

**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 72nd meeting of State Level Environmental Impact Assessment Authority (SEIAA) held on 12.09.2023.

The 72nd meeting of State Level Environmental Impact Assessment Authority (SEIAA) was held on 12.09.2023 at 02:00PM 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
Dr. K.S. Jayachandran	- Member Secretary

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

Minutes of the 71st meeting held on 04.07.2023 were confirmed by the SEIAA.

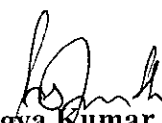
The brief status of the proposals of EC/ToR received after constitution of SEIAA-IV Delhi i.e. 06.09.2021 are as below:


- A. No. of proposal received for Environmental Clearance/Modified Environmental Clearance :- 63
- No. of Environmental Clearances/ Modified Environmental Clearance issued :- 36
 - No. of proposal of Environmental Clearance delisted:- 15
 - No. of proposal under examination:-12
- B. No. of proposal received for ToR/Modified ToR: 10
- No. of ToR/Modified ToR issued: 05
 - No. of ToR delisted: 02
 - No. of ToR proposal under examination : 03


Issue deliberated in 72nd Meeting of SEIAA held on 12.09.2023:

Representation to Chairman SEIAA dated 19.04.2023 regarding Proposal of National Building Construction Company regarding further felling of Trees for GPRR Redevelopment project received from Sh. Bhavreen Kandhari.

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


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

Agenda No: 01

Case No. 443

Name of the Project	Proposed Hospital for Vikrant Children Foundation and Research Center, on land measuring 1.4 hectare in Saket, New Delhi
Project Proponent	M/s Vikrant Children Foundation and Research Center
Consultant	M/s Ind Tech House Consult
Proposal No.	SIA/DL/INFRA2/418770/2023
File No.	DPCC/SEIAA-IV/C-443/DL/2023

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Construction of Proposed Hospital for Vikrant Children Foundation and Research Center, on land measuring 1.4 hectare in Saket, New Delhi by M/s Vikrant Children Foundation and Research Centre.

2. The Project is located at **Latitude: 28°31'39.01"N; Longitude: 77°12'46.11"E**.

3. Area Details:

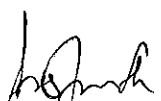
The Total Plot Area of the project is 14,000 sqm. The Proposed Total Built-up Area is 65,720.48 sqm. The Proposed FAR Area is 24,197.73 sqm. The Proposed Non-FAR Area is 41,522.76 sqm. The Proposed Ground Coverage for Hospital is 2,858.62 sqm and proposed ground coverage area for MLCP is 349.075 sqm. Maximum numbers of beds are 359 numbers and Maximum numbers of floors will be 4B +G+ 10F+ 1S. Total no. of expected population will be 3199 persons (359 -Patient beds, 240 - consultant Room Staff, 2400 -Consultant room visitors and 200- security & Maintenance & other staff). The maximum height of the building will be 47.65 m (MLCP).


4. Water Details:

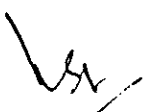
During Construction Phase: Water requirement will be met through treated tanker water supply

During Operational Phase: Total Water requirement of the project will be 515 KLD which will be met by 235 KLD of Fresh water from DJB and 280 KLD (250 KLD from on-site STP and 30 KLD excess treated water from nearby places). Total Waste water generated from the project will be 268 KLD (260 KLD flow to STP and 8 KLD Flow to ETP) which will be treated in house STP of 315 KLD capacity & ETP of 10 KLD capacity. Treated Water from STP will be 250 KLD which will be recycled and reused for Flushing (85 KLD), Gardening (15 KLD) & Cooling tower & DG cooling 150 KLD. 30 KLD of excess treated water from tanker water supply will be used for cooling tower & DG cooling. 7 KLD treated water from ETP will be discharged to municipal sewer.

5 RWH pits and 1 Rain water collection tank of capacity 100 KL have been proposed.


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

5. **Solid Waste Details:**

During Construction Phase, Municipal solid waste will be 82.5 kg/day

During the Operation Phase, Solid waste generation from the facility will be approximately 1.03 TPD, Bio-Medical waste generated will be 0.28 TPD, Organic waste will be 0.41 TPD, Quantity of Hazardous waste Generation will be 2.33 LPD and 22.05 Kg/day sludge will be generated from STP and ETP.

6. **Power Details**

During Construction Phase, DG set of 1 x 100 kVA will be operated.

During Operation Phase, Total Power requirement will be approx. 2900 kW which will be met by the BSES. For Power Back up, 3 no. of DG sets of total capacity 4500 kVA (3 x 1500 kVA) will be installed.

Solar PV power panels of minimum 87 kWp will be provided. Solar water heating system will be provided.

7. **Parking Facility Details:** Total Proposed Parking is 798 ECS (81ECS Surface parking, 323 ECS MLCP & 394 ECS Basement parking).

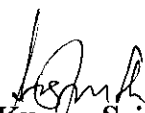
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 9.8 Km and from Asola Wildlife Sanctuary is 4.8 Km.


9. **Plantation Details:** The proposed Green Area is 2309 sqm (16.5 % of plot area). Total numbers of trees present at site 145 numbers (50 Nos will be retained and 95 will be transplanted). Total no of trees proposed are 177 nos.


10. **Cost Details:** Total Cost of the project is approx. INR 344 Crore.

After due deliberations, the SEAC in its 125th meeting held on 18.03.2023, based on the information furnished, documents shown & submitted, presentation made by the project proponent SEAC sought the following information which has been responded back by the project proponent on 26.04.2023 vide letter dated 18.04.2023 which is as follows:

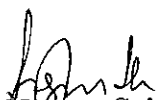
S.NO	Information Sought by SEAC during 125 th Meeting dated 18.03.2023	Reply dated 18.04.2023 uploaded on 26.04.2023
1.	<p>Water assurance from DDA/DJB/NDMC/DCB including the following details:</p> <ul style="list-style-type: none"> Water assurance specifying the quantity of water to be supplied to the project. Total water supply availability as per approved scheme of the command area in which the project is proposed to be developed. The quantity of water already committed and after the quantity of water allotted to the project, the balance water available. 	<p>PP has attached a letter dated 12.04.2023 issued by DJB, Jhandewalan stating that fresh water would be required around end of 2025 for operation of the hospital and as per availability fresh water will be provided.</p> <p>DJB vide its letter further stated that any deficit in demand of water may be met out with ground water after obtaining necessary bore permission from competent authority.</p>


(Sarvagya Kumar Srivastava)
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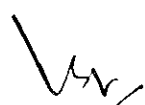

(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

2.	Assurance for supply of Treated Sewage during Construction Phase. PP is required to clarify the arrangement for reusing the aforesaid treated water along with the mechanism proposed for making this water fit for use in construction.	PP stated that they will use STP treated water of adjoining hospitals during construction phase. Dual media filtration will be provided for making water fit for use in construction.																												
3.	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, (3) Minimizing the demand of excess treated water from outside.	<p>PP informed that approx 10 % water reduction can be achieved using low fixtures.</p> <p>Total water demand of project: 480 KLD Treated water from STP/ETP: 251 KLD Total % of saved water for reuse: (251/100)/480: 52 %</p> <p>During Operation Phase (After taking conservation measures):</p> <table border="1" data-bbox="805 918 1356 1915"> <thead> <tr> <th>S.No.</th> <th>Particulars</th> <th>Quantity</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Total Water Requirement</td> <td>480 KLD</td> </tr> <tr> <td>2.</td> <td>Fresh Water Requirement (Source: DJB)</td> <td>229 KLD</td> </tr> <tr> <td rowspan="3">3.</td> <td>Treated Water Requirement</td> <td>251 KLD</td> </tr> <tr> <td>Flushing</td> <td>75 KLD</td> </tr> <tr> <td>Horticulture/ Gardening</td> <td>36 KLD</td> </tr> <tr> <td></td> <td>HVAC</td> <td>140 KLD</td> </tr> <tr> <td>4.</td> <td>Treated Water Generated</td> <td>251 KLD</td> </tr> <tr> <td>5.</td> <td>Waste Water Generated</td> <td>264 KLD</td> </tr> <tr> <td>6.</td> <td>STP Capacity</td> <td>320 KLD</td> </tr> </tbody> </table>	S.No.	Particulars	Quantity	1.	Total Water Requirement	480 KLD	2.	Fresh Water Requirement (Source: DJB)	229 KLD	3.	Treated Water Requirement	251 KLD	Flushing	75 KLD	Horticulture/ Gardening	36 KLD		HVAC	140 KLD	4.	Treated Water Generated	251 KLD	5.	Waste Water Generated	264 KLD	6.	STP Capacity	320 KLD
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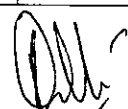

 (K.S. Jayachandran)
 Member Secretary, SEIAA

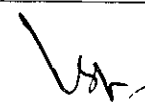
Minutes of Meeting of 72nd SEIAA Meeting held on 12.09.2023

		7. ETP Capacity	23 KLD
4.	Revised proposal for waste water treatment system after reviewing the capacities of ETP & STP. Treated waste water from ETP needs to be channelized to STP.	PP informed that treated water of ETP will be treated in STP. PP has attached the water balance diagram.	
5.	Outlet parameters of STP need to be revisited.	PP informed that outlet parameters are revised as per SEAC recommendations. The characteristics of the wastewater and of the effluent after treatment are as follows:	
		Parameter	Inlet Characteristics
			Outlet Characteristics
		pH	6-8.5
		B.O.D	250-400 mg/l
		TSS	< 5mg/l
		C.O.D	200-450 mg/l
			20 mg/l
		C.O.D	500-700 mg/l
			50 mg/l
		Nitrogen Total	-
			<10 mg/l
		Fecal Coliform	-
			Desirable 100, Permissible 230
6.	Proposal for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.	PP informed that they will install the detectors for monitoring of Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area. PP has attached undertaking for the same.	
7.	PP is required to submit Traffic Management Plan taking into consideration the latest traffic scenario. Detailed calculation of roads, bicycle paths, pedestrian spaces are to be provided with remedial measures.	PP has attached the detail traffic management plan as annexure.	
8.	Air pollution abatement plan for the air pollutants like PM2.5 , PM10, SOx , Nox etc.	PP has attached the air pollution abatement plan.	
9.	Revised EMP (Environment Management Plan) for dust mitigation measures during construction as per MoEF	PP has attached revised Environment Management Plan. PP also attached revised EMP cost which is as	


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(Sarvagya Kumar Srivastava)
Chairman, SEIAA



(Reena Gupta)
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	<p>Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of VardhamanKaushik Vs. Union of India & others and Sanjay KulshreshthaVs Union of India & others/ CAQM Directions issued time to time including registration on Dust Pollution Control Self-Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.</p>	<p>as follows:</p> <table border="1" data-bbox="801 241 1394 551"> <thead> <tr> <th>Phase</th> <th>Capital Cost</th> <th>Recurring Cost</th> </tr> </thead> <tbody> <tr> <td>Construction Phase</td> <td>68.5 Lakhs</td> <td>12.87 Lakhs</td> </tr> <tr> <td>Operation Phase</td> <td>225.87 Lakhs</td> <td>44.77 Lakhs</td> </tr> </tbody> </table>	Phase	Capital Cost	Recurring Cost	Construction Phase	68.5 Lakhs	12.87 Lakhs	Operation Phase	225.87 Lakhs	44.77 Lakhs						
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<p>10.</p>	<p>Revised proposal with name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters.</p>	<p>PP has informed that during construction phase, a team under the supervision of the project manager will be responsible for implementation of environment parameters. No. of persons to be engaged will be 4 nos., details provided by PP are as follows:</p> <table border="1" data-bbox="801 1021 1394 1303"> <thead> <tr> <th>S.No.</th> <th>Name</th> <th>Designation</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Surender Kumar</td> <td>Sr. VP-Project</td> </tr> <tr> <td>2.</td> <td>Ravinder Bhat</td> <td>DGM-Project</td> </tr> <tr> <td>3.</td> <td>Manvendra Singh</td> <td>AGM-Environment</td> </tr> <tr> <td>4.</td> <td>Vacant</td> <td>Site ESH Officer</td> </tr> </tbody> </table>	S.No.	Name	Designation	1.	Surender Kumar	Sr. VP-Project	2.	Ravinder Bhat	DGM-Project	3.	Manvendra Singh	AGM-Environment	4.	Vacant	Site ESH Officer
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<p>11.</p>	<p>Revised calculation for solid waste generation figures accounting for the sludge generated from STP and its disposal methodology.</p>	<p>PP has attached the revised calculation for sludge generated from STP and its disposal methodology.</p>															
<p>12.</p>	<p>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.</p>	<p>PP has attached the undertaking for the provision to achieve 30 % of the ECS for electric vehicle.</p>															
<p>13.</p>	<p>MoU needs to be entered with appropriate agency for handling/ disposal of excavated earth of substantial quantity.</p>	<p>PP has informed that MoU for handling/ disposal of excavated earth with agency i.e Heritage Infraspace (India) Pvt. Ltd has been made, copy of the same has been attached.</p>															


 (Sarvagya Kumar Srivastava)
 Chairman, SEIAA


 (Reena Gupta)
 Member, SEIAA

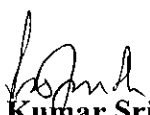

 (K.S. Jayachandran)
 Member Secretary, SEIAA

14.	Green cover needs to be increased to 20 % of the plot area.	<p>PP has informed that the green area has been increased as per availability.</p> <table border="1" data-bbox="799 275 1391 611"> <thead> <tr> <th>S.No.</th> <th>Parameters</th> <th>Area/ Nos.</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Plot area</td> <td>14000 sqm</td> </tr> <tr> <td>2.</td> <td>Proposed Green area</td> <td>2813 sqm.</td> </tr> <tr> <td>3.</td> <td>Required no of trees</td> <td>175 Nos.</td> </tr> <tr> <td>4.</td> <td>Proposed no of trees</td> <td>177 nos</td> </tr> </tbody> </table>	S.No.	Parameters	Area/ Nos.	1.	Plot area	14000 sqm	2.	Proposed Green area	2813 sqm.	3.	Required no of trees	175 Nos.	4.	Proposed no of trees	177 nos
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15.	Revised proposal to maximise solar energy utilization.	PP has informed that they will install 167 kWp as solar, considering the availability of 50 % of roof top area. An undertaking in this regard has been attached.															
16.	Revised organic waste calculation based on actual solid waste generation with proposal of OWC proportionately.	<p>Revised solid waste calculation showing quantity of organic waste generation has been attached.</p> <p>PP also informed that OWC of 0.5 TPD will be installed for the treatment of organic/ Biodegradable waste generated from the operation of the proposed project.</p> <p>Total waste generated: 1.03 TPD Organic waste: 0.41 TPD Inorganic waste: 0.62 TPD Bio Medical waste: 0.28 TPD</p>															
17.	Revised Environment Management Plan in view of revised information/ proposal being sought.	PP has attached the revised EMP.															

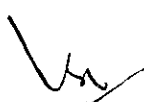
After due deliberations, the SEAC in its 127th Meeting held on 03.05.2023 recommended as follows:

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 nearby Max Hospital STP should be used for construction purposes with tertiary treatment of treated water of nearby Max Hospital 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 (5 mg/l), TSS (5 mg/l), Oil and Grease (10 mg/l), Dissolved Phosphate as P (1 mg/l), Fecal Coliform (MPN/100 ml) – Desirable 100 permissible 230, COD 30 mg/l and Bio-Assay as 90% survival of fish after 96 hrs in 100 % effluent. Ozonation be adopted for disinfection.


(Sarvagya Kumar Srivastava)
 Chairman, SEIAA

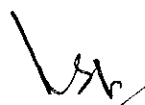

(Reena Gupta)
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3. The project proponent shall adhere to the total water requirement – 480 KLD, Fresh water requirement – 229 KLD, Treated water requirement – 251 KLD (for recycling in Flushing (75 KLD), HVAC (140 KLD), Gardening (36 KLD).
4. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs. 68.5 Lacs and recurring cost of Rs. 12.87 Lacs/ year during construction phase and capital cost of Rs. 225.87 Lacs and recurring cost of Rs. 44.77 Lacs/ 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 5.7 % (i.e. 167 kWp) of the total energy demand to be sourced from Solar (Renewable) energy as committed and try to achieve upto 10% of the total energy demand from Solar (Renewable) energy.
7. No. of Rain water harvesting pit shall be 5 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.
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 Unit Head operations, 01GM operations, 01 AGM-Environment, 01 Chief 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 (177 nos) 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.


(Sarvagya Kumar Srivastava)
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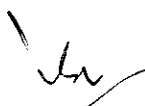

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16. Wind- breaker of appropriate height i.e. $1/3^{\text{rd}}$ of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction and demolition work.
17. The Project Proponent should take 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 Kulshreshtha Vs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration/ self-audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.
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 229 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.


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(K.S. Jayachandran)
Member Secretary, SEIAA

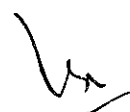
Minutes of Meeting of 72nd SEIAA Meeting held on 12.09.2023

28. All sensor/meters based equipments should be calibrated on quarterly basis.
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.
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.

The recommendations of SEAC were considered in 70th meeting of SEIAA held on 31.05.2023 and as per Minutes of meeting issued the SEIAA during its aforesaid meeting took the following decisions (s):


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

Minutes of Meeting of 72nd SEIAA Meeting held on 12.09.2023

The SEIAA decided to refer back the case to SEAC to re-examine the water assurance obtained by the proposal consisting the option of ground water extraction. The water assurance needs to be firm.

During presentation on 26.06.2023, the PP made written submission for the details of water consumption and its source and clarifying that option of ground water extraction will be done only if any deficit in demand of fresh water supply after getting necessary permission from the competent authority.

The SEAC after due deliberation in its 130th Meeting held on 26.06.2023 again recommended the proposal to SEIAA for grant of Environmental Clearance.

The SEIAA during its meeting dated 04.07.2023 took the following decisions (s):

SEIAA deliberated the issue of firm water assurance from DJB/competent authority and it was noticed that neither DJB has given assurance to supply of fresh water demand whenever project came into operation nor any assurance is available from competent authority to provide permission of ground water extraction in case of non-availability of water with DJB. In absence of firm assurances it is the possibility of illegal extraction ground water whenever project becomes ready for operation.

The SEIAA deferred the case and decided to ask PP to submit firm assurance from DJB/competent authority regarding supply of fresh water as well as extraction of ground water during operational stage of the project.


In response to the firm water assurance sought by SEIAA in its 71st Meeting dated 04.07.2023 project proponent responded back on 21.08.2023 with letter dated 17.08.2023 issued by DJB, Jhandewalan stating that fresh water demand will be submitted by applicant whenever project come into operation and will be provided as per availability and DJB further stated that any deficit in demand of water may be met out with ground water after obtaining necessary bore permission from competent authority.


B. The SEIAA during its meeting dated 12.09.2023 took the following decisions (s):

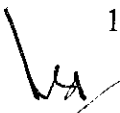
The SEIAA approved the recommendations of SEAC made on 26.06.2023 for issuance of Environmental Clearance (EC) to the project with omission of specific conditions at point no.8 and no.14 of SEAC recommendation and with the additional specific conditions as follows:

- 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.PDF along with 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*

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(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA

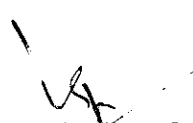

(K.S. Jayachandran)
Member Secretary, SEIAA

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 other equivalent recognized standard.*
5. *The Project Proponent shall install the gas based generators for power backup.*


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

Agenda No:02

Case No. 452

Name of the Project	EC for proposed Expansion of Co-operative Group Housing Society "Chitrakoot Apartments" at Plot No.9, Sector-22, Dwarka Phase-I, New Delhi
Project Proponent	M/s Entrepreneurs Co-operative Group Housing Society Limited
Consultant	IND Tech House Consult
Proposal No.	SIA/DL/INFRA2/429002/2023
File No.	DPCC/SEIAA-IV/C-452/DL/2023

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for proposed Expansion of Co-operative Group Housing Society "Chitrakoot Apartments" at Plot No.9, Sector-22, Dwarka Phase-I, New Delhi by M/s Entrepreneurs Co-operative Group Housing Society Limited.

The existing project have built-up area 27,580.64 and completion certificate of the project was obtained on 15.06.2006 which was before EIA notification dated 14.09.2006. Now, PP has proposed expansion that includes addition of one room in each flat with balcony and a public toilet to the existing operational project and built-up area will increase from 27580.64 sqm to 32554.17 sqm, so it attracts EIA notification dated 14.09.2006 accordingly PP have submitted application for environment clearance.

2. The Project is located at **Latitude:** 28°33'43.16" N; **Longitude:** 77°03'29.24" E.

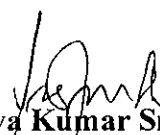
3. **Area Details:**

The Total Plot Area of the project after expansion will remain the same i.e. 10,500.00 sqm. The Total Built-up Area of the project will increase from 27580.64 sqm to 32554.17 sqm. The FAR of the project will increase from 18379.02 sqm to 20863.34 sqm and the Non- FAR area will increase from 6439.52 sqm to 8592.05 sqm. The Ground Coverage will increase from 2762.10 sqm to 3098.78 sqm. The existing Basement area is 2,891.73 sqm which will remain unchanged. The numbers of buildings will remain same i.e. 6 numbers and after expansion no. of main dwelling units will be same i.e. 165 nos. The expected Population after expansion will be 867 nos. Maximum numbers of floors will be B+S+9. Maximum Height of the Building is 30.87 (upto Mumty).


4. **Water Details:**

During Construction Phase, 4 KLD of fresh water will be required for drinking and domestic purpose which will be supplied from municipal water supply through tankers. Approx. 2 KLD treated water will be sourced through nearby STP for construction activities. The quantity of sewage generation will be approx. 3.5 KLD and the sewage will be disposed into CSTP through authorized tankers.

During Operational Phase, after expansion total water requirement of the project will be approx. 107 KLD which will be fresh water and will be met through DJB. The water requirement for residential, non-residential and non-visitors will be 103.6 KLD and for


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

landscape will be 3.16 KLD. Total Waste water generated from the project will be 83 KLD which will be discharged into public sewers.

Rain water harvesting shall be done through 04 numbers of existing RWH pits.

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. Construction & Demolition (C&D) waste generated at the site will be reused to the extent possible at the site or will be disposed-off at C & D Waste landfill site.

During the Operation Phase, after expansion there will not be any additional generation of solid waste and the solid waste currently generating i.e. 390 kg/day will remain the same consisting of Biodegradable waste (240 kg/day) and Non-Biodegradable waste (130 kg/day).

6. Power Details

During Operation Phase, Total Power requirement will be 885 kW which will be met by the BSES Rajdhani Power Limited. For Power Back up, 2 no. of DG sets of total capacity 300 kVA (2 x 150 kVA) already installed.

Solar PV of 45 kWP capacity will be installed.

7. Parking Facility Details: Total Parking provided is 320 ECS (Surface Parking: 166 ECS, Stilt Parking: 23 ECS, Basement parking: 131 ECS).

8. Eco-Sensitive Areas Details: Distance of Okhla Wildlife Sanctuary from project site is 23 Km E and from Asola Wildlife Sanctuary is approx. 15.16 Km SE.

9. Plantation Details: The proposed Green Area is 3,159.97 sqm. Total no. of existing trees is 141 nos. within project site. No tree cutting will be involved.


10. Cost Details: Total cost of expansion will be Rs. 17.10 crores


The earlier Proposal No. SIA/DL/INFRA2/406059/2022 was considered by SEAC in its 121st, 124th, 126th Meeting held on 22.12.2022, 24.02.2023 and 18.04.2023, the PP initially proposed the STP and later on expressed the difficulty and withdrew from installation of STP, SEAC recommended the proposal for delisting/ withdrawal in view of request made by PP. Subsequently SEIAA approved the recommendation of SEAC in its 70th Meeting dated 31.05.2023. Now PP has applied afresh for EC vide proposal no. SIA/DL/INFRA2/429002/2023.

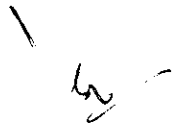
B. After due deliberations, the SEAC in its 131st Meeting held on 12.07.2023 recommended as follows:

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 fresh water requirement – 107 KLD. Treated waste water of 83 KLD shall be treated in natural STP based on constructed wet land and treated waste water shall be used in horticultural purposes. Excess treated water shall be discharged into the sewer leading to the terminal STP of DJB.


(Sarvagya Kumar Srivastava)
Chairman, SEIAA

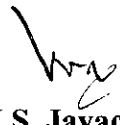

(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA


3. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs. 29 Lacs and recurring cost of Rs. 4.5 Lacs/ year during construction phase and capital cost of Rs. 38.75 Lacs + STP Cost and recurring cost of Rs. 3.82 Lacs/ year + O&M cost of STP during operation phase should be suitably reduced after revisiting the operational and maintenance cost of STP.
4. At least 5.08 % (45 kWp) of the total demand load to be sourced from Solar (Renewable) energy as committed and PP shall try to enhance it further.
5. 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.
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.
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 consisting of atleast 1 Environment Officer and 1 Maintenance in-charge supported by 3 monitoring assistant having specific knowledge and experience related to environmental safeguards/ air/ water pollution shall be created and made functional before commissioning of the proposed development.
9. Existing trees (141 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 3 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up.
12. Construction & Demolition waste should be disposed of at authorized C&D waste 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 Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of


(Sarvagya Kumar Srivastava)
Chairman, SEIAA



(Reena Gupta)
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- 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 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 107 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.


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA



(K.S. Jayachandran)
Member Secretary, SEIAA

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.
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 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.


C. The SEIAA during its meeting dated 12.09.2023 took the following decisions (s):

The SEIAA approved the recommendations of SEAC made on 12.07.2023 for issuance of Environmental Clearance (EC) to the project with omission of specific conditions at point no.11 of SEAC recommendation and with the additional specific conditions as follows:

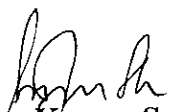
1. *The Project Proponent should implement the guidelines/ mechanism for using Anti Smog Gun in construction and Demolition projects having built-up area greater than 20,000 sqm issued by Department of Environment, NCT of Delhi, vide letter no. F. No.DPCC/(12)(1)(285)lab2020/2790- 2810 dated 16.09.2021 available at https://dustcontroldpcc.delhi.gov.in/Upload/GuidelinesPDF/43/FilePDF_43_723774.PDF along with 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)*



(Sarvagya Kumar Srivastava)
Chairman, SEIAA

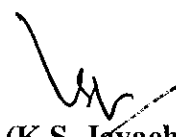

(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

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


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

Agenda No.: 03

Case No. C-455

Name of the Project	EC for Proposed Expansion of Fortis Hospital at Shalimar Bagh, Delhi by M/s Fortis Hospital Limited
Project Proponent	Mr. Deepak Narang, Facility Director, M/s Fortis Hospital Limited
Consultant	M/s IND TECH HOUSE CONSULT
Proposal No.	SIA/DL/INFRA2/434909/2023
File No.	DPCC/SEIAA-IV/C-455/DL/2023

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Proposed Expansion of Fortis Hospital at Shalimar Bagh, Delhi by M/s Fortis Hospital Limited.

The existing project accorded with the Environmental Clearance by MoEF&CC vide letter no. F.No.21-366/2006-IA-III dated 20.04.2007 for construction of 550 Beds Hospital on a total plot area of 29,700 sqm.

Now PP has applied for EC for expansion of the existing hospital with proposed expansion of Built-up area of 28,422.89 sqm. Built-up area of current hospital is 32021.35 sqm.

2. The Project is located at **Latitude:** 28°42'33.92"N; **Longitude:** 77°10'13.20"E.

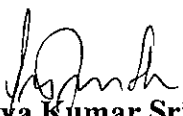
3. **Area Details (after expansion):**

The plot area of the project is 29700 sqm which will remain same. The total Built-up area will increase from 32021.35 sqm to 60,444.24 sqm. The FAR area will increase from 17144.55 sqm to 28,769.96 sqm. The Non FAR area will increase from 14876.8 sqm to 31,674.28 sqm. The ground coverage will increase from 5247.68 sqm to 9039.01 sqm. The total no. of towers will increase from 2 nos. to 4 nos.. No. of hospital beds will increase from 307 nos. to 541 nos. The maximum number of floors will be 2B+G+7. The total no of expected population will be 4347 persons. Max. height of the building will increase from 25.4 m to 34.2 m.


4. **Water Details:**

During Construction Phase, 9.5 KLD of fresh water will required for drinking and domestic purpose and anti-smog guns. 15 KLD treated water will be sourced through nearby STP for construction activities. The quantity of sewage generation will be approx. 8.3 KLD and the sewage will treated in existing STP of the hospital.

During Operational Phase (after expansion), Total water requirement of the project will be 575 KLD which will be met by 280 KLD of fresh water from 3 nos. of onsite bore wells and 295 KLD of treated water from in-house STP and ETP. Total waste water generated from the project will be 310 KLD which will be treated in-house STP of 340 KLD capacity and ETP of 30 KLD capacity. Waste water generated from laundry and medical uses will be 26 KLD which will be treated in in-house ETP. Treated water from STP and ETP will be 295 KLD (270 KLD from in-house STP and 25 KLD from in-house


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Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

ETP) which will be recycled and reused for Flushing (105 KLD), Cooling tower (135 KLD) and Horticulture (55 KLD).

Total number of Rain Water Harvesting (RWH) pits will be 7 nos.

5. **Solid Waste Details**

During Construction Phase, about 37.5 Kg/Day of municipal solid waste will be generated which will be disposed through authorized vendor by MCD.

During the Operation Phase (after expansion), Total solid waste generated from project will be 670 kg/day. Out of which 270 kg/day will be biodegradable waste and 400 kg/day will be non-biodegradable waste. Bio-medical waste generation will 810 Kg/day. 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 (after expansion), total power requirement will 2944 kW which will be met from Tata Power Delhi Distribution Limited (TPDDL). For power back up, dual fuel Generator Sets of capacity 4010 KVA [1x1010 kVA + 2x1500 kVA] will be used.

Solar photovoltaic power panels of 300 kWp capacity will be provided.

7. **Parking Facility Details (after expansion)**: Total proposed parking will be 632 ECS (Surface: 225 ECS, Basements: 153 ECS, MLCP: 254 ECS).

8. **Eco-Sensitive Areas Details**: Distance of Okhla Wildlife Sanctuary from project site is 19.83 Km SE and from Asola Wildlife Sanctuary is 23.52 Km S.


9. **Plantation Details (after expansion)**: The proposed green area is 9029.41 sqm (30.40%). Total number of existing trees is 122 within project site, out of which 34 will be transplanted and 88 will be retained. Total no. of proposed trees will be 372 nos.

10. **Cost Details**: Total Cost of the project is Rs 162.5 crores.


Ground water permission was obtained vide letter no. DJB/AEE M-14/2021-22/23 dated 13.10.2021 to meet the fresh water demand during operation phase and renewal of the same has been applied vide letter dated 14.11.2022 along with deposition of bore well renewal fee which is pending for consideration. The existing operational hospital has valid consent/ authorisation issued by DPCC.

The PP has submitted the certified compliance report of previous Environment Clearance dated 20.04.2007 from the Regional Office of MoEF&CC, GoI issued vide Letter dated 11.07.2023. 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:

1. A report on the energy conservation measures conforming to energy conservation norms finalize by Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R & U Factors etc and submit to the Ministry in three month time.
2. The project proponent should advertise in at least two local newspapers widely circulated in the region, one of which shall be in the vernacular language informing that, the project has been accorded environmental clearance and copies of clearance


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

letters are available with the Delhi Pollution Control Committee and may also be seen on the website of the Ministry of Environment and Forests at [http:// www. envfor. nic.in](http://www.envfor.nic.in). The advertisement should be made within 7 days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional office of this Ministry at Chandigarh.

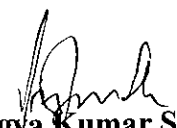
The compliance report was deliberated during the meeting and Regarding Sno 1 above it was discussed that report on the energy conservation measures conforming to energy conservation norms finalized by Bureau of Energy Efficiency for the existing building should be prepared incorporating details about building materials & technology, R & U Factors etc and be submitted in next six monthly monitoring report. Complianace wrt S.no. 2 above is redundant now and project proponent should view it seriously and reasons for the lapse be identified and reported in six monthly compliance report. The PP submitted 3 star rating certificate wrt norms of BEE during presentation and assured that report for the same shall also be submitted to MoEF&CC, GoI.

During the presentation the PP committed that all compensatory tree plantation required will be done within project site.

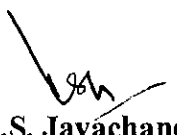
B. After due deliberations, the SEAC in its 132nd Meeting held on 31.07.2023 recommended as follows:

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. Treated water from the ETP shall be discharged into the STP after required treatment.
3. The treated waste water through STP shall achieve the effluent standards: pH (6.5-9.0), BOD (5 mg/l), TSS (5 mg/l), Oil and Grease (10 mg/l), Dissolved Phosphate as P (1 mg/l), Fecal Coliform (MPN/100 ml) – Desirable 100 permissible 230, COD 30 mg/l and Bio-Assay as 90% survival of fish after 96 hrs in 100 % effluent. Ozonation be adopted for disinfection.
4. The project proponent shall adhere to the total water requirement – 575 KLD, Fresh water requirement – 280 KLD, Treated water requirement – 295 KLD (for recycling in Flushing (105 KLD), Cooling tower (135 KLD), Horticulture (55 KLD).
5. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs. 29 Lacs and recurring cost of Rs. 4.5 Lacs/ year during construction phase and capital cost of Rs. 430.47 Lacs and recurring cost of Rs. 20.98 Lacs/ year during operation phase.
6. 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.


(Sarvagya Kumar Srivastava)
Chairman, SEIAA



(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA


7. At least 10 % (i.e. 300 kWp) of the total energy demand to be sourced from Solar (Renewable) energy as committed.
8. No. of Rain water harvesting pit shall be 7 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.
9. 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.
10. The excavated soil from the project shall be disposed by engaged agency within 10 km radius of the project site.
11. The Environment Management Cell under Corporate Level (Env. Department) consisting of atleast 1 Environment Officer and 1 Maintenance incharge supported by 3 monitoring assistant having specific knowledge and experience related to environmental safeguards/ air/ water pollution shall be created and made functional before commissioning of the proposed development.
12. Minimum 1 tree for every 80 Sq. Mt of plot area should be planted within the project site. All affected 34 nos. of trees be transplanted within project site and all compensatory plantation will be done within project site as committed and accordingly 340 nos. of trees shall be planted at project site in addition to 88 nos. of trees being retained.
13. 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.
14. 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
15. Green building norms should be followed with a minimum 4 star GRIHA/ IGBC/ ASSOCHAM/ GEM rating and Gold rating should be followed up.
16. Construction & Demolition waste should be disposed of at authorized C&D waste collection centre/ processing unit.
17. 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.



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18. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration/ self-audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10. Minimum 04 Nos of Anti-Smog Guns shall be deployed.
19. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
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 / other such local 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. As proposed, fresh water requirement shall not exceed 280 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DJB/ concerned Authority/ valid permission of ground water extraction .
26. 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.
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.


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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.
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. Bio medical waste should be segregated separately to ensure that no bio medical waste leachate should enter in the Rain water harvesting system.
40. Advanced oxidation process should be used in STP and ETP to ensure proper treatment of drug residues and its metabolites.
41. 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.
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. The report related to compliance to energy conservation norms finalized by Bureau of Energy Efficiency and resources for lapse identified for not advertising the grant of earlier Environmental Clearance be submitted to Regional Office of MoEF&CC, GoI/ SEIAA and the same will be made part of the next six monthly compliance report of the Environmental Clearance conditions covering all the points of partial compliances.
45. Regarding Traffic & Transportation Management & Mitigation:


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- a. Exit No. 2 towards Fortis Hospital marg shall be fully operationalized for use by all private vehicles and pedestrians only. Access for all other modes such as autos, taxis, other IPT etc. as well as other pedestrians/ NMT may be restricted to Gate no. 1 opening on Shaheed Udham Singh Marg, as the same may be used by the Railway station as well.
- b. FOB to be provided across the railway tracks, on north side of the site, to facilitate other public transport users from Azadpur/ Adarsh Nagar side. Railways to be approached to facilitate the same for larger public benefit.

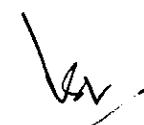
C. The SEIAA during its meeting dated 12.09.2023 took the following decisions (s):

The SEIAA approved the recommendations of SEAC made on 31.07.2023 for issuance of Environmental Clearance (EC) to the project with omission of specific conditions at point no.9 and no.15 of SEAC recommendation and with the additional specific conditions as follows:

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


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Agenda: 04

Case No. C-453 (ToR)

Name of the Project	EC for Proposed "Masjid Moth Campus for AIIMS" at Masjid Moth, New Delhi
Project Proponent	M/s All India Institute of Medical Sciences (AIIMS)
Consultant	M/s IND Tech House Consult
Proposal No.	SIA/DL/INFRA2/434417/2023
File No.	DPCC/SEIAA-IV/C-453 (ToR)/DL/2023

A. Details of the Proposed Project are as under:

1. The proposal is for grant of Environment Clearance for Proposed "Masjid Moth Campus for AIIMS" at Masjid Moth, New Delhi by M/s All India Institute of Medical Sciences (AIIMS).

The project was granted Environmental Clearance by SEIAA, Delhi vide Letter no. DPCC/SEAC/131/SEIAA/5/2012 on 13.08.2012 for a total plot area of 1,29,499.52 sqm, Built up area of 3,39,368.9 sqm and 1000 no. of beds.

The validity of earlier EC expired on 12.08.2019 and they had constructed built up area 288802.21 sqm and 825 nos. of hospital beds .Now, as the construction of service block 10665 sqm is not yet completed.PP has now applied for ToR for remaining service block.

2. The Project is located at **Latitude:** 28°33'50.05"N; **Longitude:** 77°12'56.66"E.

3. **Area Details:**

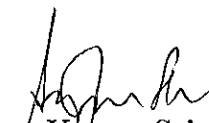
The total Plot Area of the project will remain the same i.e. 1,29,499.52 sqm and the total Built-up Area of the project will decrease from 3,39,368.9 sqm (as per previous EC dated 13.08.2012) to 2,99,467.21 sqm. Out of 2,99,467.21 sqm built-up area, 2,88,802.21 sqm has been constructed and 10665 sqm is yet to be constructed. The revised no. of blocks will be 11 nos.i.e. Dining and Parking Block (2B+G+2 Floors), Surgical Block (3B+G+8 Floors), Hostel-1 (B+G+10 Floors), Hostel-2 (B+G+10 Floors), Hostel-3 (2B+G+5 Floors), OPD Block (3B+G+8 Floors), Mother and Child Block (3B+G+8 Floors), Basement parking (3B+ G Floors), National Centre for Ageing (NCA)/Geriatric Block (3B + G + 9 Floors), Service Block (B+ G + 9 Floors), Hostel-4 Block (B + G + 10 Floors). The Service Block (B+ G + 9 Floors) has been constructed upto Ground Floor only and floor 1 to floor 9 having proposed built-up area 10665 sqm is yet to be constructed. The no. of levels of basement will be 3 nos. The number of beds has been decreased from 1000 nos. to 825 nos.

4. **Water Details:**

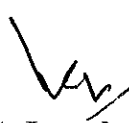
During Construction Phase, Water requirement for workers will be met from existing project and through tanker supply. For construction activities, treated water will be used which will be met from existing project and treated water from DJB. Mobile toilets and potable water facilities will be provided at site for labour and staff.

During Operational Phase, Total Water requirement of the project will be 2862 KLD which will be met by 2017 KLD of Fresh water and 845 KLD of Treated water (755 KLD

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from in house STP of 2000 KLD capacity and 90 KLD from in-house ETP of 130 KLD capacity). 839 KLD of waste water generated will be treated in existing in-house STP of 2000 KLD capacity. Treated Water from STP & ETP will be recycled and reused for Flushing, Horticulture, HVAC Cooling.

25 number of Rainwater harvesting pits are proposed within the project site for rainwater harvesting.

5. Solid Waste Details

During the Operation Phase, Approx. 4592.5 kg/day of solid waste will be generated from the project which will be segregated into biodegradable, recyclable, hazardous and biomedical waste. Non-biodegradable waste (recyclable and non-recyclable) will be disposed through approved recyclers. Biomedical waste generated will be 938.19 kg/day which will be disposed through an approved agency. Hazardous waste will be disposed through an authorized vendor as per norms. 49.49 kg/day sludge generated from the STP will be dewatered and the dried sludge will be used as manure in horticulture.

6. Power Details:

During Operation Phase, Total power requirement will be supplied from BSES Rajdhani. For Power Back up, DG sets with combined capacity of 11875 KVA (8x1000 + 2x 750 + 4x500 + 3x125) will be installed. Out of 11,875 kVA capacity of DG sets, 10530 KVA capacity of DG sets (3x 1250 + 2x1010 + 4x750 + 2x500 +2x380) are already installed.

7. Parking Facility Details: Total proposed parking is 7671 ECS.

8. Eco-Sensitive Areas Details:

Distance of Asola Wildlife Sanctuary from project site is 7.28 Km S and Okhla Wildlife Sanctuary is 7.41 km E.

9. Plantation Details: Proposed Green Area is 39,756.35 sqm. Total no. of trees proposed are 1620 nos.

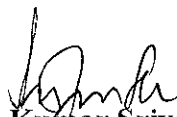
10. Cost Details: Project cost of the service block is Rs. 97.69 Crores.

After due deliberations, the SEAC in its 131st meeting held on 12.07.2023, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the following additional information i.e. to justify in the back ground of OM dated 05.05.2022 that it's not a violation but amendment case and PP need to give a comparative statement of fact and figures/ parameters of EC including the breakup of total built-up area already constructed and detail of the proposed built-up area to be constructed.


In response to the ADS raised by SEAC, PP uploaded its reply on 23.07.2023 with following submission:

With respect to point raised by SEAC i.e. PP to justify in the back ground of OM dated 05.05.2022 that it's not a violation but amendment case.

- PP submitted that after getting Environment Clearance the construction of the project site was started in block wise development manner and at present they have not crossed permissible built-up area, No. of Hospital beds, Floor Area Ratio (FAR), Ground coverage and Green area as per approved figures in Environment Clearance letter.


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- PP further submitted that as they have not crossed permissible built-up area, No. of Hospital beds, Floor Area Ratio (FAR), Ground coverage and Green area so there is no increase in pollution load of any type beyond the level given in the EIA report submitted for previous EC. So, their project does not fall in violation category as per MoEF&CC OM dated 05.05.2022.
- PP also informed that EC is required only for completion/ construction of remaining work i.e. service block (remaining built-up area 10665 sqm) which is an essential component for the hospital project.
- PP also informed that earlier, they have applied the project vide proposal no. SIA/DL/MIS/76139/2022 dated 25/04/2022 before MoEF&CC OM dated 05.05.2022, so this OM is not applicable on them as the said OM is prospective in nature not retrospective.
- PP also informed that the project has also awarded Environment clearance for Redevelopment vide EC Identification No. - EC22B039DL162848 dated 01/09/2022.

With respect to second point raised by SEAC i.e. PP need to give a comparative statement of fact and figures/ parameters of EC including the breakup of total built-up area already constructed and detail of the proposed built-up area to be constructed.

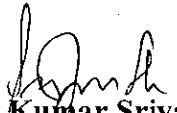
PP has informed that Environment clearance of the project was granted vide file no. DPCC/SEIAA-SEAC/131/11/214 dated 13.08.2012 for total built-up area of 339368.9 sqm and 1000 nos. of beds. PP submitted comparative statement of the parameters wrt EC granted on 13.08.2012 and existing as on date as follows:

S. No.	Particulars	As per EC	Existing as on date
1.	Plot Area	129499.52 sqm	129499.52 sqm
2.	Built-up Area	339368.9 sqm	2,88,802.21 sqm
3.	Proposed Ground Coverage	38350 sqm	24634.30 sqm
4.	Proposed FAR	177154.52 sqm	1,72,045 sqm
5.	No. of Hospital Beds	1000	825
6.	Freshwater requirement	2017 KLD	1648.15 KLD
7.	STP Capacity	1090 KLD	2000 KLD
8.	ETP Capacity	100 KLD	130 KLD
9.	DG Sets	11875 kVA	10530 kVA
10.	No. of DG sets	8x1000+2x750 + 4x500+3x125	3x1250+2x1010+ 4x750+2x500 +2x380

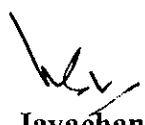
PP has also submitted breakup of total built-up area already constructed and detail of the proposed built-up area to be constructed as follows:

Name of Blocks	Total Built-up Area (sqm)	Till 2019 (sqm)	No. of Floors
Dining & Parking Block	7,081.19	7,081.19	2B+G+2
Surgical Block	21,495.21	21,495.21	3B+G+8
Hostel - 1	15,070.00	15,070.00	B+G+10

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Hostel – 2	12,100.00	12,100.00	B+G+10
Hostel – 3	7,223.81	7,223.81	2B+G+5
OPD Block	93,720.00	93,720.00	3B+G+8
Mother & Child Block	63,777.00	63,777.00	3B+G+9
Basement Parking	8,400.00	8,400.00	3B+G
Service Block	11,850.00	1185	3B+G+9
NCA Block (National Centre for Ageing)	43,680.00	43,680.00	3B+G+9
Hostel -4	15,070.00	15,070.00	B+G+10
	2,99,467.21	2,88,802.21	


PP has further informed that to cater to the services like laundry, kitchen, IT etc. of Mother & Child block, Surgical Block, OPD block and National Centre for Ageing block, a separate Service Block was proposed in the Master plan which has 3 basements and ten storeys (3B+G+9F). The three basements and ground floor of this block had already constructed within EC validity period. The Environment clearance is required to only for completion the construction of service block having remaining built-up area 10665 sqm. PP has submitted the floor wise area statement of the Service Block.

The EC for Redevelopment of All India Institute of Medical Sciences (AIIMS), New Delhi vide Proposal No.: SIA/DL/MIS/71147/2022 has been obtained by M/s All India Institute of Medical Sciences (AIIMS), New Delhi from SEIAA Delhi on 01.09.2022.


As per above said EC, the Total Built-Up Area for the proposed Redevelopment project would be 14,65,695 sqm (East Ansari Nagar: 1163497.69 sqm, Masjid Moth: 71638 sqm and Trauma Centre Extension: 230558 sqm).

The Total Built-Up Area for the proposed Redevelopment project in Masjid Moth would be 71,638 sqm. Total Existing Built up Area of the project is 213,226 sqm and area to be demolished will be 4,833 sqm. After expansion the total BUA for this part of the project was informed as 280,031 sqm. Later on the AIIMS clarified area of Masjid Moth involved in the proposed redevelopment as follows:

During the appraisal for redevelopment of AIIMS, regarding the certified compliance of previous Environmental Clearance issued to Masjid Moth the PP clarified during meeting that existing Masjid Moth Complex is distinct from the development of 71638 sqm Builtup Area in the plot of Masjid Moth complex and the new building developed under the Redevelopment Scheme will be having separate deliverable environmental safeguards and proposal under consideration is not including expansion of the earlier project for which EC was obtained.


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The redevelopment project includes demolition of old buildings and construction of new buildings at East Ansari Nagar site and construction of new buildings on greenfield site of Trauma Centre and Masjid Moth. The project is not an expansion project of any existing building but is a complete redevelopment project and construction of new independent buildings on the site. No existing building will be expanded under proposed redevelopment project. The new OPD building proposed at Masjid Moth campus is proposed as green field land parcel and does not involve any expansion of existing buildings at Masjid Moth. The PP further confirmed during meeting that in order to ensure the compliance of EIA Notification, 2006 they are in process of obtaining/ ensuring related approvals/ compliances for existing Masjid Moth Complex developed by HSCC (India) Limited separately.

AIIMS applied for TOR for amendment in Masjid Moth Campus of AIIMS Hospital at Masjid Moth, New Delhi vide proposal no. SIA/DL/MIS/76139/2022 on 26.08.2022 with proposed built-up area of 3,01,275.92 sqm and submitted that project was granted Environmental Clearance by SEIAA, Delhi vide Letter no. DPCC/SEAC/131/SEIAA/5/2012 on 13.08.2012 for a total plot area of 1,29,499.52 sqm, Built up area of 3,39,368.9 sqm with 1000 no. of beds and the validity of earlier EC expired on 12.08.2019 and construction of the project continued at site after expiry of EC which is yet to be completed and they had constructed built up area 2,89,425.92 sqm with 825 nos. of hospital beds and approx. 11,850 sqm is yet to be completed for which proposal of EC/ TOR has been applied under Violation category. The proposed built-up area after construction of remaining 11,850 sqm will be 3,01,275.92 sqm.

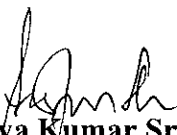
The proposal was considered by SEAC in its 115th, 121st, 123rd Meeting held on 17.09.2022, 22.12.2022 and 01.02.2023 respectively and in the 123rd meeting held on 01.02.2023, on the basis of the request made by the project proponent that they have not done any violation in their project and their case is of amendment category and requested SEAC to delist the proposal so that they can apply fresh proposal under amendment category, SEAC recommended the proposal for delisting.


Subsequently SEIAA approved the recommendation of SEAC in its 69th Meeting dated 10.03.2023 with the condition that a fresh application be submitted on PARIVESH Portal within 30 days.

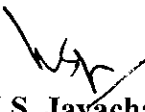
AIIMS has now applied afresh proposal of TOR for Proposed "Masjid Moth Campus for AIIMS" at Masjid Moth, New Delhi vide proposal no. SIA/DL/INFRA2/434417/2023 on 23.06.2023 with proposed built-up area of 2,99,467.21 sqm only, for completion of the construction of service block having remaining built-up area 10665 sqm i.e. (F1 to F9). The proposed built-up area after construction service block will be 2,99,467.21 sqm with the submission that they had constructed built up area 288802.21 sqm and 825 nos. of hospital beds within valid EC period.

During the presentation, the project proponent handed over the additional submission alongwith clarification/ confirmation that the existing built-up area of Masjid Moth reported

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at the time of obtaining the EC for AIIMS was inadvertently mentioned as 2,13,226 sqm however the correct figure for the same is 2,88,802.21 sqm as reported in the proposal under consideration. It was further clarified that the development is being undertaken as per approved master plan of the campus and the completion certificate was issued at a later stage in which the aforesaid completed area stands confirmed.

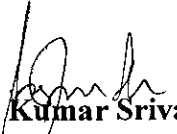
SEAC during the meeting deliberated that as per previous EC dated 13.08.2012 the sanctioned built-up area was 3,39,368.9 sqm, but the built up area constructed till 2019 was 2,88,802.21 sqm. The number of beds, water consumed etc is lower than the sanctioned amount and the claim of the project proponent that the pollution load is lower is accepted.

Now the proposal is to construct a further built-up area of 10665 sqm, which will result in a final built-up area of 2,99,467.21 sqm, which is within the sanctioned builtup area of 3,39,368.9 sqm. As the EC had expired in 2019, and there is no provision to extend the same after 90 days have elapsed, therefore it was decided to consider the proposal de-novo and recommended to issue TOR. It was further deliberated that EC was obtained for 339368.9 sqm and now proposed development is planned for 2,99,467.21 sqm. Therefore, proposal does not qualify for expansion and certified compliance of previous EC is not relevant in view of the circumstances that there has been change in planning/ configuration and no enhancement in BUA earlier proposed. Moreover, the mitigation measures implemented/ being implemented in the project are in the line with the earlier EC granted specifically the green area development, open space, waste treatment plants, trees.

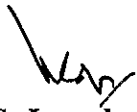
B. Based on information furnished, presentation made and discussions held, the SEAC in its 132nd meeting held on 31.07.2023 decided to issue following ToR:

- 1. Examine details of land use as per Master plan and land use around 10 km 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. 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.*
- 5. 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.*
- 6. 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*


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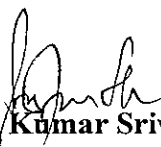
- numbers/plots of the site as per the revenue record/last jamabandi of the site. Is the site recorded as a low-lying area, waterbody, gairmumkinpahar, forest in the revenue record?
7. Submit Roles and responsibility of the developer etc for compliance of Environmental regulations under the provisions of EP Act.
 8. Ground water classification (whether over exploited, critical, semi-critical or safe) as per the Central Ground Water Authority.
 9. Examine the details of Source of Water, water requirement, use of treated waste water and prepare a water balance chart. Segregated figures for potable and non-potable water requirement during construction and operation phase.
 10. 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.
 11. 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
 12. Examine soil characteristics and depth of ground water table for rain water harvesting along with actual percolation rate of soil at site.
 13. Examine details of solid waste generation treatment and its disposal.
 14. 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.
 15. DG sets likely to be used during construction and operational phase of the Project. Emissions from DG sets must be taken into considered while estimation the impacts on air environment. Examine and submit details.
 16. 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


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- should be analyzed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.*
17. *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.*
 18. *Examine the details of transport of materials for construction which should include source and availability.*
 19. *Examine separately the details for construction and operation phases both for Environmental Management plan and Environment Monitoring Plan with cost and parameters.*
 20. *Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.*
 21. *Details of litigation pending against the project, if any, with direction/order passed by any Court of Law against the Project should be given.*
 22. *The Cost of the project (Capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.*
 23. *The Project Proponent should include a specific chapter for control of Dust Pollution during construction phase in the Environmental Management Plan incorporating the steps as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10.*
 24. *Detail of Parking (ECS) as per requirement of Building Bye Laws/ EIA Manual.*
 25. *In case the project involves diversion of forests land, guidelines under OM dated 20.03.2013 may be followed and necessary action taken accordingly.*
 26. *Submit details of the trees to be conserved and trees to be felled / removed ,if any, by ground coverage, and trees to be removed for other paved areas ,for the project including their species and whether it also involves any protected or endangered species*
Prepare and submit an existing tree inventory of the site listing each tree along with its species name and girth, and a tree layout plan showing the location of each tree on the site and within 10 m of the site. Measures taken to reduce the number of the trees to be removed should be explained in detail. Submit the details of compensatory plantation.
 27. *Explore the possibilities of utilizing the debris/waste materials available in and around the project area.*
 28. *Submit Environmental Management and Monitoring Plan for all phases of the project viz. construction and operation.*
 29. *Submit NOC of Airport Authority of India for proposed height of the building.*


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30. 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.
31. Outlet parameters of proposed STP during operation phase needs to be checked for the feasibility of its reuse in flushing, horticulture, HVAC etc.
32. Justification to achieve the standards with the proposed technology of STP is required to be given.
33. Proposal should be included for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide) detectors for STP area.
34. The cost of environmental monitoring projected in the proposal should be commensurate with the environmental safe guard proposed.
35. 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.
36. 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.
37. Landscape details to be provided with a measured impact on the micro-climate. Green area should be demarcated as per building bye laws and 25% green area and consolidated area of minimum 15 % of plot area should be kept as soft green area, so that there should be sufficient recharging of ground water.
38. Air quality pollution load and its negative impacts to be clarified along with mitigation options during the construction and lifetime of the project.
39. 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.
40. Proportion wise step diagram to be provided showing the amount of Reduction in Net per capita Energy Demand achieved as compared to base case scenario, through (i) Load Reduction Strategies, (ii) Passive Strategies, (iii) Renewables, and (iv) Energy Recovery strategies. Atleast 2 % of total energy demand to be sourced from Renewables. Percentage reduction through each of the aforesaid strategies to be provided in a consolidated diagram format for easy comprehension.
41. Proposal for provisioning the energy audit during operation phase.
42. 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.
43. 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.
44. 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.


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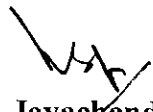
45. Proposal should include provision for electric charging of the e-Vehicles as per Building Bye Laws.
46. Typical Floor Plans with dimensions to demonstrate how natural ventilation & day lighting is being achieved supported with screenshots of suitable software based outputs. Energy Simulation Modeling for the entire complex using appropriate softwares to be submitted along with the proposal.
47. Ideally the environmental clearance application along with EIA study should be submitted after preliminary 'In Principle Approval' from the local bodies duly routed through development authorities in accordance with approved master plan
48. Fact and figure related to the pollution load/ environmental attributes in proposal of TOR needs to be revisited in view of decrease in total built-up area and number of beds.
49. Any Further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model TOR available on Ministry website <http://moef.nic.in/Manual/Townships>.

GENERAL GUIDELINES

1. The EIA document shall be printed on both sides, as far as possible.
2. All documents should be properly indexed, page numbered.
3. Period/date of data collection should be clearly indicated.
4. Authenticated English translation of all material provided in Regional languages.
5. The letter/application for EC should quote the MOEF & CC file no. and also attach a copy of the letter prescribing the TOR.
6. The copy of the letter received from the SEAC on the TOR prescribed for the project should be attached as an annexure 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


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clearly be indicated whether these laboratories are approved under the Environment (Protection) Act, 1986 and the rules made there under (Please refer MOEF office memorandum dated 4th August, 2009). The project leader of the EIA study shall also be mentioned.


12. As stipulated in amendment notification No. S.O. 751(E) dated 17th February, 2020, the above ToR would be valid for a period of four years from the date of issue. The project proponent shall submit detailed final EIA Report and EMP prepared as per above ToR within the stipulated period of four years.
13. The consultants involved in the preparation of EIA/EMP report after accreditation with Quality Council of India/National Accreditation Board of Education and Training (QCI/NABET) would need to include a certificate in this regard in the EIA/EMP reports prepared by them and data provided by other Organization(s)/Laboratories including their status of approvals etc. vide notification of the MOEF dated 19.07.2013.
14. The Prescribed ToR would be valid for a period of four years for submission of the EIA/EMP Reports.
15. The EIA-EMP report submitted must incorporate the construction and demolition waste management plan with identification of waste disposal/ recycling site.

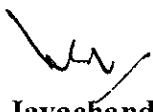
C. The SEIAA during its meeting dated 12.09.2023 took the following decisions (s):

The SEIAA approved the recommendations of SEAC taken on 31.07.2022 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. 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. *Project proponent should include installation of reference-grade (USEPA approved system) Continuous Particulate Monitoring System consisting of three nodes capable of monitoring dust emission from the construction site. The 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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Agenda No.: 05

Case No. C-449

Name of the Project	EC for The Proposed Expansion of "The Address" at Plot No. – 4B, Mayur Vihar, Phase-I Extension, New Delhi, 110091 by M/s Antarctica Properties Company Limited
Project Proponent	Mr.Ankit Bansal, Authorized Signatory, M/s Antarctica Properties Company Limited, Plot No. 4B, Mayur Vihar, Phase-I Extension, New Delhi
Consultant	M/s IND TECH HOUSE CONSULT
Proposal No.	SIA/DL/INFRA2/432667/2023
File No.	DPCC/SEIAA-IV/C-449/DL/2023

C. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for The Proposed Expansion of "The Address" at Plot No. – 4B, Mayur Vihar, Phase-I Extension, New Delhi, 110091 by M/s Antarctica Properties Company Limited and details are updated to be read as modified in accordance with the appraisal by SEAC.

The existing project was a non EC project as existing built up area is 18786.95 sqm which is less than 20,000 sqm and does not attract EIA notification, 2006 and now PP has proposed expansion of 5,527.11 sqm in the existing project and applied for EC as proposed total built up area after expansion will be 24314.060 sqm which is greater than 20,000 sqm.

CTO to the project was issued on 11.01.2023 which is valid upto 15.04.2027.

Occupancy cum Completion Certificate was issued to the existing project vide file no. 13(119)2008/BLDG_OCC on 11.08.2021.

2. The Project is located at **Latitude: 28°35'39.85"N; Longitude: 77°17'55.03"E.**
3. **Area Details (after expansion):**


The Plot Area of the project is 4536 sqm which will remain same. The Total Built-up Area will increase from 18786.95 sqm to 24314.060 sqm. The FAR Area will increase from 8898.289 sqm to 11347.815 sqm. The Non FAR Area will be 12966.245 sqm. The Ground Coverage will be 1358.34 sqm. The total no. of residential towers will be 2 nos.. The maximum number of floors will be 3B+G+16. The total no of expected population will be 1136 persons.

4. **Water Details:**

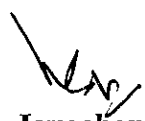
During Construction Phase, treated water requirement will be 20 KLD which will be met through tankers.

During Operational Phase (after expansion), Total water requirement of the project will be 206 KLD which will be met by 32 KLD of fresh water from DDA and 174 KLD of treated water from STP. Total waste water generated from the project will be 41 KLD which will be treated STP of 50 KLD capacity. Treated water from STP will be 38 KLD and 136 KLD from nearby STP will be reused for

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Flushing (16 KLD), Horticulture (1 KLD), DG Cooling (7 KLD) and HVAC (150 KLD).

Existing number of Rain Water Harvesting (RWH) Pit is 2 nos which will remain same.

5. Solid Waste Details

During Construction Phase, The construction waste will be reused within the site for various constructions filling work. In addition to that there will be generation of small quantity of municipal waste from construction labors which will be handled as per solid waste management rules 2016.

During the Operation Phase (after expansion), Total solid waste generated from project will be 280 kg/day. Out of which 110 kg/day will be Biodegradable waste and 170 kg/day will be Non-Biodegradable waste. The biodegradable waste will be composted in an onsite OWC and will be used as manure. The non-biodegradable will be disposed through authorized vendors.

6. Power Details

During Operation Phase (after expansion), total power requirement will increase from 1432 kW to 1900 kW which will be met from BSES. For power back up, DG sets of Capacity 2020 KVA [1x1010 kVA (existing) + 1x1010 kVA (proposed)] will be installed.

Solar photovoltaic power panels of 58 kwp capacity will be provided.

7. Parking Facility Details (after expansion): Total proposed parking will be 229 ECS (Surface: 25 ECS, Basements: 204 ECS).

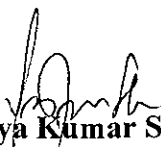
8. Eco-Sensitive Areas Details: Distance of Okhla Wildlife Sanctuary from project site is 2.53 km SE and from Asola Wildlife Sanctuary is 11.44 km SW.

9. Plantation Details (after expansion): No tree cutting and clearance of vegetation involved as proposed project involves vertical expansion only. Number of trees existing at site are 66.

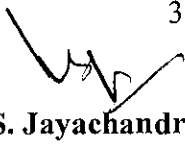
10. Cost Details: Total Cost of the project is Rs 194.34 Crores (Existing: 172.34 crore and proposed: 22 crores).

After due deliberations, the SEAC in its 129th Meeting held on 14.06.2023, 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 05.07.2023 vide letter dated 05.07.2023 which is as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 14.06.2023	Reply dated 05.07.2023 submitted on 05.07.2023
1.	Self-Certified compliance report of the Consent to Operate supported with all requisite latest Effluent test report of STP, Noise and Stack emission reports of DG sets from DPCC/ CPCB/ MoEF&CC/ NABL	PP has attached Self-certified compliance report of the Consent to Operate. PP has also attached Effluent test report of STP, Noise and Stack Emission reports of DG sets.



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Minutes of Meeting of 72nd SEIAA Meeting held on 12.09.2023

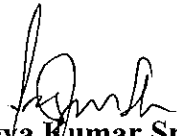
	accredited labs.	
2.	Assurance for supply of Treated Sewage during Construction Phase. PP is required to clarify the arrangement for reusing the aforesaid treated water along with the mechanism proposed for making this water fit for use in construction.	<p>PP has informed that during construction phase RMC will be used for construction treated water will be required only for curing.</p> <p>PP has also informed that treated water during construction phase as well as operation phase will be sourced from M/s Satnam Singh who is a DJB approved supplier for treated water and they have already issued work order for supply of 140 KLD treated water.</p> <p>PP has attached copy of work order and DJB approval certificate of M/s Satnam Singh.</p>
3.	<p>Water assurance from DDA including the following details:</p> <ul style="list-style-type: none"> • Water assurance specifying the quantity of water to be supplied to the project. • Total water supply availability as per approved scheme of the command area in which the project is proposed to be developed. • The quantity of water already committed and after the quantity of water allotted to the project, the balance water available. 	<p>PP has informed that for connection of fresh water supply DDA has issued us demand note of Rs. 12.34 lacs and the same shall be deposited by this month.</p> <p>PP has attached copy of the demand note received from DDA.</p>
4.	Proposal for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.	<p>PP has informed that detectors for monitoring of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) for STP area will be installed.</p> <p>PP has attached undertaking for the same.</p>
5.	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	PP has informed that they will ensure the applicable norms for dust control measures like adequate fencing, deploy of anti-smog gun, video fencing, AQI meter and regular self-assessment on DPCC portal.



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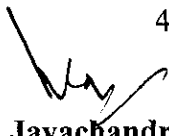

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	of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others/ CAQM Directions issued time to time including registration on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10.	PP has attached revised EMP plan.						
6.	Revised solar energy utilization to achieve atleast 05 % of power load requirement as per deliberation in meeting.	PP has informed that maximum roof area of 587 sqm is available after services so they will install 58 kwp solar which is 3.05 % of total power load. PP has attached terrace plan showing the space availability for installing the solar panels. PP has also attached undertaking in this regard.						
7.	Specify name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters.	PP has informed about the person responsible for implementation of environmental parameters who is as below: <table border="1"> <thead> <tr> <th>S.No.</th> <th>Name</th> <th>Designation</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Atul Prakash Sharma</td> <td>Project Manager</td> </tr> </tbody> </table>	S.No.	Name	Designation	1.	Atul Prakash Sharma	Project Manager
S.No.	Name	Designation						
1.	Atul Prakash Sharma	Project Manager						
8.	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 attached undertaking that they will provide 30 % of total parking for electric vehicles.						
9.	The Capital and Recurring cost of EMP with inclusion of cost of environmental monitoring during construction and operation phase needs to be submitted.	PP has attached EMP with inclusion of cost of environmental monitoring during construction and operation phase which is as follows:						


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(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
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		Phase	Capital Cost	Recurring Cost
		Construction Phase	58.5 Lakhs	9.87 Lakhs
		Operation Phase	25.87 Lakhs	3.23 Lakhs
10.	Elaborated effects of the building activity in altering the microclimates with revised self- assessment on the likely impacts of the proposed construction on creation of heat island & inversion effects with detail of increasing temperature and mitigation measures.	PP has attached Heat Island effect analysis report.		
11.	Air pollution abatement plan with quantification of pollution load for the air pollutant like PM 2.5, PM 10, SOx, NOx etc. due to proposed development.	PP has attached air pollution abatement plan.		
12.	Tree report of the site with details of physical tree count of all trees including shrubs on site alongwith tree girth with local and scientific names of trees.	<p>PP has attached tree survey report done by M/s Green Morning Horticulture Pvt. Ltd. with details of physical tree count of all trees including shrubs on site alongwith tree girth with local and scientific names of trees.</p> <p>As per tree report there are 200 trees currently present at site.</p> <p>PP has attached letter dated 18.06.2011 from Department of Forest & Wildlife, GNCTD for empanelment of M/s Green Morning Horticulture Pvt. Ltd.</p>		

In 131st SEAC meeting dated 12.07.2023, during the presentation it was deliberated that green area figures project is not in line with the actual condition at site. The PP is required to transform the existing hardscape area into soft area with an option to use permissible grass


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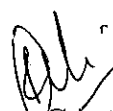
Minutes of Meeting of 72nd SEIAA Meeting held on 12.09.2023

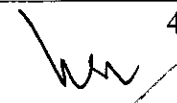
pavers. It was also confirmed during the presentation that tree count report includes nearby trees existing outside.

After due deliberations, the SEAC in its 131st Meeting held on 12.07.2023, 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 07.08.2023 vide letter dated 07.08.2023 which is as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 12.07.2023	Reply dated 07.08.2023 submitted on 07.08.2023
1.	Revised landscape plan with demarcated green area with soft green area after incorporating the proposal of transformation of existing hardscape into soft green. 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 the tree.	<p>PP informed that their project site is a part of Mayur Vihar District center. The dedicated green for entire district center is 20827 sqm (13 % of total District center project area).</p> <p>PP has attached Mayur Vihar District center layout plan for reference.</p> <p>In addition to above PP has also informed that they will achieve 501.03 sqm i.e. 11 % green within their project site.</p> <p>PP has attached Landscape plan for the project with demarcation of green area.</p>
2.	Revised list of trees existing within the project site as the tree count submitted includes the trees existing outside of the site also as clarified during presentation.	<p>PP has informed that project has 66 nos. of existing trees and 90 nos. of plants.</p> <p>PP has attached revised list of existing trees including their girth size, latitude and longitude along with tree photographs.</p>
3.	Revised assurance for supply of treated sewage during Construction Phase. PP is required to clarify the arrangement for reusing the aforesaid treated water along with the mechanism proposed for making this water fit for use in construction.	<p>PP has attached supply order given to private agency for supply of 140 KLD treated water.</p> <p>PP has informed that water treatment plant will be used for the treatment of treated</p>



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		water during construction phase.									
4.	<p>Revised water assurance from DDA including the following details:</p> <ul style="list-style-type: none"> Water assurance specifying the quantity of water to be supplied to the project. Total water supply availability as per approved scheme of the command area in which the project is proposed to be developed. The quantity of water already committed and after the quantity of water allotted to the project, the balance water available. 	<p>PP has informed that they have received water assurance for fresh water from DDA mentioning that 50 KLD will be made available to them during operation phase.</p> <p>The letter also confirms that the reservoir capacity is approx. 1600 KLD situated at north entry of district center, Mayur Vihar extension.</p> <p>PP has attached water assurance from DDA vide letter dated 28.07.2023.</p>									
5.	<p>Revised solar energy utilization to achieve atleast 05 % of power load requirement as per deliberation in meeting.</p>	<p>PP has informed that provision for SPV capacity 95 kWP (5 % of total power demand) will be provided.</p> <p>PP has attached undertaking regarding the same.</p>									
6.	<p>Revised capital and recurring cost of EMP taking into account the modification as per appraisal done.</p>	<p>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:</p> <table border="1" data-bbox="824 1435 1393 1738"> <thead> <tr> <th>Phase</th> <th>Capital Cost</th> <th>Recurring Cost</th> </tr> </thead> <tbody> <tr> <td>Construction Phase</td> <td>43 Lakhs</td> <td>5.8 Lakhs</td> </tr> <tr> <td>Operation Phase</td> <td>67.5 Lakhs</td> <td>6.53 Lakhs</td> </tr> </tbody> </table>	Phase	Capital Cost	Recurring Cost	Construction Phase	43 Lakhs	5.8 Lakhs	Operation Phase	67.5 Lakhs	6.53 Lakhs
Phase	Capital Cost	Recurring Cost									
Construction Phase	43 Lakhs	5.8 Lakhs									
Operation Phase	67.5 Lakhs	6.53 Lakhs									
7.	<p>Revise EMP for control of dust with</p>	<p>PP has attached revised Environment</p>									


 (Sarvagya Kumar Srivastava)
 Chairman, SEIAA

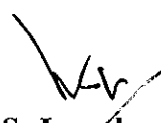

 (Reena Gupta)
 Member, SEIAA


 (K.S. Jayachandran)
 Member Secretary, SEIAA

	proper detail of interventions like video fencing, PM sensors, anti-smog guns with the cost implications.	Management Plan for the control of dust. PP has informed that cost of the various provisions made for control of dust has been included in the revised EMP budget as a part of air management.								
8.	Revised proposal specifying name and numbers of the post to be engaged by the project proponent for environmental safeguard. The environmental cell should be well structured.	PP has attached Environmental Management Cell details which are as follows: <table border="1"> <thead> <tr> <th>S.No.</th> <th>Designation</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Director</td> </tr> <tr> <td>2.</td> <td>Senior Environment Expert (Post Graduate inEnvironment)</td> </tr> <tr> <td>3.</td> <td>Junior Environment Expert (ITI Holder)</td> </tr> </tbody> </table>	S.No.	Designation	1.	Director	2.	Senior Environment Expert (Post Graduate inEnvironment)	3.	Junior Environment Expert (ITI Holder)
S.No.	Designation									
1.	Director									
2.	Senior Environment Expert (Post Graduate inEnvironment)									
3.	Junior Environment Expert (ITI Holder)									
9.	Revised elaborated effects of the building activity in altering the microclimates with revised self-assessment on the likely impacts of the proposed construction on creation of heat island & inversion effects with detail of increasing temperature and mitigation measures.	PP has attached Heat island analysis report showing the details of increasing temperature and mitigation measures.								
10.	Revised air pollution abatement plan with quantification of pollution load for the air pollutant like PM 2.5, PM 10, SO _x , NO _x etc. due to proposed development.	PP has attached revised air pollution abatement plan with quantification of pollution load for the air pollutant like PM 2.5, PM 10, SO _x , NO _x etc. due to proposed development.								


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(Reena Gupta)
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B. After due deliberations, the SEAC in its 133rd Meeting held on 19.08.2023 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 revised total water requirement – 206 KLD, Fresh water requirement – 32 KLD, Treated water requirement – 174 KLD (for recycling in Flushing – 16 KLD, DG Cooling – 7 KLD, HVAC – 150 KLD, Horticulture – 1 KLD).
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), Oiland 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. 43 Lacs & Recurring cost of Rs. 5.8 Lacs/ year during Construction phase and Capital cost of Rs. 67.50 Lacs & Recurring cost of Rs.6.53 Lacs/ year during Operation phase.
6. At least 5 % (i.e. 95 kWp) of the total energy demand to be sourced from Solar (Renewable) energy as committed and PP shall try to enhance it further.
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. 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.

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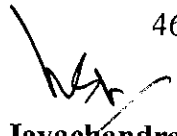

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12. No of rain water harvesting pits shall be 02 nos. along with rain water storage tank with a capacity of minimum 1 day of fresh water requirement will be provided. Boring for Rain Water Harvesting system should not be permitted/ done before completion 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.
13. The Environment Management Cell consisting of Director, Senior Environment Expert, 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.
14. 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
15. Green building norms should be followed with a minimum 3 star GRIHA/IGBC/ASSOCHAM/GEM rating and Gold rating should be followed up.
16. Construction & Demolition waste should be disposed of at authorized C&D waste processing unit.
17. Wind- breaker of appropriate height i.e. $1/3^{rd}$ of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction.
18. 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 Kulshreshtha Vs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration/ self-audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10.
19. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
20. Only LED lighting fixtures should be used for energy conservation.
21. 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.
22. 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.


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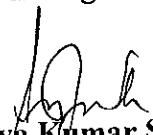

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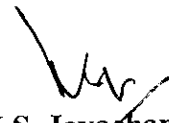
The project will be regulated by the concerned local Civic Authorities under the provisions of the relevant provisions of the extant MPD-2021, Building Control Regulations and Safety Regulations.

23. 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.
24. 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.
25. 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.
26. 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.
27. As proposed, fresh water requirement from DDA shall not exceed 32 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DDA/ concerned Authority.
28. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for Flushing, DG Cooling, HVAC and Horticulture and no treated water shall be disposed in to municipal drain.
29. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
30. 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.
31. The project proponent shall implement the Traffic Management Plan.
32. Energy audit shall be carried out periodically to review energy conservation measures.
33. All sensor/meters based equipments should be calibrated on quarterly basis.
34. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
35. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
36. 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:-
37. Exposed roof area and covered parking should be covered with material having high solar reflective index.
38. Building design should cater to the differently-abled citizens.

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(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA



(K.S. Jayachandran)
Member Secretary, SEIAA

39. 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.
40. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
41. Construction activities will be allowed only during day-time period.
42. Lubrication will be carried out periodically for plant machinery.

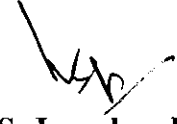
C. The SEIAA during its meeting dated 12.09.2023 took the following decisions (s):

The SEIAA approved the recommendations of SEAC made on 19.08.2023 for issuance of Environmental Clearance (EC) to the project with omission of specific conditions at point no.15 and no.30 of SEAC recommendation and with the additional specific conditions as follows:

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


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Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

Agenda No.: 06

Case No. C-456

Name of the Project	EC for Proposed Building Plan of S.U. Plot Sector 22 Measuring 36583.00 (Sqm) in scheme of Community Centre in Sector - 22 at Rohini, Delhi 110085 by M/s Yogiraj Promoters Private Limited.
Project Proponent	M/s Yogiraj Promoters Private Limited.
Consultant	M/s IND TECH HOUSE CONSULT
Proposal No.	SIA/DL/INFRA2/431864/2023
File No.	DPCC/SEIAA-IV/C-456/DL/2023

A. Details of the Proposed Project are as under:

1. The proposal is for grant of EC for Proposed Building of Commercial Complex at S.U. Plot Sector 22 Measuring 36583.00 (Sqm) in scheme of Community Centre in Sector - 22 at Rohini, Delhi 110085 by M/s Yogiraj Promoters Private Limited.

2. The Project is located at **Latitude:** 28°43'18.56"N; **Longitude:** 77°04'29.28"E.

3. Area Details:

The gross Plot Area of the project is 42806sqm. Plot Area under (IGL & DDA) is 6223 sqm. Net plot area under proposed development is 36583. The proposed total Built-up Area is 147544.733 sqm. The proposed FAR area is 50868.91 sqm. The proposed Non FAR Area is 96675.82 sqm. The proposed Ground Coverage is 17048.9 sqm. The proposed number of basements is 3 nos. The maximum number of floors will be 3B+G+6. The total no of expected population will be 14139 persons. Maximum height of the building will be 29.5 m. Project activity includes Commercial Retail, Multiplexes with F&B etc services.


4. Water Details:

During Construction Phase, 9.90 KLD of fresh water will be required for drinking and domestic purpose and 5.70 KLD treated water will be required for flushing. The quantity of sewage generation will be 13.62 KLD and the sewage will be treated in mobile STP. Approx. 14 KLD treated water will be sourced through nearby STP for construction activities.

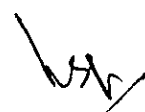
During Operational Phase, Total water requirement of the project stands reduced to 394.50 KLD during appraisal which will be met by 138.5 KLD of fresh water from DJB and 256 KLD of treated water from in-house STP. Total waste water generated from the project will be 296.62 KLD which will be treated in-house STP of 270 KLD capacity. Treated water from in-house STP will be reused for Flushing (159 KLD), Air-conditioning (81 KLD) and Gardening (6 KLD).

01 number of rain water storage tank of 570 KL capacity will be provided.

5. Solid Waste Details


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During Construction Phase, about 72 Kg/Day of municipal solid waste will be generated which will be disposed through authorized vendor.

During the Operation Phase, Total solid waste generated from project will be 1890 kg/day. Out of which 890 kg/day will be biodegradable waste and 1000 kg/day will be Non-biodegradable waste. The non-biodegradable will be disposed at designated site through authorized vendors.

6. Power Details

During Operation Phase, Total power requirement will be 3798 kW which will be met from Tata Power Delhi Distribution Limited (TPDDL). For Power Back up, Gas based Generator sets of Capacity 5000 KVA [3X1500+1X500 KVA] will be used.

Solar photovoltaic power panels of 40 kWp capacity will be provided.

7. Parking Facility Details

Total Proposed Parking will be 1639 ECS.

8. Eco-Sensitive Areas Details:

Distance of Okhla Wildlife Sanctuary from project site is 28.34 Km and from Asola Wildlife Sanctuary is 28.08 Km.

9. Plantation Details:

The proposed Green Area is 5543.13 sqm. Total no. of proposed trees will be 460 nos. Currently, project site has 25 nos. of trees out of which 12 nos. of trees will be transplanted with prior permission from forest department


10. Cost Details:

Total Cost of the project is Rs 215.77 crores excluding the land cost.


During the presentation in 131st SEAC Meeting dated 31.07.2023, PP informed that environmental clearance was earlier obtained on 16.10.2008 and no construction work was undertaken w.r.t aforesaid EC which now stands expired.

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 08.08.2023 vide letter dated 08.08.2023 which is as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 31.07.2023	Reply dated 08.08.2023 submitted on 08.08.2023
1.	Status of Building Plan approval from DDA, Delhi Fire Service.	PP has attached copy of building plan approval from DUAC vide letter dated 23.05.2023. PP has attached copy of provisional Fire approval from Delhi Fire Service vide letter dated 22.06.2023.
2.	A brief presentation was made for dewatering report. Categorical information of dewatering assessment report to be submitted	PP has attached detailed study report for the dewatering to be done for the proposed project.



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Chairman, SEIAA


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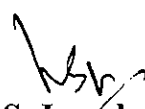

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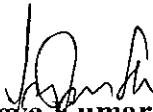
	along with estimated quantity of water to be dewatered and aspect related to dewatering needs to be further explained/ elaborated in view of higher ground water table.	PP has also attached copy of application letter dated 08.08.2023 to SDM for the permission for dewatering
3.	Revised landscape plan with demarcated green area with soft green area. Landscape details to be provided with a measured impact on the micro-climate. Green area should be demarcated as per building bye laws and minimum consolidated area of 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.	<p>PP has informed that total green area of 6477.51 m² (17.7 % of the plot area) will be provided out of which 3,992.83 sqm (11 % of the plot area) will be pervious.</p> <p>PP has attached revised landscape plan with demarcation of soft green area.</p> <p>PP has also attached list of the trees proposed for the project which have been selected based on their average dust capturing efficiency of plant.</p> <p>PP has also informed about the impact of plants proposed on the project.</p>
4.	Details of the compensatory tree plantation to be done along with plan for transplantation of 12 trees to be submitted.	<p>PP has informed that there are 25 trees existing within the project premises out of which 12 nos, of trees will be transplanted due to the proposed development and for the compensatory plantation 120 trees will be required which will be planted onsite.</p> <p>PP has attached landscape plan.</p>
5.	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	PP has attached revised EMP (Environment Management Plan) for dust mitigation measures during construction phase.



(Sarvagya Kumar Srivastava)
 Chairman, SEIAA



(Reena Gupta)
 Member, SEIAA


(K.S. Jayachandran)
 Member Secretary, SEIAA


	<p>Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others/ CAQM Directions issued time to time including registration on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10.</p>																											
<p>6.</p>	<p>Revised proposal for reduced water demand by adopting suitable water conservation measures in view of huge treated water demand during operation phase.</p>	<p>PP has attached revised water mass balance after water conservation measures which is as follows:</p> <p>During Operation Phase (After taking conservation measures):</p> <table border="1" data-bbox="810 922 1359 1908"> <thead> <tr> <th>S.No.</th> <th>Particulars</th> <th>Quantity</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Total Water Requirement</td> <td>394.50 KLD</td> </tr> <tr> <td>2.</td> <td>Fresh Water Requirement (Source: DJB)</td> <td>138.50 KLD</td> </tr> <tr> <td rowspan="5">3.</td> <td>Treated Water Requirement (Source: in House STP)</td> <td>256 KLD</td> </tr> <tr> <td>Flushing</td> <td>159 KLD</td> </tr> <tr> <td>Cooling</td> <td>81 KLD</td> </tr> <tr> <td>Horticulture</td> <td>6 KLD</td> </tr> <tr> <td>Road Washing</td> <td>10</td> </tr> <tr> <td>4.</td> <td>Waste Water Generated</td> <td>269.62 KLD</td> </tr> <tr> <td>5.</td> <td>STP Capacity</td> <td>270 KLD</td> </tr> </tbody> </table>	S.No.	Particulars	Quantity	1.	Total Water Requirement	394.50 KLD	2.	Fresh Water Requirement (Source: DJB)	138.50 KLD	3.	Treated Water Requirement (Source: in House STP)	256 KLD	Flushing	159 KLD	Cooling	81 KLD	Horticulture	6 KLD	Road Washing	10	4.	Waste Water Generated	269.62 KLD	5.	STP Capacity	270 KLD
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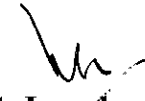

 (Reena Gupta)
 Member, SEIAA


 (K.S. Jayachandran)
 Member Secretary, SEIAA

		6. Treated Water Generated	256 KLD				
7.	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.	<p>PP has informed that provision of EV charging points for 484 ECS(30% of the total ECS parking) will be provided for electric vehicle.</p> <p>PP has attached Parking Plan showing the EV Charging points proposed.</p>					
8.	Revised proposal for solar energy utilization to achieve atleast 10 % of power load requirement.	<p>PP has informed that provision for SPV capacity 423 kWP (10 % of total power demand) will be provided.</p> <p>PP has attached undertaking regarding the same.</p>					
9.	Calculation for the excavated earth and its management plan taking into account the proposed basements.	<p>PP has informed that top soil 5,419.51 cum will be stored separately and will be used for horticultural purpose. Hence, no immediate adverse impacts on the land environment are envisaged.</p> <p>PP has also informed that the total excavated quantity of earth material will be about 3,25,170.6 cum and the same will be disposed through private agency.</p> <p>PP has attached copy of Agreement with private agency for excavated soil disposal.</p>					
10.	Specify name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters.	<p>PP has attached Environmental Management Cell details which are as follows:</p> <table border="1"> <thead> <tr> <th>S.No.</th> <th>Designation</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>		S.No.	Designation		
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		1.	Director
		2.	Senior Environment Expert
		3.	Junior Environment Expert
11.	Revised traffic plan with due consideration to avoid the enhanced traffic inside the locality.	PP has attached detailed traffic study report.	

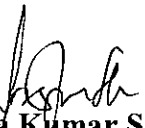
During presentation the PP showed a copy of DDA letter no. F 1(05)/misc./AE-II/RMD-2/DDA/579 dated 17.08.2023 regarding S.W. pipe drain near the plot of project for dewatering. It was deliberated during the meeting that capacity of air conditioning plant has been reduced in order to conserve the water.

The dewatering report implemented and presented by M/s Hydro-Geo Resource consultants is appreciated and provided useful inputs.

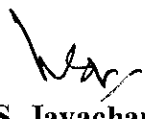
B. After due deliberations, the SEAC in its 133rd Meeting held on 19.08.2023 recommended as follows:

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 project proponent shall adhere to the revised total water requirement – 394.5 KLD, Fresh water requirement – 138.50 KLD, Treated water requirement – 256 KLD (for recycling in Flushing – 159 KLD, Cooling- 81 KLD, Horticulture – 6 KLD, Road washing – 10 KLD).
2. Treated water of DJB STP should be used for construction purposes with tertiary treatment of treated water of DJB STP to ensure it is fit for construction use.
3. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. Capital cost of Rs. 51.5 Lacs & Recurring cost of Rs. 5.3 Lacs/ year during Construction phase and Capital cost of Rs. 141.65 Lacs & Recurring cost of Rs. 8.5 Lacs/ year during Operation phase.
4. At least 10 % (i.e. 423 kWp) of the total energy demand to be sourced from Solar (Renewable) energy as committed and PP shall try to enhance it further.
5. 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.
6. Minimum 1 tree for every 80 Sq. Mt of plot area should be planted within the project site.
7. Ground water should be extracted only after the permission from the competent authority.


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8. 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.
9. 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
10. 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.
11. Rain water storage tank with a capacity of minimum 1 day of fresh water requirement will be provided.
12. 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.
13. 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.
14. 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
15. Green building norms should be followed with a minimum 3 star GRIHA/IGBC/ASSOCHAM/GEM rating and Gold rating should be followed up.
16. Construction & Demolition waste should be disposed of at authorized C&D waste processing unit.
17. 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.
18. 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 Kulshreshtha Vs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions


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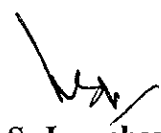
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issued time to time including registration/ self-audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10. Atleast 04 Anti-Smog Gun shall be installed before starting the construction.


19. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
20. Only LED lighting fixtures should be used for energy conservation.
21. 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.
22. 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.
23. 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.
24. 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.
25. 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.
26. 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.
27. As proposed, fresh water requirement from DJB shall not exceed 138.5 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DJB/ concerned Authority.
28. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for Flushing, DG Cooling, HVAC and Horticulture and no treated water shall be disposed in to municipal drain.
29. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
30. The PP shall install the gas based generator sets as committed.
31. The project proponent shall implement the Traffic Management Plan.

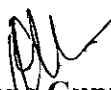

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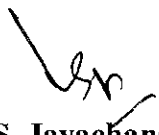

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32. Energy audit shall be carried out periodically to review energy conservation measures.
33. All sensor/meters based equipments should be calibrated on quarterly basis.
34. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
35. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
36. 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.
37. Exposed roof area and covered parking should be covered with material having high solar reflective index.
38. Building design should cater to the differently-abled citizens.
39. 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.
40. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
41. Construction activities will be allowed only during day-time period.
42. Lubrication will be carried out periodically for plant machinery.
43. PP shall not dispose off the excavated earth beyond 5 km of project site.
44. The air conditioning shall not exceed the capacity of 900 tonne as committed by the project proponent. The PP will be at the liberty to adopt the air cooled technology for enhancement of air conditioning capacity.
45. No vehicular entry shall be provided on the Main Arterial Road. Only multiple pedestrian entry exits shall be provided on the main façade facing the main Arterial Road, through shaded, landscaped areas to make it comfortable and safe for pedestrians.
46. Vehicular entry-exits can be provided on the other lower hierarchy roads, but entry should be kept towards the middle of the block.
47. A min. 4.5m wide Pedestrian Skywalk shall be provided on the main Arterial Road, at least 80m away from the nearest junction and as per the UTTIPEC FOB design checklist and other relevant codes. The skywalk shall connect directly to the service core of the building, shall ensure safety of pedestrians and shall remain open for public use during operational hours of the Building. **The cost of the FOB shall be borne by the Project Proponent** and will be constructed after the prior permission of the competent Authority.


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C. The SEIAA during its meeting dated 12.09.2023 took the following decisions (s):

The SEIAA approved the recommendations of SEAC made on 19.08.2023 for issuance of Environmental Clearance (EC) to the project with omission of specific conditions at point no.15 of SEAC recommendation and with the additional specific conditions as follows:

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


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Agenda No.: 07

Case No. C-451

Name of the Project	EC for Proposed Group Housing, Project at Plot No. PKT-1(b) Pocket 1 Block -BSector - 32, Rohini, Delhi
Project Proponent	M/s CRA Developers LLP
Consultant	M/s IND TECH HOUSE CONSULT
Proposal No.	SIA/DL/INFRA2/434079/2023
File No.	DPCC/SEIAA-IV/C-451/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-1(b) Pocket 1 Block -BSector - 32, Rohini, Delhi by M/s CRA Developers LLP and details are updated/ to be read as in accordance with appraisal by SEAC.
2. The Project is located at **Latitude: 28°44'23.23"N; Longitude: 77°04'29.28"E**.

3. Area Details:

The Total Plot Area of the project is 9930 sqm. The Proposed Total Built-up Area is 60900sqm. The Proposed FAR Area is 23,232.49sqm. The Proposed Non-FAR Area is 37667.51sqm. The Proposed Ground Coverage is 1125.79sqm. Total no. of expected population will be 685 persons. Total nos. of Dwelling Units will be 156 (Saleable DU's: 94 & EWS DU's: 62). Total no. of towers will be 3 nos.No. of floors will be 2B+G+26, 2B+G+26, 2B+G+32. The maximum height of the building will be 104.80m (upto OHT Top).

4. Water Details:


During Construction Phase: Total water requirement will be 16.7 KLD which will be met by 9.5 KLD of fresh water through tankers and 7.2 KLD treated water will be sourced through nearby STP for construction activities. Domestic liquid effluent generation from labor camp & floating labours will be 8.3 KLD which will be treated in mobile-STP at site. Mobile toilets and potable water facilities will be provided at site for labor and staff.

During Operational Phase: Total Water requirement of the project will be 71 KLD which will be met by 46 KLD of Fresh water from DJB and 25 KLD treated water from in house STP. Total Waste water generated from the project will be 44 KLD which will be treated in house STP of 55 KLD capacity. Treated Water from STP will be 40 KLD out of which 25 KLD will be recycled and reused for Flushing (14 KLD), Landscape (11 KLD). Rest of the treated water i.e. 15 KLD will be used for green area of nearby sector Parks.

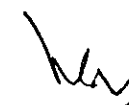
5. Solid Waste Details:

During Construction Phase, about 37.5 Kg/day of municipal solid waste will be generated which will be disposed through authorized vendor. Construction & Demolition (C&D) waste generated at the site will be reused to the extent possible at the site or will be disposed-off at C & D Waste landfill site.

During the Operation Phase, Total solid waste generated from project will be 320 kg/day out of which 130 kg/day will be Biodegradable waste and 190 kg/day will be Non-Biodegradable waste. The biodegradable wastes will be composted in an onsite OWC of


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capacity 210 kg/day and will be used as manure. The non-biodegradable will be disposed through authorized vendors.

6. Power Details

During Operation Phase, Total Power requirement will be 1509kW which will be met by the Tata Power Delhi Distribution Limited. For Power Back up, 2 no. of GG sets of total capacity 1875 kVA (1 x 625 kVA, 1x1250 kVA) will be installed.

Solar photovoltaic power panels of minimum 113 KWp will be provided.

7. **Parking Facility Details:** Total Proposed Parking is 426 ECS (Surface Parking: 39 ECS, Stilt & Podium Parking: 22 ECS, Basement parking (including mechanical): 365 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 28.76 Km SE and from Asola Wildlife Sanctuary is 29.42 Km SE.

9. **Plantation Details:** The proposed Green Area is 3248.012 sqm (32.7% of plot area). Total no. of proposed trees is 130 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 189.8 Crores.

After due deliberations, the SEAC in its 131st Meeting held on 12.07.2023, 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 08.08.2023 vide letter dated 07.08.2023 which is as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 12.07.2023	Reply dated 07.08.2023 submitted on 08.08.2023
1.	Water assurance from DDA including the following details: <ul style="list-style-type: none">Water assurance specifying the quantity of water to be supplied to the project.Total water supply availability as per approved scheme of the command area in which the project is proposed to be developed.The quantity of water already committed and after the quantity of water allotted to the project, the balance water available.	PP has attached copy of letter dated 24.06.2023 received from DDA stating that <i>peripheral water supply of Sec-31, Rohini has already been laid and the same has connected to command tank in Sec-36, Rohini which is yet to be commissioned. Therefore, piped water supply shall be provided to you after commissioning of command tank and after completion of housing project for domestic use only.</i> PP has also attached their application dated 21.07.2023 to DDA for water assurance mentioning the fresh water requirement to be 42 KLD.
2.	Revised landscape plan with demarcated green area with soft	PP has attached revised landscape plan with demarcated green area with soft green



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	green area.	area. PP has also attached Revised Form 1, Form 1A and Conceptual Plan due to revision in built-up area along with other details such as water requirement, landscape area etc.				
3.	Scheme of STP with output parameter/ mass balance at each unit to achieve the desired parameter at outlet.	PP has informed that STP with SBR technology will be installed. PP has attached STP report showing the details of output parameters of STP outlet and mass balance.				
4.	Concrete proposal to reuse the excess treated water proposal to be discharged in public sewer.	PP has informed that they have revisited water calculation and as per the revised calculation, excess treated water will be supplied through tanker into Dr. Bhim Rao Ambedkar Park, Prahladpur Bangar, Sector 31, Rohini which is 1.22 km/NE from project site. PP has attached undertaking regarding the same.				
5.	Revised proposal for enhanced solar energy utilization.	PP has informed that provision for SPV capacity 113 kWp (7.4 % of total power demand) will be provided. PP has attached undertaking regarding the same.				
6.	Air pollution abatement plan with mitigation measures during lifetime of the project taking into account the point and non-point sources.	PP has attached air pollution quantification and abatement plan with mitigation measures.				
7.	Revised proposal for creation of Environmental cell at corporate level considering of appropriate number of personnel having specific knowledge and experience related to	PP has attached Environmental Management Cell details which are as follows: <table border="1" data-bbox="810 1854 1369 1915"> <thead> <tr> <th>S.No.</th> <th>Designation</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	S.No.	Designation		
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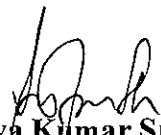
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	environmental safeguards/ air/ water pollution. Name and number of post to be indicated in categorical manner.	1	Director
		2	Senior Environment Expert
		3	Junior Environment Expert
8.	Revised proposal for improved mitigation measures for heat island effect and inversion effects.	PP has attached Heat island study of the project.	

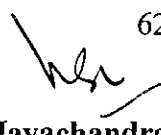
B. After due deliberations, the SEAC in its 133rd Meeting held on 19.08.2023 recommended as follows:

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 revised total water requirement – 71 KLD, Fresh water requirement – 46 KLD, Treated water requirement – 25 KLD (for recycling in Flushing – 14 KLD, Horticulture – 11 KLD) and excess treated water from onsite STP of 15 KLD 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.
4. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. Capital cost of Rs. 32 Lacs & Recurring cost of Rs. 7.35 Lacs/ year during Construction phase and Capital cost of Rs. 165 Lacs & Recurring cost of Rs. 7.46 Lacs/ year during Operation phase.
5. At least 7.04 % (i.e. 113 kWp) 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.


(Sarvagya Kumar Srivastava)
Chairman, SEIAA



(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

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.
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 3 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.
18. Wind- breaker of appropriate height i.e. $1/3^{\text{rd}}$ of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction.
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


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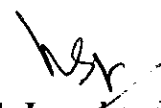
Minutes of Meeting of 72nd SEIAA Meeting held on 12.09.2023

- 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.
 28. As proposed, fresh water requirement from DJB shall not exceed 46 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DJB/ concerned Authority.
 29. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for Flushing, DG 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.

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

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.

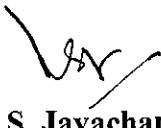
C. The SEIAA during its meeting dated 12.09.2023 took the following decisions (s):

The SEIAA approved the recommendations of SEAC made on 19.08.2023 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:

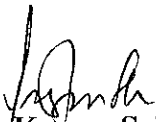
1. *The Project Proponent should implement the guidelines/ mechanism for using Anti Smog Gun in construction and Demolition projects having built-up area greater than 20,000 sqm issued by Department of Environment, NCT of Delhi, vide letter no. F. No.DPCC/(12)(1)(285)lab2020/2790- 2810 dated 16.09.2021 available at https://dustcontroldpcc.delhi.gov.in/Upload/GuidelinesPDF/43/FilePDF_43_723774.PDF 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.*


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Member Secretary, SEIAA

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 other equivalent recognized standard.*


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

Agenda: 08

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 under take the project or activity on application by the transferor, or by the transferee with a written no objection by the transferor, to, and by the regulatory authority concerned, on the same terms and conditions under which prior Environmental Clearance was initially granted, and for the same validity period. No reference to SEAC concerned is necessary in such cases.

The applicant uploaded following documents in support of their request.

1. No Objection Certificate from M/s TARC Limited (previous known as M/s Anant Raj Global Limited) (transferor) for transferring 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. Undertaking by M/s TARC Limited regarding authenticity of documents submitted to SEIAA.

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


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reeta Gupta)
Member, SEIAA



(K.S. Jayachandran)
Member Secretary, SEIAA

Table Agenda-01

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:

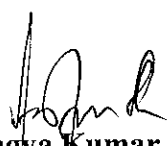
- a. *LEED is the most widely used green building program in the world with more than 189,650 registered and certified commercial projects across 182 countries and territories.*
- b. *A global, regional and local mass market transformation tool, LEED helps us to accelerate better, high-performing, healthier 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.*

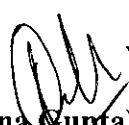
With all the above market transformation and support of stakeholders including private and Government, we are happy to inform you that India ranks no 3 on the global footprint of LEED, next to USA and China.

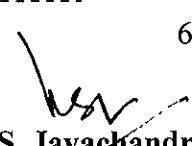
GBCI India has requested to include USGBC's LEED Green Building Rating system, also as part of the SEAC green building recommendation with minimum of LEED Gold Rating.

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

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