

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

Minutes of the 67th meeting of State Level Environmental Impact Assessment Authority (SEIAA) held on 23.12.2022.

The 67th meeting of State Level Environmental Impact Assessment Authority (SEIAA) was held on 23.12.2022 at 10:30 AM under the Chairmanship of Sh. Sarvagya Kumar Srivastava. The following members of SEIAA were present in the meeting:

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

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

Minutes of the 66th meeting held on 16.11.2022 were confirmed by the SEIAA.

General issues deliberated in SEIAA meeting:-

1. SEIAA has come to know that some of the members of the SEAC are not attending the meeting either because the meeting is taking place on weekdays or for some other reasons. SEAC should consult the members about their availability and examine the need to replace some of the member if not needed and discuss with the Department of Environment if required.
2. SEIAA desired that like NHAI /NHIDCL, DPCC being an autonomous body and secretariat of SEIAA-SEAC should consider enhancement of the sitting fee of SEIAA & SEAC members.
3. Draft agenda of SEIAA should be available to SEIAA members 5 days before scheduled meeting and draft MoM shall be sent via e-mail before finalization/signature.
4. SEIAA will meet more regularly now.

Agenda-01: Discussion on decisions taken by SEIAA during the 65th Meeting, Dated 17.10.2022:

SEIAA during its 65th Meeting dated 17.10.2022 took the following decisions:

1. Any NGO to be engaged for training/sensitization workshop for the major stake holders/Project Proponents in NCT of Delhi like CPWD, NBCC, DDA, MCDs etc regarding minimal impact on environment by proposed project to save maximum number of existing trees, impact on ground water/ground water table, minimum impact on Noise, Air & Water Environment, Traffic etc. The term of reference for engagement of NGO be first finalised by SEAC.
2. A full time Consultant/Consulting agency may be hired for assistance of SEIAA in analyzing data available with Authority/Committee for any needs/ queries of Authority including impact


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of the proposed project on existing surrounding projects and to assess carrying capacity of city and its zone wise mapping of projects to whom ECs were accorded in last 10 years.

The terms of reference for engaging any such Consultant/Agency, to be first finalised by SEAC. The Consultant/Consulting agency should have at least 10 years of experience on Environmental issues including capabilities of using GIS.

3. SEAC prior to recommending the project to SEIAA, to examine the firm assurance of water during operational phase of the project. If, the availability/assurance of water supply for the project during its operational phase from any government approved agency/Delhi Jal Board is not available in the area/locality where the project is located then it leads to illegal extraction of Ground water/ unauthorized supply of raw water once project completes its construction.

SEAC in its meeting dated 18.11.2022 deliberated with respect to above decisions taken by SEIAA and regarding Terms of Reference to be framed with respect to Point no. 1 and 2 the Chairman SEAC desired that the members may provide their comments to be discussed in forthcoming meeting tentatively scheduled for 25.11.2022. Chairman SEAC in its 119th meeting dated 25.11.2022 requested the members to provide comments expeditiously for finalization of the issue in next SEAC meeting. **Subsequent to the discussion held among the SEAC Members, The Chairman SEAC in SEAC meeting dated 09.12.2022 decided to request SEIAA for holding a Joint meeting of SEIAA and SEAC to deliberate further on the matter.**

The SEAC took the note of observation of SEIAA at point no. 3 regarding examination of firm assurance of water during operational phase of the project.

The SEIAA during its meeting dated 23.12.2022 took the following decisions (s):

With respect to point no. 1, SEIAA decided and directed that project proponent mentioned at agenda no. 09 i.e. M/s Tirupati Building and Offices Pvt. Ltd. Plot No-3, District Centre, Sector-10, Dwarka shall carry out training/sensitization workshop for the major stake holders/Project Proponents as part of remediation plan through empaneled NGOs in MoEF & CC, GoI. The detail of directions in this regard is incorporated in the decision of agenda no. 09 of the said case.

Further w.r.t. point no. 2 SEIAA deliberated the recommendation of SEAC in detail and decided that SEIAA will finalize the ToR (Terms of reference) for engaging of full time consultant. The ToR may first be discussed in the next SEIAA meeting before finalization.

Agenda no.2- List of clearances/NOCs required by any project before grant of Environmental Clearance by SEIAA.

The SEIAA in its meeting held on 17.10.2022 desired EIA Cell, DPCC to make a list of clearances/NOCs required by any project before grant of Environmental Clearance by SEIAA. The same shall be listed for each proposal in the agenda placed before SEIAA. Accordingly, the list was prepared and discussed in SEAC meeting held on 18.11.2022.

SEAC deliberated that the provisions of EIA Notification [8(5)] prescribed that "*clearances from other regulatory bodies or authorities shall not be required prior to receipt of applications for prior environmental clearance of projects or activities, or screening, or scoping, or appraisal, or decision*

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by the regulatory authority concerned, unless any of these is sequentially dependent on such clearance either due to a requirement of law, or for necessary technical reasons."

It was further deliberated by the SEAC that the clearances/ NOCs required by any project before grant of Environmental Clearance the major approval for the building projects are as follows:

1. Land Use Plan Approval (**Mandatory**)
2. Local Body Approval/ Building Plan Sanction (**Not mandatory** but UBBL provisions needs to be adhered)
3. Airport Authority of India Approval of Height. (**Not Mandatory**)
4. Approval from Forest Department, if proposal for tree cutting/ felling and transplantation at the site. (**Not Mandatory**)
5. Fire NOC (**Not Mandatory**)
6. DUAC Approval (**Not Mandatory**)
7. Approval of Power Supply Agencies (TPDDL, BSES etc.) (**Desirable**)
8. Approval/ Assurance/ Permission of water supply agency. (**Mandatory**)
9. District Advisory Committee/ DJB Approval, if ground water extraction involved. (**Mandatory**)
10. Clearances from Forestry and wildlife angle if the project involves forest land or wildlife habitat. (**Not Mandatory**)
11. Traffic plan approval by Unified Traffic and Transportation Infrastructure (Planning & Engineering) Centre (UTTIPEC). (**Mandatory in case of Township and Area Development**)

The SEAC is taking into account such approvals while appraising the proposals on case to case basis and the clearance at serial no. 10 is governed by the Office Memorandum issued by MoEF&CC.

In view of above, SEAC decided that SEAC will continue to abide by the Notification dated 14.09.2006 as amended to date and ensure the provisions of the Master Plan/land use plan before considering Environmental Clearance. However the SEAC recommended that the status of all the above listed clearances be ascertained at the stage of EDS clearly mentioning the mandatory clearances.

In view of above, EDS Checklist for online processing of applications of Category B Projects finalised by SEIAA in its 62nd meeting dated 26.07.2022 is required to be amended and the same was put up for perusal and approval of SEIAA.

The SEIAA during its meeting dated 23.12.2022 took the following decisions (s):

SEIAA decided to refer back the matter to SEAC to relook into making more clearances/NOCs mandatory (like point no.2 & 7), if needed SEAC can engage with power supply agencies, local bodies etc to understand the feasibility of getting such approvals before grant of Environmental Clearance.

Further, SEIAA decided to write a letter to MoEF & CC, GoI to consider the requirement of local body approval/sanctioned building plan as mandatory document prior to submission of application for EC.


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Agenda: 03: General Issues deliberated by SEIAA in its 66th Meeting held on 16.11.2022 :

SEIAA during its 66th Meeting dated 16.11.2022 on general issues deliberated as follows:

1. The SEIAA referring back to its decisions taken in the previous meeting regarding hiring of full time consultant/consulting agency, desired a time bound action by the end of the year 2022 with due finalization of Terms of Reference (ToR) by SEAC .
2. Regarding website development for the SEIAA, it was desired that FRS of the website should be proper keeping in mind the requirement of awareness, transparency, user friendly interface complimenting to the present gaps in the PARIVESH Portal. Post EC, six monthly compliance report being submitted by the Project Proponent should also be integrated/linked for monitoring purposes.
3. Referring to the specific conditions being imposed for installation of reference-grade (USEPA approved system) Continuous Particulate Monitoring System consisting of three nodes capable of monitoring dust emission from the construction site, the SEIAA decided to seek compliance from the Project Proponents to whom such Environmental Clearances have been issued.
4. The SEAC should examine the possibility of not recommending the EC if the proposal envisages the installation of DG Set(s) and imposing condition of gas based generator sets to take care deterioration in air quality of Delhi.
5. The SEAC should study about the projection of traffic to be generated by the project and obtaining traffic plan approval by Unified Traffic And Transportation Infrastructure (Planning & Engineering) Centre (UTTIPEC).
6. Specific condition(s) imposed by SEAC shall be standardized and if any specific condition is not applicable to any project then it shall be specified by SEAC.
7. SEIAA appreciated the efforts made by Sh Manish Awasthi, JEE, EIA Cell in compiling the best practices adopted by SEIAA in state of Kerala, Gujarat, Haryana, Maharashtra etc in compliance of decision taken by SEIAA in its meeting dated 17.10.2022 and approved following best practices/additional conditions imposed by various SEIAAs to be incorporated by SEIAA/SEAC Delhi in its Environmental Clearance of Building Construction projects for betterment of the environment of Delhi:-
 - i. Climate responsive design as per Green Building Guidelines in practice should be adopted.
 - ii. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
 - iii. 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.
 - iv. Exposed roof area and covered parking should be covered with material having high solar reflective index.
 - v. Building design should cater to the differently-abled citizens.
 - vi. Project Proponent shall make provisions for Solar Power System @10 % of the Total Power Load.
 - vii. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types &

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strength to increase the water permeable area as well as to allow effective fire tender movement.

- viii. 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.
- ix. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
- x. Construction activities will be allowed only during day-time period.
- xi. Lubrication will be carried out periodically for plant machinery.

The SEAC in its 119th meeting held on 25.11.2022, acknowledged the issue pointed out by SEIAA and made following observations.

1. Issue at Point 5, deliberated and it was decided that traffic plan approval by UTTIPEC shall be followed up in category 8 (b) projects.
2. For Point no 7 (vi) SEAC made observation that in high rise projects roof area is less than that required for the purpose of achieving 10 % solar power system, appraisal will be done with an effort to achieve maximum solar power system.
3. For Point 7.viii - 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.

W.r.t. point no 03 regarding specific conditions being imposed for installation of reference-grade (USEPA approved system) Continuous Particulate Monitoring System, MS, SEIAA issued letters on 29.11.2022 to 11 EC projects to submit compliance.

The SEIAA during its meeting dated 23.12.2022 took the following decisions (s):

- i. With respect to point no. 2 SEIAA discussed the FRS of the website and directed DPCC to ensure development of SEIAA website by 31st March, 2023. FRS as discussed to be put up to MS SEIAA for onward transmission to IT Cell DPCC.
- ii. With respect to point no.3 SEIAA took the note of the status provided regarding specific conditions being imposed for installation of reference-grade (USEPA approved system) Continuous Particulate Monitoring System.
- iii. With reference to SEAC deliberations w.r.t. point no. 5 stating that that traffic plan approval by UTTIPEC shall be followed up in category 8 (b) projects the SEIAA desired that SEAC to examine the traffic plan for building usage /nature of occupancy which may invite lots of footfall during its end use. SEIAA is of the view that as traffic not only depends on the area of the project but also upon its usage and nature which may invite more footfall during usage, therefore in all building construction projects including category 8(a) traffic plan approval should be examined.

Agenda 04: Letter dated 29.09.2022 issued to Chairman SEAC to explore possibility to exterminate invasive foreign species.

The Chairman, DUAC wrote a letter to Chairman, SEAC-Delhi highlighting the issue 03 species of trees prolific in Delhi that are not native to Delhi creating imbalances in Delhi Ecology. Two of the

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three species are invasive and multiplying rapidly, crowding out native species of Trees and there symbiotic Flora & Fauna. These species include Vilayati Babul/ Vilayati Kikar (*Prosopis juliflora*), Subabul (*Leucacena leucocephala*), and finally Eucalyptus.

