

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/43/139/2021-22/1871-77

Dated: 05/01/2024

MINUTES OF MEETING

Please find enclosed herewith the Minutes of Meeting of 139th Meeting of the State Level Expert Appraisal Committee (SEAC) held on 04.01.2024 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

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OFFICE OF DELHI POLLUTION CONTROL COMMITTEE
5th FLOOR, ISBT BUILDING, KASHMERE GATE, DELHI-110006

Minutes of the 139th Meeting of State Level Expert Appraisal Committee (SEAC) held on 04.01.2024 at 10:30 AM in the Conference Room of DPCC at 5th Floor, ISBT Building, Kashmere Gate, Delhi 110006.

The 139th Meeting of State Level Expert Appraisal Committee (SEAC) was held in hybrid mode on 04.01.2024 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. Ashish Gupta | - | Member |
| 3. Sh. Gopal Mohan | - | Member |
| 4. Sh. Ankit Srivastava | - | Member |
| 5. Sh. Chetan Agarwal | - | Member |
| 6. Dr. Sumit Kumar Gautam | - | Member |
| 7. Ms. Jyoti Mendiratta | - | Member |
| 8. Dr. Sirajuddin Ahmed | - | Member |
| 9. Ms. Paromita Roy | - | Member |
| 10. Sh. Pankaj Kapil | - | Member Secretary |

Following SEAC Members could not attend the meeting:

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

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

The Minutes of the 138th SEAC Meeting held on 06.12.2023 were confirmed by the Members.

Handwritten signatures of members:
Ch, Ashish, Sumit, Ankit, Chetan, Dr. Sirajuddin Ahmed, Paromita, Pankaj Kapil.

Agenda No.: 01

Case No. C-469

Name of the Project	EC for Proposed development of Bus Depot, Vasant Vihar New Delhi by M/s NBCC (India) Limited
Project Proponent	M/s NBCC (India) Limited
Consultant	M/s IND TECH House Consult
EIA Coordinator present during Meeting	Soumya Dwivedi Indra Kumar Sharma Sukriti Guha
Representative of PP present during Meeting	-
Proposal No.	SIA/DL/INFRA2/453608/2023
File No.	DPCC/SEIAA-IV/C-469/DL/2023

A. Details of the Proposed Project are as under:

1. The proposal is for grant of EC for Proposed development of Bus Depot, Vasant Vihar New Delhi by M/s NBCC (India) Limited.
2. The project is located at **Latitude:** 28°33'32.81"N; **Longitude:** 77°10'10.69"E.
3. **Area Details:**

The total plot area of the project is 20,234.3 sqm. The proposed total built-up area is 80,907.39 sqm. The proposed Non-FAR area is 80,907.39 sqm. The proposed ground coverage is 11,495.84 sqm. The proposed basement area is 12,177.61 sqm. Total no. of expected population will be 480 persons. Maximum number of floors will be 1B+G+4+T. The maximum height of the building will be 29.3 m (terrace of topmost floor).

4. Water Details:

During Construction Phase: Total water requirement will be 32.9 KLD which will be met by 6.3 KLD of fresh water from DJB and 5 KLD of treated water for labors from nearby STP and 9.6 KLD fresh water from DJB and 12 KLD treated water for construction activities will be sourced through nearby STP.

During Operational Phase: Total water requirement of the project will be 86.4 KLD which will be met by 26.4 KLD of fresh water from DJB and 60 KLD treated water from in house STP and ETP. Total waste water generated from the project will be 66.7 KLD out of which 34.7 KLD domestic waste water will be treated in 50 KLD STP and 40 KLD waste water from Bus washing will be treated in 80 KLD ETP. Treated water from STP will be 31.2 KLD and treated water from ETP will be 28.8 KLD which will be recycled and reused for flushing (11.3 KLD), Bus washing (39.5 KLD), gardening (9.2 KLD).

5 no. of RWH pits have been proposed.

At Achish Sumit Anurag Anurag Anurag Anurag

5. Solid Waste Details:

During Construction Phase, In addition to C&D waste about 50 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 180 kg/day out of which 72 kg/day will be biodegradable waste and 108 kg/day will be non-biodegradable waste. The biodegradable waste will be composted through onsite OWC of 100 kg/day capacity and non-biodegradable waste will be disposed through authorized vendors.

6. Power Details

During Operation Phase, Total power requirement will be 1271 kW which will be met by the BSES. For Power Back up, 3 no. of Dual fuel generator sets of total capacity 2000 kVA (1x500 + 2 x 750 kVA) will be installed.

Solar photovoltaic power panels of 120 kW capacity (9.4% of demand load) will be provided. Solar water heating system will be provided to meet 20% of the hot water demand of the building

7. Parking Facility Details: Total proposed parking is 680 nos. (Car parking: 238 + Bus parking: 442).

8. Eco-Sensitive Areas Details: Distance of Okhla Wildlife Sanctuary from project site is 12.06 Km E and from Asola Wildlife Sanctuary is 7.34 Km, SE.

9. Plantation Details: The proposed Green Area is 1,845.86 m² (9.12% of available plot area). There are 110 no. of trees existing within the project site out of which 46 trees needs to be cut/ transplanted with prior permission from forest department. Total no. of proposed trees will be 255 nos. within project site.

10. Cost Details: Total Cost of the project is INR 374.86 Crores.

B. After due deliberations, the SEAC in its 139th meeting held on 04.01.2024 recommended as follows:

Nobody appeared from project proponent sides at the time allotted and the consultant sought adjournment; SEAC sought the following preliminary information/ clarification while deferring the proposal:

1. 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.
2. Water assurance from DJB including the following details:
 - Whether technical feasibility exists at present to supply water to the above site?
 - If no, whether DJB is planning to extend supply network to above area in the specific time frame (time frame to be mentioned).
 - Following details as part of water supply assurance as required for environmental clearance should be provided:

Name of the UGR	Capacity of feeding UGR	Current demand on existing UGR	Surplus allocation available for this
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Handwritten signatures and initials are present below the table, including "A. Ashish", "Smit", "Anurag", "Suresh", and others. A handwritten number "3" is also visible.

Minutes of Meeting of 139th SEAC Meeting dated 04.01.2024

			project.
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3. Revised landscape plan with demarcated green area with soft green area. 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. Calculation for green area to be submitted.
4. Revised parking proposal to achieve atleast 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.
5. Proposal for organic waste convertor with justification of minimum capacity.
6. Proposal to provide rain water storage tank with the storage capacity of min. 1 day of total fresh water requirement along with layout and location plan.
7. Details of the compensatory tree plantation to be done in project site and off site.
8. An existing tree inventory with species and girth of each tree may be prepared, along with a baseline green area map, showing all trees – (a) trees to be retained, (b) trees to be removed due to building ground coverage, (c) trees to be removed due to additional paved area (d) trees to be transplanted, minimum 80% of the affected trees are required to be transplanted. Attempt may be made to increase the trees to be retained.
9. Specific/ separate presentation on traffic management plan.
10. Reuse and recycling of treated water needs to be explained taking into account the norms as per BIS 17663 (2021) or alike standards.

At Ashish *[Signature]* *[Signature]* *[Signature]* *[Signature]*
[Signature] *[Signature]* *[Signature]* *[Signature]*
[Signature] *[Signature]* *[Signature]* *[Signature]*

Agenda No.: 02

Case No. C-462

Name of the Project	EC for Construction of Commercial Building at Plot No Lp-03-01 at Aerocity Downtown District, Indira Gandhi International Airport, New Delhi by M/s Vinta Realty Ltd
Project Proponent	M/s Vinta Realty Ltd.
Consultant	M/s IND TECH House Consult
EIA Coordinator present during Meeting	Soumya Dwivedi Indra Kumar Sharma Sukriti Guha
Representative of PP present during Meeting	Kamal Chinda Rajesh Kumar
Proposal No.	SIA/DL/INFRA2/447373/2023
File No.	DPCC/SELAA-IV/C-462/DL/2023

A. Details of the Proposed Project are as under:

1. The proposal is for grant of EC for Construction of Commercial Building at Plot No Lp-03-01 at Aerocity Downtown District, Indira Gandhi International Airport, New Delhi by M/s Vinta Realty Ltd. and details have been updated as per ADS reply submitted.
2. The project is located at **Latitude:** 28°32'55.00"N; **Longitude:** 77°06'54.48"E.
3. **Area Details:**

The total plot area of the project is 24205.58 sqm. The proposed total built-up area is 1,41,090.629 sqm. The proposed FAR area is 68,500.92 sqm. The proposed Non-FAR area is 72,589.709 sqm. The proposed ground coverage is 14,060.29 sqm. Total no. of expected population will be 10803 persons. Maximum number of floors will be 3B+G+5. The maximum height of the building will be 30.39 m.

4. Water Details:

During Construction Phase: Total water requirement will be 35 KLD which will be met by 8 KLD of fresh water and 5 KLD of treated water for labors and 22 KLD treated water for construction activities will be sourced through nearby STP.

During Operational Phase: Total water requirement of the project will be 586 KLD which will be met by 259 KLD of fresh water from DIAL and 336 KLD treated water from in house STP. Total waste water generated from the project will be 373 KLD which will be treated in house STP of 450 KLD capacity. Treated water from STP will be 336 KLD which will be recycled and reused for flushing (172.5 KLD), HVAC & DG set (144.5 KLD), landscape (10 KLD), miscellaneous activities (9 KLD).

13 no. of RWH pits and 1 rain water collection tank of 360 KL have been proposed.

5. Solid Waste Details:

During Construction Phase, about 75 Kg/day of municipal solid waste will be generated which will be disposed through authorized vendor.

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During Operation Phase, Total power requirement will be 6250 kW which will be met by the BSES. For Power Back up, 4 no. of DG sets of total capacity 6500 kVA (3x1500 + 1 x 2000 kVA) with wet scrubber will be installed.

7. **Parking Facility Details:** Total proposed parking is 1747 ECS, out of which 525 ECS will be provided with EV charging facility.

8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 17.49 Km, E and from Asola Wildlife Sanctuary is 9.67 Km, SE.

9. **Plantation Details:** The proposed Green Area is 2455.34 sqm (10.14 % of plot area). Total no. of proposed trees is 305 nos. within project site. No tree cutting will be involved as there are no trees present at site.

10. Cost Details: Total Cost of the project is INR 448.1 Crores.

Nobody was appeared from project proponent side in SEAC 136th meeting held on 27.10.2023. The SEAC in its 136th meeting recommended deferring the proposal seeking following preliminary clarification/ information and any other document relevant to the project. Project proponent has uploaded its reply on 14.12.2023 which is as follows:

vehicle. In addition, provision should EV is 525 which are 30% of total ECS i.e.

Minutes of Meeting of 139th SEAC Meeting dated 04.01.2024

	be made to allow extension of electric charging facility to all parking slots in the future.	1747.
4.	Categorical information regarding existing trees if any along with the list with name of the species and due diligence made for safeguarding the trees existing even at the boundaries.	PP has informed that no tree is present at the site and its boundaries.
5.	Revised landscape plan with demarcated green area with soft green area. 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.	PP has informed that total green area proposed is 2455.34 sqm which is 10.14% of the plot area distributed with 912.88 sqm (3.77%) on Ground, 1147.60 sqm (4.74%) on grade slab & 394.86 sqm (1.643%) on terrace. PP has attached revised landscape plan as annexure.
6.	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 detectors for STP will be installed for the monitoring of Toxic gases. PP has attached undertaking in this regard as annexure.

B. After due deliberations, the SEAC in its 139th meeting held on 04.01.2024 recommended as follows:

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

1. Calculation of area required for providing the solar PV to utilize 10 % of power load and constraint thereof.
2. Revised proposal to make treated STP water fit for construction substantiating the required quality of water.
3. Revised landscape plan with demarcated green area with soft green area. 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. Calculation for green area to be submitted.
4. Revised proposal for rain water harvesting/ retention plan with numbers of RWH pits, taking into account the recent higher flash rain data along with actual percolation rate of the soil at site with layout and location plan.
5. Revised water mass balance chart with realistic water losses in STP.
6. Revised calculation of sludge and use of sludge.
7. Explanation wrt constraint in providing the requisite solar PV equivalent of 10 % of power load.
8. Management plan for disposal of construction and demolition waste,
9. Revised detail of solid waste generation including wet sludge & dry sludge of STP with management plan for disposal of composted waste with quantification.

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 Limit
 Am V. V.
 J. V.
 P. V.

10. Revised proposal for waste water treatment scheme incorporating the disinfection mechanism.
11. Proposal to make the treated water fit for reuse/ recycling during operational phase in flushing/ HVAC/ horticulture taking into account the BIS 17663 (2021) and alike norms.
12. Revised proposal with mitigation measures in detail regarding heat island effect.

S/ At Ashish *Cr Smit* *Cr Vign* *Cr*

13. Project Proponent shall ensure that last Mile Connectivity is provided/operated by PP/ Concessionnaire, through high quality feeder services such as air-conditioned mini-buses, golf carts, etc. and the same is to be included in future lease conditions accordingly.

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Agenda No.: 03

Case No. C-465

Name of the Project	EC for Proposed addition/ alteration in residential apartment namely M/s Gold Croft CGHS Ltd at Plot no.4, Sector 11, Dwarka, New Delhi -110075 by M/s Gold Croft CGHS Ltd.
Project Proponent	M/s Gold Croft CGHS Ltd.
Consultant	Not Appointed
EIA Coordinator present during Meeting	Not Appointed
Representative of PP present during Meeting	Rajendra K. Goel Jaideep Agarwal
Proposal No.	SIA/DL/INFRA2/436781/2023
File No.	DPCC/SEIAA-IV/C-465/DL/2023

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Proposed addition/ alteration in residential apartment namely M/s Gold Croft CGHS Ltd at Plot no.4, Sector 11, Dwarka, New Delhi -110075 by M/s Gold Croft CGHS Ltd. and details have been updated as per ADS reply submitted.
2. The Project is located at **Latitude:** 28° 35' 39.8" N; **Longitude:** 77° 02' 57.4"E.
3. **Area Details (after expansion):**
The Plot Area of the project is 19771.0 sqm which will remain same. The total Built-up area will increase from 56476.161 sqm to 59054.689 sqm. Proposal is for addition of bedroom, washroom and balcony in each flat of 6 towers. The FAR area will increase from 34241.27 sqm to 39534.088 sqm. The Ground Coverage will decrease from 4537.708 sqm to 4512.348 sqm. No. of basement floor is 1 no. with an area of 5390.443 sqm which will remain same. The maximum number of floors is B+S+10 which will remain same. The existing no. of DUs is 235 nos. which will remain same. Total no. of towers is 6 nos. which will remain same. The expected population will be 1567 persons. Max. height of the building is 32.65 m.
4. **Water Details:**
During Construction Phase, total water requirement will be 10.35 KLD which will be met from outside water tanker.
During Operational Phase (after expansion), Total water requirement of the project will be 205.67 KLD which will be met from DJB out of which 127.8 KLD will be used for domestic purposes, 65.3 KLD for flushing, 12.5 KLD for horticulture. Total waste water generated from the project will be 167.6 KLD which will be discharge to municipal sewer.
Existing number of Rain Water Harvesting (RWH) Pit is 4 nos which will remain same.



5. **Solid Waste Details**

During the Operation Phase (after expansion), Total solid waste generated from project will be 429.6 kg/day. The biodegradable waste will be composted in an onsite OWC and will be used as manure for landscaping. The non-biodegradable waste will be disposed through authorized vendors.

6. **Power Details**

During Operation Phase (after expansion), total power requirement will be 2734 kW which will be met from BSES. For power back up, DG sets of capacity 2x320 KVA is already installed and no new DG sets proposed.

Solar photovoltaic power panels of 293 kWp capacity will be installed at site.

7. **Parking Facility Details (after expansion):** Total proposed parking will be 582 ECS.

8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 24.4 km and from Asola Wildlife Sanctuary is 19.50 km.

9. **Plantation Details (after expansion):** Landscape green area will be 3388.959 sqm (17.14 % of plot area) and mandatory green area will be 2174.659 sqm (10.99 % of plot area). Existing no. of trees at site is 180 nos and there will be no tree cutting at site. No. of proposed trees is 260 nos. (180 existing + 80 to be planted)

10. **Cost Details:** Total Cost of the project is Rs 30 Crores.

Nobody appeared from project proponent side in SEAC meeting on 27.10.2023 and the SEAC recommended to defer the proposal observing the preliminary clarification/ information required.

Nobody present in 18.11.2023 meeting also. The SEAC in its 137th Meeting held on 18.11.2023 recommended to defer the proposal for further consideration seeking following preliminary clarification/ information as a last opportunity to respond failing which proposal is bound to be delisted. Project proponent has uploaded its reply on 12.12.2023 which is as follows:

S.No.	Information sought by SEAC during SEAC Meeting dated 27.10.2023/ 18.11.2023	Reply submitted on 12.12.2023									
1.	The reconciled and factual figures of the built-up area supported with the comparative chart of the area statement wrt existing/ proposed development.	PP has attached comparative chart of the area statement wrt existing/ proposed development as annexure.									
2.	The quantification for the total water requirement during construction phase clearly indicating the requirement for potable and non-potable uses and its source of supply.	PP has informed that total water requirement during construction phase will be 10.35 KLD. PP has attached bifurcation of 10.35 KLD which is as follows: <table border="1"> <tr> <th>S.No.</th><th>Description</th><th>Total (KLD)</th></tr> <tr> <td>1.</td><td>Potable water Requirement</td><td>0.45</td></tr> <tr> <td></td><td>Source</td><td>Municipal Supply</td></tr> </table>	S.No.	Description	Total (KLD)	1.	Potable water Requirement	0.45		Source	Municipal Supply
S.No.	Description	Total (KLD)									
1.	Potable water Requirement	0.45									
	Source	Municipal Supply									

		2. Non Potable water requirement	9.9
		Source	Outside water tankers/ CSTP
		Total	10.35 KLD
3.	To explore the possibility of installation of natural STP in the open space available and to provide dual plumbing in the proposed washrooms to reuse the treated water in flushing and gardening etc.	PP has informed that they have checked about the sewerage of the area and came to know that their area and society have well designed sewerage system where all the domestic sewerage from the residential apartment is going for treatment at DJB's Centralized Sewage Treatment Plant situated at Sector 16D, Dwarka. They have planned to use treated water from CSTP in our construction work.	
4.	Segregated figures for biodegradable and non-biodegradable waste during operation phase with proposal to install OWC with the minimum capacity of 0.3 kg/capita/day.	PP has informed that total waste generation will be 429.6 kg/day (biodegradable and non-biodegradable waste) during operation phase. PP has also informed that they will comply with the installation of OWC during operation phase.	
5.	Proposal to install solar PV for atleast 10 % of the power load.	PP has informed that Solar power plant of 293 kWp (10.71 % of total power requirement) will be installed.	
6.	The PP is required to explain reason for not engaging the accredited consultant (NABET/ QCI) for Building and construction sector in order to further propose and improve the environmental safeguards/ EMP which can be implemented in the existing residential society in view of clause 13 of EIA Notification, 2006.	PP has informed that they have approached various NABET approved consultant to provide a quotes for preparation of EC Application for addition of area into our residential society but the cost provided them was higher than anticipation. An environmental professional is a resident of their society and with the help of few professionals like architect, electrical and plumbing consultant, they have prepared EC application. Their Society management contemplate the idea of finances saved due to this would be spend in carrying out in enhancement of environment management plan likes installation of Solar lights and Organic Waste Convertor etc.	
7.	Proposal to plant the additional trees to fulfill the requirement of minimum	PP has informed that currently 180 no. of trees exist at site and they will plant 80	

	1 tree for every 80 Sq. Mt of plot area to be planted within the project site.	more trees to fulfill the requirement of minimum 1 tree for every 80 Sq. Mt of plot area i.e. 247 trees. Total no. of proposed trees is 260 (180 existing + 80 proposed). PP has informed that Landscape green area will be 3388.959 sqm (17.14 % of plot area) and mandatory green area will be 2174.659 sqm (10.99 % of plot area). PP has attached landscape plan as annexure.																		
8.	Specify name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters.	PP has attached Environmental Management Cell details which are as follows: <table><tr><th>S.No.</th><th>Name</th><th>No. of Persons</th></tr><tr><td>1.</td><td>Environment Champion (Maintenance Manager)</td><td>01</td></tr><tr><td>2.</td><td>Chairman</td><td>01</td></tr><tr><td>3.</td><td>Secretary</td><td>01</td></tr><tr><td>4.</td><td>Environment Champion-Maintenance</td><td>01</td></tr><tr><td>5.</td><td>Environment Champion-Finance</td><td>01</td></tr></table>	S.No.	Name	No. of Persons	1.	Environment Champion (Maintenance Manager)	01	2.	Chairman	01	3.	Secretary	01	4.	Environment Champion-Maintenance	01	5.	Environment Champion-Finance	01
S.No.	Name	No. of Persons																		
1.	Environment Champion (Maintenance Manager)	01																		
2.	Chairman	01																		
3.	Secretary	01																		
4.	Environment Champion-Maintenance	01																		
5.	Environment Champion-Finance	01																		
9.	To submit capital and recurring cost of EMP during construction and operation phase with inclusion of cost of environmental monitoring.	PP has attached revised EMP with inclusion of cost environmental monitoring during construction and operation phase taking into account the modification as per appraisal done which is as follows: <table><tr><th>Phase</th><th>Cost (In lakhs)</th></tr><tr><td>Cost during Construction</td><td>205.6</td></tr><tr><td>Recurring Cost during Operation</td><td>3.4</td></tr></table>	Phase	Cost (In lakhs)	Cost during Construction	205.6	Recurring Cost during Operation	3.4												
Phase	Cost (In lakhs)																			
Cost during Construction	205.6																			
Recurring Cost during Operation	3.4																			
10.	Specific chapter for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94	PP has attached an undertaking regarding the same and attached their updated Environment Management Plan as annexure.																		

(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/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.	
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In its 139th meeting of SEAC held on 04.01.2024, the issue of accredited consultant was deliberated with the representative of the project proponent. It was informed to the committee on behalf of project proponent that the proposal may be deferred so that accredited consultant can be associated and all the document/ application can be uploaded duly authenticated by the accredited consultant.

At Achide *Smriti* Compliance *Shi. Shree* *Panab*

Agenda No.: 04

Case No. C-470 (TOR)

Name of the Project	ToR for Modification and Expansion of Indian Institute of Technology located at Hauz Khas, Delhi by M/s Indian Institute of Technology.
Project Proponent	M/s Indian Institute of Technology.
Consultant	M/s Grass Roots Research & Creation India (P) Ltd.
EIA Coordinator present during Meeting	Mudita Singh Dharmendra Arora
Representative of PP present during Meeting	Sunil Kumar (AE (C)) Javed Hassan
Proposal No.	SIA/DL/INFRA2/451098/2023
File No.	DPCC/SEIAA-IV/C-470(ToR)/DL/2023

A. Details of the Proposed Project are as under:

- The Proposal is for grant of TOR for Modification and Expansion of Indian Institute of Technology located at Hauz Khas, Delhi by M/s Indian Institute of Technology. Earlier environmental clearance was granted for the existing project by SEIAA, Delhi vide letter F. No. 42/DPCC/SEIAA-SEAC/10/1429 dated 11.11.2010 in a total plot area 12,64,727 sqm and built-up area (BUA) of 6,42,560 sqm. Later on, project proponent sought EC for Modification and Expansion of campus from MoEF&CC vide letter no. 21-350/2017-IA-III dated 26.06.2018, wherein, nine new blocks were added in the existing site area. Post modification and expansion, the BUA increased to 7, 70,563.07 sqm. Now, project proponent has proposed further modification and expansion in the campus, wherein, certain buildings will be demolished & redeveloped and following will be added
 - Academic Block-103 (2B+G+6)
 - 5 blocks of Type VI Faculty Housing (S+6)
 - 2 blocks of Type C Residential Quarter block(S+6)
 - Electric Substation

As a result of above-said demolition, redevelopment and addition of new buildings, the net built-up area of campus will increase by 98,740.986 sqm. Hence, the total (existing + modification and expansion) built-up area will be 8,69,304.286 sqm.

- The Project is located at

Latitude: 28°33'1.94"N; **Longitude:** 77°11'1.79"E.

Latitude: 28°32'39.71"N; **Longitude:** 77°10'42.72"E.

Latitude: 28°32'29.76"N; **Longitude:** 77°11'0.16"E.

Latitude: 28°32'22.03"N; **Longitude:** 77°11'55.60"E.

A/C Ashish *Sumit* *Comptroller* *Dr. Jitendra* *Dr. Parvati*

3. **Area Details:**

The Plot Area of the project is 12,64,727 sqm which will remain same. The total Built-up area will increase from 7,70,563.07 sqm to 8,69,304.286 sqm. Area to be demolished will be 6254.154 sqm. The FAR area will increase from 7,25,193.11 sqm to 8,01,650.86 sqm. The Non-FAR area will increase from 45,369.96 sqm to 67,653.426. The ground coverage will increase from 2,13,045.035 sqm to 2,17,901.465 sqm. The population will increase from 27,162 persons to 28,722 sqm. Max. height of the building is 26 m.

4. **Water Details:**

During Construction Phase: Water will be obtained through STP treated effluent/Private water tankers. Sewage will be treated and disposed through septic tanks with soak pits.

During Operational Phase: Total water requirement of the project will be 4385 KLD which will be met by 2131 KLD of fresh water from DJB and 2254 KLD treated water from in house STP and ETP. Total waste water generated from the project will be 2870 KLD out of which 2820 KLD domestic waste water will be treated in 3390 KLD STP and 50 KLD waste water from laboratories will be treated in 50 KLD ETP. Treated water (2254 KLD) will be recycled and reused for flushing (1115 KLD), HVAC cooling (517 KLD), horticulture (594 KLD), Miscellaneous (28 KLD). Excess treated water (321 KLD) will be discharged into sewer.

RWH pits for rainwater harvesting will be 22 nos..

5. **Solid Waste Details:**

During the Operation Phase, Total solid waste generated from project will be 12,986 kg/day. Out of which 5,194.4 kg/day will be Biodegradable waste, 6493 kg/day will be Non-Biodegradable waste and inert waste will be 1298.6 kg/day. The biodegradable wastes will be composted in an onsite OWC. The non-biodegradable will be disposed through authorized vendors.

6. **Power Details**

During Operation Phase, Total power requirement will be 15250 kVA which will be met by BSES. For power back up, 19 no. of generator set of capacity 9,952.5 kVA (4 x 750 kVA, 2 x 625 kVA, 9 x 500 kVA, 3 x 380 kVA & 1 x 62.5 kVA) will be installed.

7. **Parking Facility Details:** Total proposed parking is 9077 ECS (4 wheelers) +268 ECS (2 wheelers).

8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 9.80 Km and from Asola Wildlife Sanctuary is 6 Km.

9. **Plantation Details:** The green area will increase from 5,89,916 sqm to 594,366 sqm. Number of trees existing inside the project site is 1669 nos, out of which 1136 trees will be cut and 482 nos. of trees will be transplanted and 51 nos. will be retained. No. of trees already planted in the campus is 16,000 nos., Additional no. of trees to be planted will be 3000 nos., Total no. of trees for plantation is 19,000 nos..

10. **Cost Details:** Earlier project cost was Rs. 458.73 crore and total cost (land + development) of the proposed modification and expansion will be Rs. 263.87 crore.

B. Based on information furnished, presentation made and discussions held, the SEAC in its 139th meeting held on 04.01.2024, SEAC recommended to issue following ToR:

1. *Examine details of land use as per Master plan and land use around 10km radius of the project site. Analysis should be made base on latest satellite imagery for land use with*

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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. Water conservation scenario during monsoon period should be duly addressed.*
- 5. 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.*
- 6. 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.*
- 7. 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 ?*
- 8. Submit Roles and responsibility of the developer etc for compliance of Environmental regulations under the provisions of EP Act.*
- 9. Ground water classification (whether over exploited, critical, semi-critical or safe) as per the Central Ground Water Authority*
- 10. Examine the details of Source of Water, water requirement, complete use of treated waste water instead of discharge it into municipal sewer and prepare a water balance chart. Segregated figures for potable and non-potable water requirement during construction and operation phase. The report with categorical quantities of water required/ treated/ reused should be include with a clear revised water mass balance chart in accordance with the figures mentioned in Form I/ Form IA / Conceptual Plan.*
- 11. 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.*
- 12. 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*
 - f. Rain water harvesting/ retention plan needs to be revised with RWH pits, taking into account the recent higher flash rain data along with actual percolation rate of the soil at site or min. 1 Recharge bore per 5000 sqm of Plot Area whichever is more along with the storage capacity of min. 1 day of total fresh water requirement along with layout and location plan.*
- 13. Examine soil characteristics and depth of ground water table for rain water harvesting along with actual percolation rate of soil at site.*
- 14. Examine details of solid waste generation treatment and its disposal*
- 15. 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.*
- 16. Generator sets likely to be used during construction and operational phase of the Project. Emissions from Generator sets must be taken into consideration while estimation the impacts on air environment. Examine and submit details.*
- 17. Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analyzed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.*
- 18. A detail traffic and transportation study should be made for existing and projected passenger and cargo traffic. Traffic Management Plan should take into consideration the latest traffic scenario. Detailed calculation of roads, bicycle paths, pedestrian spaces should be provided.*
- 19. Examine the details of transport of materials for construction which should include source and availability.*
- 20. Examine separately the details for construction and operation phases both for Environmental Management plan and Environment Monitoring Plan with cost and parameters*
- 21. Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.*
- 22. Details of litigation pending against the project, if any, with direction/order passed by any Court of Law against the Project should be given.*
- 23. The Cost of the project (Capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.*

24. The Project Proponent should include a specific chapter for control of Dust Pollution during construction phase in the Environmental Management Plan incorporating the steps 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/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration on Dust Pollution Control Self Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10.
25. Detail of Parking (ECS) as per requirement of Building Bye Laws/ EIA Manual.
26. In case the project involves diversion of forests land, guidelines under OM dated 20.03.2013 may be followed and necessary action taken accordingly.
27. Submit details of the trees to be conserved and preferably no tree is to be felled / removed, by ground coverage, and trees to be removed for other paved areas, for the project including their species and whether it also involves any protected or endangered species. In any case 30 % of non-invasive trees should be retained and all transplantation be done within site. The details of trees existing and cut during the redevelopment process since 2010 needs to be incorporated stagewise.
28. Prepare and submit an existing tree inventory of the site listing each tree along with its species name and girth, and a tree layout plan showing the location of each tree on the site and within 10 m of the site. Submit the details of compliance of Delhi Transplantation Policy, 2020 and Details of compensatory plantation if any.
29. Explore the possibilities of utilizing the debris/waste materials available in and around the project area.
30. Submit Environmental Management and Monitoring Plan for all phases of the project viz. construction and operation.
31. Submit NOC of Airport Authority of India for proposed height of the building.
32. Detail of water requirement during construction phase and its source. Project Proponent is required to clarify the arrangement for reusing the STP treated water/similar other source along with the mechanism proposed for making this water fit for use in construction phase.
33. Outlet parameters of proposed STP during operation phase needs to be checked for the feasibility of its reuse in flushing, horticulture, HVAC etc. taking into account the BIS 17663 (2021) norms and alike.
34. Justification to achieve the standards with the proposed technology of STP is required to be given.
35. Proposal should be included for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide) detectors for STP area.
36. The cost of environmental monitoring projected in the proposal should be commensurate with the environmental safe guard proposed.
37. 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.

38. 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.
39. Landscape details to be provided with a measured impact on the micro-climate. Green area should be demarcated as per building bye laws and provide 25% of plot area as green area and consolidated area of minimum 10 % of plot area should be kept as soft green area, so that there should be sufficient recharging of ground water.
40. Air quality pollution load and its negative impacts to be clarified along with mitigation options during the construction and lifetime of the project.
41. Give Typical Floor Plans with dimensions to demonstrate how natural ventilation & day lighting is being achieved supported with screenshots of suitable software based outputs.
42. 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 10 % 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.
43. Proposal for provisioning the energy audit during operation phase.
44. 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.
45. 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.
46. 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.
47. Proposal should include provision for electric charging of the e-Vehicles as per Building Bye Laws.
48. Typical Floor Plans with dimensions to demonstrate how natural ventilation & day lighting is being achieved supported with screenshots of suitable software based outputs. Energy Simulation Modeling for the entire complex using appropriate softwares to be submitted along with the proposal.
49. 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
50. 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.
51. Simulated Model study for Air and Water impact and its mitigation measures is to be included in EIA Report.

Ashish *Sumit* *Amr Singh* *Aravind* *Ram*

52. *Simulation model study for newly proposed building in respect of urban heat island effect.*
53. *Out of a total number of 1669 trees in the proposed project site, 1136 trees are to be cut, and 482 trees are proposed to be transplanted. Thus 97% of the trees will be cut or transplanted, and only 51 trees are proposed to be retained, which is just 3% of the total trees. This is an extraordinarily high percentage of trees being removed. The plan for the building and its ground coverage may be reviewed so as to reduce the trees being impacted.*
54. *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 annexe 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.*
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*

Ashish *Amir* *Com. M. J.* *20* *P. V. S.*

(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.

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A. Ashish, P. [unclear], S. [unclear], C. [unclear], [unclear], [unclear]

Agenda No. 5: Letter dated 01.12.2023 received from ACE (PLG) W, DJB

A letter dated 01.12.2023 received from ACE (PLG) W, DJB in reference to the SEAC letter dated 17.02.2022 regarding water assurances. It has been requested that matter of the environmental clearance to the project proponents (PPs) under EIA Notification be integrated with OBPS system of MCD, which is already in place. The SEAC, Delhi is to consider NOCs issued by DJB in the OBPS system of MCD only, for the purpose of environmental clearances to the PPs.

As per present practice of seeking water assurance as per recommendation of SEAC and approved by SEIAA; PP should submit the following details in respect of the water assurance:

1. Whether technical feasibility exists at present to supply water to the above site?
2. If no, whether DJB is planning to extend supply network to above area in the specific time frame (time frame to be mentioned).
3. Following details as part of water supply assurance as required for environmental clearance should be provided:

Name of the UGR	Capacity of feeding UGR	Current demand on existing UGR	Surplus allocation available for this project.
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Above recommendation has been approved by SEIAA in its meeting dated 16.11.2023

The SEAC recommended to SEIAA that no action is required in respect of DJB letter dated 01.12.2023 as the issue already stands concluded and DJB be informed suitably informing that NOC of DJB is not required, only assurance of water supply is looked into during the conceptual stage of project by SEIAA/ SEAC while considering Environmental Clearance.

Meeting ended with the vote of thanks to the Chair



(Vijay Garg)
Chairman



(Pankaj Kapil)
Member secretary



(Ankit Srivastava)
Member



(Chetan Agarwal)
Member



(Gopal Mohan)
Member
Attended Online



(Dr. Sumit Kumar
Gautam)
Member



(Ashish Gupta)
Member



(Ms. Jyoti Mendiratta)
Member
Attended Online



(Dr. Sirajuddin Ahmed)
Member
Attended Online



(Ms. Paromita Roy)
Member
Attended Online