33' 45.333" N to 28° 33' 58.138"N;

Longitude: 77° 12' 53.344" E to 77° 12' 59.140" E

3. **Area Details:**

The Total Plot Area of the project is 152.55 Acres i.e. 6,17,347.078sqm (East Ansari Nagar (107.6 Acres), Trauma Centre Campus Extension (14.95 Acre) and Masjid Moth Campus (30 Acres)). The Total Built-Up Area for the proposed Redevelopment project would be 14,65,695sqm (East Ansari Nagar: 1163497.69 sqm, Masjid Moth: 71638 sqm and Trauma Centre Extension: 230558 sqm). Total Existing Built up Area of the project is 548515 sqm and area to be demolished will be 138727.82sqm. After


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expansion the total BUA will be 18,75,481.69sqm). Level of Basement is upto three. Maximum Height of Building is 45 m. The Total nos. of Beds will be 5412 Beds (3000 new and 2412 existing).

Redevelopment of East Ansari Nagar Campus

The Total Plot Area for this project is 107.6 Acres. The Total Built-Up Area for the proposed Redevelopment project would be 1,163,497.69sqm. Total Existing Built up Area of the project is 335,289sqm and area to be demolished will be 133,894sqm. After expansion the total BUA for this part of the project will be 13,64,893sqm.

Redevelopment of Masjid Moth Campus

The Total Plot Area for this project is 30 Acres. The Total Built-Up Area for the proposed Redevelopment project would be 71,638 sqm. Total Existing Built up Area of the project is 213,226 sqm and area to be demolished will be 4,833 sqm. After expansion the total BUA for this part of the project will be 280,031 sqm.

Redevelopment of Trauma Centre Extension Campus

The Total Plot Area for this project is 14.95 Acres. The Total Built-Up Area for the proposed Redevelopment project would be 230,558 sqm.

4. Water Details :

Redevelopment of East Ansari Nagar Campus

During Construction Phase, About 2300 KLD of water will be required for construction purposes which will be met by the treated water from the existing STP of AIIMS. In case the treated water generated from existing STP is not sufficient additional construction water will be sourced from nearest CSTP. Approx. 27 KLD of fresh water will be required for drinking and domestic purpose which will be supplied through bottled cans from the local freshwater supplier during the days of construction and the balance water will be sourced in tankers from DJB. Domestic sewage generated by construction labourers will be 22 KLD and will be treated in skid mounted Modular STP provided at the construction site. For Labourers, Mobile toilets/bio-toilets will be provided at site.

During Operational Phase after Redevelopment, Total water requirement of the project is expected to be 14080 KLD and the same will be met by 6700 KLD of Fresh water from Delhi Jal Board and 7380 KLD of Treated wastewater. Total Wastewater generated will be 7,813 KLD which will be treated in proposed STP of 9000 KLD capacity and proposed ETP of 200 KLD capacity. The 7380 KLD treated wastewater will be recycled and re-used for Flushing (3350 KLD), for Landscaping (788 KLD), 3242 KLD for AC Cooling Tower make up. The total water required for AC Cooling Tower will be 4252 KLD which will be met from 3242 KLD Treated wastewater and 1010 KLD Fresh water.

No. of Rainwater Harvesting Pits proposed is 105 nos. Apart from rainwater harvesting pits, 3 Nos. of rain-water tanks have been proposed in different locations to collect the roof rainwater. The total volume of tank will be approx. 10005 KL.

Redevelopment of Masjid Moth Campus


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During Construction Phase, About 150 KLD of water will be required for construction purposes which will be met by the treated water from the existing STP of AIIMS. In case the treated water generated from existing STP is not sufficient additional construction water will be sourced from nearest CSTP. Approx. 4.5 KLD of fresh water will be required for drinking and domestic purpose which will be supplied through bottled cans from the local freshwater supplier during the days of construction and the balance water will be sourced in tankers from DJB. Domestic sewage generated by construction labourers will be 3.6 KLD and will be treated in skid mounted Modular STP provided at the construction site. For Labourers, Mobile toilets/bio-toilets will be provided at site.

During Operational Phase after Redevelopment, Total water requirement of the project is expected to be 570 KLD which will be met by 193 KLD of Fresh water from Delhi Jal Board and 376.5 KLD of Treated wastewater. Total Wastewater generated will be 300 KLD which will be treated in existing STP of 2000 KLD capacity. The 376.5 KLD treated wastewater will be recycled and re-used for Flushing (124.5 KLD), for Landscaping (12 KLD), for AC Cooling Tower make up (240 KLD).


No. of Rainwater Harvesting Pits proposed is 3 nos.

Redevelopment of Trauma Centre Extension Campus

During Construction Phase, About 450 KLD of water will be required for construction purposes which will be met by the treated water from the existing STP of AIIMS. In case the treated water generated from existing STP is not sufficient additional construction water will be sourced from nearest CSTP. Approx. 14 KLD of fresh water will be required for drinking and domestic purpose which will be supplied through bottled cans from the local freshwater supplier during the days of construction and the balance water will be sourced in tankers from DJB. Domestic sewage generated by construction labourers will be 11 KLD and will be treated in skid mounted Modular STP provided at the construction site. For Labourers, Mobile toilets/bio-toilets will be provided at site.

During Operational Phase after Redevelopment, Total water requirement of the project is expected to be about 1150 KLD which will be met by 610 KLD of Fresh water from Delhi Jal Board and 536 KLD of Treated wastewater. Total Wastewater generated will be 793 KLD which will be treated in proposed STP of 850 KLD capacity. Total treated waste water from proposed STP will be 753 KLD of which 536 KLD treated wastewater will be recycled and re-used for Flushing (306 KLD), for Landscaping (230 KLD) and excess 217 KLD treated waste water will be discharged to Municipal Sewer System.

No. of Rainwater Harvesting Pits proposed is 12 nos.


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5. Solid Waste Details :

Redevelopment of East Ansari Nagar Campus

During Construction phase, 60 kg/day of Municipal Solid Waste will be generated from the site. The Construction waste from demolition will be around 80,000 tons and from new construction will be 58180 Tons. C& D waste will be used for backfilling as much as possible while excess C&D waste will be disposed to C&D processing facility.

During the Operation phase, the total MSW generated will be in the tune of 20,000 kg/day which will comprise of approx. 12000 kg/day of biodegradable waste and approx. 8000 kg/day of non-biodegradable waste. The Bio-medical waste from the proposed re-development with approx. 3100 beds will generate approx. 4000 kg/day. The cumulative biomedical waste generation from the existing beds and the new beds (5512 beds) will be in the tune of 8000 kg/day which will be disposed through authorized CPCB vendors.

Redevelopment of Masjid Moth Campus

During Construction phase, 10 kg/day of Municipal Solid Waste will be generated from the site. The Construction waste from new construction will be 4000 Tons. C& D waste will be used for backfilling as much as possible while excess C&D waste will be disposed to C&D processing facility.

During the Operation phase, Total MSW generated will be in the tune of 9,000 kg/day which will comprise of approx. 5500 kg/day of biodegradable waste and 3500 kg/day of non-biodegradable waste. The cumulative biomedical waste generation after redevelopment will be in the tune of 600 kg/day which will be disposed through authorized CPCB vendors.

Redevelopment of Trauma Centre Extension Campus

During Construction phase, 30 kg/day of Municipal Solid Waste will be generated from the site. The Construction waste from new construction will be 11500 Tons. C& D waste will be used for backfilling as much as possible while excess C&D waste will be disposed to C&D processing facility.

During the Operation phase, Total MSW generated will be in the tune of 4200 kg/day which will comprise of approx. 2500 kg/day of biodegradable waste and 1700 kg/day of non-biodegradable waste.

6. Power Details :

Redevelopment of East Ansari Nagar Campus

During Construction phase, Total power requirement will be 1500 KW which will be met by power connection from authorized agency. For Power Back up, DG sets of Capacity 2 × 500 kVA and 1 × 250 kVA will be installed.

During Operation Phase, The total power requirement will be 48,998 KVA and the same will be met from NDMC. For Power Back up, DG sets of capacity 20 × 2000 kVA will be installed.


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Redevelopment of Masjid Moth Campus

During Construction phase, Total power requirement will be 500 KW which will be met by power connection from authorized agency. For Power Back up, DG sets of Capacity 2 x 250 KVA will be installed.

During Operation Phase, The total power requirement will be 5,217 KVA and the same will be met from NDMC. For Power Back up, DG sets of capacity 4 × 1500 kVA will be installed.

Redevelopment of Trauma Centre Extension Campus

During Construction phase, Total power requirement will be 200 KW which will be met by power connection from authorized agency. For Power Back up, DG sets of Capacity 1 x 250 KVA will be installed.

During Operation Phase, The total power requirement will be 4983 KVA and the same will be met from NDMC. For Power Back up, DG sets of capacity 4 x 750 kVA will be installed.

