

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

**Minutes of the 62<sup>nd</sup> meeting of State Level Environmental Impact Assessment Authority (SEIAA) held on 26.07.2022.**

The 62<sup>nd</sup> meeting of State Level Environmental Impact Assessment Authority (SEIAA) was held on 26.07.2022 at 04:00 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. S.K. Goyal (EE), DPCC
2. Sh. Amit Chaudhary (EE), DPCC
3. Sh. Rohit Kumar Meena (JEE), DPCC

SEIAA decided that there should be separate website for SEIAA, Delhi for convenience of the public to view the working of SEIAA, Delhi. DPCC to take necessary action in this regard.

Further, it was also decided to find out the possibilities of independent office building for SEIAA, Delhi for smooth functioning. In this regard DPCC to take necessary action.

**Agenda 1: Guiding factor of RWH**

The SEAC in 106<sup>th</sup> Meeting dated 18.06.2022 deliberated on the issue of Rain Water Harvesting specifically as advised in OM dated 04.01.2019 stipulating that "A Rain water harvesting plan needs to be designed where the recharge bores of min. 1 recharge bore per 5000 sqm of Builtup Area and storage capacity of min. 1 day of total fresh water requirement shall be provided.....". After due deliberations, SEAC, Delhi decided that the guiding factor of 1 recharge bore per 5000 sqm of plot area should be adopted.

The issue placed before SEIAA for information and SEIAA acknowledged the opinion of SEAC.

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**Agenda No-02**

**Case No. C-399**

<b>Name of the Project</b>	TOR for Development of DTC Colony at Hari Nagar, New Delhi
<b>Project Proponent</b>	General Manager, M/s NBCC (India ) Limited, Ground Floor (Tower No. 4), Office Block, East Kidwai Nagar, New Delhi, 110023
<b>Consultant</b>	M/s IND Tech House Consult
<b>Proposal No.</b>	SIA/DL/MIS/77279/2022
<b>File No.</b>	DPCC/SEIAA-IV/C-399(TOR)/DL/2022


**A. Details of the proposed project are as under:**

1. The Proposal is for grant of TOR for Redevelopment of DTC Colony at Hari Nagar, New Delhi by M/s NBCC (India) Limited.
2. The project is located at Latitude: 28°37'27.91" N, Longitude: 77°06'11.71" E.
3. **Area Details:** The Total Plot Area of the project is 37017.64 sqm. The Total Built-up Area will be (FAR + Non-FAR Area) 1,73,956.28 sqm. The Proposed FAR is 73,930 sqm. The Proposed Non FAR Area including basement area is 1,00,025.94 sqm. The Proposed Ground Coverage is 5860.34 Sq.m. Numbers of building blocks proposed are 9 nos. (i.e. 07 residential and 02 community facilities). Maximum no. of Floors are (3B + ST/G + 26). Maximum Height of Building is 105 m.
4. **Water Details :**  
During Construction stage, total water requirement will be 15.60 KLD which will be met through water tankers authorized by DJB. Total waste water generation will be 13.62 KLD which will be treated in mobile STP installed at site. Mobile toilets and potable water facilities will be provided at site for labor and staff.  
During operational phase, total water requirement of the project is expected to be 473 KLD and the same will be met by 303 KLD of fresh water from DJB and 170 KLD Treated Water. Wastewater generated (343 KLD) will be treated in On-Site STPs of total 420 KLD capacity (02 Nos.). There will be 309 KLD of treated waste water from on-site STP out of this 170 KLD (105 KLD for Flushing, 09 KLD for DG Cooling, 65 KLD for Gardening) will be recycled and 139 KLD Surplus treated water will be discharged in Municipal Sewer with Prior permission/ to be used for nearby construction activities.

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• **Solid Waste Details :**

During Construction phase, about 72 kg/day of municipal solid waste will be generated which will be disposed to MCD designated site through authorized vendor. About 6958.25 MT of construction waste will be generated at site. Construction debris will be collected and stored at earmarked place for reuse and disposal at MCD designated dumping site through authorized vendors.

During Operation phase, about 2.85 TPD solid wastes will be generated in the project. The biodegradable waste (1.73 TPD) will be composted in on-site composting unit and the manure will be used for landscaping and the non-biodegradable waste generated (1.12 TPD) will be handed over to authorized vendors.

- **Power Details:** The total power requirement for the project estimated as 7538 kW and will be met from BSES. For Power Back up, DG sets of Capacity 2500 kVA (3× 500 kVA & 1X 1000 kVA) will be installed.

Solar photovoltaic power panels of required capacity will be provided as per norms.

- **Parking facility:** The Proposed Total Parking is 1580 ECS and Total Parking Required as per UBBL is 1537 ECS.
- **Eco-Sensitive Areas:** Distance from Asola Bird Sanctuary is approx. 20 Km and Okhla Wildlife Sanctuary is approx. 16.05 km from the project site.
- **Plantation:** Total Green Area proposed is 15900 sq.m (42.95 % of Plot Area) & No. of tree plantation required (1 tree per 80 m<sup>2</sup> of plot area for development) is 462 nos. and No. of tree plantation proposed is 465 nos.
- **Cost of the project:** Total cost of the project is Rs. 614 Crores.

B. Based on information furnished, presentation made and discussions held, the SEAC in its 106<sup>th</sup> meeting held on 18.06.2022, Committee recommended to issue following ToR:


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

  
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6. *Submit a copy of the contour plan with slopes, drainage pattern and low-lying area of the site and surrounding area. If there is any obstruction of the drainage lines and low-lying area proposed by the project, then the rationale for the same may be stated along with any mitigation measures.*
7. *Submit the present land use and permission required for any conversion such as forest, agriculture etc. Submit the land type (kism) of each of the khasra numbers/plots of the site as per the revenue record/last jamabandi of the site. Is the site recorded as a low-lying area, waterbody, gairmumkinpahar, forest in the revenue record ?*
8. *Submit Roles and responsibility of the developer etc for compliance of Environmental regulations under the provisions of EP Act.*
9. *Ground water classification (whether over exploited, critical, semi-critical or safe) as per the Central Ground Water Authority*
10. *Examine the details of Source of Water, water requirement, complete use of treated waste water instead of discharge it into municipal sewer and prepare a water balance chart. Segregated figures for potable and non potable water requirement during construction and operation phase. Excess treated water may be channelized to nearby Harinagar Lake.*
11. *A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.*
12. *Rain Water Harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water, Examine details.*
  - a. *Calculate runoff from (a) roof top, (b) other paved areas, and (c) green areas separately.*
  - b. *Recent/Enhanced peak rainfall runoff data be used in the runoff calculation for designing storm water retention capacity, to make the site future ready – given the experience of last 5 years with extreme rainfall events and likely increase in frequency of such extreme events due to climate change.*
  - c. *Prepare management strategy for runoff for each of these (a) roof top, (b) other paved areas, and (c) green areas*
  - d. *Design natural storm water retention capacity in the green areas by marginal lowering, and gradient management to enhance natural retention and percolation, and indicate the natural retention capacity created in cubic metres.*
  - e. *Indicate rainfall retention capacity created via storage tanks/percolation pits*

  
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- f. Rain water harvesting/ retention plan needs to be revised with RWH pits, taking into account the recent higher flash rain data along with actual percolation rate of the soil at site or min. 1 Recharge bore per 5000 sqm of Built up Area whichever is more along with the storage capacity of min. 1 day of total fresh water requirement along with layout and location plan.
13. Examine soil characteristics and depth of ground water table for rain water harvesting along with with actual percolation rate of soil at site.
14. Examine details of solid waste generation treatment and its disposal
15. Examine and submit details of use of solar energy and alternative source of Energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.
16. DG sets likely to be used during construction and operational phase of the Project. Emissions from DG sets must be taken into considered while estimation the impacts on air environment. Examine and submit details.
17. Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analyzed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.
18. A detail traffic and transportation study should be made for existing and projected passenger and cargo traffic. Traffic Management Plan should take into consideration the latest traffic scenario. Detailed calculation of roads, bicycle paths, pedestrian spaces should be provided.
19. Examine the details of transport of materials for construction which should include source and availability.
20. Examine separately the details for construction and operation phases both for Environmental Management plan and Environment Monitoring Plan with cost and parameters
21. Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.
22. Details of litigation pending against the project, if any, with direction/order passed by any Court of Law against the Project should be given.
23. The Cost of the project (Capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.
24. The Project Proponent should include a specific chapter for control of Dust Pollution during construction phase in the Environmental Management Plan incorporating the steps as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of

  
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- 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.*
- 25. Detail of Parking (ECS) as per requirement of Building Bye Laws/ EIA Manual.*
  - 26. In case the project involves diversion of forests land, guidelines under OM dated 20.03.2013 may be followed and necessary action taken accordingly.*
  - 27. Submit details of the trees to be conserved and preferably no tree is to be felled / removed, by ground coverage, and trees to be removed for other paved areas for the project including their species and whether it also involves any protected or endangered species.*
  - 28. Prepare and submit an existing tree inventory of the site listing each tree along with its species name and girth, and a tree layout plan showing the location of each tree on the site and within 10 m of the site. Submit the details of compliance of Delhi Transplantation Policy, 2020 and Details of compensatory plantation if any.*
  - 29. Explore the possibilities of utilizing the debris/waste materials available in and around the project area.*
  - 30. Submit Environmental Management and Monitoring Plan for all phases of the project viz. construction and operation.*
  - 31. Submit NOC of Airport Authority of India for proposed height of the building.*
  - 32. Detail of water requirement during construction phase and its source. Project Proponent is required to clarify the arrangement for reusing the STP treated water/similar other source along with the mechanism proposed for making this water fit for use in construction phase.*
  - 33. Outlet parameters of proposed STP during operation phase needs to be checked for the feasibility of its reuse in flushing, horticulture, HVAC etc.*
  - 34. Justification to achieve the standards with the proposed technology of STP is required to be given.*
  - 35. Proposal should be included for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide) detectors for STP area.*
  - 36. The cost of environmental monitoring projected in the proposal should be commensurate with the environmental safe guard proposed.*
  - 37. Details of all the outlets from the proposed building including the outlet of STP required to be submitted with a proposal to install flow-meters at each of the outlets.*
  - 38. Project is required to quantify the no. of labours and the detailed plan for the proposed labour camps and amenities for housing them during construction phase.*

