

STATE LEVEL EXPERT APPRAISAL COMMITTEE (SEAC)-DELHI
OFFICE OF DELHI POLLUTION CONTROL COMMITTEE
5th FLOOR, ISBT BUILDING, KASHMERE GATE, DELHI-110006

F.No. DPCC/MS/SEAC-IV/12/108/2021-22/ 4051-4057

Dated: 11/07/2022

MINUTES OF MEETING

Please find enclosed herewith the Minutes of Meeting of 108th Meeting of the State Level Expert Appraisal Committee (SEAC) held on 09.07.2022 in the Conference Room of DPCC at 5th Floor, ISBT Building, Kashmere Gate, Delhi-110006 for information and necessary action, if any.


(Pankaj Kapil)
Member Secretary
SEAC, Delhi

To,

1. Mr. Sarvagya Kumar Srivastava (Chairman, SEIAA), 370, Asiad village complex, Siri Fort, New Delhi 110049
2. Special Secretary (Environment), Member Secretary, SEIAA, Department of Environment, GNCTD, Level-6, C-wing, Delhi Secretariat, I P Estate, New Delhi-110002
3. Sh. Vijay Garg, Chairman (SEAC), Plot No. 21, D-Block, Pankha Road, Institutional Area, Janakpuri, Delhi-110058

Copy to:

1. PS to Secretary (Environment) cum Chairman, DPCC- for kind information.
2. PA to Member Secretary, DPCC- for kind information.
3. EIA Cell, DPCC
4. IT Cell, DPCC for placing the minutes on website


(Pankaj Kapil)
Member Secretary
SEAC, Delhi

STATE LEVEL EXPERT APPRAISAL COMMITTEE (SEAC)-DELHI
OFFICE OF DELHI POLLUTION CONTROL COMMITTEE
5th FLOOR, ISBT BUILDING, KASHMERE GATE, DELHI-110006

Minutes of the 108th Meeting of State Level Expert Appraisal Committee (SEAC) held on 09.07.2022 at 11:00 AM in the Conference Room of DPCC, at 5th Floor, ISBT Building, Kashmere Gate, Delhi 110006.

The 108th Meeting of State Level Expert Appraisal Committee (SEAC) was held on 09.07.2022 in the Conference Room of DPCC under the Chairmanship of Sh. Vijay Garg. The following Members of SEAC were present in the Meeting:

- | | | |
|------------------------------|---|------------------|
| 1. Sh. Vijay Garg | - | In Chair |
| 2. Sh. Surinder Kumar Juneja | - | Member |
| 3. Sh. Gopal Mohan | - | Member |
| 4. Sh. Ankit Srivastava | - | Member |
| 5. Sh. Chetan Agarwal | - | Member |
| 6. Ms. Paromita Roy | - | Member |
| 7. Ms. Jyoti Mendiratta | - | Member |
| 8. Sh. Ashish Gupta | - | Member |
| 9. Dr. Sirajuddin Ahmed | - | Member |
| 10. Sh. Pranay Lal | - | Member |
| 11. Sh. Pankaj Kapil | - | Member Secretary |

Following SEAC Members could not attend the Meeting:

- | | | |
|-----------------------------|---|--------|
| 1. Dr. Kailash Chand Tiwari | - | Member |
| 2. Dr. Sumit Kumar Gautam | - | Member |

Following DPCC Officials assisted the Committee:

1. Sh. Amit Chaudhary (EE), DPCC
2. Sh. S.K. Goyal (EE), DPCC
3. Sh. Rohit Kumar Meena(JEE), DPCC.

The Minutes of the 107th SEAC Meeting held on 01.07.2022 were confirmed by the Members.

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Agenda No. 01

Case No. C-405

Name of the Project	EC for Proposed Commercial Cum Multiplex at Plot No.34, Pocket/Block A-2, PaschimVihar, Delhi by PanchTatva Promoters Pvt. Ltd
Project Proponent	Pradeep Kumar Agrawalla, Chairman, M/s PanchTatva Promoters Pvt.Ltd, Unit No.105, First Floor, VardhmansSidhant Shopping Plaza, LSC SavitaVihar, East Delhi-110092.
Consultant	M/sAmbiental Global Pvt. Ltd
EIA Coordinator present during Meeting	Mr. Tarun Saharan (EIA Coordinator) Mr. Satvant Singh (Asst. manager)
Representative of PP present during Meeting	Mr. B.B. Garg (Sr. Executive) Mr. Feroz Khan (Sr. Architect)
Proposal No.	SIA/DL/MIS/279770/2022
File No.	DPCC/SEIAA-IV/C-405/DL/2022

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Proposed Commercial Cum Multiplex at Plot No.34, Pocket/Block A-2, PaschimVihar, Delhi by PanchTatva Promoters Pvt. Ltd.
2. The Project is located at **Latitude:**28°40'14.72"N; **Longitude:** 77°06'5.11"E.
3. **Area Details:**

The Total Plot Area of the project is 2166.000 sqm. The Proposed Total Built-up Area is 23452.723 sqm. The Proposed FAR Area is 8890.914 sqm. The Proposed Non FAR Area is 14461.809sqm. The proposed Total Basement Area is 6,393.993sqm. The Proposed Ground Coverage is 1399.941sqm. The total no. of Basements will be 3 nos. The total nos. of floors will be 3B+G+15+T including a Multiplex. Total No. of Seats in Multiplex is 757 Seats. The total no of expected population is 3339 persons. The Max. Height of the building (upto the terrace level) is 64.05 m.

4. Water Details:

During Construction Phase, Total water requirement will be 10 KLD which will be met from Authorized Tanker treated water supply from Delhi Jal Board (DJB) and Sullage generated will be disposed -off through soak pits.

During Operational Phase, Total Water requirement of the project will be 102.29 KLD which will be met by 20.17 KLD of Fresh water from Delhi Jal Board and 52.85KLD of Treated water from in house STP and 29.37 KLD of Treated water from nearby CSTP. Total Waste water generated from the project will be 58.72 KLD which will be treated in house STP of 70 KLD capacity. Treated Water from STP will be 52.85 KLD which will be recycled and reused for Flushing (42.66 KLD), Horticulture (1.56 KLD),

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HVAC Cooling (8.63 KLD). The rest amount of treated water required for HVAC Cooling (29.37 KLD) will be met from nearby by CSTP.

Number of Rain Water Harvesting (RWH) Pit proposed is 3 nos.

5. **Solid Waste Details**

During Construction Phase, Total 52 kg/day of solid waste will be generated. MSW generated will be disposed at designated dumping site through authorized vendors. Construction waste generated from site will be recycled and excess construction debris will be disposed at designated places in tune with the local norms.

During the Operation Phase, Total 486 Kg/day of Solid Waste will be generated from the project. Out of which, Bio-Degradable Waste will be treated in house OWC of 340 Kg/day capacity and the manure will be used for landscaping. Surplus manure will be given to the horticulture department. Non-Biodegradable Waste (Recyclable and Non-Recyclable) generated will be disposed through authorized vendors.

6. **Power Details**

During Operation Phase, Total Power requirement will be 1792 kVA and will be met from Grid supply of Delhi Power Department. For Power Back up, GG sets of Capacity 1610 KVA (1x1500 + 1x500 KVA) will be installed.

Solar photovoltaic power panels of desired capacity will be provided.

7. **Parking Facility Details:** Total Proposed Parking is 251 ECS.

8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 22.29 Km, SE and from Asola Wildlife Sanctuary is 25.52 Km, SE.

9. **Plantation Details:** The proposed Green Area is 259.92 sqm. (12 % of plot area). Total no. of trees required at the site is 27 nos, and Total no. of trees proposed is 27 nos. There are only small shrubs and scanty grass on the site which will be cleared.

10. **Cost Details:** Total Cost of the project is Rs 50 Crores (approx.).

The earlier Proposal No. SIA/DL/MIS/265390/2022 was considered by SEAC in its 103th Meeting held on 07.05.2022 in which it was recommended that Project be delisted as the Project needs to be revisited/ redesigned with alteration of the Basement area to avoid/ save the cutting of the trees and for maintaining the soft green area/ construction material management area and plantation within the project site as per extant tree policies. Subsequently SEIAA approved the recommendation of SEAC in Meeting dated 20.06.2022 and SEIAA decided delisting of the project in view of the recommendations of SEAC made on 07.05.2022. Accordingly, project stands delisted.

The project proponent has submitted the site plan indicating that area of Basement 1 is 2061.933 sqm, Basement 2 is 2166 sqm and Basement 3 is 2166 sqm. i.e. exactly the same as per old delisted proposal with the same Ground coverage of 1399.941 sqm.

There is a proposal to accommodate 27 nos. of trees in the adjacent plot for which the proponent has made a request to Horticulture Department (MCD) vide letter dated 09.06.2022/ 23.06.2022 to maintain the green area defined in Paschim Vihar by NDMC (to plant trees and maintain the green grass) near to their aforesaid commercial project.

After due deliberations, the SEAC in its 107th Meeting held on 01.07.2022 decided to defer the case to the next forthcoming SEAC meeting due to paucity of time.

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The matter was deliberated in SEAC Meeting on 09.07.2022 in which the PP gave presentation before SEAC.

Regarding the water supply the Project proponent has not submitted the water assurance from DDA but applied for water connection in DJB.

Regarding the present site photographs the project proponent submitted the fresh photographs with affirming that there are no trees present within project boundary and the photographs earlier were showing the trees which are outside the project site. Nonexistence of trees was confirmed by SEAC during the presentation by the KML File.

B. After due deliberations, the SEAC in its 108th Meeting held on 09.07.2022 recommended as follows:

Since the site is part of a comprehensive scheme for the Community Centre at A2, PaschimVihar, the open space requirement may accordingly be considered based on the provisions of the comprehensive scheme of DDA & disposal conditions of the plot.

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 obtain water assurance form Delhi Jal Board / Authorised source for the proposed development work before start of construction.
2. Rain water harvesting/ storage/ retention arrangement needs to be provided with adequate provision of storage capacity of min. 1 day of Fresh water requirement for reuse and additionally the rain water harvesting may be explored at adjacent plot with due permission from DDA at Project Proponents cost.
3. Minimum 1 tree for every 80 Sq. Mt of plot area (27 Nos.) should be planted in the command area with due permission of competent authority.
4. The PP shall store all the construction material within the project site and additional space for stacking of material and temporary hutments for labourers shall only be utilized after approval/ permission from competent authority.
5. PP shall revise the estimate of the excavated soil and shall plan for managing, conserving the top soil excavated during construction and for its reuse.
6. 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.
7. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
8. 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

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- 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 low cost sensors for monitoring PM 2.5, PM 10.
9. Ground water should be extracted only after the permission from the competent authority.
 10. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be limited to shallow aquifer.
 11. 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 final outfall/ sewer connection. Calibration for all the Flow meters shall be maintained on quarterly basis.
 12. Solar water heating shall be provided to meet its hot water demand as far as possible.
 13. Only LED lighting fixtures should be used.
 14. Green building norms should be followed with a minimum 3 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up.
 15. Construction & Demolition waste should be disposed of at authorized C&D waste processing unit.
 16. Wind- breaker of appropriate height i.e. $1/3^{\text{rd}}$ of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction.
 17. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
 18. 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.
 19. 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.
 20. 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.

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21. 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.
22. 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.
23. The PP shall provide electric charging points in parking areas for e-vehicles for at-least 20% of car parking.
24. 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. As proposed, no treated water shall be disposed in to municipal drain.
25. At least 2 % of the total energy demand to be sourced from renewable energy.
26. Energy audit shall be carried out periodically to review energy conservation measures.
27. All sensor/meters based equipments should be calibrated on quarterly basis.
28. The green building consultant should be hired for yearly audit since inception of the project.

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Presentation on the Master Plan by DIAL in Aerocity, Delhi.

The State Level Expert Appraisal Committee (SEAC), Delhi while appraisal of Environmental Clearance application vide Proposal No. SIA/DL/MIS/76154/2021 for "Construction of Mega Commercial Development" at Plot no. LP 1B 02 Gateway District, Aerocity, Indira Gandhi International Airport, New Delhi, by M/s Angelica Developers Limited in its meeting held on 01.07.2022 decided to request M/s DIAL to give a presentation on the master plan specifically wrt water supply scheme approved by DJB the drainage network, natural drainage pattern, water body, rain water management of the area viz-a-viz planned property development in its area to take a holistic view in the proposals coming up for appraisal before SEAC-Delhi.

Sh. Aman Kapoor, CEO, DIAL, Dr. Muthukrishnan, Head Env. Division DIAL and Sh. Sunil Dubey, Architect gave the presentation on the Master Plan of Aerocity land development. It was explained that Aerocity Master Plan has two phases, Phase I: 62.5 Acre & Phase-II: 115 Acre and has three parts.

1. Hospitality District
2. Gateway District
3. Down town District

The Water supply assurance from DJB is as follows:

1. Existing DJB water supply connection to DIAL : 16.0 MLD
2. Total Fresh Water requirement for Aerocity : 8.0 MLD
3. Hospitality District Operations : 2.0 MLD
4. Gateway District (Under-Development) : 3.0 MLD
5. Down Town District (Future Development) : 3.0 MLD

All projects in Aerocity meet the fresh water demand from Airport's DJB supply and Hospitality District is getting sufficient supply of DJB water.

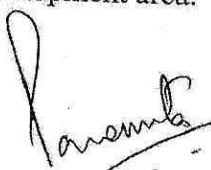
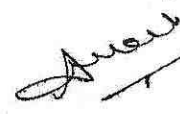
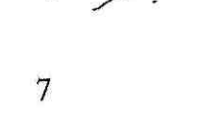
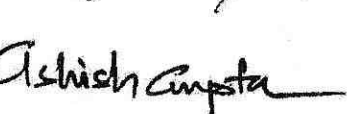
For New/ upcoming projects the DIAL insists for complete treatment of sewage at developer /concessionaire end and only in case of emergency there is provision to discharge the waste water in DIAL network in a regulated/monitored manner.

Regarding the demand of STP treated water by M/s Angelica, the DIAL was non committal and suggested to go for innovative/alternate options.

Traffic management at IGI Airport also discussed and Committee suggested corrections/ modification regarding easy access to pedestrians from Metro/ Rapid Metro stations to the Aerocity. The DIAL assured to take care of the suggestions.

The committee requested DIAL to provide the following information to SEAC:

1. Storm water drainage network map of the area and integrated with Landscape Plan.
2. Copy of the Master Plan of the Aerocity.
3. Hydro-geological Study of the development area.

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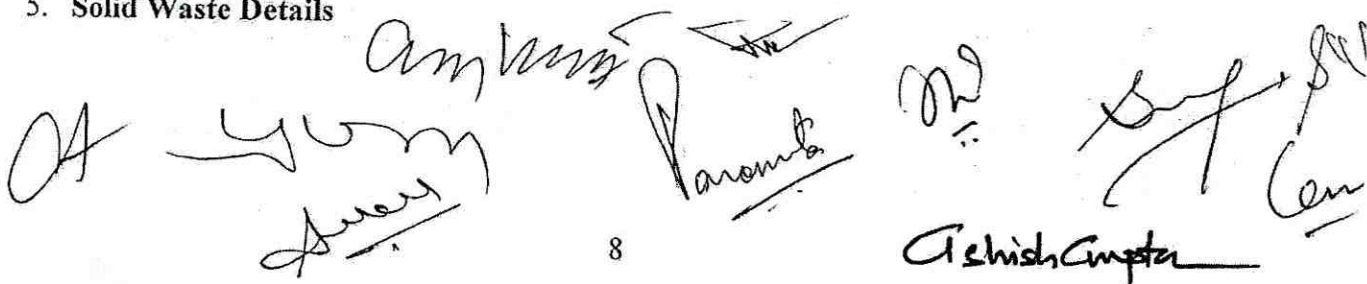
Agenda No. 02

Case No. C-406

Name of the Project	EC for Warehouse Project at Khata no. 23//6/1, 15/2, 16/1, 25, 34, 24//11, 20, 21, 57//1, 10, 58//3, 5/1, 9/3, 10, 11, 12/1, 5/3, 6, 4, 7, 8, 9/1, 12/3, 13, 14, 19, 18, 17, 9/2, 12/2, 5/2, 59//4, 5/2, 6, 7, 14, 59//15, Village - Bijwasan, Delhi
Project Proponent	Ramesh Chand, GPA, 574/5, VPO, Bijwasan, New Delhi, South West, Delhi-110061
Consultant	M/s Grass Roots Research & Creation India (P) Ltd
EIA Coordinator present during Meeting	Ms. Sadhna Singh (EIA Coordinator) Mr. Saransh Gupta (Asstt. Manager)
Representative of PP present during Meeting	Mr. Ramesh Chand (Owner) Mr. Ghausyam (Owner)
Proposal No.	SIA/DL/MIS/277979/2022
File No.	DPCC/SEIAA-IV/C-406/DL/2022

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Warehouse Project at Khata no. 23//6/1, 15/2, 16/1, 25, 34, 24//11, 20, 21, 57//1, 10, 58//3, 5/1, 9/3, 10, 11, 12/1, 5/3, 6, 4, 7, 8, 9/1, 12/3, 13, 14, 19, 18, 17, 9/2, 12/2, 5/2, 59//4, 5/2, 6, 7, 14, 59//15, Village - Bijwasan, Delhi by Ramesh Chand.
2. The Project is located at **Latitude:** 28°32'9.82"N; **Longitude:** 77° 1'43.38"E.
3. **Area Details:**
The Total Plot Area of the project is 101256.48 sqm. The Proposed Total Built-up Area is 79996.18 sqm. The Proposed FAR Area is 79996.18 sqm. The Proposed Ground Coverage is 40,497.13 sqm. Existing Built-up area of 790 sqm will be demolished. Total no. of expected population will be 5600 persons. Total no. of warehouses will be 3 nos. The maximum height of the building will be 15 m.
4. **Water Details:**
During Construction Phase, STP water will be used, which will be ensured to fit for Construction and Sewage generated will be treated and disposed through septic tanks with soak pits.
During Operational Phase, Total Water requirement of the project will be 236 KLD which will be met by 108 KLD of Fresh water from DJB and 128 KLD treated water from in house STP. Total Waste water generated from the project will be 142 KLD which will be treated in house STP of 175 KLD capacity. Treated Water from STP will be 128 KLD which will be recycled and reused for Flushing (56 KLD), Horticulture (72 KLD). Number of Rain Water Harvesting (RWH) Pit proposed is 25 nos.
5. **Solid Waste Details**



During Construction Phase, All construction wastes generated during construction will be used within the site itself for filling the floors, roads, aggregate for mortar etc. to the extent feasible and remaining if any will be sent to the agency for proper disposal.

During the Operation Phase, Total 1394 Kg/day of Solid Waste will be generated from the project. Out of which, the Biodegradable waste (557.6 kg/day) will be subjected to composting by organic waste converter and the compost will be used as manure. The Recyclable waste (697 kg/day) & Non-Recyclable waste/ Inert waste (139.4 kg/day) will be disposed through Govt. approved agency.

6. Power Details

During Operation Phase, Total Power requirement will be 1100 kVA which will be supplied by Tata Power Delhi Distribution Limited (TPDDL). For Power Back up, DG sets of Capacity 925 kVA (1x600 kVA+ 1x200 kVA + 1x125 kVA) will be installed. Solar Power generation system of 50 Kilo Watt peak (KWp) capacity will be provided.

7. **Parking Facility Details:** Total Proposed Parking is 1977 ECS including parking for e-vehicles which is 320 ECS (20 % of required parking).

8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 26 Km and from Asola Wildlife Sanctuary is 16.5 Km.

9. **Plantation Details:** The proposed Green Area is 15,289.73 sqm (15.1% of the plot area) There are 25 no. of trees existing at site which will be retained/transplanted.

10. **Cost Details:** Total Cost of the project is Rs170crores including land & development cost.

B. After due deliberations, the SEAC in its 108th Meeting held on 09.07.2022 recommended as follows:

Based on the information furnished, documents shown & submitted, presentation made by the project proponent SEAC sought the following information:

1. Sanctioned Building plan as per sanction letter dated 10.05.2022.
2. Permission from the land owning agency for conversion of agricultural land into the commercial.
3. An existing tree inventory with species and girth of each tree may be prepared showing all trees – (a) trees to be retained, (b) trees to be removed due to building ground coverage, (c) and trees to be removed due to additional paved area. Attempt may be made to increase the trees to be retained.
4. Water assurance for the treated water of DJB STP during construction along with mechanism proposed for making this water fit for use in construction and its quantification.
5. Fresh Water assurance from DJB including the following details:
 - 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 or the permission for ground water extraction.
6. Power supply assurance from TPDDL/ BSES.

6. Power supply assurance from TPDDL/ BSES. *Am Vansh*

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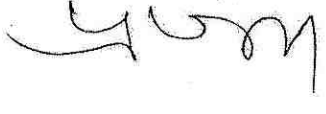
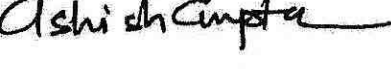
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7. Rain water harvesting needs to be revised taking into account the recent flash rain data and actual percolation rate of the soil at site. Storage capacity of min. 1 day of total fresh water requirement along with layout and location plan needs to be provided. Calculate runoff from (a) roof top, (b) green areas separately.
 - Prepare management strategy for each of these (a) roof top, (b) green areas
 - Design natural storm water retention capacity in the green areas by marginal lowering by about 0.3 m, and gradient management, which can enhance natural percolation, and indicate the same in m^3 ,
 - Design separate storm water retention and recharge or reuse capacity for rooftop runoff and green areas.
8. Fresh proposal for housing of construction labours within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STPs, safe drinking water, medical healthcare, crèche etc.
9. The Revised Capital and Recurring cost of EMP with inclusion of cost of environmental monitoring.
10. Revised EMP (Environment Management Plan) for dust mitigation measures during construction as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of VardhamanKaushik Vs. Union of India & others and Sanjay 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 low cost sensors for monitoring PM 2.5, PM 10.
11. Revised Traffic Management Plan including Traffic Impact Assessment considering the latest traffic scenario. Further, PP is required to submit mitigation measures to handle critical entry and exit scenarios inside and outside the site minimizing the impact on the city roads. Distribution of mode of traffic as per MPD.
12. Proportion wise Step Diagram to be provided showing the amount of reduction in net per capita energy demand achieved through (i) Load Reduction Strategies, (ii) Passive Strategies, (iii) Renewables, and (iv) Energy Recovery strategies. At least 2 % of the 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.
13. 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.
14. Proposal for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
15. Traffic Circulation Plan.
16. Proposal for effluent generated from vehicle washing area needs to be incorporated.
17. A water body is required to be proposed in the project site.
18. Quantification of STP sludge needs to be revised.
19. Revised figure for organic waste compost generation and its utilization plan.
20. The mechanism to regulate outstanding and PVC from carriage vehicle.

21. The path of fire fighting vehicles needs to be designed and clarified.

22. The technical feasibility of proposed STP needs to be confirmed by elaborated schematic diagram of the individual units.

The committee decided to record a warning for showing the presentation in deviation of hardcopy of presentation submitted as observed from schematic diagram STP and to be more professional in dealing the projects as EIA consultant.

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Agenda No 03

Case No. 395 (TOR)

Name of the Project	ToR for Expansion of Existing Hotel Building at Plot no. 3, Sector - 10, Dwarka, New Delhi
Project Proponent	M/s Tirupati Building and Offices Pvt. Ltd. Plot No-3, District Centre, Sector-10, Dwarka
Project EIA coordinator present during the meeting	Mr. Praveen Bhargava (EIA Coordinator) Ms. Richa Aggarwal (Executive-EIA)
Rep. Of the PP present during the meeting	Mr. Subhash Dabas (Managing Director) Mr. Ayush Dabas (Director) Mr. Harpreet Khusmi (Architect)
Proposal No.	SIA/DL/MIS/72149/2022
File No.	DPCC/SEIAA-IV/C-395(TOR)/DL/2022

A. Details of the proposed project are as under:

1. The Proposal is for grant of TOR under violation category for an Expansion of "Existing Hotel Building" at Plot no. 3, sector-10, Dwarka, New Delhi by M/s Tirupati Buildings & Offices Pvt. Ltd
2. The project is located at Latitude: 28°34'45.29"N, Longitude: 77° 3'21.61"E.
3. **Area Details:** After the proposed expansion, the total plot area will remain the same i.e 13,603.00 m2. Against the Built up Area of 55550.169 sqm permitted in previous EC, the Total Built up Area constructed as per completion is 56898.939 sqm. Additionally, Non-FAR of 2769.63 sqm has been constructed but not in operation. Thereby Total Built up Area constructed is 59668.565 sqm and 19275.944 sqm of Non FAR Area is proposed to be constructed.

Description	Unit	As per EC	Constructe d as per Completion	Total Construct ion done	Proposed	Total after expansion
Cost of the Project	Rs (Cr)	407.88			75	482.88
G.C (achieved)	sqm	5353.232	5441		1439	6792.61
FAR (achieved)	sqm	27279.082	30606		14.684 (converted)	30591.316

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Minutes of Meeting of 108th SEAC Meeting dated 09.07.2022

					into Non FAR)	
Total Non FAR Area - B	sqm	28271.087	26292.939			26292.939
Basement Area	sqm	26275.059	24296.911			24296.911
Non FAR Area (service area)	sqm	1996.028	1996.028			1996.028
Other area constructed in Non FAR (expansion)	sqm				19275.944 2769.63 sqm already constructed but not in operation	22060.25
Built up Area (A+B)	sqm	55550.169	56898.939	59668.565	19275.944	78944.509
Number of Basements	Nos.	3		3		3
Max. No. of Floors	No.	3B+G+10	3B+G+12	3B+G+12		3B+G+12
No. of Towers	No.	1	1	1		1
Max. Height of the Building	metre	54	54	54		54
Total Power Load	KW	6127.5	Sanctioned Load: 3333 Connected Load 2000			2000
No. of DG Sets	No. (KVA)	-	2x1250	-	No new DG sets will be installed	2x 1250
No. of RWH Pits	No.	-	3	-	-	3
Total Water Requirement	KLD	328	26	-	-	354
Fresh Water Requirement	KLD	156	-3	-	-	153
Wastewater Generation	KLD	-	-	-	180	180
Treated Wastewater Reuse	KLD	182	-	-	162	162

STP Capacity (MBBR)	KLD	200	210	-		210
Total Solid Waste	Kg/day	387	-	-	262	649

4. Water Details :

During construction phase: Total water requirement will be 10 KLD out of which 5 KLD Water will be sourced through treated water from STP for construction activities. For domestic use, 5 KLD water will be sourced through tankers. Existing toilet facilities will be used for the labourers during the construction phase. Regular cleaning shall be done and hygiene conditions shall be maintained.

During Operation phase:

Existing Operational: Total water requirement is 178 KLD out of which fresh water requirement is approx. 87 KLD which is being supplied by Delhi Jal Board and tanker supply. Rest of the water requirement i.e 91 KLD of treated water is being sufficed from on-site STP. Total waste water generated is 101 KLD which is being treated in on-site STP of 200 KD capacity. Treated water (91 KLD) is being used in flushing (30 KLD), gardening (8 KLD) and Cooling (53 KLD). It is a ZLD complex.

After Expansion: Total water requirement will be 315 KLD out of which 153 KLD will be from fresh water which will be met by Delhi Jal Board and tanker supply. 162 KLD of treated water will be met from on-site STP. Total waste water generated will be 180 KLD which will be treated in an existing STP of 210 KLD and reused for flushing (54 KLD), gardening (8 KLD) and Cooling (100 KLD). It will be a ZLD complex.

Total 3 no. of rainwater harvesting pits of size 4m dia and 4.5m depth have already been provided with a total capacity of 169.56 m³ . Runoff from roof top, landscape area, Open and road area will be connected to rain water harvesting pits.

5. Solid and Hazardous Waste Management:

During Construction Phase: Total 15 kg/day of waste will be generated from labourers out of which 9 kg/day will be biodegradable waste which shall be treated in existing Organic waste converter & 6 kg/day of non biodegradable waste will be given to authorized recycler.

During Operation Phase: At present, total solid waste of 514 kg/day is being generated, Out of which the biodegradable waste of 308 kg/day is being generated which is being treated in an organic waste converter of 700kg capacity. Non biodegradable waste of 206 kg/day is being given to approved recyclers.

After expansion approx. 649 kg/day of solid waste will be generated from the project out of which 389 kg/day of Biodegradable waste will be treated in already installed OWC and 260 kg/day of non-biodegradable waste will be given to the approved recycler.

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6. **Power Details :-** At present, the total Sanctioned Load of the project is 3333 kVA & connected load is 2000 kVA, which is being met by the BSES Rajdhani. 2 no. of D.G. sets of capacity 1250 kVA each are already installed which have been operated during power cut only. No new DG will be installed for expansion. After Expansion- There sanctioned and connected load will remain same after expansion
7. **Parking facility:**
During Construction Phase: Proper parking provisions for construction vehicles will be provided . Proper space for loading and unloading of building material and pickup of waste debris will be defined .
During Operation Phase: Presently sufficient car parking provision have been made in basement and at surface Approx 613 ECS have been provided in the basement and at the surface. Parking will remain the same for expansion also
8. **Eco-Sensitive Areas:** There is no Wildlife Sanctuary within 10 Km of Buffer zone.
9. **Plantation:** The green area of 2720 m² (20 % of total plot area) has been developed all along the periphery of the project site. Approximately 78 trees have already been planted at the site.
10. **Cost of the project:** As per Section D, Pre-Feasibility report page D-6(Table-1), proposed cost is 75 Crore and total after expansion will be Rs. 482.88 Crore.

The matter was earlier considered in SEAC and SEIAA in view of a representation/ related to the alleged violations being done by the project and construction work has been carried out at site even as it applied for expansion of the project before EAC (Infra-2) of MoEF&CC, GoI. As per EAC recommendation, the matter has been recommended to Ministry for necessary action as the project appears to be a case of violation of previous EC.

MoEF&CC was requested by SEAC vide letter dated 15.02.2022 that current status of the above said Environmental Clearance application filed by the project proponent and action decided by the MoEF&CC, GoI subsequent to the recommendation of EAC (Infra-2) may please be provided to SEAC, Delhi.

Subsequently, the Sub-Committee of SEAC as decided in 98th SEAC meeting sitting dated 07.02.2012 conducted the inspection on 12.02.2022 and submitted its report to SEAC on 22.02.2022 (99th SEAC Meeting) with the finding that the total Built up area (58877.09 sq.mt. as per the DDA completion plans dated 11.06.12) is exceeding by 3326.92 sq.mt over the areas contained in the above Environmental Clearance (55550.169 sq.mt.) with concluding observations as follows:

1. The reply submitted by the project proponent did not cover Sanctioning details of the active construction being carried out on the front, left and right side of the existing Building which is evidently being carried out for expanding the built up area beyond the previous one for which completion was obtained.
2. Deviations were observed from the previous Completion Plan obtained from DDA dated 18.11.2010 in the total Built up area mentioned in the Environmental Clearance issued in 2008.
3. As far as the old construction in past is concerned, the matter maybe dealt as per item 4 of the Minutes of the 78th Meeting of EAC (Infra-2) dated 14th and 15th December,

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2021 that takes note of the Project as a Case of Violation with recommendations for the Ministry to take necessary actions

The SEAC) in its 99th meeting held on 22.02.2022, in view of MoEF&CC Office Memorandum dated 07.07.2021 outlining the SOP for dealing with the cases of violations of EIA Notification, 2006 recommended as follows:

- A. The DDA may be intimated for necessary action wrt the active construction being carried out on the front, left and right side of the existing Building which is evidently being carried out for expanding the built up area beyond the previous one for which completion was obtained without obtaining sanction from DDA and for necessary action in respect of additional deviations from the Completion Plan dated 11.06.2012 observed in respect of –
 - a. Entry on the rear side of the Plot towards the pedestrian Walkway.
 - b. Commercial use in some part of the First Basement.
- B. The MoEF&CC, GoI be informed about the active construction being carried out on the front, left and right side of the existing Building which is evidently being carried out for expanding the built up area beyond the previous one for which completion was obtained and that deviations have been observed from the previous Completion Plan dated 18.11.2010 in the total Built up area mentioned in the Environmental Clearance issued in 2008.
- C. The SEIAA may take action u/s 5 of EPA 1986 for stoppage of construction activity for active construction being carried out on the front, left and right side of the existing Building which is evidently being carried out for expanding the built up area without obtaining Environment Clearance for the expansion beyond the previous environmental clearance dated 08.07.2008, with a copy to MoEF&CC, GoI, DDA and DPCC for necessary action.

In view of A, B and C above following actions have been taken by SEIAA:

1. Letter has been issued on 07.03.2022 to DDA
2. Letter has been issued to Joint Secretary (IA Division), MoEF&CC, GoI on 07.03.2022
3. Directions u/s 5 of EPA 1986 have been issued on 07.03.2022.

In response to the above, status of action taken the Sub-Divisional Magistrate (Dwarka) has issued an order dated 10.03.2022 for directing the project proponent to stop construction of the project with immediate effect in pursuance of directions dated 07.03.2022 issued by SEIAA u/s 5 of EPA 1986.

In response to the letter dated 15.02.2022 issued by SEAC to Member Secretary, EAC (Infra-2), Ministry of Environment, Forest & Climate Change, GoI, Indira Paryavaran Bhawan, Jorbagh, Lodhi Colony, New Delhi, Delhi 110003 a reply dated 19.04.2022¹ has been received from Scientist-F/ Director, MoEF&CC, GoI reiterating the Minutes of the Meeting of EAC (Infra-2) held during 14th-15th December, 2021 in which it was found that the project appears to be a case of violation of the previous granted EC dated 08.07.2008 and EAC recommended that Ministry may take necessary action accordingly instead of action decided by the MoEF&CC, GoI subsequent to the recommendation of EAC (Infra-2).

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In view of above the SEAC in its 103rd Meeting held on 07.05.2022 that matter may be appraised to SEIAA, Delhi as the reply received from MoEF&CC does not appear to address the issue suitably.

The Office Memorandum No J-11013/41/2006-IA.III dated 23.10.2017 issued by MoEF&CC, GoI at clause no (iii) prescribes that in cases, the proposal is appraised by EAC due to non-existence of SEIAA/SEAC, then irrespective of whether recommended, deferred or additional information sought, it will continue to be appraised and decided at the central level, even if the SEIAA/SEAC is constituted later on.

After due deliberations, the SEAC in its 104th Meeting held on 21.05.2022 recommended to defer the case for want of final decision of MoEF&CC, GoI subsequent to recommendation of EAC (Infra 2) and against the request for withdrawal submitted by the PP to MoEF&CC, GoI. The Committee recommended that a clarification may be sought from the Joint Secretary, MoEF&CC, GoI seeking advice whether the matter to be process at central level or state level in view of OM dated 23.10.2017 and accordingly a communication was issued to Joint Secretary IA-Division, MoEF&CC, GoI vide letter no. DPCC/MS/SEAC-IV/Comp./08/104/2021-22/3588-3591 dated 25.05.2022 for suitable advice.

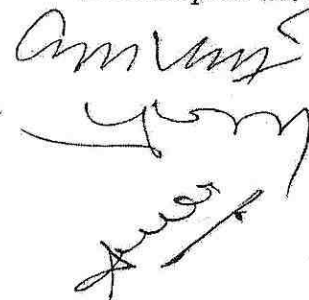
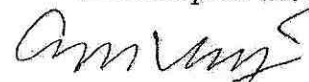
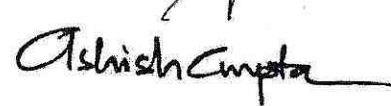
The matter was considered in 61st SEIAA Meeting held on 20.06.2022 and SEIAA acknowledged the status of the matter and decided that the suitable action be recommended by SEAC after taking into consideration the response of MoEF&CC, GoI in terms of the letter issued on 25.05.2022.

Subsequently, a letter dated 16.06.2022 was received on 21.06.2022 from MoEF&CC, GoI clarifying that the proposal has been marked as violation category project at PARIVESH Portal, the proposal (IA/DL/MIS/223780/2021) is no longer active and may be considered disposed of. Further, it has been stated that for further consideration of the proposal for appraisal by any regulatory authority (EAC/ SEAC), online submission of a *de novo* application under the violation category would be required. PP has already submitted a proposal (No. SIA/DL/MIS/72149/2022 dated 10.02.2022) under the violation category through the state portal of PARIVESH, the SEIAA- Delhi may consider and appraise the proposal under violation category as per SOP for handling of violation cases under EIA Notification, 2006.

In view of above, the SEAC during its 107th Meeting held on 01.07.2022 recommended to list the Proposal No. SIA/DL/MIS/72149/2022 submitted by the project proponent under Violation Category in next meeting of SEAC.

During the meeting held on 09.07.2022 the matter was deliberated before SEAC. The Letter dated 16.06.2022 received from MoEF&CC, GoI states that based on detailed deliberations, EAC, Infra-II has identified the proposal as a case of violation of the conditions stipulated in EC letter dated 08.07.2008 as the no. of floors exceeds from G+10 to G+12.

It was further deliberated that the Project proponent has stated the Builtup Area of 56898.939 sqm completed as per completion in deviation to the Builtup Area of 58877.09 sqm indicated in DDA sanction plan i.e. exceeding by 3326.92 sq.mt over the areas contained in the above

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Environmental Clearance (55550.169 sq.mt.). Therefore the violation with respect to previous EC dated 08.07.2008 stands established as follows:

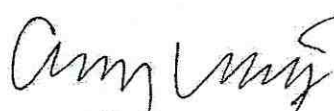
1. Constructed Builtup Area exceeding by 3326.92 sqm.
2. No. of Floors exceeds from G+10 to G+12.

Further with respect to the further expansion of 22045.574 sqm(19275.944 + 2769.63 sqm) proposed in existing operational building the violation with respect to EIA Notification 2006 is that the PP has constructed 2769.63 sqm Builtup area without obtaining Environmental Clearance for the proposed expansion.

B. After due deliberations, the SEAC in its 108th Meeting held on 09.07.2022 recommended as follows:

Based on the information furnished, documents shown & submitted, presentation made by the project proponent SEAC sought the following information:

1. In view of above the PP is required to stop the operation of 11th and 12th Floor to the extent of 3326.92 sqm Built up Area and submit an undertaking confirming stoppage.
2. PP is required to submit an undertaking regarding stoppage of construction work for the expansion in pursuance of direction issued by SEIAA on 07.03.2022 and consequential order issued by SDM on 10.03.2022.
3. Approved architectural drawings along with certificate from the competent authority for the proposed expansion.
4. The project proponent is liable to pay Damage Assessment for the operation/production with expanded capacity commenced beyond the permissible limits as per Environmental Clearance dated 08.07.2008 applicable for expansion projects as per OM dated 07.07.2021.
5. The project proponent is liable to pay Damage Assessment for the construction works of expansion carried out without obtaining the prior Environmental Clearance applicable for expansion projects as per OM dated 07.07.2021.
6. Accordingly, PP is required to submit damage assessment report with respect to 4 and 5 above along with remediation plan and natural community Augmentation plan as also quantification of such liability to be deliberated and finalized by the SEAC.
7. PP is required to submit a categorical statement clarifying the project cost attributable to the expansion, incurred upto date of filing of application along with the total turnover attributable to the expanded activity/ capacity involved during period of violation wrt 4 above.
8. PP is required to submit a categorical statement clarifying the project cost attributable to the expansion, incurred upto date of filing of application wrt 5 above.

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Agenda No 4

Case No. C-369

Name of the Project	EC for Development/Redevelopment of Executive Enclave at Plot No. 36 & 38, New Delhi
Project Proponent	Sudhir Kumar Tiwari, Executive Engineer, M/s Central Public Works Department (CPWD), Ministry of Housing and Urban Affairs (MoHUA), A Wing, Nirman Bhawan, New Delhi, Delhi-110002
Project EIA coordinator present during the meeting	Dr. Kamal Gangwar (EIA Coordinator) Ayush Ghildiyal (Sr. Architect)
Rep. of the PP present during the meeting	Mr. Sudhirkumar Tiwari (Executive Engineer) Mr. MV.Rao (SE, CPWD)
Proposal No.	SIA/DL/MIS/246726/2021
File No.	DPCC/SEIAA-IV/C-369/DL/2021

A. Details of the proposed project are as under:

1. The Proposal is for grant of EC for Development/Redevelopment of Executive Enclave at Plot No. 36 & 38, New Delhi by M/s Central Public Works Department.
2. The project is located at
Block A: Latitude: 28°36'38.29" N, Longitude: 77°12'21.93" E.
Block B: Latitude: 28°36'33.85" N, Longitude: 77°12'33.07" E.
3. **Area Details:** The total Plot Area of the project is 81,808.96 sqm. The total Built-up Area (BUA) will be 90,000sqm i.e. The Built-up Area (without basement) is 61000 sqm, Basement Area is 21600 and Contingency Area is 7400 sqm. Existing Built up Area to be demolished is 47,000 sqm. Ground Coverage proposed to be achieved is 18900 Sqm. The total no. of proposed buildings is 05 nos. & number of floors of each building is B+G+1, B+G+1, B+G+3, B+G+3, B+G+3 respectively. Maxi. height of the building is 27m
4. **Water Details :**
During construction phase at construction site, Total water requirement will be 109 KLD out of which 55 KLD will be potable water which will be sourced from NDMC and 54 KLD will be non-potable water which will be sourced from Okhla STP. At Laydown site, Total water requirement will be 660 KLD out of which 270 KLD will be potable water which will be sourced from DJB and 390 KLD will be non-potable water which is proposed to be met from nearby DJB STP. Waste water generated will

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be collected and treated in an on-site waste water/ sewage treatment plant and will be reused either in gardening, construction related works such as curing or flushing or sprinkling as required after securing necessary consents.

During operational phase, total water requirement of the project is expected to be 462 KLD and the same will be met by 146 KLD fresh water from NDMC and 316 KLD treated water from Okhla STP. Wastewater generated (170 KLD) will be treated in 2 STPs of capacity 100 KLD each. Treated wastewater from onsite STPs (162 KLD) will be recycled and re-used. Water required for HVAC (278 KLD) and Horticulture /Landscaping (200 KLD) will be met from treated water from Okhla STP and on site recycled water. The project is designed as a Zero Liquid Discharge (ZLD) project. Rooftop rainwater of buildings will be collected in RWH tanks. For the PMO building, the harvesting tank capacity is 200 KL, and for the other buildings, the harvesting tank capacity is 100 KL.

5. Solid Waste Details :

During Construction phase, >300 tons of C&D waste is likely to be generated during the project which will be re-used and recycled either at Proposed Site or at C&D Waste Management Facility (C&DWMF). About 720 Kg/day of Municipal Solid Waste will be generated in the project. The biodegradable waste (288 Kg/day) will be processed in Organic Waste Converter (OWC). The non-biodegradable waste (288 Kg/day) and Inert Waste (144 kg/day) will be handed over to authorized local vendor. During Operation phase, about 726 Kg/day of Municipal Solid Waste will be generated in the project. The biodegradable waste (311.6 Kg/day) will be processed in Organic Waste Converter (OWC). The Non-Biodegradable Waste (331.2 Kg/day) and Inert Waste (83.2 kg/day) will be handed over to authorized local vendor. C&D waste if generated will be handled in the same manner as done during construction phase.

6. Power Details :

The total power requirement during construction phase is 400 KW and will be met from NDMC and total power requirement during operational phase is 5778 KW and will be met from NDMC. For Power backup during construction phase, DG sets of Capacity 1×500 kVA and during Operational phase, DG sets of Capacity 6×2000 kVA (04 working and 02 standby) will be installed. 135 KWp rooftop PV system is proposed to harvest solar energy in the project.

- 7. Parking facility:** The total proposed parking facility is 520 ECS (320 ECS within site boundary and 200 ECS are proposed in additional plots)
- 8. Eco-Sensitive Areas:** Distance from Asola Bird Sanctuary is 12.79 Km SSE and Okhla Wildlife Sanctuary is 9.67 km SE from the project site.
- 9. Plantation:** Total green area proposed is 28,500sqm. There are 784 trees present at the site. Out of these, 154 trees are proposed to be retained and 630 trees are proposed to be transplanted. No. of tree plantation required (1 tree per 80 m^2 of plot area for development) is 787 nos. Total no. of trees to be (retained + planted) within project area is 788 (154+634) nos.

- 10. Cost of the project:** Total cost of the project is Rs. 1381 Crores.

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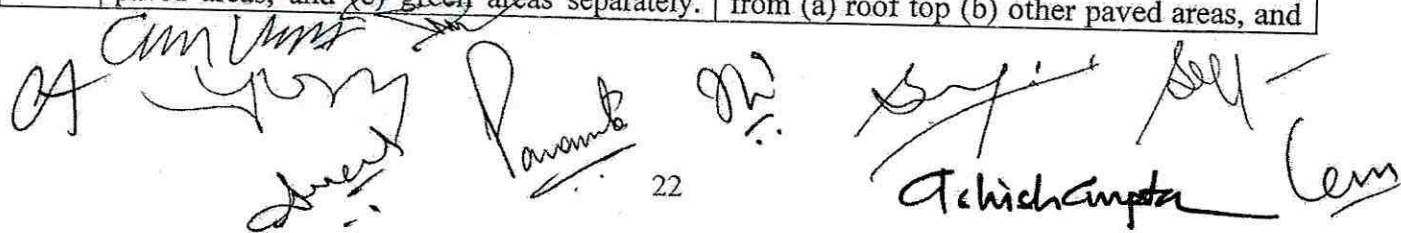
Minutes of Meeting of 108th SEAC Meeting dated 09.07.2022

After due deliberations, the SEAC in its 98th Meeting (1st Sitting) held on 31.01.2022, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which has been responded back by the project proponent on 11.03.2022 as follows:

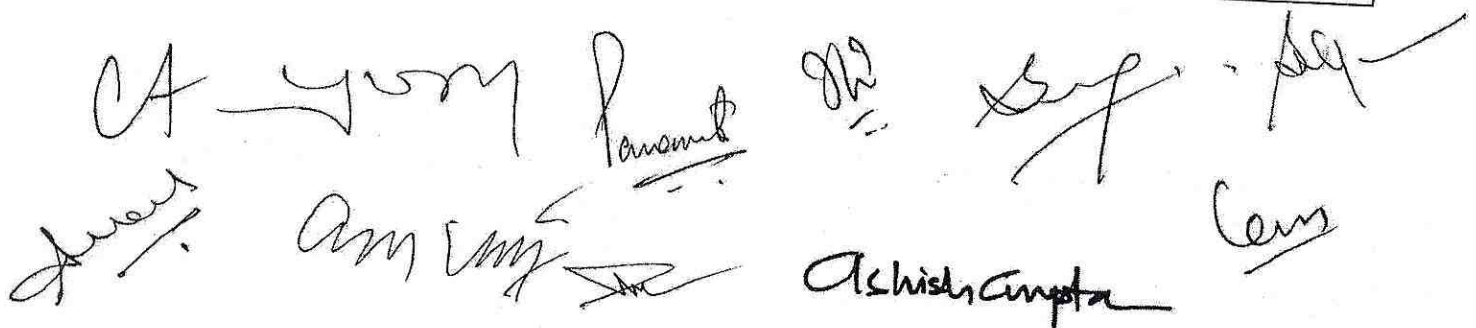
S.No.	Information Sought by SEAC during SEAC Meeting dated 31.01.2022	Reply dated 04.03.2022 submitted on 11.03.2022												
1.	Building Plan approval from NDMC, DUAC and Delhi Fire Service.	PP has informed that Building plans have been submitted to the authorities & are under approval.												
2.	The trees on the site form an important part of the natural heritage of the city. While the ground coverage on the site is reducing from existing 40% to around 20%, about 80% of the existing trees are proposed to be removed. This is an excessively high proportion. An existing tree inventory with species and girth of each tree may be prepared, along with a baseline green area map, showing all trees – (a) trees to be retained, (b) trees to be removed due to building ground coverage, (c) and trees to be removed due to additional paved area. Attempt may be made to increase the trees to be retained.	PP has informed that an attempt has been made to increase the number of trees to be retained on the site by modification in design. PP has attached an existing tree inventory with species and girth of each tree PP has attached an affidavit dated 04.03.2022 informing the change in the number of trees from 784 Trees (submitted in Form 1, 1A and conceptual plan) to 807 Trees (as per latest survey). PP has attached a revised Green area map and layouts showing the bifurcation of trees to be retained and transplanted. Brief is given below: <table border="1"> <thead> <tr> <th>Particulars</th><th>Latest Figure</th><th>Previous Figure</th></tr> </thead> <tbody> <tr> <td>Total No. of Trees at site</td><td>807 nos.</td><td>784 nos.</td></tr> <tr> <td>Trees to be retained</td><td>320 nos.</td><td>154 nos.</td></tr> <tr> <td>Trees to be removed & transplanted</td><td>487 nos.</td><td>630 nos.</td></tr> </tbody> </table> PP has also informed that to minimize environmental impact, 90 out of the 487 trees are proposed to be transplanted on plot no. 30 (SPG) in the vicinity.	Particulars	Latest Figure	Previous Figure	Total No. of Trees at site	807 nos.	784 nos.	Trees to be retained	320 nos.	154 nos.	Trees to be removed & transplanted	487 nos.	630 nos.
Particulars	Latest Figure	Previous Figure												
Total No. of Trees at site	807 nos.	784 nos.												
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Trees to be removed & transplanted	487 nos.	630 nos.												
3.	Revised proposal with enhanced requisite number of tree plantation. Complete plan for transplantation of trees (trees being retained and trees being transplanted) with detail of the proposal for survival of transplanted trees	PP has informed that survival rate count of transplanted trees can be known and shared only after 12 months of the transplantation exercise. PP has also clarified that transplanting the												

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	along with the layout indicating location of trees with reasons/ justification for not transplanting the trees within the project sites.	trees within the project is not recommended as it will include transplanting the trees twice, once in the nearby area & then back to the plot within in a short span of 2-3 years which will reduce the survival rate of trees.																					
4.	It was noted that valuable open area was being used for at-grade parking. Proponent to provide justification why all parking cannot be accommodated in basements or stilts. Also plans to be provided showing that no trees are being cut or transplanted for provision of the at-grade parking.	PP has informed that all trees in the proposed grade parking will be retained. PP has informed that as per security guidelines, basements of some buildings will not be used for parking and will only be utilized to house services/ service infrastructure required for the building.																					
5.	Wherever tree plantation is being taken up, preferably large shade-giving native trees should be planted and not just ornamental trees. Tree-pit size of 6'x6' to be ensured.	PP has attached the proposed tree species list - large & medium sized to be planted at site. PP has also informed that Tree-pit size of 6'x 6' will be ensured																					
6.	It was noted that the site has been enclosed by high boundary walls and buildings set far back from the footpaths of external Roads, which compromises safety of women on footpaths. This aspect needs to be addressed through suitable design interventions and technological measures.	PP has informed about the suitable measures proposed by them to ensure the safety of women.																					
7.	The measurement of the area covered by the parking provision and the area covered for building use.	PP has informed about the area covered by parking and building use which is as follows: <table><tr><th colspan="2">Description</th><th>Area (sqm)</th></tr><tr><td colspan="2">Area covered by the parking provision</td><td>5,321</td></tr><tr><td colspan="2">Area covered for building use</td><td>23059</td></tr><tr><td>i</td><td>PMO Footprint</td><td>13822</td></tr><tr><td>ii</td><td>IH Footprint</td><td>2647</td></tr><tr><td>iii</td><td>NSCS Footprint</td><td>3295</td></tr><tr><td>iv</td><td>CabinetSecretariat Footprint</td><td>3295</td></tr></table>	Description		Area (sqm)	Area covered by the parking provision		5,321	Area covered for building use		23059	i	PMO Footprint	13822	ii	IH Footprint	2647	iii	NSCS Footprint	3295	iv	CabinetSecretariat Footprint	3295
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iv	CabinetSecretariat Footprint	3295																					
8.	Rain water harvesting needs to be revised taking into account the recent flash rain data and actual percolation rate of the soil at site. Calculate runoff from (a) roof top, (b) other paved areas, and (c) green areas separately.	PP has informed that RWH tanks have been provided to collect surface runoff from the terraces. PP has provided calculation of the runoff from (a) roof top (b) other paved areas, and																					



	Review peak rainfall runoff threshold used in the calculation – given the experience of last 5 years with extreme rainfall events and likely increase in frequency with climate change in the next 50 years and create adaptive strategy accordingly.	(c) green areas by taking 35 mm/hr rainfall
9.	Prepare management strategy for each of these (a) roof top, (b) other paved areas, and (c) green areas a. Design natural storm water retention capacity in the green areas by marginal lowering, and gradient management, which can enhance natural percolation, and indicate the same in m³, b. Design separate storm water retention and recharge or reuse capacity for rooftop runoff and paved areas.	PP has provided its management strategy for roof top, other paved areas, and green areas PP has also informed that total 18 Nos. of recharge trenches of approx. 38 cum. volume will be provided. PP has also informed that green areas will have a surface slope of 1:150 with higher level ridges to direct the surface run-off towards the lowered planter beds
10.	Justification for providing 135 KWp rooftop Solar PV System which is at lower side.	PP has informed that it is not possible to augment the renewable energy utilization by PV systems on terrace to 5-7% on the grounds of movements required for security personnel & other equipment to be placed on the terrace. PP has also informed that solar PV system provided is already more than required as per UBBL for Delhi, 2016 & ECBC, 2017
11.	Revised Geotechnical Report with cross-sectional view of rock strata along with details of pre and post monsoon water table in project area.	PP has attached the Final Geotechnical Report for the site.
12.	Specific aspects relating to the project under reference are required to be submitted which are covered in Environmental Clearance dated 31.05.2021 along with the clarification on change of land use affected post EC dated 31.05.2021 in view of MoHUA Notification dated 04.08.2021 and 21.09.2021.	PP has informed that the EC dated 31.05.2021 does not cover the Executive Enclave. PP has also informed that post the notification dated 04.08.2021 by MoHUA and clarification for plot area dated 16.09.2021, an application for Executive Enclave was submitted since the desired land use was now available



13.	PP is required to quantify the no. of labours and the detailed plan for the proposed labour camps for housing them.	PP has informed that a peak of 3600 workers will be expected, including 200 employees and 3400 temporary staff. PP has informed about the three laydown site identified by them: Mukundpur Chowk (~18 Acres) or Utsav Sthal (~11.38 Acres) and Kirtinagar laydown site (currently being used for the construction of new Parliament building) for housing of labours. PP has also attached a standard layout plan for housing of the labour.
14.	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.	PP has attached a step diagram showing the amount of reduction in net per capita Energy Demand achieved as compared to base case scenario.
15.	Proposal for provisioning the energy audit during operation phase.	PP has informed that energy audit will be done through BEE Accredited Energy Auditor during operation phase. PP has also informed that in order to facilitate the process of energy audit, digital energy meters and sub-meters will be installed.
16.	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.	PP has informed that the project will be equipped with low water flow and flush fixtures along with incorporation of efficient irrigation system & xeriscaping. PP has provided the reduction in net per capita Water Demand achieved as compared to base case scenario. PP has informed that 200KLD of STP will be installed at the project.
17.	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	PP has attached a summary of the area statement comparing existing area and proposed area in terms of mitigating Urban Heat Island Effect (UHIE). PP has also informed that 63% of proposed area will help in reducing heat island effect vs 5% of current development.

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18.	Plan for managing, conserving the top soil excavated during construction and for its reuse.	PP has informed about the management plan for conserving the top soil excavated during construction and for its reuse.
19.	Provision for electric charging of the e-Vehicles as per Building Bye Laws.	PP has informed that electric charging of the e- Vehicles will be provided as per the Building Bye laws.
20.	Specify name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters.	PP has informed that 1 EE, 2 AEE and one person of CPM level will be appointed to ensure implementation and monitoring of environmental parameters.

In response to the query raised by the SEAC in its 98th meeting (1st Sitting) held on 31.01.2022, PP has submitted an affidavit dated 04.03.2022 regarding the following changes:

S.No.	Particulars	Data as per the online uploaded/ submitted application Form 1, Form 1A, Conceptual Plan & Presentation made on 31.01.2022	Changes made as per reply uploaded on 11.03.2022 in response to ADS on 15.02.2022	Remarks
1.	Actual Ground Coverage achieved	18,900.00 sqm	23,054.00 sqm	-
2.	Actual FAR achieved	0.231 %	0.28	-
3.	Basement Area	21400 sqm	22,271.00 sqm	-
4.	Hardscape Area (Road + Pedestrian)	34,000.00 sqm	30,250.00 sqm	Existing Hardscape Area: 45000 sqm
5.	No. of Trees at site	784 nos.	807 nos.	Based on discussions with the competent authority and application submitted on 03.03.2022 to Forest Dept.
6.	No. of Trees to be retained	154 nos.	320 nos.	-
7.	No. of Trees to be transplanted/ relocated	630 nos.	487 nos.	-
8.	No. of Trees to be added as part of compensatory afforestation	6,300 nos.	4,870 nos.	-
9.	Total no. of Trees proposed to be (retained + planted) within project area	788 nos. (154 + 634)	954 nos. (320 + 634)	-

Present At your Parents
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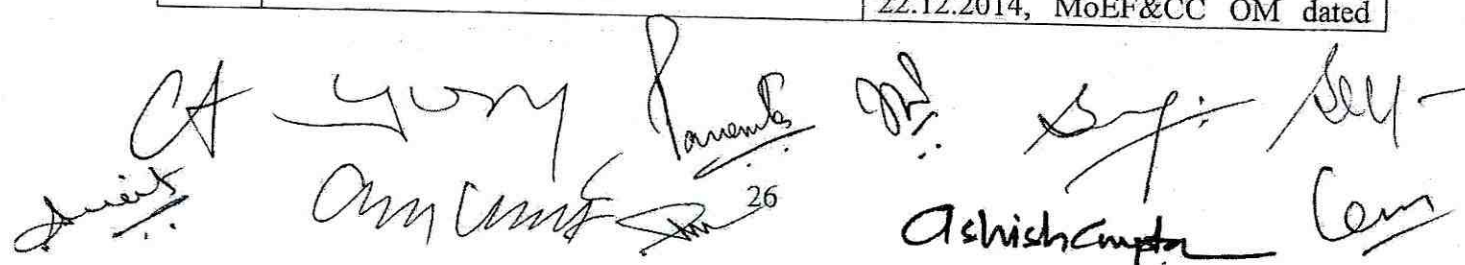
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During the SEAC meeting dated 26.03.2022, the hard copies for the proposed executive Enclave plot No 36 (25 nos.) and Plot no. 38 (43 Nos.) submitted on 23.03.2022 by HCP Design, Planning & Management Pvt. Ltd. vide letter dated 22.03.2022 Ref: 19052-00-LR-282 were seen by the expert members of the committee.

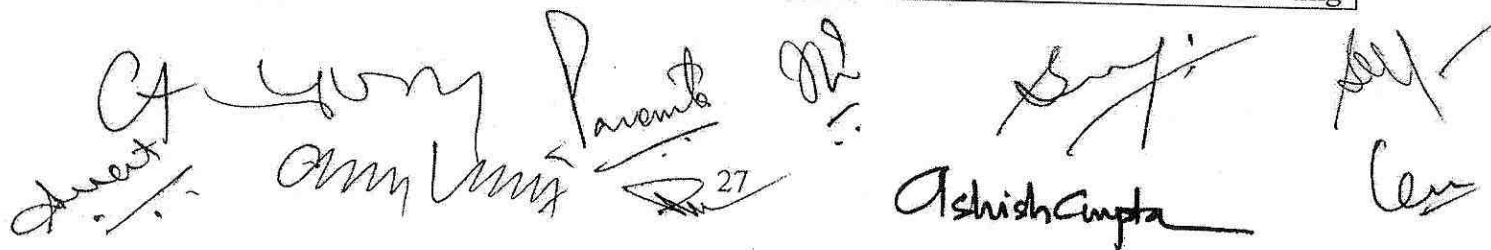
After due deliberations, the SEAC in its 101st Meeting held on 26.03.2022, Based on the information furnished, documents shown & submitted, presentation made by the project proponent SEAC sought the additional details which has been responded back by the PP as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 26.03.2022	Reply dated 06.04.2022 uploaded on 07.04.2022
1.	As per the MoEF&CC OM dated 9th June 2015, Condition no. 91 states, "91. Provide minimum 1 tree for every 80 sq. mt. of plot area". The plot area of the project is 81,808 m ² . The minimum number of trees therefore works out to (81808/80) 1022 trees. However the total number of trees retained (320) plus trees planted (634) adds up to 954. Thus there is a shortfall of (1022-954) 68 trees	PP has informed that the proposed nos of trees have been increased to 1022 nos to meet the norms for minimum 1 tree for every 80 sq. mt. of plot area PP has also attached the revised layout plan of proposed nos of trees.
2.	As per the MoEF&CC OM dated 9th June 2015, item 92, for each of the trees being removed, compensatory plantation has to be in the ratio of 1:3 on the premises. "92. Wherever trees are cut or transplanted, compensatory plantation in the ratio of 1:3 to be done in the premise." Hence for this site, as per item 92, if 487 trees are to be removed, then the compensatory plantation that has to be done within the site is (487 x 3) = 1461 trees.	PP has informed that there is no space available in plots 36/38 for planting additional 759 trees in the premises. However, PP has proposed to plant 759 additional trees in the adjacent plot 30B (which is green/district park as per land use) to meet the requirement of compensatory transplantation PP has attached the layout plan of plot 30B for proposed compensatory plantation. PP has requested SEAC to not to insist for the implementation of the condition of compensatory plantation in the ratio of 1:3 within the project site as mentioned in MoEF&CC OM dated 9th June 2015 as PP feels that OM dated 9th June 2015 is not applicable to present case. PP has attached MoEF&CC gazette notification S.O. 3252 (E) dated 22.12.2014, MoEF&CC OM dated



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		09.06.2015, MoEF&CC gazette notification S.O. 3999 (E) dated 09.12.2016, MoEF&CC gazette notification S.O. 5733 (E) dated 14.11.2018 in support of the request with clarification for the same. In view of above the CPWD has stated that there is no requirement of compensatory plantation in premise and PP shall be doing compensatory plantation in the ratio of 1:10 in NTPC, Badarpur as required to obtain necessary clearance under Delhi Preservation of Trees Act, 1994. SEAC has been requested not to insist for the implementation of the condition of compensatory plantation in the ratio of 1:3 which in any case appears contradictory and not implementable in most cases, prima-facie.
3.	Revised Landscape Plan is required to be submitted along with the list of trees provided with a unique numerical ID for each tree. The species name, girth, height and spread of each tree has already been provided. However, clarification is required as to which tree is being retained and which is being removed/transplanted from the list. Further, the Landscape plan drawing shows the trees but does not show the unique Tree ID number on the drawing. Hence the tree list and the tree map cannot be correlated with each other. According it is recommended that: - The unique tree ID is added to each tree on the tree map/landscape plan. - The following additional columns on the tree list are added: - Tree being retained. - Tree being removed and transplanted close to site - Trees being removed and transplanted further away from the site	PP has attached the revised landscape plan with the unique numerical id for each existing tree. PP has attached the detailed list of vegetation to be transplanted and to be retained with additional information. PP has also informed that list submitted is a statement of intent and is dependent on clearance issued by the Forest Department and on the actual exigencies of the construction phase working. PP has also informed that if in any case changes will occur the status of the same will be submitted to the competent Authorities under the EIA Notification and the Delhi Preservation of Trees Act, 1994.
4.	Rainwater harvesting calculation. The sum of the total paved area shown (30,250) and green area	PP has informed that the difference in the numbers has been corrected in the revised rainwater harvesting



	(28,500) is 58,750, but the total site area after removing covered area is 63,849 m ² . The difference between these numbers needs to be accounted for in the rainwater harvesting calculation	calculations.
5.	Rainwater harvesting design calculation needs to be revisited on the basis of actual percolation rate of soil at site.	PP has informed that the calculations for the rainwater harvesting have been revised considering the actual percolation rate. PP has given the revised rainwater harvesting calculations as per the actual percolation rate. PP has also attached the percolation test report.
6.	The rainwater retention capacity of the green areas will be calculated and shared. Attempt will be made to enhance the same in the green area.	PP has informed that the soil profile as observed in the geotechnical investigations will offer a good retention capacity of the rainwater and will assist in utilization of rainwater by the trees. PP has also informed that bio-swales type arrangements with holding capacity (300 cu.m.) will be done in some green areas to further increase percolation of the rain water.
7.	Water consumption source for the layover sites for the construction workers has been shown as NDMC which needs to be clarified in correct manner.	PP has attached an application to Delhi Jal Board (DJB) dated 02.04.2022 for supply of the fresh water at the laydown site PP has also attached the water consumption and water balance for the laydown site. PP has clarified that if DJB does not agree for supply then water will be arranged to authorized tanker and no ground water extraction will be allowed at site.
8.	For the purpose of green area the Project Proponent has proposed to include a part of plot no. 30B in this project for submission of revised calculations of tree plantation.	PP has informed that an area of 8632 sq.m. of plot no 30B will be used for the purpose of tree plantation. PP has attached the Layout of 30 B plot showing the same

The SEAC deliberated on the issue of compensatory plantation of the tree and a considered view was taken on the provisions outlined in OM dated 09.06.2015 and the subsequent provisions incorporated in notification dated 09.12.2016 (not being implemented in view of Hon'ble NGT Judgment dated 08.12.2017 in OA No. 677 of 2016) and notification dated

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14.11.2018 (stayed by Hon'ble High Court of Delhi in W.P.C. No. 12517 of 2018) and standardization of Environment Clearance conditions issued vide OM F. No. 22-34/2018-IA.III dated 04.01.2019 with specific clause no. VII under the heading 'Green Cover'.

After due deliberations, the SEAC in its 102nd Meeting held on 09.04.2022 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:

SPECIFIC CONDITIONS:

1. The PP shall undertake compensatory plantation in the ratio of 1:10 after obtaining necessary clearance under Delhi Preservation of Trees Act, 1994.
2. The existing trees at the site are 807 nos (Annexure I) out of which 320 nos will be retained at the site and 487 nos. of trees will be transplanted (90 no. of trees in the part of adjacent plot 30B and remaining trees to be transplanted at Rajghat). The PP shall plant 702 additional trees to maintain 1022 nos. of trees within the project site. In addition 759 trees will be planted in the adjacent plot 30B (which is green/district park as per land use) as committed as a part of compensatory plantation proposed for 4870 trees.
3. The project proponent included 8632 sqm of the adjacent plot no 30 B for tree plantation purposes as agreed by the CPWD and this area will be maintained as a district park. The requirement of mandatory plantation in plot no 30 B shall mandatorily be disclosed to the statutory authorities while undertaking any development work in this portion, if any, in future.
4. All trees in the proposed grade parking shall be retained.
5. In tree plantation, preferably large shade-giving native trees should be planted and not just ornamental trees. Tree-pit size of 6'x6' to be ensured.
6. The Committee noted that Tree Survey of the project was conducted in 2022 which should have been done earlier. It is advised to save more number of trees as far as possible while proceeding with the execution of the project.
7. PP shall take suitable measures to ensure the safety of women along the high boundary walls and buildings set far back from the footpaths of external Roads, which compromises safety of women on footpaths.
8. Rain water harvesting for (a) roof top (b) other paved areas, and (c) green areas shall be done through total 18 Nos. of recharge trenches of approximately 38 cum volume each, which shall allow the water to be stored, and to percolate into the ground.
9. The green areas shall have a surface slope of 1:150 with higher level ridges to direct the surface run-off towards the lowered planter beds. This will enhance natural percolation. Bio-swailes type arrangements with holding capacity (300 cu.m.) will be done in green areas to further increase percolation of the rain water as per drawing submitted during presentation.

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10. Solar PV system shall be provided to meet at least 2% of the demand load during the operation phase as committed.
11. Provision shall be made for housing of construction labour at laydown site identified with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical healthcare, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
12. To carry out energy audit through Bureau of Energy Efficiency (BEE) Accredited Energy Auditor during the operation phase, regular monitoring of project's energy consumption shall be ensured by installing digital meters at the point sources for, utility grid, on-site renewable energy system, Gas Genset etc. Additionally, Sub-meter shall also be installed to monitor energy consumption for HVAC central plant- AHU, Cooling tower, Chillers (BTU meters) and/or distributed units (split/window ACs).
13. The project will be equipped with low water flow and flush fixtures along with incorporation of efficient irrigation system & xeriscaping and shall achieve maximum reduction from the base case water consumption figures adopted in design.
14. Impacts of the proposed construction on creation of heat island effect shall be minimized. Option of creating water bodies should be explored.
15. Top soil of up to 20 cm shall be taken off and stock piled at a protected place. Natural growth of grass/ vegetation on such protected stockpiled soil shall be allowed. The area under which the excavated top soil will be stored, shall be barricaded and left undisturbed throughout the project construction. The preserved top soil shall be used for horticulture development/ plantation of the proposed vegetation on site.
16. Electric charging of the e- Vehicles will be provided as per the Building Bye laws.
17. 01 Executive Engineer & 02 Assistant Executive Engineer shall be engaged dedicatedly by PP for implementation and monitoring of environmental parameters. In addition to this, one person of CPM level will be also to there to ensure implantation and monitoring of parameters.
18. During construction phase at construction site, Total water requirement will be 109 KLD out of which 55 KLD will be potable water which will be sourced from NDMC and 54 KLD will be non potable water which will be sourced from Okhla STP after adequate polishing treatment. At Laydown site, Total water requirement will be 660 KLD out of which 270 KLD will be potable water which will be sourced from DJB and 390 KLD will be non potable water which is proposed to be met from nearby DJB STP after adequate polishing treatment.
19. 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.
20. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be limited to shallow aquifer.
21. During operation phase Flow Meters/ Sensors should be installed to monitor consumption of fresh water as well as treated water and data logger using IoT systems for these flow meters be maintained in a regular manner. Flow meters shall be

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32. 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.
33. 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. As proposed, no treated water shall be disposed in to municipal drain.
34. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area with IoT based systems.
35. Sound attenuation measures shall be taken to restrain the noise from cooling towers.
36. All sensor/meters based equipments should be calibrated on quarterly basis.
37. The green building consultant should be hired for yearly audit since inception of the project.
38. The PP should submit audit report of survival of transplanted as well as newly planted trees as a part of six monthly compliance report.

In view of above the project was considered by SEIAA in its 60th Meeting held on 19.04.2022 and SEIAA during its meeting took the following decisions (s):

The Chairman SEIAA appreciated the appraisal done by the SEAC taking into account the diversified aspects of the project however after discussion, it was decided to refer back the matter to SEAC on a limited aspect to examine the implementation of Tree Plantation Policy 2020 notified by Govt. Of NCT of Delhi so that all the points of the aforesaid policy are complied in the project under consideration in view of substantial tree transplantation involved. Also the project is required to utilize the recycled products manufactured in C&D Waste processing plants of NCT of Delhi.

PP (EE, CPWD) vide letter dated 27.06.2022, quoting the provisions of para 8 (ii) and 8(iii) of EIA Notification, 2006 informed that after their case considered in the 102nd Meeting of SEAC and recommended to SEIAA, SEIAA has neither sent case back to SEAC for reconsideration or raised observations nor conveyed the Environment Clearance to the project and presuming that Environment Clearance of the said project has been granted and applicant is proceeding with the execution of project by following the conditions specified in the recommendation of SEAC dated 9th April 2022

Further, a letter dated 30.06.2022 received via mail dated 30.06.2022 the applicant requested to convey meeting of SEAC on priority for re-recommending the case to SEIAA for early accordance of EC formally as it is the prestigious project of national importance of Executive Enclave and in view of Minutes of Meeting of 60th SEIAA-Delhi meeting issued vide no. DPCC/MS/SEIAA-IV/03/60/2021-22/3861-3867 dated 28.06.2022 confirmed the following:

1. PP shall be implementing Tree Plantation Policy, 2020 as notified by Govt. of NCT of Delhi in letter and spirit and
2. PP will be using recycled products manufactured in C&D Waste processing plants of NCT of Delhi or Municipal Corporation, Delhi subject to availability of required size and strength.

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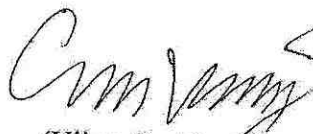
The case was considered as a Table Agenda in the 107th SEAC Meeting dated 01.07.2022 with permission to the chair and it was decided to list the matter in next forthcoming meeting. The representatives of project proponents appeared before SEAC in its meeting held on 09.07.2022.

B. After due deliberations, the SEAC in its 108th Meeting held on 09.07.2022 recommended as follows:

In the light of the matter being referred back by the SEIAA, to examine the implementation of Tree Plantation 2020 for the project, SEAC deliberated that there are certain elements in Tree Transplantation Policy, 2020 which are to be carried out/implemented by the Project Proponent and Technical Agency appointed by the PP and by the Tree Officer/Authority. SEAC sought the following information before sending recommendation again to SEIAA expeditiously :

PP is stated to have taken certain steps under the Delhi Tree Transplantation Policy 2020 under clause 1 (2) and 4 (1) to 4(6). PP is requested to expeditiously provide information/documents/maps in relation to steps taken and to be taken in relation to implementing the policy for ensuring effective preservation and transplantation in terms of the subject policy, including but not limited to the tree site report, as also any terms of Reference/ Guidelines given/to be given to the implementing technical agency, submissions to the Tree Officer etc.

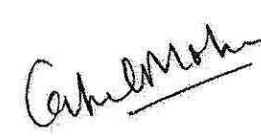
Meeting ended with thanks to the chair.


(Vijay Garg)
Chairman


(Ankit Srivastava)
Member


(Ashish Gupta)
Member

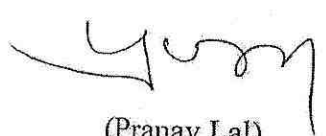

(Pankaj Kapil)
Member Secretary


(Gopal Mohan)
Member

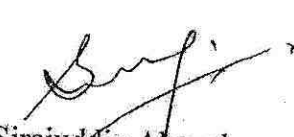

(Chetan Agarwal)
Member


(Jyoti Mendiratta)
Member


Paromita Roy
(Member)


(Pranay Lal)
Member


(Surinder Kumar Juneja)
Member


Dr. Sirajuddin Ahmed
(Member)