This was deliberated in the Commission and it was, accordingly decided that it would be delighted to support any such initiatives taken by the concerned authorities to explore the possibility to exterminate these invasive foreign species at the earliest.

The SEAC recommended in its 119th held on 25.11.2022, that the reference recieved from DUAC be forwarded to Forest Department, GNCTD by SEIAA Delhi for suitable examination and necessary action under intimation to SEIAA/ SEAC-Delhi.

The SEIAA during its meeting dated 23.12.2022 took the following decisions (s):

SEIAA approved the recommendation of SEAC to forward the reference received from DUAC to Forest Department, GNCTD by SEIAA Delhi for suitable examination and necessary action under intimation to SEIAA/ SEAC-Delhi.


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Agenda 05

Case No C-423

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
Proposal No.	SIA/DL/INFRA2/403615/2022
File No.	DPCC/SEIAA-IV/C-423/DL/2022

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 Total Basement Area is 6488.465 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+T. The total no of expected population is 2717 persons. The Max. Height of the building (upto the terrace level) is 39.15 m.

4. Water Details:

During Construction Phase, approx. 9.00KLD of fresh water will be required for drinking purpose which will be provided in form of bottled cans from the local fresh water supplier. Approx. 812.956 ML of treated will be required for the water curing of building structures. Sewage generation will be approx. 5.4 KLD which will be treated by providing small septic tanks, soak trenches.

During Operational Phase, Total Water requirement of the project will be 173 KLD which will be met by 58 KLD of Fresh water from DJB and 115 KLD of Treated water to be met from in house STP and DJB Treated water. Total Waste water generated will be 82 KLD which will be treated inhouse STP of 100 KLD capacity. Treated Water from in house STP will be 66 KLD and treated water to be taken from DJB STP will be 49 KLD which will be recycled and reused for Flushing (39 KLD), Horticulture (6 KLD), HVAC Cooling (60 KLD) and Gas based generator cooling (10 KLD). Total treated water required for HVAC is 60 KLD (11 KLD from Inhouse STP and 49 KLD of DJB Treated water).
Number of Rain Water Harvesting (RWH) Pits proposed are 3 nos with double bore well.

5. Solid Waste Details

During the Operation Phase, Total 501 kg/day of Solid Waste will be generated from the project. Out of which, Bio-Degradable Waste generated will be 200.4 kg/day which will be treated in OWC and Non-Biodegradable Waste generated will be 250.5 kg/day which will be disposed through govt. approved agency/recyclers.

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Inert waste generated will be 45.09 kg/day and E-Waste generated from the project will be 5 kg/day.

6. Power Details

During Operation Phase, Total Power requirement will be 1,462.8 kVA which will be supplied by BSES Yamuna Power Ltd. For Power Back up, 2 x 800 kVA GG SET with Heat Exchanger Type will be installed.

65 kWp will be met from Solar Energy.

7. Parking Facility Details: Total Proposed Parking is 255 ECS (Stilt: 49 ECS, Basement 1: 92 ECS, Basement 2: 114 ECS)

8. Eco-Sensitive Areas Details: Distance of Okhla Wildlife Sanctuary from project site is 8.27 Km SSW and from Asola Wildlife Sanctuary is 16.90 Km SSW.

9. Plantation Details: The proposed Green Area is 1,574.06 m² (31.78 % of plot area) of which soft scape area is 932.00 m² (18.82% of total plot area) and Hardscape area is 642.06 m² (12.96% total plot area). Total no. of trees proposed are 65 nos. At present there are 7 trees present at site which will be retained.

10. Cost Details: Total Cost of the project is Rs.173.94 Crores including Land cost as well as Developmental cost.

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&A 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 replied and as a result the Proposal got delisted from the Parivesh Portal automatically. Now, Project proponent has applied again for EC for the same project vide Proposal No. SIA/DL/INFRA2/403615/2022.

In 117th SEAC Meeting dated 01.11.2022, nobody appeared/responded on behalf of project proponent. The proposal deferred for further consideration.

Subsequently, the project proponent has submitted a letter dated 07.11.2022 requesting to withdraw the case in view of the demise of the environment consultant engaged by them.

B. After due deliberations, the SEAC in its 118th meeting held on 18.11.2022 recommended as follows:

The case be delisted in view of the request made by the Project Proponent.

C. The SEIAA during its meeting dated 23.12.2022 took the following decisions (s):

The SEIAA approved the delisting of the proposal.


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Agenda No. 06

Case No. C-412

Name of the Project	EC for Construction of 184 Multi Storied Flats for Hon'ble MPs at sector 24, Baba Kharak Singh (B.K.S) Marg, Gol Market, Lutyens zone, Central Delhi, Delhi-110001 by MINISTRY OF HOUSING & URBAN AFFAIRS (CPWD).
Project Proponent	Mr. Jay Prakash Singh, Executive Engineer & Senior manager C-IV, Ministry Of Housing & Urban Affairs (CPWD) 3, BD Marg, New Delhi, Delhi-110001
Consultant	Perfact Enviro Solutions Pvt. Ltd
Proposal No.	SIA/DL/MIS/286113/2022
File No.	DPCC/SEIAA-IV/C-412/DL/2022

A. Details of the Proposed Project are as under:

- The Proposal is for grant of EC for Construction of 184 Multi Storied Flats for Hon'ble MPs at sector 24, Baba Kharak Singh (B.K.S) Marg, Gol Market, Lutyens zone, Central Delhi, Delhi-110001 by Ministry of Housing & Urban Affairs (CPWD).
- The Project is located at **Latitude: 28°37'31.75"N; Longitude: 77°12'17.02"E**.
- Area Details:**
The total site area is 41,535.970 sqm out of which 15,449.970 sqm is for future development and 26,086 sqm is for proposed phase-I. The Proposed Total Built-up Area is 1,23,146.321sqm. At present, 243 no. of flats exist at site in 16 Towers having built up area of 16,908.00 m2 which are to be completely demolished. Total FAR area (Phase I) of the proposed project is 68871.599 sqm. The Proposed Non FAR Area (phase-I) is 27504.454 sqm. The proposed Total Basement Area (02 Levels) is 26,770.268 sqm. The Proposed Ground Coverage is 4202.996 sqm. The total no. of floors will be 2B+S+23+Refuge Floor. The total no of expected population is 2468 persons. The Max. Height of the building is 92 m.
- Water Details:**
During Construction Phase, Total water requirement will be 30 KLD out of which 20 KLD portable water and 10 KLD for construction activities (which will be taken from treated water from STP). The wastewater (18 KLD) will be treated in mobile STP.
During Operational Phase, Total Water requirement of the project will be 239 KLD which will be met by 124 KLD of Fresh water from NDMC and 115 KLD of Treated water from in house STP. No groundwater will be extracted. Total Waste water generated from the project will be 152 KLD which will be treated in house STP of 2X150 KLD capacity. Treated Water from STP will be 144 KLD out of which 115 KLD treated water will be reused for Flushing (47 KLD), Gardening (57 KLD) Cooling (4 KLD), Filter Back Wash (5 KLD) ,Misc. (2 KLD) and the excess 29 KLD treated water will be used in nearby Green area. The project proponent has requested NDMC for water supply during operation phase.
Number of Rain Water Harvesting (RWH) Pit proposed is 6 nos.
- Solid Waste Details:**
During Construction Phase, Total solid waste generation will be 23 kg/day out of which 14 kg/day of Biodegradable waste will be given to Solid waste disposal site and 9 kg/day of non-biodegradable waste will be given to approved vendors.

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During the Operation Phase, Total Solid waste generation of 954 kg/day is envisaged. Out of which 572 kg/day of biodegradable waste will be treated in organic waste converter and 191 kg/day of non-biodegradable waste & 191 kg/day of plastic waste will be given to authorized recyclers. Additional 30 lit/month of used oil will be generated from the DG set which will be given to authorized recyclers.

6. Power Details:

During Operation Phase, Total Power requirement will be 3213 kW and will be met from NDMC. For Power Back up, DG sets of Capacity 3X810 KVA will be installed.

Solar photovoltaic power panels of 270 KWp capacity (8.40 % of total power requirement) will be provided. The project proponent has requested NDMC for electricity supply to the project.

7. Parking Facility Details: Total Proposed Parking is 612 ECS.

8. Eco-Sensitive Areas Details: Distance of Okhla Wildlife Sanctuary from project site is 10.80 Km, SE and from Asola Wildlife Sanctuary is 14.44 km, SE.

9. Plantation: Total green area proposed is 9371.710 sqm (35.93 % of plot area of phase I). There are 372 trees present at the site. Out of these, 125 trees are proposed to be retained and 247 trees are proposed to be transplanted. No. of tree plantation required (Plot Area of Phase I/80) is 326 nos. Total no. of trees to be (retained + planted) within project area is 330 (125+205) nos.

10. Cost Details: Total Cost of the project is Rs.482.80 Crores.

After due deliberations, the SEAC in its 113th Meeting held on 29.08.2022 decided to defer the case to the next forthcoming SEAC meeting due to paucity of time.

Regarding the Tree cutting/ transplantation permission, the project proponent has submitted a letter dated 25.04.2022 to the forest department, GNCTD along with a list of 372 trees present at site and list of 2470 trees to be planted as compensatory transplantation. The committee deliberated and discussed that tree requirement as per standard conditions of OM dated 04.01.2019 will be implemented in future.

During presentation PP informed that the Environment Management Cell consisting of 06 persons having specific knowledge and experience related to environmental safeguards/ air/ water pollution shall be created and made functional before commissioning of any of the proposed development as committed.

Further during the presentation the project proponent assured that trees to be retained will be increased to 150 nos. and affected trees (to be transplanted) will be reduced to 222. The committee suggested that project proponent to maintain/ plant maximum nos. of trees within project site. The PP also committed that the transplantation will be done at a close by site which also has MP quarters where construction has been completed.

Project Proponent submitted the Capital and Recurring cost of EMP during presentation and assured to enhance nos. of RWH Pits.

After due deliberations, the SEAC in its 114th Meeting held on 09.09.2022 recommended as follows:

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

1. The project proponent shall obtain water supply permission/ assurance before start of construction of the project.
2. The Project Proponent (PP) shall undertake compensatory plantation in the ratio of 1:10 after obtaining necessary clearance under Delhi Preservation of Trees Act, 1994.

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3. The existing trees at the site are 372 nos out of which 150 nos will be retained at the site after amendment in the fire tender route and 222 nos. of trees will be transplanted. The PP shall make effort to plant maximum trees within the project site. Compensatory trees will be planted as per the permission to be obtained from forest department, GNCTD. Transplantation of 222 nos. of trees should be done preferably within the project site as far as possible and at nearby site as a second option. The PP has committed that the transplantation will be done at a close by site which also has MP quarters where construction has been completed. Tree transplantation shall be done with due adherence to the extant tree transplantation policies/ Tree Transplantation Policy 2020 in accordance with the permission of Forest Dept. of Govt. of NCT Delhi
4. In tree plantation, preferably large shade-giving native trees should be planted and not just ornamental trees. Tree-plot size of 6'x6' to be ensured.
5. Rain water harvesting/ retention plan needs to be implemented taking into account the actual percolation rate of the soil at site with required provisioning of min. 1 Recharge bore per 5000 sqm of Plot Area along with the storage capacity of min. 1 day of total fresh water requirement
6. Rain water harvesting for Roof top, landscape & road & open area shall be done through enhanced 07 nos. of RWH pits as committed, which shall allow the water to be stored, and to percolate into the ground of combined capacity of 500 m3.
7. The green areas shall have appropriate surface slope with higher level ridges to direct the surface run-off towards the lowered planter beds. This will enhance natural percolation. Bio-swales type arrangements shall be done in green areas to further increase percolation of the rain water. Green areas will be lowered by 30 cm below ground level, so as to increase the green area water retention capacity on site.
8. Solar PV system shall be provided to meet 8.4% of the demand load during the operation phase as committed and efforts be made to increase upto 10%.
9. The project will be equipped with low water flow and flush fixtures along with incorporation of efficient irrigation system & xeriscaping and shall achieve maximum reduction from the base case water consumption figures adopted in design.
10. Top soil of up to 20 cm shall be taken off and stock piled at a protected place. Natural growth of grass/ vegetation on such protected stockpiled soil shall be allowed. The area under which the excavated top soil will be stored, shall be barricaded and left undisturbed throughout the project construction. The preserved top soil shall be used for horticulture development/ plantation of the proposed vegetation on site.
11. PP shall provide electric charging points in parking areas for e-vehicles for at-least 20% of car parking. Given the rapid spread of EVs, especially in Delhi, The PP may also provide the conduits for future expansion of electrical charging points in majority of the parking spots.
12. The project proponent shall identify the nearby STP for supply of Treated water from STP during Construction Phase. PP is required to make arrangement for reusing the aforesaid treated water along with proper treatment mechanism for making this water fit for use in construction.
13. PP is required to identify the nearby Park for using the surplus treated water and make arrangements for connecting the same through fixed pipeline. Excess treated water from the STP after all assigned uses should be upgraded to CPCB Class A water quality after appropriate treatment for ground water recharge through recharge pits.


