

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/36/132/2021-22/ 907-913

Dated: 02/08/2023

MINUTES OF MEETING

Please find enclosed herewith the Minutes of Meeting of 132nd Meeting of the State Level Expert Appraisal Committee (SEAC) held on 31.07.2023 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 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 132nd Meeting of State Level Expert Appraisal Committee (SEAC) held on 31.07.2023 at 11:00 AM in the Conference Room of DPCC, at 5th Floor, ISBT Building, Kashmere Gate, Delhi 110006.

The 132nd Meeting of State Level Expert Appraisal Committee (SEAC) was held on 31.07.2023 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. Ms. Jyoti Mendiratta | - | Member |
| 3. Sh. Ashish Gupta | - | Member |
| 4. Sh. Gopal Mohan | - | Member |
| 5. Dr. Sumit Kumar Gautam | - | Member |
| 6. Ms. Paromita Roy | - | Member |
| 7. Sh. Ankit Srivastava | - | Member |
| 8. Sh. Chetan Agarwal | - | Member |
| 9. Sh. Pankaj Kapil | - | Member Secretary |

Following SEAC Members could not attend the Meeting:

- | | | |
|-------------------------------|---|--------|
| 1. Sh. Pranay Lal | - | Member |
| 2. Dr. Sirajuddin Ahmed | - | Member |
| 3. Dr. Kailash Chandra Tiwari | - | Member |

The DPCC Officials namely Sh. Amit Chaudhary (EE, DPCC), Sh. S.K. Goyal (EE, DPCC), Sh. Rohit Kumar Meena, (JEE, DPCC) assisted the Committee.

The Minutes of the 131st SEAC Meeting held on 12.07.2023 were confirmed by the Members.

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[Signature] *[Signature]*

Table Agenda: 01 Water Assurance:

The SEIAA in its 70th Meeting held on 31.05.2023 deliberated and decided as follows:

Regarding water assurance letters received from DJB the SEIAA desired that there should be firm assurance regarding supply of fresh water to the project with quantity of fresh water required and quantity of fresh water to be supplied. SEIAA felt that there should be a standard format of water assurance from DJB/water supply agencies. Therefore, SEAC to prescribe the standard format for water assurance in which DJB/Water supply agencies to provide assurance of water to the projects.

During the meeting of SEAC on 26.06.2023, Chairman SEAC desired Sh. Ankit Shrivastava Member, SEAC to devise the suitable format for further consideration.

The matter was deliberated in the SEAC meeting on 31.07.2023 and after the detailed discussion it was decided that the issue will be finalized in the next meeting.

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Ankit Shrivastava, Chairman, SEAC, and other members' signatures.

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Minutes of Meeting of 132nd SEAC Meeting dated 31.07.2023

Flushing (157 KLD), Air-conditioning (420 KLD), Filter Backwash (6 KLD) and Gardening (6 KLD).

01 number of rain water storage tank of 570 KL capacity will be provided.

5. **Solid Waste Details**

During Construction Phase, about 72 Kg/Day of municipal solid waste will be generated which will be disposed through authorized vendor.

During the Operation Phase, Total solid waste generated from project will be 1890 kg/day. Out of which 890 kg/day will be biodegradable waste and 1000 kg/day will be Non-biodegradable waste. The non-biodegradable will be disposed at designated site through authorized vendors.

6. **Power Details**

During Operation Phase, Total power requirement will 3798 kW which will be met from Tata Power Delhi Distribution Limited (TPDDL). For Power Back up, Gas based Generator sets of Capacity 5000 KVA [3X1500+1X500 KVA] will be used.

Solar photovoltaic power panels of 40 kWp capacity will be provided.

7. **Parking Facility Details**, Total Proposed Parking will be 1639 ECS.

8. **Eco-Sensitive Areas Details**: Distance of Okhla Wildlife Sanctuary from project site is 28.34 Km and from Asola Wildlife Sanctuary is 28.08 Km.

9. **Plantation Details**: The proposed Green Area is 5543.13 sqm. Total no. of proposed trees will be 460 nos. Currently, project site has 25 nos. of trees out of which 12 nos. of trees will be transplanted with prior permission from forest department

10. **Cost Details**: Total Cost of the project is Rs 215.77 crores excluding the land cost.

During the presentation the PP informed that PP informed that environmental clearance was earlier obtained on 16.10.2008 and no construction work was undertaken w.r.t aforesaid EC which now stands expired.

B. After due deliberations, the SEAC in its 132nd meeting held on 31.07.2023 recommended as follows:

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

1. Status of Building Plan approval from DDA, Delhi Fire Service.
2. A brief presentation was made for dewatering report. Categorical information of dewatering assessment report to be submitted along with estimated quantity of water to be dewatered and aspect related to dewatering needs to be further explained/ elaborated in view of higher ground water table.
3. 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 10 % of plot area should be kept as soft/ pervious 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.
4. Details of the compensatory tree plantation to be done along with plan for transplantation of 12 trees to be submitted.

