

**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 64th meeting of State Level Environmental Impact Assessment Authority (SEIAA) held on 07.09.2022.

The 64th meeting of State Level Environmental Impact Assessment Authority (SEIAA) was held on 07.09.2022 at 04:00 PM under the Chairmanship of Sh. Sarvagya Kumar Srivastava. The following members of SEIAA were present in the meeting:

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

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

Minutes of the 63rd meeting held on 31.08.2022 were confirmed by the SEIAA.

SEIAA decided that there should be a separate head in DPCC for Damage Assessed/Penalty received against the directions issued by SEIAA under the provisions of EIA Notification, 2006.

SEIAA also desired that practice of sanctioning of building plan prior to grant of Environmental Clearance is required to be examined by SEAC, so that suitable directions may be issued to all land owning agencies i.e. DDA, MCD etc to this effect.


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

Agenda No. 01

Case No. C-407

Name of the Project	EC for Proposed Business Services Building (I.T.Enabled/Financial/Accounting/Auditing/Book Keeping And Taxation Services)by Interwings Decor And Traders Private Limited
Project Proponent	KamaljitKhosla, Director, Interwings Decor And Traders Private Limited, 105, Hemkunt Tower, 6 Rajendra Place, New Delhi, 110008
Consultant	M/s ATMOS Sustainable Solutions Pvt Ltd
Proposal No.	SIA/DL/MIS/284032/2022
File No.	DPCC/SEIAA-IV/C-407/DL/2022

The proposal was listed in 109thSEAC meeting held on 25.07.2022. However, nobody appeared on behalf of project proponent. The proposal was deferred for further consideration without going into the merit due to lack of quorum/ expert.

Nobody from the project proponent side appeared in the meeting scheduled on 08.08.2022 also. The committee recommended to delist the case.

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 during its meeting held on 07.09.2022 took the following decisions (s):

The SEIAA approved the recommendations of SEAC made on 08.08.2022 for delisting the proposal.


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(K.S. Jayachandran)
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Agenda - 02

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
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.

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.


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Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

Agenda No. 03

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

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

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.


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Member Secretary, SEIAA

Agenda No 04

Case No. C-402

Name of the Project	EC for Construction of Mega Commercial Development at Plot no. LP 1B 02 Gateway District, Aerocity, Indira Gandhi International Airport, New Delhi
Project Proponent	Rajesh Kumar, Chief Projects, M/s Angelica Developers Limited, 3rd Floor, Worldmark-2, Asset-8, Aerocity, NH-8, New Delhi
Consultant	M/s Ind Tech House Consult
Proposal No.	SIA/DL/MIS/76154/2021
File No.	DPCC/SEIAA-IV/C-402/DL/2022

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Construction of Mega Commercial Development at Plot no. LP 1B 02 Gateway District, Aerocity, Indira Gandhi International Airport, New Delhi by M/s Angelica Developers Limited.

2. The Project is located at **Latitude:**28°33'05.57" N; **Longitude:** 77°07'38.95" E.

3. Area Details:

The Total Plot Area of the project is 92146.77 sqm. The Proposed Total Built-up Area (FAR + Non FAR Area) is 446597.00 sqm. The Proposed FAR Area is 196632 sqm. The Proposed Non FAR Area is 249965 sqm. The Proposed Ground Coverage is 57243.6 sqm. The total no. of Basements will be 3 nos. The total nos. of floors will be 3B+G+7. The total no of expected population is 41752 persons. The Max. Height of the building (upto the terrace level) is 35.95m.

4. Water Details:

During Construction Phase, Water requirement will be met from Authorized Tankers. Fresh water requirement for laborers will be approximately 30 KLD. Waste water generated will be collected and disposed through authorized waste disposal agency through tankers. STP treated water fit for construction will be used for construction activities. Total 1500 Nos. of labours will be hired for the project and all basic necessary amenities like drinking water, sanitary facilities etc. will be provided to them.

During Operational Phase, Total Water requirement of the project will be 1952 KLD which will be met by 422 KLD of Fresh water from DIAL and 767KLD of Treated water from in house STP and 763 KLD of Treated water from tanker supply/ another sources. Total Waste water generated from the project will be 853 KLD which will be treated in house STP of 1025 KLD capacity. Treated Water from STP will be 767KLD which will be recycled and reused for Flushing (515 KLD), Gardening (32 KLD), DG Cooling (81 KLD), HVAC Cooling (139KLD). The rest amount of treated water required for HVAC Cooling (763 KLD)will be met from tanker supply/ other sources.

Number of Rain Water Harvesting (RWH) Pits proposed is 17 nos.


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5. **Solid Waste Details**

During Construction Phase, about 17863.88 MT of construction waste will be generated from the project. Most of the construction waste generated will be used on the site as filler material for onsite development, internal roads and pavements. Remaining construction waste if any will be sent to an approved dumping site.

During the Operation Phase, Total 8.33 TPD of Solid Waste will be generated from the project. Out of which, 3.88 TPD Bio-Degradable Waste will be treated inhouse OWC & the manure will be used for landscaping and 4.45 TPD of Non-Biodegradable Waste (Recyclable and Non-Recyclable) generated will be disposed through authorized vendors. Hazardous waste generation will be 8.17 LPD which will be disposed through authorized recyclers.

6. **Power Details**

During Construction Phase, Power requirement will be met from BSES temporary connection. For Power Back up, DG sets of Capacity 1x500 KVA will be installed

During Operation Phase, Total Power requirement will be 21065KW and will be met from BSES. For Power Back up, DG sets of Capacity 22500 kVA (10 × 2250 kVA) will be installed.

Solar photovoltaic power panels of 400 KWp capacity (2 % of total connected load) will be provided.

7. **Parking Facility Details:** Total Proposed Parking is 4870 ECS.

8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is approx. 16.31 km and from Asola Wildlife Sanctuary is 11.63 km, SE.

9. **Plantation Details:** The proposed Green Area is 31001.48sqm (33.64% of plot area; including terrace green). Out of which, Total Hard Green area is 21472.7 sqm and Soft Green area is 9528.78 sqm. Total no. of trees required at the site are 1152nos. and Total no. of trees proposed are 1152nos. No tree cutting is involved in the project.

10. **Cost Details:** Total Cost of the project is Rs. 1150 Crores.

The TOR was issued to the project proponent by SEIAA, Delhi vide letter no. DPCC/SEIAA-IV/C-370(ToR)/DL/2021/3391-3394 dated 07.03.2022. Accordingly the PP submitted the EIA report.

After due deliberations, the SEAC in its 107th Meeting held on 01.07.2022, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information and decided to request M/s DIAL to give a presentation on the master plan specifically wrt water supply scheme approved by DJB the drainage network, natural drainage pattern, water body, rain water management of the area viz-a-viz planned property development in its area to take a holistic view in the proposals coming up for appraisal before SEAC-Delhi.

In a subsequent meeting of SEAC held on 09.07.2022 Sh. Aman Kapoor, CEO, DIAL, Dr. Muthukrishnan, Head Env. Division DIAL and Sh. Sunil Dubey, Architect gave the presentation on the Master Plan of Aerocity land development. It was explained that Aerocity Master Plan has two phases, Phase I: 62.5 Acre & Phase-II: 115 Acre and has three parts.

1. Hospitality District


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2. Gateway District
3. Down town District

The Water supply assurance from DJB is as follows:

1. Existing DJB water supply connection to DIAL : 16.0 MLD
2. Total Fresh Water requirement for Aerocity : 8.0 MLD
3. Hospitality District Operations : 2.0 MLD
4. Gateway District (Under-Development) : 3.0 MLD
5. Down Town District (Future Development) : 3.0 MLD

All projects in Aerocity meet the fresh water demand from Airport's DJB supply and Hospitality District is getting sufficient supply of DJB water.

For New/ upcoming projects the DIAL insists for complete treatment of sewage at developer /concessionaire end and only in case of emergency there is provision to discharge the waste water in DIAL network in a regulated/monitored manner.

Regarding the demand of STP treated water by M/s Angelica, the DIAL was non-committal and suggested to go for innovative/alternate options.

Traffic management at IGI Airport also discussed and Committee suggested corrections/ modification regarding easy access to pedestrians from Metro/ Rapid Metro stations to the Aerocity. The DIAL assured to take care of the suggestions.

The committee requested DIAL to provide the following information to SEAC:

1. Storm water drainage network map of the area and integrated with Landscape Plan.
2. Copy of the Master Plan of the Aerocity.
3. Hydro-geological Study of the development area.

In view of above a letter dated 18.07.2022 has been issued to DIAL for providing the information as desired by SEAC in its above said meeting dated 09.07.2022. The information is still awaited from DIAL.