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

14. PP is required to obtain the power supply assurance from NDMC and copy of the same be submitted in first six monthly monitoring report.
15. The Environment Management Cell consisting of 06 persons having specific knowledge and experience related to environmental safeguards/ air/ water pollution shall be created and made functional before commissioning of any of the proposed development as committed.
16. Trees, green roofs, and vegetation shall be provided to reduce urban heat island effects by shading building surfaces upto possible extent, deflecting radiation from the sun, and releasing moisture into the atmosphere option of creating water bodies be explored.
17. 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.
18. During operation phase Flow Meters/ Sensors should be installed to monitor consumption of fresh water as well as treated water and data logger using IoT systems for these flow meters be maintained in a regular manner. Flow meters shall be installed at Inlet of STP, outlet of STP, inlet of flushing tanks, and reuse line for horticulture purposes and at the final outfall/ sewer connection maintained for emergency purposes. Calibration for all the Flow meters shall be maintained on quarterly basis.
19. Only LED lighting fixtures should be used.
20. Green building norms should be followed with a minimum 3 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up.
21. Construction & Demolition waste should be disposed off at authorized C&D waste processing unit.
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.
23. The Project Proponent should take measures for control of Dust Pollution during construction phase at project site as well as at lay down site as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of VardhamanKaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration on Dust Pollution Control Self-Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.
24. The project proponent should adhere to the cost of Environmental Monitoring as committed i.e. capital cost of Rs. 67 Lacs and recurring cost of Rs. 12.5 Lacs/ year during construction phase and Rs. 400 Lacs and recurring cost of Rs. 37.1 Lacs/ year during operation phase. The cost of Environment Management Plan should be distinctly allocated in the budget of the project and details of the same along with time frame of the implementation should be reported in six monthly monitoring reports.
25. 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.
26. 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


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(K.S. Jayachandran)
Member Secretary, SEIAA

- DJB/ New Delhi Municipal Council / other such local civic authority (as the case may be) regarding supply of adequate water for the residents/ occupiers.
27. 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.
 28. 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.
 29. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors in and around STP area.
 30. All sensor/meters based equipments should be calibrated on quarterly basis.
 31. Occupancy of the premises would be allowed only after getting Electric supply from concerned power supply agencies to restrict the use of generator sets.
 32. The green building audit shall be done on annual basis since inception of the project. Further, the audit report shall be included in six monthly compliance report.
 33. Project Proponent shall implement Tree Plantation Policy, 2020 as notified by Govt. of NCT of Delhi in letter and spirit which is to be monitored under the terms and conditions of tree cutting permission to be granted by Forest Department, Govt. of NCT of Delhi.
 34. Project Proponent shall use recycled products manufactured in C&D Waste processing plants of NCT of Delhi or Municipal Corporation, Delhi as per suitability of required size and strength.
 35. The PP shall install the gas based generator sets as a first option, hybrid generator sets (with 70 % gas based fuel and 30 % diesel) as a second option. Alternatively the diesel generator sets shall be operated as per extant directions of CPCB guidelines and shall not be operated with due compliances of directions issued under GRAP for Delhi & NCR.
 36. The project proponent shall revisit the capacity of STPs in view of the fact the 1 STP of 200 KLD will suffice to take care of the waste water generation projected by PP. A confirmatory report in this regard shall be submitted in the first sixth monthly compliance report.
 37. The PP shall implement suggestions recommended in the revised traffic study submitted during the presentation indicating the LOS category reduction from B to C.

The SEIAA during its 65th Meeting dated 17.10.2022 decided to refer back the matter to SEAC to physically examine and document geo coordinates of tree transplantation & availability of area to transplant 222 numbers of trees.

A letter dated 09.11.2022 from Executive Engineer, CPWD has been received enclosing the principal approval of Tree cutting/ transplantation from Forest Department vide letter dated 28.10.2022 and site plan with Geo Coordinates for compensatory plantation.

The project proponent submitted another letter dated 09.11.2022 from Forest Department and letter dated 20.10.2021 from NTPC regarding the land allocated for compensatory plantation.


B. After due deliberations, the SEAC in its 118th Meeting held on 18.11.2022 recommended as follows:

In view of approval of tree cutting/ transplantation obtained from Forest Department vide letter date 28.10.2022/09.11.2022, SEAC is of considered view that the trees transplantation will be governed

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and regulated under that aforesaid permission granted in Delhi Preservation of Tree Act, 1994. Therefore the proposal is again recommended to SEIAA for grant of Environmental Clearance.

SEIAA deliberated on its earlier decision taken in its 66th meeting. SEIAA is supreme authority as far as any decision related to environment is concerned. A Clearance from Forest department does not imply that the project is sustainable from EIA standard because the departments look at only one project whereas SEIAA-SEAC is responsible for the cumulative impact of all the projects in NCT of Delhi. Therefore, SEAC to conduct field visit as directed vide decision in its meeting dated 17.10.2022. The SEIAA further directed that SEAC to examine if some of the trees can be saved.

C. The SEIAA during its meeting dated 23.12.2022 took the following decisions (s):

The SEIAA approved the recommendations of SEAC made on 18.11.2022 for issuance of Environmental Clearance (EC) to the project with omission of specific conditions at point no.20 and 35 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 nodes capable of monitoring dust emission from the construction site. The system must have the capacity for simultaneous monitoring of PM2.5 and PM10 and equip for data transfer on a real-time basis to the server of DPCC.*
- 4. Green building norms should be followed with a 5 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up.*
- 5. The Project Proponent shall install the gas based generators for power backup.*


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(K.S. Jayachandran)
Member Secretary, SEIAA

Agenda No: 07

Case No. 433

Name of the Project	EC For Proposed Construction Of M.P. Chambers At Plot No.119, New Delhi
Project Proponent	Central Public Works Department
Consultant	Kadam Environmental Consultants
Proposal No.	SIA/DL/INFRA2/405478/2022
File No.	DPCC/SEIAA-IV/C-433/DL/2022

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Proposed Construction of M.P. Chambers at Plot No.119, New Delhi by M/s Central Public Works Department.

2. The Project is located at **Latitude: 28°42'21.06"N; Longitude: 77° 7'45.87"E.**

3. **Area Details:**

The Total Plot Area of the project is 21,448 sqm. The Proposed Total Built-up Area is 1,26,175 sqm. The Proposed FAR Area is 41609.12 sqm. The Proposed Ground Coverage is 8,370 sqm. The proposed basement area is 41,145 sqm. Existing built-up area of 34,175 sqm will be demolished. Total no. of expected population will be 2454 persons. Total no. of buildings will be 3 nos. Maximum No. of Floors will be 3B+ GF+10 & 1B+ GF + 2. The maximum height of the building will be 40 m.

4. **Water Details:**

During Construction Phase, Total Water requirement at construction site will be 157 KLD which will be met by 75 KLD of potable water from NDMC and total 82 KLD non-potable water requirement for construction purposes will be fulfilled from reuse and recycling at construction site. At laydowns site, Potable water of 375 KLD for domestic purpose will be met from DJB supply and non-potable water of 577 KLD will be used for construction purposes.

During Operational Phase, Total Water requirement of the project will be 426.45 KLD KLD which will be met by 172.06 KLD of Fresh water from NDMC and Treated waste water of 254.39 KLD generated from in house STP of 325 KLD after treatment of 197.64 KLD waste water generated in house and 85.02 KLD Okhla DJB STP treated water. Treated Water from in house STP i.e. 254.39 KLD will be recycled and reused for Block A, B & C and other occupancies (46.48 KLD), HVAC (185 KLD), Utilities (8.5 KLD), Irrigation (14.41 KLD).

For Rain Water Harvesting (RWH) 5 nos. of RWH pits will be provided and total 02 Nos. of underground rain water storage tanks of 62.0 KL each will be provided.

5. **Solid Waste Details**

During Construction Phase, total solid waste generation will be 1,000.0 kg/day. Out of which, the Biodegradable waste (400 kg/day) will be subjected to composting by organic waste converter. The Non-Recyclable waste (400 kg/day) and inert waste (200 kg/day) will be disposed through Govt. approved agency. C&D waste will be sent to any C&D Waste Management Facility (C&DWMF) of Delhi Government.


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

During the Operation Phase, Total 519.70 Kg/day of Solid Waste will be generated from the project. Out of which, the Biodegradable waste (209.66 kg/day) will be subjected to composting by organic waste converter. The Non-Recyclable waste (257.18 kg/day) and inert waste (52.86 kg/day) will be disposed through Govt. approved agency.

6. Power Details

During Operation Phase, Total Power requirement will be 6254 kW which will be met by the NDMC. For Power Back up, DG sets of Capacity 4 x 2000 kVA will be installed.

A total of 240 KW of Solar PV will be installed for the project.

7. Parking Facility Details: Total Proposed Parking is 700 ECS.

8. Eco-Sensitive Areas Details: Distance of Okhla Wildlife Sanctuary from project site is 10.10 Km and from Asola Wildlife Sanctuary is 13.65 Km.

9. Plantation Details: The proposed Green Area is 2401.0 (11.19 % of plot area). There are 248 no. of trees existing at site out of which 247 will be transplanted at NTPC, Eco-Park, Badarpur and Ghitorni and 1 will be retained. Total no. of proposed trees is 269 (268 new and 01 tree to be retained)

10. Cost Details: Total Cost of the project is Rs 1700 crores.

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

The SEAC deliberated regarding the issues pertaining to Tree Transplantation Policy, 2020 water assurance, dewatering, air pollution load assessment and its abatement plan during operation and construction. After discussion the project proponent requested to submit the revised proposal.


Accordingly, the SEAC recommended to de-list the case to provide opportunity to proponent for submission of revised proposal.

C. The SEIAA during its meeting dated 23.12.2022 took the following decisions (s):

The SEIAA approved the delisting of the proposal.


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

Agenda No: 08

Case No. C-406

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

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Warehouse Project at Khata no. 23//6/1, 15/2, 16/1, 25, 34, 24//11, 20, 21, 57//1, 10, 58//3, 5/1, 9/3, 10, 11, 12/1, 5/3, 6, 4, 7, 8, 9/1, 12/3, 13, 14, 19, 18, 17, 9/2, 12/2, 5/2, 59//4, 5/2, 6, 7, 14, 59//15, Village - Bijwasan, Delhi by Ramesh Chand.

2. The Project is located at **Latitude:28°32'9.82"N; Longitude: 77° 1'43.38"E.**

3. Area Details:

The Total Plot Area of the project is 101256.48 sqm. The Proposed Total Built-up Area is 79996.18 sqm. The Proposed FAR Area is 79996.18 sqm. The Proposed Ground Coverage is 40,497.13 sqm. Existing Built-up area of 790 sqm will be demolished. Total no. of expected population will be 5600 persons. Total no. of warehouses will be 3 nos. The maximum height of the building will be 15 m.