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5. 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 Vardhaman Kaushik 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 sensors for monitoring PM 2.5, PM 10.
6. Revised proposal for reduced water demand by adopting suitable water conservation measures in view of huge treated water demand during operation phase.
7. Parking proposal to achieve 30 % of the ECS for electric vehicle. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.
8. Revised proposal for solar energy utilization to achieve atleast 10 % of power load requirement.
9. Calculation for the excavated earth and its management plan taking into account the proposed basements.
10. Specify name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters.
11. Revised traffic plan with due consideration to avoid the enhanced traffic inside the locality.

A. C. Singh *[Signature]* *Sh. [Signature]* *Ashish* *[Signature]* *[Signature]* *[Signature]*
Comp *[Signature]*

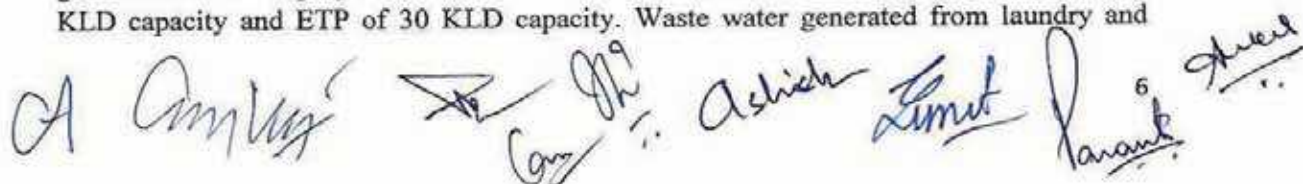
Agenda No.: 02

Case No. C-455

Name of the Project	EC for Proposed Expansion of Fortis Hospital at Shalimar Bagh, Delhi by M/s Fortis Hospital Limited
Project Proponent	Mr. Deepak Narang, Facility Director, M/s Fortis Hospital Limited
Consultant	M/s IND TECH HOUSE CONSULT
EIA Coordinator present during Meeting	Mr. Anand KumarDubey Mr. Soumya Dwevedi
Representative of PP present during Meeting	Mr. Deepak Narang Mr. Jai Prakash
Proposal No.	SIA/DL/INFRA2/434909/2023
File No.	DPCC/SEIAA-IV/C-455/DL/2023

A. Details of the Proposed Project are as under:

- The Proposal is for grant of EC for Proposed Expansion of Fortis Hospital at Shalimar Bagh, Delhi by M/s Fortis Hospital Limited.
The existing project accorded with the Environmental Clearance by MoEF&CC vide letter no. F.No.21-366/2006-IA-III dated 20.04.2007 for construction of 550 Beds Hospital on a total plot area of 29,700 sqm.
Now PP has applied for EC for expansion of the existing hospital with proposed expansion of Built-up area of 28,422.89 sqm. Built-up area of current hospital is 32021.35 sqm.
- The Project is located at **Latitude: 28°42'33.92"N; Longitude: 77°10'13.20"E**.
- Area Details (after expansion):**
The plot area of the project is 29700 sqm which will remain same. The total Built-up area will increase from 32021.35 sqm to 60,444.24 sqm. The FAR area will increase from 17144.55 sqm to 28,769.96 sqm. The Non FAR area will increase from 14876.8 sqm to 31,674.28 sqm. The ground coverage will increase from 5247.68 sqm to 9039.01 sqm. The total no. of towers will increase from 2 nos. to 4 nos.. No. of hospital beds will increase from 307 nos. to 541 nos. The maximum number of floors will be 2B+G+7. The total no of expected population will be 4347 persons. Max. height of the building will increase from 25.4 m to 34.2 m.
- Water Details:**
During Construction Phase, 9.5 KLD of fresh water will required for drinking and domestic purpose and anti-smog guns. 15 KLD treated water will be sourced through nearby STP for construction activities. The quantity of sewage generation will be approx. 8.3 KLD and the sewage will treated in existing STP of the hospital.
During Operational Phase (after expansion), Total water requirement of the project will be 575 KLD which will be met by 280 KLD of fresh water from 3 nos. of onsite bore wells and 295 KLD of treated water from in-house STP and ETP. Total waste water generated from the project will be 310 KLD which will be treated in-house STP of 340 KLD capacity and ETP of 30 KLD capacity. Waste water generated from laundry and



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medical uses will be 26 KLD which will be treated in in-house ETP. Treated water from STP and ETP will be 295 KLD (270 KLD from in-house STP and 25 KLD from in-house ETP) which will be recycled and reused for Flushing (105 KLD), Cooling tower (135 KLD) and Horticulture (55 KLD).

Total number of Rain Water Harvesting (RWH) pits will be 7 nos.

5. **Solid Waste Details**

During Construction Phase, about 37.5 Kg/Day of municipal solid waste will be generated which will be disposed through authorized vendor by MCD.

During the Operation Phase (after expansion), Total solid waste generated from project will be 670 kg/day. Out of which 270 kg/day will be biodegradable waste and 400 kg/day will be non-biodegradable waste. Bio-medical waste generation will 810 Kg/day. The biodegradable wastes will be composted in an onsite OWC and will be used as manure. The non-biodegradable will be disposed at designated site through authorized vendors.

6. **Power Details**

During Operation Phase (after expansion), total power requirement will 2944 kW which will be met from Tata Power Delhi Distribution Limited (TPDDL). For power back up, dual fuel Generator Sets of capacity 4010 KVA [1x1010 kVA + 2x1500 kVA] will be used.

Solar photovoltaic power panels of 300 kWp capacity will be provided.

7. **Parking Facility Details (after expansion):** Total proposed parking will be 632 ECS (Surface: 225 ECS, Basements: 153 ECS, MLCP: 254 ECS).

8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 19.83 Km SE and from Asola Wildlife Sanctuary is 23.52 Km S.

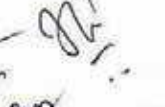
9. **Plantation Details (after expansion):** The proposed green area is 9029.41 sqm (30.40%). Total number of existing trees is 122 within project site, out of which 34 will be transplanted and 88 will be retained. Total no. of proposed trees will be 372 nos.

10. **Cost Details:** Total Cost of the project is Rs 162.5 crores.

Ground water permission was obtained vide letter no. DJB/AEE M-14/2021-22/23 dated 13.10.2021 to meet the fresh water demand during operation phase and renewal of the same has been applied vide letter dated 14.11.2022 along with deposition of bore well renewal fee which is pending for consideration. The existing operational hospital has valid consent/authorisation issued by DPCC.

The PP has submitted the certified compliance report of previous Environment Clearance dated 20.04.2007 from the Regional Office of MoEF&CC, GoI issued vide Letter dated 11.07.2023. As per the aforesaid compliance report most of the EC conditions have been reported to be complied/ agreed for compliance or being complied except the following:

1. A report on the energy conservation measures conforming to energy conservation norms finalize by Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R & U Factors etc and submit to the Ministry in three month time.
2. The project proponent should advertise in at least two local newspapers widely circulated in the region, one of which shall be in the vernacular language informing

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(Renewable) energy as committed.

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8. No. of Rain water harvesting pit shall be 7 nos. and storage tank of capacity of min. 1 day of total fresh water requirement. 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 a buffer of atleast 5 m above ground water table.
9. The PP shall install the gas based generator sets as a first option, hybrid generator sets (with 70 % gas based fuel and 30 % diesel) as a second option. The generator sets shall be operated as per extant directions of CPCB/ CAQM with due compliances of directions issued under GRAP for Delhi & NCR.
10. The excavated soil from the project shall be disposed by engaged agency within 10 km radius of the project site.
11. The Environment Management Cell under Corporate Level (Env. Department) consisting of atleast 1 Environment Officer and 1 Maintenance incharge supported by 3 monitoring assistant having specific knowledge and experience related to environmental safeguards/ air/ water pollution shall be created and made functional before commissioning of the proposed development.
12. Minimum 1 tree for every 80 Sq. Mt of plot area should be planted within the project site. All affected 34 nos. of trees be transplanted within project site and all compensatory plantation will be done within project site as committed and accordingly 340 nos. of trees shall be planted at project site in addition to 88 nos. of trees being retained.
13. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places. PP to ensure that this should be provided in AC/DC combination. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.
14. IoT based 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 outfall/ sewer connection to be provided only for emergency discharge purposes with prior intimation to regulatory authority. Calibration for all the Flow meters shall be maintained on quarterly basis
15. Green building norms should be followed with a minimum 4 star GRIHA/ IGBC/ ASSOCHAM/ GEM rating and Gold rating should be followed up.
16. Construction & Demolition waste should be disposed of at authorized C&D waste collection centre/ processing unit.
17. Wind- breaker of appropriate height i.e. 1/3rd of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction and demolition work.
18. 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 Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union

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- 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 sensors for monitoring PM 2.5, PM 10. Minimum 04 Nos of Anti-Smog Guns shall be deployed.
19. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
 20. 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.
 21. 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.
 22. 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.
 23. 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.
 24. 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.
 25. As proposed, fresh water requirement shall not exceed 280 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DJB/ concerned Authority/ valid permission of ground water extraction .
 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. Energy audit shall be carried out periodically to review energy conservation measures.
 29. All sensor/meters based equipments should be calibrated on quarterly basis.
 30. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
 31. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
 32. Green belt development surrounding the campus, avenue tree planting and garden development should commence from the beginning of the construction phase. Only indigenous species should be used for green belt and avenue trees.

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Agenda No.: 03

Case No. C-457

Name of the Project	EC for Proposed Construction of "Venkateshwar Hospital" at Sector -16, Rohini, Phase - II (Public and Semi-Public facility Area No.4) New Delhi- 110085 by M/s JB Healthcare Pvt Ltd.
Project Proponent	M/s JB Healthcare Pvt Ltd.
Consultant	M/s Perfect Enviro Solutions Pvt. Ltd.
EIA Coordinator present during Meeting	Ms. Akta Chugh Ms. Richa Aggarwal
Representative of PP present during Meeting	Risabh Solanki (Director) Rajpal Solanki
Proposal No.	SIA/DL/INFRA2/434793/2023
File No.	DPCC/SEIAA-IV/C-457/DL/2023

A. Details of the Proposed Project are as under:

1. The proposal is for grant of EC for Proposed Construction of "Venkateshwar Hospital" at Sector -16, Rohini, Phase - II (Public and Semi-Public facility Area No.4) New Delhi- 110085 by M/s JB Healthcare Pvt Ltd..