The additional details sought in SEAC meeting dated 01.07.2022 has been responded back by the project proponent on 22.07.2022 vide letter dated 21.07.2022 which is as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 01.07.2022	Reply dated 21.07.2022 submitted on 22.07.2022
1.	PP is required to clarify the permission for Building height of 35.95 m against the restriction of 29.28 m proposed by AAI.	PP has attached typical section of the building capturing max. height for clarification. The permissible top level of the building of 35.95 m has been clarified as 271.56 m AMSL.
2.	Plan for managing, conserving the top soil excavated during construction and	PP has informed that the soil will be collected separately and preserved in

7 of 54


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	for its reuse.	<p>stacks with side slopes not exceeding 3:1 and efforts will be made to reinstate the soil for backfilling purposes.</p> <p>PP has also informed that top soil will be excavated and preserved and the same will be preserved by proper covering or by seeding temporary grass.</p>
3.	Existing tree inventory with species and girth of each tree may be prepared, along with a baseline green area map, showing all trees. Also a list of proposed tree species with numbers needs to be marked in landscape plan.	<p>PP has attached an undertaking stating that there is no tree at the project site and there will be no tree cutting involved in the project.</p> <p>PP has attached landscape plan with the list of proposed trees to be planted.</p>
4.	Connectivity to metro needs to be proposed/incorporated and ECS proposed needs to be justified.	<p>PP has attached justification regarding the same.</p> <p>PP has also attached Policy for dynamic parking norms for delhi published in Gazette Notification dated 20.09.2021.</p>
5.	Source of STP treated water proposed to be reused in operational phase duly collaborated with EC approved project in surrounding area.	<p>PP has attached a letter from a private contractor for treated water supply stating that they can fulfill PP's requirement of supply of STP treated water upto 1000 KLD whose source will be Keshopur STP plant of DJB.</p>
6.	STP sludge production needs to be revisited and realistic figure needs to be submitted.	<p>PP has attached revised Sludge Calculation.</p>
7.	Technical feasibility of STP unit supported with simulated model study.	<p>PP has attached STP simulation report of their MBR based STP plant of 1025 KLD capacity.</p>
8.	Detailed plan for the proposed labour camps for housing of Labours with provision made for housing of construction labour with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical	<p>PP has attached undertaking for providing necessary facilities such as mobile toilets, mobile STP, safe drinking water, medical healthcare, creche etc. to the labours.</p>


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	healthcare, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.	
9.	Revised Rain water harvesting/retention plan needs to be submitted with increased numbers of RWH pits from 17 to 19.	PP has informed that they are proposing a 850 KL capacity Rain Water Storage / Collection Tank for Roof / Terrace Rain Water Harvesting for Domestic Use. PP has also informed that they are proposing 19 RWH pits. PP has attached rain water harvesting calculation for the same.
10.	Vehicular pollution load with air pollution modeling.	PP has attached Vehicular modeling report for the same.
11.	Revised EMP (Environment Management Plan) for dust mitigation measures during construction as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others/ CAQM Directions issued time to time including registration on Dust Pollution Control Self -Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10.	PP has attached revised environment budget for the construction and operation phase During construction phase, Capital cost will be 24.5 Lacs and Recurring cost will be 11.45 Lacs/ annum. During operation phase, capital cost will be 1145.41 Lacs and Recurring cost will be 136.89 Lacs/ annum.
12.	The evaluation parameters for traffic simulation shall be delays, queue lengths and LOS, not speed.	PP has attached Traffic report for the same.
13.	Base Model which is calibrated with the current Aero City & NH-8 traffic needs to be shown first, so that the mitigation of the same along with mitigation of the additional traffic impact of the project may be adequately compared/ evaluated. The	


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	turning movement counts undertaken for calibration of the model need to be adequately depicted on the overall maps.	
14.	Direct connection needs to be provided from the Phase-4 Metro station and RRTS station, and the Project Proponent shall bear the cost and responsibility for coordination and cooperation with the concerned Agencies to get it implemented.	PP has informed that DIAL has given a presentation on "Master plan by DIAL in Aerocity Delhi" to Hon'ble SEAC on 09.07.2022 wherein DIAL has assured to take care of these suggestions proposed by the SEAC Committee.
15.	Connection through the metro station and RRTS station needs to be coordinated with DIAL, DMRC, NCRTC, NHAI, PWD, etc. by the Project Proponent to ensure shortest and safest possible direct access to the development.	

The committee in its 110th Meeting held on 08.08.2022 recommended to defer the case for further consideration in next meeting in view of request made by project proponent for deferment of the proposal vide mail dated 05.08.2022 in view of non-availability of authorized signatory of the project.

B. After due deliberations, the SEAC in its 112th Meeting held on 26.08.2022 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. Mass balance of STP schematic drawings and process calculations did not match as per prescribed norms of CPHEEO hence PP is directed to follow NGT Norms for discharge of treated water in lakes. Vetted process design of STP should be done from reputed academic institute preferably from IIT/ DTU/ NEERI.
2. Net increase in air pollution due to increase in traffic movement and project should be abated by Air Pollution treatment system. PP should ensure net increase in air pollution should be zero by adopting adequate measures.
3. PP should install treatment system to make STP treated water fit for construction purpose as per BIS Standards. Details of such treatment should be submitted at the time of CTE.
4. Project proponent will first explore the possibility of arranging treated water from other projects proponents within Jurisdiction of DIAL followed by nearby STPs.

10 of 54


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5. The project proponent should adhere to the minimum cost of Environmental Management Plan i.e. capital cost of Rs. 24.5 Lacs & Recurring cost of Rs. 11.45 Lacs/ annum during construction phase and capital cost of Rs. 1145.41 Lacs & Recurring cost of Rs. 136.89 Lacs/ annum during operation phase.
6. At least 2 % of the total energy demand to be sourced from Solar (Renewable) energy. Roof Top SPV shall be provided for 400 KWp capacity as committed.
7. PP shall provide electric charging points in parking areas for e-vehicles for at-least 20% of car parking.
8. No of rain water harvesting pits shall be 19 nos. and Rain water storage tank of 850 KL shall be provided as committed. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be limited to shallow aquifer. Depth of boring should leave a buffer of atleast 10 m above ground water table.
9. Flow Meters/ Sensors should be installed to monitor consumption of fresh water as well as treated water and log book for these flow meters be maintained in a regular manner. Flow meters shall be installed at Inlet of STP, outlet of STP, inlet of flushing tanks, inlet of cooling water tanks and reuse line for horticulture purposes and at the final outfall/ sewer connection. Calibration for all the Flow meters shall be maintained on quarterly basis.
10. Minimum 1 tree for every 80 Sq. Mt of plot area (1152 Nos.) should be planted within the project site.
11. Green building norms should be followed with a minimum 3 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up.
12. Construction & Demolition waste should be disposed of at authorized C&D waste processing unit.
13. Wind- breaker of appropriate height i.e. 1/3rd of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction.
14. 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.
15. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
16. The Cost of Environment Management Plan should be distinctly allocated in the budget of the project and details of the same along with time frame of the implementation should be reported in six monthly monitoring reports.


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17. 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.
18. 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/ DIAL/ other such local civic authority (as the case may be).
19. 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.
20. 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.
21. 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 as committed.
22. As proposed, fresh water requirement from DIAL shall not exceed 422 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DJB/ concerned Authority.
23. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for flushing, AC makeup water and gardening.
24. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors in and around STP area.
25. Possibility to install gas based generator shall be explored and the generator sets shall be operated as per extant directions of CAQM/ CPCB guidelines.
26. Energy audit shall be carried out periodically to review energy conservation measures.
27. All sensor/meters based equipment should be calibrated on quarterly basis.
28. 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.
29. Occupancy of the premises would be allowed only after getting Electric supply from concerned power supply agencies to restrict the use of generator sets.
30. The project proponent shall implement the Traffic Management Plan as committed.
31. The Environment Management Cell consisting of atleast 1 Senior level Environmental/ Safety Managers supported by 3 Environmental Scientists/ Engineers having specific knowledge and experience related to environmental safeguards/ air/ water pollution shall be created and made functional before commissioning of the proposed development.


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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.

C. The SEIAA during its meeting dated 07.09.2022 took the following decisions (s):

The SEIAA approved the recommendations of SEAC made on 26.08.2022 for issuance of Environmental Clearance (EC) to the project with omission of specific conditions at point no. 11 of SEAC recommendation and with the additional specific conditions as follows:

- 1. The Project Proponent should implement the guidelines/ mechanism for using Anti Smog Gun in construction and Demolition projects having built-up area greater than 20,000 sqm issued by Department of Environment, NCT of Delhi, vide letter no. F. No.DPCC/(12)(1)(285)lab2020/2790- 2810 dated 16.09.2021 available at https://dustcontroldpcc.delhi.gov.in/Upload/GuidelinesPDF/43/FilePDF_43_72377_4.PDF. Besides use of Anti-Smog Gunn the Project Proponent shall ensure that environment friendly Dust suppressant and soil stabilising chemical would be sprayed at prescribed interval on unpaved area of the construction sites to agglomerate the fine dust particles into aggregate too large to become airborne. This must be done in all those areas where there is movement of trucks and other construction machinery at frequent intervals to prevent formations of fine dust particles.*
- 2. The Project proponent shall install reference-grade (USEPA approved system) Continuous Particulate Monitoring System consisting of three nodes capable of monitoring dust emission from the construction site. The system must have the capacity for simultaneous monitoring of PM2.5 and PM10 and equip for data transfer on a real-time basis to the server of DPCC.*
- 3. Green building norms should be followed with a 5 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up.*


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Member Secretary, SEIAA

Agenda 05

Case No C-408

Name of the Project	Amendment in Environment Clearance for Upscale and Mid Market Hotel with Large Conferencing Facility (Formerly a Hotel Complex & Convention Centre)
Project Proponent	Shatrumardan Tiwari, M/s Bamboo Hotel And Global Centre Delhi Private Limited, Asset Area 13, Aerocity, IGI Airport Delhi 110037
Consultant	M/s Perfect Enviro Solutions Pvt. Ltd
Proposal No.	SIA/DL/MIS/284725/2022
File No.	21-35/2017-IA-III

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of Amendment in Environment Clearance for Upscale and Mid Market Hotel with Large Conferencing Facility (Formerly a Hotel Complex & Convention Centre) at Asset-13, Hospitality district, DIAL, IGI Airport, Delhi by M/s Bamboo Hotel And Global Centre Delhi Private Limited.

The project was granted Environmental Clearance by the Ministry of Environment & Forest&CC vide File no. 21-35/2017-IA-III on 05.03.2019 for a total plot area of 31,163.13 sqm and built up area of 3,51,081.49 sqm .

Now, due to a change in planning Amendment in EC is being proposed by M/s Bamboo Hotel And Global Centre Delhi Private Limited. The plot area will remain the same i.e 31,163.13 sqm and the built up area will decrease from 3,51,081.49sqm to 3,45,000.00 sqm . Site developments and construction work has already been started at the site.

2. The Project is located at **Latitude:28°32'58.74"N; Longitude:77°7'16.32"E.**
3. **Area Details:**

The Total Plot Area of the project will remain the same i.e. 31,163.13 sqm and The Total Built-up Area of the project will decrease from 3,51,081.49sqm (as per previous EC dated 05.03.2019) to 3,45,000.00 sqm. The FAR of the project will increase from 1,11,231.36 sqm to 1,11,524.16 sqm and the Non-FAR area excluding Basement Area will decrease from 86,662.659 sqm to 80,288.37 sqm. The area of Basements will remain the same i.e. 1,53,187.47 sqm. The no. of towers will remain the same i.e. 2 towers and no. of levels of basement will also remain the same i.e. 6 levels of basement. The no. of Floors will change from G+Mezzanine+8 to G+MEZZ+7. The projected revised population is 20,253 and employment potential will increase from 2782 to 4925 staff during operation phase. The Max. Height of the Building will decrease from 36.72 m to 36.5 m (36.5 m is top of parapet and 43.0 m is top of mummy).

4. **Water Details:**


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

During Construction Phase (after amendment), Total water requirement is 44 KLD out of which 10 KLD water is sourced through treated water from nearby STP at Vasant Kunj for construction activities purposes. For domestic use, 34 KLD water is sourced through tankers. Waste water generated is 27 KLD which is being treated in mobile STP. The same will be followed after amendment.

Approx. 250 nos. of local labours have been employed for the project. The same will be followed after amendment.

During Operational Phase (after amendment), After taking conservation measures Total Water requirement of the project will be 1409 KLD which will be met by 682 KLD of Fresh water from DIAL and 727 KLD of Treated water (722 KLD from in house STP and 5 KLD outsourced). Total Waste water generated will be 802 KLD which will be treated in house STP of 1419 KLD capacity. Treated Water from STP will be 722 KLD which will be recycled and reused for Flushing (214 KLD), Gardening (54 KLD), Cooling (454 KLD). In addition to 454 KLD to be used for Cooling, 5 KLD of treated water will be outsourced for using in Cooling.

No. of Rainwater collection tanks proposed are 2 nos. of total capacity 650 cum and 2 no. of Rainwater harvesting pits each of capacity 253.5 m³ are also proposed to recharge the groundwater as the water table is below 51.2 mbgl.

5. **Solid Waste Details**

During Construction Phase (after amendment), Approx. 37.5 kg/day of Solid Waste will be generated which will be disposed of at Municipal solid waste site. C & D waste generated at the site will be used in backfilling; roads etc. & rest will be disposed of as per C&D Waste Management Rules, 2016.

During the Operation Phase (after amendment), Approx. 5822 kg/day of Solid Waste will be generated from the project. Out of which, 2329 kg/day of Bio-Degradable Waste will be treated in House OWCs and 3493 kg/day of Non-Biodegradable Waste (Recyclable and Non-Recyclable) will be disposed through approved Recyclers. 56 lit/month of used oil generated from the DG sets will be kept in an isolated area and in a leak proof container and will be given to the authorized recycler. 2-3 Kg /month of E-waste will also be given to approved vendors. STP sludge of 58 kg/day will also be generated.

6. **Power Details:**

During Construction Phase (after amendment), For Power backup, DG sets of capacity 1x500 kVA has been installed and the same will be kept after amendment

During Operation Phase (after amendment), Total Power requirement will be 17780 kVA and will be supplied from DIAL. For Power Back up, DG sets of Capacity 4x2500 kVA will be installed.

2% of total power load i.e. 355.6 kVA will be met through solar energy.

7. **Parking Facility Details:**

After amendment, Total Proposed Parking will be 1604 ECS (1300 ECS for 4 wheelers and 304 ECS for 2-wheelers). Proposed Electric vehicle car parking for 4 wheeler (20% of 1300) is 260 ECS and Electric vehicle parking for 2 wheeler is also proposed which is 244 ECS.

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


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(K.S. Jayachandran)
Member Secretary, SEIAA

No eco-sensitive area lies within 10 km radius. Distance of Asola Wildlife Sanctuary is 14.73 Km SE.

9. Plantation Details:

The proposed Green Area is 8102.49 sqm (26 % of plot area). Total no. of trees required at the site is 390 nos. and Total no. of trees proposed is 400 nos.

10. Cost Details: Total Cost of the project after amendment will reduce from Rs.1800 Crores to Rs. 1200 Crores.

The earlier Environmental Clearance was issued to M/s Bamboo Hotel And Global Centre Delhi Private Limited on 05.03.2019 by MoEF&CC, GoI. Now M/s Bamboo Hotel And Global Centre Delhi Private Limited has applied for Amendment in EC for the proposed project.

Comparative table is as follows:

Particulars	Unit	As per previous EC dated 05.03.2019	Proposed	After Amendment
Plot Area	m ²	31,163.13	No change	31,163.13
Cost of Project	Rs. (Crore)	1800	(-) 600	1200
Ground Coverage (Ach)	m ²	21,410.35	(-) 1160.35	20,250
FAR (Achievable)-A	m ²	1,11,231.36	(+) 292.8	1,11,524.16
Non-FAR areas-B	m ²	86,662.659	(-) 6374.29	80,288.37
Basement area-C	m ²	1,53,187.471	No change	1,53,187.47
Built-up area(A+B+C)	m ²	3,51,081.49	(-) 6081.49	3,45,000.00
Green Area	m ²	8102.49	No change	8102.49
Number of floors		G+Mezzanine+8	(-) 1 floor	G+MEZZ+7
Number of towers	No.	2	No change	2
No. of Basement	Nos.	6	No change	6
Height of building	m	36.72	Parapet height Reduced by 0.22	36.5 top of parapet 43.0 top of mummy
Water requirement	KLD	1185	(+) 224	1409
Parking required	ECS	1623	(-) 229	1394
Parking proposed	ECS	1623	(-) 19	1604
Waste Water	KLD	666	136 KLD	802


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Generation				
STP Capacity	KLD	1320	(+) 99	1419
Solid waste	Kg/day	4538	(+) 1284	5822
RWH tanks	Nos.	2	No change	2
RWH pits	Nos.	-	(+) 2	2
Power Load	kVA	30,000	(-) 6220	17780
DG sets	kVA	14x2000	-	4x2500
Green Area	m ²	8102.49	No Change	8102.49
No. of Trees Proposed	Nos.	400	No Change	400

The PP has submitted the certified compliance report of previous Environment Clearance from the Regional Office of MoEF&CC issued vide Letter dated 18.05.2022. The point wise compliance was deliberated during the presentation given by the Project Proponent. As per the aforesaid Compliance Report and Presentation given most of the EC conditions have been reported to be complied/ agreed for compliance or being complied except the following:

The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, the respective Zonal Office of CPCB and SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

In respect to above the PP has submitted its reply dated 20.06.2022 to IRO, MoEF&CC, GoI stating that their website is under development and they are regularly submitting their six-monthly compliance reports to the concerned departments and they have displayed the ambient air parameters near main gate.

After due deliberations, the SEAC in its 110th Meeting held on 08.08.2022, 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 18.08.2022 which is as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 08.08.2022	Reply submitted on 18.08.2022
1.	Revised Traffic Management Plan	The revised traffic management plan along with the traffic survey report has been

17 of 54


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	taking into consideration the latest traffic scenario. Detailed calculation of roads, bicycle paths, pedestrian spaces are to be provided.	enclosed. It has been informed that Delhi Urban Arts Commission (DUAC) has already reviewed and approved the Traffic Management Plan.									
2.	Specify name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters.	The Environment Management cell along with name & no of Post of the people engaged by the proponent for implementation and monitoring of Environmental Parameters has been enclosed.									
3.	PP should explore the possibility for Gas based generator sets.	PP has informed that instead of gas based generator sets, hybrid/dual fuel mode Generators (with 70% gas-based fuels and 30% Diesel) will be provided.									
4.	PP should submit the proposal for solar water heating.	It has been informed that Solar Panels will be provided. Heat pumps shall be used for generating Hot Water to be used in Space Heating and Laundry purposes. Apart from this solar panel will be provided 2% of total power load of 284.48 KW will be generated from non-conventional energy sources									
5.	PP should submit the fresh proposal for Rain water harvesting clearly indicating the no. of recharge bore wells and with the enhanced capacity of rain water storage tank with capacity of min. 1 day of fresh water requirement.	The revised calculation for Rainwater harvesting pits, size of Pits, number of bore wells, rainwater storage tank has been enclosed. <table border="1" data-bbox="771 1288 1315 1668"> <thead> <tr> <th>S.No.</th> <th>Particulars</th> <th>Quantity</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Proposed Rainwater Harvesting Pits</td> <td>2 nos.</td> </tr> <tr> <td>2.</td> <td>Rainwater Collection Tank</td> <td>2 nos (1500 cum each)</td> </tr> </tbody> </table>	S.No.	Particulars	Quantity	1.	Proposed Rainwater Harvesting Pits	2 nos.	2.	Rainwater Collection Tank	2 nos (1500 cum each)
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6.	The PP should clarify the basis of increased population as per NBC/UBBL provision of ECS with criterion calculation along with justification of biodegradable, non-	The AAI board accorded approval for Car parking norms @ 1.25 ECS per 100 sqm. of floor area. The copy of approval from AAI board has been enclosed. The revised calculation with basis as per NBC									


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	<p>biodegradable waste generation quantification.</p>	<p>for population has been enclosed.</p> <p>The revised calculation for solid waste during operation phase has been enclosed which is as follows:</p> <table border="1" data-bbox="773 353 1321 779"> <thead> <tr> <th>S.No.</th> <th>Particulars</th> <th>Quantity</th> </tr> </thead> <tbody> <tr> <td>3.</td> <td>Total Waste Generation</td> <td>4710 kg/day</td> </tr> <tr> <td>4.</td> <td>Biodegradable Waste</td> <td>2836 kg/day</td> </tr> <tr> <td>5.</td> <td>Non-Biodegradable Waste</td> <td>1874 kg/day</td> </tr> </tbody> </table>	S.No.	Particulars	Quantity	3.	Total Waste Generation	4710 kg/day	4.	Biodegradable Waste	2836 kg/day	5.	Non-Biodegradable Waste	1874 kg/day								
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<p>7.</p>	<p>Submit the revised water/ waste water generation figure in case of modified population projection with a view to conserve water and lower water demand.</p>	<p>The revised water management as per modified population has been enclosed.</p> <p>During Operation Phase (After taking conservation measures):</p> <table border="1" data-bbox="773 1055 1386 1897"> <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>1945KLD</td> </tr> <tr> <td rowspan="5">2.</td> <td>Fresh Water Requirement (Source: DJB)</td> <td>1119 KLD</td> </tr> <tr> <td>Domestic</td> <td>597 KLD</td> </tr> <tr> <td>Kitchen</td> <td>200 KLD</td> </tr> <tr> <td>Laundry</td> <td>320 KLD</td> </tr> <tr> <td>Water Fountain</td> <td>2 KLD</td> </tr> <tr> <td>3.</td> <td>Treated Water Requirement</td> <td>826 KLD</td> </tr> </tbody> </table>	S.No.	Particulars	Quantity	1.	Total Water Requirement	1945KLD	2.	Fresh Water Requirement (Source: DJB)	1119 KLD	Domestic	597 KLD	Kitchen	200 KLD	Laundry	320 KLD	Water Fountain	2 KLD	3.	Treated Water Requirement	826 KLD
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		Flushing	242 KLD
		Gardening	49 KLD
		Cooling Tower	532 KLD
		Wet Scrubber	3 KLD
	4.	Excess Treated Water	215 KLD (to be given to DIAL for Horticulture purposes)
	5.	Treated Water from ETP to STP	230 KLD
	6.	Waste Water Generated	1157 KLD
	7.	ETP Capacity	310 KLD
	8.	STP Capacity	1500 KLD
8.	Outlet parameter of STP needs to be revisited in view of prevailing stringent norms.	The outlet parameters of STP has been enclosed.	

Based on the information furnished it was observed that there is decrease in total Built-up Area. While deliberating the case the SEAC limited its scope to the amendment sought.

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

Based on the information furnished, documents shown & submitted, presentation made by the project proponent SEAC recommended the case to SEIAA for grant of amendment of Environmental Clearance issued by MoEF&CC vide File no. 21-35/2017-IA-III on 05.03.2019 with following specific conditions:

Specific Conditions:


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Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

1. After amendment cost of project is proposed to be reduced to Rs. 1200 Crores .
2. Ground Coverage will decrease to 20250 sqm.
3. FAR area will increase from 1,11,231.36 sqm to 1,11,524.16 sqm and Non-FAR area excluding Basement Area will decrease from 86,662.659 sqm to 80,288.37 sqm.
4. The area of Basements will remain the same i.e. 1,53,187.47 sqm and The Total Built-up Area will decrease from 3,51,081.49 sqm to 3,45,000.00 sqm.
5. No. of Floors will decrease from G+Mezzanine+8 to G+Mezzanine+7.
6. The Max. Height of the Building will decrease from 36.72 m to 36.5 m as per proposal. PP shall not exceed the terrace level 274.5 m AMSL and Mummtly level 281 m AMSL as per height clearance permitted vide letter dated 09.08.2021.
7. Proposed amended parking will be 1604 ECS.
8. Total water requirement will increase from 1185 KLD to 1945 KLD.
9. As proposed, fresh water requirement from DIAL water shall not exceed 1119 KLD.
10. Waste water generation will increase from 666 KLD to 1157 KLD and STP capacity shall be enhanced to 1500 KLD. Treated Water from STP will be 826 KLD which will be recycled and reused for Flushing (242 KLD), Gardening (49 KLD), Cooling (532 KLD), Wet Scrubber (3 KLD).
11. During Construction Phase, Total water requirement is 44 KLD out of which 10 KLD water is sourced through treated water from nearby STP at Vasant Kunj for construction activities purposes. For domestic use, 34 KLD water is sourced through tankers. Waste water generated is 27 KLD which will be treated in mobile STP.
12. Solid waste generated will be increased from 4538 Kg/day to 4710 Kg/day (Biodegradable waste: 2836 Kg/day and 1874 Kg/day non bio-degradable waste).
13. Rain water harvesting/ retention plan needs to be implemented 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.
14. Power load will decrease from 30,000 KVA to 17780 KVA and capacity of DG Sets will be reduced to 4x2500 kVA.
15. Air quality monitoring and preservation conditions and other standard conditions as stipulated in OM F.No. 22-34/2018-IA.III dated 04.01.2019 be imposed in the amended EC and the Project Proponent shall upload the status of compliances including the results of monitored data on their website and update the same in its next sixth monthly monitoring report to be uploaded on 01.12.2022 on PARIVESH Portal.
16. Used Oil will reduce to 56 l/month which shall be collected in leak proof containers at isolated place and then it will be given to approved recycler. E- Waste of 2-3 kg/month will be collected and given to approved recyclers.
17. During the construction phase at least 4 nos. of Anti-Smog Gun shall be installed to suppress dust.
18. During construction phase, the Project Proponent should implement the guidelines issued by committee 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


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https://dustcontroldpcc.delhi.gov.in/Upload/GuidelinesPDF/43/FilePDF_43_723774.PDF. Besides use of Anti-Smog Guns the Project Proponent shall ensure that environment friendly dust suppressant and soil stabilizing 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.

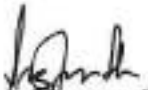
19. The project proponent should adhere to the cost of Environmental Monitoring as committed i.e. capital cost of Rs. 1208 Lacs and recurring cost of Rs. 100 Lacs/ year.
20. Environment Cell comprising of 14 no. of personals will be engaged in implementation and monitoring of environmental parameters. Environment Cell will consist of Administrative officer (1 no.), Environment Officer (1 no.), Maintenance Incharge (1 no.), Air Management incharge (1 no.), Waste water Management incharge (2 nos.), Waste Management incharge (2 nos.), EHS Engineer (1 no.), Maintenance persons (1 no.), STP & RWH persons (1 no.), Collection & disposal person (2 nos.), Fire & safety persons (1 no.).
21. The excess treated water from the STP shall be reutilized under consultation with DIAL.
22. The project proponent shall implement the revised Traffic Movement Plan as per revised traffic generation report.
23. Solar PV panels shall be provided for 284.48 KW of solar energy as committed and PP shall ensure that at least 2 % of the total energy demand to be sourced from renewable energy.
24. The PP shall provide electric charging points in parking areas for e-vehicles for at least 20% of car parking as committed.
25. Treated water of nearby STP should be used for construction purposes with tertiary treatment to ensure it is fit for construction use.
26. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be limited to shallow aquifer.
27. Flow Meters/ Sensors should be installed to monitor consumption of fresh water as well as treated water and log book for these flow meters be maintained in a regular manner. Flow meters shall be installed at Inlet of STP, outlet of STP, inlet of flushing tanks, inlet of cooling water tanks and reuse line for horticulture purposes and at the final outfall/ sewer connection. Calibration for all the Flow meters shall be maintained on quarterly basis.
28. Minimum 1 tree for every 80 Sq. Mt of plot area (400 Nos.) should be planted within the project site or in the command area with due permission of competent authority.
29. Solar water heating shall be provided to meet its hot water demand as far as possible.
30. Green building norms should be followed with a minimum 3 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up.


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31. Construction & Demolition waste should be disposed of at authorized C&D waste processing unit.
32. 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.
33. 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.
34. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
35. The cost of Environment Management Plan should be distinctly allocated in the budget of the project and details of the same along with time frame of the implementation should be reported in six monthly monitoring reports.
36. 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.
37. 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).
38. Occupancy of the premises would be allowed only after getting Electric supply from concerned power supply agencies to restrict the use of generator sets.
39. 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.
40. 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.
41. The PP shall store all the construction material within the project site and additional space for stacking of material and temporary hutments for labourers shall only be


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utilized after approval/ permission from DDA. Provision shall be made for housing of maximum construction labour within the site/ nearby permitted site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical healthcare,, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

42. As proposed, fresh water requirement from DIAL shall not exceed 1119 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DIAL.
43. 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. No treated water shall be disposed in to outside drain.
44. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
45. The PP shall provide the gas based generator sets or hybrid generator sets (with 70 % gas based fuel and 30 % diesel) as a second option in view of commitment made for installation of hybrid generator sets. The generator sets shall be operated as per extant directions of CAQM/ CPCB guidelines.
46. Energy audit shall be carried out periodically to review energy conservation measures.
47. All sensor/meters based equipments should be calibrated on quarterly basis.
48. 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.
49. The validity of the amended EC will be 10 years with effect from 05.03.2019 i.e. the date of grant of previous EC by MoEF&CC, GoI.

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

C. The SEIAA during its meeting dated 07.09.2022 took the following decisions (s):

The SEIAA approved the recommendations of SEAC made on 26.08.2022 for issuance of amended Environmental Clearance (EC) to the project with omission of specific conditions at point no. 30 of SEAC recommendation and with the additional specific conditions as follows:

1. *The Project Proponent should implement the guidelines/ mechanism for using Anti Smog Gun in construction and Demolition projects having built-up area greater than 20,000 sqm issued by Department of Environment, NCT of Delhi, vide letter no. F. No.DPCC/(12)(1)(285)lab2020/2790- 2810 dated 16.09.2021 available at https://dustcontroldpcc.delhi.gov.in/Upload/GuidelinesPDF/43/FilePDF_43_72377_4.PDF. 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*

24 of 54


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agglomerate the fine dust particles into aggregate too large to become airborne. This must be done in all those areas where there is movement of trucks and other construction machinery at frequent intervals to prevent formations of fine dust particles.

2. *The Project proponent shall install reference-grade (USEPA approved system) Continuous Particulate Monitoring System consisting of three nodes capable of monitoring dust emission from the construction site. The system must have the capacity for simultaneous monitoring of PM2.5 and PM10 and equip for data transfer on a real-time basis to the server of DPCC.*
3. *Green building norms should be followed with a 5 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up.*


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Member Secretary, SEIAA

Agenda No 06

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. Details of the proposed project are as under:

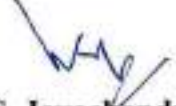
1. The Proposal is for grant of TOR under violation category for an Expansion of "Existing Hotel Building" at Plot no. 3, sector-10, Dwarka, New Delhi by M/s Tirupati Buildings & Offices Pvt. Ltd
2. The project is located at Latitude: 28°34'45.29"N, Longitude: 77° 3'21.61"E.
3. **Area Details:** As per information submitted by the project proponent ,after the proposed expansion, the total plot area will remain the same i.e 13,603.00 m2 against the Built up Area of 55550.169 sqm permitted in previous EC, the Total Built up Area constructed as per completion is 56898.939 sqm. Additionally, Non-FAR of 2769.63 sqm has been constructed but not in operation. Thereby Total Built up Area constructed is 59668.565 sqm and 19275.944 sqm of Non FAR Area is proposed to be constructed.

Description	Unit	As per EC	Constructe d as per Completion	Total Construct ion done	Proposed	Total after expansion
Cost of the Project	Rs (Cr)	407.88			75	482.88
G.C (achieved)	sqm	5353.232	5441		1439	6792.61
FAR (achieved)-A	sqm	27279.082	30606		14.684 (converted into Non FAR)	30591.316
Total Non FAR Area - B	sqm	28271.087	26292.939			26292.939
Basement Area	sqm	26275.059	24296.911			24296.911
Non FAR Area (service area)	sqm	1996.028	1996.028			1996.028

26 of 54


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
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(K.S. Jayachandran)
Member Secretary, SEIAA

Other area constructed in Non FAR (expansion)	sqm				19275.944 2769.63 sqm already constructed but not in operation	22060.25
Built up Area (A+B)	sqm	55550.169	56898.939	59668.565	19275.944	78944.509
Number of Basements	Nos.	3		3		3
Max. No. of Floors	No.	3B+G+10	3B+G+12	3B+G+12		3B+G+12
No. of Towers	No.	1	1	1		1
Max. Height of the Building	metre	54	54	54		54
Total Power Load	KW	6127.5	Sanctioned Load: 3333 Connected Load 2000			2000
No. of DG Sets	No. (KVA)	-	2x1250	-	No new DG sets will be installed	2x 1250
No. of RWH Pits	No.	-	3	-	-	3
Total Water Requirement	KLD	328	26	-	-	354
Fresh Water Requirement	KLD	156	-3	-	-	153
Wastewater Generation	KLD	-	-	-	180	180
Treated Wastewater Reuse	KLD	182	-	-	162	162
STP Capacity (MBBR)	KLD	200	210	-		210
Total Solid Waste	Kg/day	387	-	-	262	649

4. 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:

27 of 54


(Sarvagya Kumar Srivastava)
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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 200 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 315 KLD out of which 153 KLD will be from fresh water which will be met by Delhi Jal Board and tanker supply. 162 KLD of treated water will be met from on-site STP. Total waste water generated will be 180 KLD which will be treated in an existing STP of 210 KLD and reused for flushing (54 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.

5. 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.

During Operation Phase: At present, 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. 649 kg/day of solid waste will be generated from the project out of which 389 kg/day of Biodegradable waste will be treated in already installed OWC and 260 kg/day of non-biodegradable waste will be given to the approved recycler.

- 6. Power Details:-** At present, 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 1250 kVA each 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 after expansion

7. Parking facility:

During Construction Phase: Proper parking provisions for construction vehicles will be provided. Proper space for loading and unloading of building material and pickup of waste debris will be defined.

During Operation Phase: Presently sufficient car parking provision have been made in basement and at surface Approx 613 ECS have been provided in the basement and at the surface. Parking will remain the same for expansion also

- 8. Eco-Sensitive Areas:** There is no Wildlife Sanctuary within 10 Km of Buffer zone.


(Sarvagya Kumar Srivastava)
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9. **Plantation:** The green area of 2720 m² (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.
10. **Cost of the project:** As per Section D, Pre-Feasibility report page D-6 (Table-1), proposed cost is 75 Crore and total after expansion will be Rs. 482.88 Crore.

The matter was earlier considered in SEAC and SEIAA in view of a representation/ related to the alleged violations being done by the project and construction work has been carried out at site even as it applied for expansion of the project before EAC (Infra-2) of MoEF&CC, GoI. As per EAC recommendation, the matter has been recommended to Ministry for necessary action as the project appears to be a case of violation of previous EC.

MoEF&CC was requested by SEAC vide letter dated 15.02.2022 that current status of the above said Environmental Clearance application filed by the project proponent and action decided by the MoEF&CC, GoI subsequent to the recommendation of EAC (Infra-2) may please be provided to SEAC, Delhi.

Subsequently, the Sub-Committee of SEAC as decided in 98th SEAC meeting sitting dated 07.02.2022 conducted the inspection on 12.02.2022 and submitted its report to SEAC on 22.02.2022 (99th SEAC Meeting) with the finding that the total Built up area (58877.09 sq.mt. as per the DDA completion plans dated 11.06.12) is exceeding by 3326.92 sq.mt over the areas contained in the above Environmental Clearance (55550.169 sq.mt.) with concluding observations as follows:

1. The reply submitted by the project proponent did not cover Sanctioning details of the active construction being carried out on the front, left and right side of the existing Building which is evidently being carried out for expanding the built up area beyond the previous one for which completion was obtained.
2. Deviations were observed from the previous Completion Plan obtained from DDA dated 18.11.2010 in the total Built up area mentioned in the Environmental Clearance issued in 2008.
3. As far as the old construction in past is concerned, the matter maybe dealt as per item 4 of the Minutes of the 78th Meeting of EAC (Infra-2) dated 14th and 15th December, 2021 that takes note of the Project as a Case of Violation with recommendations for the Ministry to take necessary actions

The SEAC) in its 99th meeting held on 22.02.2022, in view of MoEF&CC Office Memorandum dated 07.07.2021 outlining the SOP for dealing with the cases of violations of EIA Notification, 2006 recommended as follows:

- A. The DDA may be intimated for necessary action wrt the active construction being carried out on the front, left and right side of the existing Building which is evidently being carried out for expanding the built up area beyond the previous one for which completion was obtained without obtaining sanction from DDA and for necessary action in respect of additional deviations from the Completion Plan dated 11.06.2012 observed in respect of –
 - a. Entry on the rear side of the Plot towards the pedestrian Walkway.
 - b. Commercial use in some part of the First Basement.


(Sarvagya Kumar Srivastava)
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- B. The MoEF&CC, GoI be informed about the active construction being carried out on the front, left and right side of the existing Building which is evidently being carried out for expanding the built up area beyond the previous one for which completion was obtained and that deviations have been observed from the previous Completion Plan dated 18.11.2010 in the total Built up area mentioned in the Environmental Clearance issued in 2008.
- C. The SEIAA may take action u/s 5 of EPA 1986 for stoppage of construction activity for active construction being carried out on the front, left and right side of the existing Building which is evidently being carried out for expanding the built up area without obtaining Environment Clearance for the expansion beyond the previous environmental clearance dated 08.07.2008, with a copy to MoEF&CC,GoI ,DDA and DPCC for necessary action.

In view of A, B and C above following actions have been taken by SEIAA:

1. Letter has been issued on 07.03.2022 to DDA
2. Letter has been issued to Joint Secretary (IA Division), MoEF&CC, GoI on 07.03.2022
3. Directions u/s 5 of EPA 1986 have been issued on 07.03.2022.

In response to the above, status of action taken the Sub-Divisional Magistrate (Dwarka) has issued an order dated 10.03.2022 for directing the project proponent to stop construction of the project with immediate effect in pursuance of directions dated 07.03.2022 issued by SEIAA u/s 5 of EPA 1986.

In response to the letter dated 15.02.2022 issued by SEAC to Member Secretary, EAC (Infra-2) , Ministry of Environment, Forest & Climate Change, GoI, Indira Paryavaran Bhawan, Jorbagh, Lodhi Colony, New Delhi, Delhi 110003 a reply dated 19.04.2022 has been received from Scientist-F/ Director, MoEF&CC, GoI reiterating the Minutes of the Meeting of EAC (Infra-2) held during 14th-15th December, 2021 in which it was found that the project appears to be a case of violation of the previous granted EC dated 08.07.2008 and EAC recommended that Ministry may take necessary action accordingly instead of action decided by the MoEF&CC, GoI subsequent to the recommendation of EAC (Infra-2).

In view of above the SEAC in its 103rd Meeting held on 07.05.2022 recommended that matter may be appraised to SEIAA, Delhi as the reply received from MoEF&CC does not appear to address the issue suitably.

The Office Memorandum No J-11013/41/2006-IA.III dated 23.10.2017 issued by MoEF&CC, GoI at clause no (iii) prescribes that in cases , the proposal is appraised by EAC due to non-existence of SEIAA/SEAC, then irrespective of whether recommended, deferred or additional information sought, it will continue to be appraised and decided at the central level , even if the SEIAA/SEAC is constituted later on.

After due deliberations, the SEAC in its 104th Meeting held on 21.05.2022 recommended to defer the case 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


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in view of OM dated 23.10.2017 and accordingly a communication was 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.

The matter was considered in 61st SEIAA Meeting held on 20.06.2022 and SEIAA acknowledged the status of the matter and decided that the suitable action be recommended by SEAC after taking into consideration the response of MoEF&CC, GoI in terms of the letter issued on 25.05.2022.

Subsequently, a letter dated 16.06.2022 was received on 21.06.2022 from MoEF&CC, GoI clarifying that the proposal has been marked as violation category project at PARIVESH Portal, the proposal (IA/DL/MIS/223780/2021) is no longer active and may be considered disposed of. Further, it has been stated that for further consideration of the proposal for appraisal by any regulatory authority (EAC/ SEAC), online submission of a *de novo* application under the violation category would be required. PP has already submitted a proposal (No. SIA/DL/MIS/72149/2022 dated 10.02.2022) under the violation category through the state portal of PARIVESH, the SEIAA- Delhi may consider and appraise the proposal under violation category as per SOP for handling of violation cases under EIA Notification, 2006.

In view of above, the SEAC during its 107th Meeting held on 01.07.2022 recommended to list the Proposal No. SIA/DL/MIS/72149/2022 submitted by the project proponent under Violation Category in next meeting of SEAC.

During the meeting held on 09.07.2022 the matter was deliberated before SEAC. The Letter dated 16.06.2022 received from MoEF&CC, GoI states that based on detailed deliberations, EAC, Infra-II has identified the proposal as a case of violation of the conditions stipulated in EC letter dated 08.07.2008 as the no. of floors exceeds from G+10 to G+12.

It was further deliberated that the Project proponent has stated the Builtup Area of 56898.939 sqm completed as per completion in deviation to the Builtup Area of 58877.09 sqm indicated in DDA sanction plan i.e. exceeding by 3326.92 sq.mt over the areas contained in the above Environmental Clearance (55550.169 sq.mt.). Therefore the violation with respect to previous EC dated 08.07.2008 stands established as follows:

1. Constructed Builtup Area exceeding by 3326.92 sqm.
2. No. of Floors exceeds from G+10 to G+12.

Further with respect to the further expansion of 22045.574 sqm (19275.944 + 2769.63 sqm) proposed in existing operational building the violation with respect to EIA Notification 2006 is that the PP has constructed 2769.63 sqm Builtup area without obtaining Environmental Clearance for the proposed expansion.

After due deliberations, the SEAC in its 108th Meeting held on 09.07.2022 sought the following information from project proponent:

1. In view of above the PP is required to stop the operation of 11th and 12th Floor to the extent of 3326.92 sqm Built up Area and submit an undertaking confirming stoppage.


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
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(K.S. Jayachandran)
Member Secretary, SEIAA

2. PP is required to submit an undertaking regarding stoppage of construction work for the expansion in pursuance of direction issued by SEIAA on 07.03.2022 and consequential order issued by SDM on 10.03.2022.
3. Approved architectural drawings along with certificate from the competent authority for the proposed expansion.
4. The project proponent is liable to pay Damage Assessment for the operation/ production with expanded capacity commenced beyond the permissible limits as per Environmental Clearance dated 08.07.2008 applicable for expansion projects as per OM dated 07.07.2021.
5. The project proponent is liable to pay Damage Assessment for the construction works of expansion carried out without obtaining the prior Environmental Clearance applicable for expansion projects as per OM dated 07.07.2021.
6. Accordingly, PP is required to submit damage assessment report with respect to 4 and 5 above along with remediation plan and natural community Augmentation plan as also quantification of such liability to be deliberated and finalized by the SEAC.
7. PP is required to submit a categorical statement clarifying the project cost attributable to the expansion, incurred upto date of filing of application along with the total turnover attributable to the expanded activity/ capacity involved during period of violation wrt 4 above.
8. PP is required to submit a categorical statement clarifying the project cost attributable to the expansion, incurred upto date of filing of application wrt 5 above.

In response to the ADS raised, PP submitted its detailed reply with self-assessment of Environmental Damage cost of remediation plan and natural community Augmentation Plan due to violation 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.

The case was deliberated in the meeting on 08.08.2022 and PP gave presentation. The PP has not submitted the project cost and turnover for the expanded activity/ capacity involved during period of violation wrt 3326.92 sqm at 11th Floor and 12th Floor and 2769.63 sqm built-up area. The same is required to be submitted with documentary evidence.

The committee felt the need of submission of revised Remediation Plan and Community Augmentation Plan which should commensurate with the damage assessment and shall be part of the Environment Impact Assessment (EIA) Report.

Further the undertaking submitted by the PP is without any indication of date and architectural drawings not submitted.

The SEAC in its 110th Meeting held on 08.08.2022 decided to defer the proposal for submission of additional information/ documentation wrt deliberation made in meeting recorded in the minutes or any other relevant information.

After due deliberations, the SEAC in its 110th Meeting held on 08.08.2022 based on the information furnished, documents shown & submitted, presentation made by the project


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proponent recommended to seek the additional information which has been responded back by the project proponent on 18.08.2022 as follows:

S.No.	Information sought by SEAC during 110 th SEAC meeting dated 08.08.2022	Reply dated 18.08.2022
1.	Project cost and turnover for the expanded activity/capacity involved during the period of violation wrt 3326.92 sqm at 11th Floor and 12th Floor and 2769.63 sqm built up area along with documentary evidence.	<p>PP has enclosed the Assessment order by Govt. of NCT Labour Department vide order no. 902-904 dated 28.07.2011 and also verification certificate by the Architect for the Construction has been enclosed.</p> <ul style="list-style-type: none"> • Project cost for construction of 3326.92 sqm and 2769.63 sqm are is Rs. 8512891.00 (8.5 cr) • Total cost for the Remediation plan will be Rs. 20.0 Lakhs (Remediation Cost) • Cost for the penalty as per SOP dated 07.07.2021 clause no-12(i) will be 1% of the project cost expanded towards violated area i.e Rs. 8.5 lakhs • Cost for the penalty against turnover i.e. 0.25% for the period where operation has commenced without EC. 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 (cost for the penalty will be Rs. 17591.0). • Remediation Cost: Rs 20.0 Lakhs • Penalty Cost Rs. 8.5 Lakhs • Penalty against Turnover : Rs 0.18 Lakhs <p>Damage Cost calculation sheet has been enclosed.</p>
2.	Submission of revised Remediation plan and Community Augmentation Plan which should commensurate with the damage assessment and shall be part of the EIA Report.	PP has informed that they will submit the same with the Environment Impact Assessment (EIA) Report.


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3.	Earlier submitted undertakings should be submitted along with dates.	Undertaking confirming the stoppage of the operation of the 11 th and 12 th Floor to the extent of 3326.92 sqm Built up Area has been attached. Undertaking confirming the stoppage of active construction work for the expansion of 2769.63 sqm built-up area has been attached.
4.	Submit Proposed architectural drawings	Proposed architectural drawings have been attached.

The committee further deliberated the terms of OM dated 07.07.2021 and while reviewing its deliberations done in meeting dated 09.07.2022 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 alongwith EC application.

The PP has also 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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B. After due deliberations, the SEAC in its 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:**

35 of 54


(Sarvagya Kumar Srivastava)
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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.*
3. *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.*
4. *Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/ villages and present status of such activities.*
5. *Examine baseline environmental quality along with projected incremental load due to the project.*
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.*
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*


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- 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 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 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.*


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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 preferably no tree is to be felled / removed, by ground coverage, and trees to be removed for other paved areas for the project including their species and whether it also involves any protected or endangered species.*
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. Submit the details of compliance of Delhi Transplantation Policy, 2020 and Details of compensatory plantation if any.*
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.*
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.*


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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.*
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.*


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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. *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.*
51. *Ideally the environmental clearance application along with EIA study should be submitted after preliminary 'In Principle Approval' from the local bodies duly routed through development authorities in accordance with approved master plan*
52. *Simulated Model study for Air and Water impact and its mitigation measures is to be included in EIA Report.*
53. *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).*


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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.*

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

C. The SEIAA during its meeting dated 07.09.2022 took the following decisions (s):

The SEIAA 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 alongwith 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*


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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.*


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Agenda – 07

Case No C-410

Name of the Project	EC for Expansion of "Commercial Complex" at Netaji Subhash Place Metro Station opposite Wazirpur District Centre, Pitampura, New Delhi
Project Proponent	Mr. Harsh Vardhan Bansal, M/s Parsvnath Developers Ltd.
Consultant	M/s Perfact Enviro Solutions Pvt Ltd
Proposal No.	SIA/DL/MIS/283551/2022
File No.	DPCC/SEIAA-IV/C-410/DL/2022

A. Details of the Proposed Project as per proposal uploaded are as under:

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

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

The land belongs to the DMRC for development of Metro station and developing real estates or other commercial facilities in the metro stations. DMRC proposed to grant a concession agreement with developer to construct, develop, procure, finance, manage, maintain and licence the use of the built-up spaces and facilities in the specified area for specified purpose.

Now due to a change in planning, the expansion of a commercial complex with multiplexes is being proposed as the built up area will increase from 49,953 sqm to 64,596.824 sqm. The plot area of the project will remain the same as 28,400 sqm.

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

The Total Plot Area of the project after expansion will remain the same i.e. 28,400 sqm and the Total Built-up Area of the project will increase from 49,953 sqm (as per previous EC dated 29.07.2019) to 64,596.824 sqm. The FAR of the project will increase from 20,370 sqm to 23,949.325 sqm and the Non-FAR area will increase from 6,769.35 sqm to 40,647.498 sqm. The area of Basements will increase from 22,813.65 sqm to 24,282.127 sqm. There will be 2 levels of the basement in the complex with a basement area of


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24,282.127 sqm. The numbers of floors will change from 2B+G+3 to 2B+G+4. The Max. Height of the Building after expansion will increase from 24 m to 30 m.

3. **Water Details:**

During Construction Phase, : Total water requirement is 30 KLD out of which water required for construction activity is approx. 10 KLD which is being taken from treated water from Sector 25 Rohini STP. Pre-treatment will be provided to the STP treated water at the site. The sewage and waste water of 4 KLD generated during the construction phase will be discharged into the septic tank via soak pits. For Labours, Mobile toilets will be provided at the site.

During Operational Phase (after Expansion), Total Water requirement of the project will be 262 KLD which will be met by 88 KLD of Fresh water from Delhi Jal Board, 140 KLD of Treated water from in house STP and 34 KLD from outsourced STP. Out of 262 KLD Total Waste water generated will be 155 KLD which will be treated in house STP of 225 KLD capacity, treated waste water from STP will be 140 KLD which will be recycled and reused for Flushing (72 KLD), Gardening (10 KLD), DG Cooling/ HVAC (58 KLD) also outsourced treated water will be used in cooling tower i.e. 34 KLD.

Number of Rain Water Harvesting (RWH) Pits proposed are 09 nos. with a capacity of 425.25 cum.

4. **Solid Waste Details**

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

During the Operation Phase (after Expansion), total solid waste generation will be 779 kg/day. Biodegradable waste of 311 kg/day will be treated in organic waste converters. 234 kg/day of non-biodegradable waste & 234 kg/day of plastic waste will be given to approved recyclers.

5. **Power Details:**

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

During Operation Phase (after Expansion), Total Power requirement after expansion will increase from 1900 kW to 2900 kW which will be supplied by TPDDL. For Power Back up, DG sets of Capacity 2x1400 kVA and 1x500 kVA will be installed.

2 % of the total power requirement i.e. 58kW shall be shared by solar energy. Number of solar panels provided will be 176 nos. of 330 Watt capacity each.

6. **Parking Facility Details:**

After Expansion, Total Proposed Parking will is 771 ECS out of which electrical vehicles provision will be 154 ECS i.e. 20 % of total parking provision.

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

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

8. **Plantation Details:**


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The proposed Green Area is 5820 sqm. (20.5 % of total plot area). Total no. of trees required at the site are 355 nos. and Total no. of trees proposed are 360 nos. At present the project is under construction. No vegetation exists at site.

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

The earlier Environmental Clearance was issued to M/s Parsvnath Developers Ltd on 29.07.2019 vide File No. 21-11/2019-IA-III by MoEF&CC, GoI.

Comparative table is as follows:

Particulars	Unit	As per EC granted 29th July, 2019 vide letter no F. No-21-11/2019-I A-III	Proposed	After Expansion
Cost of the project	Rs. in crore	110	(+) 27.090	137.09
Plot Area	m ²	28,400	-	28,400.
G.C (Permissible)	m ²	14200	-	14200.00
G.C (Ach)	m ²	13109.152	(-) 1064.743	12044.409
Existing coverage for Metro Station	m ²	4500.00	-	4500.00
Proposed Atrium area	m ²	1417.699	(-) 51.819	1365.88
Proposed coverage for commercial	m ²	8609.152	(-)1064.74	7544.409
FAR purchased from Metro	m ²	-	(+) 4550.00	4550.00
Balance Existing FAR with metro	m ²	9000	(-) 4550.00	4450.00
FAR Permissible (@1.0)	m ²	28,400	-	28,400.00
FAR green Building (5%)	m ²	1420	-	-
Total Proposed FAR for commercial complex- A	m²	20370	(+) 3579.325	23949.325


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Total NoN FAR Area -B	m ²	6769.35	(+)9596.022	16365.372
Basement -I	m ²	11,406.827	(+) 1360.431	12767.258
Basement -2	m ²	11,406.827	(+) 108.042	11514.869
Total basement Area	m ²	22,813.654	(+) 1468.477	24282.127
Built-up Area (A + B)	m ²	49,953	(+)14643.824	64596.824
Total Green Area	m ²	5680.00	(+)140	5820.00
Total Open & Road Area including Surface parking area	m ²	-	-	8753.508
No of Floors	no	G+3	(+) 1	G+4
Level of basement	no	2	-	2
Maximum height of Building	m	24.00	(+) 6.00	30.00
Water requirement	KLD	256.4	5.6	262
Fresh water requirement	KLD	124.4	(-) 36.4	88
Treated water reuse	KLD	132	8	140
Waste water generation	KLD	139.2	15.8	155
STP Capacity	KLD	175	50	225
Parking required	ECS	609	74	683
Parking proposed	ECS	614	157	771
Total Solid waste	Kg/d ay	682	97	779
No. of RWH pits	Nos.	2	7	9
Total power load	kW	1900	1000	2900
		2 x 1010 & 1 x		


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DG sets	kVA	500 (Working: 1x 1010, 1 x 500; Standby: 1 x 1010)	2 x 1400 and 1 X 500 KVA (Standby- 1x 1400)	2 x 1400 1 x 500 KVA (Standby- 1x 1400)
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The PP has submitted the certified compliance report of previous Environment Clearance from the Regional Office of MoEF&CC issued vide Letter dated 12.01.2022. As per the aforesaid Compliance Report following are the main points of Non-Compliance/ Partial Compliance:

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

The earlier Proposal No. SIA/DL/MIS/275591/2022 was filed in the name of M/s Unity Parsvnaths LLP and was considered by SEAC in its 106th Meeting held on 18.06.2022 in which ADS was issued. In response to the ADS, Project proponent requested to withdrawal the proposal accordingly, the request for withdrawal proposal was approved by SEIAA in its 62nd Meeting dated 26.07.2022. Now, project proponent has reapplied for the same project in the name of M/s Parsvnath Developers Ltd.

During the presentation the project proponent informed that it has submitted the point wise reply to IRO, MoEF, Jaipur vide letter dated 28.05.2022. However, the committee was not satisfied with the response submitted to MoEF, GoI and asked the proponent to take appropriate action and submit revised response to the MoEF&CC, GoI. The compliance to this effect be reported in Six Monthly Compliance report.

B. After due deliberations, the SEAC in its 113th Meeting held on 29.08.2022 recommended as follows:


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(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

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. Mass balance of STP schematic drawings and process calculations did not match as per prescribed norms of CPHEEO hence PP is directed to follow NGT Norms for discharge of treated water in lakes. Vetted process design of STP should be done from reputed academic institute preferably from IIT/ DTU/ NEERI.
2. Net increase in air pollution due to increase in traffic movement and project should be abated by Air Pollution treatment system. PP should ensure net increase in air pollution should be zero by adopting adequate measures.
3. PP should install treatment system to make STP treated water fit for construction purpose as per BIS Standards. Details of such treatment should be submitted at the time of CTE.
4. The project proponent should adhere to the revised cost of Environmental Management Plan i.e. capital cost of Rs. 42 Lacs & Recurring cost will be taken as minimum of 10% of Capital cost per annum i.e. 4.2 Lakhs/annum during construction phase and capital cost of Rs. 161 Lacs & Recurring cost of Rs. 16 Lacs/ annum during operation phase.
5. As committed by PP, Solar PVs of approx. 87kW i.e. 3% of total power load shall be installed and the possibility to achieve 5% shall be explored.
6. Indigenous trees shall be opted during tree plantation at project site.
7. The treated effluent from STP shall achieve BOD < 10 mg/litre, COD < 50 mg/l, TSS < 5 mg/l, Oil & Grease < 10 mg/l, Phosphorus < 1 mg/l and Ammonical Nitrogen < 5, Total Nitrogen < 10 mg/l, Fecal Coliform < 230. The project will follow principle of Zero Liquid Discharge. Preference should be given for supplying excess treated water in the nearby water bodies or parks. Excess treated water from the STP after all assigned uses should be upgraded to CPCB Class A water quality and be used for ground water recharge through recharge pits after appropriate treatment
8. PP shall provide electric charging points in parking areas for e-vehicles for at-least 20% of car parking.
9. No of rain water harvesting pits shall be 09 nos. and Rain water storage tank of 88 KL shall be provided. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be limited to shallow aquifer. Depth of boring should leave a buffer of atleast 10 m above ground water table.
10. 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


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- and at the final outfall/ sewer connection. Calibration for all the Flow meters shall be maintained on quarterly basis.
11. Minimum 1 tree for every 80 Sq. Mt of plot area (360 Nos.) should be planted within the project site.
 12. Green building norms should be followed with a minimum 3 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up.
 13. Construction & Demolition waste should be disposed of at authorized C&D waste processing unit.
 14. Wind- breaker of appropriate height i.e. $1/3^{\text{rd}}$ of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction.
 15. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration/ self audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.
 16. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
 17. The Cost of Environment Management Plan should be distinctly allocated in the budget of the project and details of the same along with time frame of the implementation should be reported in six monthly monitoring reports.
 18. In view of MoEF&CC Office Memorandum No. 21-270/2008-IA.III dated 19.06.2013 read with MoEF&CC Office Memorandum No. 22-154/2015-IA.III dated 10.11.2015, this environmental clearance is granted focusing only on the environment concerns. The project will be regulated by the concerned local Civic Authorities under the provisions of the relevant provisions of the extant MPD-2021, Building Control Regulations and Safety Regulations.
 19. The Environmental Clearance is subject to the condition that concerned local civic agencies will give the permission for use/ occupation of the building only after assured water supply of DJB/ NDMC/ other such local civic authority (as the case may be).
 20. Grant of environmental clearance does not necessarily implies that water/ power supply shall be granted to the project and that their proposals for water/ power supply shall be considered by the respective authorities on their merits and decision taking.
 21. The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from water/ power supply angle shall be entirely at the cost and risk of the project proponent and SEAC/SEIAA, Delhi shall not be responsible in this regard in any manner.


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22. 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.
23. As proposed, fresh water requirement from DJB shall not exceed 88 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DJB/ concerned Authority.
24. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for flushing, AC makeup water and gardening.
25. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors in and around STP area.
26. The PP shall explore the installation of 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 regarding the equipping of Retro Fitted Emission Control Devices (RECD) and shall be operated with due compliances of directions issued under GRAP for Delhi & NCR.
27. Energy audit shall be carried out periodically to review energy conservation measures.
28. All sensor/meters based equipment should be calibrated on quarterly basis.
29. 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.
30. Occupancy of the premises would be allowed only after getting Electric supply from concerned power supply agencies to restrict the use of generator sets.
31. Environment Cell comprising of 06 no. of personals will be engaged in implementation and monitoring of environmental parameters. Environment Cell consist of Environment Officer (1 no.), Maintenance Incharge (1 no.), STP Operators (1 no.), and technical staff (03 nos).

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

C. The SEIAA during its meeting dated 07.09.2022 took the following decisions (s):

The SEIAA approved the recommendations of SEAC made on 29.08.2022 for issuance of Environmental Clearance (EC) to the project with omission of specific conditions at point no. 43 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)(I)(285)lab2020/2790- 2810 dated 16.09.2021 available at https://dustcontroldpcc.delhi.gov.in/Upload/GuidelinesPDF/43/FilePDF_43_72377_4.PDF. Besides use of Anti-Smog Gunn the Project Proponent shall ensure that*

50 of 54


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

environment friendly Dust suppressant and soil stabilising chemical would be sprayed at prescribed interval on unpaved area of the construction sites to agglomerate the fine dust particles into aggregate too large to become airborne. This must be done in all those areas where there is movement of trucks and other construction machinery at frequent intervals to prevent formations of fine dust particles.

- 2. The Project proponent shall install reference-grade (USEPA approved system) Continuous Particulate Monitoring System consisting of three nodes capable of monitoring dust emission from the construction site. The system must have the capacity for simultaneous monitoring of PM_{2.5} and PM₁₀ and equip for data transfer on a real-time basis to the server of DPCC.*
- 3. Green building norms should be followed with a 5 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up.*
- 4. To take appropriate action and submit revised response to the MoEF&CC, GoI wrt the points of non-compliance/ partial compliance reported in certified compliance of the Regional Office of MoEF&CC issued vide Letter dated 12.01.2022. The compliance to this effect be reported in next Six Monthly Compliance report.*
- 5. In the specific condition recommended by SEAC the limit of TSS and BOD may be corrected as TSS(< 10mg/l) and BOD (<5mg/l) as committed by the Project Proponent.*


(Sarvagya Kumar Srivastava)
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Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

Agenda No 8

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
Proposal No.	SIA/DL/MIS/270425/2022
File No.	DPCC/SEIAA-IV/C-396/DL/2022

After due deliberations, the SEAC in its 113th Meeting held on 29.08.2022 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

The SEIAA during its dated 07.09.2022 meeting 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.


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

Agenda: 09

Case No.-413

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/286418/2022
EC File No.	21-42/2021-IA-III dated 29.06.2021
SEIAA Delhi File No.	DPCC/SEIAA-IV/C- 413 /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 for Khasra No. 28//23 Min., 42//3Min., 28//16,17,18,23 MIN., 24,42//3 Min., 4,7,14,17,28//3,4,10//25/2, 23//11/1,11/2,12,19,20,21,22,23,24//4,5/1,6 Min.,7,15,16,25,25//5/1 at Village Nangli puna, Khera Kalan, North west District, Delhi Village Nangli Puna, Zone-P-1, Tehsil- Narela (Sub-city), 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**.

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

B. The SEIAA during its meeting dated 07.09.2022 took the following decision(s):

With respect to the request of project proponent for transfer of EC the SEIAA decided to refer the matter to SEAC for examination and suitable recommendation to SEIAA.


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

Agenda: 10

Case No.-414

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 Private Limited
Proposal No.	SIA/DL/MIS/288013/2022
EC File No.	21-60/2019-IA-III dated 15.11.2019
SEIAA Delhi File No.	DPCC/SEIAA-IV/C- 414 /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, M/s Grand Buildtech Private Limited has applied for transfer of EC for above said project from M/s Anant Raj Limited to M/s Grand Buildtech Private Limited.

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

B. The SEIAA during its meeting dated 07.09.2022 took the following decision(s):

With respect to the request of project proponent for transfer of EC the SEIAA decided to refer the matter to SEAC for examination and suitable recommendation to SEIAA.

Meeting ended with the vote of thanks to the Chair.


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA