

F.No.21-17/2019-IA-III
Government of India
Ministry of Environment, Forest and Climate Change
(IA.III Section)

Indira Paryavaran Bhawan,
Jor Bagh Road, New Delhi - 3

Date: 10th May, 2019

To,

The CEO,
M/s Delhi International Airport Limited
New Udaan Bhawan, Opp. Terminal 3,
Indira Gandhi International Airport, New Delhi -110037
E Mail: rekibuddin.ahmed2@gmrgroup.in

Subject: Development of Commercial Project (Office cum Retail) at LP3-01 at Downtown District, Aerocity, Indira Gandhi International Airport, New Delhi by M/s Delhi International Airport Limited - Terms of Reference reg.

Sir,

This has reference to your proposal No. IA/DL/NCP/97673/2019 dated 28th February, 2019, submitted to this Ministry for seeking Terms of Reference (ToR) in terms of the provisions of the Environment Impact Assessment (EIA) Notification, 2006 under the Environment (Protection) Act, 1986.

2. The proposal for grant of Terms of Reference (ToR) to the project 'Development of Commercial Project (Office cum Retail) at LP3-01 at Downtown District, Aerocity, Indira Gandhi International Airport, New Delhi by M/s Delhi International Airport Limited was considered by the Expert Appraisal Committee (Infra-2) in its 39th meeting held on 26-28, March 2019.

3. The details of the project, as per the documents submitted by the project proponent, and also as informed during the above said meeting, are as under:-

- (i) M/s Delhi International Airport Limited is Proposing Development of Commercial Project (Office cum Retail) at LP3-01 at Downtown District, Aerocity, Indira Gandhi International Airport, New Delhi on a net plot area of 24,206 sqm and total built up area is 2,06,084 sqm.
- (ii) A total of 2,421 sqm of plot area is to be developed as landscape area. The project envisages construction of 6B+G+6 floors. The details are as follows:

Brief description of the Project		
Plot Area	24206	sqm
Permissible Ground Coverage Area @ 50%	12103	sqm
Ground Coverage Area Proposed @ 49.9%	12101	sqm
Open Area/Circulation/Parking	9684	sqm
Green Area	2421	sqm
Building Related Information		
Type of Use	Office cum Retail	
No. of Floor of Building	6B+G+6	
Maximum Height of the building	30.89	m
FAR in Office Area	80455	sqm
FAR in Retail	4236	sqm
FAR Area Achieved	84721	sqm
Other Non FAR Area	10167	sqm
Total Area without Basement	94888	sqm
Number of Basement	6	
Basement Area under Non FAR	111196	sqm

Total Built up area	206084	sqm
Number of Floors	G+6	

- (iii) Total population of the proposed project will be 11,151 persons which include the population of 8,190 working, 2,881 floating and 80 Service Personnel.
- (iv) The total water requirement for the entire project has been estimated to be 692 KLD. This includes domestic water requirement, flushing, DG cooling, HVAC and landscaping. The total fresh water requirement for the entire project is 358 KLD which includes domestic water requirement. The 334 KLD treated water will be met from onsite STPs of 450 KLD.
- (v) Total waste water generation from entire project will be 371 KLD which will be treated in onsite STP of 450 KLD. The 334 KLD treated water from onsite STPs will be re-used.
- (vi) The total electrical load demand has been estimated to be 5,000 KVA for the proposed project. The source of power will be from BSES Rajdhani.
- (vii) In case of power failure, DG sets of total capacity of 2100 KVA for the proposed project will be provided as power back-up.
- (viii) The domestic solid waste will be generated by the project will pertain to the Bio-degradable & Non-biodegradable Waste. It is estimated that maximum solid waste generation from entire project would be about 3.34 TPD for the proposed project.
- (ix) The investment cost of the project is Rs. 709.85 Crores.
- (x) Employment potential: There will be generation of employment during development & operation phase.
- (xi) Benefits of the project: Proposed project will further have positive impact on locality through direct and indirect economic benefits.

4. The project/activity is covered under category 'B' of item 8(b) 'Township and Area Development Projects' of the Schedule to the EIA Notification, 2006 and its subsequent amendments, and requires appraisal at State level. However, due to absence of SEIAA/SEAC in Delhi, the proposal has been appraised at Central Level.

5. The EAC, in its 39th meeting held during 26-28 March, 2019, after detailed deliberations, recommended the project for grant of ToR as specified by the Ministry as Standard ToR in April, 2015 for the said project/activity and the following ToR in addition to Standard ToR for preparation of EIA-EMP report. On the basis of the recommendation of EAC and the submission given by the Project proponent, the Ministry of Environment, Forest and Climate Change hereby accords ToR to the project 'Development of Commercial Project (Office cum Retail) at LP3-01 at Downtown District, Aerocity, Indira Gandhi International Airport, New Delhi by M/s Delhi International Airport Limited for preparation of the Environment Impact Assessment (EIA) Report and Environment Management Plan (EMP) with the following specific and general conditions in addition to Standard ToR provided at **Annexure -1:-**

- (i) The EIA would study the impact of dewatering and draw up an action plan for disposal of the excess water.
- (ii) The Air Quality Index shall be calculated for base level air quality.
- (iii) A detailed report on compliance to ECBC norms.

- (iv) The EIA should examine the possibilities of net zero energy consumption. The design of the building should be such so that at least in the day time here is minimum electricity is utilized for lighting purposes.
- (v) A certificate 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.
- (vi) An assessment of the cumulative impact of all development and increased inhabitation being carried out or proposed to be carried out by the project or other agencies in the core area, shall be made for traffic densities and parking capabilities in a 05 kms radius from the site. A detailed traffic management and a traffic decongestion plan drawn up through an organization of repute and specializing in Transport Planning shall be submitted with the EIA. The Plan to be implemented to the satisfaction of the State Urban Development and Transport Departments shall also include the consent of all the concerned implementing agencies.
- (vii) The permission of the CGWA for abstraction of ground water, if any, and for basement/excavation dewatering.
- (viii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project.
- (ix) A certificate from the competent authority for discharging treated effluent/ untreated effluents into the Public sewer/ disposal/drainage systems along with the final disposal point.
- (x) A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project.
- (xi) Submit detailed plan for tree plantation along with proposed cutting/translocation of trees.
- (xii) Plan for Corporate Environment Responsibility (CER) as specified under Ministry's Office Memorandum vide F.No.22-65/2017-IA.III dated 1st May, 2018 shall be prepared and submitted along with EIA Report.

General Guidelines

- (i) The EIA document shall be printed on both sides, as far as possible.
- (ii) All documents should be properly indexed, page numbered.
- (iii) Period/date of data collection should be clearly indicated.
- (iv) Authenticated English translation of all material provided in Regional languages.
- (v) The letter/application for EC should quote the MoEF&CC File No. and also attach a copy of the letter prescribing the ToR.
- (vi) The copy of the letter received from the Ministry on the ToR prescribed for the project should be attached as an annexure to the final EIA-EMP Report.
- (vii) The final EIA-EMP report submitted to the Ministry 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 ToR

prescribed by Ministry. Questionnaire related to the project (posted on MoEF&CC website) with all sections duly filled in shall also be submitted at the time of applying for EC.

- (viii) Grant of ToR does not mean grant of EC.
- (ix) The status of accreditation of the EIA consultant with NABET/QCI shall be specifically mentioned. The consultant shall certify that his accreditation is for the sector for which this EIA is prepared.
- (x) 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&CC) have been complied with and the data submitted is factually correct (Refer MoEF&CC Office memorandum dated 4th August, 2009).
- (xi) 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 analysed should be stated in the report. It shall clearly be indicated whether these laboratories are approved under the Environment (Protection) Act, 1986 and the rules made there under (Please refer MoEF&CC Office Memorandum dated 4th August, 2009). The project leader of the EIA study shall also be mentioned.
- (xii) All the ToR points as presented before the Expert Appraisal Committee (EAC) shall be covered.

6. The above ToR should be considered for the project 'Development of Commercial Project (Office cum Retail) at LP3-01 at Downtown District, Aerocity, Indira Gandhi International Airport, New Delhi by M/s Delhi International Airport Limited, in addition to all the relevant information as per the 'Generic Structure of EIA' given in Appendix III and IIIA in the EIA Notification, 2006.

7. The project proponent shall submit the detailed final EIA/EMP prepared as per ToR to the Ministry for considering the proposal for environmental clearance within 3 years as per the MoEF&CC O.M. No.J-11013/41/2006-IA-II(I) (P) dated 08.10.2014.

8. The consultants involved in 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&CC dated 19.07.2013.

9. The prescribed ToR would be valid for a period of three years for submission of the EIA/EMP Reports.

10. This issues with the approval of the competent authority.


(Kushal Vashist)
Director

Copy to:

The Member Secretary, Delhi Pollution Control Committee, Department of Environment, Government of N.C.T. Delhi, 4th Floor, ISBT Building, Kashmere Gate, Delhi.

8(b): STANDARD TERMS OF REFERENCE FOR CONDUCTING ENVIRONMENT IMPACT ASSESSMENT STUDY FOR TOWNSHIP/ AREA DEVELOPMENT PROJECTS AND INFORMATION TO BE INCLUDED IN EIA/EMP REPORT

- (i) Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.
- (ii) Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/ villages and present status of such activities.
- (iii) Examine baseline environmental quality along with projected incremental load due to the project.
- (iv) 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.
- (v) Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project
- (vi) Submit the details of the trees to be felled for the project.
- (vii) Submit the present land use and permission required for any conversion such as forest, agriculture etc.
- (viii) Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act.
- (ix) Ground water classification as per the Central Ground Water Authority.
- (x) Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.
- (xi) 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.
- (xii) Examine soil characteristics and depth of ground water table for rainwater harvesting.
- (xiii) Examine details of solid waste generation treatment and its disposal.



- (xiv) 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.
- (xv) DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.
- (xvi) Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analysed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.
- (xvii) A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
- (xviii) Examine the details of transport of materials for construction which should include source and availability.
- (xix) Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
- (xx) Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.
- (xxi) Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
- (xxii) The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.
- (xxiii) 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>".