2. The project is located at **Latitude:** 28°43'54.65"N; **Longitude:** 77° 7'12.04"E.

3. Area Details:

The plot area of the project is 8,064 sqm. The proposed total Built-up Area is 61,058.0 sqm. The proposed FAR Area is 26,678.0 sqm. The proposed Non FAR Area is 34,380 sqm. The proposed Ground Coverage is 3196.5 sqm. The proposed basement area is 16189 sqm. The proposed number of basements are 3 nos.. The proposed number of hospital beds is 494 nos. The maximum number of floors will be 3B+G+11. The total no of expected population will be 4294 persons. Max. height of the building will be 45 m.

4. Water Details:

During Construction Phase, 9 KLD of Fresh water will be required for drinking and domestic purpose and 8 KLD of fresh water will be required from Anti-Smog Guns. 5 KLD treated water will be sourced through nearby STP for construction activities. The quantity of sewage generation will be 8 KLD and the sewage will be treated in mobile STP.

During Operational Phase, Total water requirement of the project will be 570 KLD which will be met by 270 KLD of fresh water from DJB and 300 KLD of treated water from in-house STP. Total waste water generated from the project will be 358 KLD which will be treated in-house STP of 400 KLD capacity and ETP of 30 KLD capacity. Waste water generated from laundry and medical uses will be 25 KLD which will be treated in in-house ETP and 23 KLD treated water from ETP will be discharged into sewer line. Treated water from STP will be 300 KLD which will be recycled and reused for Flushing (115 KLD), HVAC Cooling (174 KLD) and Gardening (11 KLD).

Total number of Rain Water Harvesting (RWH) Pit will be 5 nos.

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5. Solid Waste Details

During Construction Phase, 29 Kg/Day of municipal solid waste will be generated which will be disposed at solid waste site through authorized vendor.

During the Operation Phase, Total solid waste generated from project will be 792 kg/day. Out of which 475 kg/day will be biodegradable waste and 317 kg/day will be non-biodegradable waste. Bio-medical waste generation will 185 Kg/day which will be given to approved recycler. The biodegradable wastes will be composted in an onsite OWC and will be used as manure. The non-biodegradable will be disposed at designated site through authorized vendors.

6. Power Details

During Operation Phase, Total power requirement will 3750 kVA which will be met from Tata Power Delhi Distribution Limited (TPDDL). For power back up, Hybrid Generator sets of Capacity 5020 KVA [2x1010 kVA + 2x1500 kVA] will be used.

Solar photovoltaic power panels of 300 kWp capacity will be provided.

7. Parking Facility Details, Total Proposed Parking will be 535 ECS.

8. Eco-Sensitive Areas Details: Distance of Okhla Wildlife Sanctuary from project site is 24.80 Km and from Asola Wildlife Sanctuary is 27.32 Km.

9. Plantation Details: The proposed Green Area is 2171.9 sqm (30.40% of plot area). Out of which soft scape area is 1210.0 sqm (15.0 % of plot area) and hardscape area is 961 sqm (11.9 % of plot area). Total number of proposed trees will be 101 nos. Currently, no tree exists at site.

10. Cost Details: Total Cost of the project is Rs 238.72 crores.

B. After due deliberations, the SEAC in its 132nd meeting held on 31.07.2023 recommended as follows:

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

1. Status of Building Plan approval from DDA, DUAC and Delhi Fire Service.
2. Aspect related to dewatering needs to be explained/ elaborated in view of higher ground water table and construction of 3 basements and a proposal for proper management of dewatered ground water to be submitted. A report in this regard is required to be prepared and submitted.
3. In view of high ground water table, PP is required to review RWH proposal with adequate provision of rainwater harvesting tanks with a capacity of minimum 1 day of fresh water requirement.
4. Assurance for supply of treated water during construction phase. 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.
5. Proposal to discharge of ETP treated water into onsite STP instead of discharging into sewer lines with proper treatment.
6. Revised landscape plan with demarcated green area with soft green area & revised tree count for proposed plantation. Green area should be demarcated as per building bye laws and minimum consolidated area of 10 % 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.

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7. Revised water assurance from DDA with due confirmation of the provision of peripheral water supply scheme of command area for operational phase.
8. Revised proposal to enhance the solar power utilization up to 10 % of the total power load.
9. Parking proposal to achieve 30 % of the ECS for electric vehicle. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.
10. Specify name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters.
11. Proposal for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
12. Submission of information wrt heat island effect with due indication of rise in temperature after operationalizing the building and its remedial measures proposed to be taken.
13. Air pollution abatement plan and energy conservation measures will be reviewed in next meeting in view of revision in the proposal being sought.
14. Revised traffic plan as per requirement of checklist.

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Agenda: 04

Case No. C-453 (ToR)

Name of the Project	EC for Proposed "Masjid Moth Campus for AIIMS" at Masjid Moth, New Delhi
Project Proponent	M/s All India Institute of Medical Sciences (AIIMS)
Consultant	M/s IND Tech House Consult
EIA Coordinator present during Meeting	Mr. Anand Kumar Dubey Mr. Soumya Dwevedi
Representative of PP present during Meeting	Mr. Deepak Bhutale (EE, AIIMS) Mr. Naveen Singh (Dy. M(C)) Mr. Vivek EAE (Civil)
Proposal No.	SIA/DL/INFRA2/434417/2023
File No.	DPCC/SEIAA-IV/C-453 (ToR)/DL/2023

A. Details of the Proposed Project are as under:

1. The proposal is for grant of Environment Clearance for Proposed "Masjid Moth Campus for AIIMS" at Masjid Moth, New Delhi by M/s All India Institute of Medical Sciences (AIIMS).