4. Water Details:

During Construction Phase, STP water will be used, which will be ensured to fit for Construction and Sewage generated will be treated and disposed through septic tanks with soak pits.

During Operational Phase, Total Water requirement of the project will be 236 KLD which will be met by 108 KLD of Fresh water from DJB and 128 KLD treated water from in house STP. Total Waste water generated from the project will be 142 KLD which will be treated in house STP of 175 KLD capacity. Treated Water from STP will be 128 KLD which will be recycled and reused for Flushing (56 KLD), Horticulture (72 KLD).

Number of Rain Water Harvesting (RWH) Pit proposed is 25 nos.

5. Solid Waste Details

During Construction Phase, All construction wastes generated during construction will be used within the site itself for filling the floors roads, aggregate for mortar etc. to the extent feasible and remaining if any will be sent to the agency for proper disposal.

During the Operation Phase, Total 1394 Kg/day of Solid Waste will be generated from the project. Out of which, the Biodegradable waste (557.6 kg/day) will be subjected to composting by organic waste converter and the compost will be used as manure. The Recyclable waste (697 kg/day) & Non-Recyclable waste/ Inert waste (139.4 kg/day) will be disposed through Govt. approved agency

6. Power Details


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Member, SEIAA

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Member Secretary, SEIAA

During Operation Phase, Total Power requirement will be 1100 kVA which will be supplied by Tata Power Delhi Distribution Limited (TPDDL). For Power Back up, DG sets of Capacity 925 kVA (1x600 kVA+1x200 kVA + 1x125 kVA) will be installed.

Solar Power generation system of 50 Kilo Watt peak (KWp) capacity will be provided.

7. **Parking Facility Details:** Total Proposed Parking is 1977 ECS including parking for e-vehicles which is 320 ECS (20 % of required parking).

8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 26 Km and from Asola Wildlife Sanctuary is 16.5 Km.

9. **Plantation Details:** The proposed Green Area is 15,289.73 sqm (15.1% of the plot area) There are 25 no. of trees existing at site which will be retained/ transplanted.

10. **Cost Details:** Total Cost of the project is Rs170 crores including land & development cost.

After due deliberations, the SEAC in its 108th Meeting held on 09.07.2022, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which were responded back by the project proponent on 11.08.2022 vide letter dated 04.08.2022.

After due deliberations, the SEAC in its 112th Meeting held on 26.08.2022 recommended the case to SEIAA for grant of Environmental clearance imposing the specific conditions.

The SEIAA during its meeting held on 07.09.2022 took the following decisions (s): The availability/assurance of water supply for the project during its operational phase from any government approved agency/Delhi Jal Board is not available in the area/locality where the project is located which may lead to illegal extraction of Ground water/ unauthorized supply of raw water once project completes its construction. Therefore, SEIAA decided to refer back the matter to SEAC to examine the proposal with firm assurance of water during operational phase of the project.

The case was again considered in SEAC meetings held on 17.09.2022 and 04.10.2022.

The PP submitted a representation dated 16.09.2022 mentioning the OM dated 02.11.2018 providing that "Approval/ permission of the CGWA/SGWA shall be obtained before drawing ground water for the activities. State Pollution Control Board (SPCB) concerned shall not issue Consent to Operate (CTO) till the project proponent obtains such permission.

After due deliberations, the SEAC in its 115th Meeting held on 17.09.2022 recommended that the PP doesn't have water assurance from water supplying agency. SEIAA has raised apprehensions that unavailability of water may promote unauthorized extraction of ground water. SEAC deliberated the matter at length covering various aspects and options available in such scenario. It was consensus decision that in order to have perennial availability of water, treated water from STPs should be utilized for all the purposes and appropriate technologies should be implemented for up-gradation of water. PP should submitted detailed scheme along with shortlisted technology and proposed financial expenditure for up-gradation of treated water to different reuse quality.

In response the Project Proponent has uploaded its reply on 26.09.2022 stating that they have applied for ground water permission to Deputy Commissioner South West District vide letter dated 18.07.2022 and assured to submit the permission in due course of time, if they will be unable to get permission for Ground Water during operation phase then they will increase their STP capacity from 175 KLD to 230 KLD and they will install 11.5 m³/hr Water Treatment Plant (WTP) for treatment of STP treated water to make it convenient for domestic purposes as per CPCB norms. For the aforesaid purposes proposal has been enclosed and the cost of EMP has been revised.


(Sarvagya Kumar Srivastava)
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(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

Draft Minutes of Meeting of 67th SEIAA Meeting held on 23.12.2022

During presentation on 04.10.2022, the PP provided the permission to extract Ground Water from bore well granted by the District Advisory Committee vide letter No. DJB/AEE (M)36/2022/743 dated 03.10.2022.

After due deliberations, the SEAC in its 116th Meeting held on 04.10.2022 recommended the case to SEIAA for grant of Environmental Clearance with substitution of the condition regarding ground water drawl not to exceed the quantity as permitted by the District Advisory Committee, District South West of Delhi and water demand will be restricted accordingly during operation phase irrespective of the water demand projected during appraisal. All the conditions laid by the District Advisory Committee are to be adhered to.

In the meantime MoEF & CC GoI issued an OM dated 04.10.2022 regarding exemption of warehouses from requirement of Environmental Clearance.

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

The SEIAA during its 66th Meeting dated 16.11.2022 took the following decisions (s):

As per notification S.O.3252 (E) dated 22.12.2014 the building and construction projects or activities as per S.No. 8(a) of the schedule of EIA Notification, 2006 shall not include industrial shed, school, college, hostel for educational institution.

The proposal under consideration is the proposed warehouse to be constructed with a built up area of 79996.18 sqm falling in category B under S.No. 8(a) of the schedule. SEIAA opined that proposal needs to be delisted after due consideration of OM vide letter dated 04.10.2022 issued by MoEF & CC GoI clarifying that the word Industrial Shed mentioned in the Notification S.O. 3252 (E) dated 22/12/2014 implies buildings/ warehouses/ sheds (whether RCC or otherwise) which are used for housing machinery of industrial units and/or storage of raw materials and finished goods and industrial products including but not limited to industrial and factory-made products, irrespective of the location and proximity of the Industrial Shed vis-a-vis any Industry. These Industrial Sheds shall strictly implement the guidelines issued vide OM dated 9/06/2015 to ensure sustainable environmental management.

In view of above SEIAA decided to refer back the matter to SEAC.

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


The proposal under consideration is the proposed warehouse to be constructed with a built up area of 79996.18 sqm falling in category B under S.No. 8(a) of the schedule. SEAC took a note of OM vide letter dated 04.10.2022 issued by MoEF & CC GoI clarifying that the word Industrial Shed mentioned in the Notification S.O. 3252 (E) dated 22/12/2014 implies buildings/ warehouses/ sheds (whether RCC or otherwise) which are used for housing machinery of industrial units and/or storage of raw materials and finished goods and industrial products including but not limited to industrial and factory-made products, irrespective of the location and proximity of the Industrial Shed vis-a-vis any Industry. These Industrial Sheds shall strictly implement the guidelines issued vide OM dated 9/06/2015 to ensure sustainable environmental management. Accordingly, the proposal is falling under exempted category of Notification S.O. 3252 (E) dated 22/12/2014.


In view of above SEAC recommended to SEIAA for delisting of the proposal

C. The SEIAA during its meeting dated 23.12.2022 took the following decisions (s):

The SEIAA deferred the case for the next meeting for examination of notification in this regard.

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(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

Agenda No: 09

Case No. 430

Name of the Project	EC for Expansion of Existing Hotel Building at Plot no. 3, Sector - 10, Dwarka, New Delhi
Project Proponent	M/s Tirupati Building and Offices Pvt. Ltd. Plot No-3, District Centre, Sector-10, Dwarka
Consultant	Perfect Enviro Solutions Pvt. Ltd
Proposal No.	SIA/DL/INFRA2/404320/2022
File No.	DPCC/SEIAA-IV/C-430/DL/2022

The SEAC in its meeting dated 26.08.2022 deliberated the terms of OM dated 07.07.2021 and decided that Directions under section 5 of EPA,1986 are required be issued by SEIAA Delhi to Project Proponent for *mandating payment towards penalty for violation of EIA Notification 2006 as envisaged in OM F.No 22-21/2020-IA.III dated 07th July,2021 and Bank Guarantee of amount assessed towards the liability of Remediation plan and Natural & Resource Community Augmentation Plan* commensurate with the damage assessment is required to be submitted with DPCC before grant of Environmental Clearance and such plan shall be part of the Environment Impact Assessment (EIA) Report to be submitted along with EC application.

The PP submitted the cost attributable to:

- i. Cost of Construction under Violation wrt 3326.92 sqm is **Rs 46387326.8**
- ii. Cost of Construction under Violation wrt 2769.63 sqm is **Rs 38741584**
- iii. Turnover cost during the period of violation at 11th Floor and 12th Floor is Rs 7036349.0 and that part was operational from April 2022.

The committee deliberated and recommended as follows:

- I. The project cost attributable to expansion of 3326.92 sqm be taken as Rs. 6.44 Cr @ Rs. 1800 per sqft as per assessment order dated 28.07.2011 issued by Labour Department, Govt. of NCT Delhi. The project cost attributable to expansion of 2769.63 sqm be taken as **Rs 3.87 Cr** as submitted by Project Proponent. Therefore the total cost of the project is Rs. 10.31 Cr.
- II. The Turnover for the aforesaid portion submitted by the project proponent be extrapolated wef 11.06.2012 (Date of Occupancy Certificate) upto the date of stoppage of use of aforesaid portion (to be taken as the date of uploading the undertaking for the stoppage of construction while replying to ADS) on 30.07.2022 i.e. for a period of 10 years 1 month 20 days. This will come to Rs. 28.5 Cr. However the committee deliberated and recommended that for the purpose of imposing the penalty this turnover should be taken as Rs. 14.25 Cr. for averaging the turnover in retrospective manner.

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(Sarvagya Kumar Srivastava)
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(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

After due deliberations, the SEAC in its above said 112th Meeting held on 26.08.2022 recommended as follows:

1. Damage Assessment:

The committee deliberated on the proposed damage assessment by the Project Proponent in view of 3326.92 sqm Builtup Area constructed at 11th and 12th Floor and 2769.63 sqm Builtup Area of new construction undertaken. In this regard committee after deliberation accepted the cost of assessed damage proposed by the project proponent and finalized the amount of **Rs. 20 Lakhs**. Therefore the project proponent is required to submit revised Remediation Plan and Natural Community Resource Augmentation Plan which should be minimum of **Rs. 20 Lakhs**. This Remediation Plan and Natural Community Resource Augmentation Plan is required to be included in EIA Report for further appraisal at the time of applying for Environmental Clearance within 60 days. The amount of Bank Guarantee equivalent to the amount of Remediation Plan and Natural Community Resource Augmentation Plan will be finalized at the stage of appraisal of EC application taking into account the revised proposal. The Bank Guarantee shall be deposited prior to grant of Environmental Clearance and will be released after successful implementation of the Remediation Plan and Natural Community Resource Augmentation Plan.

2. Penalty for violation of EIA Notification:

The amount of penalty for the aforesaid violation will be 1% of total project cost (Rs. 10.31 Cr.) attributable to the expansion + 0.25% the turnover (Rs. 14.25 Cr) which amounts to total of Rs. 13.87 Lakhs.

3. Action under section 15 read along with section 19 of EPA,1986 be initiated by SEIAA Delhi against the project proponent for violation of EIA Notification 2006 by with respect to previous EC dated 08.07.2008 in constructing and operating 3326.92 sqm at 11th and 12th Floor and with respect to the construction of 2769.63 sqm built up area out of further proposed expansion of 22045.574 sqm in existing operational building without obtaining Environmental Clearance for the proposed expansion.


