

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/14/110/2021-22/ 4206-4212

Dated: 10/8/2022

MINUTES OF MEETING

Please find enclosed herewith the Minutes of Meeting of 110th Meeting of the State Level Expert Appraisal Committee (SEAC) held on 08.08.2022 in 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 110th Meeting of State Level Expert Appraisal Committee (SEAC) held on 08.08.2022 at 11:00 AM in the Conference Room of DPCC, at 5th Floor, ISBT Building, Kashmere Gate, Delhi 110006.

The 110th Meeting of State Level Expert Appraisal Committee (SEAC) was held on 08.08.2022 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. Ankit Srivastava | - | Member |
| 4. Sh. Ashish Gupta | - | Member |
| 5. Dr. Sumit Kumar Gautam | - | Member |
| 6. Sh. Pranay Lal | - | Member |
| 7. Sh. Pankaj Kapil | - | Member Secretary |

Following SEAC Members could not attend the Meeting:

- | | | |
|-------------------------------|---|--------|
| 1. Ms. Jyoti Mendiratta | - | Member |
| 2. Dr. Sirajuddin Ahmed | - | Member |
| 3. Dr. Kailash Chandra Tiwari | - | Member |
| 4. Ms. Paromita Roy | - | Member |
| 5. Sh. Gopal Mohan | - | Member |
| 6. Sh. Chetan Agarwal | - | Member |

Following DPCC Officials assisted the Committee:

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

The minutes of the SEAC meeting dated 06-08-2022 were confirmed by the members.

Am Varg

Am Varg

Sumit
Yoon

Ashish

Agenda No. 01

Case No. C-407

Name of the Project	EC for Proposed Business Services Building (I.T.Enabled/Financial/Accounting/Auditing/Book Keeping And Taxation Services)by Interwings Decor And Traders Private Limited
Project Proponent	KamaljitKhosla, Director, Interwings Decor And Traders Private Limited, 105, Hemkunt Tower, 6 Rajendra Place, New Delhi, 110008
Consultant	M/sATMOS Sustainable Solutions Pvt Ltd
EIA Coordinator present during Meeting	Not present
Representative of PP present during Meeting	Not present
Proposal No.	SIA/DL/MIS/284032/2022
File No.	DPCC/SEIAA-IV/C-407/DL/2022

The proposal was listed in 109th SEAC meeting held on 25.07.2022. However, nobody appeared on behalf of project proponent. The proposal was deferred for further consideration without going into the merit due to lack of quorum/ expert.

Nobody from the project proponent side appeared in the meeting scheduled on 08.08.2022 also. The committee recommended to delist the case.

Comy Vm
Ashish

Comy Vm
Ashish

Agenda No 02

Case No. C-402

Name of the Project	EC for Construction of Mega Commercial Development at Plot no. LP 1B 02 Gateway District, Aerocity, Indira Gandhi International Airport, New Delhi
Project Proponent	Rajesh Kumar, Chief Projects, M/s Angelica Developers Limited, 3rd Floor, Worldmark-2, Asset-8, Aerocity, NH-8, New Delhi
Consultant	M/s Ind Tech House Consult
EIA Coordinator present during Meeting	Not present
Representative of PP present during Meeting	Not present
Proposal No.	SIA/DL/MIS/76154/2021
File No.	DPCC/SEIAA-IV/C-402/DL/2022

The project proponent made request for deferment of the proposal vide mail dated 05.08.2022 in view of non-availability of authorized signatory of the project. The committee recommended to defer the case for further consideration in next meeting.

Curry Vany
[Signature] *[Signature]*

[Signature] *Sly*
[Signature] *Ashish*

Agenda - 03

Case No C-403

Name of the Project	EC for proposed IT/ITES Building At Plot No. 37, Block A, Mohan Cooperative Industrial Estate New Delhi by M/s Tejaswani Developers Private Limited
Project Proponent	Mr. Rajkumar Singh, M/s Tejaswani Developers Private Limited, C-1, Sector 3 Noida, Gautam Buddha Nagar, Uttar Pradesh-201301.
Consultant	M/s Ind Tech House Consult
EIA Coordinator present during Meeting	Mr. Anand Kumar Dubey (EIA Coordinator) Mr. Soumya
Representative of PP present during Meeting	Mr. Mradul Shrivastava (G.M.) Mr. Rajkumar Singh
Proposal No.	SIA/DL/MIS/277695/2022
File No.	DPCC/SEIAA-IV/C-403/DL/2022

A. Details of the Proposed Project are as under:

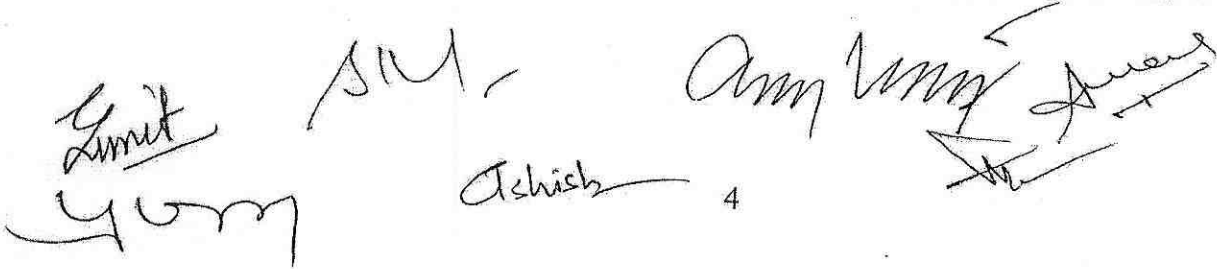
1. The Proposal is for grant of EC for proposed IT/ITES Building At Plot No. 37, Block A, Mohan Cooperative Industrial Estate New Delhi by M/s Tejaswani Developers Private Limited
2. The Project is located at **Latitude: 28°31'20.83"N; Longitude: 77°17'33.78"E**.
3. **Area Details:**

The Total Plot Area of the project is 5784.04 sqm. The Proposed Total Built-up Area (FAR + Non FAR Area) is 29438.81 sqm. The Proposed FAR Area is 17346.72 sqm. The Proposed Non FAR Area is 12092.09 sqm. The Proposed Ground Coverage is 1705.36 sqm. The total no. of Basements will be 2 nos. The Total Basement Area will be 7063 sqm. The total no. of Buildings Blocks will be 1 nos. The total nos. of floors will be 2B+ST+9. The total no. of expected population (all floating) is 2031 persons. The max height of the building (upto the terrace) will be 40 m.

4. Water Details:

During Construction Phase, Water requirement will be met from through water tanker authorized by DJB Authority and about 6.81 KLD sewage will be generated which will be treated in mobile STP.

During Operational Phase, Total Water requirement of the project will be 109 KLD which will be met by 65 KLD of Fresh water from Delhi Jal Board and around 44 KLD of Treated water from in house STP. Out of 65 KLD of Fresh Water, 63 KLD will be used for Domestic Purposes and 2 KLD will be used for Filter Backwash. Total Waste water generated will be 95 KLD which will be treated in house STP of 115 KLD capacity. Treated Water from STP will be 90 KLD, out of which approx. 44 KLD will be recycled



 Limit
 Achish
 4

and reused for Flushing (43 KLD), Horticulture (1 KLD). Excess treated water (46 KLD) will be discharged into Public Sewer.

Number of Rain Water Harvesting (RWH) Pits proposed is 4 nos.

5. Solid Waste Details

During Construction Phase, about 36.00 kg/day of municipal solid waste will be generated which will be disposed to MCD designated site through authorized vendor. Construction wastes will be recycled and excess construction debris will be disposed at designated places in tune with the local norms.

During the Operation Phase, Total 0.54 TPD of Solid Waste will be generated from the project. Out of which, Bio-Degradable Waste (0.21 TPD) will be composted in onsite composting unit and the manure will be used for landscaping and Non-Biodegradable Waste (0.33 TPD) will be disposed at MCD designated site through authorized vendors as per local norms.

6. Power Details

During Operation Phase, Total Power requirement will be 2975 KW which will be supplied by BSES Rajdhani. For Power Back up, DG sets of Capacity 3600 KVA (2 x 1500 + 1 x 600 KVA) will be installed.

Proposed Roof Top SPV Power Generation is 60 KWp.

7. Parking Facility Details: Total Proposed Parking is 352 ECS (Stilt Parking: 65 ECS and Parking in Basements: 287 ECS).

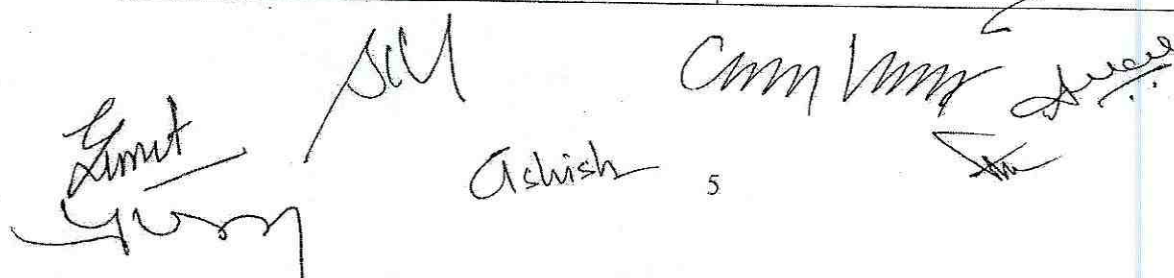
8. Eco-Sensitive Areas Details: Distance of Okhla Wildlife Sanctuary from project site is 4.04 Km NE and from Asola Wildlife Sanctuary is 3.02 Km SW.

9. Plantation Details: The proposed Green Area is 601.4 sqm. (10.04% of plot area). Total no. of trees required are 72 nos. and Total no. of trees proposed are 75 nos. The site is having some shrubs and trees but as per survey plan there is no tree to be cut.

10. Cost Details: Total Cost of the project is 117 Crores.

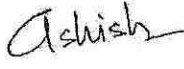
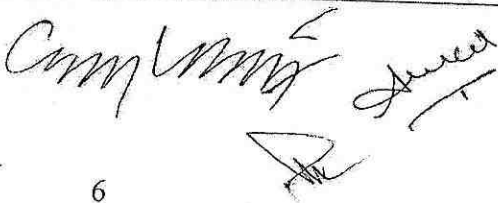
After due deliberations, the SEAC in its 107th Meeting held on 01.07.2022, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which has been responded back by the project proponent on 28.07.2022 vide letter dated 26.07.2022 which is as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 01.07.2022	Reply dated 26.07.2022 submitted on 28.07.2022
1.	Assurance for supply of Treated Sewage during Construction Phase along with identification of nearest STP of DJB. PP is required to clarify the arrangement for reusing the aforesaid treated water along with the mechanism proposed for making this water fit for use in	PP has informed that STP treated water will be used for construction purpose which will be sourced from DJB STP plant located at Okhla, Delhi. PP has attached an undertaking regarding the same.



 Ashish 5

	construction.																																											
2.	Fresh water m ass balance is required to be submitted with revised figures after making efforts to conserve the water by maximizing the reuse to achieve zero treated waste water discharge along with 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 attached Revised water calculations after taking conservation measures which are as follows: <table border="1"> <thead> <tr> <th>S.No.</th><th>Particulars</th><th>Quantity</th></tr> </thead> <tbody> <tr> <td>1.</td><td>Total Water Requirement</td><td>75 KLD</td></tr> <tr> <td>2.</td><td>Fresh Water Requirement (Source: DJB)</td><td>42 KLD</td></tr> <tr> <td>3.</td><td>Treated Water Requirement</td><td>33 KLD</td></tr> <tr> <td></td><td>Flushing</td><td>32 KLD</td></tr> <tr> <td></td><td>Horticulture</td><td>1 KLD</td></tr> <tr> <td>4.</td><td>Treated water discharged into Drainage System</td><td>31 KLD</td></tr> <tr> <td>5.</td><td>Waste Water Generated</td><td>64 KLD</td></tr> <tr> <td>6.</td><td>STP Capacity</td><td>80 KLD</td></tr> </tbody> </table> PP is also proposing an Under Ground Tank whose details is as follows: <table border="1"> <thead> <tr> <th>S.No.</th><th>Particulars</th><th>Quantity</th></tr> </thead> <tbody> <tr> <td>1.</td><td>Total UGT Capacity</td><td>300 KLD</td></tr> <tr> <td></td><td>For Domestic Use (24 hrs storage)</td><td>50 KLD</td></tr> <tr> <td></td><td>For Fire Fighting (as per NBC)</td><td>200 KLD</td></tr> <tr> <td></td><td>For water curtain (as per NBC)</td><td>50 KLD</td></tr> </tbody> </table> PP has attached revised water balance diagram and calculation showing the same. PP has attached technical feasibility along with simulation model study.	S.No.	Particulars	Quantity	1.	Total Water Requirement	75 KLD	2.	Fresh Water Requirement (Source: DJB)	42 KLD	3.	Treated Water Requirement	33 KLD		Flushing	32 KLD		Horticulture	1 KLD	4.	Treated water discharged into Drainage System	31 KLD	5.	Waste Water Generated	64 KLD	6.	STP Capacity	80 KLD	S.No.	Particulars	Quantity	1.	Total UGT Capacity	300 KLD		For Domestic Use (24 hrs storage)	50 KLD		For Fire Fighting (as per NBC)	200 KLD		For water curtain (as per NBC)	50 KLD
S.No.	Particulars	Quantity																																										
1.	Total Water Requirement	75 KLD																																										
2.	Fresh Water Requirement (Source: DJB)	42 KLD																																										
3.	Treated Water Requirement	33 KLD																																										
	Flushing	32 KLD																																										
	Horticulture	1 KLD																																										
4.	Treated water discharged into Drainage System	31 KLD																																										
5.	Waste Water Generated	64 KLD																																										
6.	STP Capacity	80 KLD																																										
S.No.	Particulars	Quantity																																										
1.	Total UGT Capacity	300 KLD																																										
	For Domestic Use (24 hrs storage)	50 KLD																																										
	For Fire Fighting (as per NBC)	200 KLD																																										
	For water curtain (as per NBC)	50 KLD																																										
3.	Technical feasibility/ justification of treatment units of STP supported																																											

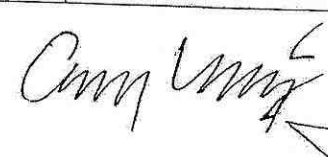

Minutes of Meeting of 110th SEAC Meeting dated 08.08.2022

	by simulation model study.	
4.	Revised landscape plan with demarcated green area with soft green area. Landscape details to be provided with a measured impact on the micro-climate. Green area should be demarcated as per building bye laws and minimum consolidated area of 15 % of plot area should be kept as soft green area. Further, wherever tree plantation being done/ proposed, tree-pit size of 6' x 6' / tree to be adopted as permeable surface of the tree.	PP has informed that they are now proposing 867.98 sqm (15 % of plot area) as green. PP has attached revised landscape plan showing the location of pre-existing trees and the proposed trees along with the detail of green area proposed.
5.	There is already excavation existing at site in which shrubs growth has taken place. An existing tree inventory with species and girth of each tree may be prepared, along with a baseline green area map, showing all trees supported by videography.	PP has attached revised landscape plan showing the location of pre-existing trees and the proposed trees PP has also informed that videography has also been done which will be presented during the meeting.
6.	Plan for managing, conserving the top soil excavated during construction and for its reuse.	PP has informed that the soil will be collected separately and preserved in stacks with side slopes not exceeding 3:1 and efforts will be made to reinstate the soil for backfilling purposes. PP has also informed that top soil will be excavated and preserved and the same will be preserved by proper covering or by seeding temporary grass.
7.	Water assurance from DDA/DJB/NDMC/DCB 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	PP has informed that at present there is no water and sewer connection in the area. PP has also informed that building will be operation only after getting the water/ sewer connection or approval from competent authority. PP has attached an undertaking for the same.

G. Anil SM → Comm. Unit → Ashish →

	developed. The quantity of water already committed and after the quantity of water allotted to the project, the balance water available.	
8.	Proposal for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.	PP has informed that proposed capacity of STP is 80 KLD which will be installed on the surface, open to air and there will be small quantities of gases which will be discharged directly to the atmosphere.
9.	Rain water harvesting/ retention plan needs to be provided with numbers of RWH pits, taking into account the recent higher flash rain data along with actual percolation rate of the soil at site supported by a test report with layout and location plan.	PP has informed that they are proposing 4 RWH Pits. PP has attached RWH calculation for the same.
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 KulshreshthaVs Union of India & others/ CAQM Directions issued time to time including registration on Dust Pollution Control Self-Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.	PP has attached revised EMP in response to the query raised.
11.	Provision for electric charging of the e-Vehicles as per Building Bye Laws.	PP has informed that they are proposing 5 % of Total ECS i.e. 18 EV charging points. PP has attached parking plan showing EV charging points.
12.	The revised realistic cost of environmental monitoring.	PP has attached revised Environment Budget for the construction and operation






		phase During construction phase, Capital cost will be 23.15 Lacs and Recurring cost will be 10.55 Lacs/ annum. During operation phase, capital cost will be 73.57 Lacs and Recurring cost will be 19.29 Lacs/ annum.
13.	Revised Geotechnical investigation report is required to be submitted.	PP has attached Geotechnical Soil Investigation report.
14.	Examine and resubmit the proposal for cleaner fuel generator sets.	PP has informed that they will install DG sets as per latest norms of GRAP/ NGT/ DPCC guidelines.

The project proponent gave presentation and showed the videography of the site wrt existing vegetation.

B. After due deliberations, the SEAC in its 110th Meeting held on 08.08.2022 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 project proponent shall obtain water supply permission/ assurance before operation of the project.
2. The project proponent shall adhere to the revised total water requirement – 75 KLD, Fresh water requirement – 42 KLD, Treated water requirement – 33 KLD (for recycling in flushing – 32 KLD, Horticulture – 1 KLD). The project shall follow principle of Zero Liquid Discharge (ZLD). Excess treated water from the STP will not be discharged to sewer line but the same shall be utilized for reuse purposes after adequate up-gradation of treated water to reuse standards.
3. PP shall start operation only after getting sewer connection from competent authority as committed. PP shall maintain sewer line for emergency case to discharge wastewater generation into public sewer.
4. Treated water of DJB STP should be used for construction purposes only after tertiary treatment of the same to ensure it is fit for construction use.
5. The project proponent should adhere to the revised cost of Environmental Management Plan as committed during the presentation i.e. capital cost of Rs. 133.57Lacs & Recurring cost of Rs. 10.55Lacs/ year during construction phase and capital cost of Rs. 133.57Lacs & Recurring cost of Rs. 19.29Lacs/ year during operation phase.

Sumit *SH* *Ashish* *9* *Amr* *Amr* *Amr*

6. At least 2 % of the total energy demand to be sourced from Solar (Renewable) energy. Roof Top SPV shall be provided for 60 kWp as committed.
7. Only LED lighting fixtures should be used for energy conservation.
8. PP shall provide 352 ECS as committed.
9. PP shall provide electric charging points in parking areas for e-vehicles for at-least 20% of car parking as committed.
10. Ground water should be extracted only after the permission from the competent authority.
11. No of rain water harvesting pits shall be 04 nos. as committed. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be limited to shallow aquifer. Depth of boring should leave buffer of atleast 10 m above ground water table.
12. 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.
13. Minimum 1 tree for every 80 Sq. Mt of plot area (75 Nos.) should be planted within the project site.
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. $1/3^{rd}$ of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction.
17. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of VardhamanKaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration/ self audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.
18. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
19. The Cost of Environment Management Plan should be distinctly allocated in the budget of the project and details of the same along with time frame of the implementation should be reported in six monthly monitoring reports.

[Signature]
Gum

[Signature]
Sly-

[Signature]
Ashish 10

[Signature]
Cum Vmgy

[Signature]

20. In view of MoEF&CC Office Memorandum No. 21-270/2008-IA.III dated 19.06.2013 read with MoEF&CC Office Memorandum No. 22-154/2015-IA.III dated 10.11.2015, this environmental clearance is granted focusing only on the environment concerns. The project will be regulated by the concerned local Civic Authorities under the provisions of the relevant provisions of the extant MPD-2021, Building Control Regulations and Safety Regulations.
21. The Environmental Clearance is subject to the condition that concerned local civic agencies will give the permission for use/ occupation of the building only after assured water supply of DJB/ New Delhi Municipal Council / other such local civic authority (as the case may be).
22. Grant of environmental clearance does not necessarily implies that water/ power supply shall be granted to the project and that their proposals for water/ power supply shall be considered by the respective authorities on their merits and decision taking.
23. The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from water/ power supply angle shall be entirely at the cost and risk of the project proponent and SEAC/SEIAA, Delhi shall not be responsible in this regard in any manner.
24. The PP shall store all the construction material within the project site as committed. Provision shall be made for providing facilities such as mobile toilets, safe drinking water, medical healthcare, crèche etc for the construction workers hired locally.
25. As proposed, fresh water requirement from municipal supply shall not exceed 42 KLD as per water assurance obtained from DJB. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DJB/ concerned Authority.
26. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for flushing, AC makeup water and gardening.
27. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
28. Possibility to install gas based generator shall be explored and the generator sets shall be operated as per extant directions of CAQM/ CPCB guidelines
29. Energy audit shall be carried out periodically to review energy conservation measures.
30. All sensor/meters based equipment should be calibrated on quarterly basis.
31. The green building audit shall be done on annual basis since inception of the project. Further, the audit report shall be included in six monthly compliance report.
32. Occupancy of the premises would be allowed only after getting Electric supply from concerned power supply agencies to restrict the use of generator sets.
33. The project proponent shall implement the revised Traffic Management Plan as committed.

[Handwritten signatures and initials]

Sumit *SM* *Amrinder* *Arvind*
Yuvy *Ashish*

Agenda No 04

Case No. C-374

Name of the Project	EC for DLF Commercial Complex at 1 E Jhandewalan Extension, New Delhi
Project Proponent	Rajeev Singh, Executive Director, M/s DLF Limited, DLF Centre, Sansad Marg, New Delhi, Karol Bagh, Central, Delhi-110001
Project EIA coordinator present during the meeting	Ms. Akta Chugh (EIA Coordinator) Mrs. Rachan Bhargava (CEO) Mr. G. Muthukumaran (SVP)
Rep. of the PP present during the meeting	Ms. Radha Porwal (D.M., M/s DLF) Mr. Sunil Tiwari (AGM, M/s DLF)
Proposal No.	SIA/DL/MIS/68705/2021
File No.	DPCC/SEIAA-IV/C-374/DL/2021

A. Details of the proposed project are as under:

1. The Proposal is for grant of EC for DLF Commercial Complex at 1 E Jhandewalan Extension, New Delhi by M/s DLF Limited after demolition of existing buildings.
2. The project is located at **Latitude:** 28°38'48.72"N, **Longitude:** 77°12'7.15"E
3. **Area Details:** The Gross Plot Area of the project is 4062 sq.m. Proposed Total Built-up Area (FAR + Non FAR + Basement Area) is 32455 sq.m. Existing Area which will be demolished is 21250 sqm. Proposed FAR Area is 10155 sqm. The Total Non FAR Area is 22300 sqm. The Total Basement Area is 11835 sq.m. Proposed Ground Coverage is 2031sq.m. The Total No. of Basements will be 3 nos. The Total No. of Towers is 1. The Maximum Number of Floors are (3B+LG+G+8) nos. Maximum Height of the Building (upto Terrace Level) is 39m.

4. Water Details :

During Construction Phase, Total water requirement will be 14 KLD out of which 5 KLD Water will be sourced through treated water from nearby STP for construction activities. For domestic use, 9 KLD water will be sourced through tankers. Mobile toilets will be provided at the site. Around 7 KLD of waste water will be generated.

During Operational phase, Total Water requirement of the project will be 346 KLD and the same will be met by 182 KLD fresh water from Delhi Jal Board and 164 KLD Treated Water. Total Waste water generated will be 179 KLD which will be treated in in-house STP of capacity 200 KLD. Treated Water from STP will be 164 KLD which

will be used for Flushing (76 KLD), Cooling Towers (88 KLD). No Excess treated water will be there, it will be a ZLD motel complex

Number of Rain water collection tank will be 1 of capacity 54 cum. Rainwater will be collected and after primary treatment it will be used for sprinkling, floor mopping & misc. purposes.

5. Solid Waste Details :

During Construction Phase, Total 15 kg/day of solid waste will be generated. Out of which 9 kg/day of Biodegradable waste generated will be disposed of at the Municipal Solid Waste Site while 3 kg/day of non-recyclable waste and 3 kg/day of recyclable waste will be sent to authorized recycler. 4066.95 Tones of C & D waste will be generated at the site. The debris of construction material will be used in backfilling; roads etc. & rest will be disposed off as per C&D Waste Management Rules, 2016.

During the Operation Phase, Total of 695 kg/day of Solid Waste will be generated from the project. Out of which, Bio-Degradable Waste of 278 kg/day will be treated in organic waste converters and converted to manure. 209kg/day of Non-Biodegradable Waste and 208 kg/day of Plastic waste which will be given to authorized recyclers

Hazardous waste includes Oil from DG sets (30 Lts/month) which will be carefully stored in HDPE drums in isolated covered facilities and will be given to vendors authorized by CPCB/SPCB.

6. Power Details :

During Construction phase, DG sets of capacity 1 x 62.5 KVA will be used which will be bought acoustically enclosed with adequate stack height

During Operation phase, the total power requirement will be 2000 kW and will be supplied by BSES Yamuna Power Limited. For Power Back up, DG sets of Capacity 1 x 500 kVA and 2 x 1010 kVA will be installed.

1% of the total power requirement will be met through solar power.

7. Parking facility: Total Parking Required is 305 ECS and Total Proposed Parking is 419 ECS

8. Eco-Sensitive Areas: Distance from Okhla Wildlife Sanctuary is 12.66 Km Sefrom the project site. Asola Wildlife Sanctuary does not fall within the buffer zone of project.

9. Plantation: The green area of 406.2 sqm. (10 % of total plot area) will be provided all along the periphery of the project site. At present 29 no. of trees exist at the project site out of which 5 no. of trees will be transplanted/ trimmed and 24 will be retained at the site. Total no. of trees proposed at site is 50 (24 Existing + 26 New).

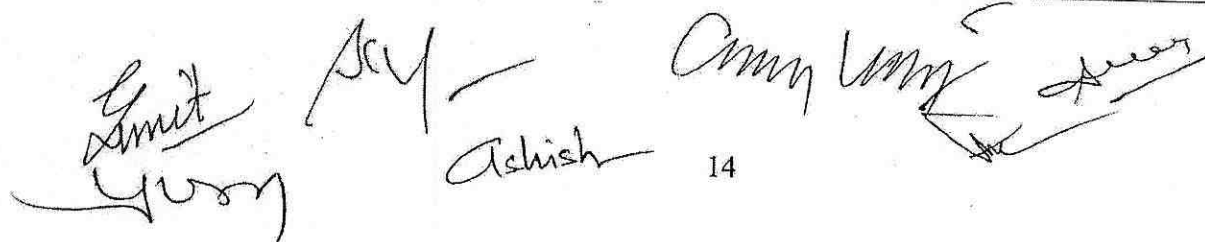
10. Cost of the project: Total Cost of the project is Rs. 98 Crores.

[Handwritten signatures and initials]
S.M.
Achish
13

During the presentation the project proponent clarified that application for the environmental clearance is being made on the basis of the conceptual plan and thereafter sanction of building plan will be taken.

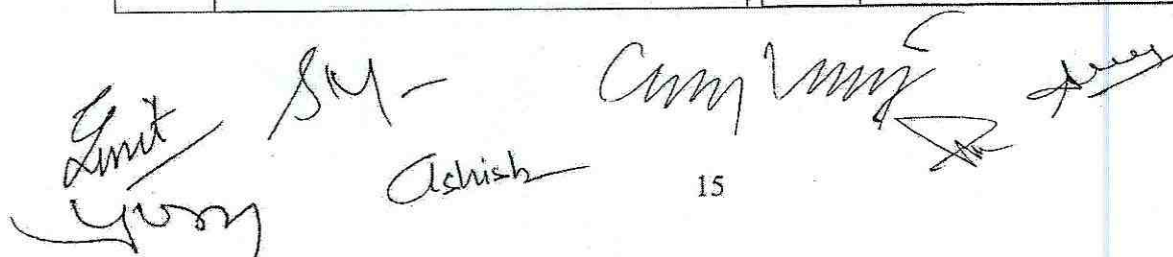
After due deliberations, the SEAC in its 98th Meeting (2nd Sitting) held on 02.02.2022, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which has been responded back by the project proponent on 07.06.2022 vide letter dated 30.05.2022 which is as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 02.05.2022	Reply dated 30.05.2022 submitted on 07.06.2022
1.	To reconfirm whether project proponent wants to obtain environmental clearance on the basis of conceptual plan only as there is likelihood of changes in the layout and building plans while getting the same sanctioned from local bodies which may require re-appraisal of environmental clearance so granted. Ideally the preliminary 'In Principle Approval' from the local bodies duly rooted through development authorities in accordance with approved master plan is desirable to minimize aforesaid eventuality.	PP has informed that they will be obtaining environmental clearance on the basis of conceptual plan only. PP has informed that if built up area gets increased while getting the building plans sanctioned from local bodies, re-appraisal of Environment Clearance will be taken. PP has attached an undertaking stating the same.
2.	Approval from DUAC and Delhi Fire Service.	PP has informed that they will be obtaining EC on the basis of Conceptual plan only. PP has informed that once the EC will be received, they will submit the Building plan for sanction and after that from the portal the application will be sent to outside departments such as DFS, DJB, DUAC etc for grant of approval
3.	Water assurance from DJB for the proposed fresh water requirement.	PP has informed that there is an existing water connection from DJB available at the site. PP has attached water bill having K.No 1865800000 of the available connection for reference.
4.	Water requirement during construction	PP has informed that STP treated water will be used for the construction phase



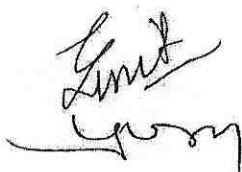
 Smit
 Ashish
 14

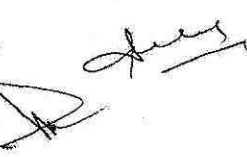
	phase is proposed to be met from the treated water from nearby STP. PP is required to clarify the arrangement for reusing the aforesaid treated water along with the mechanism proposed for making this water fit for use in construction phase.	and if STP water will not be suitable for construction purpose, they will pretreat the water to make it fit for construction.																																							
5.	Segregated figures for potable and non potable water requirement during construction and operation phase.	PP has given details of potable and non potable water requirements during construction and operation phase which is as follows: During Construction Phase: <table border="1"> <thead> <tr> <th>S.No.</th><th>Particulars</th><th>Quantity</th></tr> </thead> <tbody> <tr> <td>1.</td><td>Total Water Requirement</td><td>10 KLD</td></tr> <tr> <td>2.</td><td>Potable Water (for Labours) (Source: Tankers)</td><td>4.5 KLD</td></tr> <tr> <td>3.</td><td>Non Potable Water (Construction Activities) (Source: DJB/Tankers)</td><td>5.5 KLD</td></tr> </tbody> </table> During Operation Phase (After taking conservation measures): <table border="1"> <thead> <tr> <th>S.No.</th><th>Particulars</th><th>Quantity</th></tr> </thead> <tbody> <tr> <td>1.</td><td>Total Water Requirement</td><td>310 KLD</td></tr> <tr> <td>2.</td><td>Fresh Water Requirement (Source: DJB)</td><td>99 KLD</td></tr> <tr> <td></td><td>Domestic</td><td>65 KLD</td></tr> <tr> <td></td><td>Filter Backwash</td><td>10 KLD</td></tr> <tr> <td></td><td>Food Court</td><td>14 KLD</td></tr> <tr> <td></td><td>Swimming Pool</td><td>10 KLD</td></tr> <tr> <td>3.</td><td>Treated Water Requirement</td><td>211 KLD</td></tr> <tr> <td></td><td>In-house STP:</td><td>140 KLD</td></tr> </tbody> </table>	S.No.	Particulars	Quantity	1.	Total Water Requirement	10 KLD	2.	Potable Water (for Labours) (Source: Tankers)	4.5 KLD	3.	Non Potable Water (Construction Activities) (Source: DJB/Tankers)	5.5 KLD	S.No.	Particulars	Quantity	1.	Total Water Requirement	310 KLD	2.	Fresh Water Requirement (Source: DJB)	99 KLD		Domestic	65 KLD		Filter Backwash	10 KLD		Food Court	14 KLD		Swimming Pool	10 KLD	3.	Treated Water Requirement	211 KLD		In-house STP:	140 KLD
S.No.	Particulars	Quantity																																							
1.	Total Water Requirement	10 KLD																																							
2.	Potable Water (for Labours) (Source: Tankers)	4.5 KLD																																							
3.	Non Potable Water (Construction Activities) (Source: DJB/Tankers)	5.5 KLD																																							
S.No.	Particulars	Quantity																																							
1.	Total Water Requirement	310 KLD																																							
2.	Fresh Water Requirement (Source: DJB)	99 KLD																																							
	Domestic	65 KLD																																							
	Filter Backwash	10 KLD																																							
	Food Court	14 KLD																																							
	Swimming Pool	10 KLD																																							
3.	Treated Water Requirement	211 KLD																																							
	In-house STP:	140 KLD																																							



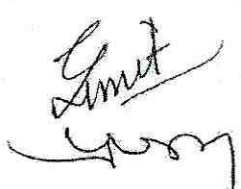
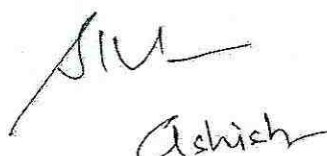
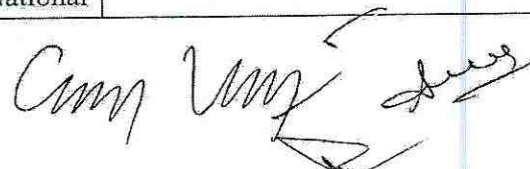
 G. Anil Kumar, SK, Ashish, 15

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--



	with layout and location plan.	rate of the soil is 26.1 min/cm and 56.4 min/cm.
9.	Revised Traffic Management Plan including Traffic Impact Assessment considering the latest traffic scenario. Detailed calculation of roads, bicycle paths, pedestrian spaces including entry and exit to be provided. 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.	PP has attached detailed traffic report with impact assessment.
10.	Undertaking to assure safety of others property along the boundary wall of the complex.	PP has attached an undertaking stating that no damage will occur to others' property due to their project. PP has insured that they will ensure the safety of others property along the boundary wall of the proposed project complex.
11.	Outlet parameters of proposed STP during operation phase needs to be revisited in order to check the feasibility of its reuse in flushing, horticulture, HVAC etc.	PP has informed about the outlet parameters of the proposed STP and informed that they will meet these characteristics.
12.	Technical feasibility statement for the proposed STP units with quality of output each unit wise.	PP has attached the technical feasibility statement for the STP.
13.	Explore the possibility for tapping the DJB sewer line of the area to treat the sewage and use in the complex as Jhandewalan is a water scarce area.	PP has informed that the possibility for tapping the DJB sewer line of the area to treat the sewage and use in the complex will be explored.
14.	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	PP has attached Revised EMP Report along with Revised Form 1, I A & Conceptual Plan.

17

	Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of VardhamanKaushik Vs. Union of India & others and Sanjay KulshreshthaVs Union of India & others/ CAQM Directions issued time to time including registration on Dust Pollution Control Self-Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.	
15.	Geotechnical Investigation Report along with details of pre and post monsoon water table in project area.	PP has attached Soil Investigation Report
16.	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 informed that total 28.47 % of energy saving per year will be achieved after taking various energy saving measures. PP has attached Energy saving calculation for the same. PP has informed that 1 % of total demand load will be met from solar energy.
17.	Proposal for provisioning the energy audit during operation phase.	PP has informed that provision of energy audit will be proposed during the operation phase.
18.	Provision for electric charging of the e-Vehicles as per Building Bye Laws.	PP has informed that 20 % of total parking i.e. 84 ECS will be provided for E-Vehicles in the basement and Electric vehicle charging points will also be provided.
19.	Specify name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters.	PP has attached Environment Cell Organization Flow Chart showing that 7 no. of personals will be engaged in implementation and monitoring of environmental parameters

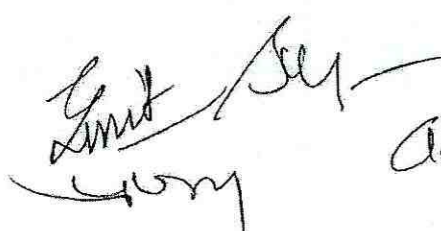
[Handwritten signatures]
 Ashish

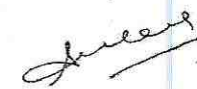
The Water Bill submitted for the existing connection does not substantiate the water supply assurance for the new building proposed.

Regarding the revised Landscape plan with minimum consolidated area of 15 % of the Plot Area to be kept as soft green, The PP is proposing 406.2 sqm (i.e. 20 % of the open space) of Green Area against the ground coverage of 2031 sqm.

After due deliberations, the SEAC in its 106th Meeting held on 18.06.2022, 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 06.07.2022 vide letter dated 05.07.2022 which is as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 18.06.2022	Reply dated 05.07.2022 submitted on 06.07.2022
1.	Water assurance for the total fresh water requirement of 99 KLD and identification/ assurance from the nearby STPs from where the treated waste water of 71 KLD will be outsourced.	PP has informed that they approached to DJB for the freshwater assurance and the DJB officials said that the PP already has the water connection in running condition and reassurance of fresh water cannot be done as of now. PP has attached acknowledgment copy dated 23.06.2022 for the fresh water from DJB. PP has also informed that once the construction activity will start, they will disconnect the existing water connection at premises and will obtain all necessary approvals for re-connection of water from DJB for the revised water demand and will pay all charges as demanded by DJB for such connection. PP has attached undertaking regarding the same. PP has informed they will tap the DJB sewer line of the area subject to the approval of concerned authority to treat the sewage for reusing within the premises for HVAC cooling purposes (71 KLD) or else they will outsource the STP treated water from Rithala Phase-I STP Plant. PP has attached letter to DJB dated

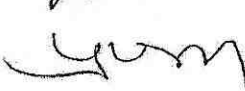



		22.06.2022 for assurance of STP treated water during operation phase.
2.	STP treated water assurance from the nearby DJB STP to meet the requirement of non potable water during construction phase.	PP has informed that STP treated water will be sourced from STP Rithala Phase-I to meet the requirement of non potable water during the construction phase. PP has attached assurance from DJB dated 18.06.2022 for treated water from Rithala Phase-I STP Plant during construction phase.
3.	Technical feasibility statement for the proposed STP units with quality (characteristics of waste water) of output each unit wise.	PP has attached technical feasibility statement for the proposed STP units with quality of each unit wise.
4.	Outlet parameter of proposed STP during operation needs to be revisited to make it fit for reuse in flushing, horticulture, HVAC etc. supported with simulated model study.	PP has attached the outlet parameters of proposed STP during operation for reuse in flushing, horticulture, HVAC etc. PP has also informed that project is in initial stage and before the commission of STP will put their endeavour to achieve these parameters.
5.	Revised proposal to meet at least 2 % of total energy demand to be sourced from Renewable.	PP has informed that they will meet at least 2% of total energy demand through Renewable.
6.	In view of high ground water table the PP is required to review RWH proposal with adequate provision of rainwater harvesting tanks.	PP has informed that they are proposing Rain water collection tank. PP has informed that collected rainwater will be reused within premises after primary treatment as fresh water in monsoon season.
7.	Confirm the feasibility of tapping the DJB sewer line of the area to treat the sewage and use in the Complex.	PP has informed they will tap the DJB sewer line of the area subject to the approval of concerned authority to treat the sewage for reusing within the premises for HVAC cooling purposes
8.	The PP is required to work upon the inventory of the demolition waste likely to be generated from the existing building with a specific reference to Hazardous waste along with its safe disposal plan.	PP has attached the construction & demolition waste calculation of the project. PP has informed that their building is not operational since 2 decades and currently there is no hazardous waste within the premises.







20

	PP has also informed that construction & demolition waste will be disposed off through authorized vendor
--	--

The proposal was listed in 109th meeting of SEAC held on 25.07.2022 however the proposal deferred for further consideration without going into the merit due to lack of quorum and presence of experts.

The Area statement/ Built-up Area indicated in the site plan and in Form 1/ EMP is at variance the same was clarified during meeting.

The PP during presentation clarified that tapping of DJB sewer line and treat the sewage for using in complex will not be feasible.

PP submitted that there will be no tapping, dewatering or withdrawal of groundwater (as per Form 1A Point 2.9) in spite of the fact submitted that Ground water level is at 4.5 mbgl and the basement floor will be at -12.3 m level and foundation is expected to at -13~-13.5 m level (as per Geotechnical Report). In this respect the PP during presentation clarified that dewatering will be done.

The PP has projected the population as 4632 and environmental attributes have been calculated accordingly. There is no correlation/ calculation between the Built-up Area used and population projection. The clarification was given by the PP during presentation.

B. After due deliberations, the SEAC in its 110th Meeting held on 08.08.2022 recommended as follows:

The case deferred for further consideration with a liberty to submit additional document/ information if any.

Compliment *Sumit*

Sumit *Ashish*

Agenda No 05

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	MsAktaChugh (EIA Coordinator) Ms. RachnaBhargava (CEO)
Rep. Of the PP present during the meeting	Mr. SubhashDabas (MD) Mr. AyushDabas (Director)
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.

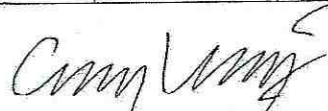
Description	Unit	As per EC	Constructe d as per Completion	Total Construct ion done	Proposed	Total after expansion
Cost of the Project	Rs.(Cr)	407.88			75	482.88
G.C (achieved)	sqm	5353.232	5441		1439	6792.61
FAR (achieved)	sqm	27279.082	30606		14.684 (converted	30591.316

Handwritten signatures and notes:
 - "Complimentary" written in large cursive script.
 - Other signatures: "Sul", "Adish", "Yoon", and a signature on the right.
 - Page number "22" is written at the bottom center.

Minutes of Meeting of 110th SEAC Meeting dated 08.08.2022

					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.

Amul *Scy* *Adish* *Amul* *Amul*

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,

[Signatures]
25

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 19.04.2022 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).

[Signatures]

26

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.

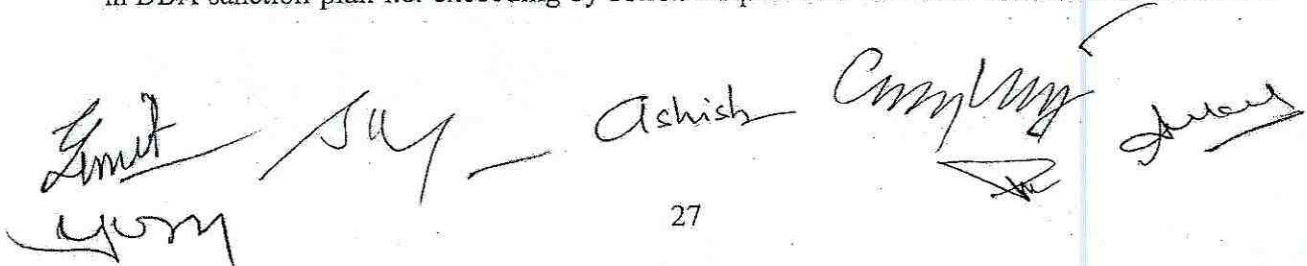
The matter was considered in 61st SEIAA Meeting held on 20.06.2022 and SEIAA acknowledged the status of the matter and decided that the suitable action be recommended by SEAC after taking into consideration the response of MoEF&CC, GoI in terms of the letter issued on 25.05.2022.

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

The bottom of the page features several handwritten signatures in black ink. From left to right, they appear to be: 'Smit', 'Jy', 'Ashish', 'Chandray', and 'Jyoti'. Below the 'Smit' signature is another signature that looks like 'Gum'. The signatures are written in a cursive, somewhat stylized manner.

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.

After due deliberations, the SEAC in its 108th Meeting held on 09.07.2022 sought the following information from project proponent:

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.

Amal Kumar *Amal Kumar*
Amal Kumar

Amal Kumar *Amal Kumar*
Amal Kumar *Ashish*

In response to the ADS raised, PP submitted its detailed reply with **self assessment** of Environmental Damage cost of Remediation Plan and Natural Community Augmentation Plan due to violation with respect to previous EC dated 08.07.2008 in constructing and operating 3326.92 sqm at 11th and 12th Floor and with respect to the construction of 2769.63 sqm built up area out of further proposed expansion of 22045.574 sqm in existing operational building without obtaining Environmental Clearance for the proposed expansion.

The case was deliberated in the meeting and PP gave presentation. The PP has not submitted the project cost and turn over for the expanded activity/ capacity involved during period of violation wrt 3326.92 sqm at 11th Floor and 12th Floor and 2769.63 sqm built-up area. The same is required to be submitted with documentary evidence.

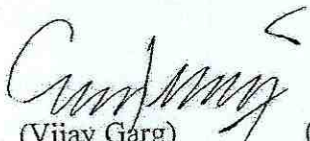
The committee felt the need of submission of revised Remediation Plan and Community Augmentation Plan which should commensurate with the damage assessment and shall be part of the Environment Impact Assessment (EIA) Report.

Further the undertaking submitted by the PP is without any indication of date and architectural drawings not submitted.

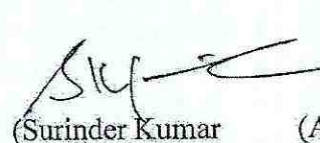
B. After due deliberations, the SEAC in its 110th Meeting held on 08.08.2022 recommended as follows:

The committee decided to defer the proposal for submission of additional information/ documentation wrt deliberation made in meeting recorded in these minutes or any other relevant information.

Meeting ended with thanks to the chair.


(Vijay Garg)
Chairman

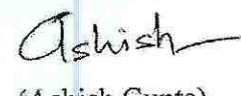

(Pankaj Kapil)
Member Secretary


(Surinder Kumar Juneja)
Member


(Ankit Srivastava)
Member


(Sumit Kumar Gautam)
Member


(Pranay Lal)
Member


(Ashish Gupta)
Member