The project was granted Environmental Clearance by SEIAA, Delhi vide Letter no. DPCC/SEAC/131/SEIAA/5/2012 on 13.08.2012 for a total plot area of 1,29,499.52 sqm, Built up area of 3,39,368.9 sqm and 1000 no. of beds.

The validity of earlier EC expired on 12.08.2019 and they had constructed built up area 288802.21 sqm and 825 nos. of hospital beds. Now, as the construction of service block 10665 sqm is not yet completed. PP has now applied for ToR for remaining service block.

2. The Project is located at **Latitude: 28°33'50.05"N; Longitude: 77°12'56.66"E**.

3. Area Details:

The total Plot Area of the project will remain the same i.e. 1,29,499.52 sqm and the total Built-up Area of the project will decrease from 3,39,368.9 sqm (as per previous EC dated 13.08.2012) to 2,99,467.21 sqm. Out of 2,99,467.21 sqm built-up area, 2,88,802.21 sqm has been constructed and 10665 sqm is yet to be constructed. The revised no. of blocks will be 11 nos. i.e. Dining and Parking Block (2B+G+2 Floors), Surgical Block (3B+G+8 Floors), Hostel-1 (B+G+10 Floors), Hostel-2 (B+G+10 Floors), Hostel-3 (2B+G+5 Floors), OPD Block (3B+G+8 Floors), Mother and Child Block (3B+G+8 Floors), Basement parking (3B+ G Floors), National Centre for Ageing (NCA)/Geriatric Block (3B + G + 9 Floors), Service Block (B+ G + 9 Floors), Hostel-4 Block (B + G + 10 Floors). The Service Block (B+ G + 9 Floors) has been constructed upto Ground Floor only and floor 1 to floor 9 having proposed built-up area 10665 sqm is yet to be constructed. The no. of levels of basement will be 3 nos. The number of beds has been decreased from 1000 nos. to 825 nos..

4. Water Details:

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During Construction Phase, Water requirement for workers will be met from existing project and through tanker supply. For construction activities, treated water will be used which will be met from existing project and treated water from DJB. Mobile toilets and potable water facilities will be provided at site for labour and staff.

During Operational Phase, Total Water requirement of the project will be 2862 KLD which will be met by 2017 KLD of Fresh water from DJB and 845 KLD of Treated water (755 KLD from in house STP of 2000 KLD capacity and 90 KLD from in-house ETP of 130 KLD capacity). 839 KLD of waste water generated will be treated in existing in-house STP of 2000 KLD capacity. Treated Water from STP & ETP will be recycled and reused for Flushing, Horticulture, HVAC Cooling.

25 number of Rainwater harvesting pits are proposed within the project site for rainwater harvesting.

5. Solid Waste Details

During the Operation Phase, Approx. 4592.5 kg/day of solid waste will be generated from the project which will be segregated into biodegradable, recyclable, hazardous and biomedical waste. Non-biodegradable waste (recyclable and non-recyclable) will be disposed through approved recyclers. Biomedical waste generated will be 938.19 kg/day which will be disposed through an approved agency. Hazardous waste will be disposed through an authorized vendor as per norms. 49.49 kg/day sludge generated from the STP will be dewatered and the dried sludge will be used as manure in horticulture.

6. Power Details:

During Operation Phase, Total power requirement will be supplied from BSES Rajdhani. For Power Back up, DG sets with combined capacity of 11875 KVA (8x1000 + 2x 750 + 4x500 + 3x125) will be installed. Out of 11,875 kVA capacity of DG sets, 10530 KVA capacity of DG sets (3x 1250 + 2x1010 + 4x750 + 2x500 +2x380) are already installed.

7. Parking Facility Details: Total proposed parking is 7671 ECS.

8. Eco-Sensitive Areas Details:

Distance of Asola Wildlife Sanctuary from project site is 7.28 Km S and Okhla Wildlife Sanctuary is 7.41 km E.

9. Plantation Details: Proposed Green Area is 39,756.35 sqm. Total no. of trees proposed are 1620 nos.

10. Cost Details: Project cost of the service block is Rs. 97.69 Crores.

After due deliberations, the SEAC in its 131st meeting held on 12.07.2023, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the following additional information ie to justify in the back ground of OM dated 05.05.2022 that it's not a violation but amendment case and PP need to give a comparative statement of fact and figures/ parameters of EC including the breakup of total built-up area already constructed and detail of the proposed built-up area to be constructed.

In response to the ADS raised by SEAC, PP uploaded its reply on 23.07.2023 with following submission:

With respect to point raised by SEAC i.e. PP to justify in the back ground of OM dated 05.05.2022 that it's not a violation but amendment case.

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Minutes of Meeting of 132nd SEAC Meeting dated 31.07.2023

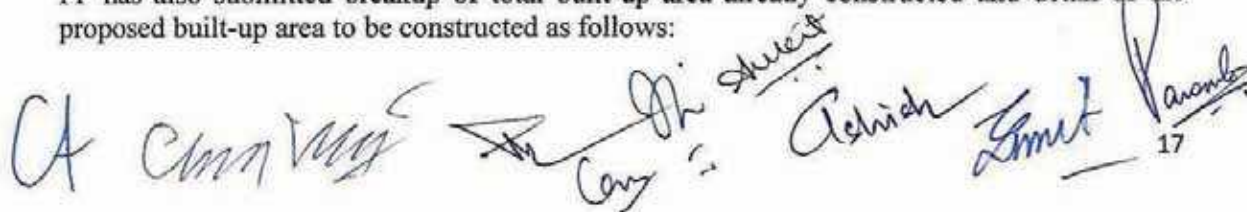
- PP submitted that after getting Environment Clearance the construction of the project site was started in block wise development manner and at present they have not crossed permissible built-up area, No. of Hospital beds, Floor Area Ratio (FAR), Ground coverage and Green area as per approved figures in Environment Clearance letter.
- PP further submitted that as they have not crossed permissible built-up area, No. of Hospital beds, Floor Area Ratio (FAR), Ground coverage and Green area so there is no increase in pollution load of any type beyond the level given in the EIA report submitted for previous EC. So, their project does not fall in violation category as per MoEF&CC OM dated 05.05.2022.
- PP also informed that EC is required only for completion/ construction of remaining work i.e. service block (remaining built-up area 10665 sqm) which is an essential component for the hospital project.
- PP also informed that earlier, they have applied the project vide proposal no. SIA/DL/MIS/76139/2022 dated 25/04/2022 before MoEF&CC OM dated 05.05.2022, so this OM is not applicable on them as the said OM is prospective in nature not retrospective.
- PP also informed that the project has also awarded Environment clearance for Redevelopment vide EC Identification No. - EC22B039DL162848 dated 01/09/2022.

With respect to second point raised by SEAC i.e. PP need to give a comparative statement of fact and figures/ parameters of EC including the breakup of total built-up area already constructed and detail of the proposed built-up area to be constructed.

PP has informed that Environment clearance of the project was granted vide file no. **DPCC/SEIAA-SEAC/131/11/214** dated **13.08.2012** for total built-up area of 339368.9 sqm and 1000 nos. of beds. PP submitted comparative statement of the parameters wrt EC granted on 13.08.2012 and existing as on date as follows:

S. No.	Particulars	As per EC	Existing as on date
1.	Plot Area	129499.52 sqm	129499.52 sqm
2.	Built-up Area	339368.9 sqm	2,88,802.21 sqm
3.	Proposed Ground Coverage	38350 sqm	24634.30 sqm
4.	Proposed FAR	177154.52 sqm	1,72,045 sqm
5.	No. of Hospital Beds	1000	825
6.	Fresh water requirement	2017 KLD	1648.15 KLD
7.	STP Capacity	1090 KLD	2000 KLD
8.	ETP Capacity	100 KLD	130 KLD
9.	DG Sets	11875 kVA	10530 kVA
10.	No. of DG sets	8x1000 + 2x 750 + 4x500 + 3x125	3x 1250 + 2x1010 + 4x750 + 2x500 + 2x380

PP has also submitted breakup of total built-up area already constructed and detail of the proposed built-up area to be constructed as follows:



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Name of Blocks	Total Built-up Area (sqm)	Till 2019 (sqm)	No. of Floors
Dining & Parking Block	7,081.19	7,081.19	2B+G+2
Surgical Block	21,495.21	21,495.21	3B+G+8
Hostel – 1	15,070.00	15,070.00	B+G+10
Hostel – 2	12,100.00	12,100.00	B+G+10
Hostel – 3	7,223.81	7,223.81	2B+G+5
OPD Block	93,720.00	93,720.00	3B+G+8
Mother & Child Block	63,777.00	63,777.00	3B+G+9
Basement Parking	8,400.00	8,400.00	3B+G
Service Block	11,850.00	1185	3B+G+9
NCA Block (National Centre for Ageing)	43,680.00	43,680.00	3B+G+9
Hostel -4	15,070.00	15,070.00	B+G+10
	2,99,467.21	2,88,802.21	

PP has further informed that to cater to the services like laundry, kitchen, IT etc. of Mother & Child block, Surgical Block, OPD block and National Centre for Ageing block, a separate Service Block was proposed in the Master plan which has 3 basements and ten storeys (3B+G+9F). The three basements and ground floor of this block had already constructed within EC validity period. The Environment clearance is required to only for completion the construction of service block having remaining built-up area 10665 sqm. PP has submitted the floor wise area statement of the Service Block.

The EC for Redevelopment of All India Institute of Medical Sciences (AIIMS), New Delhi vide Proposal No.: SIA/DL/MIS/71147/2022 has been obtained by M/s All India Institute of Medical Sciences (AIIMS), New Delhi from SEIAA Delhi on 01.09.2022.

As per above said EC, the Total Built-Up Area for the proposed Redevelopment project would be 14,65,695 sqm (East Ansari Nagar: 1163497.69 sqm, Masjid Moth: 71638 sqm and Trauma Centre Extension: 230558 sqm).

The Total Built-Up Area for the proposed Redevelopment project in Masjid Moth would be 71,638 sqm. Total Existing Built up Area of the project is 213,226 sqm and area to be demolished will be 4,833 sqm. After expansion the total BUA for this part of the project was informed as 280,031 sqm. Later on the AIIMS clarified area of Masjid Moth involved in the proposed redevelopment as follows:

During the appraisal for redevelopment of AIIMs, regarding the certified compliance of previous Environmental Clearance issued to Masjid Moth the PP clarified during meeting that existing Masjid Moth Complex is distinct from the development of 71638 sqm Builtup Area in the plot of Masjid Moth complex and the new building developed under the

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During the presentation, the project proponent handed over the additional submission alongwith clarification/ confirmation that the existing built-up area of Masjid Moth reported at the time of obtaining the EC for AIIMS was inadvertently mentioned as 2,13,226 sqm however the correct figure for the same is 2,88,802.21 sqm as reported in the proposal under consideration. It was further clarified that the development is being undertaken as per approved master plan of the campus and the completion certificate was issued at a later stage in which the aforestated completed area stands confirmed.

SEAC during the meeting deliberated that as per previous EC dated 13.08.2012 the sanctioned built-up area was 3,39,368.9 sqm, but the built up area constructed till 2019 was 2,88,802.21 sqm. The number of beds, water consumed etc is lower than the sanctioned amount and the claim of the project proponent that the pollution load is lower is accepted.

Now the proposal is to construct a further built-up area of 10665 sqm, which will result in a final built-up area of 2,99,467.21 sqm, which is within the sanctioned builtup area of 3,39,368.9 sqm. As the EC had expired in 2019, and there is no provision to extend the same after 90 days have elapsed, therefore it was decided to consider the proposal de-novo and recommended to issue TOR. It was further deliberated that EC was obtained for 339368.9 sqm and now proposed development is planned for 2,99,467.21 sqm. Therefore, proposal does not qualify for expansion and certified compliance of previous EC is not relevant in view of the circumstances that there has been change in planning/ configuration and no enhancement in BUA earlier proposed. Moreover, the mitigation measures implemented/ being implemented in the project are in the line with the earlier EC granted specifically the green area development, open space, waste treatment plants, trees.

B. Based on information furnished, presentation made and discussions held, the SEAC in its 132nd meeting held on 31.07.2023 decided to issue following ToR:

1. *Examine details of land use as per Master plan and land use around 10 km radius of the project site. Analysis should be made base on latest satellite imagery for land use with raw images. Share the elevation range of the site (minimum and maximum elevation above mean sea level) and the 10 year, 50 yr and 100 yr flood maps for the area and whether it is within the flood zone or directly on the flood plain of any river.*
2. *Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/ villages and present status of such activities.*
3. *Examine baseline environmental quality along with projected incremental load due to the project.*
4. *Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.*
5. *Submit a copy of the contour plan with slopes, drainage pattern and low-lying area of the site and surrounding area. If there is any obstruction of the drainage lines and low-lying area proposed by the project, then the rationale for the same may be stated along with any mitigation measures.*

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6. *Submit the present land use and permission required for any conversion such as forest, agriculture etc. Submit the land type (kism) of each of the khasra numbers/plots of the site as per the revenue record/last jamabandi of the site. Is the site recorded as a low-lying area, waterbody, gairmumkinpahar, forest in the revenue record?*
7. *Submit Roles and responsibility of the developer etc for compliance of Environmental regulations under the provisions of EP Act.*
8. *Ground water classification (whether over exploited, critical, semi-critical or safe) as per the Central Ground Water Authority.*
9. *Examine the details of Source of Water, water requirement, use of treated waste water and prepare a water balance chart. Segregated figures for potable and non-potable water requirement during construction and operation phase.*
10. *A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.*
11. *Rain Water Harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water, Examine details.*
 - a. *Calculate runoff from (a) roof top, (b) other paved areas, and (c) green areas separately.*
 - b. *Recent/Enhanced peak rainfall runoff data be used in the runoff calculation for designing storm water retention capacity, to make the site future ready – given the experience of last 5 years with extreme rainfall events and likely increase in frequency of such extreme events due to climate change.*
 - c. *Prepare management strategy for runoff for each of these (a) roof top, (b) other paved areas, and (c) green areas.*
 - d. *Design natural storm water retention capacity in the green areas by marginal lowering, and gradient management to enhance natural retention and percolation, and indicate the natural retention capacity created in cubic metres.*
 - e. *Indicate rainfall retention capacity created via storage tanks/percolation pits*
12. *Examine soil characteristics and depth of ground water table for rain water harvesting along with actual percolation rate of soil at site.*
13. *Examine details of solid waste generation treatment and its disposal.*
14. *Examine and submit details of use of solar energy and alternative source of Energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.*
15. *DG sets likely to be used during construction and operational phase of the Project. Emissions from DG sets must be taken into considered while estimation the impacts on air environment. Examine and submit details.*
16. *Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region*

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water/similar other source along with the mechanism proposed for making this water fit for use in construction phase.

31. Outlet parameters of proposed STP during operation phase needs to be checked for the feasibility of its reuse in flushing, horticulture, HVAC etc.
32. Justification to achieve the standards with the proposed technology of STP is required to be given.
33. Proposal should be included for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide) detectors for STP area.
34. The cost of environmental monitoring projected in the proposal should be commensurate with the environmental safe guard proposed.
35. Details of all the outlets from the proposed building including the outlet of STP required to be submitted with a proposal to install flow-meters at each of the outlets.
36. Project is required to quantify the no. of labours and the detailed plan for the proposed labour camps and amenities for housing them during construction phase.
37. Landscape details to be provided with a measured impact on the micro-climate. Green area should be demarcated as per building bye laws and 25% green area and consolidated area of minimum 15 % of plot area should be kept as soft green area, so that there should be sufficient recharging of ground water.
38. Air quality pollution load and its negative impacts to be clarified along with mitigation options during the construction and lifetime of the project.
39. Give Typical Floor Plans with dimensions to demonstrate how natural ventilation & day lighting is being achieved supported with screenshots of suitable software based out puts.
40. 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.
41. Proposal for provisioning the energy audit during operation phase.
42. 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.
43. Elaborated effects of the building activity in altering the microclimates with self-assessment on the likely impacts of the proposed construction on creation of heat island & inversion effects.
44. Give plan for managing, conserving the top soil excavated during construction and for its reuse. Give the extent of total soil excavation (in m3) proposed and where the excavated soil will be gainfully used.
45. Proposal should include provision for electric charging of the e-Vehicles as per Building Bye Laws.
46. Typical Floor Plans with dimensions to demonstrate how natural ventilation & day lighting is being achieved supported with screenshots of suitable software based out

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puts. Energy Simulation Modeling for the entire complex using appropriate softwares to be submitted along with the proposal.

47. Ideally the environmental clearance application along with EIA study should be submitted after preliminary 'In Principle Approval' from the local bodies duly rooted through development authorities in accordance with approved master plan
48. Fact and figure related to the pollution load/ environmental attributes in proposal of ToR needs to be revisited in view of decrease in total built-up area and number of beds.
49. Any Further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model TOR available on Ministry website <http://moef.nic.in/Manual/Townships>.

GENERAL GUIDELINES

1. The EIA document shall be printed on both sides, as far as possible.
2. All documents should be properly indexed, page numbered.
3. Period/date of data collection should be clearly indicated.
4. Authenticated English translation of all material provided in Regional languages.
5. The letter/application for EC should quote the MOEF & CC file no. and also attach a copy of the letter prescribing the TOR.
6. The copy of the letter received from the SEAC on the TOR prescribed for the project should be attached as an annexure to the final EIA-EMP Report.
7. The final EIA-EMP report submitted must incorporate the issues in TOR. The index of the final EIA-EMP report, must indicate the specific chapter and page no. of the EIA-EMP report where the specific issue raised have been incorporated.
8. Grant of TOR does not mean grant of EC.
9. The status of accreditation of the EIA consultants with NABET/QCI shall be specifically mentioned. The consultant shall certify that his accreditation is for the sector for which this EIA is prepared.
10. On the front page of EIA/EMP reports, the name of the consultant/ consultancy firm along with their complete details including their accreditation, if any shall be indicated. The consultant while submitting the EIA/EMP report shall give an undertaking to the effect that the prescribed TORs (TOR proposed by the project proponent and additional TOR given by the MOEF) have been complied with and the data submitted is factually correct (Refer MOEF office memorandum dated 4th August, 2009).
11. While submitting the EIA/EMP reports, the name of the experts associated with/involvement in the preparation of these reports and the laboratories through which the samples have been got analyzed should be stated in the report. It shall clearly be indicated whether these laboratories are approved under the Environment (Protection) Act, 1986 and the rules made there under (Please refer MOEF office memorandum dated 4th August, 2009). The project leader of the EIA study shall also be mentioned.

study shall also be mentioned.

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12. As stipulated in amendment notification No. S.O. 751(E) dated 17th February, 2020, the above ToR would be valid for a period of four years from the date of issue. The project proponent shall submit detailed final EIA Report and EMP prepared as per above ToR within the stipulated period of four years.
13. The consultants involved in the preparation of EIA/EMP report after accreditation with Quality Council of India/National Accreditation Board of Education and Training (QCI/NABET) would need to include a certificate in this regard in the EIA/EMP reports prepared by them and data provided by other Organization(s)/Laboratories including their status of approvals etc. vide notification of the MOEF dated 19.07.2013.
14. The Prescribed ToR would be valid for a period of four years for submission of the EIA/EMP Reports.
15. The EIA-EMP report submitted must incorporate the construction and demolition waste management plan with identification of waste disposal/ recycling site.

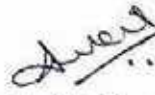
Meeting ended with the vote of thanks to the Chair



(Vijay Garg)
Chairman



(Pankaj Kapil)
Member secretary



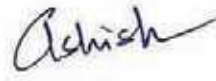
(Ankit Srivastava)
Member



(Gopal Mohan)
Member



(Jyoti Mendiratta)
Member



(Ashish Gupta)
Member



(Paromita Roy)
Member



(Chetan Agarwal)
Member



(S.K. Gautam)
Member