7. **Parking facility:**

Redevelopment of East Ansari Nagar Campus

The Proposed Total Parking is 11,607 ECS (10,717 ECS in basement, stilts and MLCP and 890 ECS in Surface parking). There will be a provision of charging points for 2,321 EVs (i.e., 20% of 11607).

Redevelopment of Masjid Moth Campus

The Proposed Total Parking is 694ECS (343 ECS in basement, stilts and MLCP and 351 ECS in Surface parking). There will be a provision of charging points for 139 EVs (i.e., 20% of 694).

Redevelopment of Trauma Centre Extension Campus

The Proposed Total Parking is 2131ECS (2027 ECS in basement, stilts and MLCP and 104 ECS in Surface parking). There will be a provision of charging points for 426 EVs (i.e., 20% of 2131).

8. **Eco-Sensitive Areas:** Distance from Asola Bird Sanctuary is 7.1 km South (ESZ of Asola Bhatti WLS is 6 Km South), and Okhla Bird Sanctuary is 7.6 km East from the project site.

9. **Plantation:**

Total no trees present at the site is 5575 of which 2934 will be retained and 1910 will be transplanted and 731 will be cut. Total no. of trees proposed is 10000 nos.

Redevelopment of East Ansari Nagar Campus

Total Green Area proposed is 1,86,278 sqm (42.77% of total plot area i.e 107.6 acres).


Redevelopment of Masjid Moth Campus

Total Green Area proposed is 35,152 sqm (28.95 % of total plot area i.e 30 acres).

Redevelopment of Trauma Centre Extension Campus

Total Green Area proposed is 34,477 sqm (57 % of total plot area i.e 14.95 acres).

10. **Cost of the project:** Total cost of the project is Rs. 15,500Crores.


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Minutes of Meeting of 63rd SEIAA Meeting held on 31.08.2022

The ToR for the Redevelopment of All India Institute of Medical Sciences Project (AIIMS), New Delhi was issued to the Project Proponent by SEIAA, Delhi vide letter no. DPCC/SEIAA-IV/C-375 (ToR)/DL/2022/258-261 dated 04.03.2022.

After due deliberations, the SEAC in its 105th Meeting held on 03.06.2022, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information. In addition to this, SEAC also decided that a site visit may be undertaken by a sub-committee comprising of the SEAC Members. Accordingly, a site visit was conducted by the sub-committee on 15.06.2022. Site visit observations were placed before the committee in SEAC meeting dated 18.06.2022. It was decided to share the copy of the observation to the project proponent for their appropriate response. Accordingly the site visit report was shared on 21.06.2022 to upload response on Parivesh Portal.

Additional information sought by SEAC in its 105th Meeting held on 03.06.2022 and response of findings of site visit in pursuance of recommendation of SEAC in 106th meeting dated 18.06.2022 has been responded back by the project proponent on 01.08.2022 vide letter dated 28.07.2022 which is as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 03.06.2022	Reply dated 28.07.2022 submitted on 01.08.2022
1.	The project proponent is required to submit a certified compliance of the conditions of previous Environmental Clearance issued to Masjid Moth which is the building under expansion.	The PP informed that the existing Masjid Moth area (excluding proposed OPD block) for which environmental clearance was issued earlier has been developed by HSCC (I) Ltd. (a govt. of India undertaking under NBCC) and all related approvals/ compliances are being undertaken by HSCC. PP has attached an undertaking in this regard from HSCC.
2.	Statutory clearances issued to existing operational campus of AIIMS including CTO/Authorization.	PP has informed that an Existing operational campus of AIIMS had obtained Consent to Operate from DPCC under consent order no. DPCC/WMC/2017/40842 and Authorization under Bio Medical Waste Management rules 2016 under BMW Authorization no. DPCC/BMW/AUTH/NEW/2017/03334. PP has informed that an application for the renewal has also been submitted to the DPCC well before the expiry of the

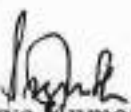
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(Sarvagya Kumar Srivastava)
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		<p>certificates issued under Consent order and BMW authorization.</p> <p>PP has attached a receipt from the concerned department.</p> <p>PP has also attached an acknowledgment receipt from DPCC for application submitted under CTO and BMW Authorization.</p>																				
3.	Compliance of proposal for compliance of Delhi Tree Transplantation Policy, 2020.	PP has informed that they will comply the Delhi Tree Transplantation Policy, 2020																				
4.	Detailing clarity of the area of Masjid Moth involved in the proposed redevelopment	<p>Area Considered for Masjid Moth area: FAR Area = 2,13,688.96 Sqm.</p> <p>Non-FAR Area = 78,846.90 Sqm. (Under Common Basement)</p>																				
5.	Committee observed that the site has around 5995 Trees of which 68.8 % trees (4125 Trees) are being removed (by cutting or transplantation). This is a very high percentage. The project master plan needs to be reviewed so that at least 50% of the trees are retained on site.	<p>PP has informed that there are about 420 nos. shrubs which have erroneously been considered as trees in the previous survey.</p> <p>PP has attached Revised Tree Enumeration at Site.</p> <table border="1"> <thead> <tr> <th>S. No.</th> <th>Particulars</th> <th>Nos.</th> <th>(%)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Total Trees present at Site</td> <td>5575</td> <td>100 %</td> </tr> <tr> <td>2.</td> <td>Trees to be retained at site</td> <td>2934</td> <td>52.63%</td> </tr> <tr> <td>3.</td> <td>Trees to be transplanted</td> <td>1910</td> <td>34.26%</td> </tr> <tr> <td>4.</td> <td>Trees to be cut</td> <td>731</td> <td>13.11 %</td> </tr> </tbody> </table>	S. No.	Particulars	Nos.	(%)	1.	Total Trees present at Site	5575	100 %	2.	Trees to be retained at site	2934	52.63%	3.	Trees to be transplanted	1910	34.26%	4.	Trees to be cut	731	13.11 %
S. No.	Particulars	Nos.	(%)																			
1.	Total Trees present at Site	5575	100 %																			
2.	Trees to be retained at site	2934	52.63%																			
3.	Trees to be transplanted	1910	34.26%																			
4.	Trees to be cut	731	13.11 %																			


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 Member Secretary, SEIAA

Along with the above reply of ADS the PP has also uploaded the response for the findings of site visit dated 15.06.2022 by SEAC's Sub-Committee related to measures for preservation of natural ecology and existing full grown wide girth trees, storm water management and rainwater retention systems, Traffic and Transportation, Energy and Sustainable Building Design and Building design strategies to preserve more trees.


Regarding the certified compliance of previous Environmental Clearance issued to Masjid Moth the PP clarified during meeting that existing Masjid Moth Complex is distinct from the development of 71638 sqm Builtup Area in the plot of Masjid Moth complex and the new building developed under the Redevelopment Scheme will be having separate deliverable environmental safeguards and proposal under consideration is not including expansion of the earlier project for which EC was obtained. The redevelopment project includes demolition of old buildings and construction of new buildings at East Ansari Nagar site and construction of new buildings on greenfield site of Trauma Centre and Masjid Moth. The project is not an expansion project of any existing building but is a complete redevelopment project and construction of new independent buildings on the site. No existing building will be expanded under proposed redevelopment project. The new OPD building proposed at Masjid Moth campus is proposed as green field land parcel and does not involve any expansion of existing buildings at Masjid Moth. The PP further confirmed during meeting that in order to ensure the compliance of EIA Notification, 2006 they are in process of obtaining/ ensuring related approvals/ compliances for existing Masjid Moth Complex developed by HSCC (India) Limited separately.

Regarding the existing AIIMS Complex at East Ansari Nagar there is a major demolition of existing campus to the tune of 1,33,894 sqm Builtup Area is involved and the existing operational campus of AIIMS has obtained Consent to Operate from DPCC under consent order no. DPCC/WMC/2017/40842 and authorization under Bio Medical Waste Management rules 2016 under BMW authorization no. DPCC/BMW/AUTH/NEW/2017/03334, PP has informed that an application for the renewal has also been submitted to the DPCC well before the expiry of the certificates issued and a letter dated 02.03.2022 has been submitted as a proof of submission.

After due deliberations, the SEAC in its 111th Meeting held on 06.08.2022, 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 13.08.2022 vide letter dated 12.08.2022 as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 06.08.2022	Reply dated 12.08.2022 submitted on 13.08.2022
1.	Location of rainwater harvesting pits and rainwater storage be revisited with a view to relocate them in accordance with the natural	PP has informed that the natural slope of the site is from West to East direction i.e., from Aurobindo Marg towards Masjid

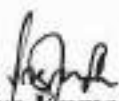
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	gradient and slope of the ground.	Moth Nallah. The slope of surface storm water network and intermittent rainwater harvesting pits are planned in-line with natural gradient to discharge its overflow towards Masjid Moth Nallah. Rainwater harvesting plan showing slope towards nallah has been enclosed.
2.	Show the additional trees that have been saved by reviewing the location of utilities etc on the map in a different colour, and as an extra column on the base tree list	PP has informed that after reviewing the locations of the utility areas/lines and realignment of roadways it has been observed that 1064 Nos. of trees will be preserved. Site plan showing the additionally preserved trees marked in different colors and columns along with the extra column on the base tree list has been enclosed.
3.	Show the 420 (5995-5575) odd trees that have become shrubs and excluded from the tree list on the map in a different colour and in an extra column on the base tree list	Updated tree survey plan on which 420 shrubs are distinctly marked along with a column of base tree list has been enclosed.
4.	Some trees falling within the proposed footprint of the Arc building are showed as retained trees in green colour in the map. This needs to be rechecked.	PP has informed that the trees within the footprints of the ARC building were inadvertently shown in earlier submission. These trees have been updated in the plan. Updated plan with impacted trees has been enclosed.
5.	Please show the tree serial number for each tree on the tree layout maps	PP has informed that all the trees present at the site are already marked with serial numbers on the tree layout plan. Tree layout plan has been enclosed for reference.
6.	The 3 rain water harvesting sites are to be located in the open green areas which also have retained trees. The size (L x W x H) of the rainwater harvesting structures - and their location vis-a vis the retained trees may be shown on a high resolution map showing adequate distance from the trees.	PP has informed that the three (3) Nos. rainwater harvesting structures proposed at the site are underground modular storage tanks. These tanks are proposed for roof top rainwater storage only and water from these tanks will be reuse in landscaping and other non-potable uses. The proposed capacity of rainwater storage tank is approx. 10,000


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		KL. The dimension and location of each modular rainwater harvesting structure and their distances from the retained trees are shown in plan which has been enclosed.
7.	The open green areas may be sloped inwards with a depth of about 30 cm, so that additional flash rain retention capacity will be created.	PP has informed that at the site, some of the locations in open green area is sloped inwards by reducing its level to a depth of 30 cm to create retention ponds. These retention ponds are large and small green spaces that are intended to function as direct percolation areas for the rainwater into the natural ground for water retention without any hindrances. PP has enclosed following: <ol style="list-style-type: none">1. Schematic section through retention pond by reducing the level of landscape2. Plan showing the location of retention pond in Academic Quad and Director's Lawn3. Plan showing the location of retention pond in clinical area between Clinical Tower 2 & Clinical Tower 44. Plan showing location of retention pond in student accommodation green

The committee deliberated on the information/reply provided by the project proponent and presentation regarding traffic plan made during meeting dated 29.08.2022.

B. After due deliberations, the SEAC in its 113th Meeting held on 29.08.2022 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. Total no trees present at the site is 5575 of which 2934 will be retained and 1910 will be transplanted and 731 will be cut. Compensatory plantation would be done in the ratio of 1:10 as per the norms. Approx. 26410 trees would be planted under compensatory plantation (considering 331 trees are invasive exotic tree species) at land for compensatory afforestation to be identified by Delhi Forest Department.

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2. The project proponent shall ensure implementation of Tree Plantation Policy 2020 notified by Govt. Of NCT of Delhi so that all the points of the aforesaid policy are complied in the project under consideration.
3. The PP shall explore the installation of gas based generator sets as a first option, hybrid generator sets (with 70 % gas based fuel and 30 % diesel) as a second option. Alternatively the diesel generator sets shall be operated as per extant directions of CPCB guidelines regarding the equipping of Retro Fitted Emission Control Devices (RECD) and shall be operated with due compliances of directions issued under GRAP for Delhi & NCR.
4. PP shall install STP of 9000 KLD capacity and 200 KLD capacity of ETP at East Ansari Nagar, STP of 850 KLD capacity at Trauma Centre and Waste water generated from Masjid Moth shall be treated in 300 KLD STP proposed to be installed in addition to existing STP of 2000 KLD of Masjid Moth.
5. The project proponent should explore utilization of excess treated (217 KLD) water from Trauma Centre Extension instead of discharging into municipal sewer. The project will follow principle of Zero Liquid Discharge. Preference should be given for supplying excess treated water in the nearby water bodies or parks. Excess treated water from the STP after all assigned uses should be upgraded to CPCB Class A water quality and be used for ground water recharge through recharge pits after appropriate treatment. It should be confirmed in first six monthly monitoring report of EC compliance.
6. Solar PV of total 4370 kWp shall be provided i.e. 2306 kWp for East Ansari Nagar, 466 kWp for Masjid Moth and 1598 kWp at Trauma Centre.
7. For utilizing excess water during flash rain, 4 sponge areas earmarked at the site measuring 7700 sqm (approx.) with the depth of 30 cm on site with the total water retention capacity of 2300 KL shall be implemented as committed.
8. Treated water of STP should be used for construction purposes with tertiary treatment to ensure it is fit for construction use.
9. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be limited to shallow aquifer.
10. 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 final outfall/ sewer connection. Calibration for all the Flow meters shall be maintained on quarterly basis.
11. Only LED lighting fixtures should be used.
12. Green building norms should be followed with a minimum 3 star GRIHA/IGBC and Gold rating should be followed up.
13. Construction & Demolition waste should be disposed of at authorized C&D waste processing unit.
14. Wind- breaker of appropriate height i.e. 1/3rd of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction.


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15. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration on Dust Pollution Control Self-Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.
16. PP shall not exceed the top elevations of the buildings above 260.05 m AMSL.
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 assured water supply of DJB/ New Delhi Municipal Council / other such local civic authority (as the case may be).
20. The green building audit shall be done on annual basis since inception of the project. Further, the audit report shall be included in six monthly compliance report.
21. Occupancy of the premises would be allowed only after getting Electric supply from concerned power supply agencies to restrict the use of generator sets.
22. Grant of environmental clearance does not necessarily implies that water/ power supply shall be granted to the project and that their proposals for water/ power supply shall be considered by the respective authorities on their merits and decision taking.
23. The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from water/ power supply angle shall be entirely at the cost and risk of the project proponent and SEAC/SEIAA, Delhi shall not be responsible in this regard in any manner.
24. 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.
25. Advanced oxidation process should be used in STP and ETP to ensure proper treatment of drug residues and its metabolites.
26. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.


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27. Rainwater harvesting scheme should avoid the surface rainwater/ leachate from the bio-medical waste infected areas.
28. Bio medical waste should be segregated separately to ensure that no bio medical waste leachate should enter in the Rain water harvesting system.
29. Capital Investment with respect to mitigation measures in operation phase as per EMP has been included in the Project Cost and Recurring cost shall be Rs. 33.20 Lacs/ year. During Construction phase EMP's Capital Cost shall be 23 Lacs and Recurring Cost shall be 88.20 Lacs/ year.
30. The Environment Management Cell consisting of atleast 3 Senior level Environmental/ Safety Managers supported by 6 Environmental Scientists/ Engineers having specific knowledge and experience related to environmental safeguards/ air/ water pollution and bio-medical waste management practices shall be created and made functional before commissioning of any of the proposed redevelopment.
31. At least 2 % of the total energy demand to be sourced from renewable energy.
32. Energy audit shall be carried out periodically to review energy conservation measures.
33. All sensor/meters based equipments should be calibrated on quarterly basis.
34. Proper management strategy for Bio-medical waste/ Liquid effluent as per Bio-Medical Waste Management Rules, 2016 and relevant guidelines of MoEF&CC/ CPCB.
35. Ground water extraction shall not be done without permission from competent authority of Delhi.
36. Project proponent shall sensitize and create awareness among people working within the Project area as well as its surrounding area on the ban of SUP in order to ensure the compliance of Notification published by MoEF&CC on 12/08/2021. A report on the measures taken shall be included in the six monthly compliance report.
37. PP shall provide electric charging points in parking areas for e-vehicles for at-least 20% of car parking.

C. The SEIAA during its meeting dated 31.08.2022 took the following decisions (s):

The SEIAA deliberated the tree preservation aspect as follows:

- a) The site tree survey and tree report, which is required to be, "*carried out at the time of project feasibility assessment and site identification to obtain the required information for developing site planning and trees preservation proposals*" as per Clause 4(1) of TPP 2020 was not undertaken at the appropriate time, prior to the tendering for the design of the project. As a result, the tree survey was not available at the time of planning the project and the design was made without taking into consideration the large number of trees and their location.
- b) The project will lead to a removal of 47% of the trees on site. SEAC/SEIAA tried to get PP to reduce felling of trees but only a few could be saved. The project design was presented as fait accompli. No attempt was made to make any major change in the footprint of the building that would have led to tree preservation on site.
- c) A large number of the trees at site may be called heritage trees – of considerable age and size and more than 3 feet in girth. Such trees provide significant value to the city

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and add to its biodiversity and the ecosystem services they provide cannot be replaced by planting new saplings which will take upto 50 or more years to reach the age and size of these trees.

- d) More worryingly, recent press reports have also disputed the efficacy of tree transplantation. For the Parliament Building project at Plot 118, the CWPD has claimed a survival of 66% (267 trees out of 402 transplanted), while the Forest Department has reported survival of just 30% (121 of 404 trees transplanted) in data submitted to Hon'ble High Court. The overall survival rate of transplanted trees in Delhi is reported as only around 33% in the last three years (5487 of 16461) (Source: Indian Express report dated 30th August, "Forest Department Data shows: Many trees transplanted for Central Vista didn't survive")
- e) PP has to ensure that transplantation agencies which have a track of poor survival of trees like the one used in Plot No. 118 of parliament building project are not engaged for the transplantation. PP should contact Forest Department GNCTD to get a list of agencies whose transplantation work has been good.
- f) Projects being implemented by public agencies should be held to a higher standard, than private commercial projects.

The SEIAA approved the recommendations of SEAC made on 29.08.2022 for issuance of Environmental Clearance (EC) to the project with omission of specific conditions at point no. 12 of SEAC recommendation and with the additional specific conditions as follows:

1. *The Project Proponent should implement the guidelines/ mechanism for using Anti Smog Gun in construction and Demolition projects having built-up area greater than 20,000 sqm issued by Department of Environment, NCT of Delhi, vide letter no. F. No.DPCC/(12)(1)(285)lab2020/2790- 2810 dated 16.09.2021 available at https://dustcontroldpcc.delhi.gov.in/Upload/GuidelinesPDF/43/FilePDF_43_72377_4.PDF. Besides use of Anti-Smog Gunn the Project Proponent shall ensure that environment friendly Dust suppressant and soil stabilising chemical would be sprayed at prescribed interval on unpaved area of the construction sites to agglomerate the fine dust particles into aggregate too large to become airborne. This must be done in all those areas where there is movement of trucks and other construction machinery at frequent intervals to prevent formations of fine dust particles.*
2. *The Project proponent shall install reference-grade (USEPA approved system) Continuous Particulate Monitoring System consisting of three nodes capable of monitoring dust emission from the construction site. The system must have the capacity for simultaneous monitoring of PM2.5 and PM10 and equip for data transfer on a real-time basis to the server of DPCC.*
3. *Green building norms should be followed with a 5 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up.*


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Agenda No 10


Case No. C-369

Name of the Project	EC for Development/Redevelopment of Executive Enclave at Plot No. 36 & 38, New Delhi
Project Proponent	Sudhir Kumar Tiwari, Executive Engineer, M/s Central Public Works Department (CPWD), Ministry of Housing and Urban Affairs (MoHUA), A Wing, NirmanBhawan, New Delhi, Delhi-110002
Consultant	Kadam Environmental Consultants
Proposal No.	SIA/DL/MIS/246726/2021
File No.	DPCC/SEIAA-IV/C-369/DL/2021

A. Details of the proposed project are as under:

1. The Proposal is for grant of EC for Development/Redevelopment of Executive Enclave at Plot No. 36 & 38, New Delhi by M/s Central Public Works Department.
2. The project is located at
Block A: Latitude: 28°36'38.29" N, Longitude: 77°12'21.93" E.
Block B: Latitude: 28°36'33.85" N, Longitude: 77°12'33.07" E.
3. **Area Details:** The total Plot Area of the project is 81,808.96 sqm. The total Built-up Area (BUA) will be 90,000sqm i.e. The Built-up Area (without basement) is 61000 sqm, Basement Area is 21600 and Contingency Area is 7400 sqm. Existing Built up Area to be demolished is 47,000 sqm. Ground Coverage proposed to be achieved is 18900 Sqm. The total no. of proposed buildings is 05 nos. & number of floors of each building is B+G+1, B+G+1, B+G+3, B+G+3, B+G+3 respectively. Maxi. height of the building is 27m
4. **Water Details :**
During construction phase at construction site, Total water requirement will be 109 KLD out of which 55 KLD will be potable water which will be sourced from NDMC and 54 KLD will be non-potable water which will be sourced from Okhla STP. At Laydown site, Total water requirement will be 660 KLD out of which 270 KLD will be potable water which will be sourced from DJB and 390 KLD will be non-potable water which is proposed to be met from nearby DJB STP. Waste water generated will be collected and treated in an on-site waste water/ sewage treatment plant and will be reused either in gardening, construction related works such as curing or flushing or sprinkling as required after securing necessary consents.
During operational phase, total water requirement of the project is expected to be 462 KLD and the same will be met by 146 KLD fresh water from NDMC and 316 KLD

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treated water from Okhla STP. Wastewater generated (170 KLD) will be treated in 2 STPs of capacity 100 KLD each. Treated wastewater from onsite STPs (162 KLD) will be recycled and re-used. Water required for HVAC (278 KLD) and Horticulture /Landscaping (200 KLD) will be met from treated water from Okhla STP and on site recycled water. The project is designed as a Zero Liquid Discharge (ZLD) project. Rooftop rainwater of buildings will be collected in RWH tanks. For the PMO building, the harvesting tank capacity is 200 KL, and for the other buildings, the harvesting tank capacity is 100 KL.

5. Solid Waste Details :

During Construction phase, >300 tons of C&D waste is likely to be generated during the project which will be re-used and recycled either at Proposed Site or at C&D Waste Management Facility (C&DWMF). About 720 Kg/day of Municipal Solid Waste will be generated in the project. The biodegradable waste (288 Kg/day) will be processed in Organic Waste Converter (OWC). The non-biodegradable waste (288 Kg/day) and Inert Waste (144 kg/day) will be handed over to authorized local vendor. During Operation phase, about 726 Kg/day of Municipal Solid Waste will be generated in the project. The biodegradable waste (311.6 Kg/day) will be processed in Organic Waste Converter (OWC). The Non-Biodegradable Waste (331.2 Kg/day) and Inert Waste (83.2 kg/day) will be handed over to authorized local vendor. C&D waste if generated will be handled in the same manner as done during construction phase.

6. Power Details :

The total power requirement during construction phase is 400 KW and will be met from NDMC and total power requirement during operational phase is 5778 KW and will be met from NDMC. For Power backup during construction phase, DG sets of Capacity 1 × 500 kVA and during Operational phase, DG sets of Capacity 6 × 2000 kVA(04 working and 02 standby) will be installed. 135 KWp rooftop PV system is proposed to harvest solar energy in the project.

7. Parking facility: The total proposed parking facility is 520 ECS (320 ECS within site boundary and 200 ECS are proposed in additional plots)

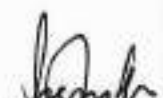
8. Eco-Sensitive Areas: Distance from Asola Bird Sanctuary is 12.79 Km SSE and Okhla Wildlife Sanctuary is 9.67 km SE from the project site.

9. Plantation: Total green area proposed is 28,500sqm. There are 784 trees present at the site. Out of these, 154 trees are proposed to be retained and 630 trees are proposed to be transplanted. No. of tree plantation required (1 tree per 80 m² of plot area for development) is 787 nos. Total no. of trees to be (retained + planted) within project area is 788 (154+634) nos.

10. Cost of the project: Total cost of the project is Rs. 1381 Crores.

After due deliberations, the SEAC in its 98th Meeting (1st Sitting) held on 31.01.2022, 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 11.03.2022 as follows:

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(K.S. Jayachandran)
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S.No.	Information Sought by SEAC during SEAC Meeting dated 31.01.2022	Reply dated 04.03.2022 submitted on 11.03.2022												
1.	Building Plan approval from NDMC, DUAC and Delhi Fire Service.	PP has informed that Building plans have been submitted to the authorities & are under approval.												
2.	<p>The trees on the site form an important part of the natural heritage of the city. While the ground coverage on the site is reducing from existing 40% to around 20%, about 80% of the existing trees are proposed to be removed. This is an excessively high proportion. An existing tree inventory with species and girth of each tree may be prepared, along with a baseline green area map, showing all trees – (a) trees to be retained, (b) trees to be removed due to building ground coverage, (c) and trees to be removed due to additional paved area. Attempt may be made to increase the trees to be retained.</p>	<p>PP has informed that an attempt has been made to increase the number of trees to be retained on the site by modification in design.</p> <p>PP has attached an existing tree inventory with species and girth of each tree</p> <p>PP has attached an affidavit dated 04.03.2022 informing the change in the number of trees from 784 Trees (submitted in Form 1, IA and conceptual plan) to 807 Trees (as per latest survey).</p> <p>PP has attached a revised Green area map and layouts showing the bifurcation of trees to be retained and transplanted. Brief is given below:</p> <table border="1" data-bbox="868 1198 1380 1646"> <thead> <tr> <th>Particulars</th> <th>Latest Figure</th> <th>Previous Figure</th> </tr> </thead> <tbody> <tr> <td>Total No. of Trees at site</td> <td>807 nos.</td> <td>784 nos.</td> </tr> <tr> <td>Trees to be retained</td> <td>320 nos.</td> <td>154 nos.</td> </tr> <tr> <td>Trees to be removed & transplanted</td> <td>487 nos.</td> <td>630 nos.</td> </tr> </tbody> </table> <p>PP has also informed that to minimize environmental impact, 90 out of the 487 trees are proposed to be transplanted on plot no. 30 (SPG) in the vicinity.</p>	Particulars	Latest Figure	Previous Figure	Total No. of Trees at site	807 nos.	784 nos.	Trees to be retained	320 nos.	154 nos.	Trees to be removed & transplanted	487 nos.	630 nos.
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3.	Revised proposal with enhanced requisite number of tree plantation. Complete plan for transplantation of trees (trees being retained and trees being transplanted) with detail of the proposal for survival of transplanted trees along with the layout indicating location of trees with reasons/ justification for not transplanting the trees within the project sites.	PP has informed that survival rate count of transplanted trees can be known and shared only after 12 months of the transplantation exercise. PP has also clarified that transplanting the trees within the project is not recommended as it will include transplanting the trees twice, once in the nearby area & then back to the plot within in a short span of 2-3 years which will reduce the survival rate of trees.
4.	It was noted that valuable open area was being used for at-grade parking. Proponent to provide justification why all parking cannot be accommodated in basements or stilts. Also plans to be provided showing that no trees are being cut or transplanted for provision of the at-grade parking.	PP has informed that all trees in the proposed grade parking will be retained. PP has informed that as per security guidelines, basements of some buildings will not be used for parking and will only be utilized to house services/ service infrastructure required for the building.
5.	Wherever tree plantation is being taken up, preferably large shade-giving native trees should be planted and not just ornamental trees. Tree-pit size of 6'x6' to be ensured.	PP has attached the proposed tree species list - large & medium sized to be planted at site. PP has also informed that Tree-pit size of 6'x 6' will be ensured
6.	It was noted that the site has been enclosed by high boundary walls and buildings set far back from the footpaths of external Roads, which compromises safety of women on footpaths. This aspect needs to be addressed through suitable design interventions and technological measures.	PP has informed about the suitable measures proposed by them to ensure the safety of women.