4. Directions under section 5 of EPA,1986 be issued by SEIAA Delhi to Project Proponent for *mandating payment of Rs. 13.87 Lakhs (Rupees Thirteen Lakhs Eighty Seven Thousands only) towards penalty for violation of EIA Notification 2006 as envisaged in OM F.No 22-21/2020-IA.III dated 07th July,2021 and keep operation of 3326.92 sqm at 11th and 12th Floor stopped and not to restart/start any construction with respect to further proposed expansion of 22045.574 sqm without obtaining valid Environmental Clearance.*

5. Committee recommended to issue following ToR to complete impact assessment studies and submit Environment Impact Assessment report and Environment Management Plan within 60 days *inter-alia* imposing the following points:

- 1. Remediation Plan and Natural Community Resource Augmentation Plan and quantification of liability shall be included as specific chapter which should be minimum of Rs. 20 Lakhs (Rupees Twenty Lakhs only) as per total damage assessed.*
- 2. The proof of submission of penalty amounting to Rs. 13.87 Lakhs (Rupees Thirteen Lakhs Eighty Seven Thousands only) with DPCC shall be enclosed with as Annexure with the EIA report.*


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(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
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The case was considered in 63rd meeting of SEIAA held on 31.08.2022 & SEIAA decided to defer the case for next meeting.

The SEIAA deferred that case in its 63rd meeting held on 31.08.2022 and subsequently during its meeting dated 07.09.2022 approved the recommendations made by SEAC Delhi in its meeting dated 26.08.2022 as follows:

- 1. Damage assessed by SEAC and issuance of Terms Of Reference (ToR) to complete impact assessment studies and submit Environment Impact Assessment report and Environment Management Plan along with revised Remediation Plan and Natural Community Resource Augmentation Plan as per damage assessed and to apply for Environmental Clearance within 60 days.
The amount of Bank Guarantee equivalent to the amount of Remediation Plan and Natural Community Resource Augmentation Plan will be finalized at the stage of appraisal of EC application taking into account the revised proposal.*
- 2. Action under section 15 read along with section 19 of EPA,1986 against the project proponent by SEIAA for violation of EIA Notification 2006 with respect to previous EC dated 08.07.2008 in constructing and operating 3326.92 sqm at 11th and 12th Floor and with respect to the construction of 2769.63 sqm built up area out of further proposed expansion of 22045.574 sqm in existing operational building without obtaining Environmental Clearance for the proposed expansion.*
- 3. Issuance of directions under section 5 of EPA,1986 by SEIAA Delhi to Project Proponent for mandating payment of Rs. 13.87 Lakhs (Rupees Thirteen Lakhs Eighty Seven Thousands only) towards penalty for violation of EIA Notification 2006 as envisaged in OM F.No 22-21/2020-IA.III dated 07th July, 2021 and keep operation of 3326.92 sqm at 11th and 12th Floor stopped and not to restart/start any construction with respect to further proposed expansion of 22045.574 sqm without obtaining Environmental Clearance for expanded portion and proposed expansion.*

Accordingly the SEIAA issued directions dated 22.09.2022 under section 5 of EPA, 1986 to Project Proponent directing as follows:

- 1. Submit payment of Rs. 13.87 Lakhs (Rupees Thirteen Lakhs Eighty Seven Thousands only) towards penalty for violation of EIA Notification 2006 as envisaged in OM F.No 22-21/2020-IA.II dated 07th July, 2021 by way of demand draft in favour of Delhi Pollution Control Committee within 30 days of issuance of this.*
- 2. Keep operation of 3326.92 sqm at 11th and 12th Floor stopped and not to restart/start any construction with respect to 2769.63 sqm area or any area related to further proposed expansion of 22045.574 sqm without obtaining valid Environmental Clearance and submit compliance of stoppage of aforesaid areas with due demarcation on a building plan within 7 days.*
- 3. That the Dy. Commissioner (South West District) shall take necessary action to ensure the effective stoppage/ operation of 3326.92 sqm at 11th and 12th Floor stopped and not to restart/start any construction with respect to further proposed expansion of 22045.574 sqm without obtaining valid Environmental Clearance.*

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The PP has submitted the demand draft dated 29.09.2022 for payment of Rs. 13.87 Lakhs (Rupees Thirteen Lakhs Eighty Seven Thousands only) towards penalty for violation of EIA Notification 2006 and case is under process in legal cell of DPCC for filing prosecution compliant.

Now the PP has applied for the Environmental Clearance with enhanced proposed built-up area compared to proposal submitted at the time of ToR.

Details of the proposed project after proposed expansion are as under:

- 1. Area Details (after expansion):** As per information submitted by the project proponent, the total plot area will remain the same i.e 13,603.00 sqm the project has constructed a built up area of 61,646.72 sqm (55550.169 sqm + 3326.92 sqm + 2769.63 sqm), proposed ground coverage will be 6792.61 sqm. Total proposed built-up area is 96510.902 sqm Proposed Non FAR (including basement area) area is 31,973.941 sqm and proposed FAR area is 38261.902 sqm . The total no. of Basements will be 3 nos. The Total Basement Area will remain the same as 26275.059 Sqm. The total nos. of floors will be 3B G+13+Terrace Floor (14). The Max. Height of the building is 54 m and Total populations after expansion will be 3206 (existing is 2764 persons) and nos of rooms will remain 330 without any enhancement in proposed expansion.
- 2. Water Details :**

During construction phase: Total water requirement will be 10 KLD out of which 5 KLD Water will be sourced through treated water from STP for construction activities. For domestic use, 5 KLD water will be sourced through tankers. Existing toilet facilities will be used for the labourers during the construction phase. Regular cleaning shall be done and hygiene conditions shall be maintained.

During Operation phase:
Existing Operational: Total water requirement is 178 KLD out of which fresh water requirement is approx. 87 KLD which is being supplied by Delhi Jal Board and tanker supply. Rest of the water requirement i.e 91 KLD of treated water is being sufficed from on-site STP. Total waste water generated is 101 KLD which is being treated in on-site STP of 210 KD capacity. Treated water (91 KLD) is being used in flushing (30 KLD), gardening (8 KLD) and Cooling (53 KLD). It is a ZLD complex.
After Expansion: Total water requirement will be 329 KLD out of which 159 KLD will be from fresh water which will be met by Delhi Jal Board and tanker supply. Total waste water generated will be 192 KLD which will be treated in an existing STP of 210 KLD 170 KLD of treated water will be reused for flushing (62 KLD), gardening (8 KLD) and Cooling (100 KLD). It will be a ZLD complex.
Total 3 no. of rainwater harvesting pits of size 4m dia and 4.5m depth have already been provided with a total capacity of 169.56 m³ . Runoff from roof top, landscape area, Open and road area will be connected to rain water harvesting pits.
- 3. Solid and Hazardous Waste Management:**

During Construction Phase: Total 15 kg/day of waste will be generated from labourers out of which 9 kg/day will be biodegradable waste which shall be treated in existing Organic waste converter & 6 kg/day of non-biodegradable waste will be given to authorized recycler.


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During Operation Phase:

Existing, total solid waste of 514 kg/day is being generated, Out of which the biodegradable waste of 308 kg/day is being generated which is being treated in an organic waste converter of 700kg capacity. Non-biodegradable waste of 206 kg/day is being given to approved recyclers.

After expansion approx. 640 kg/day of solid waste will be generated from the project out of which 384 kg/day of Biodegradable waste will be treated in already installed OWC and 256 kg/day of non-biodegradable waste will be given to the approved recycler.

4. Power Details:-

Existing, the total Sanctioned Load of the project is 3333 kVA & connected load is 2000 kVA, which is being met by the BSES Rajdhani. 2 no. of D.G. sets of capacity 1X1500 kVA & 1X1250 kVA (standby) are already installed which have been operated during power cut only. No new DG will be installed for expansion.

After Expansion- There sanctioned and connected load will remain same and No new DG will be installed.

5. Parking facility:

During Operation Phase (after expansion): Presently sufficient car parking provision have been made in basement and at surface. 537 ECS will be provided in the basement and at the surface. Nos of electric car parking provision not provided.

6. Eco-Sensitive Areas: Distance of Okhla Wildlife Sanctuary from project site is 23.22 Km and from Asola Wildlife Sanctuary is 17.77 Km.

Plantation: The green area of 2720 sqm (20 % of total plot area) has been developed all along the periphery of the project site. Approximately 78 trees have already been planted at the site. After expansion, a total green area of 3047.85 m² will be developed

6. Cost of the project: Total project cost after expansion will be Rs 452.88 Crores out of which the cost of expansion will be Rs. 45 crores.

Summary of the details submitted by the project proponent:

Description	Unit	As per EC	Details as per application for		
			ToR (after expansion)	EC	
				Proposed expansion	Total After Expansion
Cost of the Project	Rs (Cr)	407.88	482.88	45	452.88
FAR (achieved)-A	sqm	--	30591.316 (subtracting 14.684 converted into Non FAR from 30606 sqm as per completion)	7655.902	38261.902
Total Non FAR Area - B (including basement)	sqm	--	26292.939	27208.28	58249

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Built up Area (A+B)	sqm	55550.169	55550.169 3326.92 2769.63 19275.944	sqm + sqm + sqm +	34864.182	96510.902
Number of Basements	Nos.	3	3		No Change	3
Basement Area	sqm	--	26292			26275.059
Max. No. of Floors	No.	3B+G+10	3B+G+12		-	3B+G+13 + Terrace Level
Max. Height of the Building	meter	--	54		No Change	54
No. of DG Sets	No. (KVA)	-	2x 1250		-	1 x 1500 KVA + 1 x 1250 KVA (working- 1 x 1500 KVA, Standby- 1 x 1250 KVA)
No. of RWH Pits	No.	-	3		No Change	3
Total Water Requirement	KLD	328	315		-	329
Fresh Water Requirement	KLD	156	153		-	159
Wastewater Generation	KLD	-	180		-	192
Treated Wastewater Reuse	KLD	175	162		-	170
STP Capacity (MBBR)	KLD	200	210		No change	210
Total Solid Waste	Kg/day	387	649		-	640

SEAC deliberated in the meeting and SEAC was of the considered view that there is no impact on the damage assessment as violation and its damage assessment remained the same. EIA study has been

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carried out wrt to the enhanced built-up area of 96510.902 sqm therefore there is no need to seek amended ToR by the project proponent in the present and decided to go ahead with the appraisal of the application of Environmental Clearance submitted with enhanced built-up area as per revised Form I, Form 1A submitted.

SEAC further deliberated and accepted the Remediation plan Natural Community Resource Augmentation Plan with the condition to relocate the Anti-Smog Gun at Pappankalan Lake with coordination of DJB with a liability of Rs. 20 Lakhs (Rupees Twenty Lakhs Only) as per total damage assessed.

After due deliberations, the SEAC in its 119th Meeting held on 25.11.2022, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which has been responded back by the project proponent on 01.12.2022 vide letter dated 30.11.2022 which is as follows:

S. No	Information Sought by SEAC during SEAC Meeting dated 25.11.2022	Reply dated 01.12.2022 submitted on 30.11.2022
1.	Compliance to keep operation of 3326.92 sqm at 11th and 12th Floor stopped and not to restart/start any construction with respect to 2769.63 sqm area or any area related to further proposed expansion of 22045.574 sqm without obtaining valid Environmental Clearance and submit compliance of stoppage of aforesaid areas with due demarcation on a building plan as per directions issued by SEIAA.	PP vide its letter dated 30.11.2022 submitted that they have stopped the operation of 3326.92 sqm at 11 th & 12 th Floor and not restart/ start any construction wrt 2769.63 sqm area or any area related to further proposed expansion of 22045.574 sqm without obtaining valid Environmental Clearance. Copy of undertaking stating the same along with building plans demarcating the violation area has been enclosed as follows: 1. 11 th floor Plan: Demarcating 1996.028 sqm 2. 12 th Floor Plan: Demarcating 1996.08 – 816.51 – 1179.51 sqm area 3. Terrace Floor Plan: Demarcating area of 151.548 sqm (which was shown as a covered area on terrace floor in completion plan)
2.	Rain water harvesting/ retention plan needs to be provided with numbers of RWH pits, taking into account the recent higher flash rain (115 mm/hr) data along with actual percolation rate of the soil at site with layout and location plan.	PP has annexed the revised rain water harvesting calculations taking into account the recent higher flash rain (115 mm/hr) data along with actual percolation rate of the soil at site with layout and location plan.
3.	Provision to achieve 30 % of ECS for electric vehicle in parking.	PP has submitted an undertaking for providing 30% of ECS for electric vehicles in parking.


