STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY (SEIAA)-DELHI
OFFICE OF DELHI POLLUTION CONTROL COMMITTEE
3rd FLOOR BLOCK-1, DMRC IT PARK BUILDING, SHASTRI PARK, DELHI-110053

Minutes of the 78th meeting of State Level Environmental Impact Assessment Authority (SEIAA) held on 30.08.2024.

The 78th meeting of State Level Environmental Impact Assessment Authority (SEIAA) was held on 30.08.2024 at 12:30 PM under the Chairmanship of Sh. Sarvagya Kumar Srivastava. The following members of SEIAA were present in the meeting:

Sh. Sarvagya Kumar Srivastava - In Chair

Sh. K.S. Jayachandran - Member Secretary

Ms. Reena Gupta, Member SEIAA was not present in the meeting.

DPCC Officials namely Sh. Amit Chaudhary (EE) and Sh. Manish Kumar Awasthi (JEE) assisted the SEIAA:

The SEIAA during 78th meeting held on 30.08.2024 deliberated as follows:

1. ***Ms. Reena Gupta, Member SEIAA did not attend the meeting.***
2. At the outset SEIAA Secretariat officers informed the SEIAA members that EIA Cell has obtained a legal opinion on the issue "whether two members of SEIAA i.e. Chairman-SEIAA and MS-SEIAA may take the decision on SEAC recommended cases by holding SEIAA meeting in case the SEIAA expert member does not turn up to attend the SEIAA meeting. The legal Cell DPCC inter-alia opined as:

"The above question arises in view of the fact that 27 cases to SEIAA are pending with SEIAA for more than 3 months in want of SEIAA meeting. The SEIAA meeting was rescheduled 3 times due to non- availability of expert member. The tenure of SEIAA is expiring on 05.09.2024.

First of all kind attention is invited on point 8 of the EIA Notification-2006 which says that SEIAA has to consider the decision of SEAC within 45 days, otherwise applicant may proceed as if the EC sought for has been granted or in other word the decision of SEAC become final on 46 days after its recommendation.

Clause 5(e) of the EIA Notification dated 14.09.2006 outlines the operational principles of the SEIAA and the SEAC. According to this clause, these bodies are expected to function on the principle of collective responsibility. This means that all members should ideally participate in decision-making, with the Chairperson working towards achieving consensus on each case. ***If consensus cannot be reached, the decision is then made based on the majority view of the members present.***

In the context of a three-member body like the SEIAA, the principle of collective responsibility implies that all three members should be involved in the decision-making process whenever possible. However, the clause also provides flexibility by allowing decisions to be made based on a majority vote if consensus cannot be achieved. This indicates that if two members agree on a decision and the third member disagrees, the decision of the two members would prevail. When one member is absent, the remaining two members may still be able to proceed with decision-making, provided the rules do not explicitly require all three members to be present for a valid decision. While the clause does not specifically address the situation of a member's absence, the emphasis on majority decision-making suggests that the two remaining members

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Chairman, SEIAA

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could potentially make decisions, assuming no other rules or bylaws mandate the presence of all three members.

In conclusion, the legal cell has opined that while Clause 5(e) emphasizes collective responsibility and consensus, it allows for majority decision-making when consensus is not possible. In the absence of one member, the two present members might still be able to make decisions if there are no specific provisions requiring all three members to participate."

3. Therefore, in light of legal opinion obtained from legal cell the SEIAA meeting was conducted on 30.08.2024. This meeting was also not attended by expert member SEIAA. Notice for the meeting as well as the agenda of the meeting was issued through e-mail, personal WhatsApp number and SEIAA-Group which was placed on record before the SEIAA members.

   The Member Secretary SEIAA and other members of SEIAA also tried to contact the Expert Member SEIAA telephonically but she has not responded and not attended the meeting. The urgency of conducting this meeting was felt as the tenure of SEIAA was expiring on 05.09.2024. The SEIAA meeting had already been re-scheduled three times in absence of Expert SEIAA Member. The SEIAA Members also noted that stipulated timeline for taking decision by SEIAA which is 45 days from the date of receipt of decision of SEAC has already elapsed in most of the cases and such cases shall fall in the category of deemed EC granted. Further, SEIAA members observed that most of the projects are infrastructural development projects having set timelines for completion and by not granting EC they will go unregulated in respect to environmental conservation measures which will not be a viable dispensation and good practice.

Therefore, The Two SEIAA Members i.e. Chairman, SEIAA and Member Secretary, SEIAA deliberated the pending cases before the SEIAA and decided as following:

Agenda No.	Name of Project	Decision of SEIAA
PARIVESH 1.0 Cases		
1.	EC for Construction of Commercial Building at Plot No Lp-03-01 at Aerocity Downtown District, Indira Gandhi International Airport, New Delhi by M/s Vinta Realty Ltd	EC granted
2.	EC for Group Housing at Plot 67, Kirti Nagar, West Delhi, Delhi	EC granted
3.	EC for Proposed addition/ alteration in residential apartment namely M/s Gold Croft CGHS Ltd at Plot no.4, Sector 11, Dwarka, New Delhi -110075 by M/s Gold Croft CGHS Ltd.	EC granted
4.	EC for Nirogi Charitable and Medical Research Trust, At Community Facility Institutional Complex, Mandawali Fazalpur, Patparganj, Delhi-110092 by M/s Nirogi Charitable and Medical Research Trust.	EC granted

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5.	EC for Construction of Additional Court At New Plot at Plot FC-17, in front of Existing Karkardooma Court Complex, Karkardooma, East Delhi, Delhi	EC granted
6.	EC for Construction of District Court at Sector-26 Rohini, New Delhi by M/s Public Works Department.	EC granted

Details of the projects deliberated and decided in SEIAA follows.

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Agenda No.: 01

Case No. C-462

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

A. Details of the Proposed Project are as under:

1. The proposal is for grant of EC for Construction of Commercial Building at Plot No Lp-03-01 at Aerocity Downtown District, Indira Gandhi International Airport, New Delhi by M/s Vinta Realty Ltd.and details have been updated as per ADS reply submitted.
2. The project is located at **Latitude:** 28°32'55.00"N; **Longitude:** 77°06'54.48"E.
3. **Area Details:**

   The total plot area of the project is 24205.58sqm. The proposed total built-up area is 1,41,090.629 sqm. The proposed FAR area is 68,500.92 sqm. The proposed Non-FAR area is 72,589.709sqm. The proposed ground coverage is 14,060.29sqm. Total no. of expected population will be 10803 persons. Maximum number of floors will be 3B+G+5. The maximum height of the building will be30.39m.
4. **Water Details:**

   During Construction Phase: Total water requirement will be 35 KLD which will be met by 8 KLD of fresh water and 5 KLD of treated water for labors and 22 KLD treated water for construction activities will be sourced through nearby STP.

   During Operational Phase: Total water requirement of the project will be 585.50KLD which will be met by 258.5 KLD of fresh water from DIAL and 327 KLD treated water from in house STP. Total waste water generated from the project will be 372.9KLD which will be treated in house STP of 450 KLD capacity. Treated water from STP will be 327 KLD which will be recycled and reused for flushing (172.5 KLD), HVAC & DG set (144.5 KLD), landscape (10 KLD) and excess treated water (31 KLD) will be used for miscellaneous use.

   26 no. of RWH pits and 1 rain water collection tank of 360 KL have been proposed.
5. **Solid Waste Details:**

   During Construction Phase, about 75 Kg/day of municipal solid waste will be generated which will be disposed through authorized vendor.

   During the Operation Phase, Total solid waste generated from project will be 3240 kg/day out of which 1280 kg/day will be biodegradable waste and 1960 kg/day will be non-biodegradable waste. The biodegradable waste will be composted through onsite OWC and non-biodegradable waste will be disposed through authorized vendors.
6. **Power Details**

   During Operation Phase, Total power requirement will be 6250kW which will be met by the BSES. For Power Back up, 4 no. of DG sets of total capacity 6500 kVA (3x1500 + 1 x 2000 kVA) with wet scrubber will be installed.

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Solar photovoltaic power panels of 300.8 KWp (4.81% of total power load) capacity will be provided.

7. **Parking Facility Details:** Total proposed parking is 1747 ECS, out of which 525 ECS will be provided with EV charging facility.
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 17.49 Km.E and from Asola Wildlife Sanctuary is 9.67 Km. SE.
9. **Plantation Details:** The proposed Green Area is 3595.03sqm (14.85% of plot area). Out of which soft green area is 958.13 sqm, softscape on earth filling over basement is 529.01 sqm and softscape on earth filling over terraces is 2107.89 sqm. Total no. of proposed trees is 305 nos. within project site. No tree cutting will be involved as there are no trees present at site.
10. **Cost Details:** Total Cost of the project is INR 448.1 Crores.

Nobody was appeared from project proponent side in SEAC 136th meeting held on 27.10.2023. The SEAC in its 136th meeting recommended deferring the proposal seeking following preliminary clarification/ information and any other document relevant to the project. Project proponent has uploaded its reply on 14.12.2023 which is as follows:

S.No.	Information sought by SEAC during SEAC Meeting dated 27.10.2023	Reply submitted on 14.12.2023
1.	Assurance for supply of Treated Sewage during Construction Phase. PP is required to clarify the arrangement for reusing the aforesaid treated water along with the mechanism proposed for making this water fit for use in construction.	PP has informed that Vasnat Kunj STP water will be used for Construction purpose and attached an undertaking in this regard as Annexure. PP has informed that suitability of treated water for the construction phase will be regularly monitored. PP has also attached treated water assurance of private contractor from DJB as annexure.
2.	Revised proposal to enhance the solar power utilization up to 10 % of the power load requirement alongwith the detail of the solar panels proposed.	PP has informed that based upon availability of area, they will enhance the Solar power utilization up to 4% of the power load requirement i.e. 250 kWp.
3.	Revised parking proposal to achieve atleast 30 % of the ECS for electric vehicle. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.	PP has informed that the total proposed parking is 1747 ECS and ECS proposed for EV is 525 which are 30% of total ECS i.e. 1747.
4.	Categorical information regarding existing trees if any along with the list with name of the species and due diligence made for safeguarding the trees existing even at the boundaries.	PP has informed that no tree is present at the site and its boundaries.
5.	Revised landscape plan with demarcated green area with soft green area. Green area should be demarcated as per building bye	PP has informed that total green area proposed is 2455.34 sqm which is 10.14% of the plot area distributed with 912.88 sqm

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	laws and minimum consolidated area of 10 % of plot area should be kept as soft green area.	(3.77%) on Ground, 1147.60 sqm (4.74%) on grade slab & 394.86 sqm (1.643%) on terrace. PP has attached revised landscape plan as annexure.
6.	Proposal for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.	PP has informed that detectors for STP will be installed for the monitoring of Toxic gases. PP has attached undertaking in this regard as annexure.

After due deliberations, the SEAC in its 139th Meeting held on 04.01.2024, based on the information furnished, documents shown & submitted, presentation made by the project proponent, the committee has decided to seek the additional information which has been responded back by the project proponent on 20.02.2024 which is as follows:

S.No.	Information sought by SEAC during SEAC Meeting dated 04.01.2024	Reply submitted on 20.02.2024
1.	Calculation of area required for providing the solar PV to utilize 10 % of power load and constraint thereof.	PP has informed that 1. Total terrace area available with them is 13880.29 sqm. 2. Total Area required for solar panels- 2949 sqm 3. Total green area provided on terrace 2107.89 sqm. 4. Area allocated for tanks, mumty& machine room and MEP services is 8823.4 sqm. PP has attached terrace plan for providing 300.8 KWp (4.81% of total power load) as Annexure.
2.	Revised proposal to make treated STP water fit for construction substantiating the required quality of water.	PP has informed that the vendor will ensure the STP treated water supplied to us will be fit for construction and meeting all the parameters of IS 456:2000 Cl5.4. PP has attached recent test report confirming the same as Annexure. PP has also attached agreement for providing STP treated water with M/s Nandkishor Contractor as Annexure.
3.	Revised landscape plan with demarcated green area with soft green area. Green area should be demarcated as per building bye laws and minimum consolidated area of 10 % of plot area should be kept as soft green area. Calculation for green area to be submitted.	PP has attached landscape plan as annexure. **Green area details are as follows:** Landscape area proposed: 3595.03sqm Soft Green Area on Ground: 958.13 sqm Softscape on Earth filling over basement: 529.01 sqm

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<table>
<tr><td></td><td></td><td>Softscape on Earth filling over terraces</td><td>2107.89 sqm</td></tr>
<tr><td>4.</td><td>Revised proposal for rain water harvesting/ retention plan with numbers of RWH pits, taking into account the recent higher flash rain data along with actual percolation rate of the soil at site with layout and location plan.</td><td colspan="2">PP has informed that they have increased the number of RWH pits from 13 to 26 nos.
PP has informed that Rain Water Collection Tank Provided will be 360 KLD.
PP has attached revised rain water Harvesting Pit & Tank calculation as Annexure.
PP has informed that they have conducted the percolation test at 3m depth.
PP has attached the revised percolation test report as Annexure.</td></tr>
<tr><td>5.</td><td>Revised water mass balance chart with realistic water losses in STP.</td><td colspan="2">PP has attached revised water balance chart with realistic water losses in STP and water requirement during Operation Phase which is as follows:
<table>
<tr><th>S.No</th><th>Particulars</th><th>Quantity</th></tr>
<tr><td>1.</td><td>Total Water Requirement</td><td>585.50 KLD</td></tr>
<tr><td>2.</td><td>Fresh Water Requirement (Source: DIAL)</td><td>258.5 KLD</td></tr>
<tr><td rowspan="4">3.</td><td>Treated Water Requirement</td><td>327 KLD</td></tr>
<tr><td>Flushing</td><td>172.5 KLD</td></tr>
<tr><td>Horticulture</td><td>10 KLD</td></tr>
<tr><td>HVAC/ DG Cooling</td><td>144.5 KLD</td></tr>
<tr><td>4.</td><td>Treated Water generation</td><td>358 KLD</td></tr>
<tr><td>5.</td><td>Waste Water Generated</td><td>372.9 KLD</td></tr>
<tr><td>6.</td><td>STP Capacity</td><td>450 KLD</td></tr>
<tr><td>7.</td><td>Excess Treated Water</td><td>31 KLD (To be used for misc. purposes)</td></tr>
</table></td></tr>
<tr><td>6.</td><td>Revised calculation of sludge and use of sludge.</td><td colspan="2">PP has attached revised sludge calculation as Annexure.
PP has informed that the sludge will be utilised within the project site and excess sludge will be sent to nursery and the MOU for the same will be done before start of operation phase of the project.</td></tr>
</table>

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7.	Explanation wrt constraint in providing the requisite solar PV equivalent of 10 % of power load.	PP has informed that 1. Total terrace area available with them is 13880.29 sqm. 2. Total Area required for solar panels- 2949 sqm 3. Total green area provided on terrace 2107.89 sqm. 4. Area allocated for tanks, mumty& machine room and MEP services is 8823.4 sqm. PP has attached terrace plan for providing 300.8 KWp (4.81% of total power load) as Annexure.
8.	Management plan for disposal of construction and demolition waste.	PP has informed that total approx. 7007.02 Tonnes of construction, waste will be generated from the project and this construction waste shall be handed over to M/s Rise Eleven Delhi Waste Management Co. for disposal. PP has attached agreement for the same as Annexure.
9.	Revised detail of solid waste generation including wet sludge & dry sludge of STP with management plan for disposal of composted waste with quantification.	PP has attached revised sludge calculation attached as Annexure. PP has informed that the sludge will be utilised within the project site and excess sludge will be sent to nursery and the MOU for the same will be done before start of operation phase of the project.
10.	Revised proposal for waste water treatment scheme incorporating the disinfection mechanism.	PP has attached revised STP schematic including UV for disinfection attached as Annexure. PP has informed that the dryer has also been incorporated in the schematic for drying sludge.
11.	Proposal to make the treated water fit for reuse/ recycling during operational phase in flushing/ HVAC/ horticulture taking into account the BIS 17663 (2021) and alike norms.	PP has attached undertaking regarding the same as annexure.
12.	Revised proposal with mitigation measures in detail regarding heat island effect.	PP has attached revised proposal with mitigation measures in detail regarding heat island effect as Annexure.
13.	Project Proponent shall ensure that last mile connectivity is provided/ operated by PP/ concessionaire, through high quality feeder services such as air-conditioned mini-buses, golf carts, etc. and the same is to be included in future lease conditions accordingly.	PP has informed that they have noted the suggestion made by the committee.

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PP during presentation submitted letter dated 22.02.2024 issued from GMR along with a drawing providing details of the green area stating that green area including the soft green area being maintained by DIAL in and around Aerocity and total green area is 19.02 acres of which approximate 12 acres to be maintained as soft green area. PP also submitted master plan of Aerocity indicating the total area of the Gateway district and Downtown district.

B. After due deliberations, the SEAC in its 140th meeting held on 26.02.2024 recommended as follows:

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

1. Treated water of DJB STP should be used for construction purposes with tertiary treatment of treated water of DJB STP to ensure it is fit for construction use.
2. The project proponent shall adhere to the total water requirement – 585.5 KLD, Fresh water requirement – 258.5 KLD, Treated water requirement – 336 KLD (for recycling in flushing (172.5 KLD), HVAC & DG set (144.5 KLD), Horticulture (10 KLD), miscellaneous activities (31 KLD)).
3. The treated waste water through STP shall achieve the effluent standards: pH (5.5- 9.0), BOD (10 mg/l), COD (50 mg/l), Nitrogen Total (10 mg/l), TSS (20 mg/l), Oil and Grease (10 mg/l), Dissolved Phosphate as P (1 mg/l), Ammonical Nitrogen < 5mg/l, Fecal Coliform (MPN/100 ml) – Desirable 100 permissible 230.
4. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs. 379 Lacs and recurring cost of Rs. 10.18Lacs/ year during construction phase and capital cost of Rs. 602.22Lacs and recurring cost of Rs. 36.23Lacs/ year during operation phase.
5. At least 300.8 KWp (4.81% of total power load)to be sourced from Solar (Renewable) energy as committed and PP shall try to enhance it further to 5 % of the total power load.
6. No. of Rain water harvesting pit shall be 26 nos. and storage tank of capacity of min. 1 day of total fresh water requirement shall be provided. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be limited to shallow aquifer. Depth of boring should leave a buffer of atleast 5 m above ground water table.
7. Bills/Receipt issued by DJB against purchase of treated water from STP should be part of six monthly EC compliance report. Bills issued by private agency for supply water will not be sufficient.
8. During construction phase, only drinking water required by the labourers and the other fresh water requirement for Anti-Smog Gun is allowed to be supplied through tankers
9. The generator sets shall be installed as per extant directions of CPCB/ CAQM with due compliances of directions issued under GRAP for Delhi & NCR.
10. The Environment Management Cell consisting of Director, Senior Environment Expert (Post Graduate in Environment), Junior Environment Expert (Polytechnic Holder)having specific knowledge and experience related to environmental safeguards/ air/ water pollution shall be created and made functional before commissioning of the proposed development.
11. Minimum 1 tree for every 80 Sq. Mt of plot area should be planted within the project site.
12. PP to provide minimum 30% of total car parking requirement with electric charging facility by providing charging points at suitable places as committed. PP to ensure that this should be

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provided in AC/DC combination. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.

13. Internet of Things (IoT) based Flow Meters/ Sensors should be installed to monitor consumption of fresh water as well as treated water and log book for these flow meters be maintained in a regular manner. Flow meters shall be installed at Inlet of STP, outlet of STP, inlet of flushing tanks, inlet of cooling water tanks and reuse line for horticulture purposes and at the outfall/ sewer connection to be provided only for emergency discharge purposes with prior intimation to regulatory authority. Calibration for all the Flow meters shall be maintained on quarterly basis
14. Green building norms should be followed with a minimum 4 star GRIHA/IGBC/ASSOCHAM-GEM rating.
15. Construction & Demolition waste should be disposed of at authorized C&D waste collection centre/ processing unit.
16. Wind- breaker of appropriate height i.e. 1/3rd of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction and demolition work.
17. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration/ self-audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10. Atleast 04 Anti-Smog Gun shall be installed before starting the construction.
18. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
19. 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.
20. 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.
21. 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 DIAL/ DJB/ New Delhi Municipal Council / other such local civic authority (as the case may be) regarding supply of adequate water for the residents/ occupiers.
22. Grant of environmental clearance does not necessarily implies that water/ power supply shall be granted to the project and that their proposals for water/ power supply shall be considered by the respective authorities on their merits and decision taking.
23. The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from water/ power supply angle shall be entirely at the cost and risk of the project proponent and SEAC/SEIAA, Delhi shall not be responsible in this regard in any manner.

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24. The PP shall store all the construction material within the project site. Provision shall be made for providing facilities such as mobile toilets, safe drinking water, medical healthcare, crèche etc for the construction workers hired locally.
25. As proposed, fresh water requirement shall not exceed 258.5 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DIAL/ concerned Authority.
26. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for flushing, gardening, coolingetc.
27. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
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. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
31. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
32. Green belt development surrounding the campus, avenue tree planting and garden development should commence from the beginning of the construction phase. Only indigenous species should be used for greenbelt and avenue trees.
33. Exposed roof area and covered parking should be covered with material having high solar reflective index.
34. Building design should cater to the differently-abled citizens.
35. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
36. Construction activities will be allowed only during day-time period.
37. Lubrication will be carried out periodically for plant machinery.
38. PP should install the air filters in the basement consisting of advanced adsorption technologies.
39. Project Proponent shall ensure that last mile connectivity is provided/ operated by PP/ concessionaire, through high quality feeder services such as air-conditioned mini-buses, golf carts, etc. and the same is to be included in future lease conditions accordingly.
40. Sensors to measure ground water level/Piezometers certified by CGWB should be installed by the PP immediately. These piezometers should have IoT facility and send data to the server for storage. Weekly data from these piezometers should be submitted along with EC compliance report. Calibration of these sensors should be done once in 6 months. Data of these piezometers should be also be
    a) Highlighted on PP website with monthly updation.
    b) Shared with DJB (ground water division) on quarterly basis.
41. To explore possibilities of connectivity to the District Cooling System if provided/ made available by DIAL or its authorised agency.

C. <u>The SEIAA during its meeting dated 30.08.2024 took the following decisions (s):</u>

The SEIAA approved the recommendations of SEAC made on 26.02.2024 for issuance of Environmental Clearance (EC) to the project with omission of specific conditions at point no.14 of SEAC recommendation and with the additional specific conditions as follows:

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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_723774.PDF read alongwith guidelines of CPCB. 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 register the project on the "Web Portal" for online remote monitoring by the agencies concerned and deploy anti-smog guns in proportion to the area of construction site as prescribed vide direction no. 69 dated 02.11.2022 issued by Commission for Air Quality Management (CAQM)*
3. *The Project proponent shall install reference-grade (USEPA approved system) Continuous Particulate Monitoring System consisting of three nods 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.*
4. *Green building norms should be followed with a 5 star GRIHA/IGBC/ASSOCHAM GEM rating or any other equivalent standard.*
5. *PP shall install gas based generator for power backup.*

(Sarvagya Kumar Srivastava)
Chairman, SEIAA

(Reena Gupta)
Member, SEIAA

(K.S. Jayachandran)
Member Secretary, SEIAA

Agenda: 02

Case No C-428

Name of the Project	EC for Group Housing at Plot 67, Kirti Nagar, West Delhi, Delhi
Project Proponent	DGM, M/s TARC Projects Limited, 67 Najafgarh Road, Kirti Nagar, New Delhi-110015
Consultant	M/s Perfact Enviro Solutions Pvt. Ltd
Proposal No.	SIA/DL/MIS/306885/2023
File No.	DPCC/SEIAA-IV/C-468/DL/2023
Parivesh File No.	DPCC/SEIAA-IV/C-428/DL/2022/917-930

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

1. The Proposal is for grant of Amendment in Environment Clearance for Group Housing at Plot 67, Kirti Nagar, West Delhi, Delhi by M/s TARC Projects Limited and details have been updated/ modified in view of appraisal by SEAC and revised EIA report submitted.
   The project was granted Environmental Clearance by SEIAA, Delhi vide EC Identification no. EC23B038DL192254 dated 03.08.2023 for a net plot area of 24,793.580 sqm and a built up area of 2,21,677.63 sqm .
   Now, due to a change in planning, the proponent is going for an amendment in Environment Clearance. The net plot area of the project after amendment will remain the same i.e. 24,793.580 sqm and the total built-up area of the project will increase from 2,21,677.63 sqm to 2,42,609.99 sqm.
2. The Project is located at **Latitude:** 28°39'24.49"N; **Longitude:** 77° 8'44.80"E.
3. **Area Details:**
   The Total (Net) Plot Area of the project is 24,793.580 sqm which will remain same. The Proposed Total Built-up Area (FAR + Non FAR Area) will increase from 2,21,677.63sqm to 242609.99sqm. The FAR Area will decrease from 86,274.34 sqmto 86,116.12 sqm. The Non-FAR Area will increase from 135,403.291 sqm to 1,56,493.87sqm. The total no. of Basements will increase from 2 nos to 3 nos. The Total Basement Area will increase from 39,372.75 sqm to 63335.27 sqm. The proposed buildings will increase from 4 Residential tower + commercial (CSP) + EWS + club towers to 5 Residential tower + commercial (CSP) + EWS + club towers. The total nos. of floors will increase from G+S+27 to G+S+34. Total No. of units will reduce from 781 (Dwelling Units: 493 nos, EWS Units: 144 nos and CSP units: 144 nos.) to 768 (Dwelling Units: 417nos, EWS Units: 176nos and CSP units: 175 nos.). The total no of expected population will decrease from 3965 persons to 3901.The max.height of the building will increase from 116.1 m to 135 m.
4. **Water Details:**
   During Construction Phase,
   Total water requirement will be 30 KLD out of which 20 KLD of water will be required for domestic purpose which will be sourced through tanker supply and remaining 10 KLD required for construction related activities which will be taken from DJB STP. Waste water generation will 18 KLD which will be treated in mobile STP of 20 KLD.
   During Operational Phase, Total Water requirement of the project will decrease from 605 KLD to 577 KLD which will be met by 279 KLD of Fresh water from Delhi Jal Board and 298 KLD of Treated water from in house STP. Out of 279 KLD Fresh Water, 269 KLD Fresh water will be used for Domestic Purposes and 10 KLD will be used for Swimming Pool.Total Waste water generated

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will be 365 KLD which will be treated in-house STP of 550 KLD capacity. Treated Water from STP will be 329 KLD, out of which 298 KLD will be recycled and reused for Flushing (136 KLD), Gardening (22 KLD), DG Cooling/HVAC (138 KLD), Miscellaneous (2 KLD) and excess treated water i.e. 31 KLD will be discharged into sewer.

Total 5 no. of RWH pits (4 already constructed and 1 proposed) and rain water storage tank of 280 KL will be provided.

5. **Solid Waste Details**

During Construction Phase, Total solid waste generation will be 52.5 kg/day.

During the Operation Phase, Total solid waste generated from project will decrease from 1664 kg/day to 1637.0 kg/day. Out of which 982 kg/day will be biodegradable waste and 655 kg/day will be non-biodegradable waste. The biodegradable wastes will be composted in 2 nos. of OWC with 170 kg/batch capacity and will be used as manure. The non-biodegradable will be disposed at designated site through authorized vendors.

6. **Power Details:**

During Operation Phase, Total Power requirement will decrease from 8751 kW to 5922 kW which will be supplied by Tata Power Delhi Distribution Limited (TPDDL). For Power Back up, proposed Gas based Generator Sets of Capacity 5x1500 kVA and 1x750 kVA will remain same. 235 Kw (4.2 %) of total energy demand will be met through solar energy.

7. **Parking Facility Details:** Total Proposed Parking will increase from 1420 ECS to 1463 ECS including electrical car parking provision of 290 ECS.
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 19.01 Km SE and from Asola Wildlife Sanctuary is 20.20 Km SSE.
9. **Plantation Details:** The proposed Green Area will decrease from 14,706.58 sqm to 8491sqm (34.25% of net plot area). Total number of trees proposed within project site is 310 nos. Total no. of existing trees at site is 8 nos. which will be retained
10. **Cost Details:** Total Cost of the project is Rs 300 Crores which will remain same.

After due deliberations, the SEAC in its 138th Meeting held on 06.12.2023, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which has been responded back by the project proponent on 13.01.2024which is as follows:

S.No.	Information sought by SEAC during SEAC Meeting dated 06.12.2023	Reply submitted on 13.01.2024
1.	The PP to substantiate the fulfillment of the criteria and conditions mentioned in MoEF&CC, GoI OM dated 11.04.2022 regarding guidelines for granting EC under para 7 (ii) (a) of EIA Notification, 2006	PP has attached compliance to the criteria and conditions mentioned in MoEF&CC, GoI OM dated 11.04.2022 regarding guidelines for granting EC under para 7(ii)(a) of EIA Notification, 2006 in the revised EIA report.
2.	The PP is required to submit the revised EIA report duly incorporating the change in proposed area/ configuration/ design in consonance with Terms of Reference dated 08.07.2022 w.r.t earlier EC issued duly incorporating environmental safeguard mentioned in the earlier EC.	PP has attached revised EIA report along with supporting documents duly incorporating the change in proposed area/ configuration/ design in consonance with Terms of Reference dated 08.07.2022 w.r.t earlier EC issued duly incorporating environmental safeguard mentioned in the earlier EC.

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Member Secretary, SEIAA

B. After due deliberations, the SEAC in its 140th Meeting held on 26.02.2024 recommended as follows:

Based on the information furnished, documents shown & submitted, presentation made by the project proponent SEAC recommended the case to SEIAA for grant of amendment of Environmental Clearance issued by SEIAA Delhi vide File no. DPCC/SEIAA-IV/C-428/DL/2022/917-930 and EC Identification No. EC23B038DL192254 on 03.08.2023 with following specific conditions:

As the project has already obtained Environmental Clearance *vide File no. DPCC/SEIAA-IV/C-428/DL/2022/917-930 and EC Identification No. EC23B038DL192254 on 03.08.2023* and the project has applied for amendment therefore, the EC condition stipulated in the earlier EC shall also remain valid unless modified hereunder:

1. Treated water of DJB STP should be used for construction purposes with tertiary treatment of treated water of DJB STP to ensure it is fit for construction use.
2. The project proponent shall adhere to the total water requirement - 577 KLD, Fresh water requirement - 279 KLD, Treated water requirement - 298 KLD (for recycling in Flushing - 136 KLD, Gardening 22 KLD, DG Cooling/ HVAC - 138 KLD, Misc - 02 KLD). Excess treated water from onsite STP of 31 KLD shall be used in nearby parks/ construction work with the consent of concerned department or other agencies through authorized tankers.
3. The treated waste water through STP shall achieve the effluent standards: pH (5.5- 9.0), BOD (10 mg/l), COD (50 mg/l), Nitrogen Total (10 mg/l), TSS (20 mg/l), Oil and Grease (10 mg/l), Dissolved Phosphate as P (1 mg/l), Ammonical Nitrogen < 5mg/l, Faecal Coliform (MPN/100 ml) - Desirable 100 permissible 230.
4. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs. 87 Lacs and recurring cost of Rs. 5.7 Lacs/ year during construction phase and capital cost of Rs. 265 Lacs and recurring cost of Rs. 30.5 Lacs/ year during operation phase.
5. At least 4.2 % (235 kWp) of the total power load to be sourced from Solar (Renewable) energy as committed and PP shall try to enhance it further to 5% of total power load. For cleaning and maintenance of Solar Panels, long term contract for the period of atleast 10 years should be in place before completion of building.
6. No. of Rain water harvesting pit shall be 5 nos. and storage tank of capacity of min. 1 day of total fresh water requirement. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be limited to shallow aquifer. Depth of boring should leave a buffer of atleast 5 m above ground water table.
7. Bills/Receipt issued by DJB against purchase of treated water from STP should be part of six monthly EC compliance report. Bills issued by private agency for supply water will not be sufficient.
8. During construction phase, only drinking water required by the labourers and the other fresh water requirement for Anti-Smog Gun is allowed to be supplied through tankers
9. Sensors to measure ground water level/Piezometers certified by CGWB should be installed by the PP immediately. These piezometers should have IoT facility and send data to the server for storage. Weekly data from these piezometer should be submitted along with EC compliance report. Calibration of these sensors should be done once in 6 months. Data of these piezometers should be also be
   a) Highlighted on PP website with monthly updation
   b) Shared with DJB (ground water division) on quarterly basis.

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10. PP shall install gas based generator as committed.
11. Anti-Smog Gun(s) will be used during the operation of the project as committed.
12. The Environment Management Cell consisting of 01 Administrative Officer, 01 Environment Officer, 01 person for Air management, 01 person for maintenance, 01 person for Waste Water Management, 01 person for waste management & 01 Fire & safety person shall be created as committed and made functional before commissioning of the proposed development.
13. Minimum 1 tree for every 80 Sq. Mt of plot area (310 nos.) should be planted within the project site and retain all the existing trees i.e. 08 Nos.
14. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places. PP to ensure that this should be provided in AC/DC combination. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.
15. IoT based Flow Meters/ Sensors should be installed to monitor consumption of fresh water as well as treated water and log book for these flow meters be maintained in a regular manner. Flow meters shall be installed at Inlet of STP, outlet of STP, inlet of flushing tanks, inlet of cooling water tanks and reuse line for horticulture purposes and at the outfall/ sewer connection to be provided only for emergency discharge purposes with prior intimation to regulatory authority. Calibration for all the Flow meters shall be maintained on quarterly basis
16. Green building norms should be followed with a minimum 4 star GRIHA/IGBC/ASSOCHAM-GEM rating.
17. Construction & Demolition waste should be disposed of at authorized C&D waste collection centre/ processing unit.
18. Wind- breaker of appropriate height i.e. 1/3rd of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction and demolition work.
19. 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 sensors for monitoring PM 2.5, PM 10. At least 04 Anti-Smog Gun shall be installed before starting the construction.
20. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
21. 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.
22. 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.
23. 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/

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New Delhi Municipal Council / other such local civic authority (as the case may be) regarding supply of adequate water for the residents/ occupiers.

24. 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.
25. 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.
26. The PP shall store all the construction material within the project site. Provision shall be made for providing facilities such as mobile toilets, safe drinking water, medical healthcare, crèche etc for the construction workers hired locally.
27. As proposed, fresh water requirement shall not exceed 279 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DDA/DJB/ concerned Authority.
28. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for flushing, gardening, coolingetc.
29. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
30. Energy audit shall be carried out periodically to review energy conservation measures.
31. All sensor/meters based equipments should be calibrated on quarterly basis.
32. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
33. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
34. Green belt development surrounding the campus, avenue tree planting and garden development should commence from the beginning of the construction phase. Only indigenous species should be used for green belt and avenue trees.
35. Exposed roof area and covered parking should be covered with material having high solar reflective index.
36. Building design should cater to the differently-abled citizens.
37. PP shall keep open space unpaved to the maximum extent possible so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement in the periphery and shall keep atleast 10 % of the plot area as pervious.
38. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
39. Construction activities will be allowed only during day-time period.
40. Lubrication will be carried out periodically for plant machinery.
41. PP should install the air filters in the basement consisting of advanced adsorption technologies.

C. <u>The SEIAA during its meeting dated 30.08.2024 took the following decisions (s):</u>

The SEIAA approved the recommendations of SEAC made on 26.02.2024 for issuance of Environmental Clearance (EC) to the project with omission of specific conditions at point no.16 of SEAC recommendation and with the additional specific conditions as follows:

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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_723774.PDF read along with guidelines of CPCB. 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 register the project on the "Web Portal" for online remote monitoring by the agencies concerned and deploy anti-smog guns in proportion to the area of construction site as prescribed vide direction no. 69 dated 02.11.2022 issued by Commission for Air Quality Management (CAQM)*
3. *The Project proponent shall install reference-grade (USEPA approved system) Continuous Particulate Monitoring System consisting of three nods 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.*
4. *Green building norms should be followed with a 5 star GRIHA/IGBC/ASSOCHAM GEM rating or any other equivalent standard.*

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Agenda No.: 03

Case No. C-465

Name of the Project	EC for Proposed addition/ alteration in residential apartment namely M/s Gold Croft CGHS Ltd at Plot no.4, Sector 11, Dwarka, New Delhi -110075 by M/s Gold Croft CGHS Ltd.
Project Proponent	M/s Gold Croft CGHS Ltd.
Consultant	IND Tech House Consult
Proposal No.	SIA/DL/INFRA2/436781/2023
File No.	DPCC/SEIAA-IV/C-465/DL/2023
Case Type	Case was considered in 136th, 137th, 139th and 140th SEAC Meeting held on 27.10.2023, 18.11.2023, 04.01.2024, 26.02.2024. ADS was sought.

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Proposed addition/ alteration in residential apartment namely M/s Gold Croft CGHS Ltd at Plot no.4, Sector 11, Dwarka, New Delhi -110075 by M/s Gold Croft CGHS Ltd.and details have been updated as per ADS reply submitted.
2. The Project is located at **Latitude:** 28° 35' 39.8" N; **Longitude:** 77° 02'57.4"E.
3. **Area Details (after expansion):**

   The Plot Area of the project is 19771.0 sqm which will remain same. The total Built-up area will increase from 48288.723 sqm to 59790.54 sqm. Proposal is for addition of bedroom, washroom and balcony in each flat of 6 towers. The FAR area will increase from 34241.277 sqm to 39534.088 sqm. The Ground Coverage will decrease from 4537.708 sqm to 4512.35 sqm. No. of basement floor is 1 no. which will remain same. The maximum number of floors is B+S+10 which will remain same. The existing no. of DUs is 235 nos. which will remain same. Total no. of towers is 6 nos. which will remain same. The expected population will be 1567 persons. Max. height of the building is 32.65 m which will remain same.
4. **Water Details:**

   During Construction Phase, approx. 15 KLD will be the total water requirement for labours, out of which 1.35 KLD of Fresh water will be required for drinking and domestic purpose. 13.6 KLD treated water will be sourced through nearby STP for construction activities including the spraying/ sprinkling. The sewage generated from the project site will be disposed through authorized taker.

   During Operational Phase (after expansion), Total water requirement of the project will be 205.67 KLD which will remain same and will be met from DJB out of which 127.8 KLD will be used for domestic purposes, 65.3 KLD for flushing, 12.5 KLD for horticulture. Total waste water generated from the project will be 167.54 KLD which will be discharge to municipal sewer which is going for treatment at DJB's Centralized Sewage Treatment Plant situated at Sector 16D, Dwarka..

   Existing number of Rain Water Harvesting (RWH) Pit is 4 nos. which will increase to 5 nos.
5. **Solid Waste Details**

   During the Operation Phase (after expansion), Total solid waste generated from project is 720 kg/day which will remain same, out of which 340 Kg/day is biodegradable waste and 380 Kg/day is non-biodegradable waste which is being disposed through MCD.

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6. **Power Details**
   During Operation Phase (after expansion), total power requirement will be 2695 kW which will be met from BSES. For power back up, DG sets of capacity 2x320 KVA is already installed and no new DG sets proposed.
   Solar photovoltaic power panels of 293 kWP capacity will be installed at site.
7. **Parking Facility Details (after expansion):** Total proposed parking will increase fro, 462 ECS to 582 ECS.
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 24.4 km and from Asola Wildlife Sanctuary is 19.50 km.
9. **Plantation Details (after expansion):** Existing green area is 3067.86 sqm (15.5 % of plot area). Existing no. of trees at site is 180 nos and there will be no tree cutting at site. No. of proposed trees is 260 nos. (180 existing + 80 to be planted)
10. **Cost Details:** Total Cost of the project is Rs. 30 Crores.

Nobody appeared from project proponent side in SEAC meeting on 27.10.2023 and the SEAC recommended to defer the proposal observing the preliminary clarification/ information required. Nobody present in 18.11.2023 meeting also. The SEAC in its 137th Meeting held on 18.11.2023 recommended to defer the proposal for further consideration seeking following preliminary clarification/ information as a last opportunity to respond failing which proposal is bound to be delisted. Project proponent has uploaded its reply on 12.12.2023 which is as follows:

<table>
<tr><th>S.No.</th><th>Information sought by SEAC during SEAC Meeting dated 27.10.2023/ 18.11.2023</th><th>Reply submitted on 12.12.2023</th></tr>
<tr><td>1.</td><td>The reconciled and factual figures of the built-up area supported with the comparative chart of the area statement wrt existing/ proposed development.</td><td>PP has attached comparative chart of the area statement wrt existing/ proposed development as annexure.</td></tr>
<tr><td>2.</td><td>The quantification for the total water requirement during construction phase clearly indicating the requirement for potable and non-potable uses and its source of supply.</td><td>PP has informed that total water requirement during construction phase will be 10.35 KLD. PP has attached bifurcation of 10.35 KLD which is as follows:
<table>
<tr><th>S. No.</th><th>Description</th><th>Total (KLD)</th></tr>
<tr><td>1.</td><td>Potable water Requirement</td><td>0.45</td></tr>
<tr><td></td><td>Source</td><td>Municipal Supply</td></tr>
<tr><td>2.</td><td>Non Potable water requirement</td><td>9.9</td></tr>
<tr><td></td><td>Source</td><td>Outside water tankers/ CSTP</td></tr>
<tr><td colspan="2">Total</td><td>10.35 KLD</td></tr>
</table></td></tr>
<tr><td>3.</td><td>To explore the possibility of installation of natural STP in the open space available and to provide dual plumbing in the proposed washrooms to reuse the</td><td>PP has informed that they have checked about the sewerage of the area and came to know that their area and society have well designed sewerage system where all the domestic</td></tr>
</table>

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	treated water in flushing and gardening etc.	sewerage from the residential apartment is going for treatment at DJB's Centralized Sewage Treatment Plant situated at Sector 16D, Dwarka. They have planned to use treated water from CSTP in our construction work.
4.	Segregated figures for biodegradable and non-biodegradable waste during operation phase with proposal to install OWC with the minimum capacity of 0.3 kg/capita/day.	PP has informed that total waste generation will be 429.6 kg/day(biodegradable and non-biodegradable waste) during operation phase. PP has also informed that they will comply with the installation of OWC during operation phase.
5.	Proposal to install solar PV for atleast 10 % of the power load.	PP has informed that Solar power plant of 293 kWp (10.71 % of total power requirement) will be installed.
6.	The PP is required to explain reason for not engaging the accredited consultant (NABET/ QCI) for Building and construction sector in order to further propose and improve the environmental safeguards/ EMP which can be implemented in the existing residential society in view of clause 13 of EIA Notification, 2006.	PP has informed that they have approached various NABET approved consultant to provide a quotes for preparation of EC Application for addition of area into our residential society but the cost provided them was higher than anticipation. An environmental professional is a resident of their society and with the help of few professionals like architect, electrical and plumbing consultant, they have prepared EC application. Their Society management contemplate the idea of finances saved due to this would be spend in carrying out in enhancement of environment management plan likes installation of Solar lights and Organic Waste Convertor etc.
7.	Proposal to plant the additional trees to fulfill the requirement of minimum 1 tree for every 80 Sq. Mt of plot area to be planted within the project site.	PP has informed that currently 180 no. of trees exist at site and they will plant 80 more trees to fulfill the requirement of minimum 1 tree for every 80 Sq. Mt of plot areai.e. 247 trees. Total no. of proposed trees is 260 (180 existing + 80 proposed). PP has informed that Landscape green area will be 3388.959 sqm (17.14 % of plot area) and mandatory green area will be 2174.659 sqm (10.99% of plot area).

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<table>
<tr><td></td><td></td><td>PP has attached landscape plan as annexure.</td></tr>
<tr><td>8.</td><td>Specify name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters.</td><td>PP has attached Environmental Management Cell details which are as follows:
<table>
<tr><th>S.No.</th><th>Name</th><th>No. of Persons</th></tr>
<tr><td>1.</td><td>Environment Champion (Maintenance Manager)</td><td>01</td></tr>
<tr><td>2.</td><td>Chairman</td><td>01</td></tr>
<tr><td>3.</td><td>Secretary</td><td>01</td></tr>
<tr><td>4.</td><td>Environment Champion-Maintenance</td><td>01</td></tr>
<tr><td>5.</td><td>Environment Champion-Finance</td><td>01</td></tr>
</table></td></tr>
<tr><td>9.</td><td>To submit capital and recurring cost of EMP during construction and operation phase with inclusion of cost of environmental monitoring.</td><td>PP has attached revised EMP with inclusion of cost environmental monitoring during construction and operation phase taking into account the modification as per appraisal done which is as follows:
<table>
<tr><th>Phase</th><th>Cost (In lakhs)</th></tr>
<tr><td>Cost during Construction</td><td>205.6</td></tr>
<tr><td>Recurring Cost during Operation</td><td>3.4</td></tr>
</table></td></tr>
<tr><td>10.</td><td>Specific chapter for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of VardhamanKaushik Vs. Union of India & others and Sanjay KulshreshthaVs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time</td><td>PP has attached an undertaking regarding the same and attached their updated Environment Management Plan as annexure.</td></tr>
</table>

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	to time including registration self-audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10.	

In its 139th meeting of SEAC held on 04.01.2024, the issue of accredited consultant was deliberated with the representative of the project proponent. It was informed to the committee on behalf of project proponent that the proposal may be deferred so that accredited consultant can be associated and all the document/ application can be uploaded duly authenticated by the accredited consultant.

In view of request made by PP, the case was deferred and PP vide letter dated 05.02.2024 and reply uploaded on 20.02.2024 informed that they have engaged Paramarsh Servicing Environment and Development as thetheir Environment Consultant for the following:

1. Preparation of EC report (Form 1, Form 1A and Conceptual plan).
2. Presenting a case to EC meetings at SEAC committee of Delhi until EC is granted.
3. Carrying out all necessary procedures and preparation for the grant of EC to the case.

The project proponent during 140th SEAC Meeting requested to change the consultant from M/s Paramarsh Servicing Environment and Development to M/s IND Tech House Consult.

After due deliberations, the SEAC in its 140th meeting held on 26.02.2024 recommended as follows: SEAC accepted the request made by the Project Proponent for changing the consultant and asked the consultant to upload Form 1, Form 1A and Conceptual plan and other relevant documents on PARIVESH Portal.

In response of ADS raised, the consultant vide reply 29.02.2024 has uploaded Form 1, Form 1A and Conceptual plan and other relevant documents on PARIVESH Portal and the details have been updated accordingly in brief of the project given above.

B. After due deliberations, the SEAC in its 141st meeting held on 07.03.2024 recommended as follows:

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

1. Treated water of DJB STP should be used for construction purposes with tertiary treatment of treated water of DJB STP to ensure it is fit for construction use.
2. Bills/Receipt issued by DJB against purchase of treated water from STP should be part of six monthly EC compliance report. Bills issued by private ageney for supply water will not be sufficient.
3. All sensor/meters based equipments should be calibrated on quarterly basis.
4. The project proponent shall adhere to the total fresh water requirement 205.67 KLD. Total waste water generated from the project i.e 167.6 KLD shall be discharged into the sewer leading to the terminal STP of DJB with perior permission of DJB

(Sarvagya Kumar Srivastava)
Chairman, SEIAA

(Reena Gupta)
Member, SEIAA

(K.S. Jayachandran)
Member Secretary, SEIAA

5. As proposed, fresh water requirement shall not exceed 205.67 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DDA/DJB/ concerned Authority.
6. During construction phase, only drinking water required by the labourers and the other fresh water requirement for Anti-Smog Gun is allowed to be supplied through tankers.
7. At least 10.87 % (293 kWp) of the total demand load to be sourced from Solar (Renewable) energy as committed and shall try to enhance it further to 10 % of power load.
8. No. of Rain water harvesting pit shall be 5 nos. and storage tank of capacity of min. 1 day of total fresh water requirement shall be provided. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be limited to shallow aquifer. Depth of boring should leave a buffer of atleast 5 m above ground water table.
9. PP to provide minimum 30% of total car parking requirement with electric charging facility by providing charging points at suitable places as committed. PP to ensure that this should be provided in AC/DC combination. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.
10. Additional 80 trees shall be planted to meet the condition of providing minimum 1 tree for every 80 Sq. Mt of plot area within the project site. Existing trees (180 nos.) shall be maintained within the project site.
11. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
12. Green belt development surrounding the campus, avenue tree planting and garden development should commence from the beginning of the construction phase. Only indigenous species should be used for green-belt and avenue trees.
13. PP shall keep open space unpaved to the maximum extent possible so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement and shall keep atleast 10 % of the plot area as pervious.
14. The generator sets shall be installed as per extant directions of CPCB/ CAQM with due compliances of directions issued under GRAP for Delhi & NCR.
15. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs. 209.1 Lacs during construction phase and recurring cost of Rs. 3.4 Lacs/ year during operation phase.
16. 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.
17. The Environment Management Cell under Director consisting of Senior Environmental expert and Junior Environmental expert shall be created and made functional before commissioning of the proposed development.
18. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials. Wet garbage shall be composted in organic waste converter. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The inert waste from the project will be sent to dumping site.
19. Green building norms should be followed with a minimum 4 star GRIHA/IGBC/ASSOCHAM-GEM rating.

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20. Construction & Demolition waste should be disposed of at authorized C&D waste collection centre/ processing unit. PP shall ensure compliance of C&D waste Management rules, 2016.
21. PP shall purchase RMC from Ready-mix Concrete plant consented by DPCC
22. Wind- breaker of appropriate height i.e. 1/3rd of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction and demolition work. Regenerating plastic panels should be used instead of GI sheets.
23. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018 Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others, CAQM/CPCB DPCC extant statutory orders/guidelines/directions issued time to time including registration/ self-audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10. Atleast 04 Anti-Smog Gun shall be installed before starting the construction.
24. The PP shall store all the construction material within the project site. Provision shall be made for providing facilities such as mobile toilets, safe drinking water, medical healthcare, crèche etc for the construction workers hired locally.
25. Construction activities will be allowed only during day-time period.
26. Energy audit shall be carried out periodically to review energy conservation measures.
27. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
28. Exposed roof area and covered parking should be covered with material having high solar reflective index.
29. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
30. Lubrication will be carried out periodically for plant machinery.
31. Building design should cater to the differently-abled citizens.
32. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
33. 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.
34. 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 DIAL/ DJB/ New Delhi Municipal Council / other such local civic authority (as the case may be) regarding supply of adequate water for the residents/ occupiers.
35. 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.
36. 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.

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(Reena Gupta)
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Member Secretary, SEIAA

37. PP shall obtain Structural Safety Certificate from authorized agency that existing building will be safe in view of proposed construction.

D. <u>The SEIAA during its meeting dated 09.08.2024 took the following decisions (s):</u>

The SEIAA approved the recommendations of SEAC made on 07.03.2024 for issuance of Environmental Clearance (EC) to the project with omission of specific conditions at point no.19 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_723774.PDF read alongwith guidelines of CPCB. 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 register the project on the "Web Portal" for online remote monitoring by the agencies concerned and deploy anti-smog guns in proportion to the area of construction site as prescribed vide direction no. 69 dated 02.11.2022 issued by Commission for Air Quality Management (CAQM)***
3. ***The Project proponent shall install reference-grade (USEPA approved system) Continuous Particulate Monitoring System consisting of three nods 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.***
4. ***Green building norms should be followed with a 5 star GRIHA/IGBC/ASSOCHAM GEM rating or any other equivalent standard.***

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Agenda No.: 04

Case No. C-466

Name of the Project	EC for Nirogi Charitable and Medical Research Trust, At Community Facility Institutional Complex, MandawaliFazalpur, Patparganj, Delhi-110092 by M/s Nirogi Charitable and Medical Research Trust.
Project Proponent	M/s Nirogi Charitable and Medical Research Trust.
Consultant	M/s IND TECH HOUSE CONSULT
Proposal No.	SIA/DL/INFRA2/449804/2023
File No.	DPCC/SEIAA-IV/C-466/DL/2023
Case Type	Case was considered in 137th and 140th SEAC Meeting held on 18.11.2023, 26.02.2024. ADS was sought.

A. Details of the Proposed Project are as under:

1. The proposal is for grant of EC for Nirogi Charitable and Medical Research Trust, At Community Facility Institutional Complex, Mandawali Fazalpur, Patparganj, Delhi-110092 by M/s Nirogi Charitable and Medical Research Trust and details have been updated as per ADS reply submitted.
2. The project is located at **Latitude:** 28°37'40.76"N; **Longitude:** 77°18'53.74"E.
3. **Area Details:**

   The plot area of the project is 8463sqm. Theproposed total Built-up Area is 58729.74sqm. The proposed FAR Area is 23422.31sqm. The proposed Non FAR Area is 35307.22sqm. The proposed Ground Coverage is 3279.53sqm. An old building of built-up area 1224 sqm will be demolished. The proposed number of basements are 3 nos.. The proposed number of hospital beds is 365 nos. The maximum number of floors of Hospital Building will be 3B+G+S+10 and MLCP will be G+24. The total no of expected population will be5185persons. Max. height of the building will be 44.95 m.
4. **Water Details:**

   During Construction Phase, 21.5 KLD will be the total water requirement for labours, out of which 13.5 KLD of Fresh water will be required for drinking and domestic purpose and 8 KLD for flushing. 10.8 KLD treated water will be sourced through nearby STP for construction activities including the spraying/ sprinkling.The quantity of sewage generation will be 13.62 KLD and the sewage will treated in mobile STP.

   During Operational Phase, Total water requirement of the project will be 455 KLD which will be met by 220 KLD of fresh water from DJB and 213 KLD of treated water from in-house STP. Total waste water generated from the project will be 245 KLD which will be treated in-house STP of 300 KLD capacity. Waste water generated from laundry and medical uses will be 20 KLD which will be treated in in-house ETP of 25 KLD capacity and treated water from ETP will be discharged into in-house STP for further treatment. Treated water from STP will be 235 KLD which will be recycled and reused for flushing (80 KLD), Cooling tower & DG cooling (125 KLD), gardening (8 KLD) and excess treated water (22 KLD) will be discharged into municipal drain.

   Rainwater storage tank of 220 KL will be provided and 2 nos. of RWH pits will be provided.
5. **Solid Waste Details**

   During Construction Phase, 82.5 Kg/Day of municipal solid waste will be generated which will be disposed at solid waste site through authorized vendor.

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During the Operation Phase, Total solid waste generated from project will be 680 kg/day. Out of which 270 kg/daywill be biodegradable waste and 410 kg/day will be non-biodegradable waste.Bio-medical waste generation will 292 Kg/day which will be given to approved recycler. The biodegradable wastes will be composted in an onsite OWC and will be used as manure. The non-biodegradable will be disposed at designated site through authorized vendors.

6. **Power Details**

During Operation Phase, Total power requirement will 2300 kVA which will be met from BSES. For power back up, DG sets of Capacity 3000 KVA [2 x 1500 kVA] will be used.
Solar photovoltaic power panels of 139.4 kWp capacity (6 % of power requirement) will be provided.

7. **Parking Facility Details,** Total Proposed Parking will be 437 ECS. Provision for 131 nos. EV charging will be provided.
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 6.17 Km and from Asola Wildlife Sanctuary is 14.70 Km.
9. **Plantation Details:** The proposed total green area is 1307.07 sqm (15.44% of total plot area), out of which 939.46 sqm will be soft green area (11.10 % of plot area) and terrace reen area is 226.76 sqm (2.67 % of plot area). Total number of proposed trees will be 106 nos. Currently, there are 5 nos of trees within the project site which will be transplanted with prior permission of forest department.
10. **Cost Details:** Total Cost of the project is Rs 365 crores.

After due deliberations, the SEAC in its 137th Meeting held on 18.11.2023, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which has been responded back by the project proponent on 21.02.2024which is as follows:

S.No.	Information sought by SEAC during SEAC Meeting dated 18.11.2023	Reply submitted on 21.02.2024
1.	Status of Building Plan approval from DDA, DUAC and Delhi Fire Service.	PP has informed that they have submitted the building plan approval in MCD and approval is under process. PP has attached copy of application as annexure.
2.	Water assurance to meet the water requirement during construction phase. PP is required to clarify the arrangement for reusing the treated water along with the mechanism proposed for making this water fit for use in construction	PP has attached copy of water assurance for construction purpose from Max Super Specialty Hospital (A unit of Balaji Medical & Diagnostic Research Centre) located at 108-A, I.P. Extension, Delhi 110092 as Annexure. PP has informed that tertiary treatment will be provided to achieve the desired parameters of water for construction purpose.
3.	Revised landscape plan with demarcated green area with soft green area. Green area should be demarcated as per building bye laws and minimum consolidated area of 10 % of plot area should be kept as soft green	PP has attached revised landscape plan with demarcated green area and soft green area along with calculation for green area as annexure. Details of green area are as follows:

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	area. Calculation for green area to be submitted.	Plot Area 8463 sqm Proposed Green Area (16.37 % of plot area) 1386.81 Soft Green Area (13.62 % of plot area &> 20% of open area) 1152.69 Terrace Green Area (2.74% of the plot area) 232.35 No. of trees to be cut/ transplanted 5 nos. No of Trees to be planted on site. 106 nos.
4.	Water assurance from DJB including the following details: i. Whether technical feasibility exists at present to supply water to the above site? ii. If no, whether DJB is planning to extend supply network to above area in the specific time frame (time frame to be mentioned). iii. Following details as part of water supply assurance as required for environmental clearance should be provided: i. Name of the UGR ii. Capacity of feeding UGR. iii. Current demand on existing UGR.	PP has informed that they have applied for approval of water and sewer through OBPs portal of MCD. PP also informed that they have written letter to DJB regarding water assurance and DJB has suggested them to approach to DDA as the proposed area comes under the DDA jurisdiction not in DJB scope. So, they are approaching to DDA for issuing the approval PP has attached copy of letter as annexure.
5.	Proposal to reuse the excess treated water from STP during reduced demand of treated water in winters.	PP has attached details for the reuse of excess treated water from STP during winter. PP informed that 110 KLD excess treated water will be generated which will be discharged into sewer.
6.	Revised scheme for STP with technical justification demonstrating the feasibility of reuse of treated water.	PP has attached water requirement calculation along with water mass balance for summer, winter, rainy season as annexure. PP has attached revised water balance chart in STP and water requirement during Operation Phase Summer season)which is as follows: **S.No** **Particulars** **Quantity**

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		1.	**Total Water Requirement**	413 KLD
		2.	**Fresh Water Requirement** (Source: DJB)	220 KLD
		3.	**Treated Water Requirement**	213 KLD
			Flushing	80 KLD
			Gardening	8 KLD
			Cooling Tower/ DG Cooling	125 KLD
		4.	**Treated Water generation**	235 KLD
		5.	**Waste Water Generated**	242 KLD
		6.	**STP Capacity**	300 KLD
		7.	**ETP Capacity**	20 KLD
		8.	**Excess Treated Water**	22 KLD (Flow to Municipal drain)
7.	Status of power assurance.	PP has informed that they have submitted an application in respective DISCOM for providing assurance letter. Approval is awaited.		
8.	Revised proposal for generator sets as per extant directives of CPCB/ CAQM.	PP has informed that they will follow the CAQM directions as applicable and will install CPCB IV compliant DG sets or will install approved RECD		
9.	Rain water storage tank needs to be enlarged to match capacity of min. 1 day of total fresh water requirement. Additional tank is required to be provided for storage of rainwater and storage tank to be shown on layout.	PP has attached revised detail of rain water harvesting capacity along with additional storage tank and location of the storage tank on layout plan as annexure. Proposed Tank Volume Considering on two day storage Capacity: 200 KL		
10.	Proposal for organic waste convertor within premises with minimum capacity of 0.3 Kg/person/day.	PP has informed that organic waste converter is proposed at site with minimum capacity of 0.3 kg/person/ day. PP has attached location of the OWC on the layout plan as annexure.		
11.	Revised EMP (Environment Management Plan) for dust mitigation measures during construction as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/ Hon'ble National Green Tribunal order in O.A.	PP has attached revised environment management plan for dust mitigation during the construction phase as annexure. PP has informed that during construction phase 4 no. of antismog gun will be provided		

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	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 Directions issued time to time including registration on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10.Atleast 04 Anti-Smog Gun shall be installed before starting the construction and water demand needs to be revised accordingly.	for dust mitigation and online monitoring system for PM10 and PM2.5 will be installed.
12.	Management plan for disposal of excavated sand/ soil along with proposed dust mitigation measures.	PP has informed that soil will be disposed as per applicable norms and necessary measures will be taken for safe disposal. PP has attached a letter from Heritage Infrastructure (India) Pvt. Ltd. as annexure.
13.	Revised solar energy utilization to achieve atleast 10 % of power load requirement.	PP has attached revised solar energy utilization to achieve the 6% of the total power load as annexure.
14.	Analysis report for the present ground water quality.	PP has attached latest analysis of the ground water as annexure.
15.	Revised traffic management plan incorporating the requisite infrastructure improvements to be provided/ undertaken by the project proponent to enable direct & comfortable access from bus stops to the hospital entries.	PP has attached revised traffic management plan as annexure.
16.	Daylight and Ventilation simulation to be presented for the building with typical floor-wise details with the objective of minimizing the air-conditioning and artificial lighting loads of the building.	PP has attached daylight and ventilation simulation as annexure.
17.	PP to confirm ground water level at the proposed site along with water quality report as per BIS 10500 standard.	PP has attached ground water level report along with water quality report as annexure.

After due deliberations, the SEAC in its 140th Meeting held on 26.02.2024, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which has been responded back by the project proponent on 16.04.2024 which is as follows:

S.No.	Information sought by SEAC during SEAC Meeting dated 26.02.2024	Reply submitted on 16.04.2024
1.	Revised tree list to be planted to be produced matching with greening plan.	PP has attached revised landscape plan along with green area calculation which is as follows:

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(Reena Gupta)
Member, SEIAA

(K.S. Jayachandran)
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		Plot Area	8463 sqm
		Proposed Green Area (15.44% of plot area)	1307.07 sqm
		Soft Green Area (11.10% of plot area & >20% of open area)	939.46 sqm
		Terrace Green Area (2.67% of the plot area)	226.76 sqm
		No of Trees to be Planted on Site as Per Norms	106 Nos
		PP has informed that 5 no. of trees will get transplanted after prior permission and also informed about the type of species of proposed trees.	
2.	Water assurance from DJB including the following details: • Whether technical feasibility exists at present to supply water to the above site? • If no, whether DJB is planning to extend supply network to above area in the specific time frame (time frame to be mentioned). • Following details as part of water supply assurance as required for environmental clearance should be provided: i. Name of the UGR ii. Capacity of feeding UGR. iii. Current demand on existing UGR. iv. Surplus allocation available for this project.	PP has attached fresh water assurance issued vide letter dated 02.04.2024 from DJB.	
3.	Proposal to reuse the excess treated water from STP during reduced demand of treated water in winters. PP required to identify location such as water body low lying areas etc. for disposal of excess 110 KLD treated water instead of discharging into sewer	PP has informed that they have explored the possibility of discharging excess treated water to parks. However, due to unavailability of the parks nearby they will be discharging the excess treated water to municipal sewer. PP has attached water requirement calculation along with water mass balance	

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Member Secretary, SEIAA

<table>
<tr><td></td><td></td><td>for summer, winter, rainy season as annexure.

PP has attached revised water balance chart in STP and water requirement during operation phase (summer season) which is as follows:

<table>
<tr><th>S.No</th><th>Particulars</th><th>Quantity</th></tr>
<tr><td>1.</td><td>Total Water Requirement</td><td>433 KLD</td></tr>
<tr><td>2.</td><td>Fresh Water Requirement (Source: DJB)</td><td>220 KLD</td></tr>
<tr><td>3.</td><td>Treated Water Requirement</td><td>213 KLD</td></tr>
<tr><td></td><td>Flushing</td><td>80 KLD</td></tr>
<tr><td></td><td>Gardening</td><td>8 KLD</td></tr>
<tr><td></td><td>Cooling Tower DG Cooling</td><td>125 KLD</td></tr>
<tr><td>4.</td><td>Treated Water generation</td><td>235 KLD</td></tr>
<tr><td>5.</td><td>Waste Water Generated</td><td>245 KLD</td></tr>
<tr><td>6.</td><td>STP Capacity</td><td>295 KLD</td></tr>
<tr><td>7.</td><td>ETP Capacity</td><td>25 KLD</td></tr>
<tr><td>8.</td><td>Excess Treated Water</td><td>22 KLD (Flow to Municipal drain)</td></tr>
</table>
</td></tr>
<tr><td>4.</td><td>Rain water storage tank needs to be enlarged to match capacity of min. 1 day of total fresh water requirement and to be shown on layout plan matching with fresh water requirement.</td><td>PP has informed that the storage of rain water storage tank has been increased to match capacity of minimum 1 day of total fresh water requirement i.e. 220 KL.</td></tr>
<tr><td>5.</td><td>PP is required to provide adequate reasons constraints for providing only 6 % of total power load as against 10 % of total power load from renewable energy.</td><td>PP has informed that the terrace is occupied by chiller plant room and other equipments and the entire shadowless area has already been covered by solar panels which are coming out to be 6% of total power requirement i.e (139.4 kWP)

PP has attached solar panel layout plan as annexure along with calculation for number of solar panels to be provided and area occupied by them.</td></tr>
<tr><td>6.</td><td>Revised management plan for disposal of</td><td>PP has informed that they have done an</td></tr>
</table>

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	excavated sand/ soil along with proposed dust mitigation measures mentioning the distance of disposal site from project site.	agreement for disposal of excavated earth with Heritage Infraspace India Pvt. Ltd. PP has attached a letter from Heritage Infrastructure (India) Pvt. Ltd. as annexure.
7.	Fresh analysis report for the present ground water quality as few parameters like Fecal Coliform, Conductivity, Nitrate-N + Nitrite-N not analyzed in the uploaded report.	PP has attached fresh analysis report for the present ground water quality as annexure incorporating the analysis of parameters like Fecal Coliform, Conductivity, Nitrite-N.
8.	PP to confirm ground water level at the proposed site as uploaded ground water level report does not indicate the ground water table.	PP has informed that as per soil investigation report, ground water table has been encountered in all the boreholes at a depth of about 18m below the existing ground level, during the period of field investigations i.e February 2023. PP has attached soil investigation report as annexure.
9.	PP is required to submit power assurance.	PP has attached power assurance from BSES as annexure.
10.	Revised water assurance to meet the water requirement during construction phase. PP is required to clarify the arrangement for reusing the treated water along with the mechanism proposed for making this water fit for use in construction.	PP has attached copy of treated waste water assurance for construction purpose from Max Super Specialty Hospital (A unit of Balaji Medical & Diagnostic Research Centre) located at 108-A, I.P. Extension, Delhi 110092 as annexure.

Project proponent during presentation in 142nd SEAC meeting submitted an undertaking dated 10.06.2024 stating that excess treated waste water will not be disposed in public sewer during summe and for the winter and rainy season they will explore the possibility to reuse it through external agency like parks, service centre, bus depots etc.

B. After due deliberations, the SEAC in its 142nd meeting held on 10.06.2024 recommended as follows:

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

1. Only the treated water of STP should be used for construction purposes
2. During construction phase, the fresh water shall be used for potable purpose for Anti-Smog Gun supplied through tankers.
3. Bills/Receipt issued by Max Super Speciality Hospital (A Unit of Balaji Medical & Diagnostic Research Centre) against purchase of treated water from STP should be part of six monthly EC compliance report.
4. The project proponent shall adhere to the total water requirement 433 KLD, Fresh water requirement 220 KLD, Treated water requirement 213 KLD from in-house STP shall be used for reuse & recycling in Flushing (80 KLD), DG Cooling/ HVAC (125 KLD), Gardening (8 KLD)) and excess treated water (22 KLD) shall not be discharged into municipal sewer

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and PP shall explore the possibility to give excess treated waste water to nearby parks, service stations, bus depots, other construction projects etc.

5. As proposed, fresh water requirement shall not exceed 220 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from Concerned Authority.
6. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for flushing, gardening, cooling etc.
7. Advanced oxidation process should be used in STP and ETP to ensure proper treatment of drug residues and its metabolites.
8. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
9. Internet of Things (IoT) based Flow Meters/ Sensors should be installed to monitor consumption of fresh water as well as treated water and log book for these flow meters be maintained in a regular manner. Flow meters shall be installed at Inlet of STP, outlet of STP, inlet of flushing tanks, inlet of cooling water tanks and reuse line for horticulture purposes and at the outfall/ sewer connection to be provided only for emergency discharge purposes with prior intimation to regulatory authority. Calibration for all the Flow meters shall be maintained on quarterly basis.
10. All sensor meters based equipments should be calibrated on quarterly basis.
11. Sensors to measure ground water level/ Piezometers certified by CGWB should be installed by the PP immediately. These piezometers should have IoT facility and send data to the server for storage. Weekly data from these piezometers should be submitted along with EC compliance report. Calibration of these sensors should be done once in 6 months. Data of these piezometers should be also be
    a) Highlighted on PP website with monthly updation.
    b) Shared with DJB (ground water division) on quarterly basis.
12. No. of Rain water harvesting pit shall be 2 nos. and Rain water storage tank of capacity of min. 1 day of total fresh water requirement shall be provided. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be limited to shallow aquifer. Depth of boring should leave a buffer of atleast 5 m above ground water table.
13. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials. Wet garbage shall be composted in organic waste converter. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The inert waste from the project will be sent to dumping site.
14. PP shall dispose Bio-medical waste as per Bio Medical Waste Management Rules, 2016. Necessary agreement to be reached with the BMW waste management facility.
15. Sludge from ETP to be sent to hazardous waste management service provider and necessary agreement has to be taken prior to operation of the project. Necessary agreement to be reached with thr HWM waste mangemnt facility
16. Construction & Demolition waste should be disposed of at authorized C&D waste collection centre/ processing unit. PP shall ensure compliance of C&D waste Management rules, 2016. Necessary agreement to be reached with thr C&D waste mangemnt facility
17. PP shall purchase RMC from Ready-mix Concrete plant consented by DPCC
18. The PP shall store all the construction material within the project site. Provision shall be made for providing facilities such as mobile toilets, safe drinking water, medical healthcare, crèche etc for the construction workers hired locally.

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19. Construction activities will be allowed only during day-time period.
20. PP to comply with with Plastic Waste Management Rules 2016.
21. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration, self-audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10. Atleast 04 Anti-Smog Gun shall be installed before starting the construction.
22. Wind- breaker of appropriate height i.e. 1/3rd of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction and demolition work. Regenerating plastic panels should be used instead of GI sheets.
23. The generator sets shall be installed as per extant directions of CPCB/ CAQM with due compliances of directions issued under GRAP for Delhi & NCR.
24. PP should install the air filters in the basement consisting of advanced adsorption technologies.
25. Air Pollution Mitigation Plan for all points and non points should be implemented.
26. PP to provide minimum 30% of total car parking requirement with electric charging facility by providing charging points at suitable places as committed. PP to ensure that this should be provided in AC/DC combination. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.
27. At least 6 % (139.4 kWP) of the total energy demand to be sourced from Solar (Renewable) energy and PP shall try to enhance it further to 10 % of the total energy demand.
28. Green building norms should be followed with a minimum 4 star GRIHA/IGBC/ASSOCHAM-GEM rating.
29. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
30. Energy audit shall be carried out periodically to review energy conservation measures.
31. Exposed roof area and covered parking should be covered with material having high solar reflective index.
32. The sufficient mitigation measures must be taken by the PP to mitigate the effect of heat island.
33. Minimum 1 tree for every 80 Sq. Mt of plot area should be planted within the project site. PP shall plant saplings of minimum 10 ft. height.
34. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
35. Green belt development surrounding the site, avenue tree planting and garden development should commence from the beginning of the construction phase. Only indigenous species should be used for green belt and avenue trees.
36. PP shall keep open space unpaved to the maximum extent possible so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement and shall keep atleast 10 % of the plot area as pervious.
37. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs. 43 Lacs and recurring cost of Rs. 6 Lacs/ year during construction

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phase and capital cost of Rs. 286.7 Lacs and recurring cost of Rs. 49.87 Lacs/ year during operation phase.

38. 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.
39. The Environment Management Cell consisting of 1 Director, 1 Senior Environment Expert, 1 Junior Environment Expert having specific knowledge and experience related to environmental safeguards/ air/ water pollution shall be created and made functional before commissioning of the proposed development.
40. PP shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
41. 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.
42. 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 DIAL/ DJB/ New Delhi Municipal Council / other such local civic authority (as the case may be) regarding supply of adequate water for the residents/ occupiers.
43. 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.
44. 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.
45. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
46. Lubrication will be carried out periodically for plant machinery.
47. Building design should cater to the differently-abled citizens.

C. **The SEIAA during its meeting dated 09.08.2024 took the following decisions (s):**

The SEIAA approved the recommendations of SEAC made on 10.06.2024 for issuance of Environmental Clearance (EC) to the project with omission of specific conditions at point no.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_723774.PDF read alongwith guidelines of CPCB. 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***

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2. *The project proponent shall register the project on the "Web Portal" for online remote monitoring by the agencies concerned and deploy anti-smog guns in proportion to the area of construction site as prescribed vide direction no. 69 dated 02.11.2022 issued by Commission for Air Quality Management (CAQM)*
3. *The Project proponent shall install reference-grade (USEPA approved system) Continuous Particulate Monitoring System consisting of three nods 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.*
4. *Green building norms should be followed with a 5 star GRIHA/IGBC/ASSOCHAM GEM rating or any other equivalent standard.*
5. *PP shall install gas based generators for power backup.*

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Agenda No.: 05

Case No C-440

Name of the Project	EC for Construction of Additional Court At New Plot at Plot FC-17, in front of Existing Karkardooma Court Complex, Karkardooma, East Delhi, Delhi
Project Proponent	Siddharth Mahajan, Executive Engineer, Public Works Department, Govt. of NCT of Delhi at Office of the Executive Engineer (C) other project Division -II, Central Prison Complex Mandoli Delhi
Consultant	M/s IND Tech House Consult
Proposal No.	SIA DL INFRA2 409692/2022
File No.	DPCC/SEIAA-IV/C-440 DL/2023
Case Type	Case was considered in 123rd and 142nd SEAC Meeting held on 01.02.2023, 10.06.2024. ADS was sought.

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Construction of Additional Court at New Plot at Plot FC-17, in front of Existing Karkardooma Court Complex, Karkardooma, East Delhi, Delhi by M/s Public Works Department (PWD), New Delhi.
2. The Project is located at **Latitude:**28°39'15.46"N; **Longitude:** 77°17'38.68"E
3. **Area Details:**
   The Total Plot Area of the project is 4952.420 sqm. The Proposed Total Built-up Area (FAR + Non-FAR) is 29,450.646 sqm. The Proposed FAR Area is 13,953.223 sqm and Proposed Total Non-FAR Area is 15,497.424 sqm. The Proposed Ground Coverage is 2,476.21 sqm. The total no. of Basements will be 2 nos. The total nos. of floors will be 2B+G SF+8. The total no of expected population is 4316 persons. The Max. Height of the building (upto the terrace level) is 39.15 m.
4. **Water Details:**
   During Construction Phase, total water requirement for labours will be 7.5 KLD, out of which fresh water will be 4.75 KLD and treated water will be 2.75 KLD. Sewage generation from the project will be 6 KLD which will be treated in mobile STP. Fresh water requirement for Anti-smog guns will be 4.8 KLD and treated waste water for construction purposes will be 6 KLD. Mobile toilets will be provided for labours at site.
   During Operational Phase, Total water requirement will be 190 KLD which will be met by 54 KLD of Fresh water from DJB and 91 KLD of treated waste water from in house STP and additional 45 KLD of treated waste water from nearby DJB STP. Total waste water generated from the project will be 101 KLD which will be treated in-house STP of 125 KLD capacity. Treated waste water from in house STP will be 91 KLD and treated water to be taken from DJB STP will be 45 KLD which will be recycled and reused for flushing (58 KLD), gardening (3 KLD), HVAC (75 KLD).
   2 number of Rain Water Harvesting (RWH) Pits are proposed.
5. **Solid Waste Details**
   During Construction Phase, about 36.00 kg/day of municipal solid waste will be generated which will be disposed to MCD designated site through authorized vendor.
   During the Operation Phase, Total 1000 kg/day of Solid Waste will be generated from the project. Out of which, Bio-Degradable Waste generated will be 380 kg/day and Non-

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Biodegradable Waste generated will be 620 kg/day which will be disposed through govt. approved agency/recyclers.

6. **Power Details**
   During Operation Phase, Total Power requirement will be 1316 kW which will be supplied by BSES Rajdhani. For Power Back up, 1 x 1010, 1 x 1500 kVA GG Sets will be installed. Solar photovoltaic power panels of 131 kWP capacity will be installed.
7. **Parking Facility Details:** Total Proposed Parking is 255 ECS (Stilt: 50 ECS, Basements: 205 ECS), out of which parking for 76 ECS will be provided with EV charging facility.
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 11.6 Km SE and from Asola Wildlife Sanctuary is 18.90 Km SSW.
9. **Plantation Details:** The proposed Green Area is 1,574.06 sqm (31.78 % of plot area) of which open green area is 932.00 sqm and hardscape area is 642.06 sqm. At present there are 25 numbers of trees present at site.
10. **Cost Details:** Total Cost of the project is Rs.173.94 Crores.

The earlier Proposal No. SIA/DL/MIS/67418/2021 for the above said project was filed by the Project Proponent i.e. M/s Public Works Department, New Delhi and was considered by SEAC in its 99th Meeting held on 22.02.2022 in which SEAC deferred the case for resubmission of Form 1& Form-1A for want of information required for designed parameters /STP details/ Rainwater Harvesting/ Green area/ Traffic management. Accordingly, ADS was raised to the Project Proponent which Project Proponent did not reply and as a result the Proposal got delisted from the Parivesh Portal.

PP again applied for EC vide Proposal no. SIA/DL/INFRA2/403615/2022 for the above said project and subsequently, the project proponent submitted a letter dated 07.11.2022 requesting to withdraw the case in view of the demise of the environment consultant engaged by them. Accordingly, SEAC in its 118th meeting held on 18.11.2022 recommended to delist the case in view of the request made by the Project Proponent which was approved by SEIAA in meeting dated 23.12.2022. Now, Project proponent has applied again for EC for the same project vide Proposal No. SIA/DL/INFRA2/409692/2022.

In lieu of water supply assurance of fresh water and treated water during operation phase, the PP has submitted letters dated 30.09.2022 and 05.09.2022 respectively.

After due deliberations, the SEAC in its 123rd Meeting held on 01.02.2023, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which has been responded back by the project proponent on 18.04.2024 which is as follows:

S.No.	Information sought by SEAC during SEAC Meeting dated 01.02.2023	Reply submitted on 18.04.2024
1.	Tree site report which should include site map with location of existing trees, a physical tree count of all trees on site along with trees girths with local and scientific names of trees with geo-tagging of all trees.	PP has attached revised tree survey report as annexure. PP has informed that there are 25 nos. of trees present in the plot area.
2.	Revised water assurances for treated water during operation phase and assurance for supply of Treated Sewage during	PP has informed that fresh water and treated water will be soureed from DJB during operation phase and construction phase.

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<table>
<tr><td></td><td>Construction Phase. PP is required to clarify the arrangement for reusing the aforesaid treated water along with the treatment mechanism proposed for making this water fit for use in construction</td><td>However. PP has only attached treated waste water asurance and fresh water assurance as annexure.

PP has informed that suitable filter mechanism will be installed to make the treated water fit during construction and operation phase.</td></tr>
<tr><td>3.</td><td>Revised EMP (Environment Management Plan) for dust mitigation measures during construction as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others' CAQM Directions issued time to time including registration on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5. PM 10.</td><td>PP has attached Revised EMP as annexure.</td></tr>
<tr><td>4.</td><td>Revised water mass balance taking into account the water required for Anti-Smog Guns to be deployed during construction phase.</td><td>PP has attached water requirement during construction phase as annexure.
Details of water requirement during construction phase is as follows:

<table>
<tr><th>S.No</th><th>Particulars</th><th>Quanti ty</th></tr>
<tr><td>1.</td><td>Total Water Requirement for labours</td><td>7.5 KLD</td></tr>
<tr><td>2.</td><td>Fresh Water Requirement for labours</td><td>4.75 KLD</td></tr>
<tr><td>3.</td><td>Treated Water Requirement for labours</td><td>2.75 KLD</td></tr>
<tr><td>4.</td><td>Waste Water Generated</td><td>6 KLD</td></tr>
<tr><td>5.</td><td>Fresh Water for Anti-Smog Gun</td><td>4.8 KLD</td></tr>
<tr><td>6.</td><td>Treated water for sprinkling for dust suppression at construction site</td><td>2 KLD</td></tr>
<tr><td>7.</td><td>Treated waste</td><td>4 KLD</td></tr>
</table>
</td></tr>
</table>

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		water for Construction Purpose	
5.	Dewatering aspect to be further elaborated taking into account the depth of basement foundation.	PP has informed that ground water table is 7.9 m to 11 m at site and depth of foundation is more than 11.5 m so dewatering will be done at site. PP has informed that dewatrering will be done after getting prior permission.	
6.	Revised latest geotechnical investigation report is required to be submitted.	PP has attached revised geotechnical investigation report as annexure.	
7.	Proposal to provide minimum 30% of total parking arrangement with electric charging facility.	PP has informed that 30 % of the total parking will be provided for electric vehicles charging facility. Details of parking is as follows: **Total Car parking** – 255 ECS **Total EV parking provided** – 76 ECS	
8.	Proposal for solar energy utilization to achieve atleast 10 % of power load requirement with due demarcation of nos. of Solar PV.	PP has informed that solar power of 131 kWP (10 % of the total power load) will be provided. PP has attached layout plan of solar PVs as annexure.	
9.	Traffic Impact Assessment study considering the latest traffic scenario. Further PP is required to submit mitigation measures to handle critical entry and exit scenarios inside and outside the site minimizing the impact on the city roads.	PP has attached details related to traffic assessment as annexure.	
10.	PP is required to submit the revised Capital and Recurring cost of EMP with inclusion of cost of environmental monitoring during construction & operation phase.	PP has attached revised EMP with inclusion of cost environmental monitoring during construction and operation phase which is as follows: **Construction Phase** – Capital Cost 23.26 Lakhs, Recurring Cost 12.49 Lakhs **Operation Phase** – Capital Cost 60.10 Lakhs, Recurring Cost 21.19 Lakhs	
11.	Quantification of excavated earth and its management plan.	PP has informed that approx. 49500 cum soil will be excavated and will be used for site leveling and backfiling. Excess soil will be disposed through authorized contractor within 5 km of the project site.	

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<table>
<tr><td>12.</td><td>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.</td><td>PP has attached measures to reduce heat island effect & inversion effect as annexure.</td></tr>
<tr><td>13.</td><td>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.</td><td>PP has attached water balance chart in STP and water requirement during operation phase which is as follows:
<table>
<tr><th>S.No</th><th>Particulars</th><th>Quantity</th></tr>
<tr><td>1.</td><td>Total Water Requirement</td><td>190 KLD</td></tr>
<tr><td>2.</td><td>Fresh Water Requirement (Source: DJB)</td><td>54 KLD</td></tr>
<tr><td>3.</td><td>Treated Water Requirement</td><td>136 KLD</td></tr>
<tr><td></td><td>Flushing</td><td>58 KLD</td></tr>
<tr><td></td><td>Gardening</td><td>3 KLD</td></tr>
<tr><td></td><td>HVAC</td><td>75 KLD</td></tr>
<tr><td>4.</td><td>Treated Water generation</td><td>91 KLD</td></tr>
<tr><td>5.</td><td>Waste Water Generated</td><td>101 KLD</td></tr>
<tr><td>6.</td><td>STP Capacity</td><td>125 KLD</td></tr>
<tr><td>7.</td><td>Additional Treated Water to be required</td><td>45 KLD</td></tr>
</table></td></tr>
<tr><td>14.</td><td>Specify name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters.</td><td>PP has informed that Sh. Deepak Hatila, Assistant Engineer, PWD will be engaged for implementation and monitoring of environmental parameters.</td></tr>
<tr><td>15.</td><td>Pedestrian skywalk needs to be provided connecting to Metro at concourse/ platform level of the nearest Metro station.</td><td>PP has attached details related to pedestrian skywalk as annexuree.</td></tr>
<tr><td>16.</td><td>Energy simulation to be done to demonstrate compliance of Lighting levels as per ECBC standards and that Natural Ventilation is being enabled in all habitable areas.</td><td>PP has informed that ECBC norms will be followed and all the habitable areas will be well lit with natural lightning.</td></tr>
<tr><td>17.</td><td>Air-conditioning load reduction strategies to be clearly enumerated and quantified and provided as a Step diagram.</td><td>PP has attached air conditioning load reduction strategies as annexure.</td></tr>
</table>

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After due deliberations, the SEAC in its 142nd Meeting held on 10.06.2024, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information. In its response, Project proponent has submitted its reply on 14.06.2024 which is as follows:

S. No.	Information sought by SEAC during SEAC Meeting dated 01.02.2023	Reply submitted on 18.04.2024
1.	Assurance from concerned authority for supply of treated water during construction phase.	PP has informed that during construction phase STP treated water will be soureed from Kondli STP's of Chilla STP. PP has attached assurance letter from DJB as annexure.
2.	Structural safety certificate from structural engineer stating that structure is safe having considered uplift pressure from dewatering. Dewatering plan be submitted with supporting calculation. PP to submit dewatering mechanism of ground water along with its proper disposal plan and shall identify location for its disposal.	PP has attached Structural safety certificate as Annexure. PP has attached dewatering mechanism of ground water along with its disposal plan attached as annexure.
3.	FOB and Pedestrian skywalk need to be provided connecting the two court buildings. Layout plan be submitted showing both facilities.	PP has attached proposed FOB and pedestrian layout as Annexure.
4.	Proposed Environmental Cell composition be submitted stating the deployment of personnel's for implementation and monitoring of environmental management plan.	PP has attached Environment management cell composition as Annexure.
5.	Heat island effect report shall be supported by proper calculation so that proposal is factual and auditable Resubmit.	PP has attached Heat island effect report as Annexure.
6.	Submit Agreement with vendor for disposal of excavated earth with disposal site.	PP has attached agreement with M/s Abhilasha Enterprises for disposal of excavated earth as Annexure.
7.	PP to submit revised EMP cost after taking into account the cost involved in terms of dust mitigation measures including dust portal compliance, solid waste management, plastic	PP has attached Revised EMP cost as Annexure **Phase** | **Capital** | **Recurring**

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	waste management. Environment management cell.		**Cost**	**Cost**
		Construction Phase	60.86 Lakhs	22.66 Lakhs
		Operation Phase	116.3 Lakhs	20.3 Lakhs
8.	Proposal for installation of organic waste composter clearing starting the capacity and quantity of waste to be processed in it and disposal of excess compost in nearby area.	Solid waste generation from project site will be 1000 Kg/day out of which organic waste generation will be 380 kg/day will be generated. PP has also informed that Organic waste composter of capacity 400 kg/day will be installed during the operation phase of the project. Manure will be used for horticulture with in project site. Excess manure will be sent to nearby project site/nursery.		

B. After due deliberations, the SEAC in its 145th meeting held on 19.06.2024 recommended as follows:

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

1. Only the treated water of STP should be used ensuring it is fit for construction purposes.
2. FOB & Sky Walk will be proposed to reduce the traffic.
3. Water to be disposed off shall be used by PP for reuse in horticulture purposes and excess of it shall be discharged through nearby storm drain.
4. During construction phase, the fresh water shall be used for potable purpose for Anti-Smog Gun supplied through tankers.
5. Bills/Receipt issued by DJB against purchase of treated water from STP should be part of six-monthly EC compliance report.
6. The project proponent shall adhere to the total water requirement 190 KLD, Fresh water requirement 54 KLD, Treated water requirement 136 KLD from in-house STP & ETP shall be used for reuse & recycling in Flushing (58 KLD), HVAC (75 KLD), Gardening (3 KLD)).
7. As proposed, fresh water requirement shall not exceed 54 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from Concerned Authority.
8. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/reused for flushing, gardening, cooling etc.
9. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
10. Internet of Things (IoT) based Flow Meters/Sensors should be installed to monitor consumption of fresh water as well as treated water and log book for these flow meters be maintained in a regular manner. Flow meters shall be installed at Inlet of STP, outlet of STP, inlet of flushing tanks, inlet of cooling water tanks and reuse line for horticulture purposes and at the outfall/sewer connection to be provided only for emergency discharge purposes

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with prior intimation to regulatory authority. Calibration for all the Flow meters shall be maintained on quarterly basis.

11. All sensor meters based equipments should be calibrated on quarterly basis.
12. Sensors to measure ground water level/Piezometers certified by CGWB should be installed by the PP immediately. These piezometers should have IoT facility and send data to the server for storage. Weekly data from these piezometers should be submitted along with EC compliance report. Calibration of these sensors should be done once in 6 months. Data of these piezometers should be also be
    a) Highlighted on PP website with monthly updation.
    b) Shared with DJB (ground water division) on quarterly basis.
13. No. of Rain water harvesting pit shall be 2 nos. and Rain water storage tank of capacity of min. 1 day of total fresh water requirement shall be provided. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be limited to shallow aquifer. Depth of boring should leave a buffer of atleast 5 m above ground water table.
14. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials. Wet garbage shall be composted in organic waste converter. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The inert waste from the project will be sent to dumping site.
15. Construction & Demolition waste should be disposed of at authorized C&D waste collection centre/ processing unit. PP shall ensure compliance of C&D waste Management rules, 2016. Necessary agreement to be reached with the C&D waste management facility
16. PP shall purchase RMC from Ready-mix Concrete plant consented by DPCC
17. The PP shall store all the construction material within the project site. Provision shall be made for providing facilities such as mobile toilets, safe drinking water, medical healthcare, crèche etc for the construction workers hired locally.
18. Construction activities will be allowed only during day-time period.
19. PP to comply with Plastic Waste Management Rules 2016.
20. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018 Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others. CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration/ self-audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10. Atleast 04 Anti-Smog Gun shall be installed before starting the construction.
21. Wind- breaker of appropriate height i.e. 1/3rd of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction and demolition work. Regenerating plastic panels should be used instead of GI sheets.
22. The generator sets shall be installed as per extant directions of CPCB/ CAQM with due compliances of directions issued under GRAP for Delhi & NCR.
23. PP should install the air filters in the basement consisting of advanced adsorption technologies.
24. Air Pollution Mitigation Plan for all points and non points should be implemented.
25. PP to provide minimum 30% of total car parking requirement with electric charging facility by providing charging points at suitable places as committed. PP to ensure that this should be

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provided in AC DC combination. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.

26. PP shall install 10 % (131 kWP) of the total energy demand to be sourced from Solar (Renewable) energy as committed.
27. Green building norms should be followed with a minimum 4 star GRIHA IGBC/ASSOCHAM-GEM rating.
28. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
29. Energy audit shall be carried out periodically to review energy conservation measures.
30. Exposed roof area and covered parking should be covered with material having high solar reflective index.
31. The sufficient mitigation measures must be taken by the PP to mitigate the effect of heat island.
32. Minimum 1 tree for every 80 Sq. Mt of plot area should be planted within the project site.
33. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
34. Green belt development surrounding the site, avenue tree planting and garden development should commence from the beginning of the construction phase. Only indigenous species should be used for green belt and avenue trees.
35. PP shall keep open space unpaved to the maximum extent possible so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement and shall keep atleast 10 % of the plot area as pervious.
36. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs. 60.86 Lacs and recurring cost of Rs. 22.66 Lacs/ year during construction phase and capital cost of Rs. 116.3 Lacs and recurring cost of Rs. 20.3 Lacs/ year during operation phase.
37. 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.
38. The Environment Management Cell consisting of 1 Director, 1 Senior Environment Expert, 1 Junior Environment Expert having specific knowledge and experience related to environmental safeguards air/ water pollution shall be created and made functional before commissioning of the proposed development.
39. PP shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
40. 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.
41. 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 DIAL/ DJB/ New Delhi Municipal Council / other such local civic authority (as the case may be) regarding supply of adequate water for the residents/ occupiers.
42. 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.

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Chairman, SEIAA	Member, SEIAA	Member Secretary, SEIAA

43. 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.
44. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
45. Lubrication will be carried out periodically for plant machinery.
46. Building design should cater to the differently-abled citizens

C. **The SEIAA during its meeting dated 09.08.2024 took the following decisions (s):**

The SEIAA approved the recommendations of SEAC made on 19.06.2024 for issuance of Environmental Clearance (EC) to the project with omission of specific conditions at point no.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_723774.PDF read alongwith guidelines of CPCB. 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 register the project on the "Web Portal" for online remote monitoring by the agencies concerned and deploy anti-smog guns in proportion to the area of construction site as prescribed vide direction no. 69 dated 02.11.2022 issued by Commission for Air Quality Management (CAQM)***
3. ***The Project proponent shall install reference-grade (USEPA approved system) Continuous Particulate Monitoring System consisting of three nods 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.***
4. ***Green building norms should be followed with a 5 star GRIHA/IGBC/ASSOCHAM GEM rating or any other equivalent standard.***

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(K.S. Jayachandran)
Member Secretary, SEIAA

Agenda No: 06

Case No. 442

Name of the Project	EC for Construction of District Court at Sector-26 Rohini, New Delhi by M s Public Works Department.
Project Proponent	Executive Engineer, Public Works Department, GNCTD at Office of Executive Engineer, Other Project Division-1, PWD, Rouse Avenue Court Complex, DDU Marg, New Delhi
Consultant	IND Tech House Consult
Proposal No.	SIA/DL/INFRA2/408499/2022
File No.	DPCC/SEIAA-IV/C-442/DL/2023
Case Type	Case was considered in 98th, 124th and 142nd SEAC Meeting held on 02.02.2024, 24.02.2023, 10.06.2024. ADS was sought.

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Construction of District Court at Sector-26 Rohini, New Delhi by M.s Public Works Department (PWD), New Delhi and details have been updated as per ADS reply submitted.
2. The Project is located at Latitude: 28°4434.54" N; Longitude: 77°05'09.34"E
3. **Area Details :**

   The Total Plot Area of the project is 17,415 sqm. The Proposed Total Built-up Area (FAR + Non-FAR) is 1,09,208.7 sqm. The Proposed FAR Area is 51596.08 sqm and Proposed Total Non-FAR Area is 57612.6 sqm. The Proposed Ground Coverage is 5855.19sqm. The total no. of Basements will be 1 nos. The total nos. of floors will be B+G+12. The total no. of expected population is 11225 persons including floating population. The Max. Height of the building (upto the terrace level) is 59.7 m.
4. **Water Details:**

   During Construction Phase: total water requirement will be 10.4 KLD, out of which fresh water will be 6.60 KLD and treated water will be 3.80 KLD. Sewage generation from the project will be 9.08 KLD. Fresh water requirement for Anti-smog guns will be 4.8 KLD and treated waste water for construction purposes will be 6 KLD.

   During Operational Phase: Total Water requirement of the project will be 670 KLD which will be met by 170 KLD of Fresh water from DJB and 272 KLD of Treated waste water from in house STP and additional 228 KLD of treated waste water from nearby DJB STP. Total waste water generated from the project will be 302 KLD which will be treated in-house STP of 400 KLD capacity. Treated waste water from in house STP will be 272 KLD and treated waste water to be taken from DJB STP will be 228 KLD which will be recycled and reused for flushing (166 KLD), gardening (14 KLD), HVAC (320 KLD).

   5 number of Rain Water Harvesting (RWH) Pits are proposed.
5. **Solid Waste Details :**

   During Construction Phase, about 48.00 kg/day of municipal solid waste which will be disposed through authorized vendor.

   During the Operation Phase, Total 2470 kg/day of solid waste will be generated from the project consisting of biodegradable waste 990 kg/day and Non-Biodegradable Waste of 1480 kg/day. About 27.6 kg/day of sewage sludge will be generated which will be used as manure.
6. **Power Details:**

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During Operation Phase: Total Power requirement will be 5632 kW which will be supplied by TPDDL. For Power Back up, 3 x 2000, 1 - 800 KVA GG Sets will be installed. Solar photovoltaic power panels of 385 kWP capacity i.e. 7 % of total power demand will be installed.

7. **Parking Facility Details:** Total Proposed Parking is 1187 ECS (Surface: 4 ECS, Basements: 700 ECS, MLCP: 483 ECS), out of which parking for 360 ECS will be provided with EV charging facility.
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 30.28 Km SE and from Asola Wildlife Sanctuary is 31.25 Km SE.
9. **Plantation Details:** The proposed Green Area is 5089.44 sqm (29.22 % of plot area. Total no. of trees proposed is 220 nos.
10. **Cost Details:** Total Cost of the project is Rs. 568.56 Crores.

The earlier Proposal No. SIA DL MIS 244263 2021 for the above said project was filed by the Project Proponent i.e. M s Public Works Department, New Delhi and was considered by SEAC in its 98th Meeting (IInd Seating) held on 02.02.2022 in which SEAC sought additional information from PP based on the information furnished, documents shown & submitted, presentation made by PP. Accordingly, ADS was raised to the Project Proponent which Project Proponent did not reply and as a result the Proposal got delisted from the Parivesh Portal.

With reference to the water supply assurances the PP has submitted a letter dated 16.01.2023 issued by DJB showing the non-availability of fresh water supply to the project and the issue of treated water supply from DJB STP has not been addressed.

After due deliberations, the SEAC in its 124th Meeting held on 24.02.2023, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information along with point wise reply of the ADS raised in view of 98th Meeting (IInd Sitting) of SEAC held on 02.02.2022. In its response, Project proponent has submitted its reply on 22.04.2024 which is as follows:

<table>
<tr><th>S.No.</th><th>Information sought by SEAC during SEAC Meeting dated 24.02.2023</th><th>Reply submitted on 22.04.2024</th></tr>
<tr><td>1.</td><td>Point wise reply of the ADS raised in view of 98th Meeting (IInd Sitting) of SEAC held on 02.02.2022</td><td>No reply submitted.</td></tr>
<tr><td>2.</td><td>Tree site report including physical tree count of all trees invasive or non-invasive alongwith tree girths with local and scientific names of trees.</td><td>PP has attached tree survey report as annexure. PP has informed that there are no trees inside the plot boundary. However, bushes namely Kikar are present there.</td></tr>
<tr><td>3.</td><td>Revised Capital and Recurring cost of EMP with inclusion of cost of environmental monitoring. PP should ensure that presentation should not be in deviation of the details mentioned in proposal.</td><td>PP has attached revised EMP with inclusion of cost environmental monitoring during construction and operation phase which is as follows:
<table><tr><th>Phase</th><th>Capital Cost</th><th>Recurring Cost</th></tr><tr><td>Construction</td><td>42.4 Lakhs</td><td>20.598</td></tr></table></td></tr>
</table>

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		Phase		Lakhs
		Operation Phase	435.03 Lakhs	53.16 Lakhs
4.	Revised calculation for solid waste generation figures accounting for the sludge generated from STP and its disposal methodology.	PP has attached revised solid waste generation figures including STP sludge which are as follows: **Type of waste** — **Quantity** Bio-degradable Waste — 990 kg day Non-Biodegradable Waste — 1480 kg day **Total Solid Waste generation** — **~2470 kg/day** STP Sludge — 27.6 kg day		
5.	Proposal for solar energy utilization to achieve atleast 10 % of power load requirement.	PP has informed that they have explored all the possibilities to achieve 10 % of power load from solar energy. However, they will be able to provide maximum 385 kWP i.e. 7 % of total power demand from solar energy. PP has attached layout plan for SPV as annexure.		
6.	Parking proposal to achieve 30 % of the ECS for electric vehicle. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future	PP has informed that 30 % of the total parking will be provided for electric vehicles charging facility. Details of parking is as follows: **Total Car parking** — 1187 ECS Basement — 700 ECS MLCP — 483 ECS Surface car parking — 4 ECS **Total EV parking provided (30 % of total parking)** — 360 ECS		
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 water requirement calculation along with water mass balance as annexure. PP has attached revised water balance chart in STP and water requirement during operation phase which is as follows: **S.No** — **Particulars** — **Quantity** 1. **Total Water Requirement** — 670 KLD 2. **Fresh Water Requirement** (Source: DJB) — 170 KLD 3. **Treated Water Requirement** — 500 KLD		

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			Flushing	166 KLD
			Gardening	14 KLD
			HVAC	320 KLD
		4.	**Treated Water generation**	272 KLD
		5.	**Waste Water Generated**	302 KLD
		6.	**STP Capacity**	400 KLD
		7.	**Additional Treated Water to be required**	228 KLD
8.	Proposal for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.	PP has informed that they will provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.		
9.	Pollution load and abatement plan during construction and operation phase for point and non-point sources with detailed calculation	PP has attached pollution load and abatement plan as annexure.		
10.	Air pollution abatement plan for the air pollutants like PM2.5 , PM10, SOx , NOx etc. from parking and traffic due to project.	PP has attached air pollution abatement plan as annexure.		
11.	EMP (Environment Management Plan) for dust mitigation measures during construction as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others/ CAQM Directions issued time to time including registration on Dust Pollution Control Self-Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.	PP has attached EMP (Environment Management Plan) as annexure.		
12.	Water requirement for Anti-Smog Gun needs to be accounted for in fresh water requirement during construction phase.	PP has attached water requirement during construction phase as annexure. Details of water requirement during construction phase is as follows:		
		S.No	**Particulars**	**Quanti ty**
		1.	**Total Water Requirement for**	10.40 KLD

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			labours	
		2.	**Fresh Water Requirement for labours**	6.60 KLD
		3.	**Treated Water Requirement for labours**	3.80 KLD
		4.	**Waste Water Generated**	9.08 KLD
		5.	**Fresh Water for Anti-Smog Gun**	10 KLD
		6.	**Treated water for sprinkling for dust suppression at construction site**	2 KLD
		7.	**Treated waste water for Construction Purpose**	4 KLD
13.	Provide season wise simulation of Heat Island effect.	PP has attached mitigation measures for heat island effect as annexure.		

After due deliberations, the SEAC in its 142nd Meeting held on 10.06.2024, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information. In its response, Project proponent has submitted its reply on 14.06.2024 which is as follows:

S. No.	Information sought by SEAC during SEAC Meeting dated 10.06.2024	Reply submitted on 14.06.2024
1.	Assurance from concerned authority for supply of treated water during construction phase.	PP has informed that during construction phase STP treated water will be sourced from Common STP located at Sector 25 Rohini. PP has attached assurance letter from DJB as annexure.
2.	Tree site report including physical tree count of all trees invasive or non-invasive along with tree girths with local and scientific names of trees.	PP has informed that the project site has some bushes of kikar which will be discussed during the meeting.
3.	Structural safety certificate from structural engineer stating that structure is safe having considered uplift pressure from dewatering.	PP has attached structural safety certificate as Annexure.
4.	Specify name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters. Environmental Management Cell composition be submitted and cost be included in EMP for functioning of this cell.	PP has attached Environmental Management Cell composition as annexure.
5.	Heat island effect report shall be supported by proper calculation so that plan given by the	PP has attached Heat island effect report as Annexure

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	PP is factual and auditable.	
6.	PP to submit dewatering mechanism of ground water along with its proper disposal plan and shall identify location for its disposal.	PP has attached dewatering mechanism of ground water along with its proper disposal plan and location for disposal as Annexure
7.	Agreement for disposal of excavated earth with vendor and disposal thereof.	PP has attached agreement with M/s Roshan Real Estates Pvt. Ltd. for disposal of excavated earth as Annexure.
8.	PP to submit revised EMP cost after taking into account the cost involved in terms of dust mitigation measures including dust portal compliance, solid waste management, plastic waste management, Environment management cell.	PP has attached Revised EMP cost as Annexure **Phase** / **Capital Cost** / **Recurring Cost** **Construction Phase** / 62.4 Lakhs / 31.85 Lakhs **Operation Phase** / 428.5 Lakhs / 42.86 Lakhs
9.	Proposal for installation of organic waste composter clearing stating the capacity and quantity of waste to be processed in it. Disposal of excess compost to nearby areas.	PP has informed that total solid waste generation will be 2470 kg/day out of which organic waste generation will be 990 kg/day. PP has also informed that OWC converter of capacity 1000 kg/day will be provided during operation phase. Manure will be used for horticulture with in project site. Excess manure will be sent to nearby project site nursery.
10.	Rain water harvesting needs to be revised taking into account the recent flash rain data and actual percolation rate of the soil at site. Calculate runoff from (a) roof top (b) other paved areas:, and (c) green areas separately. Review peak rainfall runoff threshold used in the calculation- given the experience of last 5 years with extreme rainfall events and likely increase in frequency with climate change in the next 50 years and create adaptive strategy accordingly.	PP has informed that since the ground water table is very shallow, rain water harvesting is not feasible at our site. Hence, they are providing rain water collection tank of 902 KL for collection and reuse of rain water. PP has attached layout showing location of rain water collection tank as annexure.
11.	Prepare management strategy for each of these (a) roof top, (b) other paved areas, and (c) green areas. a. Design natural storm water retention capacity in the green areas by marginal lowering, and gradient management, which can enhance natural percolation, am.t indicate the same in m3, b. Design separate storm water retention and recharge or reuse capacity for rooftop runoff and paved areas.	PP has informed that tank of 902 KL will be provided for roof top rain water collection and reuse. PP has also informed that rain water collection tank from roof top and storm water collection tank from paved and other area has been designed and attached their location as annexure.

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C. **After due deliberations, the SEAC in its 145th meeting held on 19.06.2024 recommended as follows:**

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

1. PP shall use only the treated water of STP for construction purposes meeting the quality of water fit for construction.
2. During construction phase, the fresh water shall be used for potable purpose for Anti-Smog Gun supplied through tankers.
3. Bills/Receipt issued by DJB against purchase of treated water from STP should be part of six monthly EC compliance report.
4. The project proponent shall adhere to the total water requirement 670 KLD, Fresh water requirement 170 KLD, Treated water requirement 119 KLD from in-house STP & ETP shall be used for reuse & recycling in Flushing (53 KLD), DG Cooling (8 KLD), Air conditioning (53 KLD), Gardening (8 KLD)) and excess treated water (41 KLD) shall be used for greenbelt of NH1 with prior permission of competent authority.
5. As proposed, fresh water requirement shall not exceed 167 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from Concerned Authority.
6. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for flushing, gardening, cooling etc.
7. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
8. Internet of Things (IoT) based Flow Meters/ Sensors should be installed to monitor consumption of fresh water as well as treated water and log book for these flow meters be maintained in a regular manner. Flow meters shall be installed at Inlet of STP, outlet of STP, inlet of flushing tanks, inlet of cooling water tanks and reuse line for horticulture purposes and at the outfall, sewer connection to be provided only for emergency discharge purposes with prior intimation to regulatory authority. Calibration for all the Flow meters shall be maintained on quarterly basis.
9. All sensor/meters based equipments should be calibrated on quarterly basis.
10. Sensors to measure ground water level/Piezometers certified by CGWB should be installed by the PP immediately. These piezometers should have IoT facility and send data to the server for storage. Weekly data from these piezometers should be submitted along with EC compliance report. Calibration of these sensors should be done once in 6 months. Data of these piezometers should be also be

    a. Highlighted on PP website with monthly updation.
    b. Shared with DJB (ground water division) on quarterly basis.

11. No. of Rain water harvesting pit shall be 5 nos. and Rain water storage tank of capacity of min. 1 day of total fresh water requirement shall be provided. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be limited to shallow aquifer. Depth of boring should leave a buffer of atleast 5 m above ground water table.
12. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials. Wet garbage shall be composted in organic waste converter. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The inert waste from the project will be sent to dumping site.

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13. Construction & Demolition waste should be disposed of at authorized C&D waste collection centre processing unit. PP shall ensure compliance of C&D waste Management rules, 2016. Necessary agreement to be reached with thr C&D waste management facility
14. PP shall purchase RMC from Ready-mix Concrete plant consented by DPCC
15. The PP shall store all the construction material within the project site. Provision shall be made for providing facilities such as mobile toilets, safe drinking water, medical healthcare, crèche etc for the construction workers hired locally.
16. Construction activities will be allowed only during day-time period.
17. PP to comply with with Plastic Waste Management Rules 2016.
18. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others. CAQM/CPCB DPCC extant statutory orders guidelines directions issued time to time including registration self-audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10. Atleast 04 Anti-Smog Gun shall be installed before starting the construction.
19. Wind- breaker of appropriate height i.e. 1/3rd of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction and demolition work. Regenerating plastic panels should be used instead of GI sheets.
20. The generator sets shall be installed as per extant directions of CPCB/ CAQM with due compliances of directions issued under GRAP for Delhi & NCR.
21. PP should install the air filters in the basement consisting of advanced adsorption technologies.
22. Air Pollution Mitigation Plan for all points and non points should be implemented.
23. PP to provide minimum 30% of total car parking requirement with electric charging facility by providing charging points at suitable places as committed. PP to ensure that this should be provided in AC/DC combination. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.
24. At least 10 % (140 kWP) of the total energy demand to be sourced from Solar (Renewable) energy and PP shall try to enhance it further to 10 % of the total energy demand.
25. Green building norms should be followed with a minimum 4 star GRIHA/IGBC/ASSOCHAM-GEM rating.
26. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
27. Energy audit shall be carried out periodically to review energy conservation measures.
28. Exposed roof area and covered parking should be covered with material having high solar reflective index.
29. The sufficient mitigation measures must be taken by the PP to mitigate the effect of heat island.
30. Minimum 1 tree for every 80 Sq. Mt of plot area should be planted within the project site. PP shall plant saplings of minimum 10 ft. height.
31. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
32. Green belt development surrounding the site, avenue tree planting and garden development should commence from the beginning of the construction phase. Only indigenous species should be used for green belt and avenue trees.
33. PP shall keep open space unpaved to the maximum extent possible so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable

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types & strength to increase the water permeable area as well as to allow effective fire tender movement and shall keep atleast 10 % of the plot area as pervious.

34. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs. 66.69 Lacs and recurring cost of Rs. 14.81 Lacs/ year during construction phase and capital cost of Rs. 132.05 Lacs and recurring cost of Rs. 22.16 Lacs/ year during operation phase.
35. 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.
36. The Environment Management Cell consisting of 1 Director, 1 Senior Environment Expert, 1 Junior Environment Expert having specific knowledge and experience related to environmental safeguards/ air/ water pollution shall be created and made functional before commissioning of the proposed development.
37. PP shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
38. 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.
39. 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 DIAL/ DJB/ New Delhi Municipal Council / other such local civic authority (as the case may be) regarding supply of adequate water for the residents/ occupiers.
40. 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.
41. 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.
42. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
43. Lubrication will be carried out periodically for plant machinery.
44. Building design should cater to the differently-abled citizens

D. <u>The SEIAA during its meeting dated 09.08.2024 took the following decisions (s):</u>

The SEIAA approved the recommendations of SEAC made on 19.06.2024 for issuance of Environmental Clearance (EC) to the project with omission of specific conditions at point no.25 of SEAC recommendation and with the additional specific conditions as follows:

I. 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_723774.PDF read alongwith guidelines of CPCB. Besides use of Anti-Smog Gunn the Project Proponent shall ensure that environment friendly Dust suppressant and soil stabilising chemical would be

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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 register the project on the "Web Portal" for online remote monitoring by the agencies concerned and deploy anti-smog guns in proportion to the area of construction site as prescribed vide direction no. 69 dated 02.11.2022 issued by Commission for Air Quality Management (CAQM)*
3. *The Project proponent shall install reference-grade (USEPA approved system) Continuous Particulate Monitoring System consisting of three nods 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.*
4. *Green building norms should be followed with a 5 star GRIHA/IGBC/ASSOCHAM GEM rating or any other equivalent standard.*

Meeting ended with the vote of thanks to the Chair.

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