

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

Minutes of the 105th Meeting of State Level Expert Appraisal Committee (SEAC) held on 03.06.2022 at 11:00 PM in the Conference Room of DPCC, at 5th Floor, ISBT Building, Kashmere Gate, Delhi 110006.

The 105th Meeting of State Level Expert Appraisal Committee (SEAC) was held on 03.06.2022 in the Conference Room of DPCC under the Chairmanship of Sh. Vijay Garg. The following Members of SEAC were present in the Meeting:

- | | | |
|------------------------------|---|------------------|
| 1. Sh. Vijay Garg | - | In Chair |
| 2. Sh. Surinder Kumar Juneja | - | Member |
| 3. Ms. Jyoti Mendiretta | - | Member |
| 4. Sh. Gopal Mohan | - | Member |
| 5. Sh. Ankit Srivastava | - | Member |
| 6. Sh. Chetan Agarwal | - | Member |
| 7. Sh. Ashish Gupta | - | Member |
| 8. Sh. Pankaj Kapil | - | Member Secretary |

Following SEAC Members could not attend the Meeting:

- | | | |
|-----------------------------|---|--------|
| 1. Dr. Sumit Kumar Gautam | - | Member |
| 2. Dr. Sirajuddin Ahmed | - | Member |
| 3. Dr. Kailash Chand Tiwari | - | Member |
| 4. Ms. Paromita Roy | - | Member |
| 5. Sh. Pranay Lal | - | Member |

Following DPCC Officials assisted the Committee:

1. Sh. Amit Chaudhary (EE), DPCC
2. Sh. S.K. Goyal (EE), DPCC
3. Sh. Manish Kumar Awasthi, (JEE), DPCC.

The Minutes of the 104th SEAC Meeting held on 21.05.2022 were confirmed by the Members.







Agenda 1**Case No C-396**

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

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Addition and alteration of Motel Building at Khasra no. 41/9 MIN, 41/10/2, 41/10/1/2, 41/12 MIN, 40 /6 /3 /1 at village Samalkha Rajokri Intersection NH-8 near Palam International Airport New Delhi by M/s Anant Raj Limited.
2. The Project is located at **Latitude:** 28°31'18.12"N; **Longitude:** 77° 5'58.45"E.
3. **Area Details:**
The Total Plot Area and Net Plot Area of the project after expansion will remain the same i.e. 11,674.79 sqm and 8,029.85 sqm respectively. The Total Built-up Area of the project will increase from 3466.05 sqm to 32,936.38 sqm. The Ground coverage achieved will be 3,182.09 sqm. The Total proposed FAR area is 13,996.78 sqm and Total Proposed Non FAR Area is 18939.6 sqm. There will be 2 levels of the basement with the area of 5908.06 sqm [Basement-1 area: 3709.08 sqm (out of which retained area- 1704.33 sqm & proposed area- 2004.75 sqm) and Basement-2 area: 2198.98 sqm]. The proposed no. of towers are 1 nos. The total no. of Floors will be 2B+G+19. The Total no of guest room will be 57. The total Population after expansion will be 2314 person. The Max. Height of the Building will be 33.9 m.
4. **Water Details:**
During Construction Phase, Total Water demand will be 10 KLD out of which 7.3 KLD water will be sourced through treated water from Kapashera STP for construction activities & flushing. For domestic use, 2.7 KLD water will be sourced through tankers.

Total 4 KLD of waste water will be generated which will be disposed of through septic tanks via soak pits. For Labours, Mobile toilets will be provided at the site.

During Operational Phase (after Expansion), After using water conservation measures Total Water requirement of the project will be 207 KLD which will be met by 76 KLD of Fresh water from Delhi Jal Board and 80 KLD of Treated water from in house STP and 51 KLD outsourced treated water. Total Waste water generated will be 89 KLD which will be treated in house STP of 130 KLD capacity. Out of 89 KLD, The Waste water generated from Domestic and other purposes will be 82 KLD and waste water from Laundry will be 7 KLD. The Waste water from Laundry i.e. 8 KLD will be treated in house ETP of 10 KLD capacity and treated waste water from ETP i.e. 7 KLD will be send to in house STP for further treatment. Treated Water from STP will be 80 KLD which will be recycled and reused for Flushing (30 KLD), Gardening (11 KLD), Filter Backwash (19 KLD) and part of treated water required for HVAC cooling (20 KLD). The total treated water required for HVAC cooling will be 71 KLD which will be met from 20 KLD in house STP and 51 KLD of outsourced water.

Number of Rain Water Harvesting (RWH) Pits proposed are 2 nos. with total capacity of 159 cum.

5. **Solid Waste Details**

During Construction Phase, Total solid waste generation from labors will be 15 kg/day out of which 9 kg/day will be biodegradable which will be disposed off at solid waste disposal sites and 6 kg/day will be non-biodegradable waste and will be given to authorized recyclers. C & D waste generated at the site will be reused to the extant possible at the site and rest will be sent to C&D Facility.

During the Operation Phase (after Expansion), Total 357 kg/day of Solid Waste will be generated from the project. Out of which, Bio-Degradable Waste of 155 kg/day will be treated in House OWC of 120 kg/batch capacity and 232 kg/day of Non-Biodegradable Waste (116 kg/day Recyclable and 116 Plastic waste) will be disposed through approved Recyclers/ Vendors. 32 L/ month of used oil will be disposed through approved CPCB/ DPCC vendors.

6. **Power Details:**

During Construction Phase, DG set of capacity 1 x 125 KVA will be used for the construction works.

During Operation Phase (after Expansion), Total Power requirement will be 1575.32 kW and will be supplied by BSES Rajdhani. For Power Back up, DG sets of Capacity 4x750 kVA will be installed.

