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 74th meeting of State Level Environmental Impact Assessment Authority (SEIAA) held on 16.11.2023.

The 74th meeting of State Level Environmental Impact Assessment Authority (SEIAA) was held on 16.11.2023at 03:00PMthrough Video conferencing under the Chairmanship of Sh. Sarvagya Kumar Srivastava. The following members of SEIAA were present in the meeting:

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

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

Minutes of the 73rd meeting held on 07.11.2023 were confirmed by the SEIAA.

The brief status of the proposals of EC/ToR received after constitution of SEIAA-IV Delhi i.e. 06.09.2021 is as below:

A. No. of proposal received for Environmental Clearance/Modified Environmental Clearance :- 66
   i. No. of Environmental Clearances/ Modified Environmental Clearance issued :- 42
   ii. No. of proposal of Environmental Clearance delisted:- 14
   iii. No. of proposal under examination:- 10

B. No. of proposal received for ToR/Modified ToR: 09
   i. No. of ToR/Modified ToR issued: 05
   ii. No. of ToR delisted: 02
   iii. No. of ToR proposal under examination : 02

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Decision taken w.r.t. General issues discussed and decided in the73rd meeting of SEIAA:

Regarding the Status of submission of post Environment Clearance (EC) six monthly compliance report w.r.t. EC issued by SEIAA-IV in last two years it was apprised to the SEIAA that many project proponents have not submitted/ uploaded the six monthly compliance report on PARIVESH Portal.

Regarding legal opinion as to whose mandate it is to ensureEC conditions Sh. Dinesh Jindal, In-charge Legal Cell DPCC joined the meeting and he opined that there is no power with SEIAA to conduct inspections in extant rules & regulations issued under the provisions of the Environment (Protection) Act,1986. The EIA Notification 2006 has been issued by MOEF&CC using the power of EPA-1986 and for this, specific delegation of powers is required by MoEF&CC,Govt. of India. Further, it was also opined that the mandate of monitoring of post Environmental Compliances is with MoEF&CC,GoI through its Regional Offices.

In the above background the SEIAA decided as follows:

1.There are only 05 projects which have uploaded their Six Monthly Compliance Reports on PARIVESH portal to out of 25 Environmental Clearances issued by present SEIAA till March 2023 for which Project Proponents were supposed to submit Six Monthly Compliance Reports on 1st June 2023. This may be brought in to thenotice of Regional Office of MoEF&CC, GoI.

2. MoEF&CC,Govt. of India be requested to delegate power to SEIAA-Delhi to inspect and monitor the compliance of conditional of Environmental Clearance under section 10 of Environmental Protection Act,1986.

(Sarvagya Kumar Srivastava)	(Reena Gupta)	(K.S. Jayachandran)
Chairman, SEIAA	Member, SEIAA	Member Secretary, SEIAA

Agenda 01
Case No C-446

Name of the Project	EC for Proposed MCD Office Building Situated at Plot No. 02, Sector-11, City Centre, Dwarka, New Delhi-110049
Project Proponent	N.K. Jain, Executive Engineer (PR) NGZ, Room No. 207, 2nd Floor, MCD, Zonal Office, Building Near Dhansa Stand, Nazafgarh, New Delhi-110043
Proposal No.	SIA/DL/INFRA2/422636/2023
File No.	DPCC/SEIAA-IV/C-446/DL/2023

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Proposed MCD Office Building Situated at Plot No. 02, Sector-11, City Centre, Dwarka, New Delhi-110049 by M/s Municipal Corporation Delhi (MCD), New Delhi and details are updated/ to be read as modified in accordance with the appraisal by SEAC.
2. The Project is located at **Latitude:** 28°35'11.317"N; **Longitude:** 77°3'6.129"E
3. **Area Details:**
   The total plot area of the project is 9649.20 sqm. The proposed total built-up area (FAR + Non-FAR) is 55146.77 sqm. The proposed FAR Area is 18947 sqm. The proposed Floor Area is 34213.31 sqm. The total basement area is 20933.46 sqm. The proposed Ground Coverage is 2848.15 sqm. The total no. of basements will be 3 nos. The total nos. of floors will be 3B+SF+15. The total no of expected population is ~3763 persons. The maximum height of the building is approx. 69.35 m.
4. **Water Details:**
   During Construction Phase, Total water requirement will be 26.2 KLD out of which potable water requirement will be 4 KLD for labours and treated water requirement will be 22.2 KLD which will be sourced from nearby STP and through mobile STP at site for flushing and activities related to construction. Around 6.4 KLD of waste water will be generated which will be treated in mobile STP of 8 KLD capacity.
   During Operational Phase, after taking conservation measures, total water requirement of the project will be 146 KLD which will be met by 59 KLD of fresh water from DJB and 87 KLD of treated water to be met from in house STP. Total Waste water generated will be 97 KLD which will be treated in STP of 116 KLD capacity proposed to be installed. Treated Water from in house STP will be 87 KLD which will be recycled and reused for Flushing (50 KLD), Horticulture (7 KLD), HVAC (30 KLD).
   Number of Rain Water Harvesting (RWH) Pits proposed are 4 nos.
5. **Solid Waste Details**
   During Construction Phase, Solid waste generation will be approx. 24 kg/day comprising of 9.9 kg/day bio-degradable waste and 14.1 kg/day non-biodegradable waste which will be managed as per the Solid Waste Management Rule 2016.
   During the Operation Phase, Total ~1060.5 kg/day of Solid Waste will be generated from the project. Out of which, Bio-Degradable Waste generated will be ~424.2 kg/day

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which will be treated in OWC and Non-Biodegradable Waste generated will be ~636.3 kg/day which will be disposed through govt. approved agency/recyclers. E-Waste generated from the project will be 1 kg/day.

6. **Power Details**
   During Operation Phase, Total power requirement will be 2432 kW which will be supplied by BSES Rajdhani. For power back up, 2 x 750 kVA GG Sets will be installed. Solar power panel of 245 KWp will be used as renewal source of energy.
7. **Parking Facility Details:** Total proposed car parking is 457 and total proposed two-wheeler parking is 270. Out of which EV charging station will be provided for 141 car parking and 75 car parking.
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is approx. 27 km ESE and from Asola Wildlife Sanctuary is approx. 23 Km SE.
9. **Plantation Details:** The proposed Green Area is 2891.37 Sqm. Out of which pervious green will be 1451.12 sqm. Total no. of trees proposed is 121 nos. One tree existing at present will be preserved and kikar plantation/ seasonal bushes will be removed.
10. **Cost Details:** Total Cost of the project is Rs. 358.32 crores.

The earlier Proposal No. SIA/DL/INFRA2/408287/2022 was considered by SEAC in its 123rd Meeting held on 01.02.2023 in which it was recommended that proposal be delisted/ rejected for re-submission of the revised application in consonance with plan approved by MCD. Subsequently SEIAA approved the recommendation of SEAC in Meeting dated 10.03.2023 and SEIAA decided to delist the proposal in view of the recommendations of SEAC made on 01.02.2023.
The PP has submitted the DJB letter dated 11.11.2022 stating that the DJB will give permission for new water connection as per availability of water, feasibility, after deposition of IFC by MCD and as per DJB norms/ policy.

<u>After due deliberations, the SEAC in its 127th meeting held on 03.05.2023 recommended as follows:</u>

Based on the information furnished, documents shown & submitted, presentation made by the project proponent SEAC felt compelled to revert back the matter to the project proponent in view of presentation made by the consultant with fact and figures related to proposed built-up area (FAR and Non FAR) and STP capacity/ waste water found at variance and the consultant acknowledged his mistake and desired to resubmit the fresh Form-I/IA with reconciled figures. The SEAC asked the PP to include the checklist framed by it for measurable environmental indicators while submitting the response at PARIVESH Portal.

In reference to the ADS raised by SEAC in its 127th meeting held on 03.05.2023, PP submitted its reply vide letter dated 16.06.2023 uploaded on 21.06.2023 resubmitting fresh Form-I, Form I-A, Conceptual Plan.

After due deliberations, the SEAC in its 130th Meeting held on 26.06.2023, 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 31.07.2023 vide letter dated 21.07.2023 which is as follows:

<table>
<tr><th>S.No.</th><th>Information Sought by SEAC during SEAC Meeting dated 26.06.2023</th><th>Reply dated 21.07.2023 submitted on 31.07.2023</th></tr>
<tr><td>1.</td><td>Assurance for supply of Treated water during Construction Phase. PP is required to clarify the arrangement for reusing the aforesaid treated water along with the treatment mechanism proposed for making this water fit for use in construction.</td><td>PP has attached assurance letter dated 25/02/2023 from Delhi Jal Board regarding supply of treated effluent water @ Rs 7.0/KL.

PP has informed that water treatment plant will used for making treated water fit for use in construction.</td></tr>
<tr><td>2.</td><td>PP is required to identify the location/ nearby green area/ water body in which the excess treated water can be discharged through fixed pipeline suitably.</td><td>PP has informed that the treated water generated at the site during operation phase by the in-house STP will be used within the campus only and treated water not to be discharged from the campus.</td></tr>
<tr><td>3.</td><td>Revised landscape plan with revision in pervious area planning with revised area statement.</td><td>PP has attached revised landscape plan with revised area statement which is as follows:
<table>
<tr><th>S.No.</th><th>Description</th><th>Area (sqm)</th></tr>
<tr><td rowspan="3">1.</td><td>Pervious Green (1m wide + Front green)</td><td>965.18</td></tr>
<tr><td>1 m wide Green</td><td>370.68</td></tr>
<tr><td>Front</td><td>594.5</td></tr>
<tr><td>2.</td><td>Grass paver on soil (971 sqm @ 50% perforation)</td><td>485.94</td></tr>
<tr><td>3.</td><td>Total</td><td>1451.12</td></tr>
</table>
</td></tr>
</table>

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4.	Revised schematic diagram of STP along with its technical feasibility report to achieve the desired treatment along with justification of technology selection.	PP has attached revised schematic diagram of STP.
5.	Plan for utilizing the compost generated from organic waste convertor (OWC).	PP has informed that total solid waste generation will be 1060.5 kg/day, out of which 424.2 kg/day will be biodegradable waste which will be treated in 450 kg capacity of OWC. PP informed that manure generated from the OWC will be 141 kg/day which will be used in MCD parks as manures.
6.	Air pollution abatement plan for air pollutants like PM2.5, PM 10, SOx, NOx during operation phase of the project taking into account point and non-point sources.	PP has attached air pollution abatement plan.
7.	Specific details of the excavated earth utilization.	PP has informed that earth excavated from the site will be utilized at MCD parks. PP has attached letter dated 06.03.2023 issued from MCD having list of the MCD parks which will be used for disposal of excavated earth.
8.	An undertaking to the effect that there is no tree at project site.	PP has attached an undertaking mentioning that there is no native tree present at site site except the seasonal bushes and kikar plantation towards south west boundary wall which will be removed by MCD with prior permission of Forest deptt. and the one tree which is present at front boundary wall will be preserved during construction and operational phase.
9.	The parking provision within the project must include visitor parking as well as pick-up/ drop-off facilities	PP has attached parking provisions along with plan. Total No. of Parking proposed: 572 cars

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	for IPT i.e auto-rickshaws, e-rickshaws, taxis, etc. Short time waiting area for such IPT modes shall also be demarcated at ground level. No spillover should take place on public roads.	and 222 two-wheelers. EV parking proposed: 172 nos. (30 % of the car parking proposed)
10.	Parking shall include spaces demarcated for all modes based on MPD-2021 provisions.	PP has attached parking provisions along with plan.
11.	Pedestrian entry shall be provided from both road side and park side and same shall be kept open for public at all times, during operational hours of the building.	PP has informed that pedestrian entry from road side and park side will be kept open for public during operational hours of the building.
12.	Provision of rain water storage tank with the storage capacity of min. 1 day of total fresh water requirement along with layout and location plan.	PP has informed that the rain water collection tank of 450 KL capacity and Rain water harvesting pit of 366 KL capacity will be installed. PP has attached location plan of the rainwater collection tank and RWH pit.
13.	Parking proposal to achieve 30 % of the ECS (572) for electric vehicle. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.	PP has informed that provision of EV charging points for 172 nos. (30% of the 572 ECS parking) will be provided for electric vehicle. PP has attached Parking Plan showing the EV parking proposed.
14.	Written submissions specifying name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters as shown in the presentation.	PP has attached Environmental Management Cell details which are as follows: **S.No.** / **Designation** / 1. / Project Director / Superintending Engineer. 2. / Manager Environment / Person having M.Tech/ M.SC

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		3. Monitoring cell-incharge. — Asst. Engineer. 4. Compliance in-charge — Junior Engineer 5. Horticulture in-charge — Horticulturalist/ Landscape Architect
15.	Revised EMP (Environment Management Plan) for dust mitigation measures during construction as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of VardhamanKaushik Vs. Union of India & others and Sanjay KulshreshthaVs Union of India & others/ CAQM Directions issued time to time including registration on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10, with proposals to deploy minimum 04 numbers of Anti-smog Guns.	PP has attached details about the Anti-smog guns to be installed at the project.
16.	Revised EMP cost if required, envisaging the issues raised during appraisal.	PP has attached revised EMP with inclusion of cost environmental monitoring during construction and operation phase taking into account the modification as per appraisal done which is as follows: **Phase** — **Capital Cost** — **Recurring Cost** Construction Phase — 84.7 Lakhs — - Operation Phase — 218.25 Lakhs — 51.15 Lakhs

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After due deliberations, the SEAC in its 133rd Meeting held on 19.08.2023, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which has been responded back by the project proponent on 11.09.2023 vide letter dated 05.09.2023 which is as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 19.08.2023	Reply dated 05.09.2023 submitted on 11.09.2023
1.	Revised plan for parking in all three basements and revised proposal for 30 % provisioning of EV.	PP has informed that total proposed car parking is 457 and total proposed two wheeler parking is 270. PP has also informed that EV charging station will be provided for 141 car parking and 75 car parking. PP has attached revised calculation for parking in all three basements and revised proposal for 30 % provisioning of EV.
2.	Revised EMP for dust mitigation measures during construction with clear actionable points for control of dust.	PP has attached Revised EMP for dust mitigation measures during construction phase.
3.	List of existing trees with name of species in categorical manner.	PP has informed that there are 28 kikar at the project site of which 1 kikar will be saved and 27 will be cut.

B. After due deliberations, the SEAC in its 134th meeting held on 14.09.2023 recommended as follows:

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

1. Treated water of DJB STP should be used for construction purposes with tertiary treatment of treated water of DJB STP to ensure it is fit for construction use.
2. The project proponent shall adhere to the total water requirement – 146 KLD, Fresh water requirement – 59 KLD, Treated water requirement – 87 KLD (for recycling in Flushing – 50 KLD, Horticulture 7 KLD, HVAC – 30 KLD).

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3. The treated waste water through STP shall achieve the effluent standards: pH (5.5-9.0), BOD (10 mg/l), COD (50 mg/l), Nitrogen Total (10 mg/l), TSS (20 mg/l), Oil and Grease (10 mg/l), Dissolved Phosphate as P (1 mg/l), Ammonical Nitrogen < 5mg/l, Fecal Coliform (MPN/100 ml) – Desirable 100 permissible 230.
4. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs. 84.7 Lacs and recurring cost of Rs. 18.15 Lacs/ year during construction phase and capital cost of Rs. 218.25 Lacs and recurring cost of Rs. 51.15 Lacs/ year during operation phase.
5. At least 10 % of the total power load to be sourced from Solar (Renewable) energy as committed.
6. No. of Rain water harvesting pit shall be 4 nos. and storage tank of capacity of min. 1 day of total fresh water requirement. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be limited to shallow aquifer. Depth of boring should leave a buffer of atleast 5 m above ground water table.
7. Bills/Receipt issued by DJB against purchase of treated water from STP should be part of six monthly EC compliance report. Bills issued by private agency for supply water will not be sufficient.
8. During construction phase, only drinking water required by the labourers and the other fresh water requirement for Anti-Smog Gun is allowed to be supplied through tankers
9. PP shall install gas based generator as committed.
10. The Environment Management Cell under Superintending Engineer consisting of Manager Environment, Astt. Engineer, Junior Engineer, Horticulturalist/ Landscape Architect having specific knowledge and experience related to environmental safeguards/ air/ water pollution shall be created and made functional before commissioning of the proposed development.
11. Minimum 1 tree for every 80 Sq. Mt of plot area (121 nos.) should be planted within the project site.
12. PP to provide minimum 30% of total car parking requirement with electric charging facility by providing charging points at suitable places as committed. PP to ensure that this should be provided in AC/DC combination. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.
13. IoT based Flow Meters/ Sensors should be installed to monitor consumption of fresh water as well as treated water and log book for these flow meters be maintained in a regular manner. Flow meters shall be installed at Inlet of STP, outlet of STP, inlet of flushing tanks, inlet of cooling water tanks and reuse line for horticulture purposes and at the outfall/ sewer connection to be provided only for emergency discharge purposes with prior intimation to regulatory authority. Calibration for all the Flow meters shall be maintained on quarterly basis
14. Green building norms should be followed with a minimum 3 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up.

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15. Construction & Demolition waste should be disposed of at authorized C&D waste collection centre/ processing unit.
16. Wind- breaker of appropriate height i.e. 1/3rd of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction and demolition work.
17. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of VardhamanKaushik Vs. Union of India & others and Sanjay KulshreshthaVs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration/ self-audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10. Atleast 04 Anti-Smog Gun shall be installed before starting the construction.
18. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
19. The cost of Environment Management Plan should be distinctly allocated in the budget of the project and details of the same along with time frame of the implementation should be reported in six monthly monitoring reports.
20. In view of MoEF&CC Office Memorandum No. 21-270/2008-IA.III dated 19.06.2013 read with MoEF&CC Office Memorandum No. 22-154/2015-IA.III dated 10.11.2015, this environmental clearance is granted focusing only on the environment concerns. The project will be regulated by the concerned local Civic Authorities under the provisions of the relevant provisions of the extant MPD-2021, Building Control Regulations and Safety Regulations.
21. The Environmental Clearance is subject to the condition that concerned local civic agencies will give the permission for use/ occupation of the building only after the written assurance of DJB/ New Delhi Municipal Council / other such local civic authority (as the case may be) regarding supply of adequate water for the residents/ occupiers.
22. Grant of environmental clearance does not necessarily imply that water/ power supply shall be granted to the project and that their proposals for water/ power supply shall be considered by the respective authorities on their merits and decision taking.
23. The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from water/ power supply angle shall be entirely at the cost and risk of the project proponent and SEAC/SEIAA, Delhi shall not be responsible in this regard in any manner.
24. The PP shall store all the construction material within the project site. Provision shall be made for providing facilities such as mobile toilets, safe drinking water, medical healthcare, crèche etc for the construction workers hired locally.

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25. As proposed, fresh water requirement shall not exceed 59 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DJB concerned Authority.
26. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for flushing, gardening, cooling etc.
27. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
28. Energy audit shall be carried out periodically to review energy conservation measures.
29. All sensor/meters based equipments should be calibrated on quarterly basis.
30. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
31. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
32. Green belt development surrounding the campus, avenue tree planting and garden development should commence from the beginning of the construction phase. Only indigenous species should be used for green belt and avenue trees.
33. Exposed roof area and covered parking should be covered with material having high solar reflective index.
34. Building design should cater to the differently-abled citizens.
35. PP shall keep open space unpaved to the maximum extent possible so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement and shall keep atleast 10 % of the plot area as pervious.
36. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
37. Construction activities will be allowed only during day-time period.
38. Lubrication will be carried out periodically for plant machinery.
39. Sensors to measure ground water level/Piezometers certified by CGWB should be installed by the PP immediately. These piezometers should have IoT facility and send data to the server for storage. Weekly data from these piezometer should be submitted along with EC compliance report. Calibration of these sensors should be done once in 6 months. Data of these piezometers should be also be
    a) Highlighted on PP website with monthly updation.
    b) Shared with DJB (ground water division) on quarterly basis.
40. Structural safety issues were apprehended by the SEAC during presentation and accordingly the safety aspect of the building shall be looked into by the engineering section of the MCD being the project proponent.

The SEIAA during its meeting dated 07.11.2023 decided to defer the case for the next meeting.

C. <u>The SEIAA during its meeting dated 16.11.2023 took the following decisions (s):</u>

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Chairman, SEIAA

(Reena Gupta)
Member, SEIAA

(K.S. Jayachandran)
Member Secretary, SEIAA

The SEIAA approved the recommendations of SEAC made on 14.09.2023 for issuance of Environmental Clearance (EC) to the project with omission of specific conditions at point no.14 of SEAC recommendation and with the additional specific conditions as follows:

1. ***The Project Proponent should implement the guidelines/ mechanism for using Anti-Smog Gun in construction and Demolition projects having built-up area greater than 20,000 sqm issued by Department of Environment, NCT of Delhi, vide letter no. F. No.DPCC/(12)(1)(285)lab2020/2790- 2810 dated 16.09.2021 available at https://dustcontroldpcc.delhi.gov.in/Upload/GuidelinesPDF/43/FilePDF_43_723774.PDFread alongwith guidelines of CPCB.Besides use of Anti-Smog Gunn the Project Proponent shall ensure that environment friendly Dust suppressant and soil stabilising chemical would be sprayed at prescribed interval on unpaved area of the construction sites to agglomerate the fine dust particles into aggregate too large to become airborne. This must be done in all those areas where there is movement of trucks and other construction machinery at frequent intervals to prevent formations of fine dust particles***
2. ***The project proponent shall register the project on the "Web Portal" for online remote monitoring by the agencies concerned and deploy anti-smog guns in proportion to the area of construction site as prescribed vide direction no. 69 dated 02.11.2022 issued by Commission for Air Quality Management (CAQM)***
3. ***The Project proponent shall install reference-grade (USEPA approved system) Continuous Particulate Monitoring System consisting of three nods capable of monitoring dust emission from the construction site. The system must have the capacity for simultaneous monitoring of PM2.5 and PM10 and equip for data transfer on a real-time basis to the server of DPCC.***
4. ***Green building norms should be followed with a 5 star GRIHA/IGBC/ASSOCHAM GEM rating or any other equivalent agency.***

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(Reena Gupta)
Member, SEIAA

(K.S. Jayachandran)
Member Secretary, SEIAA

Agenda No: 02

Case No. C-448

Name of the Project	EC for Proposed Expansion of Commercial Complex (IT enabled Services) located at Plot No.34 Rama Road, Najafgarh Industrial area, New Delhi.
Project Proponent	Mr. AbhijitChakraborty, M/s Mirkana Engineering Pvt Ltd at A2, Udyog Nagar, Industrial area, PeeragarhiRohtak Road, New Delhi.
Consultant	Gaurang Environmental Solutions Pvt. Ltd
Proposal No.	SIA/DL/INFRA2/428375/2023
File No.	DPCC/SEIAA-IV/C-448/DL/2023

A. Details of the proposed project are as under:

1. The proposal is for grant of EC for proposed Expansion of Commercial Complex (IT enabled Services), at Plot No.34 Rama Road, Najafgarh Industrial area, New Delhi by M/s Mirkana Engineering Pvt Ltd.
   The existing project was accorded the environmental clearance by MoEF&CC vide letter no. F.No.2l-16/2020-lA-lll dated 02.07.2020 for the gross built up area of 31822.17 sq.m including 2 towers and maximum height upto 27.45 m. As of now 25,746.99 sq. m built up area has been constructed at the site having 2 floors only.
2. The Project is located at **Latitude:** 28°39'39.27"N to 28°39'41.58"N; **Longitude:** 77°9'12.24"E to 77°9'10.80"E.
3. **Area Details:**
   The total plot area of the project is 6959.280 sqm (Net plot area is 6694.480 sqm) after expansion it will remain the same. The total Built-up Area of the project will increase from 31822.17 sq.m to 37916.01 sq.m (proposed BUA is 6093.84 sq. m.). The FAR of the project will increase from 15,656.75 sq. m to 20,042.65 sq.m (proposed FAR area is 4385.9 sq. m). and the Non-FAR area will be 17873.36 sq. m. The Ground Coverage will decrease from 3327.64 sq. m. to 2949.12 sq. m. The basement area is 13,615.05 sqm. The no. of tower will remain same i.e. 2 nos (Adobe Block &Mirkana Block) and no. of floors will increase from 3B + S + G + 5F to 3B + S + G + 7F. The Population will increase from 1766 to 2255. The maximum height of the building will increase from 27.45 m to 34.9 m.
4. **Water Details:**
   During Construction Phase, Total water requirement will be 24.5 KLD out of which potable water requirement will be 12 KLD and 12.5 KLD will be required for activities related to construction which will be met from tankers.
   During Operational Phase (existing), Total water requirement of the project will 81 KLD which will be met by 43 KLD of fresh water from Delhi Jal Board and 38 KLD of

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treated water from in house STP. Total waste water generated will be 69 KLD which will be treated in STP of 2 X 40 KLD capacity. Treated water from STP will be 62 KLD will be recycled and reused for Flushing (34 KLD), Gardening (4 KLD). Excess treated water (24 KLD) will be given to nearby construction sites and roadside green areas. Number of Rain Water Harvesting (RWH) pits is 2 nos.

During Operational Phase (after expansion), Total water requirement of the project will be 103 KLD which will be met by 55 KLD of fresh water from Delhi Jal Board and 48 KLD of treated water from in house STP. Total waste water generated will be 88 KLD which will be treated in house STP of 100 KLD (2 X 50 KLD) capacity. Treated water from STP will be 79 KLD which will be recycled and reused for flushing (44 KLD), landscaping (4 KLD). Excess treated water (31 KLD) will be supplied to open drain. Number of Rain Water Harvesting (RWH) Pits will remain same i.e. 2 nos.

5. **Solid Waste Details**

   During the Operation Phase (after Expansion), Total solid waste generation from the project will increase from 435 kg/ day to 560 kg/day which will consist of 224 kg/day bio degradable waste and the same will be sent to organic waste converter of capacity 250 kg/day. 12.9 kg/ day STP Sludge will be generated.

6. **Power Details:**

   During Operation Phase (after Expansion), Total demand load will be 3858.87 kW (1924.58 kW for Adobe Block and 1934.29 kW for Mirkana Block) which will be supplied from TATA Power Limited. For Power Back up, DG set of capacity 2320 kVA (1x1250 kVA, 1x750 kVA and 1x320 kVA) will be installed.

   Solar PV of 150 kWP will be installed.

7. **Parking Facility Details:**

   Total proposed parking will increase from 316 ECS to 448 ECS.

8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 18.5 km SE and from Asola Wildlife Sanctuary is 21 km SSE..

9. **Plantation Details:** The green area will remain unchanged. Total number of trees proposed is 85 numbers. The project involves the vertical expansion only thus, no cutting and transplantation of trees envisaged at the site.

10. **Cost Details:** The project cost will increase from 125.12 crore to 141.07 crore.

Comparative table for silent features of the project:

	As per previous EC	Proposed	Total
TotalPlotarea	6959.280sq.m	Nochange	6959.280sq.m
RoadWidening	--	--	264.88sq.m.
NetPlotarea	--	--	6694.480sq.m.
GrossBuiltupare a	31822.17sq.m	6093.84sq.m.	37916.01sq.m
No.ofTowers	2nos. Adobe BlockMirkanaBlock	Nochange	2nos. Adobe Block MirkanaBlock

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No.ofFloors	--	2floors	3B+S+G+7Floors
HeightofBuilding Uptoterrace	27.45m	Increase by 7.45m	34.9m
Projectfacilities	ITOffices	ITOffices	ITOffices
PowerRequirement	3354.92 kVA (TPDDL)	Increase	ConnectedLoad: 5128.31 KW DemandLoad: 3858.87KW
Powerbackup	--	DGset:1250kVA (1no.) 750kVA(1no.) 320kVA(1no.)	DGset:1250kVA (1no) 750kVA(1 no.) 320kVA(1no.)
WaterRequirement	81KLD	22KLD	103KLD
Freshwater	43KLD	12KLD	55KLD
Recycledwater	38KLD	10KLD	48KLD
Source	DJBSupply	DJBSupply	DJBSupply
Wastewater generation	69KLD	19KLD	88KLD
Treated water for reuse	62 KLD	17 KLD	79 KLD
Flushing:	34 KLD	10 KLD	44 KLD
Gardening: Nearby	4 KLD	0 KLD	4 KLD
Excess treated water	24 KLD	7 KLD	31 KLD
STPNos. Capacity	2nos.40KLDeach	To be enhanced	100KLD(50+50 KLD)
Proposed parking	316 ECS	132 ECS	448 ECS
Solid waste	435 Kg/day	125 kg/day	560 kg/day
Rain water Harvesting	2 nos.	No change	2 nos.
Project cost	Rs.125.12 Crores	Rs. 15.95 Crores	Rs. 141.07 Crores

The PP has submitted the certified compliance report of previous Environment Clearance from the Regional Office of MoEF&CC issued vide Letter dated 23.02.2023. As per the aforesaid Compliance Report most of the EC conditions have been reported to be complied/ agreed for compliance or being complied except the following:

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1. *The company shall draw up and implement corporate social responsibility Plan as per the Company's Act of 2013.*
2. *The quantity of fresh water usage, water recycling and rain water harvesting shall be measures and recorded to monitor the water balance as projected by the project proponent.*
3. *Occupational health surveillance of the workers shall be done on a regular basis.*
4. *The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.*
5. *The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.*
6. *The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.*

After due deliberations, the SEAC in its 129th meeting held on 14.06.2023 recommended as follows:

Before proceeding for appraisal of the expansion proposed the project proponent is required to submit the action taken report on the non-compliances reported in certified compliance report of Regional office of MoEF&CC, GOI.

In its response, PP uploaded its reply on 08.08.2023 and submitted action taken report on the non-compliances reported in certified compliance report dated 23.02.2023 of Regional office of MoEF&CC, GOI. During the deliberation the project proponent confirmed that the reply has been forwarded to Regional Office of MoEF&CC, GoI on 17.08.2023. The PP was instructed to upload the six monthly compliance report on PARIVESH Portal for which the PP informed that they are in the process to resolve the software issue at Parivesh Portal.

After due deliberations, the SEAC in its 133rd Meeting held on 19.08.2023, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which has been responded back by the project proponent on 10.09.2023 which is as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 19.08.2023	Reply submitted on 10.09.2023

(Sarvagya Kumar Srivastava)
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<table>
<tr><td>1.</td><td>Assurance for supply of Treated water during Construction Phase. PP is required to clarify the arrangement for reusing the aforesaid treated water along with the mechanism proposed for making this water fit for use in construction.</td><td>PP has informed that project is a prefabricated construction and water requirement for construction is very low. PP also informed that water supply during the construction phase will be met through STP treated tanker water supply.

PP has informed that treated water will be analysed to the standards as per IS 456:2000. STP water will be treated in RO thereby making it fit for construction purposes.</td></tr>
<tr><td>2.</td><td>Copy of letter issued by DJB for infrastructure charges to be paid for water supply.</td><td>PP has attached copy of letter dated 23.05.2023 issued by DJB for submission of infrastructure fund charges for water i.e. Rs. 3,32,86,362/- and for sewer i.e. Rs. 1,99,72,921/- as annexure.</td></tr>
<tr><td>3.</td><td>Water requirement for Anti-Smog Gun needs to be accounted for in fresh water requirement during construction phase.</td><td>PP has attached water requirement during Construction Phase considering the deployment of Anti-smog guns which are as follows:

<table>
<tr><th>Particulars</th><th>Water requirement</th><th>Source</th></tr>
<tr><td>Drinking Water</td><td>2.0 KLD</td><td rowspan="2">Fresh water supplied through tanker</td></tr>
<tr><td>Anti-smog gun (4 nos.)</td><td>10 KLD</td></tr>
<tr><td>Flushing water</td><td>3.5 KLD</td><td rowspan="2">DJB STP treated water</td></tr>
<tr><td>Construction activities</td><td>9.0 KLD</td></tr>
<tr><td>Total</td><td>24.5 KLD</td><td></td></tr>
</table>
</td></tr>
<tr><td>4.</td><td>To identify the location/ nearby green area/ water body in which the</td><td>PP has informed that the excessive treated water from STP will be supplied to Delhi</td></tr>
</table>

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(K.S. Jayachandran)
Member Secretary, SEIAA

<table>
<tr><td></td><td>excess treated water shall be discharged.</td><td>Parks and Gardens Society for plantation purpose (DDA Park – Moti Nagar: distance: 0.44 kms towards NE).

PP has attached plan showing the location of the park with coordinates as annexure.</td></tr>
<tr><td>5.</td><td>Status of power supply assurance from TPDDL/ BSES for the increased load.</td><td>PP has informed that the total power requirement for the project is 3858.87 KW and all the infrastructural work related to electricity supply has been completed by Tata Power Delhi Distribution Ltd. (TPDDL). Energization work of the HT connection will be carried out by TPDDL once the construction activities are completed.</td></tr>
<tr><td>6.</td><td>Specify name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters.</td><td>PP has attached Environmental Management Cell details which are as follows:
<table>
<tr><th>S.No.</th><th>Name</th><th>No. of Persons</th></tr>
<tr><td>1.</td><td>Environment Officer</td><td>01</td></tr>
<tr><td>2.</td><td>Maintenance In-charge</td><td>02</td></tr>
<tr><td>3.</td><td>STP Monitoring Persons</td><td>02</td></tr>
<tr><td>4.</td><td>RWH Monitoring Persons</td><td>01</td></tr>
<tr><td>5.</td><td>Solid waste collection & disposal
monitoring person</td><td>02</td></tr>
<tr><td></td><td>Total</td><td>08</td></tr>
</table></td></tr>
<tr><td>7.</td><td>Revised EMP (Environment Management Plan) for dust mitigation measures during</td><td>PP has attached Revised EMP (Environment Management Plan) including the dust mitigation measures to be taken</td></tr>
</table>

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	construction as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of VardhamanKaushik Vs. Union of India & others and Sanjay KulshreshthaVs Union of India & others/ CAQM Directions issued time to time including registration on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10.	during construction phase. PP has attached an undertaking regarding the same as annexure.
8.	Proposal for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.	PP has informed that they will provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
9.	To submit Capital and Recurring cost of EMP during construction and operation phase with inclusion of cost of environmental monitoring and also taking into account the modification as per appraisal done.	PP has attached EMP with inclusion of cost environmental monitoring during construction and operation phase which is as follows: **Phase** / **Capital Cost** / **Recurring Cost** Construction Phase / 41.5 Lakhs / 10.0 Lakhs Operation Phase / 345.60 Lakhs / 21.90 Lakhs
10.	Distance of project site from Okhla Wildlife Sanctuary and from Asola Wildlife Sanctuary.	PP has informed that distance of Okhla Wildlife Sanctuary from project site is 18.5 km SE and from Asola Wildlife Sanctuary is 21 km SSE.
11.	Revised parking required taking into account the metro reduction.	PP has informed that total parking required is 402 ECS and total parking proposed is 448 ECS. PP has also informed that 15% reduction in

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		the proposed parking will be done taking into account the metro reduction.
12.	Parking proposal to achieve 30 % of the ECS for electric vehicle. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.	PP has informed that provisions of providing 30% parking (135 ECS) for electric vehicles have been incorporated in the building design. PP has attached map showing the parking plan as attached.
13.	Provision for running shuttle service to metro station during peak hours at least 2 hrs in the morning and at least 2 hours in the evening with frequency not more than 15 mins.	PP has informed that the nearest metro station from the project is Kirti Nagar Metro station which is approx.500 m in SSW direction and the provision of the running shuttle service to metro station during peak hours at least 2 hrs in the morning and at least 2 hours in the evening with frequency not more than 15 mins will be provided. PP has attached undertaking stating the same as annexure.
14.	Proposal for providing pedestrian only gates on both ends of the site frontage, along main road.	PP has attached site plan showing the pedestrian only gates on both sides of the main entrance of the building, along main road.
15.	Proposal for universal accessibility as per MoHUA norms, incl. designated parking space, tactical pavers, level movement surface etc.	PP has informed that proposal for universal accessibility as per MoHUA norms will be provided.

SEAC deliberated that the photos shown of trees on site seemed to be mostly of prosopisjuliflora (vilayatikeekar). The name of tree species shown in the presentation was Vachellianilotica. Secondly, the girth reported of the trees seems to be on the higher side for the species concerned. These two aspects may be reviewed while taking permission from the forest department.

B. <u>After due deliberations, the SEAC in its 134th Meeting held on 14.09.2023 recommended as follows:</u>

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

1. The source of treated water during construction phase will be identified from the nearby STP of DJB and confirmation to this effect with documentary evidence of the purchased STP treated water will be the part of first six monthly compliance report.
2. The project proponent shall adhere to the total water requirement – 103 KLD, Fresh water requirement – 55 KLD, Treated water requirement – 48 KLD (for recycling in Flushing – 44 KLD, gardening – 4 KLD) and Excess treated water (31 KLD) shall be used in nearby parks with the consent of concerned department or other agencies.
3. Bills/Receipt issued by DJB against purchase of treated water from STP should be part of six monthly EC compliance report. Bills issued by private agency for supply water will not be sufficient.
4. The treated waste water through STP shall achieve the effluent standards: pH (5.5-9.0), BOD (10 mg/l), COD (50 mg/l), Nitrogen Total (10 mg/l), TSS (20 mg/l), Oil and Grease (10 mg/l), Dissolved Phosphate as P (1 mg/l), Ammonical Nitrogen< 5mg/l, Fecal Coliform (MPN/100 ml) – Desirable 100 permissible 230.
5. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. Capital cost of Rs. 41.5 Lacs& Recurring cost of Rs. 10 Lacs/ year during Construction phase and Capital cost of Rs. 345.60 Lacs& Recurring cost of Rs.21.90 Lacs/ year during Operation phase.
6. At least 3.88 % (i.e. 150 kWp) of the total energy demand to be sourced from Solar (Renewable) energy as committed and PP shall try to enhance it further to 10 % of total energy demand.
7. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places as committed. PP to ensure that this should be provided in AC/DC combination. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.
8. Minimum 1 tree for every 80 Sq. Mt of plot area shall be planted within the project site.
9. Ground water should be extracted only after the permission from the competent authority.
10. During construction phase, only drinking water required by the labourers and the other fresh water requirement for Anti-Smog Guns is allowed to be supplied through tankers
11. No of rain water harvesting pits shall be 02 nos. along with rain water storage tank with a capacity of minimum 1 day of fresh water requirement will be provided. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be limited to shallow aquifer. Depth of boring should leave a buffer of atleast 5 m above ground water table.
12. The Environment Management Cell consisting of 01 Environment Officer, 02 Maintenance In-charge, 02 STP Monitoring Persons, 01 RWH Monitoring Persons

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and 02 Solid waste collection & disposal monitoring persons shall be created as committed and made functional before commissioning of the proposed development.

13. IoT based Flow Meters/ Sensors should be installed to monitor consumption of fresh water as well as treated water and log book for these flow meters be maintained in a regular manner. Flow meters shall be installed at Inlet of STP, outlet of STP, inlet of flushing tanks, inlet of cooling water tanks and reuse line for horticulture purposes and at the outfall/ sewer connection to be provided only for emergency discharge purposes with prior intimation to regulatory authority. Calibration for all the Flow meters shall be maintained on quarterly basis
14. Green building norms should be followed with a minimum 3 star GRIHA/IGBC/ASSOCHAM/GEM rating and Gold rating should be followed up.
15. Construction & Demolition waste should be disposed of at authorized C&D waste processing unit.
16. Wind- breaker of appropriate height i.e. 1/3rd of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction.
17. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of VardhamanKaushik Vs. Union of India & others and Sanjay KulshreshthaVs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration/ self-audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10.
18. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
19. Only LED lighting fixtures should be used for energy conservation.
20. 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.
21. 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.
22. The Environmental Clearance is subject to the condition that concerned local civic agencies will give the permission for use/ occupation of the building only after the written assurance of DJB/ New Delhi Municipal Council / DDA/ other such local

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civic authority (as the case may be) regarding supply of adequate water for the residents/ occupiers.

23. 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.
24. 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.
25. The PP shall store all the construction material within the project site. Provision shall be made for providing facilities such as mobile toilets, safe drinking water, medical healthcare, crèche etc for the construction workers hired locally.
26. As proposed, fresh water requirement from DDA shall not exceed 55 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DDA/ concerned Authority.
27. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for Flushing and Horticulture.
28. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
29. The PP shall install the gas based generator sets as a first option, Hybrid generator sets (with 70 % gas based fuel and 30 % diesel) as a second option. The generator sets shall be operated as per extant directions of CPCB/ CAQM with due compliances of directions issued under GRAP for Delhi & NCR.
30. The project proponent shall implement the Traffic Management Plan and provision for running shuttle service to metro station during peak hours at least 2 hrs in the morning and at least 2 hours in the evening with frequency not more than 15 mins shall be provided as committed.
31. 'Pedestrian Only' gates on both ends of the site frontage, along main road shall be provided.
32. Universal accessibility as per MoHUA norms, incl. designated parking space, tactical pavers, level movement surface etc. shall be provided.
33. Energy audit shall be carried out periodically to review energy conservation measures.
34. All sensor/meters based equipments should be calibrated on quarterly basis.
35. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
36. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
37. Green belt development surrounding the campus, avenue tree planting and garden development should commence from the beginning of the construction phase. Only indigenous species should be used for green belt and avenue trees.
38. Exposed roof area and covered parking should be covered with material having high solar reflective index.

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39. Building design should cater to the differently-abled citizens.
40. PP shall keep open space unpaved to the maximum extent possible so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement and shall keep atleast 10 % of the plot area as pervious.
41. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
42. Construction activities will be allowed only during day-time period.
43. Lubrication will be carried out periodically for plant machinery.
44. Sensors to measure ground water level/Piezometers certified by CGWB should be installed by the PP immediately. These piezometers should have IoT facility and send data to the server for storage. Weekly data from these piezometer should be submitted along with EC compliance report. Calibration of these sensors should be done once in 6 months. Data of these piezometers should be also be
    a) Highlighted on PP website with monthly updation
    b) Shared with DJB (ground water division) on quarterly basis.

The SEIAA during its meeting dated 07.11.2023 decided to defer the case for the next meeting.

C. <u>The SEIAA during its meeting dated 16.11.2023 took the following decisions (s):</u>

The SEIAA approved the recommendations of SEAC made on 14.09.2023 for issuance of Environmental Clearance (EC) to the project with omission of specific conditions at point no.14 and 29 of SEAC recommendation and with the additional specific conditions as follows:

1. ***The Project Proponent should implement the guidelines/ mechanism for using Anti-Smog Gun in construction and Demolition projects having built-up area greater than 20,000 sqm issued by Department of Environment, NCT of Delhi, vide letter no. F. No.DPCC/(12)(1)(285)lab2020/2790- 2810 dated 16.09.2021 available at https://dustcontroldpcc.delhi.gov.in/Upload/GuidelinesPDF/43/FilePDF_43_723774.PDFread alongwith guidelines of CPCB.Besides use of Anti-Smog Gunn the Project Proponent shall ensure that environment friendly Dust suppressant and soil stabilising chemical would be sprayed at prescribed interval on unpaved area of the construction sites to agglomerate the fine dust particles into aggregate too large to become airborne. This must be done in all those areas where there is movement of trucks and other construction machinery at frequent intervals to prevent formations of fine dust particles***
2. ***The project proponent shall register the project on the "Web Portal" for online remote monitoring by the agencies concerned and deploy anti-smog guns in proportion to the area of construction site as prescribed vide direction no. 69 dated 02.11.2022 issued by Commission for Air Quality Management (CAQM)***

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3. ***The Project proponent shall install reference-grade (USEPA approved system) Continuous Particulate Monitoring System consisting of three nods capable of monitoring dust emission from the construction site. The system must have the capacity for simultaneous monitoring of PM2.5 and PM10 and equip for data transfer on a real-time basis to the server of DPCC.***
4. ***Green building norms should be followed with a 5 star GRIHA/IGBC/ASSOCHAM GEM rating or any other equivalent agency.***
5. ***PP shall install gas based generator for power backup.***

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(Reena Gupta)
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Member Secretary, SEIAA

Agenda No.: 03

Case No. C-457

Name of the Project	EC for Proposed Construction of "Venkateshwar Hospital" at Sector -16, Rohini, Phase - II (Public and Semi-Public facility Area No.4) New Delhi- 110085byM/s JB Healthcare Pvt Ltd.
Project Proponent	M/s JB Healthcare Pvt Ltd.
Consultant	M/s PerfactEnviro Solutions Pvt. Ltd.
Proposal No.	SIA/DL/INFRA2/434793/2023
File No.	DPCC/SEIAA-IV/C-457/DL/2023

A. Details of the Proposed Project are as under:

1. The proposal is for grant of EC for Proposed Construction of "Venkateshwar Hospital" at Sector -16, Rohini, Phase - II (Public and Semi-Public facility Area No.4) New Delhi-110085byM/s JB Healthcare PvtLtd.and details have been updated as per ADS submitted.
2. The project is located at **Latitude:** 28°43'54.65"N; **Longitude:** 77° 7'12.04"E.
3. **Area Details:**
   The plot area of the project is 8,064sqm. The proposed total Built-up Area is 61,058.0 sqm. The proposed FAR Area is 26,678.0sqm. The proposed Non FAR Area is 34,380 sqm. The proposed Ground Coverage is 3196.5 sqm. The proposed basement area is 16189 sqm. The proposed number of basements are 3 nos.. The proposed number of hospital beds is 494 nos. The maximum number of floors will be 3B+G+11. The total no of expected population will be4294 persons. Max. Height of the building will be 45 m.
4. **Water Details:**
   During Construction Phase, 22 KLD will be the total water requirement.9 KLD of Fresh water will be required for drinking and domestic purpose and 8 KLD of fresh water will be required from Anti-Smog Guns. 5 KLD treated water will be sourced through nearby STP for constructionactivities.The quantity of sewage generation will be 8 KLD and the sewage will treated in mobile STP.
   During Operational Phase, Total water requirement of the project will be 568 KLD which will be met by 265 KLD of fresh water from DJB and 303 KLD of treated water from in-house STP. Total waste water generated from the project will be 338KLD which will be treated in-house STP of 400 KLD capacity. Waste water generated from laundry and medical uses will be 24 KLD which will be treated in in-house ETP of 30 KLD capacity and 23 KLD treated water from ETP will be discharged into STP for further treatment. Treated water from STP will be 303 KLD which will be recycled and reused for Flushing (98 KLD),HVAC Cooling (198 KLD) and Gardening (07 KLD).
   Rainwater storage tank of 300 KLD will be provided in view of high ground water table.

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5. **Solid Waste Details**
   During Construction Phase,29 Kg/Day of municipal solid waste will be generated which will be disposedat solid waste site through authorized vendor.
   During the Operation Phase, Total solid waste generated from project will be 792 kg/day. Out of which 475 kg/day will be biodegradable waste and 317 kg/day will be non-biodegradable waste. Bio-medical waste generation will 185 Kg/day which will be given to approved recycler. The biodegradable wastes will be composted in an onsite OWC and will be used as manure. The non-biodegradable will be disposed at designated site through authorized vendors.
6. **Power Details**
   During Operation Phase, Total power requirement will 3750 kVA which will be met from Tata Power Delhi Distribution Limited (TPDDL). For power back up, Hybrid Generator sets of Capacity 5020 KVA [2x1010 kVA + 2x1500 kVA] will be used.
   Solar photovoltaic power panels of 306.18kWpcapacity will be provided.
7. **Parking Facility Details,**Total Proposed Parking will be 535 ECS.
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 24.80 Km and from Asola Wildlife Sanctuary is 27.32 Km.
9. **Plantation Details:**The proposed total green area is 1480.25 sqm (18.3 % of total plot area), out of which 1064.20 sqm will be soft green area (13.19% of plot area) & 416.05 sqm will be hard green area. Total number of proposed trees will be 101 nos. Currently, no tree exists at site.
10. **Cost Details:** Total Cost of the project is Rs238.72 crores.

After due deliberations, the SEAC in its 132nd Meeting held on 31.07.2023, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which has been responded back by the project proponent on 29.08.2023 vide letter dated 29.08.2023 which is as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 31.07.2023	Reply dated 29.08.2023 submitted on 29.08.2023
1.	Status of Building Plan approval from DDA, DUAC and Delhi Fire Service.	PP has informed that application for building plan approval has been submitted to the DDA and Fire NOC will be granted after the grant of Building plan & DUAC permission. PP has attached acknowledgement slip of submission of application for building plan approval to DDA as annexure.
2.	Aspect related to dewatering needs to be explained/ elaborated in view of higher ground water table and construction of 3 basements and a proposal for proper management of	PP has informed that 3 basement will be constructed at the project site & the water table is very high so dewatering will be there.

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	dewatered ground water to be submitted. A report in this regard is required to be prepared and submitted.	PP has attached dewatering report as annexure.
3.	In view of high ground water table, PP is required to review RWH proposal with adequate provision of rainwater harvesting tanks with a capacity of minimum 1 day of fresh water requirement.	PP has informed that rainwater storage tank of 300 KLD will be installed. PP has attached detailed rain water harvesting proposal and plan Showing Rainwater collection tank as annexure.
4.	Assurance for supply of treated water during construction phase. PP is required to clarify the arrangement for reusing the aforesaid treated water along with the mechanism proposed for making this water fit for use in construction.	PP has informed that construction water will be met by STP Treated water of Rithala STP. STP treated water assurance has been issued by Delhi Jal Board vide letter no. DJB/EE/(SDW) XII 23 - 24/1015 dated 01.08.2023. PP has attached the same as annexure.
5.	Proposal to discharge of ETP treated water into onsite STP instead of discharging into sewer lines with proper treatment.	PP has informed that ETP treated water will be treated in STP, treated water will go to STP media then further it will undergo the process of tertiary treatment & ultrafiltration. Treated water will be reused for flushing, cooling & gardening and there will be excess treated water. PP has attached ETP cum STP scheme along with a schematic diagram as annexure.
6.	Revised landscape plan with demarcated green area with soft green area & revised tree count for proposed plantation. Green area should be demarcated as per building bye laws and minimum consolidated area of 15 % of plot area should be kept as soft green area. Further, wherever tree plantation being done/ proposed, tree-pit size of 6' x 6' / tree to be adopted as permeable surface of	PP has informed that 816 sqm green area will be provided. PP has attached revised landscape plan as annexure.

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<table>
<tr><td></td><td>the tree.</td><td></td></tr>
<tr><td>7.</td><td>Revised water assurance from DDA with due confirmation of the provision of peripheral water supply scheme of command area for operational phase.</td><td>PP has informed that revised water assurance for operation phase has been obtained from DDA vide letter No.F9(1680)/2023/WC/CAU/DDA/3602 dated 22.08.2023 for 265 KLD.

PP has attached the same as annexure.</td></tr>
<tr><td>8.</td><td>Revised proposal to enhance the solar power utilization up to 10 % of the total power load.</td><td>PP has informed that total terrace area will be 3196.5 sqm which is already covered with services & solar panels. Therefore, they will provide 8% (611 no. of panels with load of 500 W each) of the total power load through renewable resources i.e 300 KW. They will not be able to enhance the solar power utilization further.

PP has attached terrace plan showing location of solar panels as annexure.</td></tr>
<tr><td>9.</td><td>Parking proposal to achieve 30 % of the ECS for electric vehicle. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.</td><td>PP has informed that they will provide the provision of 30 % of the ECS for electric vehicles and also provision will be made to allow the extension of electric charging facility to all parking slots in the future.</td></tr>
<tr><td>10.</td><td>Specify name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters.</td><td>PP has attached Environmental Management Cell details which are as follows:

<table>
<tr><th>S.No.</th><th>Name</th><th>No. of Persons</th></tr>
<tr><td>1.</td><td>Environment Officer</td><td>01</td></tr>
<tr><td>2.</td><td>Maintenance Person</td><td>01</td></tr>
<tr><td>3.</td><td>Air Management Person</td><td>01</td></tr>
<tr><td>4.</td><td>Waste water Management Person</td><td>01</td></tr>
<tr><td>5.</td><td>Waste</td><td>01</td></tr>
</table>
</td></tr>
</table>

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			Management Person	
		6.	EHS Engineer	01
		7.		
11.	Proposal for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.	PP has informed that they will provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.		
12.	Submission of information wrt heat island effect with due indication of rise in temperature after operationalizing the building and its remedial measures proposed to be taken.	PP has informed that temperature difference of 1°C to 2°C is created by adopting urban heat island mitigation strategies. PP has attached urban heat island effect study having proposed mitigation measures as annexure.		
13.	Air pollution abatement plan and energy conservation measures will be reviewed in next meeting in view of revision in the proposal being sought.	PP has attached air pollution abatement plan along with energy conservation measure as annexure.		
14.	Revised traffic plan as per requirement of checklist.	PP has attached letter issued by Unified Traffic and Transportation Infrastructure (Planning & Engineering) Centre (UTTIPEC) vide letter no. F1 (Misc). UTTIPEC/2019/DDA/Vol-I/D-130 dated 04.08.2023 as annexure. PP has also attached detailed traffic report and revised traffic plan as annexure.		

In the presentation on 14.09.2023, the PP provided the revised water mass balance in view of fresh water assurance for 265 KLD obtained from DDA vide letter dated 22.08.2023, discharge of ETP treated water into onsite STP for treatment.

After due deliberations, the SEAC in its 134thMeeting held on 14.09.2023, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which has been responded back by the project proponent on 27.09.2023 vide letter dated 27.09.2023 which is as follows:

S.No.	Information Sought by SEAC	Reply dated 27.09.2023 submitted on

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	during SEAC Meeting dated 14.09.2023	27.09.2023
1.	Revised landscape plan with correctly demarcated soft green area. Green area should be demarcated as per building bye laws and minimum consolidated area of 10 % of plot area should be kept as soft/ pervious area. Further, wherever tree plantation being done/ proposed, tree-pit size of 6' x 6' / tree to be adopted as permeable surface of the tree. The 10% green area to be provided must be fully permeable soft green (without any concrete subgrade) with appropriate plants for filtration of run-off before percolation. Slopes of the site should be appropriate to direct run-off into the soft permeable green areas.	PP has informed that total green area of 1480.25 sqm (18.3 % of total plot area i.e 8064.0 sqm) will be provided out of which 1064.20 sqmwill be soft green area (13.19% of plot area) & 416.05 sqmwill be hard green area. PP has informed that slopes will be provided to direct run off into the soft permeable green areas. PP has attached revised landscape plan with demarcated soft green area & hard green area along with detailed green area sheet as annexure.
2.	Revised report for ground water dewatering as the report submitted by the project proponent not found satisfactory in view of mismatch of data, incorrect cross detail etc. provided in the report.	PP has informed that revision in report for ground water is under process and revised dewatering report will be presented during the meeting.
3.	Revised calculation for solar power utilization.	PP has informed that total power load of the complex is 3750 kVA (i.e 3000 KW) and solar panels of 306.18 KW (10.2 % of total power load) from 567 no. of panels with load of 540W each will be provided over the terrace. PP has attached plan showing solar panels as annexure.
4.	Revised report for urban heat island effect indicating the net increase in heat due to proposed development taking into account zero development at the plot as baseline scenario.	PP has attached detailed revised report for urban heat island effect mentioning all the mitigation strategies as annexure.
5.	Revised air pollution abatement plan taking into account the more realistic	PP has attached revised air pollution abatement plan considering vehicular

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<table>
<tr><td></td><td>vehicular movement, emission data and emission factors.</td><td>movement, emission data & emission factors as annexure.</td></tr>
<tr><td>6.</td><td>Revised STP+ETP details as calculations presented during the meeting were full of contradictions.</td><td>PP has informed that ETP treated water will be treated in STP then the treated water will go to Multi grade filters & activated carbon filters then further it will undergo through water softener & brine tank. Then it will undergo a process of biological treatment & ultrafiltration.

PP has attached revised water balance diagram which is as follows:

Water requirement during Operation Phase (After taking conservation measures):
<table>
<tr><th>S.No</th><th>Particulars</th><th>Quantity</th></tr>
<tr><td>1.</td><td>Total Water Requirement</td><td>568 KLD</td></tr>
<tr><td>2.</td><td>Fresh Water Requirement
(Source: DJB)</td><td>265 KLD</td></tr>
<tr><td rowspan="4">3.</td><td>Treated Water Requirement</td><td>303 KLD</td></tr>
<tr><td>Flushing</td><td>98 KLD</td></tr>
<tr><td>HVAC</td><td>198 KLD</td></tr>
<tr><td>Gardening</td><td>07 KLD</td></tr>
<tr><td>4.</td><td>Waste Water Generated</td><td>338 KLD</td></tr>
<tr><td>5.</td><td>STP Capacity</td><td>400 KLD</td></tr>
</table>
PP has attached detailed water management & water balance diagram and ETP cum STP scheme as annexure.</td></tr>
</table>

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7.	Revised traffic plan with better accessibility along with following: a. Existing vehicular median cut in Dr. KN KatzuMarg is to be aligned with the entry of the Hospital for easy access of ambulances, etc. from the southern side of the road. b. New at-grade pedestrian crossing to be provided by concerned road owning agency to facilitate safe crossing of pedestrians approaching the hospital from District Centre side; PP to coordinate and ensure the same.	PP has attached revised traffic report along with the traffic plan with better accessibility.
8.	Revised Plan/mechanism on how to make treated water fit for construction based on actual data.	PP has informed that during the construction phase, water will be sourced through Rohini STP treated water. Prior to use of water for construction purposes testing will be done, if the water will not meet the criteria of IS standard: 456 then pre-treatment will be provided. PP has attached the mechanism for making water fit for construction purposes as annexure.

During the presentation on 10.10.2023, the PP presented revised report for ground water dewatering.

The PP during the presentation submitted an undertaking that it will ensure to mitigate and bring the temperature rise to zero due to heat island effect using appropriate strategies as stated in the undertaking.

B. After due deliberations, the SEAC in its 135th meeting held on 10.10.2023 recommended as follows:

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

1. Treated water of DJB STP should be used for construction purposes with tertiary treatment of treated water of DJB STP to ensure it is fit for construction use.
2. The treated waste water through STP shall achieve the effluent standards: pH (6.5-9.0), BOD (10 mg/l), TSS (20 mg/l), COD 50 mg/l, Oil and Grease (10 mg/l), Phosphorus Total (1 mg/l), Fecal Coliform (MPN/100 ml) – Desirable 100

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permissible 230, and Bio-Assay as 90% survival of fish after 96 hrs in 100 % effluent. Ozonation be adopted for disinfection.

3. The project proponent shall adhere to the total water requirement – 568 KLD, Fresh water requirement – 265 KLD, Treated water requirement – 303 KLD (for recycling in Flushing (98 KLD), HVAC (198 KLD), Gardening (07 KLD).
4. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs. 51.0 Lacs and recurring cost of Rs. 8.5Lacs/ year during construction phase and capital cost of Rs. 198Lacs and recurring cost of Rs. 14Lacs/ year during operation phase.
5. Formal approval shall be taken from the DJB/CGWA for any ground water abstraction of dewatering. The project proponent shall adopt suitable measures for controlling ground water backing up around basements.
6. At least 10.2 % (i.e. 306.18kWp) of the total energy demand to be sourced from Solar (Renewable) energy as committed.
7. Rain water storage tank with a capacity of minimum 1 day of fresh water requirement shall be provided.
8. The PP shall install the gas based generator sets as a first option, hybrid generator sets (with 70 % gas based fuel and 30 % diesel) as a second option. The generator sets shall be operated as per extant directions of CPCB/ CAQM with due compliances of directions issued under GRAP for Delhi & NCR
9. The excavated soil from the project shall be disposed by engaged agency within 10 km radius of the project site.
10. The Environment Management Cell consisting of 01 Environment Officer, 01Maintenance Person, 01 Air Management Person, 01 Waste water Management Person, 01 Waste Management Person and 01 EHS engineer shall be created as committed and made functional before commissioning of the proposed development.
11. Minimum 1 tree for every 80 Sq. Mt of plot area (101nos) should be planted within the project site.
12. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places. PP to ensure that this should be provided in AC/DC combination. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.
13. IoT based Flow Meters/ Sensors should be installed to monitor consumption of fresh water as well as treated water and log book for these flow meters be maintained in a regular manner. Flow meters shall be installed at Inlet of STP, outlet of STP, inlet of flushing tanks, inlet of cooling water tanks and reuse line for horticulture purposes and at the outfall/ sewer connection to be provided only for emergency discharge purposes with prior intimation to regulatory authority. Calibration for all the Flow meters shall be maintained on quarterly basis
14. Green building norms should be followed with a minimum 4 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up.
15. Construction & Demolition waste should be disposed of at authorized C&D waste collection centre/ processing unit.

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16. Wind- breaker of appropriate height i.e. 1/3rd of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction and demolition work.
17. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of VardhamanKaushik Vs. Union of India & others and Sanjay KulshreshthaVs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration/ self-audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10. Minimum 4 no. of Anti-Smog guns shall be installed.
18. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
19. The cost of Environment Management Plan should be distinctly allocated in the budget of the project and details of the same along with time frame of the implementation should be reported in six monthly monitoring reports.
20. In view of MoEF&CC Office Memorandum No. 21-270/2008-IA.III dated 19.06.2013 read with MoEF&CC Office Memorandum No. 22-154/2015-IA.III dated 10.11.2015, this environmental clearance is granted focusing only on the environment concerns. The project will be regulated by the concerned local Civic Authorities under the provisions of the relevant provisions of the extant MPD-2021, Building Control Regulations and Safety Regulations.
21. The Environmental Clearance is subject to the condition that concerned local civic agencies will give the permission for use/ occupation of the building only after the written assurance of DJB/ New Delhi Municipal Council / other such local civic authority (as the case may be) regarding supply of adequate water for the residents/ occupiers.
22. Grant of environmental clearance does not necessarily implies that water/ power supply shall be granted to the project and that their proposals for water/ power supply shall be considered by the respective authorities on their merits and decision taking.
23. The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from water/ power supply angle shall be entirely at the cost and risk of the project proponent and SEAC/SEIAA, Delhi shall not be responsible in this regard in any manner.
24. As proposed, fresh water requirement from DJB shall not exceed 265 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DJB/ concerned Authority.
25. 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.
26. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
27. Energy audit shall be carried out periodically to review energy conservation measures.
28. All sensor/meters based equipments should be calibrated on quarterly basis.

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29. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
30. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
31. Green belt development surrounding the campus, avenue tree planting and garden development should commence from the beginning of the construction phase. Only indigenous species should be used for green belt and avenue trees.
32. Exposed roof area and covered parking should be covered with material having high solar reflective index.
33. Building design should cater to the differently-abled citizens.
34. PP shall keep open space unpaved to the maximum extent possible so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement and shall keep atleast 10 % of the plot area as pervious.
35. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
36. Construction activities will be allowed only during day-time period.
37. Lubrication will be carried out periodically for plant machinery.
38. Bio medical waste should be segregated separately to ensure that no bio medical waste leachate should enter in the Rain water harvesting system.
39. Advanced oxidation process should be used in STP and ETP to ensure proper treatment of drug residues and its metabolites.
40. PP shall adopt proper management strategy for Bio-medical waste/ Liquid effluent as per Bio-Medical Waste Management Rules, 2016 and relevant guidelines of MoEF&CC/ CPCB.
41. Bills/Receipt issued by DJB against purchase of treated water from STP should be part of six monthly EC compliance report. Bills issued by private agency for supply water will not be sufficient.
42. During construction phase, only drinking water required by the labourers and the other fresh water requirement for Anti-Smog Gun is allowed to be supplied through tankers
43. Sensors to measure ground water level/Piezometers certified by CGWB should be installed by the PP immediately. These piezometers should have IoT facility and send data to the server for storage. Weekly data from piezometer should be submitted along with EC compliance report. Calibration of these sensors should be done once in 6 months. Data of these piezometers should be also be
    a) Highlighted on PP website with monthly updation
    b) Shared with DJB (ground water division) on quarterly basis.
44. PP should install the air filters in the basement consisting of advanced adsorption technologies. Sensors shall be connected with automatic on/off system with dedicated sub-metering and to be connected with their website.

The SEIAA during its meeting dated 07.11.2023 decided to defer the case for the next meeting.

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C. **The SEIAA during its meeting dated 16.11.2023 took the following decisions (s):**

The SEIAA approved the recommendations of SEAC made on 10.10.2023 for issuance of Environmental Clearance (EC) to the project with omission of specific conditions at point no. 8 and 14 of SEAC recommendation and with the additional specific conditions as follows:

1. ***The Project Proponent should implement the guidelines/ mechanism for using Anti-Smog Gun in construction and Demolition projects having built-up area greater than 20,000 sqm issued by Department of Environment, NCT of Delhi, vide letter no. F. No.DPCC/(12)(1)(285)lab2020/2790- 2810 dated 16.09.2021 available at https://dustcontroldpcc.delhi.gov.in/Upload/GuidelinesPDF/43/FilePDF_43_723774.PDFread alongwith guidelines of CPCB. Besides use of Anti-Smog Gunn the Project Proponent shall ensure that environment friendly Dust suppressant and soil stabilising chemical would be sprayed at prescribed interval on unpaved area of the construction sites to agglomerate the fine dust particles into aggregate too large to become airborne. This must be done in all those areas where there is movement of trucks and other construction machinery at frequent intervals to prevent formations of fine dust particles***
2. ***The project proponnet shall register the project on the "Web Portal" for online remote monitoring by the agencies concerned and deploy anti-smog guns in proportion to the area of construction site as prescribed vide direction no. 69 dated 02.11.2022 issued by Commission for Air Quality Management (CAQM)***
3. ***The Project proponent shall install reference-grade (USEPA approved system) Continuous Particulate Monitoring System consisting of three nods capable of monitoring dust emission from the construction site. The system must have the capacity for simultaneous monitoring of PM2.5 and PM10 and equip for data transfer on a real-time basis to the server of DPCC.***
4. ***Green building norms should be followed with a 5 star GRIHA/IGBC/ASSOCHAM GEM rating or any other equivalent agency.***
5. ***PP shall install gas based generator for power backup.***

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Agenda No.: 04
Case No. C-460

Name of the Project	Proposed Group Housing, Project at Plot No. PKT-02(a) Pocket-2/ Block-A Sector -32, Rohini, Delhi by M/s Ice Feel Mount LLP
Project Proponent	M/s Ice Feel Mount LLP
Consultant	M/s IND TECH HOUSE CONSULT
Proposal No.	SIA/DL/INFRA2/443763/2023
File No.	DPCC/SEIAA-IV/C-460/DL/2023

A. Details of the Proposed Project are as under:

1. The proposal is for grant of EC for proposed Group Housing, Project at Plot No. PKT-02(a) Pocket-2/ Block-A Sector - 32,Rohini, DelhibyM/s Ice Feel Mount LLP and details have been updated as per the appraisal done.
2. The project is located at **Latitude:** 28°44'15.94"N; **Longitude:** 77°04'06.48"E.
3. **Area Details:**
   The total plot area of the project is 8216sqm. The proposed total built-up area is 50700sqm. The proposed FAR area is 16,831.493sqm. The proposed Non-FAR area is 31335.379 sqm. The proposed ground coverage is 1044.861 sqm. Total no. of expected population will be 940 persons. Total nos. of dwelling units will be 219 (Saleable DU's: 129 & EWS DU's: 90). Total no. of towers will be 4 nos.No. of floors will be 1B+ST+24, 1B+ST+24, 1B+ST+24, 1B+ST+31. The maximum height of the building will be103.55m (upto OHT Top).
4. **Water Details:**
   During Construction Phase: Total water requirement will be 20.3 KLD which will be met by 9.5 KLD of fresh water through tankers for labors and 10.8 KLD treated water will be sourced through nearby STP for constructionactivities. Mobiletoilets and potable water facilities will be providedat site for labor andstaff.
   During Operational Phase: Total water requirement of the project will be 80KLD which will be met by 54 KLD of fresh water from DJB and 26 KLD treated water from in house STP. Total waste water generated from the project will be 61 KLD which will be treated in house STP of 65 KLD capacity. Treated water from STP will be 55 KLD out of which 26 KLD will be recycled and reused for flushing (17 KLD), filter backwash (1 KLD), landscape (8 KLD). Rest of the treated water i.e. 29 KLD will be used for green area ofsector Parks.
   1 Rain water tank of 242.8 KL is proposed.
5. **Solid Waste Details:**
   During Construction Phase,about 37.5 Kg/day of municipal solid waste will be generated which will bedisposed through authorized vendor.
   During the Operation Phase, Total solid waste generated from project will be 420 kg/day out of which 170 kg/daywill be biodegradable waste and 250 kg/day will be non-biodegradable waste. The biodegradable waste will be composted in an onsite OWC &

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Member Secretary, SEIAA

will be used as manure andnon-biodegradable waste will be disposed through authorized vendors.

6. **Power Details**

   During Operation Phase, Total power requirement will be 1562.26kW which will be met by the Tata Power Delhi Distribution Limited. For Power Back up, 2 no. of GG sets of total capacity 1250 kVA (2 x 625 kVA) will be installed.
   Solar photovoltaic power panels will beprovided.
7. **Parking Facility Details:** Total Proposed Parking is 350 ECS (Surface Parking: 10 ECS, Stilt & Podium Parking: 197 ECS, Basement parking: 143 ECS).
   EV charging points for 30 % of total parking will be provided.
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 29.07 Km SE and from Asola Wildlife Sanctuary is 29.47 Km SE.
9. **Plantation Details:** The proposed Green Area is2,379.48sqm(28.9% of plot area). Total no. of proposed trees is 105 nos. within project site. No tree cutting will be involved as there are no trees present at site.
10. **Cost Details:** Total Cost of the project is INR 150.4Crores.

During the presentation, the PP submitted the revised landscape plan with amended soft green area details and undertaking that they will explore the possibility to install natural STP preferably or MBBR technology will be installed instead of SBR technology.

B. <u>After due deliberations, the SEAC in its 135th Meeting held on 10.10.2023 recommended as follows:</u>

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

1. Treated water of DJB STP should be used for construction purposes with tertiary treatment of treated water of DJB STP to ensure it is fit for construction use.
2. The project proponent shall adhere to the total water requirement – 80 KLD, Fresh water requirement – 54 KLD, Treated water requirement – 26 KLD (for recycling in Flushing – 17 KLD, Landscape – 08 KLD, Filter Backwash– 01 KLD) and 29KLDexcess treated water from onsite STP shall be used in nearby parks with the consent of concerned department or other agencies.
3. The treated waste water through STP shall achieve the effluent standards: pH (5.5-9.0), BOD (10 mg/l), COD (50 mg/l), Nitrogen Total (10 mg/l), TSS (20 mg/l), Oiland Grease (10 mg/l), Dissolved Phosphate as P (1 mg/l), Ammonical Nitrogen< 5mg/l, Faecal Coliform (MPN/100 ml) – Desirable 100 permissible 230. The PP shall explore the possibility to install natural STP as committed.
4. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. Capital cost of Rs. 39.5Lacs&Recurring cost of Rs. 7.85Lacs/ yearduring Construction phase and Capital cost of Rs. 200.4Lacs&Recurring cost of Rs. 9.46Lacs/ year during Operation phase.

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Chairman, SEIAA	Member, SEIAA	Member Secretary, SEIAA

5. At least 7.2 % (i.e. 112.6kWp) of the total energy demand to be sourced from Solar (Renewable) energy as committed and PP shall try to enhance it further.
6. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places as committed. PP to ensure that this should be provided in AC/DC combination. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.
7. Minimum 1 tree for every 80 Sq. Mt of plot area should be planted within the project site.
8. Ground water should be extracted only after the permission from the competent authority.
9. Bills/Receipt issued by DJB against purchase of treated water from STP should be part of six monthly EC compliance report. Bills issued by private agency for supply water will not be sufficient.
10. During construction phase, only drinking water required by the labourers and the other fresh water requirement for Anti-Smog Guns is allowed to be supplied through tankers
11. Sensors to measure ground water level/Piezometers certified by CGWB should be installed by the PP immediately. These piezometers should have IoT facility and send data to the server for storage. Weekly data from these piezometer should be submitted along with EC compliance report. Calibration of these sensors should be done once in 6 months. Data of these piezometers should be also be
    a) Highlighted on PP website with monthly updation.
    b) Shared with DJB (ground water division) on quarterly basis.
12. Rain water storage tank with a capacity of minimum 1 day of fresh water requirement will be provided. Rainwater should be harvested and stored for reuse.
13. Formal approval shall be taken from the DJB/CGWA for any ground water abstraction of dewatering. The project proponent shall adopt suitable measures for controlling ground water backing up around basements.
14. The Environment Management Cell consisting of Director, Senior Environment Expert and Junior Environment Expert having specific knowledge related to environmental safeguards/ air/ water pollution shall be created and made functional before commissioning of the proposed development.
15. IoT based Flow Meters/ Sensors should be installed to monitor consumption of fresh water as well as treated water and log book for these flow meters be maintained in a regular manner. Flow meters shall be installed at Inlet of STP, outlet of STP, inlet of flushing tanks, inlet of cooling water tanks and reuse line for horticulture purposes and at the outfall/ sewer connection to be provided only for emergency discharge purposes with prior intimation to regulatory authority. Calibration for all the Flow meters shall be maintained on quarterly basis
16. Green building norms should be followed with a minimum 4 star GRIHA/IGBC/ASSOCHAM/GEM rating and Gold rating should be followed up.
17. Construction & Demolition waste should be disposed of at authorized C&D waste processing unit.

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Member, SEIAA

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Member Secretary, SEIAA

18. Wind- breaker of appropriate height i.e. 1/3rd of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction.
19. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of VardhamanKaushik Vs. Union of India & others and Sanjay KulshreshthaVs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration/ self-audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10.Atleast 04 Anti-Smog Gun shall be installed before starting the construction.
20. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
21. Only LED lighting fixtures should be used for energy conservation.
22. 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.
23. 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.
24. The Environmental Clearance is subject to the condition that concerned local civic agencies will give the permission for use/ occupation of the building only after the written assurance of DJB/ New Delhi Municipal Council / DDA/ other such local civic authority (as the case may be) regarding supply of adequate water for the residents/ occupiers.
25. 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.
26. 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.
27. The PP shall store all the construction material within the project site. Provision shall be made for providing facilities such as mobile toilets, safe drinking water, medical healthcare, crèche etc for the construction workers hired locally.

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(Reena Gupta)
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Member Secretary, SEIAA

28. As proposed, fresh water requirement from DDA shall not exceed 54 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DDA/ concerned Authority.
29. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for Flushing, Gen-sets Cooling, HVAC and Horticulture and no treated water shall be disposed in to municipal drain.
30. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
31. The PP shall install the gas based generator sets as committed.
32. The project proponent shall implement the Traffic Management Plan.
33. Energy audit shall be carried out periodically to review energy conservation measures.
34. All sensor/meters based equipments should be calibrated on quarterly basis.
35. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
36. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
37. Green belt development surrounding the campus, avenue tree planting and garden development should commence from the beginning of the construction phase. Only indigenous species should be used for green belt and avenue trees.
38. Exposed roof area and covered parking should be covered with material having high solar reflective index.
39. Building design should cater to the differently-abled citizens.
40. PP shall keep open space unpaved to the maximum extent possible so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement in the periphery and shall keep atleast 10 % of the plot area as pervious.
41. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
42. Construction activities will be allowed only during day-time period.
43. Lubrication will be carried out periodically for plant machinery.
44. PP should install the air filters in the basement consisting of advanced adsorption technologies.

The SEIAA during its meeting dated 07.11.2023 decided to defer the case for the next meeting.

C. <u>The SEIAA during its meeting dated 16.11.2023 took the following decisions (s):</u>

The SEIAA approved the recommendations of SEAC made on 10.10.2023 for issuance of Environmental Clearance (EC) to the project with omission of specific conditions at point no. 16 of SEAC recommendation and with the additional specific conditions as follows:

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Chairman, SEIAA

(Reena Gupta)
Member, SEIAA

(K.S. Jayachandran)
Member Secretary, SEIAA

1. ***The Project Proponent should implement the guidelines/ mechanism for using Anti-Smog Gun in construction and Demolition projects having built-up area greater than 20,000 sqm issued by Department of Environment, NCT of Delhi, vide letter no. F. No.DPCC/(12)(1)(285)lab2020/2790- 2810 dated 16.09.2021 available at https://dustcontroldpcc.delhi.gov.in/Upload/GuidelinesPDF/43/FilePDF_43_723774.PDFread alongwith guidelines of CPCB. Besides use of Anti-Smog Gunn the Project Proponent shall ensure that environment friendly Dust suppressant and soil stabilising chemical would be sprayed at prescribed interval on unpaved area of the construction sites to agglomerate the fine dust particles into aggregate too large to become airborne. This must be done in all those areas where there is movement of trucks and other construction machinery at frequent intervals to prevent formations of fine dust particles***
2. ***The project proponent shall register the project on the "Web Portal" for online remote monitoring by the agencies concerned and deploy anti-smog guns in proportion to the area of construction site as prescribed vide direction no. 69 dated 02.11.2022 issued by Commission for Air Quality Management (CAQM)***
3. ***The Project proponent shall install reference-grade (USEPA approved system) Continuous Particulate Monitoring System consisting of three nods capable of monitoring dust emission from the construction site. The system must have the capacity for simultaneous monitoring of PM2.5 and PM10 and equip for data transfer on a real-time basis to the server of DPCC.***
4. ***Green building norms should be followed with a 5 star GRIHA/IGBC/ASSOCHAM GEM rating or any other equivalent agency.***

(Sarvagya Kumar Srivastava)
Chairman, SEIAA

(Reena Gupta)
Member, SEIAA

(K.S. Jayachandran)
Member Secretary, SEIAA

Agenda No.: 05

Case No. C-458

Name of the Project	EC for Proposed Expansion of Delhi Transporters Co-operative Group Housing Society Ltd. at Plot No. 02, Sector 02, Dwarka, New Delhi by M/s The Delhi Transporters CGHS Ltd.
Project Proponent	The Delhi Transporters CGHS Ltd.
Consultant	M/s IND TECH HOUSE CONSULT
Proposal No.	SIA/DL/INFRA2/441809/2023
File No.	DPCC/SEIAA-IV/C-458/DL/2023

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Proposed Expansion of Delhi Transporters Co-operative Group Housing Society Ltd. at Plot No. 02,Sector 02, Dwarka, New Delhi by M/s The Delhi Transporters CGHS Ltd and details have been updated as per ADS submitted/ appraisal done.

   As mentioned in Form 1, Conceptual plan, construction of the project was completed before EIA notification 2006 and the completion was applied on 10.07.2006 before release of EIA notification dated 14.09.2006. The proposed expansion includes only the addition of one room in each flat with balcony and a public toilet to the existing operational project and hence, the built-up area will increase from 40387.212 sqm to 48744.85 sqm.

   Occupancy Certificate was issued to the existing project vide file no. F.23(18)/00/Bldg./25 on 09.06.2008.
2. The Project is located at **Latitude:** 28°35'47.83" N; **Longitude:** 77°4'9.24" E.
3. **Area Details (after expansion):**

   The Plot Area of the project is 15033.364sqm which will remain same. The proposed Built-up area is 8357.638sqm. Thetotal Built-up area will increase from 40387.212sqm to 48744.85sqm. The FAR area will increase from 26350.744sqm to 29850.604sqm. The Non FAR area will increase from 14,036.47sqm to 18894.246sqm. The Ground Coverage will increase from 3537.555sqm to 3808.533sqm. The maximum number of floors is B+S+10 which will remain same. The existing no. of DUs is 180 nos. which will remain same. The total no of population is941 persons which will remain same.
4. **Water Details:**

   During Construction Phase, 4 KLD of fresh water will be required for domestic purposes.The quantity of sewage generation will be 3.5 KLD and the sewage will dispose into CSTP through tankers. Approx. 3 KLD treated water will be sourced through nearby STP for construction activities.

   During Operational Phase (after expansion), Total water requirement of the project will be 147 KLD which will be met by 147 KLD of fresh water from DJB. Total waste water generated from the project will be 89 KLD which will be discharge to municipal sewer.

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(Reena Gupta)
Member, SEIAA

(K.S. Jayachandran)
Member Secretary, SEIAA

Existing number of Rain Water Harvesting (RWH) Pit is 2 nosand proposed RWH pit is 1 nos.

5. **Solid Waste Details**

   During Construction Phase, about 15 Kg/Day of municipal solid waste will be generated which will be disposed through authorized vendor..

   During the Operation Phase (after expansion), Total solid waste generated from project will be 430 kg/day. Out of which 170 kg/day will be Biodegradable waste and 260 kg/day will be Non-Biodegradable waste. The biodegradable waste will be composted in an onsite OWC and will be used as manure for landscaping. The non-biodegradable waste will be disposed through authorized vendors.

6. **Power Details**

   During Operation Phase (after expansion), total power requirement will be 600 kW which is same as being used currently and will be met from BSES. For power back up, DG sets of Capacity 400 KVAwill be installed.

   Solar photovoltaic power panels of 140kWPcapacity already installed at site which will remain same.

7. **Parking Facility Details(after expansion):** Total proposed parking will be 426 ECS (Surface: 173 ECS, Stilt: 102, Basements: 151 ECS).
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 22.15 km E and from Asola Wildlife Sanctuary is 16.50 km SE.
9. **Plantation Details (after expansion):** Existing green area at site is 7081.2 sqm (47.1% of the plot area), of which 2441.9sqm(16.24 % of theplot area) is pervious. Existing no. of trees at site is 350 nos and there will be no tree cutting at site.
10. **Cost Details:** Total Cost of the project is Rs32.59 Crores (Existing: 24.23 crore and proposed: 8.36 crores).

The representation of the project proponent appeared before SEAC in its 134th Meeting held on 14.09.2023 and requested to defer the proposal. Accordingly, the SEAC decided to defer the proposal seeking the additional information which has been responded back by the project proponent on 25.09.2023 vide letter dated 25.09.2023 which is as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 14.09.2023	Reply dated 25.09.2023 submitted on 25.09.2023
1.	Assurance for supply of treated water during construction phase. PP is required to clarify the arrangement for reusing the aforesaid treated water along with the mechanism proposed for making this water fit for use in construction	PP has attached treated water assurance issued by DJB vide letter dated 31.08.2023 as Annexure PP has informed that water treatment plant will be provided for the treatment of STP treated water to make it fit for use in construction activity.
2.	Rain water harvesting pits should be	PP has informed that there are 02 nos. of

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	increased taking into the account the recent higher flash rain data along with actual percolation rate of the soil at site with required provisioning of min. 1 Recharge bore per 5000 sqm of Plot Area along with the storage capacity of min. 1 day of total fresh water requirement along with layout and location plan.	RHW pits already constructed at site. Further, PP has informed that they will increase 1 no. of RWH pit as required for rain water harvesting since the Plot area is 15033.36 sqm. PP has attached the rain water harvesting calculation as Annexure. Further, PP has informed that they will collect the rain water from roof top and create a tank for its storage and then use it as fresh water during monsoon season. PP has attached the water balance for monsoon season as annexure PP has attached layout and location plan of RWH pits as annexure.
3.	Revised proposal for organic waste convertor within premises with justification of the capacity proposed.	PP has informed that total biodegradable wastes generated from their project are 170 Kg/day at present and they have installed onsite OWC of Capacity 50 kg/day. PP has informed that they will enhance the capacity of OWC to 170 Kg/day. PP has attached undertaking in this regard as annexure.
4.	To submit revised capital and recurring cost of EMP during construction and operation phase with inclusion of cost of environmental monitoring.	PP has attached revised EMP with inclusion of cost environmental monitoring during construction and operation phase taking into account the modification as per appraisal done which is as follows:

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(K.S. Jayachandran)
Member Secretary, SEIAA

		Phase	**Capital Cost**	**Recurring Cost**
		Construction Phase	37.5Lakhs	5.7 Lakhs
		Operation Phase	20.5Lakhs	7.23 Lakhs
5.	Parking proposal to achieve 30 % of the ECS for electric vehicle. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.	PP has informed that provision of EV charging points for 127 ECS (30% of the total ECS parking) will be provided for electric vehicle. PP has attached undertaking in this regard as annexure.		

B. After due deliberations, the SEAC in its 135th meeting held on 10.10.2023 recommended as follows:

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

1. The source of treated water during construction phase will be identified from the nearby STP of DJB and confirmation to this effect with documentary evidence of the purchased STP treated water will be the part of first six monthly compliance report.
2. The project proponent shall adhere to the total fresh water requirement – 147 KLD. Treated waste water of 89 KLD shall be discharged into the sewer leading to the terminal STP of DJB.
3. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs. 37.5Lacs and recurring cost of Rs. 5.7Lacs/ year during construction phase and capital cost of Rs. 20.5 Lacs and recurring cost of Rs. 7.23 Lacs/ year during operation phase.
4. At least 23.33 % (140kWp) of the total demand load to be sourced from Solar (Renewable) energy as committed.
5. No. of Rain water harvesting pit shall be 3 nos. of at least 125 cum capacity and storage tank of capacity of min. 1 day of total fresh water requirement. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be limited to shallow aquifer. Depth of boring should leave a buffer of atleast 5 m above ground water table.
6. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials. Wet garbage shall be composted in organic waste converter. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The inert waste from the project will be sent to dumping site.

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7. The generator sets shall be operated as per extant directions of CPCB/ CAQM with due compliances of directions issued under GRAP for Delhi & NCR including the conversion to dual fuel mode (with 70 % gas based fuel and 30 % diesel).
8. The Environment Management Cell under President (RWA)consisting of Secretary (RWA) and Junior Environmental expert shall be created and made functional before commissioning of the proposed development.
9. Existing trees (350 nos.) should be maintained within the project site.
10. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places as committed. PP to ensure that this should be provided in AC/DC combination. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.
11. Green building norms should be followed with a minimum 4 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 collection center/ 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 and demolition work.
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 sensors for monitoring PM 2.5, PM 10. Atleast 04 Anti-Smog Gun shall be installed before starting the construction.
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.
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 the written assurance of DJB/ New Delhi Municipal Council / other such local civic

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authority (as the case may be) regarding supply of adequate water for the residents/ occupiers.

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. As proposed, fresh water requirement shall not exceed 147 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DDA/DJB/ concerned Authority.
22. Energy audit shall be carried out periodically to review energy conservation measures.
23. All sensor/meters based equipments should be calibrated on quarterly basis.
24. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
25. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
26. Green belt development surrounding the campus, avenue tree planting and garden development should commence from the beginning of the construction phase. Only indigenous species should be used for green belt and avenue trees.
27. Exposed roof area and covered parking should be covered with material having high solar reflective index.
28. Building design should cater to the differently-abled citizens.
29. PP shall keep open space unpaved to the maximum extent possible so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement and shall keep atleast 10 % of the plot area as pervious.
30. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
31. Construction activities will be allowed only during day-time period.
32. Lubrication will be carried out periodically for plant machinery.
33. Bills/Receipt issued by DJB against purchase of treated water from STP should be part of six monthly EC compliance report. Bills issued by private agency for supply water will not be sufficient.
34. During construction phase, only drinking water required by the labourers and the other fresh water requirement for Anti-Smog Gun is allowed to be supplied through tankers.
35. Sensors to measure ground water level/Piezometers certified by CGWB should be installed by the PP immediately. These piezometers should have IoT facility and send data to the server for storage. Weekly data from these piezometer should be submitted

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Member Secretary, SEIAA

along with EC compliance report. Calibration of these sensors should be done once in 6 months. Data of these piezometers should be also be

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

The SEIAA during its meeting dated 07.11.2023 decided to defer the case for the next meeting.

C. <u>The SEIAA during its meeting dated 16.11.2023 took the following decisions (s):</u>

The SEIAA approved the recommendations of SEAC made on 10.10.2023 for issuance of Environmental Clearance (EC) to the project with omission of specific conditions at point no. 7 and 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_723774.PDFread alongwith guidelines of CPCB. Besides use of Anti-Smog Gunn the Project Proponent shall ensure that environment friendly Dust suppressant and soil stabilising chemical would be sprayed at prescribed interval on unpaved area of the construction sites to agglomerate the fine dust particles into aggregate too large to become airborne. This must be done in all those areas where there is movement of trucks and other construction machinery at frequent intervals to prevent formations of fine dust particles***
2. ***The project proponent shall register the project on the "Web Portal" for online remote monitoring by the agencies concerned and deploy anti-smog guns in proportion to the area of construction site as prescribed vide direction no. 69 dated 02.11.2022 issued by Commission for Air Quality Management (CAQM)***
3. ***The Project proponent shall install reference-grade (USEPA approved system) Continuous Particulate Monitoring System consisting of three nods capable of monitoring dust emission from the construction site. The system must have the capacity for simultaneous monitoring of PM2.5 and PM10 and equip for data transfer on a real-time basis to the server of DPCC.***
4. ***Green building norms should be followed with a 5 star GRIHA/IGBC/ASSOCHAM GEM rating or any other equivalent agency.***
5. ***PP shall install gas based generator for power backup.***

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Agenda No.: 06 (Withdrawal)

Case No. C-454

Name of the Project	EC for Proposed Group Housing Project at Plot No. 4 to 8, Block-A, Lawrence Road Industrial Area, Delhi-110034
Project Proponent	M/s Asteroid Shelter Homes Pvt. Ltd.
Consultant	M/s Ambiental Global Private Limited
Proposal No.	SIA/DL/INFRA2/431671/2023
File No.	DPCC/SEIAA-IV/C-454/DL/2023

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Proposed Group Housing Project at Plot No. 4 to 8, Block-A, Lawrence Road Industrial Area, Delhi-110034by M/s Asteroid Shelter Homes Pvt. Ltd.
2. The Project is located at **Latitude:**28°40'59.03"N; **Longitude:** 77°09'21.84"E.
3. **Area Details:**
   The Total Plot Area of the project is 13342.66sqm. The Proposed Total Built-up Areais46032sqm. No. of Basements will be 2 nos and total basement area is 19036.66 sqm. Proposed commercial area is 725 sqm. Total no. of expected population will be 3312 persons. Total nos. of Dwelling Units will be 640 (DU's: 400 & EWS DU's: 240). Total no. of towers will be 5 nos.
4. **Water Details:**
   During Construction Phase: Water requirement will be approx. 100 KLD which will be met from tankers. Sullage generated during the construction phase will be disposed -off throughsoak pits.
   During Operational Phase: Total Water requirement of the project will be 270.48KLD which will be met by 192.24 KLD of Fresh water from DDA and 78.24 KLD treated water from in house STP. Total Waste water generated from the project will be 220.03 KLD which will be treated in house STP of 265 KLD capacity. Treated Water from STP will be 198.03 KLD out of which 78.24 KLD will be recycled and reused for Flushing (66.24 KLD), Horticulture (12 KLD). Rest of the treated water i.e. 119.79 KLD will be supplied for external road side plantation and to nearby users.
   11 RWH pits have been proposed for rainwater harvesting.
5. **Solid Waste Details:**
   During Construction Phase,about52 Kg/day of municipal solid waste will be generated. Construction& Demolition (C&D) waste generated at the site will be reused to the extent possible at the site. Unusable and excessconstruction debris will be disposed atdesignated places in tune with thelocal norms.
   During the Operation Phase, Total solid waste generated from project will be 799.30Kg/day. The biodegradable wastes will be composted in an onsite OWC of 560 kg/day capacity and will be used as manure. The non-biodegradable will be disposed through authorized vendors.

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(Reena Gupta)
Member, SEIAA

(K.S. Jayachandran)
Member Secretary, SEIAA

6. **Power Details**
   During Operation Phase, Total Power requirement will be 1610 KVA which will be met by the Tata Power. For Power Back up, 2 no. of GG sets of total capacity 1635 KVA (1x1010 + 1x625KVA)will be installed.
   Solar photovoltaic power panels of minimum 40 KWp will beprovided.
7. **Parking Facility Details:** Total Proposed Parking is 1040 ECS (Surface Parking: 237 ECS, Stilt Parking: 208 ECS, Basement parking: 595 ECS).
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 19.38 Km and from Asola Wildlife Sanctuary is 23.62 Km.
9. **Plantation Details:** The proposed Green Area is2001.39 sqm (15% of plot area). Total no. of proposed trees is 170 nos. within project site. Currently, there is no vegetation within the site.
10. **Cost Details:** Total Cost of the project is approx. Rs200Crores.

The above case with proposal no. SIA/DL/MIS/431671/2022 considered by SEAC in its 131st Meeting held on 12.07.2023andSEAC decided to seek additional information based on the documents submitted and presentation given by the PP. In its response, project proponent submitted its request of withdrawal of their EC application on PARIVESH Portal on 15.09.2023. PP has also uploaded its fresh proposal which under examination for acceptance.

After due deliberations, the SEAC in its 135th meeting held on 10.10.2023 recommended that Request for withdrawal be accepted by SEIAA in view of the request made by the project proponent.

The SEIAA during its meeting dated 07.11.2023 decided to defer the case for the next meeting.

The SEIAA during its meeting dated 16.11.2023 approved the withdrawal request as per SEAC recommendation.

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(K.S. Jayachandran)
Member Secretary, SEIAA

Agenda: 07

Case No. C-459 (Transfer Case)

Name of the Project	Alteration/Addition in Motel Building at Khasra No. 83, 84, 85, 91/1-2, 100/1- 2, 101 & 102, Village Satbari, New Delhi by M/s Anant Raj Limited
Project Proponent	M/s GRAND BUILDTECH LIMITED
Proposal No.	SIA/DL/MIS/303176/2023
EC File No.	F. No. 21-60/2019-IA-III dated 15.11.2019
SEIAA Delhi File No.	DPCC/SEIAA-IV/C-459/DL/2023

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 & 102, Village Satbari, New Delhi" in absence of SEIAA, Delhi.

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

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

The applicant uploaded following documents in support of their request.

1. No Objection Certificate from M/s TARC Limited (previous known as M/s Anant Raj Limited) (transferor) for tansferring the Environment Clearance to M/s Grand Buildtech Limited
2. Undertaking by the transferee namely M/s Grand Buildtech Limited stating that they will comply with the conditions prescribed by MoEF& CC in the Environment Clearance letter F. No. F. No. 21-60/2019-IA-III dated 15.11.2019.
3. Affidavit by M/s Grand Buildtech Limited regarding authenticity of documents submitted to SEIAA.
4. Affidavit by M/s TARC Limited regarding authenticity of documents submitted to SEIAA.

The SEIAA during its meeting dated 12.09.2023 decided to refer the matter to SEAC for examination and suitable recommendation.

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

B. <u>After due deliberations, the SEAC in its 135th Meeting held on 10.10.2023 recommended as follows:</u>

The case be forwarded to SEIAA along with aforesaid affidavits for taking decision for transferring of EC under the provisions of EIA Notification, 2006.

The SEIAA during its meeting dated 07.11.2023 decided to defer the case for the next meeting.

The SEIAA during its meeting dated 16.11.2023 decided to transfer Environmental Clearance (EC) obtained by M/s Anant Raj Limited from MoEF&CCvide letter no. F. No. 21-60/2019-IA-III dated 15.11.2019to M/s Grand Buildtech Limitedwith the same terms and conditions.

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(K.S. Jayachandran)
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Agenda No.: 08 (Withdrawal)

Case No. C-463

Name of the Project	EC for Upgradation and Renovation of District Centre at BhikajiCama Place, Delhi by M/s SOM Projects Private Limited
Project Proponent	M/s SOM Projects Private Limited
Consultant	M/s EQMS INDIA PVT LTD.
Proposal No.	SIA/DL/INFRA2/404631/2023
File No.	DPCC/SEIAA-IV/C-463/DL/2023

The project proponent forwarded a letter dated 26.10.2023 stating that they wish to withdraw their proposal due to change in internal planning and made request to withdraw the proposal no. SIA/DL/INFRA2/404631/2023.

SEAC in its136th meeting held on 27.10.2023 recommended to SEIAA to approve withdrawal/ delisting of the proposal.

The SEIAA during its meeting dated 07.11.2023 decided to defer the case for the next meeting.

The SEIAA during its meeting dated 16.11.2023 decided to approve the SEAC recommendation.

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

(K.S. Jayachandran)
Member Secretary, SEIAA

Agenda No.: 09

Case No. C-464 (TOR)

Name of the Project	EC for Development of Integrated Multi-Sports Arena at Sector-19-B, Dwarka,New Delhi by M/s Worldstreet Sports Center Limited
Project Proponent	M/s Worldstreet Sports Center Limited
Consultant	M/s PerfactEnviro Solutions Pvt. Ltd.
Proposal No.	SIA/DL/INFRA2/423398/2023
File No.	DPCC/SEIAA-IV/C-464(TOR)/DL/2023

A. Details of the Proposed Project are as under:

1. The proposal is for grant of EC for Development of Integrated Multi-Sports Arena at Sector-19-B, Dwarka,New Delhi by M/s Worldstreet Sports Center Limited.Activities proposed in the project are Cricket outdoor Stadium, Indoor stadium, commercial building, MLCP and Club. .
2. The project is located at **Latitude:**28°34'8.55"N; **Longitude:** 77° 2'53.27"E.
3. **Area Details:**
   The total plot area of the project is 248610.53 sqm, net plot area after deducting reserved area forTrumpet as per Zonal Plan & STP and canal area is 203,961.500sqm. The proposed total built-up area is 268,474.91 sqm. The proposed FAR area is 104366.12 sqm. The proposed Non-FAR area is 164108.79sqm. The proposed ground coverage is 53209.26 sqm. Total no. of expected population will be 59513 persons. No. of basements will be 1 no. and number of floors will be cricket outdoor stadium (G+4),Indoor Stadium (G+3), Commercial Building (G+3), Club and MLCP Block (G+SF+10) .The maximum height of the building will be43m (Club & MLCP Block).
4. **Water Details:**
   During Construction Phase: Total water requirement will be 30 KLD which will be met by 14 KLD of fresh water for labors & 8 KLD for ASGs through tankers and remaining 8 KLD treated water will be sourced from nearby DJB STP for constructionactivities.
   During Operational Phase: Total water requirement of the project will be 1622KLD which will be met by 768 KLD of fresh water from DJB and 854 KLD treated water from in house STP. Total waste water generated from the project will be 948 KLD which will be treated in house STP of 1550 KLD capacity. Treated water from STP will be 854 KLD which will be recycled and reused for flushing (514 KLD), cooling (340 KLD).
   27 no. of RWH pits and 2 rain water tanks of 400 KL each have been proposed.
5. **Solid Waste Details:**
   During Construction Phase,about 45 Kg/day of municipal solid waste will be generated which will bedisposed through authorized vendor.

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During the Operation Phase, Total solid waste generated from project will be 8481 kg/day out of which 3807 kg/daywill be biodegradable waste and 4674 kg/day will be non-biodegradable waste. The biodegradable waste will be composted through onsite OWC andnon-biodegradable waste will be disposed through authorized vendors.

6. **Power Details**

   During Operation Phase, Total power requirement will be 14796.25 kW which will be met by the BSES. For Power Back up, 16 no. of GG sets of total capacity 22820 kVA (5x2250 + 2 x 1500+ 7x1010 + 2 x 750 kVA) will be installed.
7. **Parking Facility Details:** Total proposed parking proposed is 3036 ECS (Basement parking: 2445 ECS, MLCP parking: 499 ECS, Open parking: 92 ECS).
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 23.28Kmand from Asola Wildlife Sanctuary is 16.70 Km.
9. **Plantation Details:** The proposed Green Area is50,990.38sqm (i.e. 25 % of net plot area). Total no. of proposed trees is 2600 nos. within project site. At present, 2191 no. of trees are present at the site out ofwhich 1953 no. of kikar trees & 12 no. of subabool treeswhich are invasive species will be removed, 217no. of trees will be transplanted, 7 no. of trees will be cut & 2 no. of trees will be retained at the site..
10. **Cost Details:** Total Cost of the project is INR 530Crores.

B. <u>Based on information furnished, presentation made and discussions held, the SEAC in its 136th meeting held on 27.10.2023, Committee recommended to issue following ToR:</u>

1. *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.*
2. *Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/ villages and present status of such activities.*
3. *Examine baseline environmental quality along with projected incremental load due to the project.*
4. *Water conservation scenario during monsoon period should be duly addressed.*
5. *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.*
6. *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.*
7. *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 ?*

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Chairman, SEIAA	Member, SEIAA	Member Secretary, SEIAA

8. *Submit Roles and responsibility of the developer etc for compliance of Environmental regulations under the provisions of EP Act.*
9. *Ground water classification (whether over exploited, critical, semi-critical or safe) as per the Central Ground Water Authority*
10. *Examine the details of Source of Water, water requirement, complete use of treated waste water instead of discharge it into municipal sewer and prepare a water balance chart. Segregated figures for potable and non-potable water requirement during construction and operation phase.*
11. *A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources; ensuring that there is no impact on other users.*
12. *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 Plot Area whichever is more along with the storage capacity of min. 1 day of total fresh water requirement along with layout and location plan.*
13. *Examine soil characteristics and depth of ground water table for rain water harvesting along with with actual percolation rate of soil at site.*
14. *Examine details of solid waste generation treatment and its disposal*
15. *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.*
16. *Generator sets likely to be used during construction and operational phase of the Project. Emissions from Generator sets must be taken into considered while estimation the impacts on air environment. Examine and submit details.*
17. *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*

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be analyzed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.

18. *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.*
19. *Examine the details of transport of materials for construction which should include source and availability.*
20. *Examine separately the details for construction and operation phases both for Environmental Management plan and Environment Monitoring Plan with cost and parameters*
21. *Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.*
22. *Details of litigation pending against the project, if any, with direction/order passed by any Court of Law against the Project should be given.*
23. *The Cost of the project (Capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.*
24. *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 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 on Dust Pollution Control Self Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10.*
25. *Detail of Parking (ECS) as per requirement of Building Bye Laws/ EIA Manual.*
26. *In case the project involves diversion of forests land, guidelines under OM dated 20.03.2013 may be followed and necessary action taken accordingly.*
27. *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. In any case 30 % of non-invasive trees should be retained and all transplantation be done within site.*
28. *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.*
29. *Explore the possibilities of utilizing the debris/waste materials available in and around the project area.*
30. *Submit Environmental Management and Monitoring Plan for all phases of the project viz. construction and operation.*
31. *Submit NOC of Airport Authority of India for proposed height of the building.*

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32. *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.*
33. *Outlet parameters of proposed STP during operation phase needs to be checked for the feasibility of its reuse in flushing, horticulture, HVAC etc.*
34. *Justification to achieve the standards with the proposed technology of STP is required to be given.*
35. *Proposal should be included for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide) detectors for STP area.*
36. *The cost of environmental monitoring projected in the proposal should be commensurate with the environmental safe guard proposed.*
37. *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.*
38. *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.*
39. *Landscape details to be provided with a measured impact on the micro-climate. Green area should be demarcated as per building bye laws and provide 25% of plot area as green area and consolidated area of minimum 10 % of plot area should be kept as soft green area, so that there should be sufficient recharging of ground water.*
40. *Air quality pollution load and its negative impacts to be clarified along with mitigation options during the construction and lifetime of the project.*
41. *Give Typical Floor Plans with dimensions to demonstrate how natural ventilation & day lighting is being achieved supported with screenshots of suitable software based out puts.*
42. *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 10 % 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.*
43. *Proposal for provisioning the energy audit during operation phase.*
44. *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.*
45. *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.*
46. *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.*
47. *Proposal should include provision for electric charging of the e-Vehicles as per Building Bye Laws.*

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48. *Typical Floor Plans with dimensions to demonstrate how natural ventilation & day lighting is being achieved supported with screenshots of suitable software based out puts. Energy Simulation Modeling for the entire complex using appropriate softwares to be submitted along with the proposal.*
49. *Ideally the environmental clearance application along with EIA study should be submitted after preliminary 'In Principle Approval' from the local bodies duly rooted through development authorities in accordance with approved master plan*
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. *Simulated Model study for Air and Water impact and its mitigation measures is to be included in EIA Report.*
52. *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 for 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 al 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).*
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.*

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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.*

C. <u>The SEIAA during its meeting dated 16.11.2023 took the following decisions (s):</u>

The SEIAA approved the recommendations of SEAC taken on 27.10.2023 for issuance of Terms of Reference (ToR) to the project with the additional conditions as below:

1. ***The Project Proponent should include the implementation of the guidelines issued by committee Guidelines/ mechanism for using Anti-Smog Gun in construction and Demolition projects having built-up area greater than 20,000 sqm issued by Department of Environment, NCT of Delhi, vide letter no. F. No.DPCC/(12)(1)(285)lab2020/2790- 2810 dated 16.09.2021 available at https://dustcontroldpcc.delhi.gov.in/Upload/GuidelinesPDF/43/FilePDF_43_723774.PDF.Besidesuse of Anti-Smog Gunn the Project Proponent shall ensure that environment friendly Dust suppresant 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. ***Project proponent should include installation of reference-grade (USEPA approved system) Continuous Particulate Monitoring System consisting of three nods capable of monitoring dust emission from the construction site. The system must have the capacity for simultaneous monitoring of PM2.5 and PM10 and equip for data transfer on a real-time basis to the server of DPCC.***

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Table Agenda: 01 - Water Assurance

The SEIAA in its 70th Meeting held on 31.05.2023 deliberated and decided as follows:

Regarding water assurance letters received from DJB the SEIAA desired that there should be firm assurance regarding supply of fresh water to the project with quantity of fresh water required and quantity of fresh water to be supplied. SEIAA felt that there should be a standard format of water assurance from DJB/water supply agencies. Therefore, SEAC to prescribe the standard format for water assurance in which DJB/Water supply agencies to provide assurance of water to the projects.

During the meeting of SEAC on 26.06.2023, Chairman SEAC desired Sh. AnkitShrivastava Member, SEAC to devise the suitable format for further consideration.

The matter was deliberated in the SEAC meeting on 31.07.2023 and after the detailed discussion it was decided that the issue will be finalized in the next meeting and the matter was deferred further in the previous meeting held on 14.09.2023.

During the meeting of SEAC on 10.10.2023, SEAC decided that the PP should submit the following details in respect of the water assurance:

1. Whether technical feasibility exists at present to supply water to the above site?
2. If no, whether DJB is planning to extend supply network to above area in the specific time frame (time frame to be mentioned).
3. Following details as part of water supply assurance as required for environmental clearance should be provided:

Name of the UGR	Capacity of feeding UGR	Current demand on existing UGR	Surplus allocation available for this project.

The SEIAA during its meeting dated 07.11.2023 decided to defer the case for the next meeting.

The SEIAA during its meeting dated 16.11.2023 approved the SEAC recommendation.

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(Reena Gupta)
Member, SEIAA

(K.S. Jayachandran)
Member Secretary, SEIAA

Table Agenda 02: Representation to Chairman SEIAA dated 19.04.2023 regarding Proposal of National Building Construction Company regarding further felling of Trees for GPRA Redevelopment project received from Sh. BhavreenKandhari.

The said issue was discussed in SEIAA and it was decided to forward the representation to SEAC to examine the issue of trees in GPRA Sarojini Nagar and put up recommendation at the earliest.

The representation received from Sh. BhavreenKandhari, C-15 Defence Colony, New Delhi has already been forwarded to Dept. of Forest, Govt. of NCT of Delhi vide letter dated 13.06.2023 and reminder of the same has also been issued on 01.08.2023.

Through the above representation the issue raised are summarised as below:

(1) Judgement of the Hon'ble High Court of Delhi in Re: Kaushal Kant Mishra wherein the Hon'ble Court had adjudicated the matter and pronounced is judgement.
(2) Provisions of DPTA quoted in the representation and the reference made to Hon'ble High Court Order dated 03.02.2023 in Cont. Case (C) 851 of 2021.
(3) Request has been made by the representationist that the proposal of NBCC needs to be examined thoroughly and has to go through rigors of DPTA and then be considered by this authority as there will be no application of mind by the tree officer/under DPTA once the proposal is given go ahead.

The order dated 12.04.2023 of Hon'ble High Court of Delhi in WP(c) 6680/2018 in CM Application no. 38135/2022, 45829/2022, 586/2023, 1402/2023 titled as Dr.Kaushal Kant Mishra Vs. union of India &Ors. reflects that Hon'ble High Court has allowed the application of Project Proponent (NBCC) in terms of order dated 15.03.2023 passed by the Hon'ble Supreme Court in I.A. No. 32471/2023 and IA No. 43586/2023 in SLP (C) No. 25047/2018 in which the Hon'ble Supreme Court inter-alia found that apprehensions that the Tree officer would not take into consideration the provisions of law is ill-founded and directed Tree officer to strictly take into consideration the provisions of law, while considering the applications for grant of such permission.

During the meeting of SEAC on 10.10.2023 a committee consisting of Sh. ChetanAgarwal, Sh. PranayLal and Ms.JyotiMendiratta members of SEAC was constituted to examine the issue and provide comments in next meeting.

The SEAC in its meeting dated 27.10.2023 recommended that SEIAA may send a reminder again to Dept. of Forest of Govt. of NCT Delhi to apprise SEIAA also about tree officer's report in the matter.

The SEIAA during its meeting dated 07.11.2023 decided to defer the case for the next meeting.

The SEIAA during its meeting dated 16.11.2023 decided to issue one more reminder as per SEAC recommendation.

(Sarvagya Kumar Srivastava)
Chairman, SEIAA

(Reena Gupta)
Member, SEIAA

(K.S. Jayachandran)
Member Secretary, SEIAA

Table Agenda 03:For inclusion of USGBC's LEED as part of the Green Building Norms:

In reference to specific condition being imposed by 4th SEAC/ SEIAA i.e. "Green Building norms should be followed with a minimum 4 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up." and specific condition imposed by 3rd SEAC in its 84th meeting i.e. "Green building norms should be followed and attempt should be made to achieve platinum rating of LEED", the M/s Green Business Certification Institute (GBCI) Pvt. Ltd. vide email/letter requested SEIAA-Delhi to include U.S. Green Building Council's (USGBC) green building rating program LEED (Leadership in Energy and Environmental Design) as part of the Green Building Norms of SEAC. Their Representation include following:

a. *LEED is the most widely used green building program in the world with more than 189,650 registered and certified commercial projects across 182 countries and territories.*
b. *A global, regional and local mass market transformation tool, LEED helps us to accelerate better, high- performing, healthier and sustainable buildings, communities, and cities and it is a solution to current environmental challenges and a tool that improves human health.*
c. *The LEED program has largely helped our clients define, strategize and report their ESG/UNSDG goals on an annual basis as it synergizes with the requirements.*
d. *LEED works for all space types and also at any stage of the built-environment, be it during construction or in its operation & maintenance phase. LEED works with the stakeholders throughout the life cycle of their sustainability journey.*
e. *India we have close to 4,235+ projects participating in LEED with a footprint of 2.6 billion square feet.*
f. *LEED is being adopted by all the major developers, corporate houses, manufacturing clients, retail giants, educational institutions, etc.,*
g. *We have also partnered with DMRC, Delhi and launched the LEED Rating system for Metro Stations.*
h. *LEED is also referred in many of the State Government By-Law focusing on promoting Green Buildings.*

With all the above market transformation and support of stakeholders including private and Government, we are happy to inform you that India ranks no 3 on the global footprint of LEED, next to USA and China.

GBCI India has requested to include USGBC's LEED Green Building Rating system, also as part of the SEAC green building recommendation with minimum of LEED Gold Rating.

The SEIAA during its meeting dated 12.09.2023 decided to refer the matter to SEAC for examination and suitable recommendation.

SEIAA in its last meeting imposed the condition that ***Green building norms should be followed with a 5 star GRIHA/ IGBC/ ASSOCHAM GEM rating or other equivalent recognized standard.***

SEAC in its 135th meeting dated 10.10.2023 decided that representation be forwarded to all SEAC members for deliberation in next meeting.

The SEAC in its meeting dated 27.10.2023 deliberated that already Indian accreditation systems are existing at present therefore any international system cannot be specifically mentioned.

The SEIAA during its meeting dated 07.11.2023 decided to defer the case for the next meeting.

The SEIAA during its meeting dated 16.11.2023 decided to defer the case for further examination of the matter.

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