  
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39. *Landscape details to be provided with a measured impact on the micro-climate. Green area should be demarcated as per building bye laws and 25% green area and consolidated area of minimum 15 % of plot area should be kept as soft green area, so that there should be sufficient recharging of ground water.*
40. *Air quality pollution load and its negative impacts to be clarified along with mitigation options during the construction and lifetime of the project.*
41. *Give Typical Floor Plans with dimensions to demonstrate how natural ventilation & day lighting is being achieved supported with screenshots of suitable software based outputs.*
42. *Proportion wise step diagram to be provided showing the amount of Reduction in Net per capita Energy Demand achieved as compared to base case scenario, through (i) Load Reduction Strategies, (ii) Passive Strategies, (iii) Renewables, and (iv) Energy Recovery strategies. Atleast 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.*
43. *Proposal for provisioning the energy audit during operation phase.*
44. *Proportion wise Step Diagram showing the amount of reduction in Net Per Capita Water Demand achieved through (1) Each Demand reduction strategy (eg. Low flow fixtures, Xeriscaping etc.), (2) Recycling and Reuse.*
45. *Elaborated effects of the building activity in altering the microclimates with self-assessment on the likely impacts of the proposed construction on creation of heat island & inversion effects.*
46. *Give plan for managing, conserving the top soil excavated during construction and for its reuse. Give the extent of total soil excavation (in m<sup>3</sup>) proposed and where the excavated soil will be gainfully used.*
47. *Proposal should include provision for electric charging of the e-Vehicles as per Building Bye Laws.*
48. *Typical Floor Plans with dimensions to demonstrate how natural ventilation & day lighting is being achieved supported with screenshots of suitable software based outputs. Energy Simulation Modeling for the entire complex using appropriate softwares to be submitted along with the proposal.*
49. *Ideally the environmental clearance application along with EIA study should be submitted after preliminary 'In Principle Approval' from the local bodies duly rooted through development authorities in accordance with approved master plan*
50. *The PP is required to work upon the inventory of the demolition waste likely to be generated from the existing building with a specific reference to Hazardous waste along with its safe disposal plan.*

  
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51. *Simulated Model study for Air and Water impact and its mitigation measures is to be included in EIA Report.*
52. *Any Further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model TOR available on Ministry website <http://moef.nic.in/Manual/Townships>.*

### GENERAL GUIDELINES

1. *The EIA document shall be printed on both sides, as far as possible.*
2. *All documents should be properly indexed, page numbered.*
3. *Period/date of data collection should be clearly indicated.*
4. *Authenticated English translation of all material provided in Regional languages.*
5. *The letter/application for EC should quote the MOEF & CC file no. and also attach a copy of the letter prescribing the TOR.*
6. *The copy of the letter received from the SEAC on the TOR prescribed for the project should be attached as an annexe to the final EIA-EMP Report.*
7. *The final EIA-EMP report submitted must incorporate the issues in TOR. The index of the final EIA-EMP report, must indicate the specific chapter and page no. of the EIA-EMP report where the specific issue raised have been incorporated.*
8. *Grant of TOR does not mean grant of EC.*
9. *The status of accreditation of the EIA consultants with NABET/QCI shall be specifically mentioned. The consultant shall certify that his accreditation is for the sector for which this EIA is prepared.*
10. *On the front page of EIA/EMP reports, the name of the consultant/ consultancy firm along with their complete details including their accreditation, if any shall be indicated. The consultant while submitting the EIA/EMP report shall give an undertaking to the effect that the prescribed TORs(TOR proposed by the project proponent and additional TOR given by the MOEF) have been complied with and the data submitted is factually correct(Refer MOEF office memorandum dated 4<sup>th</sup> August,2009).*
11. *While submitting the EIA/EMP reports, the name of the experts associated with/involved in the preparation of these reports and the laboratories through which the samples have been got analyzed should be stated in the report. It shall clearly be indicated whether these laboratories are approved under the Environment (Protection) Act, 1986 and the rules made there under (Please refer MOEF office memorandum dated 4<sup>th</sup> August, 2009). The project leader of the EIA study shall also be mentioned.*
12. *As stipulated in amendment notification No. S.O. 751(E) dated 17th February, 2020, the above ToR would be valid for a period of four years from the date of issue. The project proponent shall submit detailed final EIA Report and EMP prepared as per above ToR within the stipulated period of four years.*
13. *The consultants involved in the preparation of EIA/EMP report after accreditation with Quality Council of India/National Accreditation Board of Education and Training (QCI/NABET) would need to include a certificate in this regard in the EIA/EMP reports*

  
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- prepared by them and data provided by other Organization(s)/Laboratories including their status of approvals etc. vide notification of the MOEF dated 19.07.2013.
14. The Prescribed ToR would be valid for a period of four years for submission of the EIA/EMP Reports.
  15. The EIA-EMP report submitted must incorporate the construction and demolition waste management plan with identification of waste disposal/ recycling site.

In view of above the project was considered by SEIAA in its 62<sup>nd</sup> Meeting held on 26.07.2022

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

*The SEIAA approved the recommendations of SEAC taken on 18.06.2022 for issuance of Terms of Reference (ToR) to the project with the additional conditions as below:*

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](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. *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.*

  
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**Agenda 03**

**Case No C-390**

<b>Name of the Project</b>	EC for Proposed Business Services Building at Udyog Nagar New Delhi 110041 by M/s Relaxo Footwears Limited
<b>Project Proponent</b>	Deepak Bagga, Vice President, M/s Relaxo Footwears Limited, Plot No.10 Manglam Place Sector-3 Rohini, Central, Delhi-110085
<b>Consultant</b>	M/S Atmos Sustainable Solutions Pvt. Ltd
<b>Proposal No.</b>	SIA/DL/MIS/254781/2022
<b>File No.</b>	DPCC/SEIAA-IV/C-390/DL/2022

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

1. The Proposal is for grant of EC for Proposed Business Services Building at Udyog Nagar New Delhi 110041 by M/s Relaxo Footwears Limited.
2. The Project is located at **Latitude: 28°40'52.52"N; Longitude: 77° 5'9.59"E**
3. **Area Details:**  
The Total Plot Area of the project is 5,264.71 sqm. The Proposed Total Built-up Area will be 29,634.92 sqm. The Proposed FAR Area will be 15,755.05 sqm. The Proposed Total Non FAR Area will be 13,218.48 sqm. The Total Basement Area will be 9,995.54 sqm. The Proposed Ground Coverage will be 1,867.12 sqm. The total no. of Basements will be 3 nos. The total nos. of floors will be 3B+G+9. The total no of expected population is 1,592 persons. The Max. Height of the building will be 45.15 m.
4. **Water Details:**  
**During Construction Phase,** Fresh Water requirement of the project will be approx. 4.5KLD which will be imported in form of bottled cans from the local fresh water supplier. Approx. 818 ML of treated water will be required for the water curing of building structures which will be met from private water tanker or treated water from nearby CSTP service.  
**During Operational Phase,** Total Water requirement of the project will be 85 KLD which will be met by 31 KLD of Fresh water from Delhi Jal Board and 54 KLD of Treated water from in house STP. Out of 31 KLD of Fresh Water, 5 KLD of will be used for DG Cooling as make up water and 5 KLD will be used for Landscape. Total Waste water generated will be 67 KLD which will be treated in house STP of 85 KLD capacity. Treated Water from STP will be 54 KLD which will be recycled and reused for Flushing (50 KLD), DG Cooling (4 KLD).
5. **Solid Waste Details**  
**During Construction Phase,** The waste from construction activities will be in the range of 8 – 10 kg/day. C&D Waste will be stored at the construction site in either skips or suitable containers and will be directly emptied at the notified disposal site/sites or transported to an available suitable facility.

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**During the Operation Phase**, Total 397.648 Kg/day of Solid Waste will be generated from the project. Out of which, Bio-Degradable Waste of 238.8 kg/day will be treated inside the premises which will be used as manure, 119.4 kg/day of Non-Biodegradable Waste and 39.8 Kg/day of Inert waste will be generated which will be disposed through govt. approved agency/recyclers.

**6. Power Details**

**During Construction Phase**, Diesel Generator sets of capacity 1 x 250 KVA will be used for power back-up.

**During Operation Phase**, Total Power requirement will be 1294.3 KW which will be supplied by BSES. For Power Back up, DG sets of Capacity 2 x 750 kVA and 1 x 250 kVA will be installed.

**7. Parking Facility Details:** Total Parking required is 316 ECS and Total Proposed Parking is 339 ECS.

**8. Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 22.86 Km ESE and from Asola Wildlife Sanctuary is 23.18 Km SE.

**9. Plantation Details:** The proposed Green Area is 1,579.413 sqm. (30 % of plot area). Total no. of trees required are 65.80 nos. and Total no. of trees proposed are 70 nos. No Tree cutting/ transplantation involved.

**10. Cost Details:** Total Cost of the project is Rs 80.26 Crores including Land cost as well as Construction cost.

After due deliberations, the SEAC in its 103<sup>rd</sup> Meeting held on 07.05.2022, 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 31.05.2022 vide letter dated 25.05.2022 which is as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 07.05.2022	Reply dated 25.05.2022 submitted on 31.05.2022
1.	Details of the existing Built-up Area to be demolished along with C&D waste management plan for disposal at authorized C&D waste processing plant.	PP has informed that Built up area of 7,710.9523 sqm will be demolished. PP has attached an agreement dated 29.04.2022 with C&D Vendor. PP has also attached C & D waste Management Plan.
2.	Plan for managing, conserving the top soil excavated during construction and for its reuse along with estimated quantity of soil.	PP has informed about the Top Soil Management and Conservation Plan. PP has informed that one basement already exists at site and estimated quantity of soil for remaining two basements will be 25,000 cubic meters
3.	Power supply assurance from BSES.	PP has attached Power supply assurance form BSES stating that the proposed load requirement of 1300 KVA is technically feasible inside their premises and required

  
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		load reassessment will be done after formal application will be filed by the PP.									
4.	PP is required to clarify as to how the storage/ stacking of construction material will be managed during construction phase.	PP has informed that storage/ stacking of construction material will be done within the plot boundary under covered sheets. PP has also informed that Construction material will be procured on weekly/monthly basis depending on the need.									
5.	Water assurance from DDA/DJB/NDMC/DCB including the following details: -Water assurance specifying the quantity of water to be supplied to the project. -Total water supply availability as per approved scheme of the command area in which the project is proposed to be developed. -The quantity of water already committed and after the quantity of water allotted to the project, the balance water available.	PP has informed that quantified water assurance from DJB has been obtained vide letter dated 23.03.2022 and the same has been attached.									
6.	Assurance for supply of Treated Sewage during Construction Phase. PP is required to clarify the arrangement for reusing the aforesaid treated water along with the mechanism proposed for making this water fit for use in construction	PP has attached permission for STP treated water from DJB vide letter dated 18.05.2022. PP has informed that Water quality from STP outlet of DJB Keshopur has been tested and is meeting IS 456:2000 parameters. PP has also attached water quality test report for the same.									
7.	Proportion wise Step Diagram showing the amount of reduction in net Per Capita Water Demand achieved through (1) Each Demand reduction strategy (eg. Low flow fixtures, Xeriscaping etc.), (2) Recycling and Reuse.	PP has attached Revised water calculations after taking conservation measures which are as follows: <table border="1" data-bbox="836 1624 1356 1825"> <thead> <tr> <th>S.No.</th> <th>Particulars</th> <th>Quantity</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Total Water Requirement</td> <td>89.5 KLD</td> </tr> <tr> <td>2.</td> <td>Fresh Water Requirement</td> <td>22 KLD</td> </tr> </tbody> </table>	S.No.	Particulars	Quantity	1.	Total Water Requirement	89.5 KLD	2.	Fresh Water Requirement	22 KLD
S.No.	Particulars	Quantity									
1.	Total Water Requirement	89.5 KLD									
2.	Fresh Water Requirement	22 KLD									

  
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		(Source: DJB)	
		3. <b>Treated Water Requirement</b>	67.5 KLD
		Flushing	51 KLD
		Landscape	6 KLD
		DG Cooling	10.5 KLD
		4. <b>Waste Water Generated</b>	69 KLD
		5. <b>STP Capacity</b>	85 KLD
		PP has also informed about the water reduction strategies they will adopt. PP has also given water balance diagram for Non-rainy Season and Rainy Season	
8.	Water requirement during construction phase is proposed to be met from the treated water from private water tanker or nearby CSTP. PP is required to clarify the arrangement for reusing the aforesaid treated water along with the mechanism proposed for making this water fit for use in construction.	PP has attached permission for STP treated water from DJB vide letter dated 18.05.2022. PP has informed that Water quality from STP outlet of DJB Keshopur has been tested and is meeting IS 456:2000 parameters. PP has also attached water quality test report for the same.	
9.	Outlet parameters of proposed STP during operation phase needs to be revisited/ justified in order to check the feasibility of its reuse in flushing, horticulture, HVAC etc.	PP has attached Revised Output parameters of proposed STP.	
10.	Proposal for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.	PP has informed about the proposed gas based detectors for CH <sub>4</sub> , Cl <sub>2</sub> , O <sub>2</sub> , SO <sub>2</sub> , NH <sub>3</sub> , O <sub>3</sub> , ClO <sub>2</sub> , CO <sub>2</sub> . PP has also attached undertaking for the same.	
11.	Revised Rain water harvesting plan needs to be provided with increased numbers of RWH pits as per norms and also taking into account the recent higher flash rain data along with actual percolation rate of the soil at site with	PP has also attached Revised Rain water harvesting calculations along with location plan. PP has also attached undertaking for providing 1 recharge bore per 5,000 sq.m. of the built-up area as per MoEF&CC OM dated 04.01.2019 under the file no. 23-	

  
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	layout and location plan.	34/2018-IA-III. No. of RWH Pits proposed are 3 nos. with double bore system.
12.	PP is required to submit the detailed plan for housing of labours.	PP has informed that no housing facilities will be provided to labors during construction phase as local labors will be hired for constructions activities. PP has also informed that they are proposing crèche, mobile toilets, drinking water and medical facilities to the construction workers. PP has attached an undertaking regarding the same.
13.	Revised EMP (Environment Management Plan) for dust mitigation measures during construction as per MoEF Notification No. GSR 94 I dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others/ CAQM Directions issued time to time including registration on Dust Pollution Control Self Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.	PP has attached Revised Environment Management Plan (EMP).
14.	Revised Traffic Management Plan taking into consideration the latest traffic scenario. Detailed calculation of roads, bicycle paths, pedestrian spaces are to be provided.	PP has attached Revised Traffic Management Plan taking into consideration the latest traffic scenario, calculation of roads, bicycle paths, pedestrian spaces
15.	Proportion wise Step Diagram to be provided showing the amount of reduction in net per capita energy demand achieved through (i) Load Reduction Strategies, (ii) Passive	PP has attached Energy Conservation details with load reduction strategies. PP has informed that 5% of the energy will be saved through solar.

  
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	Strategies, (iii) Renewables, and (iv) Energy Recovery strategies. At least 2 % of the total energy demand to be sourced from renewables. Percentage reduction through each of the aforesaid strategies to be provided in a consolidated diagram format for easy comprehension.											
16.	Provision for electric charging of the e-Vehicles as per Building Bye Laws.	PP has informed that E-Vehicle charging points for 20% of the total ECS will be provided. Total parking proposed = 339 ECS Charging facility proposed = 69 ECS PP has attached Parking Plan for the same.										
17.	Specify numbers of the post and manpower to be engaged by the proponent for implementation and monitoring of environmental parameters.	PP has informed that they will appoint 3 persons for implementation and monitoring of environmental parameters										
18.	Revised landscape plan with demarcated green area with soft green area as per MPD. Landscape details to be provided with a measured impact on the micro-climate. Green area should be demarcated as per building bye laws and minimum consolidated area of 15 % of plot area should be kept as soft green area. Further, wherever tree plantation being done/ proposed, tree-pit size of 6' x 6' / tree to be adopted as permeable surface of the tree.	<p>PP has informed about the demarcation of Green Area which is as follows:</p> <table border="1" data-bbox="836 1075 1282 1724"> <tr> <td>Total green area</td> <td>1,579.413m<sup>2</sup> (@ 30.01% of plot area)</td> </tr> <tr> <td>Soft scape area</td> <td>835.75 m<sup>2</sup> (15.87% of total plot area)</td> </tr> <tr> <td>Hard scape area</td> <td>744.65 m<sup>2</sup> (14.14% total plot area)</td> </tr> <tr> <td>No. of trees required as per MoEF&amp;CC norms</td> <td>66 nos.</td> </tr> <tr> <td>No. of trees proposed to be planted</td> <td>105 nos.</td> </tr> </table> <p>PP has also attached Revised Landscape Plan for reference.</p>	Total green area	1,579.413m <sup>2</sup> (@ 30.01% of plot area)	Soft scape area	835.75 m <sup>2</sup> (15.87% of total plot area)	Hard scape area	744.65 m <sup>2</sup> (14.14% total plot area)	No. of trees required as per MoEF&CC norms	66 nos.	No. of trees proposed to be planted	105 nos.
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19.	Confirmation to make provisioning of Gas based generators as agreed upon during presentation.	PP has attached an undertaking for the same that they make provisioning of Gas based generators.
20.	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 informed that there will not be any significant change in micro climate due to building activity and giving reasons for the same. PP has informed about the probable heat emissions sources from the construction. PP has also informed about the mitigation measures they will be taking to reduce heat and inversion island effects.
21.	Impact due to increase traffic/ transportation and its mitigation measures.	PP has informed that impact due to traffic will be minimal as LoS will not change even after addition of the proposed ECS assuming that total ECS will be distributed in evening and morning. PP has informed that they will have 3 separate entry/exits which will divert the traffic in two different roads and also two different sections of buildings. PP has also informed about the proposed mitigation measures for the same.
22.	Fresh water requirement needs to be rationalized by incorporating the proposal to tap DJB sewer water for using in cooling and horticulture after treatment.	PP has attached Water calculations for the same.
23.	The population breakup needs to be revisited in view of the no. of visitors reflected on lower side.	PP has attached Revised Population breakup for the same.
24.	A clarification/ confirmation for the proposed land use form land owning agency is required as the same does not match with that indicated in the perpetual lease document submitted.	PP has informed that their plot No A-4, Udyog Nagar, Peera Garhi is an Industrial plot, and as per Gazette of India Notification No. CG-DL-E-30102020-222840 dated 29 <sup>th</sup> October, 2020, the industrial plot can be used as Hi- Tech Industries. PP has informed that Business Services is

  
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		<p>also permitted in Hi-Tech industries. So, land use of the plot is not required to be changed.</p> <p>PP has attached Gazette of India Notification No. CG-DL-E-30102020-222840 dated 29<sup>th</sup> October, 2020.</p> <p>As per clause 7.7 of the said Notification "New industrial activity in the NCT of Delhi should be restricted to hi-tech areas and service based industries. These activities shall be permissible in existing industrial areas subject to the payment of infrastructure upgradation charges to be decided and recovered by concerned Authority/ local body".</p>
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The Case was to be considered in 106<sup>th</sup> SEAC Meeting but Project Proponent requested for deferment of the Presentation vide email dated 17.06.2022 with the request to consider the project for the upcoming agenda.

After due deliberations, the SEAC in its 106<sup>th</sup> Meeting held on 18.06.2022 decided to defer the case for further consideration in view of the request made by the PP through email dated 17.06.2022.

**B. After due deliberations, the SEAC in its 107<sup>th</sup> Meeting held on 01.07.2022 recommended as follows:**

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

**Specific Conditions:**

1. The Project proponent should obtain the permission from the concerned authority/ Local body for the proposed business services with due payment of Infrastructure upgradation charges decided if any in pursuance of Gazette of India Notification dated 29.01.2020.
2. The project proponent shall adhere to the revised total water requirement – 89.5 KLD, Fresh water requirement – 22 KLD, Treated water requirement – 67.5 KLD (for recycling in flushing – 51 KLD, DG Cooling – 10.5 KLD, Landscape – 6 KLD).
3. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs. 75 Lacs and recurring cost of Rs. 24 Lacs/ year.
4. The project proponent shall implement the revised Traffic Management Plan as committed.
5. At least 5 % of the total energy demand (i.e. 66 kW) to be sourced from Solar (Renewable) energy.

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6. Only LED lighting fixtures should be used for energy conservation as committed.
7. The PP shall provide electric charging points in parking areas for e-vehicles for at least 20% of car park as committed.
8. 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.
9. Ground water should be extracted only after the permission from the competent authority.
10. No of rain water harvesting pits shall be 03 nos. as committed. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be limited to shallow aquifer.
11. 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.
12. Green building norms should be followed with a minimum 3 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up.
13. Construction & Demolition waste should be disposed of at authorized C&D waste processing unit.
14. Wind- breaker of appropriate height i.e.  $1/3^{\text{rd}}$  of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction.
15. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of VardhamanKaushik Vs. Union of India & others and Sanjay KulshreshthaVs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration/ self audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.
16. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
17. The cost of Environment Management Plan should be distinctly allocated in the budget of the project and details of the same along with time frame of the implementation should be reported in six monthly monitoring reports.
18. In view of MoEF&CC Office Memorandum No. 21-270/2008-IA.III dated 19.06.2013 read with MoEF&CC Office Memorandum No. 22-154/2015-IA.III dated 10.11.2015, this environmental clearance is granted focusing only on the environment concerns. The project will be regulated by the concerned local Civic Authorities

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- under the provisions of the relevant provisions of the extant MPD-2021, Building Control Regulations and Safety Regulations.
19. The Environmental Clearance is subject to the condition that concerned local civic agencies will give the permission for use/ occupation of the building only after the written assurance of DJB/ New Delhi Municipal Council / other such local civic authority (as the case may be) regarding supply of adequate water for the residents/ occupiers.
  20. Grant of environmental clearance does not necessarily implies that water/ power supply shall be granted to the project and that their proposals for water/ power supply shall be considered by the respective authorities on their merits and decision taking.
  21. The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from water/ power supply angle shall be entirely at the cost and risk of the project proponent and SEAC/SEIAA, Delhi shall not be responsible in this regard in any manner.
  22. The PP shall store all the construction material within the project site as committed. Provision shall be made for providing facilities such as mobile toilets, safe drinking water, medical healthcare, crèche etc for the construction workers hired locally.
  23. As proposed, fresh water requirement from municipal supply shall not exceed 22 KLD as per water assurance obtained from DJB. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DJB/ concerned Authority.
  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. As proposed, no treated water shall be disposed in to municipal drain.
  25. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
  26. The Rain water should be harvested and stored for reuse with a provision of 3 nos. of RWH Pits with double bore system as committed.
  27. Gas based generator sets shall be installed as committed.
  28. Energy audit shall be carried out periodically to review energy conservation measures.
  29. All sensor/meters based equipments should be calibrated on quarterly basis.
  30. The green building consultant should be hired for yearly audit since inception of the project.

In view of above the project was considered by SEIAA in its 62<sup>nd</sup> Meeting held on 26.07.2022

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

*The SEIAA approved the recommendations of SEAC made on 01.07.2022 for issuance of Environmental Clearance (EC) to the project with omission of specific conditions at point no. 12, 19, 30 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](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.*
- 4. 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).*
- 5. 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.*
- 6. Occupancy of the premises would be allowed only after getting Electric supply from concerned power supply agencies to restrict the use of generator sets.*

  
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**Agenda No 04**

**Case No. C-404**

<b>Name of the Project</b>	EC for Proposed Commercial Complex at Plot No.G-1, District Centre, Netaji Subhash Place, New Delhi by M/s PanchTatva Promoters Pvt. Ltd.
<b>Project Proponent</b>	Pradeep Kumar Agrawalla, Chairman, M/s Panch Tatva Promoters Pvt.Ltd, Unit No.105, First Floor, Vardhmans Sidhant Shopping Plaza, LSC Savita Vihar, East Delhi-110092.
<b>Consultant</b>	M/s Ambiental Global Pvt. Ltd
<b>Proposal No.</b>	SIA/DL/MIS/279750/2022
<b>File No.</b>	DPCC/SEIAA-IV/C-404/DL/2022

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

1. The Proposal is for grant of EC for Proposed Commercial Complex at Plot No.G-1, District Centre, Netaji Subhash Place, New Delhi by M/s Panch Tatva Promoters Pvt. Ltd
2. The Project is located at **Latitude:28°41'30.60"N; Longitude: 77° 09'5.09"E.**
3. **Area Details:**  
The Total Plot Area of the project is 3612.00 sqm. The Proposed Total Built-up Area is 25002.817sqm. The Proposed FAR Area is 10236.909 sqm. The Proposed Non FAR Area is 14765.908 sqm. The proposed Total Basement Area is 7061.608 sqm. The Proposed Ground Coverage is 1801.722 sqm. The total no. of Basements will be 2 nos. The total nos. of floors will be 2B+G+18+T. The total no of expected population is 1859 persons. The max.height of the building (upto the terrace level) is 70.95 m.
4. **Water Details:**  
**During Construction Phase,** Water requirement will be met from recycled water from private water tankers and Sullage generated will be disposed off through soak pits.  
**During Operational Phase,** Total Water requirement of the project will be 79.67 KLD which will be met by 12.17 KLD of Fresh water from Delhi Development Authority and 32.6 KLD of Treated water from in house STP and 34.9 KLD of Treated water from nearby CSTP. Total Waste water generated from the project will be 36.23 KLD which will be treated in house STP of 60 KLD capacity. Treated Water from STP will be 32.6KLD which will be recycled and reused for Flushing (26.50 KLD), Horticulture (3 KLD), HVAC Cooling (3.1 KLD). The rest amount of treated water required for HVAC Cooling (34.9 KLD)will be met from nearby by CSTP. PP submitted the request letter for STP Treated water of Rithala STP.  
Number of Rain Water Harvesting (RWH) Pit proposed is 3 nos.
5. **Solid Waste Details**

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**During Construction Phase,** Total 26 kg/day of solid waste will be generated. MSW generated will be disposed at DDA designated dumping site through authorized vendors. Construction waste generated from site will be recycled and excess construction debris will be disposed at designated places in tune with the local norms.

**During the Operation Phase,** Total 373.83 Kg/day of Solid Waste will be generated from the project. Out of which, Bio-Degradable Waste will be treated in-house OWC of 265 Kg/day capacity and the manure will be used for landscaping. Surplus manure will be given to the horticulture department. Non-Biodegradable Waste (Recyclable and Non-Recyclable) generated will be disposed through authorized vendors.

6. **Power Details**

**During Operation Phase,** Total Power requirement will be 1610 kVA and will be met from Grid supply of Delhi Power Department. For Power Back up, GG sets of Capacity 1610 KVA (1x1010 + 1x625 KVA) will be installed.

Solar power generation system of 40 KWp will be provided.

7. **Parking Facility Details:** Total Proposed Parking is 316 ECS.

8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 20.21 Km, SE and from Asola Wildlife Sanctuary is 24.69 Km, SE.

9. **Plantation Details:** The proposed Green Area is 361.2 sqm. (10 % of plot area). Total no. of trees required at the site is 45 nos. and Total no. of trees proposed to be planted in separate land is 45 nos.

10. **Cost Details:** Total Cost of the project is Rs 60 Crores (approx.).

The earlier Proposal No. SIA/DL/MIS/265459/2022 was considered by SEAC in its 103<sup>th</sup> Meeting held on 07.05.2022 in which it was recommended that Project be delisted as the project needs to be redesigned with alteration in Basement area/ planning to accommodate tree plantation as extant tree policies/ soft green area/ construction material management within the project site. The project also submitted its request of withdrawal on PARIVESH Portal. Subsequently SEIAA approved the recommendation of SEAC in Meeting dated 20.06.2022 and SEIAA decided delisting / withdrawal of the project in view of the recommendations of SEAC made on 07.05.2022. Accordingly, project stands withdrawn.

The project proponent has submitted the Sanction u/s Section 12 of DDA Act 1957 issued vide letter dated 18.05.2022 and the site plan submitted by the PP indicates that area of Basement 1 is 3586.20 sqm and of Basement 2 is 3475.708 sqm. i.e. nearly the same as per old delisted proposal with the same Ground coverage of 1801.957 sqm.

There is a proposal to accommodate 45 nos. of trees in the adjacent plot for which the proponent has made a request to DDA to maintain the green area defined in district centre by DDA (to plant trees and maintain the green grass) near to their aforesaid commercial project. They have submitted an undertaking for doing the same with prior approval of MCD/ DDA.

PP has also submitted an undertaking implying that PP will take permission from DDA for additional pits for the proposed project in to be constructed for rain water harvesting pits in adjacent park next to their commercial complex plot.

  
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**B. After due deliberations, the SEAC in its 107<sup>th</sup> Meeting held on 01.07.2022 recommended as follows:**

Since the site is part of a comprehensive scheme for the NSP, District centre, the open space requirement may accordingly be considered based on the provisions of the comprehensive scheme of DDA & disposal conditions of the plot.

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

1. Rain water harvesting/ storage/ retention arrangement needs to be provided with adequate provision of storage capacity of min. 1 day of Fresh water requirement for reuse and additionally the rain water harvesting may be explored at adjacent plot with due permission from DDA at Project Proponents cost.
2. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
3. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of VardhamanKaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration on Dust Pollution Control Self-Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.
4. 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.
5. Ground water should be extracted only after the permission from the competent authority.
6. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be limited to shallow aquifer.
7. 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.
8. Minimum 1 tree for every 80 Sq. Mt of plot area (45 Nos.) should be planted in the command area with due permission of competent authority.
9. Solar water heating shall be provided to meet its hot water demand as far as possible.
10. Only LED lighting fixtures should be used.

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11. Green building norms should be followed with a minimum 3 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up.
12. Construction & Demolition waste should be disposed of at authorized C&D waste processing unit.
13. Wind- breaker of appropriate height i.e. 1/3<sup>rd</sup> of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction.
14. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. The PP shall provide electric charging points in parking areas for e-vehicles.
21. The PP shall store all the construction material within the project site and additional space for stacking of material and temporary hutments for labourers shall only be utilized after approval/ permission from competent authority.
22. As proposed, fresh water requirement from municipal supply shall not exceed 12.17 KLD as per water assurance obtained from DDA. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DJB/ concerned Authority.
23. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for flushing, AC makeup water and gardening. As proposed, no treated water shall be disposed in to municipal drain.

  
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24. At least 2 % of the total energy demand to be sourced from renewable energy.
25. Energy audit shall be carried out periodically to review energy conservation measures.
26. All sensor/meters based equipments should be calibrated on quarterly basis.
27. The green building consultant should be hired for yearly audit since inception of the project.

In view of above the project was considered by SEIAA in its 62<sup>nd</sup> Meeting held on 26.07.2022

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

*The SEIAA approved the recommendations of SEAC made on 01.07.2022 for issuance of Environmental Clearance (EC) to the project with omission of specific conditions at point no. 11, 17, 20, 27 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](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.*
4. *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).*
5. *PP shall provide electric charging points in parking areas for e-vehicles for at-least 20% of car parking.*

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(Sarvagya Kumar Srivastava)  
Chairman, SEIAA

  
(Reena Gupta)  
Member, SEIAA

  
(K.S. Jayachandran)  
Member Secretary, SEIAA

6. *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.*
7. *Occupancy of the premises would be allowed only after getting Electric supply from concerned power supply agencies to restrict the use of generator sets.*

  
(Sarvagya Kumar Srivastava)  
Chairman, SEIAA

  
(Reena Gupta)  
Member, SEIAA

  
(K.S. Jayachandran)  
Member Secretary, SEIAA

**Agenda No. 05**

**Case No. C-405**

<b>Name of the Project</b>	EC for Proposed Commercial Cum Multiplex at Plot No.34, Pocket/Block A-2, PaschimVihar, Delhi by PanchTatva Promoters Pvt. Ltd
<b>Project Proponent</b>	Pradeep Kumar Agrawalla, Chairman, M/s PanchTatva Promoters Pvt.Ltd, Unit No.105, First Floor, VardhmansSidhant Shopping Plaza, LSC SavitaVihar, East Delhi-110092.
<b>Consultant</b>	M/s Ambiental Global Pvt. Ltd
<b>Proposal No.</b>	SIA/DL/MIS/279770/2022
<b>File No.</b>	DPCC/SEIAA-IV/C-405/DL/2022

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

1. The Proposal is for grant of EC for Proposed Commercial Cum Multiplex at Plot No.34, Pocket/Block A-2, PaschimVihar, Delhi by PanchTatva Promoters Pvt. Ltd.
2. The Project is located at **Latitude:28°40'14.72"N; Longitude: 77°06'5.11"E.**

**3. Area Details:**

The Total Plot Area of the project is 2166.000 sqm. The Proposed Total Built-up Area is 23452.723 sqm. The Proposed FAR Area is 8890.914 sqm. The Proposed Non FAR Area is 14461.809sqm. The proposed Total Basement Area is 6,393.993sqm. The Proposed Ground Coverage is 1399.941sqm. The total no. of Basements will be 3 nos. The total nos. of floors will be 3B+G+15+T including a Multiplex. Total No. of Seats in Multiplex is 757 Seats. The total no of expected population is 3339 persons. The Max. Height of the building (upto the terrace level) is 64.05 m.

**4. Water Details:**

**During Construction Phase,** Total water requirement will be 10 KLD which will be met from Authorized Tanker treated water supply from Delhi Jal Board (DJB) and Sullage generated will be disposed -off through soak pits.

**During Operational Phase,** Total Water requirement of the project will be 102.29 KLD which will be met by 20.17 KLD of Fresh water from Delhi Jal Board and 52.85KLD of Treated water from in house STP and 29.37 KLD of Treated water from nearby CSTP. Total Waste water generated from the project will be 58.72 KLD which will be treated in house STP of 70 KLD capacity. Treated Water from STP will be 52.85 KLD which will be recycled and reused for Flushing (42.66 KLD), Horticulture (1.56 KLD), HVACCooling (8.63KLD). The rest amount of treated water required for HVAC Cooling (29.37 KLD)will be met from nearby by CSTP.

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

**5. Solid Waste Details**

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Member, SEIAA

  
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**During Construction Phase,** Total 52 kg/day of solid waste will be generated. MSW generated will be disposed at designated dumping site through authorized vendors. Construction waste generated from site will be recycled and excess construction debris will be disposed at designated places in tune with the local norms.

**During the Operation Phase,** Total 486 Kg/day of Solid Waste will be generated from the project. Out of which, Bio-Degradable Waste will be treated inhouse OWC of 340 Kg/day capacity and the manure will be used for landscaping. Surplus manure will be given to the horticulture department. Non-Biodegradable Waste (Recyclable and Non-Recyclable) generated will be disposed through authorized vendors.

**6. Power Details**

**During Operation Phase,** Total Power requirement will be 1792 kVA and will be met from Grid supply of Delhi Power Department. For Power Back up, GG sets of Capacity 1610 KVA (1x1500 + 1x500 KVA) will be installed.

Solar photovoltaic power panels of desired capacity will be provided.

**7. Parking Facility Details:** Total Proposed Parking is 251 ECS.

**8. Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 22.29 Km, SE and from Asola Wildlife Sanctuary is 25.52 Km, SE.

**9. Plantation Details:** The proposed Green Area is 259.92sqm. (12 % of plot area). Total no. of trees required at the site is 27nos. and Total no. of trees proposed is 27nos. There are only small shrubs and scanty grass on the site which will be cleared

**10. Cost Details:** Total Cost of the project is Rs 50 Crores (approx.).

The earlier Proposal No. SIA/DL/MIS/265390/2022 was considered by SEAC in its 103<sup>th</sup> Meeting held on 07.05.2022 in which it was recommended that Project be delisted as the Project needs to be revisited/ redesigned with alteration of the Basement area to avoid/ save the cutting of the trees and for maintaining the soft green area/ construction material management area and plantation within the project site as per extant tree policies. Subsequently SEIAA approved the recommendation of SEAC in Meeting dated 20.06.2022 and SEIAA decided delisting of the project in view of the recommendations of SEAC made on 07.05.2022. Accordingly, project stands delisted.

The project proponent has submitted the site plan indicating that area of Basement 1 is 2061.933 sqm, Basement 2 is 2166 sqm and Basement 3 is 2166 sqm. i.e. exactly the same as per old delisted proposal with the same Ground coverage of 1399.941 sqm.

There is a proposal to accommodate 27 nos. of trees in the adjacent plot for which the proponent has made a request to Horticulture Department (MCD) vide letter dated 09.06.2022/ 23.06.2022 to maintain the green area defined in Paschim Vihar by NDMC (to plant trees and maintain the green grass) near to their aforesaid commercial project.

After due deliberations, the SEAC in its 107<sup>th</sup> Meeting held on 01.07.2022 decided to defer the case to the next forthcoming SEAC meeting due to paucity of time.

The matter was deliberated in SEAC Meeting on 09.07.2022 in which the PP gave presentation before SEAC.

  
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Regarding the water supply the Project proponent has not submitted the water assurance from DDA but applied for water connection in DJB.

Regarding the present site photographs the project proponent submitted the fresh photographs with affirming that there are no trees present within project boundary and the photographs earlier were showing the trees which are outside the project site. No existence of trees was confirmed by SEAC during the presentation by the KML File.

**B. After due deliberations, the SEAC in its 108<sup>th</sup> Meeting held on 09.07.2022 recommended as follows:**

Since the site is part of a comprehensive scheme for the Community Centre at A2, PaschimVihar, the open space requirement may accordingly be considered based on the provisions of the comprehensive scheme of DDA & disposal conditions of the plot.

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

1. The Project Proponent shall obtain water assurance form Delhi Jal Board / Authorised source for the proposed development work before start of construction.
2. Rain water harvesting/ storage/ retention arrangement needs to be provided with adequate provision of storage capacity of min. 1 day of Fresh water requirement for reuse and additionally the rain water harvesting may be explored at adjacent plot with due permission from DDA at Project Proponents cost.
3. Minimum 1 tree for every 80 Sq. Mt of plot area (27 Nos.) should be planted in the command area with due permission of competent authority.
4. The PP shall store all the construction material within the project site and additional space for stacking of material and temporary hutments for labourers shall only be utilized after approval/ permission from competent authority.
5. PP shall revise the estimate of the excavated soil and shall plan for managing, conserving the top soil excavated during construction and for its reuse.
6. 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.
7. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
8. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of VardhamanKaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration on Dust Pollution Control Self-Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.

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9. Ground water should be extracted only after the permission from the competent authority.
10. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be limited to shallow aquifer.
11. 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.
12. Solar water heating shall be provided to meet its hot water demand as far as possible.
13. Only LED lighting fixtures should be used.
14. Green building norms should be followed with a minimum 3 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up.
15. Construction & Demolition waste should be disposed of at authorized C&D waste processing unit.
16. Wind- breaker of appropriate height i.e.  $1/3^{\text{rd}}$  of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction.
17. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
18. The cost of Environment Management Plan should be distinctly allocated in the budget of the project and details of the same along with time frame of the implementation should be reported in six monthly monitoring reports.
19. In view of MoEF&CC Office Memorandum No. 21-270/2008-IA.III dated 19.06.2013 read with MoEF&CC Office Memorandum No. 22-154/2015-IA.III dated 10.11.2015, this environmental clearance is granted focusing only on the environment concerns. The project will be regulated by the concerned local Civic Authorities under the provisions of the relevant provisions of the extant MPD-2021, Building Control Regulations and Safety Regulations.
20. The Environmental Clearance is subject to the condition that concerned local civic agencies will give the permission for use/ occupation of the building only after 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.
21. Grant of environmental clearance does not necessarily implies that water/ power supply shall be granted to the project and that their proposals for water/ power supply shall be considered by the respective authorities on their merits and decision taking.
22. The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from water/ power supply angle shall be

  
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Chairman, SEIAA

  
(Reena Gupta)  
Member, SEIAA

  
(K.S. Jayachandran)  
Member Secretary, SEIAA

- entirely at the cost and risk of the project proponent and SEAC/SEIAA, Delhi shall not be responsible in this regard in any manner.
23. The PP shall provide electric charging points in parking areas for e-vehicles for at least 20% of car parking.
  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. As proposed, no treated water shall be disposed in to municipal drain.
  25. At least 2 % of the total energy demand to be sourced from renewable energy.
  26. Energy audit shall be carried out periodically to review energy conservation measures.
  27. All sensor/meters based equipments should be calibrated on quarterly basis.
  28. The green building consultant should be hired for yearly audit since inception of the project.

In view of above the project was considered by SEIAA in its 62<sup>nd</sup> Meeting held on 26.07.2022

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

*The SEIAA approved the recommendations of SEAC made on 09.07.2022 for issuance of Environmental Clearance (EC) to the project with omission of specific conditions at point no. 14, 20, 28 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](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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Chairman, SEIAA

  
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Member Secretary, SEIAA

4. *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).*
5. *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.*
6. *Occupancy of the premises would be allowed only after getting Electric supply from concerned power supply agencies to restrict the use of generator sets*

  
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Member, SEIAA

  
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Member Secretary, SEIAA



**Agenda-06**

**C-394**

**Transfer (Name Change) of EC Case**

Name of the Project	EC for Proposed Expansion of Hotel at Plot No.2, Wazirpur District Center, Delhi
Project Proponent	M/s JMJ Ganpatiji Maharaja Hospitality Private Limited
Proposal No.	SIA/DL/MIS/268093/2022
EC File No.	21-20/2019-IA-III
SEIAA Delhi File No.	DPCC/SEIAA-IV/C-394/DL/2022

**A. Details of the proposed project are as under:**

M/s Asrani Inns and Resorts Pvt Ltd obtained Environmental Clearance from MoEF&CC, Gol vide letter no. F. No.21-20/2019-IA-III dated 25.10.2019 for the Project namely "Proposed Expansion of Hotel at Plot No.2, Wazirpur District Center, Delhi" in absence of SEIAA, Delhi. Earlier Environmental Clearance vide EC Letter No. DSPCC/SEAC/200/SEIAA/73/2013 was issued on 01.08.2014.

Now, M/s JMJ Ganpatiji Maharaja Hospitality Private Limited has applied for transfer of EC for above said project from M/s Asrani Inns and Resorts Pvt Ltd to M/s JMJ Ganpatiji Maharaja Hospitality Private Limited. The applicant uploaded following documents in support of their request.

1. Environmental Clearance issued by MoEF&CC, Gol vide letter no. F. No.21-20/2019-IA-III dated 25.10.2019 to M/s Asrani Inns and Resorts Pvt Ltd for the Project namely "Proposed Expansion of Hotel at Plot No.2, Wazirpur District Center, Delhi".
2. Copy of Certificate of Incorporation for change of name of company from Asrani Inns and Resorts Pvt Ltd to JMJ Ganpatiji Maharaja Hospitality Private Limited by office of the Registrar of Companies dated 06.09.2021.
3. Undertaking by the transferee namely M/s JMJ Ganpatiji Maharaja Hospitality Private Limited that they will comply with the environmental conditions prescribed by the MoEF&CC in the Environment Clearance letter to M/s Asrani Inns and Resorts Pvt Ltd and will continue to operate all Environment Management Systems efficiently.
4. Board Resolution of M/s Asrani Inns and Resorts Pvt Ltd dated 29.07.2021 for authority to give intimation regarding change of name of company.
5. Board Resolution of M/s Asrani Inns and Resorts Pvt Ltd dated 24.01.2022 for Authorized Person.

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Member, SEIAA

  
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Member Secretary, SEIAA

The case was considered in 61st SEIAA Meeting held on 20.06.2022 and after due deliberation SEIAA decided to refer the matter to SEAC for examination and to give suitable recommendation to SEIAA.

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

**B. After due deliberations, the SEAC in its 107<sup>th</sup> Meeting held on 01.07.2022 recommended as follows:**

*SEAC recommended to transfer the EC to M/s JMJ Ganpatiji Maharaja Hospitality Private Limited with the same terms and conditions in view of change of name of company duly supported by Certificate of Incorporation for change of name of company from Asrani Inns and Resorts Pvt Ltd to JMJ Ganpatiji Maharaja Hospitality Private Limited by office of the Registrar of Companies dated 06.09.2021 after taking an undertaking from the project proponent that all the documents submitted are authentic and without any tampering.*


In view of above the project was considered by SEIAA in its 62<sup>nd</sup> Meeting held on 26.07.2022

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

*SEIAA decided to ask the project proponent to give an undertaking to the effect that all the documents submitted are authentic and without any tampering. If PP submit the same EC be transferred to M/s JMJ Ganpatiji Maharaja Hospitality Private Limited with the same terms and conditions.*

  
(Sarvagya Kumar Srivastava)  
Chairman, SEIAA

  
(Reena Gupta)  
Member, SEIAA

  
(K.S. Jayachandran)  
Member Secretary, SEIAA

**Agenda-07**

**C-400**

**Transfer (Name Change) of EC Case**

Name of the Project	EC for Proposed Expansion of Hotel at Plot No.1, Wazirpur District Centre, Delhi by M/s Asrani Inns & Resorts Pvt Ltd
Project Proponent	M/s JMJ Ganpatiji Maharaja Hospitality Private Limited
Proposal No.	SIA/DL/MIS/276766/2022
EC File No.	F.No. 21-19/2019-IA-III
SEIAA Delhi File No.	DPCC/SEIAA-IV/C-400/DL/2022

**A. Details of the proposed project are as under:**

M/s Asrani Inns and Resorts Pvt Ltd obtained Environmental Clearance from MoEF&CC, GoI vide letter no. F. No. 21-19/2019-IA-III dated 19.07.2019 for the Project namely "Proposed Expansion of Hotel at Plot No.1, Wazirpur District Center, Delhi" in absence of SEIAA, Delhi. Earlier Environmental Clearance vide EC Letter No. DSPCC/SEAC/199/SEIAA/72/2013 was issued on 01.08.2014.

Now, M/s JMJ Ganpatiji Maharaja Hospitality Private Limited has applied for transfer of EC for above said project from M/s Asrani Inns and Resorts Pvt Ltd to M/s JMJ Ganpatiji Maharaja Hospitality Private Limited. The applicant uploaded following documents in support of their request.

1. Environmental Clearance issued by MoEF&CC, GoI vide letter no. F. No. 21-19/2019-IA-III dated 19.07.2019 to M/s Asrani Inns and Resorts Pvt Ltd for the Project namely "Proposed Expansion of Hotel at Plot No.1, Wazirpur District Center, Delhi".
2. Copy of Certificate of Incorporation for change of name of company from Asrani Inns and Resorts Pvt Ltd to JMJ Ganpatiji Maharaja Hospitality Private Limited by office of the Registrar of Companies dated 06.09.2021.
3. Undertaking by the transferee namely M/s JMJ Ganpatiji Maharaja Hospitality Private Limited that they will comply with the environmental conditions prescribed by the MoEF&CC in the Environment Clearance letter to M/s Asrani Inns and Resorts Pvt Ltd and will continue to operate all Environment Management Systems efficiently.
4. Board Resolution of M/s Asrani Inns and Resorts Pvt Ltd dated 24.01.2022 for Authorized Person.

