

STATE LEVEL EXPERT APPRAISAL COMMITTEE (SEAC)-DELHI
OFFICE OF DELHI POLLUTION CONTROL COMMITTEE
5th FLOOR, ISBT BUILDING, KASHMERE GATE, DELHI-110006

Minutes of the 116th Meeting of State Level Expert Appraisal Committee (SEAC)
held on 04.10.2022 at 11:00 AM in the Conference Room of DPCC, at 5th Floor,
ISBT Building, Kashmere Gate, Delhi 110006.

The 116th Meeting of State Level Expert Appraisal Committee (SEAC) was held on 04.10.2022 in the Conference Room of DPCC under the Chairmanship of Sh. Vijay Garg. The following Members of SEAC were present in the Meeting:

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| 1. Sh. Vijay Garg | - | In Chair |
| 2. Sh. Ankit Srivastava | - | Member |
| 3. Sh. Chetan Agarwal | - | Member |
| 4. Ms. Jyoti Mendiratta | - | Member |
| 5. Dr. Sirajuddin Ahmed | - | Member |
| 6. Sh. Pranay Lal | - | Member |
| 7. Sh. Surinder Kumar Juneja | - | Member |
| 8. Sh. Ashish Gupta | - | Member |
| 9. Dr. Sumit Kumar Gautam | - | Member |
| 10. Sh. Pankaj Kapil | - | Member Secretary |

Following SEAC Members could not attend the Meeting:

- | | | |
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| 1. Ms. Paromita Roy | - | Member |
| 2. Sh. Gopal Mohan | - | Member |
| 3. Dr. Kailash Chandra Tiwari | - | Member |

The DPCC Officials namely Sh. Amit Chaudhary (EE), DPCC, Sh. S.K. Goyal (EE), DPCC and Sh. Rohit Kumar Meena, (JEE), DPCC assisted the Committee.

The Minutes of the 115th SEAC Meeting held on 17.09.2022 were confirmed by the Members.

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Agenda: 01**Case No C-403**

Name of the Project	EC for proposed IT/ITES Building At Plot No. 37, Block A, Mohan Cooperative Industrial Estate New Delhi by M/s Tejaswani Developers Private Limited
Project Proponent	Mr. Rajkumar Singh, M/s Tejaswani Developers Private Limited, C-1, Sector 3 Noida, Gautam Buddha Nagar, Uttar Pradesh-201301.
Consultant	M/s Ind Tech House Consult
EIA Coordinator present during Meeting	Mr. Mradul Shrivastava (Authorized Signatory) Mr. Nagesh Vikram (STP Consultant)
Representative of PP present during Meeting	Ms. Supriti Guha (EIA Coordinator) Mr. Indra Kumar (Team Member)
Proposal No.	SIA/DL/MIS/277695/2022
File No.	DPCC/SEIAA-IV/C-403/DL/2022

After due deliberations, the SEAC in its 110th Meeting held on 08.08.2022 recommended the case to SEIAA for grant of Environmental clearance imposing the specific conditions. The case was considered in 63rd meeting of SEIAA held on 31.08.2022 & SEIAA decided to defer the case for next meeting and the proposal was considered in 64th meeting of SEIAA dated 07.09.2022.

A. 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 water details of the proposal are as under:

S.No.	Particulars	Figures as submitted in Proposal	Revised Figure after appraisal
1.	Total Water Requirement	109 KLD	75 KLD
2.	Fresh Water Requirement (Source: DJB)	65 KLD	42 KLD
3.	Treated Water	44 KLD	33 KLD

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	Flushing	43 KLD	32 KLD
	Horticulture	1 KLD	1 KLD
4.	Treated water discharged into Drainage System	46 KLD	31 KLD
5.	Waste Water Generated	95 KLD	64 KLD
6.	STP Capacity	115 KLD	80 KLD

PP during the appraisal informed that at present there is no water and sewer connection in the area. PP also informed that building will be operation only after getting the water/ sewer connection or approval from competent authority. PP attached an undertaking for the same.

The SEAC while recommending the Environmental Clearance to SEIAA inter-alia specified the following conditions:

1. **The project proponent shall obtain water supply permission/ assurance before operation of the project.**
2. The project proponent shall adhere to the revised total water requirement – 75 KLD, Fresh water requirement – 42 KLD, Treated water requirement – 33 KLD (for recycling in flushing – 32 KLD, Horticulture – 1 KLD). The project shall follow principle of Zero Liquid Discharge (ZLD). Excess treated water from the STP will not be discharged to sewer line but the same shall be utilized for reuse purposes after adequate up-gradation of treated water to reuse standards.
3. PP shall start operation only after getting sewer connection from competent authority as committed. PP shall maintain sewer line for emergency case to discharge wastewater generation into public sewer.
4. Treated water of DJB STP should be used for construction purposes only after tertiary treatment of the same to ensure it is fit for construction use.
5. The Environmental Clearance is subject to the condition that concerned local civic agencies will give the permission for use/ occupation of the building only after assured water supply of DJB/ New Delhi Municipal Council / other such local civic authority (as the case may be).
6. 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.
7. The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from water/ power supply angle shall be entirely at the cost and risk of the project proponent and SEAC/SEIAA, Delhi shall not be responsible in this regard in any manner.

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8. As proposed, fresh water requirement from municipal supply shall not exceed 42 KLD as per water assurance obtained from DJB. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DJB/ concerned Authority.
9. 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.
10. Ground water should be extracted only after the permission from the competent authority.

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 23.09.2022 stating that their project will be completed within 4 to 5 years and by that time they assume Govt. of Delhi will supply the fresh water for domestic use, if they are unable to get permission to get fresh water from DJB/ Ground Water during operation phase then they will increase their STP capacity from 80 KLD to 95 KLD and they will install 5 m³/hr Water Treatment Plant (WTP) for treatment of STP treated water to convert Class A water quality as specified by CPCB for domestic use. For the aforesaid purposes proposal has been enclosed and the cost of EMP has been revised.

Source of STP treated water has not been identified by PP.

The committee took a note of manual on Water Supply and Treatment (CPHEEO,1999), in which it has been mentioned that the Environmental Hygiene Committee (1949) recommended that the objective of a public water supply should be to supply water "that is absolutely free from risk of transmitting diseases, is pleasing to the senses and is suitable for culinary and laundering purposes" and that "freedom from risks is comparatively more important than physical appearance or hardness" and that safety is an obligatory standard and physical and chemical qualities are optional within a range.

The committee also took a note of drinking Water specification as per IS 10500:2012 the drinking water shall comply with requirements of Organoleptic and physical parameters, general parameters concerning substances undesirable in excessive amounts, parameters concerning toxic substances and radioactive substances including pesticide residues limits, bacteriological, virological and biological requirements and as per Section 76 of Delhi Jal Board Act 1998, No person shall make any development without obtaining permission from the board to the effect that sufficient arrangement will be made for drainage, sewerage and supply of wholesome water, and every such development shall be made subject to and in accordance with any conditions laid down with such permission.

As per Delhi Jal Board D.O. No. CEO/M(Dr)/2018/1065-1090 dated 16.10.2018 issued for circulating the policy to utilize treated waste water for Horticulture and other purposes it is understood that Delhi Jal Board has resolved to allow lifting of sewage from their STPs at

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existing standards for utilizing the same for Horticulture and for the purposes other than the drinking.

B. After due deliberations, the SEAC in its 116th Meeting held on 04.10.2022 recommended as follows:

1. PP to obtain permission of Ground Water extraction for Fresh water from the advisory committee as per notification dated 12.07.2010.

OR

PP should submit the proposal to DJB and take permission/ consent of Delhi Jal Board for making the arrangement for supplying the treated sewage/ treated STP water which would be further upgraded by PP to meet different uses except potable use. PP must ensure supply of fresh potable water

2. Regarding disposal of excess treated water from the STP, PP submitted that DJB sewer line doesn't exist near the area hence it is recommended that PP should upgrade the water quality for different reuse purpose and ensure 100% reuse in nearby area

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Agenda No: 02

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/sGrass Roots Research & Creation India (P) Ltd
EIA Coordinator present during Meeting	Ms Vinita Yadav (Architect) Mr. Prem Kamboj (PHE Engineer)
Representative of PP present during Meeting	Mr. Sourabh Gola
Proposal No.	SIA/DL/MIS/277979/2022
File No.	DPCC/SEIAA-IV/C-406/DL/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 case was considered in 63rd meeting of SEIAA held on 31.08.2022 & SEIAA decided to defer the case for next meeting and the proposal was considered in 64th meeting of SEIAA dated 07.09.2022

A. 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 water details of the proposal are as under:

S.No.	Particulars	Figures as submitted in Proposal
1.	Total Water Requirement	236 KLD
2.	Fresh Water Requirement (Source: DJB)	108 KLD
3.	Treated Water Requirement	128 KLD
	Flushing	56 KLD
	Gardening	72 KLD

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4.	Waste Water Generated	142 KLD
5.	STP Capacity	175 KLD

PP during appraisal informed that total water demand during construction phase will be supplied through a private tanker agency- M/s Dharmender Dutt (Approved Govt. Contractor). This agency will procure STP treated water from Kapashera STP of DJB. PP attached the copy of agreement with the private tanker agency regarding the same.

Permission from DJB for supply of STP treated water through tanker was attached by PP.

In order to bring the quality of DJB STP treated water as per IS456 norms, PP will install an STP to make it fit for construction purpose. An undertaking regarding the same was attached by PP.

PP informed that DJB supply is not available in the area and the source of water for the project will be ground water. Total fresh water demand during operation phase will be 108 KLD. Application for ground water withdrawal has been submitted to District Magistrate, South-West District vide letter dated 18.07.2022. Copy of Acknowledgement regarding the same was attached by PP.

PP informed that they will submit the permission for ground water withdrawal to SEAC, Delhi before commencement of the project. An undertaking stating the same has been attached. **The SEAC specified the condition that PP shall obtain the permission for ground water withdrawal from the competent authority in Delhi before start of the construction. This Environmental Clearance will become null and void in case of denial of such permission**

The SEAC while recommending the Environmental Clearance to SEIAA inter-alia specified the following conditions:

1. Treated water of nearby STP should be used for construction purposes only after tertiary treatment of the same to ensure it is fit for construction use as per BIS standards.
2. PP shall obtain the permission for ground water withdrawal from the competent authority in Delhi before start of the construction. This Environmental Clearance will become null and void in case of denial of such permission.
3. 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.
4. The Environmental Clearance is subject to the condition that concerned local civic agencies will give the permission for use/ occupation of the building only after assured water supply of DJB/ DMC/ other such local civic authority (as the case may be).
5. Grant of environmental clearance does not necessarily implies that water/ power supply shall be granted to the project and that their proposals for water/ power supply shall be considered by the respective authorities on their merits and decision taking.

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6. 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.
7. As proposed, fresh water requirement shall not exceed 108 KLD. Occupancy Certificate shall be issued only after assured water supply with due permission of ground water extraction or from DJB/ concerned Authority.
8. 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.

The PP also 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 submit 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.

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

B. After due deliberations, the SEAC in its 116th Meeting held on 04.10.2022 recommended as follows:

The case recommended to SEIAA for grant of Environmental Clearance with substitution of the condition no. 05 that ground water drawl shall not 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.

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development of Group Housing Colony (08 Residential towers, 3 Clubs in lower

ground floor and 1 separate club block, 26 Villas, 4 Retail Blocks, 1 Milk Booth and 4 watch ward cabins) at Plot-B having plot area of 78,710 sqm.

4. As per Environmental Clearance issued, total green area of 19677.5 sqm will be developed within the plot area of the project. Plantation of native plants will be done, 2337 trees are present at the site out of which 305 nos. of trees will be retained and 946 nos. of trees will be transplanted within the site and 1086 nos. of invasive trees will be cut/ trimmed for the construction of residential buildings. Additional 39 new trees will be planted at the site. Thus, total 1290 trees will be maintained at the site (i.e. 305 + 946 + 39)
5. Details of configuration is as follows for which amendment is proposed:

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

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

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

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

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

S.No.	Information Sought by SEAC during SEAC Meeting dated 09.09.2022	Reply dated 23.09.2022 submitted on 24.09.2022												
1.	PP shall indicate the steps taken if any to incorporate the trees on site in the planning stage as required by section 4(1) of the Tree Transplantation Policy including existing tree survey site report.	PP has informed that they have conducted survey by the empanelled agency of Department of Environment, Forest and Wildlife and the tree transplantation will be done by the empanelled agency according to the tree transplantation policy section 4 (1). PP has enclosed survey summary tree list.												
2.	The percentage of trees being retained is just 4.3% of the total trees. Even if the trees being cut (subabul + dry) are excluded (net trees), the retention is just 8.7%. The earlier EC was granted on the basis that at least 13.1 % of total trees, and 24.4% of net trees were being retained. This is an	PP has informed that earlier retained trees i.e. 305 had 111 invasive trees which after excluding from retained trees gives the following outcome: <table border="1"> <thead> <tr> <th></th><th>Earlier Survey</th><th>New Survey</th></tr> </thead> <tbody> <tr> <td>Total Trees</td><td>2337</td><td>1961</td></tr> <tr> <td>(A)</td><td></td><td></td></tr> <tr> <td>Trees to be</td><td>1086</td><td>996</td></tr> </tbody> </table>		Earlier Survey	New Survey	Total Trees	2337	1961	(A)			Trees to be	1086	996
	Earlier Survey	New Survey												
Total Trees	2337	1961												
(A)														
Trees to be	1086	996												

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	extraordinarily low percentage of trees being retained, especially for a project that has "Green Wood" in its name.	cut (Invasive or Dry)		
		Invasive Trees marked under retained	111	
		Net Trees (excluding invasive or Dry) (B)	1140	965
		Retained Trees including invasive	305	203
		Retained Trees (only non-invasive) (C)	194	203
		Retained % w.r.t. total trees (C/A)	8.30 %	10.35 %
		Retained % w.r.t Net Trees (C/B)	17.02 %	21.04 %
3.	The Tree and building planning needs to be revised so that the percentage of trees to be retained should not decrease in comparison to the earlier scenario proposed in earlier environmental clearance dated 22.11.2021. That is the bare minimum. Attempt should be made to increase the total trees being retained to 30%.	PP has informed that they have revisited the same and now they have increased the number of retained trees from 84 to 203. PP has informed that retention rate w.r.t. net trees in the earlier EC was 17.02 % which have been increased to 21.04 %.		
4.	Trees to be transplanted within the site and outside the site with clear	PP has enclosed details of survey tree list and survey plan.		

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	demarcation in the list.	
5.	Categorical information wrt number of trees to be maintained/ planted within project site.	PP has informed that 203 no. of trees will be retained on project site and 51 nos. of trees will be transplanted within site. PP has informed that 711 trees will be transplanted outside the site.
6.	Revised assessment of heat Island effect and change in ambient air pollution levels due to change in number of trees should be provided by the project proponent.	PP has informed that due to no change in landscape design and total proposed trees (1290), the heat island effect and change in ambient air pollution levels will remain same. PP has enclosed report for the same.

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

B. After due deliberations, the SEAC in its 116th Meeting held on 04.10.2022 recommended as follows:

1. The tree list does not show the unique id for each tree. PP is requested to include the unique ID for each tree in the tree list so that the list may be correlated with the existing tree map.
2. The PP has stated that they are increasing the green area. The PP may show the green areas on map and in the table as follows:
 - a. Consolidated soft central Green area
 - b. Other soft earth green area
 - c. Hard green areas (on top of basement etc)

Meeting ended with thanks to the chair.


(Vijay Garg)
Chairman


(Pankaj Kapil)
Member Secretary


(Surinder Kumar Juneja)
Member


Chetan Agarwal
Member


(Ashish Gupta)
Member


(Jyoti Mendiratta)
Member



(Sirajuddin Ahmed)
Member



(Ankit Srivastava)
Member



(Pranay Lal)
Member



(Sumit Kumar Gautam)
Member