2 % of the total power requirement i.e 31.5 kW will be met through Solar Power.

7. **Parking Facility Details:**

After Expansion, Total Proposed Parking will be 420 ECS. Electrical vehicles provision of 84 ECS i.e. 20% of total parking provision will be provided.

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

Distance of Okhla Wildlife Sanctuary from project site is 19.49 Km NW and from Asola Wildlife Sanctuary is 10.05 Km SE.

9. **Plantation Details:**

The proposed Green Area is 2205.52 sqm. (27.47 % of net plot area). At present 35 trees exist at the project site which will be retained. Total no. of trees required as per norm are

Com. V. V. Ashish Gupta *S. V. Gupta* *J. H.*
3 of 23 *S. V. Gupta* *Com.*

100 nos. and Total no. of trees proposed are 112 nos (35 Existing + 77 Proposed).
[Calculation done on Net Plot Area]

10. **Cost Details:** Total Cost of the project will be Rs 82 Crores.

The existing operational motel has valid Consent to Operate issued by DPCC. It was clarified during presentation that the proposed building will have 2B + G + 09 instead of 2B + G + 19 mentioned in form 1 due to typographical error.

B. After due deliberations, the SEAC in its 105th Meeting held on 03.06.2022 recommended as follows:

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

1. Water requirement during construction phase is proposed to be met from the treated water of DJB 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.
2. Assurance for supply of Treated Sewage during Construction Phase. PP is required to clarify the arrangement for reusing the aforesaid treated water along with the mechanism proposed for making this water fit for use in construction
3. During construction phase, proposal for provision of mobile STP at site.
4. Water assurance from DJB including the following details:
 - Water assurance specifying the quantity of water to be supplied to the project.
 - Total water supply availability as per approved scheme of the command area in which the project is proposed to be developed.
 - The quantity of water already committed and after the quantity of water allotted to the project, the balance water available.
5. Rain water harvesting/ retention plan needs to be revised with RWH pits, taking into account the recent higher flash rain data along with actual percolation rate (duly substantiated by a test report) of the soil at site or min. 1 Recharge bore per 5000 sqm of Built up Area whichever is more along with the storage capacity of min. 1 day of total fresh water requirement along with layout and location plan.
6. The project proponent should explore the possibility of providing the gas based power backup.
7. Proposal for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
8. Power supply assurance from BSES.
9. Specify numbers of the post and manpower to be engaged by the proponent for implementation and monitoring of environmental parameters.
10. Revised Traffic management plan taking into consideration the latest traffic scenario along with a permission from NHAI for entry/ exit.

[Handwritten signatures and initials]

11. Net Plot area is required to be shown and area under road widening is required to be clearly marked on a layout.
12. Structural stability certificate.
13. Revised landscape plan showing actual existing features on ground.
14. Proposal for the provision of Housing the construction labour at site along with the water requirement for the same.
15. Details of the Nos. of Solar PV proposed to be installed for energy conservation.
16. Revised cost of EMP for the capital as well as recurring cost.
17. Revised dust management plan during construction as per extant guidelines/ orders along with quantification of the water required in operation of Anti Smog Guns.

Amr Mang *Sy - Chand* *SH*
Ashish Gupta *Amr*

Agenda 2**Case No C-382 (TOR)**

Name of the Project	ToR for Construction of New Building in the existing campus of ICAR-IARI Pusa, New Delhi
Project Proponent	Amit Mittal, M/s ICAR-Indian Agricultural Research Institute (IARI), CTO & Incharge Works ME Unit, Directorate IARI, Pusa, New Delhi-110012
Consultant	M/s Mantras Green Resources Ltd.
EIA Coordinator present during Meeting	Dr. Abha Garg, (EIA Coordinator, M/s Mantras Green Resources Ltd.)
Representative of PP present during Meeting	Dr. Renu Pandey, (Sr. Scientist) Mr. Amit Mittal
Proposal No.	SIA/DL/MIS/70748/2022
File No.	DPCC/SEIAA-IV/C-382(TOR)/DL/2022

A. Details of the Proposed Project are as under:

1. The Proposal is for ToR for Construction of New Building in the existing campus of ICAR-IARI Pusa, New Delhi by M/s Indian Council of Agricultural Research (ICAR) - Indian Agricultural Research Institute (IARI).
2. The Project is located at **Latitude:**28°63'75.37" N; **Longitude:** 77°15'71.80" E
3. **Area Details:**

The Total Plot Area of the project is 48,56,300 sqm out of which 33,16,300sqm is under Experimental Fields & Facilities while remaining 15,40,000sqm is usable land. The Total Built-up Area of the project after expansion will be 610427.82 sqm. The existing Builtup Area is 534586.97sqm while Built up Area under construction is 61590.85 sqm and proposed Built up Area for expansion is 14250 sqm. The no. of Floors of under construction buildings are G+6, G+6, Stilt+G+6, G+3, G+3 and no. of floors of proposed expansion is B+G+4. The Population after expansion will increase from 9971 to 15047.

4. **Water Details:**

During Construction Phase, Total Water requirement will be 10 KLD which will be met from STP. Wastewater from the toilets / bathroom will be disposed through septic tanks. For Labours, Mobile toilets will be provided at the site.

During Operational Phase (after Expansion), Total Water requirement of the project will be 2803 KLD (Existing- 2484 KLD & Proposed 319 KLD) which will be met by 1607 KLD (Existing- 1457 KLD & Proposed 150 KLD) of Fresh water from Delhi Jal Board and 1196 KLD (Existing- 1027 KLD & Proposed 169 KLD) of Treated water from in house STPs. Total Waste water generated will be 1407.6 KLD (Existing- 1208.6 KLD & Proposed 199 KLD) which will be treated in existing STPs of 2200 KLD + 60 KLD + 50 KLD (MBBR) and proposed STPs of 150 KLD + 30 KLD + 25 KLD. The Treated

Amey V... *Ashish Gupta* *Sy...* *Dr. ...*
6 of 23

water 1196 KLD from STPs will be recycled and reused for Flushing (122 KLD) and Landscaping in overall area (1074 KLD).

Number of existing Rain Water Harvesting (RWH) chambers are 28 and proposed RWH ponds are 3nos of 1200 sqm each.

5. **Solid Waste Details**

During Construction Phase, The recyclable waste will be reused in construction work or will be sold to the vendors while the inert waste (brick, masonry, concrete etc.) will be used for road making and land filling at the project site. Construction debris will be disposed off to municipal land fill site

During the Operation Phase (after Expansion), Total 3761 Kg/day of Solid Waste will be generated from the project. Biodegradable/ compostable waste will be composted at site and non recyclable and non-biodegradable waste will be handed over to registered recycler

Hazardous Waste like DG Spent oil and its barrels will be kept in an isolated separately marked area and will be sold to CPCB approved hazardous waste recycler.

6. **Power Details**

During Construction Phase, Total power requirement in construction phase will be 10 KVA which will be met from Tata Power Delhi Distribution Limited (TPDDL). For Power backup, DG sets of capacity 1x500 KVA will be installed.

During Operation Phase (after Expansion), Total Power requirement will be 26628 KVA which will be met from Tata Power Delhi Distribution Limited (TPDDL). Existing Power backup capacity is approx. 14181 kVA and for expansion, DG sets of capacity 4x500 kVA, 1x800 kVA, 1x 250 kVA and 2x750 kVA will be installed.

Existing Solar power generation capacity is 2289.12 kWp and for expansion, Solar power panels of 790 kWp capacity is proposed.

7. **Parking Facility Details:** For Expansion, Total Parking proposed is 673.56 ECS.

8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 17.09 Km and from Asola Bird Sanctuary is 17.98 Km.

9. **Plantation Details:** The proposed Green Area for expansion is 1425sqm and Existing Green area is 2,20,000 sqm. For under construction part, 13 trees have been felled after permission and 39 Trees have been transplanted.

10. **Cost Details:** Total Cost of the project after expansion is Rs 596 Crores. Out of the total cost, Expansion cost is Rs 231 Crores.

As submitted by the Project Proponent, the Project Authorities have carried out construction after 2006 without taking any Environmental Clearance as per EIA Notification, 2006 and its subsequent amendments. PP has made a statement that Area constructed before 2006 is 534586.97 sqm and Area under construction is 61590.85 sqm for which no prior EC has been taken and further expansion has been proposed for the construction of an Innovation centre having built up area 14250 sqm. PP has now applied for EC/ToR considering it as a violation case.

As per Form-1, Head I (Basic Information), Point no. 5, Area constructed before 2006 is 534586.97 sqm and Area under construction is 61590.85 sqm (no prior EC taken) and proposed expansion area is 14250 sqm which implies that expansion has been carried out

Cum Vm
Adrish Gupta

AY
Shruti
Shruti
Can

before filing the application for Environment Clearance and the case is a "Violation Case" in terms of Office Memorandum F.No.22-21/2020-IA.III .

Details of Existing Area, Area under Construction and Proposed Expansion is as follows:

Particulars	Existing Before 2006		After 2006				
			Already Constructed (Under Finishing)			Proposed	
	Building Name	Built up Area (sqm)	Building Name	Built up Area (sqm)	Construction Year	Building Name	Proposed BuA (sqm)
Built up Area (BuA)	Academic/ Administration	271906.89	Auditorium for NAASc	17850	2012-13	Innovation centre	14250
	Residential	228962.43	Building for ASRB	5063	2019-20		
	Sport/Cultural/ Community	33717.65	Type V Quarters	6973.64	2019-20		
			Boys Hostel	18595.83	2019-20		
			Girls Hostel	13108.38	2019-20		
	Total	534586.97	Total	61590.85		Total	14250
Total Built up Area after proposed expansion				610427.82 sqm			

The committee deliberated the provisions of OM dated 07.07.2021 for violation cases and observed that the following steps are to be followed:

1. Closure of the operation of the project for which no prior EC was taken.
2. Action under section 15 read with section 19 of the Environment Protection Act, 1986 for the violation.
3. The permissibility of the project needs to be examined from the perspective of whether such activity/ project was at all eligible for grant of prior EC.
4. If permissible, as per extant regulations issuance of ToR, damage assessment, formulation of remedial plan and community augmentation plan along with their cost.

After due deliberations, the SEAC in its 100th meeting held on 08.03.2022 ,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 21.05.2022 as follows:

Com Vrij *Achish* *Sy* *Sh* *Am* *Com*

S.No.	Information sought by SEAC during 100 th SEAC meeting dated 08.03.2022	Reply dated 21.05.2022
1.	All statutory approvals for the built-up area of 61590.85 sqm under construction/constructed in violation and the statement to substantiate the permissibility of the work undertaken.	<p>PP has attached DUAC approval of following:</p> <ol style="list-style-type: none"> 1. Girls Hostel with Food Court for IARI, PUSA dated 20.08.2020 2. 24 Nos. Type- V quarters for IARI, Pusa dated 20.10.2020 <p>PP has attached DFS approval of following:</p> <ol style="list-style-type: none"> 1. Girls Hostel with Food Court for IARI, PUSA dated 18.09.2020 2. 24 Nos. Type- V quarters for IARI, Pusa dated 14.12.2020 3. International Boys Hostel and Food Court dated 10.08.2020 4. ASRB Building dated 08.05.2020. <p>PP has also attached AAI Assessment for Height Clearance.</p>
2.	An explanatory note from the project proponent for carrying out the construction work without obtaining the Environmental Clearance (EC) for the expansion carried out before recommending the case to SEIAA for taking further action.	<p>PP has informed that they submitted a letter in MOEF regarding exemption of the project from obtaining prior E.C. in accordance with the following MoEF&CC Notification S.O. 3252(E) dated 22/12/2014 and further OM dated 09/06/2015 issued for clarification of the aforesaid notification, which reads that the buildings and hostels for educational institutions [including Universities] are exempted from obtaining prior environment clearance. But there was no communication/query on the matter, so they assumed that they are exempted from prior E.C. They assumed that exemption had been accorded, therefore they were unaware about obtaining prior permission for the construction (expansion) in the existing campus.</p>



		PP has also attached a letter to MS, EAC-II, MoEF&CC dated 29.09.2020 regarding the same.																		
3.	The Project Cost incurred in expansion carried out in violation, upto the date of filing of EC application and the total turnover during the period of violation after commencing the operation.	<p>PP has attached the project cost incurred for constructing the mentioned buildings which is as follows:</p> <table border="1"> <thead> <tr> <th>S.No.</th><th>Projects</th><th>Expenditure incurred upto 08.03.2022</th></tr> </thead> <tbody> <tr> <td>1.</td><td>Auditorium NAASc Pusa (2013-20)</td><td>Rs. 164.90 Cr.</td></tr> <tr> <td>2.</td><td>ASRB Building (2019-20)</td><td>Rs. 11.94 Cr.</td></tr> <tr> <td>3.</td><td>International Boys Hostel and Food Court (2019-20)</td><td>Rs. 47.03 Cr.</td></tr> <tr> <td>4.</td><td>Girls Hostel and Food Court (2019-20)</td><td>Rs 18.79 Cr.</td></tr> <tr> <td>5.</td><td>24 Nos. Type-V Qtrs (G+3) at IARI, Pusa (2019-20)</td><td>Rs. 7.82 Cr.</td></tr> </tbody> </table>	S.No.	Projects	Expenditure incurred upto 08.03.2022	1.	Auditorium NAASc Pusa (2013-20)	Rs. 164.90 Cr.	2.	ASRB Building (2019-20)	Rs. 11.94 Cr.	3.	International Boys Hostel and Food Court (2019-20)	Rs. 47.03 Cr.	4.	Girls Hostel and Food Court (2019-20)	Rs 18.79 Cr.	5.	24 Nos. Type-V Qtrs (G+3) at IARI, Pusa (2019-20)	Rs. 7.82 Cr.
S.No.	Projects	Expenditure incurred upto 08.03.2022																		
1.	Auditorium NAASc Pusa (2013-20)	Rs. 164.90 Cr.																		
2.	ASRB Building (2019-20)	Rs. 11.94 Cr.																		
3.	International Boys Hostel and Food Court (2019-20)	Rs. 47.03 Cr.																		
4.	Girls Hostel and Food Court (2019-20)	Rs 18.79 Cr.																		
5.	24 Nos. Type-V Qtrs (G+3) at IARI, Pusa (2019-20)	Rs. 7.82 Cr.																		
4.	Undertaking to the effect that the construction undertaken in violation of EIA notification, 2006 will not be put to operation/ commissioning.	<p>PP has attached an Undertaking for the same stating that:</p> <ol style="list-style-type: none"> 1. Auditorium for NAASc (2012-2013) has already been commissioned and put to use before filling the EC application. 2. Other Buildings namely International Boy's Hostel (2019-20), International Girls Hostel 																		

Amr Singh *Ashish Gupta*

SM *Sharma* *Sharma* *Sharma* *Sharma*





		(2019-20) and Type V Quarters (2019-20), Office Building for ASRB (2019-20) are in finishing stage/ work in progress and will not be commissioned or made operational as communicated by SEAC in its 100 th Meeting.
--	--	---

PP has also responded on Steps to be followed by SEAC as per OM dated 07.07.2021 for violation cases as deliberated by SEAC during its 100th Meeting dated 08.03.2022 in its reply dated 21.05.2022 which is as follows:

S.No.	Steps to be followed by SEAC as per OM dated 07.07.2021 for violation cases as deliberated during 100 th SEAC meeting dated 08.03.2022	Reply dated 21.05.2022
1.	Closure of the operation of the project for which no prior EC was taken	PP has informed that the construction work has been halted and other operations have also been stopped for the buildings which were built without obtaining prior EC
2.	Action under section 15 read with section 19 of the Environment Protection Act 1986, for the violation	PP has informed that they are in the process of applying for prosecution.
3.	The permissibility of the project need to be examine from the perspective of whether such activity /project was at all eligible for grant of prior EC	PP has informed that the expansion was carried out in the Total Built up area of 61590.85 Sq. m, therefore it requires prior environment clearance under EIA notification 2006.
4.	If permissible, as per extent regulation issuance of TOR, Damage assessment, formulation of remedial plan and community augmentation plan with their cost	PP has informed that the same will be submitted along with EIA Report.

B. After due deliberations, the SEAC in its 105th Meeting held on 03.06.2022 recommended as follows:

1. The project being undertaken by Indian Council of Agricultural Research (ICAR) - Indian Agricultural Research Institute (IARI), Pusa for the research activities related to agriculture science. The PP has submitted that the construction has been

Com Vong  Achish Gupta  11 of 23  

carried out within the site allocated to the research institute as per approved master plan by DDA. Certified copy of the said master plan to be submitted by the PP.

2. In view of above the PP is required to stop the operation of Auditorium NAASc building and submit a fresh undertaking confirming stoppage of entire construction activity.
3. PP is required to submit DUAC and Fire clearances for entire campus including the existing and proposed buildings.
4. Approved architectural drawings along with certificate from the competent authority.
5. The project proponent is liable to pay Damage Assessment for the expansion carried out without obtaining the prior Environmental Clearance applicable for expansion projects as per OM dated 07.07.2021. Accordingly, PP is required to submit damage assessment report along with remediation plan and natural community Augmentation plan as also quantification of such liability to be deliberated and finalized by the SEAC.
6. PP is required to submit a categorical statement clarifying the date of start of construction, date of completion of construction, present stage of construction, the cost incurred upto date of filing of application, turnover if any, in respect of the building which are in operation.

Amit Verma
Ashish Gupta

SN *Chand* *Sh*
Praveen *Corr*

Agenda 3

Case No C-381 (TOR)

Name of the Project	TOR for Group Housing at Plot 67, Kirti Nagar, West Delhi, Delhi
Project Proponent	DGM, M/s TARC Projects Limited, 67 Najafgarh Road, Kirti Nagar, New Delhi-110015
Consultant	M/s Perfact Enviro Solutions Pvt. Ltd
EIA Coordinator present during Meeting	Ms. Akta Chugh, (EIA Coordinator) Ms. Richa Aggarwal.(EIA executive)
Representatives of PP present during Meeting	Mr. Ajay Pathania, M/s TARC Projects Limited
Proposal No.	SIA/DL/MIS/71214/2022
File No.	DPCC/SEIAA-IV/C-381(TOR)/DL/2022

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of TOR for Group Housing at Plot 67, Kirti Nagar, West Delhi, Delhi by M/s TARC Projects Limited.
2. The Project is located at **Latitude:**28°34'55.57"N; **Longitude:** 77° 3'6.54"E

After due deliberations, the SEAC in its 99th Meeting held on 22.02.2022, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to resubmit Form 1 & 1A with factually correct information along with clear and legible copies of statutory approvals which has been submitted by the project proponent in its ADS reply on 25.05.2022.

Details of the Proposed Project as per revised Form 1 & Form 1A are as under:

1. The Proposal is for grant of TOR for Group Housing at Plot 67, Kirti Nagar, West Delhi, Delhi by M/s TARC Projects Limited.
2. The Project is located at **Latitude:** 28°39'24.77"N; **Longitude:** 77°8'48.16"E
3. **Area Details:**

The Total (Net) Plot Area of the project is 24,793.580 sqm. The existing Built up Area is 68,142.73 sqm (as per previous EC dated 08.07.2008) which will be demolished. The Proposed Ground Coverage is 3,899.038 sqm and the Proposed Total Built-up Area (FAR + Non FAR Area) is 2,21,677.63 sqm. The Proposed FAR Area is 86,274.34 sqm and Proposed Total Non FAR Area is 135,403.291 sqm. The total no. of Basements will be 2 nos. The Total Basement Area is 39,372.75 sqm (Basement 1: 19,194.76 sqm and Basement 2: 20,178.00 sqm). The proposed buildings are 4 Residential tower + commercial (CSP) + EWS + club towers. The total nos. of floors will be G+S+27. Total No. of units

Complimentary *Achish Gupta* *SM* *Chand* *Sh* *Am* *Can*

will be 781 (Dwelling Units: 493 nos, EWS Units: 144 nos and CSP units: 144 nos.) The total no of expected population is 3965 persons. The Max. Height of the building is 116.1 m

4. **Water Details:**

During Construction Phase,

Total water requirement will be 20 KLD out of which 12 KLD of water will be sourced through treated water from already existing STP for construction activities. For domestic use, 8 KLD water will be sourced through tankers.

During Operational Phase, Total Water requirement of the project will be 605 KLD which will be met by 283 KLD of Fresh water from Delhi Jal Board and 322 KLD of Treated water from in house STP. Out of 283 KLD Fresh Water, 273 KLD Fresh water will be used for Domestic Purposes and 10 KLD will be used for Swimming Pool. Total Waste water generated will be 370 KLD which will be treated in house STP of 550 KLD capacity. Treated Water from STP will be 322 KLD which will be recycled and reused for Flushing (138 KLD), Gardening (44 KLD), DG Cooling/HVAC (138 KLD), Miscellaneous (2 KLD).

Total 5 no. of RWH pits will be provided (4 are existing & 1 will be proposed) with a total capacity of 357.65 m³.

5. **Solid Waste Details**

During Construction Phase, Total solid waste generation from laborers will be 52.5 kg/day out of which 31.5 kg/day will be biodegradable which will be disposed off at solid waste disposal sites and 21 kg/day will be non-biodegradable waste and will be given to authorized recyclers. The C & D waste generated at the site will be reused to the extent possible at the site and rest will be sent to C&D waste management site.

During the Operation Phase, Approx. 1664 kg/day of domestic solid waste will be generated from the complex out of which 998 kg/day of Biodegradable waste will be treated in OWC present at site and 666 kg/day of Non Biodegradable Waste (Recyclable and Non Recyclable) will be given to approved recyclers.

6. **Power Details:**

During Construction Phase, For Power backup failure, DG sets of capacity 2x125kVA will be installed with adequate stack height.

During Operation Phase, Total Power requirement will be 7686 kW and will be supplied by BSES Rajdhani. For Power Back up, Gas based Generator Sets of Capacity 5x1500 kVA and 1x750 kVA will be installed.

2% (153.72 KW) of total energy demand will be met through solar energy.

7. **Parking Facility Details:** Total Parking required is 1226 ECS and Total Proposed Parking is 1420 ECS including electrical car parking provision of 284 ECS.

8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 19.01 Km SE and from Asola Wildlife Sanctuary is 20.20 Km SSE.

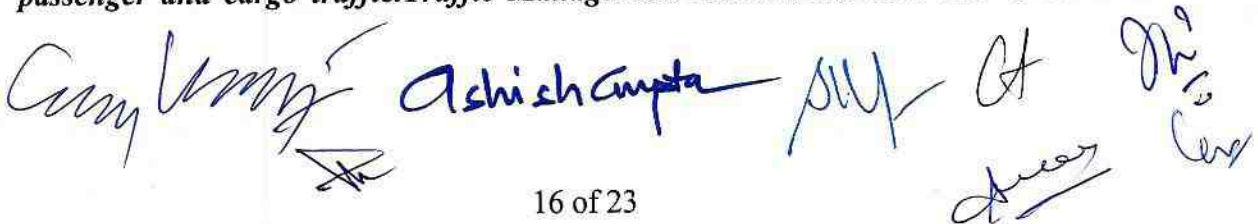
9. **Plantation Details:** The proposed Green Area is 14,706.58 sqm. (59.31 % of total plot area). Total no. of trees required at the site are 310 nos. and Total no. of trees proposed are 310 nos. At present there are no major vegetation at the project site.
10. **Cost Details:** Total Cost of the project is Rs 300 Crores.

B. Based on information furnished, presentation made and discussions held, the SEAC in its 105th meeting held on 03.06.2022, committee decided to issue following ToR:

1. *The project proponent should obtain in-principle approval from DUAC.*
2. *Examine details of land use as per Master plan and land use around 10km radius of the project site. Analysis should be made base on latest satellite imagery for land use with raw images. Share the elevation range of the site (minimum and maximum elevation above mean sea level) and the 10 year, 50 yr and 100 yr flood maps for the area and whether it is within the flood zone or directly on the flood plain of any river.*
3. *Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/ villages and present status of such activities.*
4. *Examine baseline environmental quality along with projected incremental load due to the project.*
5. *Water conservation scenario during monsoon period should be duly addressed.*
6. *Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.*
7. *Submit a copy of the contour plan with slopes, drainage pattern and low-lying area of the site and surrounding area. If there is any obstruction of the drainage lines and low-lying area proposed by the project, then the rationale for the same may be stated along with any mitigation measures.*
8. *Submit the present land use and permission required for any conversion such as forest, agriculture etc. Submit the land type (kism) of each of the khasra numbers/plots of the site as per the revenue record/last jamabandi of the site. Is the site recorded as a low-lying area, waterbody, gairmumkinpahar, forest in the revenue record ?*
9. *Submit Roles and responsibility of the developer etc for compliance of Environmental regulations under the provisions of EP Act.*
10. *Ground water classification (whether over exploited, critical, semi-critical or safe) as per the Central Ground Water Authority*
11. *Examine the details of Source of Water, water requirement, use of treated waste water and prepare a water balance chart. Segregated figures for potable and non potable water requirement during construction and operation phase.*

Ashish Gupta *Sly* *AT* *Sh* *Lin*

12. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
13. Rain Water Harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water, Examine details.
 - a. Calculate runoff from (a) roof top, (b) other paved areas, and (c) green areas separately.
 - b. Recent/Enhanced peak rainfall runoff data be used in the runoff calculation for designing storm water retention capacity, to make the site future ready – given the experience of last 5 years with extreme rainfall events and likely increase in frequency of such extreme events due to climate change.
 - c. Prepare management strategy for runoff for each of these (a) roof top, (b) other paved areas, and (c) green areas
 - d. Design natural storm water retention capacity in the green areas by marginal lowering, and gradient management to enhance natural retention and percolation, and indicate the natural retention capacity created in cubic metres.
 - e. Indicate rainfall retention capacity created via storage tanks/percolation pits
 - f. Rain water harvesting/ retention plan needs to be revised with RWH pits, taking into account the recent higher flash rain data along with actual percolation rate of the soil at site or min. 1 Recharge bore per 5000 sqm of Built up Area whichever is more along with the storage capacity of min. 1 day of total fresh water requirement along with layout and location plan.
14. Examine soil characteristics and depth of ground water table for rain water harvesting along with actual percolation rate of soil at site.
15. Examine details of solid waste generation treatment and its disposal
16. Examine and submit details of use of solar energy and alternative source of Energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.
17. DG sets likely to be used during construction and operational phase of the Project. Emissions from DG sets must be taken into considered while estimation the impacts on air environment. Examine and submit details.
18. Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analyzed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.
19. A detail traffic and transportation study should be made for existing and projected passenger and cargo traffic. Traffic Management Plan should take into consideration

The block contains several handwritten signatures in blue ink. The most prominent signature in the center is 'Ashish Gupta'. To its left is a signature that appears to be 'Gurpreet Singh'. To the right of 'Ashish Gupta' are several other signatures, including one that looks like 'S.M.' and another that is partially legible as 'H'. There are also some initials and marks at the bottom right, including what looks like 'D.K.' and 'C.R.'.

the latest traffic scenario. Detailed calculation of roads, bicycle paths, pedestrian spaces should be provided.

- 20. Examine the details of transport of materials for construction which should include source and availability.*
- 21. Examine separately the details for construction and operation phases both for Environmental Management plan and Environment Monitoring Plan with cost and parameters*
- 22. Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.*
- 23. Details of litigation pending against the project, if any, with direction/order passed by any Court of Law against the Project should be given.*
- 24. The Cost of the project (Capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.*
- 25. The Project Proponent should include a specific chapter for control of Dust Pollution during construction phase in the Environmental Management Plan incorporating the steps as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of 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.*
- 26. Detail of Parking (ECS) as per requirement of Building Bye Laws/ EIA Manual.*
- 27. In case the project involves diversion of forests land, guidelines under OM dated 20.03.2013 may be followed and necessary action taken accordingly.*
- 28. Submit details of the trees to be conserved and trees to be felled / removed ,if any, by ground coverage, and trees to be removed for other paved areas for the project including their species and whether it also involves any protected or endangered species*
- 29. Prepare and submit an existing tree inventory of the site listing each tree along with its species name and girth, and a tree layout plan showing the location of each tree on the site and within 10 m of the site. Measures taken to reduce the number of the trees to be removed should be explained in detail. Submit the details of compensatory plantation.*
- 30. Explore the possibilities of utilizing the debris/waste materials available in and around the project area.*
- 31. Submit Environmental Management and Monitoring Plan for all phases of the project viz. construction and operation.*
- 32. Submit NOC of Airport Authority of India for proposed height of the building.*

Cum Vm

Ashish Gupta

Suk

At
Shree

Sh
Can

33. *Detail of water requirement during construction phase and its source. Project Proponent is required to clarify the arrangement for reusing the STP treated water/similar other source along with the mechanism proposed for making this water fit for use in construction phase.*
34. *Outlet parameters of proposed STP during operation phase needs to be checked for the feasibility of its reuse in flushing, horticulture, HVAC etc.*
35. *Justification to achieve the standards with the proposed technology of STP is required to be given.*
36. *Proposal should be included for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide) detectors for STP area.*
37. *The cost of environmental monitoring projected in the proposal should be commensurate with the environmental safe guard proposed.*
38. *Details of all the outlets from the proposed building including the outlet of STP required to be submitted with a proposal to install flow-meters at each of the outlets.*
39. *Project is required to quantify the no. of labours and the detailed plan for the proposed labour camps and amenities for housing them during construction phase.*
40. *Landscape details to be provided with a measured impact on the micro-climate. Green area should be demarcated as per building bye laws and 25% green area and consolidated area of minimum 15 % of plot area should be kept as soft green area, so that there should be sufficient recharging of ground water.*
41. *Air quality pollution load and its negative impacts to be clarified along with mitigation options during the construction and lifetime of the project.*
42. *Give Typical Floor Plans with dimensions to demonstrate how natural ventilation & day lighting is being achieved supported with screenshots of suitable software based outputs.*
43. *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.*
44. *Proposal for provisioning the energy audit during operation phase.*
45. *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.*

[Signature]

Ashish Gupta

SIM

[Signature]

[Signature]

46. *Elaborated effects of the building activity in altering the microclimates with self-assessment on the likely impacts of the proposed construction on creation of heat island & inversion effects.*
47. *Give plan for managing, conserving the top soil excavated during construction and for its reuse. Give the extent of total soil excavation (in m³) proposed and where the excavated soil will be gainfully used.*
48. *Proposal should include provision for electric charging of the e-Vehicles as per Building Bye Laws.*
49. *Typical Floor Plans with dimensions to demonstrate how natural ventilation & day lighting is being achieved supported with screenshots of suitable software based outputs. Energy Simulation Modeling for the entire complex using appropriate softwares to be submitted along with the proposal.*
50. *Ideally the environmental clearance application along with EIA study should be submitted after preliminary 'In Principle Approval' from the local bodies duly rooted through development authorities in accordance with approved master plan*
51. *Any Further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model TOR available on Ministry website <http://moef.nic.in/Manual/Townships>.*

GENERAL GUIDELINES

1. *The EIA document shall be printed on both sides, as far as possible.*
2. *All documents should be properly indexed, page numbered.*
3. *Period/date of data collection should be clearly indicated.*
4. *Authenticated English translation of all material provided in Regional languages.*
5. *The letter/application for EC should quote the MOEF & CC file no. and also attach a copy of the letter prescribing the TOR.*
6. *The copy of the letter received from the SEAC on the TOR prescribed for the project should be attached as an annexe to the final EIA-EMP Report.*
7. *The final EIA-EMP report submitted must incorporate the issues in TOR. The index of the final EIA-EMP report, must indicate the specific chapter and page no. of the EIA-EMP report where the specific issue raised have been incorporated.*
8. *Grant of TOR does not mean grant of EC.*
9. *The status of accreditation of the EIA consultants with NABET/QCI shall be specifically mentioned. The consultant shall certify that his accreditation is for the sector for which this EIA is prepared.*
10. *On the front page of EIA/EMP reports, the name of the consultant/ consultancy firm along with their complete details including their accreditation, if any shall be indicated. The consultant while submitting the EIA/EMP report shall give an undertaking to the effect that the prescribed TORs (TOR proposed by the project proponent and additional TOR given by the MOEF) have been complied with and the data submitted is factually correct (Refer MOEF office memorandum dated 4th august, 2009).*

Amrinder Singh
Asst. Comptroller

15/6/22
15/6/22
15/6/22

11. While submitting the EIA/EMP reports, the name of the experts associated with/involved in the preparation of these reports and the laboratories through which the samples have been got analyzed should be stated in the report. It shall clearly be indicated whether these laboratories are approved under the Environment (Protection) Act, 1986 and the rules made there under (Please refer MOEF office memorandum dated 4th August, 2009). The project leader of the EIA study shall also be mentioned.
12. As stipulated in amendment notification No. S.O. 751(E) dated 17th February, 2020, the above ToR would be valid for a period of four years from the date of issue. The project proponent shall submit detailed final EIA Report and EMP prepared as per above ToR within the stipulated period of four years.
13. The consultants involved in the preparation of EIA/EMP report after accreditation with Quality Council of India/National Accreditation Board of Education and Training (QCI/NABET) would need to include a certificate in this regard in the EIA/EMP reports prepared by them and data provided by other Organization(s)/Laboratories including their status of approvals etc. vide notification of the MOEF dated 19.07.2013.
14. The Prescribed ToR would be valid for a period of four years for submission of the EIA/EMP Reports.
15. The EIA-EMP report submitted must incorporate the construction and demolition waste management plan with identification of waste disposal/ recycling site.

Amy Vany *Ashish Gupta* *St* *Ch* *Dr. Garg*
Am *Am*

Agenda No 4

Case No. C-397

Name of the Project	Redevelopment of All India Institute of Medical Sciences Project (AIIMS), New Delhi
Project Proponent	All India Institute of Medical Sciences (AIIMS), New Delhi
Consultant	M/s AECOM Consultants.
Project EIA coordinator present during the meeting	Ms. Shubhangi Jadhav, (EIA Coordinator)
Rep. of the PP present during the meeting	Dr. Angel Rajan Singh, (Associate Professor)
Proposal No.	SIA/DL/MIS/71147/2022
File No.	DPCC/SEIAA-IV/C-397/DL/2022

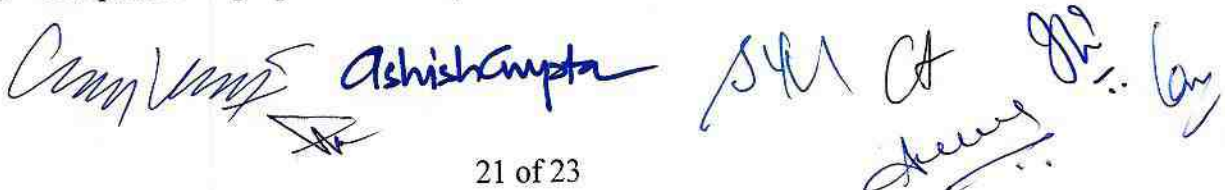
A. Details of the proposed project are as under:

1. The Proposal is for grant of EC for Redevelopment of All India Institute of Medical Sciences (AIIMS), New Delhi by M/s All India Institute of Medical Sciences (AIIMS), New Delhi.
The project comprises of redevelopment of the existing East Ansari Nagar Campus (107.6 acres), Masjid Moth Campus (30 acres) and development of the Trauma Center extension campus (14.95 acres). The ToR for the redevelopment was issued by SEIAA, Delhi vide letter no. DPCC/ SEIAA-IV/C-375 (ToR)/DL/2022/258-261 dated 04.03.2022.

B. After due deliberations, the SEAC in its 105th Meeting held on 03.06.2022 recommended as follows:

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

1. The project proponent is required to submit a certified compliance of the conditions of previous Environmental Clearance issued to Masjid Moth which is the building under expansion.
2. Statutory clearances issued to existing operational campus of AIIMS including CTO/ Authorization.
3. Compliance of proposal for compliance of Delhi Tree Transplantation Policy, 2020.

(Signatures)


4. Detailing/ clarity of the area of Masjid Moth involved in the proposed redevelopment.
5. Committee observed that the site has around 5995 Trees of which 68.8 % trees (4125 Trees) are being removed (by cutting or transplantation). This is a very high percentage. The project master plan needs to be reviewed so that atleast 50% of the trees are retained on site.

The Committee further decided ^{be} that the site inspection done by a sub-committee of SEAC, Members consisting of Ms. Paromita Roy, Sh. S. K. Juneja, Sh. Ashish Gupta , Dr. Sirajuddin Ahmed and Sh. Chetan Agarwal (Convener of the sub-committee) for submission of the report within a week of conducting inspection with a copy to the PP for a proper response to the observations. EIA Cell DPCC to assist the aforesaid Sub-committee.

Amr Vaz *Ashish Gupta* *Ch* *Sh*
Sh *Agarwal* *Con*

Agenda No 5

Case No. 395 (TOR)

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

A. After due deliberations, the SEAC in its 104th Meeting held on 21.05.2022 recommended that Case deferred for want of final decision of MoEF&CC, GoI subsequent to recommendation of EAC (Infra 2) and against the request for withdrawal submitted by the PP to MoEF&CC, GoI. The Committee recommended that a clarification may be sought from the Joint Secretary, MoEF&CC, GoI seeking advice whether the matter to be process at central level or state level in view of OM dated 23.10.2017.

In view of above SEAC decision taken on 21.05.2022, a communication has been issued to Joint Secretary IA-Division, MoEF&CC, GoI vide letter no. DPCC/MS/SEAC-IV/Comp./08/104/2021-22/3588-3591 dated 25.05.2022 for suitable advice.

Reply of MoEF&CC, GoI is still awaited.

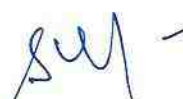
B. After due deliberations, the SEAC in its 105th Meeting held on 03.06.2022 recommended as follows:

Case deferred for further consideration for want of reply from MoEF&CC, GoI.

Meeting ended with thanks to the chair.


(Vijay Garg)
Chairman


(Pankaj Kapil)
Member secretary


(Surinder Kumar Juneja)
Member


(Ankit Srivastava)
Member


(Gopal Mohan)
Member


(Chetan Agarwal)
Member


(Jyoti Mendiratta)
Member


(Ashish Gupta)
Member