  
(Sarvagya Kumar Srivastava)  
Chairman, SEIAA

  
(Reena Gupta)  
Member, SEIAA

  
(K.S. Jayachandran)  
Member Secretary, SEIAA

The case was considered in 61st SEIAA Meeting held on 20.06.2022 and after due deliberation SEIAA decided to refer the matter to SEAC for examination and to give suitable recommendation to SEIAA.

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

**B. After due deliberations, the SEAC in its 107<sup>th</sup> Meeting held on 01.07.2022 recommended as follows:**

*SEAC recommended to transfer the EC to M/s JMJ Ganpatiji Maharaja Hospitality Private Limited with the same terms and conditions in view of change of name of company duly supported by Certificate of Incorporation for change of name of company from Asrani Inns and Resorts Pvt Ltd to JMJ Ganpatiji Maharaja Hospitality Private Limited by office of the Registrar of Companies dated 06.09.2021 after taking an undertaking from the project proponent that all the documents submitted are authentic and without any tampering.*

In view of above the project was considered by SEIAA in its 62<sup>nd</sup> Meeting held on 26.07.2022

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

*SEIAA decided to ask the project proponent to give an undertaking to the effect that all the documents submitted are authentic and without any tampering. If PP submit the same EC be transferred to M/s JMJ Ganpatiji Maharaja Hospitality Private Limited with the same terms and conditions.*

  
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Member, SEIAA

  
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Member Secretary, SEIAA

**Agenda – 08 (Withdrawal Case)**

**Case No C-398**

<b>Name of the Project</b>	EC for Expansion of "Commercial Complex" at Netaji Subhash Place Metro Station opposite Wazirpur District Centre, Pitampura, New Delhi
<b>Project Proponent</b>	Mr. Harsh Vardhan Bansal, M/s Unity Parsvnaths LLP formerly known as Parsvnath Developers Ltd..
<b>Consultant</b>	M/s Perfact Enviro Solutions Pvt Ltd
<b>Proposal No.</b>	SIA/DL/MIS/275591/2022
<b>File No.</b>	DPCC/SEIAA-IV/C-398/DL/2022

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

1. The Proposal is for grant of EC for Expansion of "Commercial Complex" at Netaji Subhash Place Metro Station opposite Wazirpur District Centre, Pitampura, New Delhi by M/s Unity Parsvnaths LLP.

The project Expansion of Commercial Complex with multiplex at Netaji Subhash Place Metro Station opposite Wazirpur District Centre, Pitampura, New Delhi by M/s Parsvnath Developers Ltd has already been granted Environmental Clearance (EC) by MoEF&CC, GoI EAC infra II vide letter no. 21-11/2019-IA-III dated 29.07.2019 with plot area of 28,400 sqm and built-up area of 49,953 sqm and presently, the complex is under construction.

Now due to a change in planning the expansion of a commercial complex with multiplexes is being proposed as the built up area will increase from 49,953 sqm to 69,596.824 sqm. The plot area of the project will remain the same as 28,400 sqm.

2. The Project is located at **Latitude:** 28°41'43.76"N **Longitude:** 77°9'9.81"E,

3. **Area Details:**

The Total Plot Area of the project after expansion will remain the same i.e. 28,400 sqm and the Total Built-up Area of the project will increase from 49,953 sqm (as per previous EC dated 29.07.2019) to 69,596.824 sqm. The FAR of the project will increase from 20,370 sqm to 23,949.325 sqm and the Non-FAR area will increase from 6,769.35 sqm to 45,647.499 sqm. The area of Basements will increase from 22,813.65 sqm to 24,282.127 sqm. There will be 2 levels of the basement in the complex with a basement area of 24,282.127 sqm. The numbers of floors will change from 2B+G+3 to 2B+G+4. The Max. Height of the Building after expansion will increase from 24 m to 30 m.

4. **Water Details:**

**During Construction Phase,** Treated water requirement is 17 KLD out of which water required for construction activity is approx. 10 KLD which is being met from Rithala STP. The sewage and waste water of 4 KLD generated during the construction phase will

  
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Member Secretary, SEIAA

be discharged into the septic tank via soak pits. For Labours, Mobile toilets will be provided at the site.

**During Operational Phase (after Expansion),** Total Water requirement of the project will be 262 KLD which will be met by 87 KLD of Fresh water from Delhi Jal Board, 139 KLD of Treated water from in house STP and 36 KLD from outsourced STP. Out of 262 KLD Total Waste water generated will be 155 KLD which will be treated in house STP of 225 KLD capacity, The Waste water generated from Domestic and other purposes will be 155 KLD and treated waste water from STP will be 139 KLD which will be recycled and reused for Flushing (73 KLD), Gardening (10 KLD), DG Cooling/ HVAC (56 KLD) also outsourced treated water will be use in cooling tower i.e. 36 KLD.

Number of Rain Water Harvesting (RWH) Pits proposed are 09 nos. with a capacity of 346.95 cum.

5. **Solid Waste Details**

**During Construction Phase,** during construction, a total of 22.5 kg/day of waste is generated from labourers. The Construction debris is being used in levelling & backfilling, roads etc. to the extent possible & rest is being sent to the C&D facility.

**During the Operation Phase (after Expansion),** Total 1067 kg/day of Solid Waste will be generated from the project. Out of which, Bio-Degradable Waste of 427 kg/day will be treated in in-house OWC and 320 kg/day of Non-Biodegradable Waste will be disposed through approved Recyclers. Plastic Waste generated will be 320 kg/day which will be disposed through approved Recyclers.

6. **Power Details:**

**During Construction Phase,** Temporary power connection of 135 kVA will be supplied by TPDDL.

**During Operation Phase (after Expansion),** Total Power requirement after expansion will increase from 1900 kW to 2900 kW which will be supplied by TPDDL. For Power Back up, DG sets of Capacity 2x1400 kVA and 1x500 kVA will be installed. 2 % of the total power requirement i.e. 58kW shall be shared by solar energy.

7. **Parking Facility Details:**

After Expansion, Total Parking Required will be 683 ECS and Total Proposed Parking will be 801 ECS out of which electrical vehicles provision will be 160 ECS i.e. 20 % of total parking provision will be provided in basement and on surface.

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

Distance of Okhla Wildlife Sanctuary from project site is 19.57 Km ESZ and from Asola Wildlife Sanctuary is 23.50 Km ESZ.

9. **Plantation Details:**

The proposed Green Area is 5680 sqm. (20 % of total plot area). Total no. of trees required at the site are 355 nos. and Total no. of trees proposed are 360 nos. At present the project is under construction. No vegetation exists at site.

10. **Cost Details:** Total Cost of the project after expansion is Rs 137.09 Crores. Out of the total cost, Expansion cost is Rs 27.090 Crores.

  
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The earlier Environmental Clearance was issued to M/s Parsvnath Developers Ltd on 29.07.2019 by MoEF&CC, GoI. Now M/s Unity Parsvnaths LLP has applied for expansion of the project.

Comparative table is as follows:

Particulars	Unit	As per EC granted 29th July, 2019 vide letter no F. No-21-11/2019-I A-III	Proposed	After Expansion
Cost of the project	Rs. in crore	110	(+) 27.090	137.09
Plot Area	m <sup>2</sup>	28,400	-	28400.
G.C (Permissible)	m <sup>2</sup>	14200	-	14200.00
G.C (Ach)	m <sup>2</sup>	13109.152	(+) 301.137	13410.289
Existing coverage for Metro Station	m <sup>2</sup>	4500	-	4500.00
Proposed coverage for commercial	m <sup>2</sup>	8609.152	-	7544.409
FAR purchased from metro	m <sup>2</sup>	-	(+) 4550.00	4550.00
Balance Existing FAR with metro	m <sup>2</sup>	-	(+) 4450.00	4450.00
FAR Permissible (@1.0)	m <sup>2</sup>	28,400	-	28400.00
Permissible Atrium 10%	m <sup>2</sup>	-	(+) 2840.00	2840.00
FAR green Building (5%)	m <sup>2</sup>	1420	-	-
<b>Total Proposed FAR for commercial complex- A</b>	<b>m<sup>2</sup></b>	<b>20370</b>	<b>(+) 3579.325</b>	<b>23949.325</b>
<b>Total NoN FAR Area -B</b>	<b>m<sup>2</sup></b>	<b>6769.35</b>	<b>(+) 38878.149</b>	<b>45647.499</b>
Basement -I	m <sup>2</sup>	11,406.827	(+) 1360.431	12767.258
Basement -2	m <sup>2</sup>	11,406.827	(+) 108.042	11514.869
Total basement Area	m <sup>2</sup>	22,813.654	(+) 1468.477	24282.127
Built-up Area (A + B)	m <sup>2</sup>	49,953	(+) 19643.824	69,596.824

  
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Total Green Area	m2	5680.00	-	5680.00
Total Open & Road Area including Surface parking area	m2	7839.85	(+) 1469.861	9309.711
No of Floors	no	G+3	(+) 1	G+4
Level of basement	no	2	-	2
Maximum height of Building	m	24.00	(+) 6.00	30.00
Water requirement	KLD	256.4	5.6	262
Fresh water requirement	KLD	124.4	(-) 37.4	87
Treated water reuse	KLD	132	7	139
Waste water generation	KLD	139.2	15.8	155
STP Capacity	KLD	175	50	225
Parking required	ECS	609	74	683
Parking proposed	ECS	614	187	801
Total Solid waste	Kg/day	682	385	1067
No. of RWH pits	Nos.	2	7	9
Total power load	kW	1900	1000	2900
DG sets	kVA	2 x 1010 & 1 x 500 (Working: 1x 1010, 1 x 500; Standby: 1 x 1010)	2 x 1400 and 1 X 500 KVA (Standby- 1x 1400, 1 x 500)	2 x 1400 1 x 500 KVA (Standby- 1x 1400, 1 x 500)

  
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The PP has submitted the certified compliance report of previous Environment Clearance from the Regional Office of MoEF&CC issued vide Letter dated 12.01.2022. As per the aforesaid Compliance Report following are the main points of Non-Compliance/ Partial Compliance:

1. No information with reference to tie up with authorized C&D waste processing unit has been submitted by the unit. Although no construction demolition waste was observed unattended and a part of it is being re-utilized.
2. PP has not submitted the Ambient Air and Noise Level analysis reports from accredited laboratory.
3. Detailed report on Energy Conservation in accordance to Building Code was not available on site during the visit.
4. No details with respect to Emergency preparedness plan based on the Hazard identification and Risk assessment (HIRA) and disaster management plan condition has been submitted by the unit.
5. The Environment policy of the company was not available on site during the visit.
6. The status of compliance of the stipulated environment clearance conditions, including results of monitored data were not available on the website of the unit.

**B. After due deliberations, the SEAC in its 106<sup>th</sup> Meeting held on 18.06.2022 recommended as follows:**

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

1. PP is required to submit compliance of the points of Non-Compliance/ Partial Compliance indicated in the certified compliance report of MoEF&CC, GoI.
2. To submit Treated water quality report with its quantity which is being used from nearby STP of DJB along with the mechanism to make this water fit for reuse.
3. The PP is required to submit all requisite documents required to transfer the EC from M/s Parsvnath Developers Ltd to M/s Unity Parsvnaths LLP under the EIA Notification, 2006 along with the NOC from DMRC in the name of transferee.
4. Water assurance from DDA/DJB/NDMC/DCB including the following details:
  - Water assurance specifying the quantity of water to be supplied to the project.
  - Total water supply availability as per approved scheme of the command area in which the project is proposed to be developed.
  - The quantity of water already committed and after the quantity of water allotted to the project, the balance water available.
5. The Rain water harvesting pits should be increased taking into the account the recent higher flash rain data along with actual percolation rate of the soil at site and as per standard environment clearance conditions stipulating one recharge bore for 5000 sqm of Built up Area whichever is more.
6. Power supply assurance from TPDDL/ BSES.

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7. Proposal for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
8. Specify name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters.
9. Permission from DMRC for the additional FAR for the proposed expansion.
10. Ground coverage including open area reflected needs to be revisited and clarified supported with building plans.
11. Revised landscape plan with proper identification of native trees after omitting the shrubs.
12. Revised scheme for the proposed STP with technical feasibility supported by simulation model study.
13. Solid Waste Management quantities needs to be rechecked and revised.
14. MOU with the approved waste recycler for the E-waste/ plastic waste proposed to be generated.
15. Clarify the sewer line connection feasibility and permission of the same from DJB.
16. Clarify the dependency on the services of Delhi Metro for water and waste water handling.
17. Proportion wise Step Diagram to be provided showing the amount of reduction in net per capita energy demand achieved through (i) Load Reduction Strategies, (ii) Passive Strategies, (iii) Renewables, and (iv) Energy Recovery strategies. At least 2 % of the total energy demand to be sourced from renewables. Percentage reduction through each of the aforesaid strategies to be provided in a consolidated diagram format for easy comprehension.
18. Approved architectural drawing with the proposed vision of the project.
19. Revised Traffic Management Plan taking into consideration the latest traffic scenario.
20. Simulation model study for Air, Noise pollution scenario. Due to proposed development.

The committee advised the accredited consultant to be more professional while dealing the projects in order to save time of committee.

In view of the above ADS was raised on 21/06/2022, In the mean time PP has submitted withdrawal request on Parivesh Portal stating that "We will apply the expansion of the said project in the name of M/s Parsvnath Developers Ltd".

M/s Parsvnath Developers Ltd. has now applied for Same Proposal for EC vide Fresh Proposal No. SIA/DL/MIS/283551/2022 and SEIAA not accepted the proposal and raised EDS with advice to wait for decision of SEIAA with respect its request of withdrawal for Proposal No. SIA/DL/MIS/275591/2022.

In view of above the project was considered by SEIAA in its 62<sup>nd</sup> Meeting held on 26.07.2022.

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

*The SEIAA decided to accord the approval of withdrawal of the project in view of the request made by the PP*

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**Agenda No 09 (Withdrawal Case)**

<b>Name of the Project</b>	EC for Proposed Commercial Complex at Plot No.G-1, District Centre, Netaji Subhash Place, New Delhi by M/s PanchTatva Promoters Pvt. Ltd.
<b>Project Proponent</b>	Pradeep Kumar Agrawalla, Chairman, M/s Panch Tatva Promoters Pvt.Ltd, Unit No.105, First Floor, Vardhman Sidhant Shopping Plaza, LSC Savita Vihar, East Delhi-110092.
<b>Consultant</b>	M/s Ambiental Global Pvt. Ltd
<b>Proposal No.</b>	SIA/DL/MIS/273786/2022


The said proposal is already considered in SEAC and listed in this meeting at Agenda no 4 vide proposal no. SIA/DL/MIS/279750/2022. PP has requested for withdrawal of this proposal on Parivesh Portal.

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

*The SEIAA decided to accord the approval of withdrawal of the project in view of the request made by the PP*

  
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**Table Agenda: 01**

The SEAC in its 109<sup>th</sup> Meeting held on 25.07.2022 discussed the suggestion for improving the checklist by SEAC for raising the EDS on behalf of SEIAA on PARIVESH Portal to make the process more transparent and smooth.

**The SEIAA decided the following EDS Checklist for online processing of applications of Category B Projects.**

**Application for EC**

1. Covering Letter
2. ToR/ Previous EC, if applicable
3. Certified compliance of previous EC in case of Expansion project
4. Form 1, Form 1A/ Requisite forms
5. Land ownership/ Land use documents
6. Environment Management Plan
7. Pre-Feasibility Report/ Conceptual Plan
8. Proposed Building Plan along with detailed area statement.
9. EIA Report along with the compliance of TOR, if applicable
10. Risk Assessment
11. Brief Summary of the Project with basic description of the project, existing/ proposed land use/ activity and built-up area details duly indicating the quantity of water requirement, quantum of energy required and existing ground water table at project site in context of rain water harvesting aspects.
12. Comparative tabular statement showing details of built-up area, water, energy, rain water harvesting, green area, solid waste etc. of existing and proposed expansion (if applicable)
13. Shape of the Project Land
14. GPS File (KML only)
15. Legible Survey of India Toposheet demarcating required important features within 15 km of aerial distance from the project site.
16. Details and Disclosure of Environment Consultant along with the name of EIA Coordinator (s) and NABET/ QCI Accreditation status.
17. Name/ Designation/ Company/ Address of the Project Proponent in undertaking on online format.
18. Undertaking on uploaded Form 1 duly signed by Project Proponent with clear mention of Name, Designation, Organization, Contact Address, Contact Nos., Email Id.
19. Layout Plan including Site Plan
20. Landscape Plan including existing tree mapping with list of existing trees.
21. Traffic Management Plan supported by layout plan indicating the traffic flow circulation of in and around site.
22. Present Site Photographs from all sides including outside and inside specifically marked.

  
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23. Shortest Aerial Distance between Project and Okhla Bird Sanctuary and Asola Wildlife Sanctuary duly marked on a map.
24. Copy of application submitted for Wildlife Clearance/ Clearance from Standing Committee of National Board for Wildlife (if applicable)
25. Copy of previous EC Letter in case of revision/ expansion/ modification/ amendment (if obtained earlier)
26. Undertaking of the presence of water bodies within the site & around 100 m of its boundary including its present status as per Revenue record/ MPD 2021 including the status of project site at the time of acquisition/ allotment for the project along with Khasra No. and area alongwith maintenance plan.
27. Geotechnical Investigation Report with clear indication of Ground water levels.

**Application for TOR**

1. Covering Letter
2. Proposed ToR
3. Form 1, Form 1A/ Requisite forms
4. Land ownership/ Land use documents
5. Pre-Feasibility Report/ Conceptual Plan
6. Proposed Building Plan along with detailed area statement.
7. Brief Summary of the Project with basic description of the project, existing/ proposed land use/ activity and built-up area details duly indicating the quantity of water requirement, quantum of energy required and existing ground water table at project site in context of rain water harvesting aspects.
8. Shape of the Project
9. GPS File (KML only)
10. Survey of India Toposheet
11. Details and Disclosure of Environment Consultant along with the name of EIA Coordinator (s) and NABET/ QCI Accreditation status.
12. Name/ Designation/ Company/ Address of the Project Proponent in undertaking on online format.
13. Undertaking on uploaded Form 1 duly signed by Project Proponent with clear mention of Name, Designation, Organization, Contact Address, Contact Nos., Email Id.
14. Layout Plan including Site Plan
15. Present Site Photographs from all sides including outside and inside specifically marked.
16. Shortest Aerial Distance between Project and Okhla Bird Sanctuary and Asola Wildlife Sanctuary.
17. Copy of application submitted for Wildlife Clearance/ Clearance from Standing Committee of National Board for Wildlife (if applicable)
18. Copy of previous EC Letter in case of revision/ expansion/ modification/ amendment (if obtained earlier)
19. Undertaking of the presence of water bodies within the site & around 100 m of its boundary including its present status as per Revenue record/ MPD 2021 including the

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- status of project site at the time of acquisition/ allotment for the project along with Khasra No. and area alongwith maintenance plan.
20. Geotechnical Investigation Report with clear indication of Ground water levels.

**Meeting ended with the vote of thanks to the Chair.**

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