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7.	The measurement of the area covered by the parking provision and the area covered for building use.	<p>PP has informed about the area covered by parking and building use which is as follows:</p> <table border="1" data-bbox="865 293 1377 952"> <thead> <tr> <th colspan="2">Description</th> <th>Area (sqm)</th> </tr> </thead> <tbody> <tr> <td colspan="2">Area covered by the parking provision</td> <td>5,321</td> </tr> <tr> <td colspan="2">Area covered for building use</td> <td>23059</td> </tr> <tr> <td>i</td> <td>PMO Footprint</td> <td>13822</td> </tr> <tr> <td>ii</td> <td>IH Footprint</td> <td>2647</td> </tr> <tr> <td>iii</td> <td>NSCS Footprint</td> <td>3295</td> </tr> <tr> <td>iv</td> <td>Cabinet Secretariat Footprint</td> <td>3295</td> </tr> </tbody> </table>	Description		Area (sqm)	Area covered by the parking provision		5,321	Area covered for building use		23059	i	PMO Footprint	13822	ii	IH Footprint	2647	iii	NSCS Footprint	3295	iv	Cabinet Secretariat Footprint	3295
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iii	NSCS Footprint	3295																					
iv	Cabinet Secretariat Footprint	3295																					
8.	Rain water harvesting needs to be revised taking into account the recent flash rain data and actual percolation rate of the soil at site. Calculate runoff from (a) roof top, (b) other paved areas, and (c) green areas separately. Review peak rainfall runoff threshold used in the calculation – given the experience of last 5 years with extreme rainfall events and likely increase in frequency with climate change in the next 50 years and create adaptive strategy accordingly.	<p>PP has informed that RWH tanks have been provided to collect surface runoff from the terraces.</p> <p>PP has provided calculation of the runoff from (a) roof top (b) other paved areas, and (c) green areas by taking 35 mm/hr rainfall.</p>																					


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9.	<p>Prepare management strategy for each of these (a) roof top, (b) other paved areas, and (c) green areas</p> <p>a. Design natural storm water retention capacity in the green areas by marginal lowering, and gradient management, which can enhance natural percolation, and indicate the same in m³,</p> <p>b. Design separate storm water retention and recharge or reuse capacity for rooftop runoff and paved areas.</p>	<p>PP has provided its management strategy for roof top, other paved areas, and green areas</p> <p>PP has also informed that total 18 Nos. of recharge trenches of approx. 38 cum. volume will be provided.</p> <p>PP has also informed that green areas will have a surface slope of 1:150 with higher level ridges to direct the surface run-off towards the lowered planter beds</p>
10.	<p>Justification for providing 135 KWp rooftop Solar PV System which is at lower side.</p>	<p>PP has informed that it is not possible to augment the renewable energy utilization by PV systems on terrace to 5-7% on the grounds of movements required for security personnel & other equipment to be placed on the terrace.</p> <p>PP has also informed that solar PV system provided is already more than required as per UBBL for Delhi, 2016 & ECBC, 2017</p>
11.	<p>Revised Geotechnical Report with cross-sectional view of rock strata along with details of pre and post monsoon water table in project area.</p>	<p>PP has attached the Final Geotechnical Report for the site.</p>
12.	<p>Specific aspects relating to the project under reference are required to be submitted which are covered in Environmental Clearance dated 31.05.2021 along with the clarification on change of land use affected post EC dated 31.05.2021 in view of MoHUA Notification dated 04.08.2021 and 21.09.2021.</p>	<p>PP has informed that the EC dated 31.05.2021 does not cover the Executive Enclave.</p> <p>PP has also informed that post the notification dated 04.08.2021 by MoHUA and clarification for plot area dated 16.09.2021, an application for Executive Enclave was submitted since the desired land use was now available</p>


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13.	PP is required to quantify the no. of labours and the detailed plan for the proposed labour camps for housing them.	<p>PP has informed that a peak of 3600 workers will be expected, including 200 employees and 3400 temporary staff.</p> <p>PP has informed about the three laydown site identified by them: MukundpurChowk (~18 Acres) or UtsavSthal (~11.38 Acres) and Kirtinagar laydown site (currently being used for the construction of new Parliament building) for housing of labours.</p> <p>PP has also attached a standard layout plan for housing of the labour.</p>
14.	Proportion wise Step Diagram to be provided showing the amount of reduction in net per capita Energy Demand achieved as compared to base case scenario, through (i) Load Reduction Strategies, (ii) Passive Strategies, (iii) Renewables, and (iv) Energy Recovery strategies. Atleast 2 % of total energy demand to be sourced from Renewables. Percentage reduction through each of the aforesaid strategies to be provided in a consolidated diagram format for easy comprehension.	PP has attached a step diagram showing the amount of reduction in net per capita Energy Demand achieved as compared to base case scenario.
15.	Proposal for provisioning the energy audit during operation phase.	<p>PP has informed that energy audit will be done through BEE Accredited Energy Auditor during operation phase.</p> <p>PP has also informed that in order to facilitate the process of energy audit, digital energy meters and sub-meters will be installed.</p>
16.	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 informed that the project will be equipped with low water flow and flush fixtures along with incorporation of efficient irrigation system & xeriscaping</p> <p>PP has provided the reduction in net per capita Water Demand achieved as compared to base case scenario.</p> <p>PP has informed that 200KLD of STP will be installed at the project.</p>


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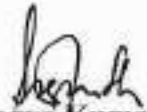

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Member Secretary, SEIAA

17.	Elaborated effects of the building activity in altering the microclimates with revised self-assessment on the likely impacts of the proposed construction on creation of heat island & inversion effects	PP has attached a summary of the area statement comparing existing area and proposed area in terms of mitigating Urban Heat Island Effect (UHIE) PP has also informed that 63% of proposed area will help in reducing heat island effect vs 5% of current development
18.	Plan for managing, conserving the top soil excavated during construction and for its reuse.	PP has informed about the management plan for conserving the top soil excavated during construction and for its reuse.
19.	Provision for electric charging of the e-Vehicles as per Building Bye Laws.	PP has informed that electric charging of the e- Vehicles will be provided as per the Building Bye laws.
20.	Specify name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters.	PP has informed that 1 EE, 2 AEE and one person of CPM level will be appointed to ensure implementation and monitoring of environmental parameters.

In response to the query raised by the SEAC in its 98th meeting (1st Sitting) held on 31.01.2022, PP has submitted an affidavit dated 04.03.2022 regarding the following changes:

S.No.	Particulars	Data as per the online uploaded/ submitted application Form 1, Form 1A, Conceptual Plan & Presentation made on 31.01.2022	Changes made as per reply uploaded on 11.03.2022 in response to ADS on 15.02.2022	Remarks
1.	Actual Ground Coverage achieved	18,900.00 sqm	23,054.00 sqm	-
2.	Actual FAR achieved	0.231 %	0.28	-
3.	Basement Area	21400 sqm	22,271.00 sqm	-
4.	Hardscape Area (Road + Pedestrian)	34,000.00 sqm	30,250.00 sqm	Existing Hardscape Area: 45000 sqm
5.	No. of Trees at site	784 nos.	807 nos.	Based on discussions with the competent authority and application submitted on 03.03.2022 to Forest Dept.
6.	No. of Trees to be	154 nos.	320 nos.	-

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	retained			
7.	No. of Trees to be transplanted/ relocated	630 nos.	487 nos.	-
8.	No. of Trees to be added as part of compensatory afforestation	6,300 nos.	4,870 nos.	-
9.	Total no. of Trees proposed to be (retained + planted) within project area	788 nos. (154 + 634)	954 nos. (320 + 634)	-

During the SEAC meeting dated 26.03.2022, the hard copies for the proposed executive Enclave plot No 36 (25 nos.) and Plot no. 38 (43 Nos.) submitted on 23.03.2022 by HCP Design, Planning & Management Pvt. Ltd. vide letter dated 22.03.2022 Ref: 19052-00-LR-282 were seen by the expert members of the committee.