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4.	Revised solar energy utilization with an effort to achieve 10 % of power load requirement making full use of terrace area. Total 3 no. of rainwater harvesting pits of size 4m dia and 4.5m depth have already been provided with a total capacity of 169.56 m ³ . Runoff from roof top, landscape area, Open and road area will be connected to rain water harvesting pits	PP has submitted an undertaking that they will provide upto 5% of the total power load through renewable resources i.e. approx.. 130 kW.
5.	Revised realistic project cost in view of enhanced development proposed in the EC proposal as per the proposed built-up area.	PP has submitted that the total project cost after expansion will be Rs. 467.88 Cr. (Cost of expansion will be Rs. 60 Cr.)

During the presentation PP submitted undertaking stating that Remediation and Community Resource Augmentation Plan will be executed at Pappankalan Lake with coordination of DJB with a liability of Rs. 20 Lakhs as per total damage assessed.

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

- SEAC recommended total amount of Rs. 20,00,000/- lakhs towards Remediation plan (Rs. 14/- Lakhs) and Natural Resource Augmentation (Rs. 3.5/- lakhs) and Community Resource Augmentation (2.5/- lakhs) Augmentation plan to be spent within a span of two years. Details are given below:

(a) Cost summary of Remediation plan and Natural and Community Resource Augmentation plan.

S.No.	ITEM	Total Cost (Rs.)	Year I (Rs.)	Year II (Rs.)
1	Cost on Remediation of Environmental damages	14,00,000	9,00,000	5,00,000
2	Cost towards Natural Resource Augmentation	3,50,000	1,75,000	1,75,000
3	Cost towards Community Resource Augmentation	2,50,000	1,50,000	1,00,000
TOTAL COST TO BE SPENT		20,00,000	12,25,000	7,75,000

(b). Remediation plan and cost:

S.No.	Environment al Component	Remediation Proposed	Further Remarks	Rate (Rs.)	Quantity	Total Cost (Rs.)	Year I (Rs.)	Year II (Rs.)


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1	Air Environment	Fixed Water sprinkling system at pappankalan STP	will be used to reduce the air pollution in nearby area in peak pollution time	150,000	1	150,000	150,000	0
		Installation of 2 no. Anti-smog Gun	will be used to reduce the air pollution in nearby area in peak pollution time	500,000	2	1,000,000	500,000	500000
		TOTAL COST				1150,000	650,000	500000
2	Ecological Environment	Plantation outside the premises at Pappankalan STP	will help to reduce Air pollution and also enhance the beauty of the area	250,000	1	250,000	250,000	0
		TOTAL COST				250,000	250,000	0
COST OF REMEDIATION						14,00,000	9,00,000	5,00,000

(c). Natural Resources & Community Resources Augmentation plan & budgetary provision.

S.No.	Component	Activity Proposed	Further Remarks	Rate (Rs.)	Quantity	Total Cost (Rs.)	Year I (Rs.)	Year II (Rs.)
1	Natural Augmentation	Provision of Solar lights at Pappankalan STP	Solar Provision	35,000	10	3,50,000	1,75,000	1,75,000
2	Community Resource augmentation	Providing funds to Tripur Sundari Sadhana Peeth at C 701 The Delhi State Newspaper Employees Federation CGHS Ltd, Plot No.1, Sector -19, Dwarka, New Delhi - 110075	Society will do the plantation in vacant areas near Pappankalan STP	250,000	1	2,50,000	1,50,000	1,00,000
COST OF NATURAL AUGMENTATION AND COMMUNITY						6,00,000	3,25,000	2,75,000


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2. Total budgetary provision with respect to Remediation plan Natural Community Resource Augmentation Plan is Rupees 20/- lakhs. Therefore, project proponent shall be required to submit a bank guarantee of an amount of Rupees 20,00,000/- towards Remediation plan Natural Community Resource Augmentation Plan with the DPCC **prior to the grant of EC.**
3. Remediation plan shall be completed in 2 years whereas bank guarantee shall be for 3 years. The bank guarantee shall be released after successful implementation of the EMP, followed by recommendations of the SEAC and approval of the regulatory authority.
4. The PP shall submit the proof of credible action taken by the concerned state government/ state pollution control board under the provisions of the section 19 of the Environment Protection Act 1986 to the MoEF & CC prior to the grant of EC.
5. **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. Total waste water generated will be 192 KLD which will be treated in an existing STP of 210 KLD. 170 KLD of treated water will be reused for flushing (62 KLD), gardening (8 KLD) and Cooling (100 KLD). As proposed, no treated water shall be disposed in to municipal drain. It will be a ZLD complex.
 2. Treated water of DJB/ its own STP should be used for construction purposes with tertiary treatment of treated water of DJB STP to ensure it is fit for construction use.
 3. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
 4. Total 3 no. of rainwater harvesting pits of size 4m dia and 4.5m depth having a total capacity of 169.56 m3 shall be maintained properly with periodic cleaning. Runoff from roof top, landscape area, Open and road area will be connected to rain water harvesting pits
 5. Construction & Demolition waste should be disposed of at authorized C&D waste processing unit.
 6. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration on Dust Pollution Control Self-Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.
 7. PP shall provide IOT based Electro-chemical sensors in parking areas for air quality parameters i.e. CO, CO₂, Temperature, NO_x, SO_x, PM 2.5, PM 10, VOCs, H₂S, NH₃, Humidity to be connected to server 24x7 with quarterly calibration and data uploading every hour.
 8. A report on energy conservation measures confirming to energy conservation norms finalized by Bureau of Energy Efficiency should be prepared and submitted in first six monthly compliance report.
 9. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
 10. Separation of grey and black water should be done through a dual plumbing line.


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11. The PP shall provide the Solar PV of atleast 130 kWp and shall ensure that at least 5 % of the total energy demand to be sourced from renewable energy which is feasible on this project.
12. 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.
13. After expansion, a total green area will be enhanced to 3047.85 sqm as proposed.
14. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
15. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
16. 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.
17. Exposed roof area and covered parking should be covered with material having high solar reflective index.
18. Building design should cater to the differently-abled citizens.
19. 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.
20. 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.
21. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
22. Construction activities will be allowed only during day-time period.
23. Lubrication will be carried out periodically for plant machinery.

C. The SEIAA during its meeting dated 23.12.2022 took the following decisions (s):

The SEIAA approved the recommendations of SEAC made on 09.12.2022 for the project amending the Natural Resources & Community Resources Augmentation plan as follows:

1. *Project Proponent shall carry out training/sensitization workshop for the major stake holders/Project Proponents in NCT of Delhi regarding minimal impact on environment by proposed project to save maximum number of existing trees, impact on ground water/ground water table , minimum impact on Noise , Air & Water Environment, Traffic etc in lieu of Natural Resources & Community Resources Augmentation plan with budgetary provision of Rs 6.0 Lakhs. The training /workshop to be conducted periodically starting from January, 2023 with consultation of DPCC before finalization of such program and MS/representative of*

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DPCC shall attend the said program. The compliance of the same shall be submitted to SEIAA and regional office of MoEF & CC, GoI. MS SEIAA to seek bank guarantee for the budgetary provisions finalized for the proposed remedial measures Natural Resources & Community Resources Augmentation plan and EC to be released only after submission of requisite bank guarantee. The bank guarantee shall be released after successful implementation of the EMP, followed by recommendations of the SEAC and approval of the regulatory authority.

2. Following additional condition shall be imposed while issuing Environmental Clearance
 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 nodes capable of monitoring dust emission from the construction site. The system must have the capacity for simultaneous monitoring of PM2.5 and PM10 and equip for data transfer on a real-time basis to the server of DPCC.
 4. The Project Proponent shall install the gas based generators for power backup and the existing diesel generator shall be replaced by gas based generator whenever the replacement is required.


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Agenda No 10

Case No. C-374

Name of the Project	EC for DLF Commercial Complex at 1 E Jhandewalan Extension, New Delhi
Project Proponent	Rajeev Singh, Executive Director, M/s DLF Limited, DLF Centre, Sansad Marg, New Delhi, Karol Bagh, Central, Delhi-110001
Proposal No.	SIA/DL/MIS/68705/2021
File No.	DPCC/SEIAA-IV/C-374/DL/2021

A. Details of the proposed project are as under:

1. The Proposal is for grant of EC for DLF Commercial Complex at 1 E Jhandewalan Extension, New Delhi by M/s DLF Limited after demolition of existing buildings.
2. The project is located at **Latitude:**28°38'48.72"N, **Longitude:** 77°12'7.15"E
3. **Area Details:**The Gross Plot Area of the project is 4062 sq.m. Proposed Total Built-up Area (FAR + Non FAR + Basement Area) is 32455 sq.m. Existing Area which will be demolished is 21250 sqm. Proposed FAR Area is 10155 sqm. The Total Non FAR Area is 22300 sqm. The Total Basement Area is 11835 sq.m. Proposed Ground Coverage is 2031sq.m. The Total No. of Basements will be 3 nos.The Total No. of Towers is 1. The Maximum Number of Floors are (3B+LG+G+8) nos. Maximum Height of the Building (upto Terrace Level) is 39m.
4. **Water Details :**

During Construction Phase, Total water requirement will be 14 KLD out of which 5 KLD Water will be sourced through treated water from nearby STP for construction activities. For domestic use, 9 KLD water will be sourced through tankers. Mobile toilets will be provided at the site. Around 7 KLD of waste water will be generated.

During Operational phase, Total Water requirement of the project will be 346 KLD and the same will be met by 182 KLD fresh water from Delhi Jal Board and 164 KLD Treated Water. Total Waste water generated will be 179 KLD which will be treated in in-house STP of capacity 200 KLD. Treated Water from STP will be 164 KLD which will be used for Flushing (76 KLD), Cooling Towers (88 KLD). No Excess treated water will be there, it will be a ZLD motel complex

Number of Rain water collection tank will be 1 of capacity 54 cum. Rainwater will be collected and after primary treatment it will be used for sprinkling, floor mopping & misc. purposes.
5. **Solid Waste Details :**

During Construction Phase, Total 15 kg/day of solid waste will be generated. Out of which 9 kg/day of Biodegradable waste generated will be disposed of at the Municipal Solid Waste Site while 3 kg/day of non-recyclable waste and 3 kg/day of recyclable waste will be sent to authorized recycler. 4066.95 Tones of C & D waste will be generated at the site. The debris of construction material will be used in backfilling; roads etc. & rest will be disposed off as per C&D Waste Management Rules, 2016.

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During the Operation Phase, Total of 695 kg/day of Solid Waste will be generated from the project. Out of which, Bio-Degradable Waste of 278 kg/day will be treated in organic waste converters and converted to manure. 209kg/day of Non-Biodegradable Waste and 208 kg/day of Plastic waste which will be given to authorized recyclers
 Hazardous waste includes Oil from DG sets (30 Lts/month) which will be carefully stored in HDPE drums in isolated covered facilities and will be given to vendors authorized by CPCB/SPCB.

6. Power Details :

During Construction phase, DG sets of capacity 1 x 62.5 KVA will be used which will be bought acoustically enclosed with adequate stack height

During Operation phase, the total power requirement will be 2000 kW and will be supplied by BSES Yamuna Power Limited. For Power Back up, DG sets of Capacity 1 x 500 kVA and 2 x 1010 kVA will be installed.

1% of the total power requirement will be met through solar power.

- 7. Parking facility:** Total Parking Required is 305 ECS and Total Proposed Parking is 419 ECS
- 8. Eco-Sensitive Areas:** Distance from Okhla Wildlife Sanctuary is 12.66 Km Sefrom the project site. Asola Wildlife Sanctuary does not fall within the buffer zone of project.
- 9. Plantation:** The green area of 406.2 sqm. (10 % of total plot area) will be provided all along the periphery of the project site. At present 29 no. of trees exist at the project site out of which 5 no. of trees will be transplanted/ trimmed and 24 will be retained at the site. Total no. of trees proposed at site is 50 (24 Existing + 26 New).
- 10. Cost of the project:** Total Cost of the project is Rs. 98 Crores.

During the presentation the project proponent clarified that application for the environmental clearance is being made on the basis of the conceptual plan and thereafter sanction of building plan will be taken.

After due deliberations, the SEAC in its 98th Meeting (2nd Sitting) held on 02.02.2022, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which has been responded back by the project proponent on 07.06.2022 vide letter dated 30.05.2022 which is as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 02.05.2022	Reply dated 30.05.2022 submitted on 07.06.2022
1.	To reconfirm whether project proponent wants to obtain environmental clearance on the basis of conceptual plan only as there is likelihood of changes in the layout and building plans while getting the same sanctioned from local bodies which may require re-appraisal of environmental clearance so granted. Ideally the preliminary 'In Principle Approval' from the local bodies duly rooted through development authorities in accordance with approved master plan is desirable to	PP has informed that they will be obtaining environmental clearance on the basis of conceptual plan only. PP has informed that if built up area gets increased while getting the building plans sanctioned from local bodies, re-appraisal of Environment Clearance will be taken. PP has attached an undertaking stating the same.

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 (Reema Gupta)
 Member, SEIAA


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 Member Secretary, SEIAA

	minimize aforesaid eventuality.													
2.	Approval from DUAC and Delhi Fire Service.	<p>PP has informed that they will be obtaining EC on the basis of Conceptual plan only.</p> <p>PP has informed that once the EC will be received, they will submit the Building plan for sanction and after that from the portal the application will be sent to outside departments such as DFS, DJB, DUAC etc for grant of approval</p>												
3.	Water assurance from DJB for the proposed fresh water requirement.	<p>PP has informed that there is an existing water connection from DJB available at the site.</p> <p>PP has attached water bill having K.No 1865800000 of the available connection for reference.</p>												
4.	Water requirement during construction phase is proposed to be met from the treated water from nearby STP. 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 phase.	<p>PP has informed that STP treated water will be used for the construction phase and if STP water will not be suitable for construction purpose, they will pretreat the water to make it fit for construction.</p>												
5.	Segregated figures for potable and non potable water requirement during construction and operation phase.	<p>PP has given details of potable and non potable water requirements during construction and operation phase which is as follows:</p> <p>During Construction Phase:</p> <table border="1"> <thead> <tr> <th>S.No.</th> <th>Particulars</th> <th>Quantity</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Total Water Requirement</td> <td>10 KLD</td> </tr> <tr> <td>2.</td> <td>Potable Water (for Labours) (Source: Tankers)</td> <td>4.5 KLD</td> </tr> <tr> <td>3.</td> <td>Non Potable Water (Construction Activities) (Source: DJB/Tankers)</td> <td>5.5 KLD</td> </tr> </tbody> </table>	S.No.	Particulars	Quantity	1.	Total Water Requirement	10 KLD	2.	Potable Water (for Labours) (Source: Tankers)	4.5 KLD	3.	Non Potable Water (Construction Activities) (Source: DJB/Tankers)	5.5 KLD
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During Operation Phase (After taking conservation measures):		
S.No.	Particulars	Quantity
1.	Total Water Requirement	310 KLD
2.	Fresh Water Requirement (Source: DJB)	99 KLD
	Domestic	65 KLD
	Filter Backwash	10 KLD
	Food Court	14 KLD
	Swimming Pool	10 KLD
3.	Treated Water Requirement	211 KLD
		In-house STP: 140 KLD
		Outsourced: 71 KLD (from DJB/ Nearby STP/ Other projects of DLF)
	Flushing	69 KLD
	Gardening	2 KLD
	Cooling Tower	140 KLD
4.	Waste Water Generated	155 KLD
5.	STP Capacity	200 KLD

PP has also give water requirement as per base case scenario (before taking conservation measures).


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		PP has also attached Water Balance Diagram of base case scenario as well as after taking conservation measures.
6.	Proportion wise Step Diagram showing the amount of reduction in net Per Capita Water Demand achieved through (1) Each Demand reduction strategy (eg. Low flow fixtures, xeriscaping etc.), (2) Recycling and Reuse.	PP has attached revised water calculation for operation phase after taking conservation measures. PP has also attached Water Balance Diagram for the same.
7.	Revised landscape plan with demarcated green area with soft green area as per MPD. Landscape details to be provided with a measured impact on the micro-climate. Green area should be demarcated as per building bye laws and minimum consolidated area of 15 % of plot area should be kept as soft green area.	PP has informed that 15% of plot area as soft area is not manageable, though they are providing 10 % area of plot area as green area and 1/3 rd of terrace area will be kept as a green. Apart from this they will provide/adopt/maintain the green area of surroundings. PP has attached Landscape plan for the same.
8.	Rain water harvesting/ retention plan needs to be provided 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.	PP has attached revised rainwater harvesting calculations PP has informed that they are proposing 2 nos. of RWH Pits. PP has informed that average percolation rate of the soil is 26.1 min/cm and 56.4 min/cm.
9.	Revised Traffic Management Plan including Traffic Impact Assessment considering the latest traffic scenario. Detailed calculation of roads, bicycle paths, pedestrian spaces including entry and exit to be provided. 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. Distribution of mode of traffic as per MPD.	PP has attached detailed traffic report with impact assessment.
10.	Undertaking to assure safety of others property along the boundary wall of the complex.	PP has attached an undertaking stating that no damage will occur to others' property due to their project. PP has insured that they will ensure the safety of others property along the boundary wall of the proposed project complex.

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11.	Outlet parameters of proposed STP during operation phase needs to be revisited in order to check the feasibility of its reuse in flushing, horticulture, HVAC etc.	PP has informed about the outlet parameters of the proposed STP and informed that they will meet these characteristics.
12.	Technical feasibility statement for the proposed STP units with quality of output each unit wise.	PP has attached the technical feasibility statement for the STP.
13.	Explore the possibility for tapping the DJB sewer line of the area to treat the sewage and use in the complex as Jhandewalan is a water scarce area.	PP has informed that the possibility for tapping the DJB sewer line of the area to treat the sewage and use in the complex will be explored.
14.	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 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 low cost sensors for monitoring PM 2.5, PM 10.	PP has attached Revised EMP Report along with Revised Form 1, IA & Conceptual Plan.
15.	Geotechnical Investigation Report along with details of pre and post monsoon water table in project area.	PP has attached Soil Investigation Report
16.	Proportion wise Step Diagram to be provided showing the amount of reduction in net per capita Energy Demand achieved as compared to base case scenario, through (i) Load Reduction Strategies, (ii) Passive Strategies, (iii) Renewables, and (iv) Energy Recovery strategies. Atleast 2 % of total energy demand to be sourced from Renewables. Percentage reduction through each of the aforesaid strategies to be provided in a consolidated diagram format for easy comprehension	PP has informed that total 28.47 % of energy saving per year will be achieved after taking various energy saving measures. PP has attached Energy saving calculation for the same. PP has informed that 1 % of total demand load will be met from solar energy.


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17.	Proposal for provisioning the energy audit during operation phase.	PP has informed that provision of energy audit will be proposed during the operation phase.
18.	Provision for electric charging of the e-Vehicles as per Building Bye Laws.	PP has informed that 20 % of total parking i.e. 84 ECS will be provided for E-Vehicles in the basement and Electric vehicle charging points will also be provided.
19.	Specify name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters.	PP has attached Environment Cell Organization Flow Chart showing that 7 no. of personals will be engaged in implementation and monitoring of environmental parameters

The Water Bill submitted for the existing connection does not substantiate the water supply assurance for the new building proposed.

Regarding the revised Landscape plan with minimum consolidated area of 15 % of the Plot Area to be kept as soft green, The PP is proposing 406.2 sqm (i.e. 20 % of the open space) of Green Area against the ground coverage of 2031 sqm.

After due deliberations, the SEAC in its 106th Meeting held on 18.06.2022, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which has been responded back by the project proponent on 06.07.2022 vide letter dated 05.07.2022 which is as follows:

S. No.	Information Sought by SEAC during SEAC Meeting dated 18.06.2022	Reply dated 05.07.2022 submitted on 06.07.2022
1.	Water assurance for the total fresh water requirement of 99 KLD and identification/assurance from the nearby STPs from where the treated waste water of 71 KLD will be outsourced.	<p>PP has informed that they approached to DJB for the freshwater assurance and the DJB officials said that the PP already has the water connection in running condition and reassurance of fresh water cannot be done as of now.</p> <p>PP has attached acknowledgment copy dated 23.06.2022 for the fresh water from DJB.</p> <p>PP has also informed that once the construction activity will start, they will disconnect the existing water connection at premises and will obtain all necessary approvals for re-connection of water from DJB for the revised water demand and will pay all charges as demanded by DJB for such connection.</p>

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		<p>PP has attached undertaking regarding the same.</p> <p>PP has informed they will tap the DJB sewer line of the area subject to the approval of concerned authority to treat the sewage for reusing within the premises for HVAC cooling purposes (71 KLD) or else they will outsource the STP treated water from Rithala Phase-I STP Plant.</p> <p>PP has attached letter to DJB dated 22.06.2022 for assurance of STP treated water during operation phase.</p>
2.	STP treated water assurance from the nearby DJB STP to meet the requirement of non-potable water during construction phase.	<p>PP has informed that STP treated water will be sourced from STP Rithala Phase-1 to meet the requirement of non-potable water during the construction phase.</p> <p>PP has attached assurance from DJB dated 18.06.2022 for treated water from Rithala Phase-I STP Plant during construction phase.</p>
3.	Technical feasibility statement for the proposed STP units with quality (characteristics of waste water) of output each unit wise.	PP has attached technical feasibility statement for the proposed STP units with quality of each unit wise.
4.	Outlet parameter of proposed STP during operation needs to be revisited to make it fit for reuse in flushing, horticulture, HVAC etc. supported with simulated model study.	<p>PP has attached the outlet parameters of proposed STP during operation for reuse in flushing, horticulture, HVAC etc.</p> <p>PP has also informed that project is in initial stage and before the commission of STP will put their endeavour to achieve these parameters.</p>
5.	Revised proposal to meet at least 2 % of total energy demand to be sourced from Renewable.	PP has informed that they will meet at least 2% of total energy demand through Renewable.
6.	In view of high ground water table the PP is required to review RWH proposal with adequate provision of rainwater harvesting tanks.	<p>PP has informed that they are proposing Rain water collection tank.</p> <p>PP has informed that collected rainwater will be reused within premises after primary treatment as fresh water in monsoon season.</p>
7.	Confirm the feasibility of tapping the DJB	PP has informed they will tap the DJB sewer


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	sewer line of the area to treat the sewage and use in the Complex.	line of the area subject to the approval of concerned authority to treat the sewage for reusing within the premises for HVAC cooling purposes
8.	The PP is required to work upon the inventory of the demolition waste likely to be generated from the existing building with a specific reference to Hazardous waste along with its safe disposal plan.	<p>PP has attached the construction & demolition waste calculation of the project.</p> <p>PP has informed that their building is not operational since 2 decades and currently there is no hazardous waste within the premises.</p> <p>PP has also informed that construction & demolition waste will be disposed off through authorized vendor</p>

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

The Area statement/ Built-up Area indicated in the site plan and in Form I/ EMP is at variance the same was clarified during meeting.

The PP during presentation clarified that tapping of DJB sewer line and treat the sewage for using in complex will not be feasible.

PP submitted that there will be no tapping, dewatering or withdrawal of groundwater (as per Form IA Point 2.9) in spite of the fact submitted that Ground water level is at 4.5 mbgl and the basement floor will be at -12.3 m level and foundation is expected to at -13--13.5 m level (as per Geotechnical Report). In this respect the PP during presentation clarified that dewatering will be done.

The PP has projected the population as 4632 and environmental attributes have been calculated accordingly. There is no correlation/ calculation between the Built-up Area used and population projection. The clarification was given by the PP during presentation.

After due deliberations, the SEAC in its 110th Meeting held on 08.08.2022 recommended to *defer the case for further consideration with a liberty to submit additional document/ information if any* which has been responded back by the project proponent on 04.11.2022 vide letter dated 03.11.2022 which is as follows:

S. No.	Points discussed during meeting	Reply dated 03.11.2022 submitted on 04.11.2022
1.	Dewatering Assessment report to be submitted along with estimated quantity of water to be dewater.	PP has attached Dewatering Assessment Report done by NEERI, Nagpur.
2.	Revised Form I and IA to be submitted.	<p>PP has attached Revised Form I and IA.</p> <p>PP in revised Form IA has submitted that the maximum seepage during the construction of the</p>

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Member Secretary, SEIAA

		<p>basement will be 56 m³/day. The water so dewatered meets the drinking water quality as well. It can be pumped out by 3 HP pump and handed over to any agency like DJB or it can be used for the construction purpose also. The radius of influence is approximately 71.8m and hence the influence will be only localised. The withdrawal is only for removal of the natural seepage and not from any boring and hence the impact will be negligible. The detailed dewatering report is attached as Annexure.</p> <p>2 no. of rain water collection pits will be provided. Rain water will be collected and after primary treatment it is being used for sprinkling, floor mopping & misc. purposes</p>
3.	Testing of Rithala STP to be done from approved laboratory of Delhi Jal Board.	PP has attached the test report of Rithala STP dated 03.09.2022 issued by Central Laboratory WTP Wazirabad.
4.	STP Feasibility Report to be submitted	PP has attached the STP Feasibility Report along with STP Schematic Diagram of capacity 290 KLD (2X 145 KLD).

The Project Proponent submitted the layout/ site plan with area statement and projected population detail statement during presentation.

After due deliberations, the SEAC in its 118th Meeting held on 18.11.2022, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which has been responded back by the project proponent on 01.12.2022 vide letter dated 01.12.2022 which is as follows:

S. No	Information Sought by SEAC during SEAC Meeting dated 18.11.2022	Reply dated 01.12.2022 submitted on 01.12.2022
3.	PP is required to confirm water assurance from DJB for meeting the water demand during operation phase of the project.	PP has attached a letter dated 30.11.2022 issued by Delhi Jal Board regarding issuance of fresh water supply during operational phase stating that the proposal needs to be submitted through OBPS system after all statutory approvals such as Environmental Clearance, Height NOC etc further DJB has stated that DJB would workout IFC as per DJB Rules and conditions for the said project and DJB shall provide the water connection for proposed commercial complex as per availability and technical feasibility of said commercial complex at the stage only completion after apply for the same.


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The SEAC deliberated on the letter of DJB obtained by PP in lieu of the water assurance, and it was discussed during the meeting that the PP has applied for Environmental Clearance with conceptual plan, therefore further assurances from DJB may not be feasible at this conceptual stage. It was decided during the meeting that environmental clearance may be recommended subject to the condition that construction shall not be started without obtaining the categorical water supply permission/assurance from DJB/authorized source.

The revised capital and recurring cost of EMP during construction phase provided during presentation.

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

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

Specific Conditions:

1. Construction shall not be started without obtaining the categorical water supply permission/assurance from DJB/authorized source for meeting the water requirement during operation phase. In case of failure to comply with the said condition, the environmental clearance will be treated as null and void.
2. 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.
3. The project proponent shall adhere to the revised total water requirement – 310 KLD, Fresh water requirement – 99 KLD, Treated water requirement – 211 KLD (for recycling in flushing – 69 KLD, Cooling tower – 140 KLD (Treated water 69 KLD from in House STP and 71 KLD outsourced), Gardening – 2 KLD).
4. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs.37.5 Lacs and recurring cost of Rs. 8.5 Lacs/ year during construction phase and capital cost of Rs. 245 Lacs and recurring cost of Rs. 59.5 Lacs/ year during operation phase.
5. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter taking into account the recommendations of NEERI Report. Formal approval shall be taken from the DJB/CGWA for any ground water abstraction of dewatering. The project proponent shall adopt suitable measures for controlling ground water backing up around basements.
6. The project proponent shall implement the revised Traffic Management Plan submitted.
7. At least 10 % of the total energy demand to be sourced from Solar (Renewable) energy.
8. 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.
9. 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

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Member Secretary, SEIAA

- 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. Green building norms should be followed with a minimum 3 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up.
 11. Construction & Demolition waste should be disposed of at authorized C&D waste processing unit.
 12. 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.
 13. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of VardhamanKaushik Vs. Union of India & others and Sanjay KulshreshthaVs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration/ self-audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.
 14. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
 15. The cost of Environment Management Plan should be distinctly allocated in the budget of the project and details of the same along with time frame of the implementation should be reported in six monthly monitoring reports.
 16. In view of MoEF&CC Office Memorandum No. 21-270/2008-IA.III dated 19.06.2013 read with MoEF&CC Office Memorandum No. 22-154/2015-IA.III dated 10.11.2015, this environmental clearance is granted focusing only on the environment concerns. The project will be regulated by the concerned local Civic Authorities under the provisions of the relevant provisions of the extant MPD-2021, Building Control Regulations and Safety Regulations.
 17. The Environmental Clearance is subject to the condition that concerned local civic agencies will give the permission for use/ occupation of the building only after the written assurance of DJB/ New Delhi Municipal Council / other such local civic authority (as the case may be) regarding supply of adequate water for the residents/ occupiers.
 18. Grant of environmental clearance does not necessarily implies that water/ power supply shall be granted to the project and that their proposals for water/ power supply shall be considered by the respective authorities on their merits and decision taking.
 19. The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from water/ power supply angle shall be entirely at the cost and risk of the project proponent and SEAC/SEIAA, Delhi shall not be responsible in this regard in any manner.
 20. The PP shall 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.
 21. As proposed, fresh water requirement from municipal supply shall not exceed 99 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DJB/ concerned Authority.


(Sarvagya Kumar Srivastava)
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22. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for flushing, AC makeup water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
23. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
24. Energy audit shall be carried out periodically to review energy conservation measures.
25. All sensor/meters based equipments should be calibrated on quarterly basis.
26. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
27. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
28. 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.
29. Exposed roof area and covered parking should be covered with material having high solar reflective index.
30. Building design should cater to the differently-abled citizens.
31. PP shall keep open space unpaved to the maximum extent possible so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
32. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
33. Construction activities will be allowed only during day-time period.
34. Lubrication will be carried out periodically for plant machinery

C. The SEIAA during its meeting dated 23.12.2022 took the following decisions (s):

SEIAA referred back the case to SEAC to examine the firm assurance of water supply to the project and possibility of gas based generator instead of DG sets.


(Sarvagya/Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

Agenda: 11

Case No.- 421 (Transfer Case)

Name of the Project	Development of Warehouse Complex with Built-up area of 1,05,250.375 sqm" at Khera Kalan Road Village Nangli puna, Khera Kalan, North west District, Delhi Village Nangli Puna, Zone-P-1, Tehsil- Narela (Sub-city), Delhi- 110036
Project Proponent	M/s Goodluck Buildtech Private Limited & Others
Proposal No.	SIA/DL/MIS/291942/2022
EC File No.	21-42/2021-IA-III dated 29.06.2021
SEIAA Delhi File No.	DPCC/SEIAA-IV/C- 421/DL/2022

A. Details of the proposed project are as under:

M/s Goodluck Buildtech Private Limited & Others obtained Environmental Clearance from MoEF&CC, GoI vide letter no. F. No. 21-42/2021-IA-III dated 29.06.2021 for the Project namely "Development of Warehouse Complex with Built-up area of 1,05,250.375 sqm" at Khera Kalan Road Village Nangli puna, Tehsil- Narela (Sub-city), District-Northwest Delhi, Delhi- 110036 in absence of SEIAA, Delhi.

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

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

The applicant inter-alia uploaded following documents in support of their request.

1. No Objection Certificate from M/s Goodluck Buildtech Private Limited & Others for transferring the Environment Clearance to M/s Good Luck Buildtech Private Limited. However, the same is signed on behalf of M/s Good Luck Buildtech Private Limited instead of M/s Goodluck Buildtech Private Limited & Others.
2. Undertaking by the transferee namely M/s Good Luck Buildtech Private Limited stating that they will comply with the environmental conditions given in the Environment Clearance letter to M/s Goodluck Buildtech Private Limited & Others.
3. Undertaking by M/s Goodluck Buildtech Private Limited regarding authenticity of documents submitted to SEIAA

The case was considered in 65th meeting of SEIAA held on 17.10.2022 & SEIAA decided to defer the case for next meeting. Subsequently, the SEIAA during its meeting dated 16.11.2022 took the decisions and decided to refer the matter to SEAC for examination and suitable recommendation to SEIAA.


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Member Secretary, SEIAA

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

The application for transfer of environmental clearance be rejected as it does not lie in view of OM issued vide letter dated 04.10.2022 issued by MoEF & CC Gol clarifying that the word Industrial Shed mentioned in the Notification S.O. 3252 (E) dated 22/12/2014 implies buildings/ warehouses/ sheds (whether RCC or otherwise) which are used for housing machinery of industrial units and/or storage of raw materials and finished goods and industrial products including but not limited to industrial and factory-made products, irrespective of the location and proximity of the Industrial Shed vis-a-vis any Industry. These Industrial Sheds shall strictly implement the guidelines issued vide OM dated 9/06/2015 to ensure sustainable environmental management. Accordingly, the proposal is falling under exempted category of Notification S.O. 3252 (E) dated 22/12/2014.

C. The SEIAA during its meeting dated 23.12.2022 took the following decisions (s):

The SEIAA deferred the case for the next meeting for examination of notification in this regard.


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

Agenda: 12

Case No.- 422 (Transfer Case)

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

A. Details of the proposed project are as under:

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

Now, SCHLOSS CHANAKYA PRIVATE LIMITED has applied for transfer of EC for above said project from M/s Hotel Leela Venture Ltd to M/s Schloss Chanakya Pvt. Ltd.

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

The applicant uploaded following documents in support of their request.

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

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

The SEIAA during its meeting dated 16.11.2022 took the following decision(s) and decided to refer the matter to SEAC for examination and suitable recommendation to SEIAA.

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

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


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

C. The SEIAA during its meeting dated 23.12.2022 took the following decisions (s):

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


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

Agenda: 13

Case No.- 426 (Transfer Case)

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

A. Details of the proposed project are as under:

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

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

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

The applicant uploaded following documents in support of their request.

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

The SEIAA during its meeting dated 16.11.2022 took the following decision(s) and decided to refer the matter to SEAC for examination and suitable recommendation to SEIAA.

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

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


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

C. The SEIAA during its meeting dated 23.12.2022 took the following decisions (s):

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


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

Agenda: 14

Case No.- C-438 (Transfer Case)

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

A. Details of the proposed project are as under:

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

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

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

The applicant uploaded following documents in support of their request.

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

B. The SEIAA during its meeting dated 23.12.2022 took the following decision(s):

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

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Meeting ended with the vote of thanks to the Chair.

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(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA