

F.No. 21-47/2020-IA-III
Government of India
Ministry of Environment, Forest and Climate Change
(IA.III Section)

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

MS/12516
5/11/2020

Date: 29th October, 2020

To,

The Registrar

M/s Dr. B.R. Ambedkar University Delhi
Dheerpur Campus, New Delhi - 110006
E Mail: auddelhi20@gmail.com

Central Committee
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Sign. of Receiving Officer

Subject: Construction of New Campus of Dr. B.R. Ambedkar University Delhi with built area of 2,83,690 sqm at Dheerpur Campus, New Delhi developed by M/s Dr. B.R. Ambedkar University Delhi- Terms of Reference- regarding.

Sir,

This has reference to your proposal No. IA/DL/MIS/171907/2020; received on 7th September, 2020 through Parivesh Portal for grant of Terms of Reference (ToR) for preparation of Environmental Impact Assessment (EIA) Report and Environment Management Plan (EMP) in respect of Project mentioned in the subject above.

2. The proposal for grant of ToR regarding EIA Report and EMP for 'Construction of New Campus of Dr. B.R. Ambedkar University Delhi with built area of 2,83,690 sqm at Dheerpur Campus, New Delhi, to be developed by M/s Dr. B.R. Ambedkar University Delhi, has been examined as per the provisions of the Environment Impact Assessment (EIA) Notification, 2006, as amended and notified under the Environment (Protection) Act, 1986 (29 of 1986) by the Expert Appraisal Committee (Infra-2) in its 55th meeting held during 24-25 September, 2020

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

4. The EAC took note following information and details of the project, as provided in the application submitted by the project proponent, and provided during the above said meeting of EAC:

- (i) The Ambedkar University Delhi (AUD) was established by Government of NCT of Delhi in 2008 for providing higher education in the Social Sciences, Liberal Arts and Humanities. The proposal under consideration is for development of new campus of Dr. B.R. Ambedkar University Delhi at Dheerpur, New Delhi.
- (ii) The proposed site (near Gandhi Vihar) for new campus is located in Dheerpur Village, District - North West Delhi, New Delhi. Nearest Area

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of the site is Model Town, which is well connected by the Ring Road. Two Metro Stations (Model Town and Azadpur) are within easy reach.

- (iii) The campus is envisaged to house 5400 full time students and about 2600 students in part time/short term programmes in its first phase. In addition, it will have hostel facilities for 756 students as well as 301 units of faculty and staff housing. Other facilities will include auditorium, convention Centre, exhibition Centre, seminar and conference facilities, library, cafeterias, students Centre, indoors and outdoors sports facilities, guesthouse, health Centre, display and performance areas, convenience/utility Centre and crèche.
- (iv) The total plot area is 2,00,000.00 sqm. The FSI area will be 1,76,987.00 sqm; and total construction is proposed with built-up area of 2, 83,690.00 sqm. The maximum height of the building will be 108.00 metre. Total green area proposed for project is 90,000 sqm (52.98% of Open Area).
- (v) The proposed Dheerpur Campus will house seven schools in Phase 1 namely, Schools of Undergraduate Studies, Liberal Studies, Development Studies, Human Ecology, Design, Culture & Creative Expressions and Vocational Studies. In addition, it will also have Centers for Research Methods, Community Knowledge, Incubation & Innovation, Future Studies and South Asia Studies.
- (vi) During construction phase, total water requirement is expected to be 7,830.97 ML. The water requirement shall be met via treated/fresh water supply. It is estimated that approx. 15.75 KLD (for 350 workers) of fresh water will be required for drinking purpose which will be imported in form of bottled cans from the local fresh water supplier during the days of construction.
- (vii) Temporary sanitary toilets will be provided during peak labour force. The quantity of sewage generation during the construction phase will be approx. 13.5 KLD. Thus, the sewage will be treated by providing small septic tanks, soak trenches and 'Sulabh Shauchalaya' type mobile toilets.
- (viii) During operational phase, total water demand of the project is expected to be approx. 1,292 KLD (732 KLD of fresh water will be met from Delhi Jal Board and remaining 560 KLD will be met by utilizing recycled water).
- (ix) The domestic wastewater generation will be 700 KLD. It will be treated at onsite Sewage Treatment Plant (STP) of capacity 850 KLD. As committed above, the treated domestic wastewater shall be recycled and re-used within premises. The treated water will be reused for flushing (384 KLD), greenbelt development (139 KLD). In addition, use of fresh water is also proposed for greenbelt development (131 KLD), DG cooling (27 KLD), Filter back wash (10 KLD) and for Swimming Pool (18 KLD).
- (x) About 3.38 TPD solid wastes will be generated in the project. The biodegradable waste (2.029 TPD) will be processed in Organic Waste Converter (OWC) and the non-biodegradable waste generated (1.014 TPD) at the site will be handed over to authorised local vendor.

- (xi) Total power requirement during operation phase is 6,251KW. The Power is available at 33 KV from TATA POWER as per Supply Code 33KV/0.433 KV Oil Type Transformers shall be used located at Ground Floor. Installation of two Transformers is proposed on-site. The installation of four DG sets, each having capacity of 1250 kVA, is proposed for power back-up.
- (xii) Roof top rainwater of buildings will be collected in 34 Rainwater harvesting storage Pits after filtration.
- (xiii) Parking facility for 2,782 ECS is proposed against the requirement of 2,779 ECS.
- (xiv) It is also proposed to implement energy conservation measures to save about 18-20 % of power consumption.
- (xv) No Court case pending against the project.
- (xvi) Investment/Cost of the project is Rs. 1,200 Crores.
- (xvii) Employment potential- During Construction phase approx. 300 -350 persons shall get employment.
- (xviii) Environmental benefits of the project - Wastewater treatment, Landscape enhancement, energy conservation, parking management, rainwater harvesting.

5. The EAC, in its 55th meeting held during 24-25 September, 2020, after detailed deliberations, recommended granting ToR to the project under reference. As per the recommendation of the EAC, the Ministry of Environment, Forest and Climate Change hereby accords ToR for preparation of the Environment Impact Assessment (EIA) Report and Environment Management Plan (EMP) for the project Construction of New Campus of Dr. B.R. Ambedkar University Delhi with built area of 2,83,690 sqm at Dheerpur Campus, New Delhi developed by M/s Dr. B.R. Ambedkar University Delhi with the following specific ToR in addition to Standard ToR provided at Annexure:

- (i) Possibility for use of treated STP water for construction purposes with the pre-treatment arrangements at site.
- (ii) 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 5 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 shall also include the consent of all the concerned implementing agencies.
- (iii) CGWA for abstraction of ground water, if any, for basement/excavation dewatering.
- (iv) Details of tree cutting/transplantation, if any.
- (v) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project.

- (vi) Option analysis of onsite and off-site wastewater treatment generated during operational stage.
- (vii) 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.

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 04.08.2009).
- (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 04.08.2009). 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 'Construction of New Campus of Dr. B.R. Ambedkar University Delhi with built area of 2,83,690 sqm at Dheerpur Campus, New Delhi to be developed by M/s Dr. B.R. Ambedkar University Delhi, 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 4 years as per the MoEF&CC Notification S.O. 751(E) dated 17.02.2020.
8. The project proponent shall submit the detailed final EIA Report and EMP prepared as per above ToR to the Ministry for considering the proposal for Environmental Clearance within four years as stipulated in amendment notification No. S.O. 751(E) dated 17th February, 2020.
9. As per amendment notification No. 648(E) dated 3rd March, 2016, the Environmental consultant organizations which are accredited for a particular sector and the category of project for that sector with the Quality Council of India (QCI) or National Accreditation Board for Education and Training (NABET) or any other agency as may be notified by the Ministry of Environment, Forest and Climate Change from time to time shall be allowed to prepare the EIA Report and EMP of a project and appear before the concerned EAC. The consultants involved in preparation of EIA Report would need to include a certificate in this regard in the EIA report and EMP prepared by them and details for data provided by other Organization(s)/ Laboratories including their status of approvals etc.
10. The prescribed ToR would be valid for a period of four years from the date of issue, for submission of the EIA/EMP Reports.
11. This issues with the approval of the competent authority.

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(Lalit Bokolia)
Director (S)

Copy to:

1. The Member Secretary, Delhi Pollution Control Committee, Department of Environment, Government of N.C.T. Delhi, 4th Floor, ISBT Building, Kashmere Gate, Delhi.
2. The Addl. Principal Chief Conservator of Forests (C), Ministry of Environment, Forests and Climate Change, Kendriya Bhavan, 5th Floor, Sector-H, Aliganj, Lucknow - 226024.

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(Lalit Bokolia)
Director (S)

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>".