After due deliberations, the SEAC in its 101st Meeting held on 26.03.2022, Based on the information furnished, documents shown & submitted, presentation made by the project proponent SEAC sought the additional details which has been responded back by the PP as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 26.03.2022	Reply dated 06.04.2022 uploaded on 07.04.2022
1.	As per the MoEF&CC OM dated 9th June 2015, Condition no. 91 states, "91. Provide minimum 1 tree for every 80 sq. mt. of plot area". The plot area of the project is 81,808 m ² . The minimum number of trees therefore works out to (81808/80) 1022 trees. However the total number of trees retained (320) plus trees planted (634) adds up to 954. Thus there is a shortfall of (1022-954) 68 trees	PP has informed that the proposed nos of trees have been increased to 1022 nos to meet the norms for minimum 1 tree for every 80 sq. mt. of plot area PP has also attached the revised layout plan of proposed nos of trees.
2.	As per the MoEF&CC OM dated 9th June 2015, item 92, for each of the trees being removed, compensatory plantation has to be in the ratio of 1:3 on the premises. "92. Wherever trees are cut or transplanted, compensatory plantation in the ratio of 1:3 to be done in the premise." Hence for this site, as per item 92, if 487 trees are to be removed, then the	PP has informed that there is no space available in plots 36/38 for planting additional 759 trees in the premises. However, PP has proposed to plant 759 additional trees in the adjacent plot 30B (which is green/district park as per land use) to meet the requirement of compensatory transplantation PP has attached the layout plan of

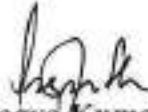
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	<p>compensatory plantation that has to be done within the site is $(487 \times 3) = 1461$ trees.</p>	<p>plot 30B for proposed compensatory plantation.</p> <p>PP has requested SEAC to not to insist for the implementation of the condition of compensatory plantation in the ratio of 1:3 within the project site as mentioned in MoEF&CC OM dated 9th June 2015 as PP feels that OM dated 9th June 2015 is not applicable to present case.</p> <p>PP has attached MoEF&CC gazette notification S.O. 3252 (E) dated 22.12.2014, MoEF&CC OM dated 09.06.2015, MoEF&CC gazette notification S.O. 3999 (E) dated 09.12.2016, MoEF&CC gazette notification S.O. 5733 (E) dated 14.11.2018 in support of the request with clarification for the same.</p> <p>In view of above the CPWD has stated that there is no requirement of compensatory plantation in premise and PP shall be doing compensatory plantation in the ratio of 1:10 in NTPC, Badarpur as required to obtain necessary clearance under Delhi Preservation of Trees Act, 1994. SEAC has been requested not to insist for the implementation of the condition of compensatory plantation in the ratio of 1:3 which in any case appears contradictory and not implementable in most cases, prima-facie.</p>
<p>3.</p>	<p>Revised Landscape Plan is required to be submitted along with the list of trees provided with a unique numerical ID for each tree. The species name, girth, height and spread of each tree has already been provided. However, clarification is required as to which tree is being retained and which is being removed/transplanted from the list.</p>	<p>PP has attached the revised landscape plan with the unique numerical id for each existing tree.</p> <p>PP has attached the detailed list of vegetation to be transplanted and to be retained with additional information.</p>


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	<p>Further, the Landscape plan drawing shows the trees but does not show the unique Tree ID number on the drawing. Hence the tree list and the tree map cannot be correlated with each other.</p> <p>According it is recommended that:</p> <p>a. The unique tree ID is added to each tree on the tree map/landscape plan.</p> <p>b. The following additional columns on the tree list are added:</p> <ol style="list-style-type: none"> i. Tree being retained. ii. Tree being removed and transplanted close to site iii. Trees being removed and transplanted further away from the site 	<p>PP has also informed that list submitted is a statement of intent and is dependent on clearance issued by the Forest Department and on the actual exigencies of the construction phase working.</p> <p>PP has also informed that if in any case changes will occur the status of the same will be submitted to the competent Authorities under the EIA Notification and the Delhi Preservation of Trees Act, 1994.</p>
4.	<p>Rainwater harvesting calculation.</p> <p>a. The sum of the total paved area shown (30,250) and green area (28,500) is 58,750, but the total site area after removing covered area is 63,849 m². The difference between these numbers needs to be accounted for in the rainwater harvesting calculation</p>	<p>PP has informed that the difference in the numbers has been corrected in the revised rainwater harvesting calculations.</p>
5.	<p>Rainwater harvesting design calculation needs to be revisited on the basis of actual percolation rate of soil at site.</p>	<p>PP has informed that the calculations for the rainwater harvesting have been revised considering the actual percolation rate.</p> <p>PP has given the revised rainwater harvesting calculations as per the actual percolation rate.</p> <p>PP has also attached the percolation test report.</p>
6.	<p>The rainwater retention capacity of the green areas will be calculated and shared. Attempt will be made to enhance the same in the green area.</p>	<p>PP has informed that the soil profile as observed in the geotechnical investigations will offer a good retention capacity of the rainwater and will assist in utilization of rainwater by the trees. PP has also</p>

		informed that bio-swales type arrangements with holding capacity (300 cu.m.) will be done in some green areas to further increase percolation of the rain water.
7.	Water consumption source for the layover sites for the construction workers has been shown as NDMC which needs to be clarified in correct manner.	<p>PP has attached an application to Delhi Jal Board (DJB) dated 02.04.2022 for supply of the fresh water at the laydown site</p> <p>PP has also attached the water consumption and water balance for the laydown site.</p> <p>PP has clarified that if DJB does not agree for supply then water will be arranged to authorized tanker and no ground water extraction will be allowed at site.</p>
8.	For the purpose of green area the Project Proponent has proposed to include a part of plot no. 30B in this project for submission of revised calculations of tree plantation.	<p>PP has informed that an area of 8632 sq.m. of plot no 30B will be used for the purpose of tree plantation.</p> <p>PP has attached the Layout of 30 B plot showing the same</p>

The SEAC deliberated on the issue of compensatory plantation of the tree and a considered view was taken on the provisions outlined in OM dated 09.06.2015 and the subsequent provisions incorporated in notification dated 09.12.2016 (not being implemented in view of Hon'ble NGT Judgment dated 08.12.2017 in OA No. 677 of 2016) and notification dated 14.11.2018 (stayed by Hon'ble High Court of Delhi in W.P.C. No. 12517 of 2018) and standardization of Environment Clearance conditions issued vide OM F. No. 22-34/2018-IA.III dated 04.01.2019 with specific clause no. VII under the heading 'Green Cover'.

After due deliberations, the SEAC in its 102nd Meeting held on 09.04.2022 recommended as follows:

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

SPECIFIC CONDITIONS:

1. The PP shall undertake compensatory plantation in the ratio of 1:10 after obtaining necessary clearance under Delhi Preservation of Trees Act, 1994.


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2. The existing trees at the site are 807 nos (Annexure I) out of which 320 nos will be retained at the site and 487 nos. of trees will be transplanted (90 no. of trees in the part of adjacent plot 30B and remaining trees to be transplanted at Rajghat). The PP shall plant 702 additional trees to maintain 1022 nos. of trees within the project site. In addition 759 trees will be planted in the adjacent plot 30B (which is green/district park as per land use) as committed as a part of compensatory plantation proposed for 4870 trees.
3. The project proponent included 8632 sqm of the adjacent plot no 30 B for tree plantation purposes as agreed by the CPWD and this area will be maintained as a district park. The requirement of mandatory plantation in plot no 30 B shall mandatorily be disclosed to the statutory authorities while undertaking any development work in this portion, if any, in future.
4. All trees in the proposed grade parking shall be retained.
5. In tree plantation, preferably large shade-giving native trees should be planted and not just ornamental trees. Tree-pit size of 6'x6' to be ensured.
6. The Committee noted that Tree Survey of the project was conducted in 2022 which should have been done earlier. It is advised to save more number of trees as far as possible while proceeding with the execution of the project.
7. PP shall take suitable measures to ensure the safety of women along the high boundary walls and buildings set far back from the footpaths of external Roads, which compromises safety of women on footpaths.
8. Rain water harvesting for (a) roof top (b) other paved areas, and (c) green areas shall be done through total 18 Nos. of recharge trenches of approximately 38 cum volume each, which shall allow the water to be stored, and to percolate into the ground.
9. The green areas shall have a surface slope of 1:150 with higher level ridges to direct the surface run-off towards the lowered planter beds. This will enhance natural percolation. Bio-swales type arrangements with holding capacity (300 cu.m.) will be done in green areas to further increase percolation of the rain water as per drawing submitted during presentation.
10. Solar PV system shall be provided to meet at least 2% of the demand load during the operation phase as committed.
11. Provision shall be made for housing of construction labour at laydown site identified with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical healthcare, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
12. To carry out energy audit through Bureau of Energy Efficiency (BEE) Accredited Energy Auditor during the operation phase, regular monitoring of project's energy consumption shall be ensured by installing digital meters at the point sources for, utility grid, on-site renewable energy system, Gas Genset etc. Additionally, Sub-meter shall also be installed to monitor energy consumption for HVAC central plant- AHU, Cooling tower, Chillers (BTU meters) and/or distributed units (split/window ACs).


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13. The project will be equipped with low water flow and flush fixtures along with incorporation of efficient irrigation system & xeriscaping and shall achieve maximum reduction from the base case water consumption figures adopted in design.
14. Impacts of the proposed construction on creation of heat island effect shall be minimized. Option of creating water bodies should be explored.
15. Top soil of up to 20 cm shall be taken off and stock piled at a protected place. Natural growth of grass/ vegetation on such protected stockpiled soil shall be allowed. The area under which the excavated top soil will be stored, shall be barricaded and left undisturbed throughout the project construction. The preserved top soil shall be used for horticulture development/ plantation of the proposed vegetation on site.
16. Electric charging of the e- Vehicles will be provided as per the Building Bye laws.
17. 01 Executive Engineer & 02 Assistant Executive Engineer shall be engaged dedicatedly by PP for implementation and monitoring of environmental parameters. In addition to this, one person of CPM level will be also to there to ensure implantation and monitoring of parameters.
18. During construction phase at construction site, Total water requirement will be 109 KLD out of which 55 KLD will be potable water which will be sourced from NDMC and 54 KLD will be non-potable water which will be sourced from Okhla STP after adequate polishing treatment. At Laydown site, Total water requirement will be 660 KLD out of which 270 KLD will be potable water which will be sourced from DJB and 390 KLD will be non-potable water which is proposed to be met from nearby DJB STP after adequate polishing treatment.
19. 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.
20. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be limited to shallow aquifer.
21. During operation phase Flow Meters/ Sensors should be installed to monitor consumption of fresh water as well as treated water and data logger using IoT systems for these flow meters be maintained in a regular manner. Flow meters shall be installed at Inlet of STP, outlet of STP, inlet of flushing tanks, inlet of cooling water tanks and reuse line for horticulture purposes and at the final outfall/ sewer connection. Calibration for all the Flow meters shall be maintained on quarterly basis.
22. Solar water heating shall be provided to meet its hot water demand as far as possible.
23. Only LED lighting fixtures should be used.
24. Green building norms should be followed with a minimum 3 star GRIHA/IGBC rating and Gold rating should be followed up.
25. Construction & Demolition waste should be disposed off at authorized C&D waste processing unit.
26. Wind- breaker of appropriate height i.e. $1/3^{rd}$ of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction.


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27. The Project Proponent should take measures for control of Dust Pollution during construction phase at project site as well as at lay down site as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of 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 on Dust Pollution Control Self-Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.
28. The project proponent should adhere to the cost of Environmental Monitoring as committed i.e. capital cost of Rs. 743 Lacs and recurring cost of Rs. 88 Lacs/ year during construction phase and Rs. 673 Lacs and recurring cost of Rs. 73 Lacs/ year during operation phase. The cost of Environment Management Plan should be distinctly allocated in the budget of the project and details of the same along with time frame of the implementation should be reported in six monthly monitoring reports.
29. 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.
30. 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.
31. 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.
32. 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.
33. 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.
34. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area with IoT based systems.
35. Sound attenuation measures shall be taken to restrain the noise from cooling towers.
36. All sensor/meters based equipments should be calibrated on quarterly basis.


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37. The green building consultant should be hired for yearly audit since inception of the project.
38. The PP should submit audit report of survival of transplanted as well as newly planted trees as a part of six monthly compliance report.

In view of above the project was considered by SEIAA in its 60th Meeting held on 19.04.2022 and SEIAA during its meeting took the following decisions (s):

The Chairman SEIAA appreciated the appraisal done by the SEAC taking into account the diversified aspects of the project however after discussion, it was decided to refer back the matter to SEAC on a limited aspect to examine the implementation of Tree Plantation Policy 2020 notified by Govt. Of NCT of Delhi so that all the points of the aforesaid policy are complied in the project under consideration in view of substantial tree transplantation involved. Also the project is required to utilize the recycled products manufactured in C&D Waste processing plants of NCT of Delhi.

PP (EE, CPWD) vide letter dated 27.06.2022, quoting the provisions of para 8 (ii) and 8(iii) of EIA Notification, 2006 informed that after their case considered in the 102nd Meeting of SEAC and recommended to SEIAA, SEIAA has neither sent case back to SEAC for reconsideration or raised observations nor conveyed the Environment Clearance to the project and presuming that Environment Clearance of the said project has been granted and applicant is proceeding with the execution of project by following the conditions specified in the recommendation of SEAC dated 9th April 2022

Further, a letter dated 30.06.2022 received via mail dated 30.06.2022 the applicant requested to convey meeting of SEAC on priority for re-recommending the case to SEIAA for early accordance of EC formally as it is the prestigious project of national importance of Executive Enclave and in view of Minutes of Meeting of 60th SEIAA-Delhi meeting issued vide no. DPCC/MS/SEIAA-IV/03/60/2021-22/3861-3867 dated 28.06.2022 confirmed the following:

1. PP shall be implementing Tree Plantation Policy, 2020 as notified by Govt. of NCT of Delhi in letter and spirit and
2. PP will be using recycled products manufactured in C&D Waste processing plants of NCT of Delhi or Municipal Corporation, Delhi subject to availability of required size and strength.

The case was considered as a Table Agenda in the 107th SEAC Meeting dated 01.07.2022 with permission to the chair and it was decided to list the matter in next forthcoming meeting.


The representatives of project proponents appeared before SEAC in its meeting held on 09.07.2022.

After due deliberations, the SEAC in its 108th Meeting held on 09.07.2022 recommended as follows:

In the light of the matter being referred back by the SEIAA, to examine the implementation of Tree Plantation 2020 for the project, SEAC deliberated that there are certain elements in Tree Transplantation Policy, 2020 which are to be carried out/ implemented by the Project


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Proponent and Technical Agency appointed by the PP and by the Tree Officer/Authority. SEAC sought the following information before sending recommendation again to SEIAA expeditiously:

PP is stated to have taken certain steps under the Delhi Tree Transplantation Policy 2020 under clause 1 (2) and 4 (1) to 4(6). PP is requested to expeditiously provide information/documents/maps in relation to steps taken and to be taken in relation to implementing the policy for ensuring effective preservation and transplantation in terms of the subject policy, including but not limited to the tree site report, as also any terms of Reference/ Guidelines given/to be given to the implementing technical agency, submissions to the Tree Officer etc.

Accordingly, the ADS was raised at PARIVESH Portal on 12.07.2022 which has been responded back by the project proponent on 18.07.2022 vide letter dated 14.07.2022.

The proposal was listed in 109th meeting of SEAC held on 25.07.2022 however ***the proposal deferred for further consideration without going into the merit due to lack of quorum and presence of experts.***

The reply of the project authorities in respect of Tree Plantation Policy, 2020 was deliberated in the meeting.

The SEAC in its 111th Meeting held on 06.08.2022 recommended as follows:

The Tree Transplantation Policy, 2020 requires efforts to preserve existing trees by incorporating them in the initial site planning. On request, the project proponent agreed to re-examine the site plan including the shifting of helipad location which in the opinion of the committee would retain additional trees.

A sub-committee consisting of Sh. Gopal Mohan, Sh. Chetan Agarwal, Sh. Ashish Gupta, Sh. Pranay Lal and Sh. S.K. Juneja shall make a site visit and hold a meeting at site to examine implementation of the tree plantation policy and options for reviewing the site plan in order to retain trees.

Accordingly the site visit was made by the sub-committee (Sh Pranany Lal could not participate) on 27.08.2022 during which the project proponent provided the tree cutting permission accorded by the Delhi Govt vide notification dated 23.08.2022 for retaining 320 trees and transplantation of 487 trees at Ghata Masjid Park and plot no 30, Dara Shikoh road out of compensatory transplantation of 4870 trees. As per condition of aforesaid tree cutting permission the user agency is required to submit detailed plantation schedule to the concerned Tree Officer in compliance of Delhi Tree Preservation Act,1994 and during transplantation of the trees all the conditions mentioned in Tree transplantation Policy 2020 shall be followed scrupulously by the user agency. Further the architect of the CPWD explained the committee about the constraint of shifting the location of Helipad. The subcommittee in view of the Tree Cutting permission dated 23.08.2022 issued by Forest Department recommended that implementation of aforesaid policy is to be looked after by the Govt. of NCT of Delhi and compliance are to be ensured by user agency.


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Member Secretary, SEIAA

As desired by the SEIAA a summary review of Tree Transplantation Policy vis-à-vis the project was done. The observations of the sub-committee were discussed and deliberated during SEAC Meeting as follows:

1. Clause 1(2) of TPP 2020 states that, "*Existing trees that can be prevented from felling or transplantation shall be properly preserved through careful planning, design, implementation and post construction maintenance.*"

It was informed to the sub-committee by the PP that the tree survey was undertaken around September 2021 onwards. The design consultant was given the project at least a year prior. Hence the tree survey could not be incorporated in the planning and design phase of the project.

2. Clause 4(1) of TPP 2020 requires the preparation of a Site Tree Report, "*Site Tree Report: A tree survey shall be carried out at the time of project feasibility assessment and site identification to obtain the required information for developing site planning and trees preservation proposals.*"

Clause 4(1) further states that, "*In case of Government agencies, preparation of Site Tree Report shall be done prior to seeking Expenditure Sanction (E/S) and the estimated costs for the same, based on guidelines issued by Department, should be included in the proposal for E/S. A copy of the Site Tree Report shall be submitted to the concerned Tree Officer for record prior to seeking Expenditure Sanction. However, no approval shall be required from the Tree Officer at this stage.*"

- a. During the site visit, it was mentioned that the tree survey started around of September 2021 and the design contract was given in 2019/20. Thus tree survey was not carried out, **at the time of project feasibility assessment and site identification.** The building design was made independent of the location of the trees, and the tree survey was done at a later stage.
- b. It was informed that the Expenditure Sanction (E/S) for the design of the project was sought prior to the preparation of site tree report.
- c. Several large trees having a circular platform built around them having less than 3 feet distance from the tree were observed at site. These would have to be removed and at least a 3 feet radius be kept unpaved.

During the meeting, the PP informed that further efforts shall be made to save the trees by exploring the possibilities of shifting the excavation line of the proposed buildings.

B. After due deliberations, the SEAC in its 113th Meeting held on 29.08.2022 recommended as follows:

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

Specific Conditions:


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

1. Project Proponent shall implement Tree Plantation Policy, 2020 as notified by Govt. of NCT of Delhi in letter and spirit which is to be monitored under the terms and conditions of tree cutting permission granted by Forest Department, Govt. of NCT of Delhi.
2. Project Proponent shall use recycled products manufactured in C&D Waste processing plants of NCT of Delhi or Municipal Corporation, Delhi as per suitability of required size and strength.
3. The project proponent shall make best possible efforts to save further existing trees by exploring the possibility of shifting the excavation line of the buildings proposed.
4. Adequate corrective measures shall be taken with respect to several large trees on site to ensure atleast 6 feet diameter of unpaved area around such trees.
5. The project will follow principle of Zero Liquid Discharge. Preference should be given for supplying excess treated water, if any in the nearby water bodies or parks. Excess treated water from the STP after all assigned usages should be upgraded to CPCB Class A water quality and be used for ground water recharge through recharge pits after appropriate treatment.

C. The SEIAA during its meeting dated 31.08.2022 took the following decisions (s):

The SEIAA deliberated the tree preservation aspect as follows:

- a) The site tree survey and tree report, which is required to be, "*carried out at the time of project feasibility assessment and site identification to obtain the required information for developing site planning and trees preservation proposals*" as per Clause 4(1) of TPP 2020 was not undertaken at the appropriate time, prior to the tendering for the design of the project. As a result, the tree survey was not available at the time of planning the project and the design was made without taking into consideration the large number of trees and their location.
- b) The project will lead to a removal of 60% of the trees on site. SEAC/SEIAA tried to get PP to reduce felling of trees but only a few could be saved. The project design was presented as fait accompli. No attempt was made to make any major change in the footprint of the building that would have led to tree preservation on site.
- c) A large number of the trees at site may be called heritage trees – of considerable age and size and more than 3 feet in girth. Such trees provide significant value to the city and add to its biodiversity and the ecosystem services they provide cannot be replaced by planting new saplings which will take upto 50 or more years to reach the age and size of these trees.
- d) More worryingly, recent press reports have also disputed the efficacy of tree transplantation. For the Parliament Building project at Plot 118, the CWPD has claimed a survival of 66% (267 trees out of 402 transplanted), while the Forest Department has reported survival of just 30% (121 of 404 trees transplanted) in data submitted to Hon'ble High Court. The overall survival rate of transplanted trees in Delhi is reported as only around 33% in the last three years (5487 of 16461) (Source:


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

Indian Express report dated 30th August, "Forest Department Data shows: Many trees transplanted for Central Vista didn't survive")

- e) PP has to ensure that transplantation agencies which have a track of poor survival of trees like the one used in Plot No. 118 of parliament building project are not engaged for the transplantation. PP should contact Forest Department GNCTD to get a list of agencies whose transplantation work has been good.
- f) Projects being implemented by public agencies should be held to a higher standard, than private commercial projects.

The SEIAA with the deliberations as above approved the recommendations of SEAC made on 29.08.2022 for issuance of Environmental Clearance (EC) to the project with the additional specific conditions as recommended by SEAC and also to include/substitute the following conditions:

1. *The Project Proponent should implement the guidelines/ mechanism for using Anti Smog Gun in construction and Demolition projects having built-up area greater than 20,000 sqm issued by Department of Environment, NCT of Delhi, vide letter no. F. No.DPCC/(12)(1)(285)lab2020/2790- 2810 dated 16.09.2021 available at https://dustcontroldpcc.delhi.gov.in/Upload/GuidelinesPDF/43/FilePDF_43_72377_4.PDF. Besides use of Anti-Smog Gunn the Project Proponent shall ensure that environment friendly Dust suppressant and soil stabilising chemical would be sprayed at prescribed interval on unpaved area of the construction sites to agglomerate the fine dust particles into aggregate too large to become airborne. This must be done in all those areas where there is movement of trucks and other construction machinery at frequent intervals to prevent formations of fine dust particles.*
2. *The Project proponent shall install reference-grade (USEPA approved system) Continuous Particulate Monitoring System consisting of three nodes capable of monitoring dust emission from the construction site. The system must have the capacity for simultaneous monitoring of PM2.5 and PM10 and equip for data transfer on a real-time basis to the server of DPCC.*
3. *Green building norms should be followed with a 5 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up.*


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

Agenda: 11

Case No.-

Name of the Project	Development of Warehouse Complex with Built-up area of 1,05,250.375 sqm” at Khera Kalan Road Village Nangli puna, Khera Kalan,North west District, Delhi Village Nangli Puna, Zone-P-1, Tehsil- Narela (Sub-city), Delhi- 110036
Project Proponent	M/s Goodluck Buildtech Private Limited & Others
Proposal No.	SIA/DL/MIS/286418/2022
EC File No.	21-42/2021-IA-III dated 29.06.2021
SEIAA Delhi File No.	DPCC/SEIAA-IV/C- /DL/2022

A. Details of the proposed project are as under:

M/s Goodluck Buildtech Private Limited & Others obtained Environmental Clearance from MoEF&CC, GoI vide letter no. F. No. 21-42/2021-IA-III dated 29.06.2021 for the Project namely “Development of Warehouse Complex with Built-up area of 1,05,250.375 sqm” at Khera Kalan Road for Khasra No. 28//23 Min.,42//3Min., 28//16,17,18,23 MIN., 24,42//3 Min., 4,7,14,17,28//3,4,10//25/2, 23//11/1,11/2,12,19,20,21,22,23,24//4,5/1,6 Min.,7,15,16,25,25//5/1 at Village Nangli puna, Khera Kalan,North west District, Delhi Village Nangli Puna, Zone-P-1, Tehsil- Narela (Sub-city), Delhi- 110036 in absence of SEIAA, Delhi.

Now, M/s GOODLUCK BUILDTECH PRIVATE LIMITED has applied for transfer of EC for above said project from M/s Goodluck Buildtech Private Limited & Others to M/s GOODLUCK BUILDTECH PRIVATE LIMITED.

B. The SEIAA during its meeting dated 31.08.2022 took the following decision(s):

The SEIAA deferred the case for further consideration in next Meeting.


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

Agenda: 12

Case No.-

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 Private Limited
Proposal No.	SIA/DL/MIS/288013/2022
EC File No.	21-60/2019-IA-III dated 15.11.2019
SEIAA Delhi File No.	DPCC/SEIAA-IV/C- /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, M/s Grand Buildtech Private Limited has applied for transfer of EC for above said project from M/s Anant Raj Limited to M/s Grand Buildtech Private Limited.


B. The SEIAA during its meeting dated 31.08.2022 took the following decision(s):

The SEIAA deferred the case for further consideration in next Meeting.

Meeting ended with the vote of thanks to the Chair.


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Recna Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA