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F.No. 21-67/2020-IA-III
Government of India
Ministry of Environment, Forest and Climate Change
(IA.III Section)

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

Date: 10th November, 2020

To,

The Executive Engineer

M/s Central Public Works Department
Central Vista Project Division-1, CPWD
A-201, IP Bhawan, IP Estate, New Delhi - 110001
E Mail: ashwani.mittal@gov.in

Delhi Pollution Control Committee
Dairy No. 27988
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Sign. of Receiving Officer

Subject: Development/Redevelopment of Common Central Secretariat Buildings and Central Conference Centre with built area of 17,54,057 sqm, New Delhi by M/s Central Public Works Department- Terms of Reference- regarding.

Sir,

This has reference to your Application/ Proposal No.IA/DL/MIS/174215/2020;received on 5th October, 2020 through Parivesh Portal for grant of Terms of Reference (ToR) to prepare Environmental Impact Assessment (EIA) Report and Environment Management Plan (EMP) in respect of Project mentioned in the subject above. The application was submitted in the project category- 'Expansion'. Hence, the Standard Terms of Reference has already been generated automatically through Parivesh Portal vide letter F.No. 21-67/2020-IA-III dated 10th October, 2020.

2. The proposed 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.

3. The above mentioned application/ proposal for 'Development/Redevelopment of Common Central Secretariat Buildings and Central Conference Centre with built area of 17,54,057 sqm, New Delhi by M/s Central Public Works Department 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 (EAC)-'Infra-2' in its 56th meeting held during 21-23 October, 2020 in terms of grant of specific ToR.

4. The EAC took note following information and details of the project, as provided in the application submitted by the project proponent, and also the information provided during the above said meeting of EAC-Infra 2:

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As per
S/C EAC cell
upload on
GOI website

- i. The proposal is for Development/Redevelopment of Common Central Secretariat Buildings and Central Conference Centre, New Delhi
- ii. The land use of the Plot No 4, Plot No.5 and Plot No 6 falling in Zone - D has been changed vide Gazette Notification S.O. 1192 (E) dated 20.03.2020 issued by Ministry of Housing and Urban Affairs. Land use of Plot No. 4 (As per L & DO Plot No 137) and Plot No 6 (As per L & DO-Plot No 22A, 22B & 22C) has been changed to Govt. Offices. The details for proposed development are as follows:

Particulars	CCS 1, 2, 3	Conference Centre & CCS4	CCS 5,6,7	CCS 8,9,10	Raksha Bhawan	Overall
Plot Area (sqm)	1,05,562.305	83,937.82	1,05,561.02	1,04,308.704	17,883.37	4,17,253.219
Plot Area (acres)	26.08	20.74	26.08	25.78	4.42	103.1
Plot Area (Hectare)	10.56	8.39	10.56	10.43	1.79	41.73
Plot nos	137	120	22A, 22B, 22C	23D, 23C, 23B	138	-
Permissible Ground coverage (sqm)	52,781	41,969	52,781	52,154	8,942	2,08,627
Permissible FAR	2	2	2	2	2	-
Actual Ground Coverage (sqm) achieved	46,500	26,475	46,500	46,500	8309	1,74,284
Actual FAR achieved, %	1.95	1.8	1.95	1.95	2	-
Total Built-up area (sqm) including 5% contingency	4,80,499.887	2,71,488.5565	4,80,605.0025	4,80,168.4545	41,295.45	17,54,057.35
Basement Area (sqm)	142367	88,312.4	142454	142005	10323	525461
Area To be demolished (BUA)/Existin	34,116	1,17,032	77432	1,60,097	7,162	3,95,839

g BUA (sq m)						
No. of Floors	2B+G+6	2B+G+6	2B+G+6	2B+G+6	2B+G+6	-
Total No of Buildings	3	2	3	3	1	-
Maximum Height (m)	39	39	39	39	36.5	-
Total Parking provided	2425	1650	2425	2425	687	9612
Landscaping Area (sq m)	3000	2000	3000	3000	2700	13,700
Total Employee Population	16,890	5090	14,960	14,960	400	52300
Floating Population	4,500	6000	4,500	4,500	300	19800
Project Cost (Rs. in Crore)	2990	1675	2990	2990	393	11038

- iii. The twelve (12) weeks Baseline Data has been collected during the months of February – June 2020, during non-monsoon period, leaving the period of lockdown due to COVID – 19. This is proposed to be used for preparation of EIA-EMP Report.
- iv. Total water demand for the project will be 6391 KLD, out of which fresh water requirement during Operation Phase will be 2304 KLD and it will be sourced from New Delhi Municipal Corporation (NDMC). No ground water will be abstracted.
- v. Total wastewater generation will be 3542 KLD, which will be treated up to a tertiary level in Sewage Treatment Plants (STPs) of 3542 KLD capacities.
- vi. During the operation phase, it is conservatively estimated that over the years, maximum MSW generation will be 14900 kg per day. OWC will be provided.
- vii. Status of Litigation, if pending any: Yes, Litigation pending at the Hon'ble Supreme Court of India.
- viii. Expected Power Requirement and proposed strategy for energy conservation: Expected Power Demand: 62,532 KW.
- ix. Investment/Cost of the project: Rs. 11038 Crores.
- x. Employment potential: 52,300 nos.
- xi. Benefits of the project: A consolidated Central Secretariat will improve productivity and efficiency through proximity and connectivity of

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ministries, which are well connected to Delhi's public transport and to each other through an internal people mover system. These new offices shall have purpose designed and well-organised workspaces, with robust and secure communications infrastructure and reliable and environmentally conscious services infrastructure. It shall take care of environmental comfort, and shall include well designed break-out spaces, social amenities and well-managed support facilities. The Central Conference Centre is an integral part of the Central Secretariat facility for the Government of India. A large central facility that caters to the conferencing needs of all the ministries adds to the same intent, enhanced by the provision of internal people-mover shuttles within this area.

5. The Development/Redevelopment of Common Central Secretariat Buildings and Central Conference Centre are to be carried out by Central Public Works Department, Ministry of Housing and Urban Affairs, New Delhi. The total built-up area for the proposed development/ redevelopment will be 17,54,057 sqm. The demolition of existing buildings is also proposed as a part of proposed development /redevelopment and the total area proposed to be demolished is 3,95,839 sqm.

6. The EAC, in its 56th meeting held during 21-23 October, 2020, after detailed deliberations, recommended granting ToR to the project under reference. The EAC also referred the representations received in the matter and requested project proponent to furnish point-wise replies to these representation at the time of submission of EIA-EMP report.

7. 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 Development/Redevelopment of Common Central Secretariat Buildings and Central Conference Centre with built area of 17,54,057 sqm, New Delhi by M/s Central Public Works Department with the following specific and general conditions in addition to Standard ToR provided at Annexure:

- i. Importance and benefits of the project.
- ii. Detailed demolition plan along with mitigative measures. Efforts to be made for instant demolition of latest technique in place of extended demolition to avoid air pollution during demolition process.
- iii. An assessment of the cumulative impact of all development activities, proposed/being proposed with increased inhabitation shall be carried out within 10 km area of the core area.
- iv. Assessment to be carried out 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.

- v. For basement/excavation dewatering, permission from CGWA shall be submitted.
- vi. Details of tree cutting/transplantation, if any.
- vii. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project.
- viii. Option analysis of onsite and off-site wastewater treatment generated during operational stage.
- ix. Point -wise replies to representation against the project.
- 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.

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.

8. The above ToR should be considered for the project 'Development/Redevelopment of Common Central Secretariat Buildings and Central Conference Centre with built area of 17,54,057 sqm, New Delhi by M/s Central Public Works Department, 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.

9. 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. This TOR supersede the automatic generated TOR issued vide letter F.No. 21-67/2020-IA-III dated 10th October, 2020 for the purpose of preparing the EIA-EMP report.

10. As per amendment notification No. 648(E) dated 3rd March, 2016, the Environmental consultant organisations 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.

11. The prescribed ToR would be valid for a period of four years from the date of issue, for submission of the EIA/EMP Reports.

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

(Lalit Bokolia)
Director (S)

Copy to:

1. The Chairman, 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.

(Lalit Bokolia)