

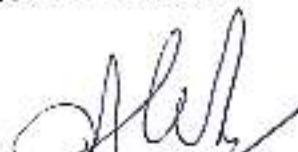
STATE LEVEL EXPERT APPRAISAL COMMITTEE (SEAC)-DELHI
OFFICE OF DELHI POLLUTION CONTROL COMMITTEE
5th FLOOR, ISBT BUILDING, KASHMERE GATE, DELHI-110006

P.No. DPCC/MS/SEAC-IV/45/141/2021-22/ 2061- 67

Dated: 14/03/2024

MINUTES OF MEETING

Please find enclosed herewith the Minutes of Meeting of 141st Meeting of the State Level Expert Appraisal Committee (SEAC) held on 07.03.2024 in Conference Room of DPCC at 5th Floor, ISBT Building, Kashmere Gate, Delhi-110006 for information and necessary action, if any.


(Dr. Anwar Ali Khan)
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


(Dr. Anwar Ali Khan)
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 141st Meeting of State Level Expert Appraisal Committee (SEAC) held on 07.03.2024 at 10:30 AM in the Conference Room of DPCC at 5th Floor, ISBT Building, Kashmere Gate, Delhi 110006.

The 141st Meeting of State Level Expert Appraisal Committee (SEAC) was held in hybrid mode on 07.03.2024 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. Ms. Jyoti Mendiratta | - | Member |
| 5. Sh. Ankit Srivastava | - | Member |
| 6. Dr. Sirajuddin Ahmed | - | Member |
| 7. Dr. Anwar Ali Khan | - | Member Secretary |

Following SEAC Members could not attend the meeting:

- | | | |
|-------------------------------|---|--------|
| 1. Sh. Chetan Agarwal | - | Member |
| 2. Dr. Sumit Kumar Gautam | - | Member |
| 3. Ms. Paromita Roy | - | Member |
| 4. Dr. Kailash Chandra Tiwari | - | Member |
| 5. Sh. Pranay Lal | - | Member |

The DPCC Officials namely Sh. Amit Chaudhary (EE), Sh. Rohit Kumar Mecna, (JEE) assisted the Committee.

The Minutes of the 140th SEAC Meeting held on 26.02.2024 were confirmed by the Members.

Ashish

Amr Singh

Sh. G. P.

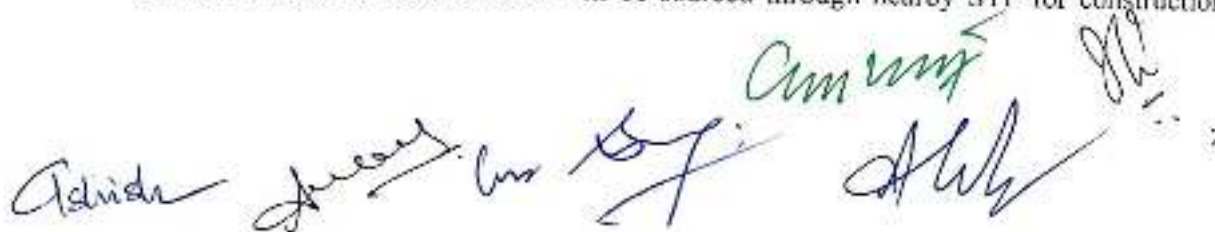
Mr. Anwar Ali Khan

PARIVESH 1.0 Cases**Agenda No.: 01****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	IND Tech House Consult
EIA Coordinator present during Meeting	Mr. Anand Kumar Dubey Mr. Soumya Dwivedi
Representative of PP present during Meeting	Mr. Jaideep Agarwal Mr. Mr. I.P Singh
Proposal No.	SIA/DL/INFRA2/436781/2023
File No.	DPCC/SEIAA-IV/C-465/DL/2023
Case Type	Case was considered in 136th, 137th, 139th and 140th SEAC Meeting held on 27.10.2023, 18.11.2023, 04.01.2024, 26.02.2024. ADS was sought.

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 48288.723 sqm to 59790.54 sqm. Proposal is for addition of bedroom, washroom and balcony in each flat of 6 towers. The FAR area will increase from 34241.277 sqm to 39534.088 sqm. The Ground Coverage will decrease from 4537.708 sqm to 4512.35 sqm. No. of basement floor is 1 no. 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 which will remain same.
4. **Water Details:**
During Construction Phase, approx. 15 KLD will be the total water requirement for labours, out of which 1.35 KLD of Fresh water will be required for drinking and domestic purpose. 13.6 KLD treated water will be sourced through nearby STP for construction



Minutes of Meeting of 141st SEAC Meeting dated 07.03.2024

activities including the spraying/ sprinkling. The sewage generated from the project site will be disposed through authorized taker.

During Operational Phase (after expansion), Total water requirement of the project will be 205.67 KLD which will remain same and 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 167.54 KLD which will be discharge to municipal sewer which is going for treatment at DJB's Centralized Sewage Treatment Plant situated at Sector 16D, Dwarka..

Existing number of Rain Water Harvesting (RWH) Pit is 4 nos. which will increase to 5 nos.

5. Solid Waste Details

During the Operation Phase (after expansion), Total solid waste generated from project is 720 kg/day which will remain same, out of which 340 Kg/day is biodegradable waste and 380 Kg/day is non-biodegradable waste which is being disposed through MCD.

6. Power Details

During Operation Phase (after expansion), total power requirement will be 2695 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 kW capacity will be installed at site.

7. Parking Facility Details (after expansion):

Total proposed parking will increase from 462 ECS to 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):

Existing green area is 3067.86 sqm (15.5 % 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	PP has attached comparative chart of the area statement wrt existing/ proposed development as annexure.

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Approved by *Adrish* *Sf.* *Adrish*

	development.																			
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"> <thead> <tr> <th>S.No.</th><th>Description</th><th>Total (KLD)</th></tr> </thead> <tbody> <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> <tr> <td>2.</td><td>Non Potable water requirement</td><td>9.9</td></tr> <tr> <td></td><td>Source</td><td>Outside water tankers/ CSTP</td></tr> <tr> <td colspan="2">Total</td><td>10.35 KLD</td></tr> </tbody> </table>	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
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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	PP has informed that they have approached various NABET approved consultant to																		

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Minutes of Meeting of 141st SEAC Meeting dated 07.03.2024

	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.	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 Converter etc.															
7.	Proposal to plant the additional trees to fulfill the requirement of minimum 1 tree for every 80 Sq. Mt of plot area to be planted within the project site.	PP has informed that currently 180 no. of trees exist at site and they will plant 80 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 border="1"> <thead> <tr> <th>S.No.</th><th>Name</th><th>No. of Persons</th></tr> </thead> <tbody> <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> </tbody> </table>	S.No.	Name	No. of Persons	1.	Environment Champion (Maintenance Manager)	01	2.	Chairman	01	3.	Secretary	01	4.	Environment Champion-Maintenance	01
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Minutes of Meeting of 141st SEAC Meeting dated 07.03.2024

		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 border="1"> <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)								
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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 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of VardhamanKaushik Vs. Union of India & others and Sanjay KulshreshthaVs Union of India & others, CAQM/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.	PP has attached an undertaking regarding the same and attached their updated Environment Management Plan as annexure.							

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





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can be associated and all the document/ application can be uploaded duly authenticated by the accredited consultant.

In view of request made by PP, the case was deferred and PP vide letter dated 05.02.2024 and reply uploaded on 20.02.2024 informed that they have engaged Paramarsh Servicing Environment and Development as their Environment Consultant for the following:

1. Preparation of EC report (Form I, Form 1A and Conceptual plan).
2. Presenting a case to EC meetings at SEAC committee of Delhi until EC is granted.
3. Carrying out all necessary procedures and preparation for the grant of EC to the case.

The project proponent during 140th SEAC Meeting requested to change the consultant from M/s Paramarsh Servicing Environment and Development to M/s IND Tech House Consult.

After due deliberations, the SEAC in its 140th meeting held on 26.02.2024 recommended as follows:

SEAC accepted the request made by the Project Proponent for changing the consultant and asked the consultant to upload Form I, Form 1A and Conceptual plan and other relevant documents on PARIVESH Portal.

In response of ADS raised, the consultant vide reply 29.02.2024 has uploaded Form I, Form 1A and Conceptual plan and other relevant documents on PARIVESH Portal and the details have been updated accordingly in brief of the project given above.

B. After due deliberations, the SEAC in its 141st meeting held on 07.03.2024 recommended as follows:

Based on the information furnished, documents shown & submitted, presentation made by the project proponent and recommended the case to SEIAA for grant of Environmental clearance imposing the following specific conditions:

1. Treated water of DJB STP should be used for construction purposes with tertiary treatment of treated water of DJB STP to ensure it is fit for construction use.
2. Bills/Receipt issued by DJB against purchase of treated water from STP should be part of six monthly EC compliance report. Bills issued by private agency for supply water will not be sufficient.
3. All sensor/meters based equipments should be calibrated on quarterly basis.
4. The project proponent shall adhere to the total fresh water requirement – 205.67 KLD. Total waste water generated from the project i.e 167.6 KLD shall be discharged into the sewer leading to the terminal STP of DJB with prior permission of DJB.
5. As proposed, fresh water requirement shall not exceed 205.67 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DDA/DJB/ concerned Authority.
6. During construction phase, only drinking water required by the labourers and the other fresh water requirement for Anti-Smog Gun is allowed to be supplied through tankers.



Minutes of Meeting of 141st SEAC Meeting dated 07.03.2024

7. At least 10.87 % (293 kWp) of the total demand load to be sourced from Solar (Renewable) energy as committed and shall try to enhance it further to 10 % of power load.
8. No. of Rain water harvesting pit shall be 5 nos. and storage tank of capacity of min. 1 day of total fresh water requirement shall be provided. 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. PP to provide minimum 30% of total car parking requirement with electric charging facility by providing charging points at suitable places as committed. 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.
10. Additional 80 trees shall be planted to meet the condition of providing minimum 1 tree for every 80 Sq. Mt of plot area within the project site. Existing trees (180 nos.) shall be maintained within the project site.
11. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
12. 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.
13. PP shall keep open space unpaved to the maximum extent possible so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement and shall keep atleast 10 % of the plot area as pervious.
14. The generator sets shall be installed as per extant directions of CPCB/ CAQM with due compliances of directions issued under GRAP for Delhi & NCR.
15. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs. 209.1 Lacs during construction phase and recurring cost of Rs. 3.4 Lacs/ year during operation phase.
16. 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.
17. The Environment Management Cell under Director consisting of Senior Environmental expert and Junior Environmental expert shall be created and made functional before commissioning of the proposed development.
18. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials. Wet garbage shall be composted in organic waste converter. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The inert waste from the project will be sent to dumping site.
19. Green building norms should be followed with a minimum 4 star GRIHA/IGBC/ASSOCIAM-GEM rating.

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Minutes of Meeting of 141st SEAC Meeting dated 07.03.2024

20. Construction & Demolition waste should be disposed of at authorized C&D waste collection centre/ processing unit. PP shall ensure compliance of C&D waste Management rules, 2016.
21. PP shall purchase RMC from Ready-mix Concrete plant consented by DPCC
22. 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. Regenerating plastic panels should be used instead of GI sheets.
23. 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 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. Atleast 04 Anti-Smog Gun shall be installed before starting the construction.
24. The PP shall store all the construction material within the project site. Provision shall be made for providing facilities such as mobile toilets, safe drinking water, medical healthcare, crèche etc for the construction workers hired locally.
25. Construction activities will be allowed only during day-time period.
26. Energy audit shall be carried out periodically to review energy conservation measures.
27. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
28. Exposed roof area and covered parking should be covered with material having high solar reflective index.
29. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
30. Lubrication will be carried out periodically for plant machinery.
31. Building design should cater to the differently-abled citizens.
32. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
33. 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-LA.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.
34. 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 DIAL/ DJB/ New Delhi Municipal Council / other such local civic authority (as the case may be) regarding supply of adequate water for the residents/ occupiers.

Committee Member *Chairman* *Secretary* *9*

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Minutes of Meeting of 141st SEAC Meeting dated 07.03.2024

35. 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.
36. 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.
37. PP shall obtain Structural Safety Certificate from authorized agency that existing building will be safe in view of proposed construction.

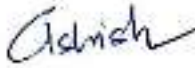
Meeting ended with the vote of thanks to the Chair


(Vijay Garg)
Chairman


(Dr. Anwar Ali Khan)
Member secretary


(Gopal Mohan)
Member
Attended Online


(Ms. Jyoti Mendiratta)
Member
Attended Online


(Ashish Gupta)
Member
Attended Online


(Ankit Srivastava)
Member


(Dr. Sirajuddin
Ahmed)
Member



Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Level Expert Appraisal
Committee(SEAC),
DELHI)



**Minutes of Agenda of 141st Meeting of SEAC to be held on 07.03.2024 from 10:30 A
M onwards. State Level Expert Appraisal Committee meeting held from 07/03/2024 to 07/03/2024** Date: 07/03/2024

MoM ID: EC/MOM/SEAC/755954/3/2024

Agenda ID: EC/AGENDA/SEAC/755954/3/2024

Meeting Venue: Conference Room of DPCC, 5th Floor, ISBT Building, Kashmere Gate, 110006

Meeting Mode: Physical

Date & Time:

07/03/2024	10:30 AM	05:00 PM
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1. Opening remarks

The 141 st Meeting of State Level Expert Appraisal Committee (SEAC) was held in hybrid mode on 07.03.2024 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. Ms. Jyoti Mendiratta - Member 5. Sh. Ankit Srivastava - Member 6. Dr. Sirajuddin Ahmed - Member 7. Dr. Anwar Ali Khan - Member Secretary Following SEAC Members could not attend the meeting: 1. Sh. Chetan Agarwal - Member 2. Dr. Sumit Kumar Gautam - Member 3. Ms. Paromita Roy - Member 4. Dr. Kailash Chandra Tiwari - Member 5. Sh. PranayLal - Member The DPCC Officials namely Sh. Amit Chaudhary (EE), Sh .Rohit Kumar Meena, (JEE) assisted the Committee.

2. Confirmation of the minutes of previous meeting

The Minutes of the 140 th SEAC Meeting held on 26.02.2024 were confirmed by the Members.

3. Details of proposals considered by the committee

Day 1 -07/03/2024

3.1. Agenda Item No 1:

3.1.1. Details of the proposal

Development of Integrated Multi-Sports Arena by WORLDSTREET SPORTS CENTER LIMITED located at SOUTH WEST,DELHI

Proposal For	Fresh EC
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Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/DL/INFRA2/46 2047/2024	DPCC/SEIAA-IV/P2/C-4 72/DL/2024	08/02/2024	Townships/ Area Development Projects / Rehabilitation Centres (8(b))

3.1.2. Project Salient Features

1. The Proposal is for grant of EC for Development of Integrated Multi-Sports Arena by M/s Worldstreet Sports Centre Limited.
2. The Project is located at Latitude: 28°34'18.26"N; Longitude: 77°02'59.62"E.
3. Area Details:
The total plot area of the project is 248610.53 sqm. The Net land Area for development of sports complex is 203961.50 sqm. The proposed total built-up area is 255051.42 sqm. The proposed FAR area is 91,379.26 sqm. The proposed ground coverage is 49718.02 sqm. Total basement area will be 70984.69 sqm. Total no. of towers will be 5 nos. which are Cricket Outdoor Stadium (G+SF+6), Indoor Stadium (G+Mezz+3), Commercial Building (B+G+3), Club Block (B+G+4+Ser.+4), MSPB (B+G+Mezz.+1). Total no. of expected population will be 59513 persons out of which 35306 will be of outdoor stadium, 7686 is of indoor stadium, 8792 nos. will be commercial block and 7729 nos will be club members. Total seating capacity of stadiums will be 32961. Max. building height will be 43.05 m.
4. Water Details:
During Construction Phase: Total water requirement will be 30 KLD out of which 14 KLD of water will be for domestic & flushing purposes and 8 KLD for Anti-smog guns which will be met through tankers. Remaining 8 KLD treated water will be required for construction purposes which will be sourced from DJB STP. Total wastewater generated will be 12 KLD which will be treated into mobile STP.
During Operational Phase: Total water requirement of the project will be 1559 KLD which will be met by 518 KLD of fresh water from DJB and 740 KLD treated water from in house STP & 301 KLD from outsourced STP. Total waste water generated from the project will be 822 KLD which will be treated 3 in house STP's capacity 1010 KLD, 190 KLD, 380 KLD each. Treated water from STP will be 740 KLD which will be recycled and reused for flushing (479 KLD), Horticulture (223 KLD), Cooling (38 KLD). Additional 301 KLD treated water from DJB STP will also be used for Cooling.
2 no. of rain water collection tanks of 400 KLD capacity each will be provided.
5. Solid Waste Details:
During Construction Phase, about 45 Kg/day of municipal solid waste will be generated which will be sent to Solid Waste site.
During the Operation Phase, Total solid waste generated will be 8481 Kg/day .Out of which bio-degradable waste will be 3807 kg/day which will be treated in OWC within the premises and Non-biodegradable waste will be 4674 kg/day including 3826 kg/day of recyclable waste & 848 kg/day of plastic waste which will be given to authorized recyclers. E-waste generation will be about 5 kg/month which will be given to authorized vendors.
6. Power Details
During Operation Phase, Total power requirement will be 14796.25 KW which will be met by BSES Rajdhani Power Limited. For power back up, 16 no. of GG sets of total capacity 5510 KVA (5 x 2250 kVA, 2 x 1500 kVA, 2 x 750, 7 x 1010 kVA) will be installed
5% of the total power requirement will be met through renewable energy.
7. Parking Facility Details: Total proposed parking is 2211 ECS. EV charging will be provided for the 20 % of the parked electric vehicles i.e. 442 ECS.
8. Eco-Sensitive Areas Details: There is no wildlife sanctuary within 10 km radius of the project.
9. Plantation Details: The proposed green area is 62,997.77 (30.9 % of net plot area) out of which softscape area will be 32,350.90 (15.9 % of net plot area) and hardscape Areas will be 30,647.00 (15.0 % of net plot area) , At present, 2191 no. of trees are present at the site out of which 1953 no. of kikar trees & 12 no. of subabool trees which are invasive species which will be removed, 158 no. of trees will be transplanted & 68 no. of trees will be

retained at the site. No. of trees proposed at the site are 2600 nos.
10. Cost Details: Total cost of the project is approx.. Rs.530 crores.

3.1.3. Deliberations by the committee in previous meetings

N/A

3.1.4. Deliberations by the SEAC in current meetings

The TOR was issued to the project proponent by SEIAA, Delhi vide letter no. DPCC/SEIAA-IV/C-464(ToR)/DL/2023/1822-1825 dated 03.01.2024. Accordingly the PP has submitted the EIA report. B. After due deliberations, the SEAC in its 141 st meeting held on 07.03.2024 has recommended the proposal to SEIAA for grant of EC with following specific & general conditions.

1. The PP shall ensure that treated water meeting 'A' classification of CPCB shall be used for the stadium ground in place of fresh water.

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2. CPHEEO Manual should be followed.

3. The PP should explore that 1010 KLD STP waste water from Indoor and Outdoor stadium is treated into DDA's STP nearby. For other STP's design is to be vetted through Central Govt. University.

4. Treated water of DJB STP should be used for construction purposes with tertiary treatment of treated water of DJB STP to ensure it is fit for construction use.

5. Bills/Receipt issued by DJB against purchase of treated water from STP should be part of six monthly EC compliance report. Bills issued by private agency for supply water will not be sufficient.

6. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for flushing, gardening, cooling etc.

7. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.

8. Internet of Things (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.

9. All sensor/meters based equipments should be calibrated on quarterly basis.

10. The project proponent shall adhere to the total water requirement – 1559 KLD, Fresh water requirement – 518 KLD, Treated water requirement –1041 KLD (740 KLD from inhouse STP & 301 KLD from outsourced STP) shall be used for reuse & recycling in Flushing (479 KLD), Cooling (339 KLD), Horticulture (223 KLD)).

11. As proposed, fresh water requirement shall not exceed 518 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DDA/DJB/ concerned Authority.

12. During construction phase, only drinking water required by the labourers and the other fresh water requirement for Anti-Smog Gun is allowed to be supplied through tankers.

13. 5% of total power load from solar is very less, atleast 7.5 % of the total power load to be sourced from Solar (Renewable) energy.

14. Rain water storage tank of capacity of min. 1 day of total fresh water requirement shall be provided. 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.

15. Sensors to measure ground water level/Piezometers certified by CGWB should be

installed by the PP immediately. These piezometers should have IoT facility and send data to the server for storage. Weekly data from these piezometers should be submitted along with EC compliance report. Calibration of these sensors should be done once in 6 months. Data of these piezometers should be also be

- a) Highlighted on PP website with monthly updation.
- b) Shared with DJB (ground water division) on quarterly basis.

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16. PP to provide minimum 30% of total car parking requirement with electric charging facility by providing charging points at suitable places as committed. 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.

17. Electric vehicles should be operated & operation of shuttles will also be mandatory.

18. Minimum 1 tree for every 80 Sq. Mt of plot area should be planted within the project site.

19. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.

20. 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.

21. PP shall keep open space unpaved to the maximum extent possible so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement and shall keep atleast 10 % of the plot area as pervious.

22. Other than the stadium area 10% green area is must out of the balanced land area.

23. 68 trees should be planted within the site and 158 to be shifted with the prior permission as per the transplantation policy 2020 & it will be ensured that maximum number of trees will be tried to transplant within the site if feasibility permits. In addition to that compensatory plantation will also be done within the premises as far as possible.

24. The generator sets shall be installed as per extant directions of CPCB/ CAQM with due compliances of directions issued under GRAP for Delhi & NCR.

25. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs. 47 Lacs during construction phase and capital cost of Rs. 1080 Lacs and recurring cost of Rs. 78.5 Lacs/ year during operation phase.

26. 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.

27. The Environment Management Cell consisting of 1 Administrative officer, 1 Environment Officer, 1 Maintenance Incharge, 1 Air Management incharge, 1 Waste water Management incharge, 1 Waste Management incharge, 2 STP & RWH persons, 1 Collection & disposal person, 1 Fire & safety person having specific knowledge and experience related to environmental safeguards/ air/ water pollution shall be created and made functional before commissioning of the proposed development.

28. Green building norms should be followed with a minimum 4 star GRIHA/IGBC/ASSOCHAM-GEM rating.

29. Construction & Demolition waste should be disposed of at authorized C&D waste collection centre/ processing unit. PP shall ensure compliance of C&D waste Management rules, 2016.

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30. PP shall purchase RMC from Ready-mix Concrete plant consented by DPCC.

31. Wind- breaker of appropriate height i.e. 1/3 rd of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction and demolition work. Regenerating plastic panels should be used instead

of GI sheets.

32. 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 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. Atleast 04 Anti-Smog Gun shall be installed before starting the construction.

33. The PP shall store all the construction material within the project site. Provision shall be made for providing facilities such as mobile toilets, safe drinking water, medical healthcare, crèche etc for the construction workers hired locally.

34. There will be no transportation of soil outside the site.

35. Construction activities will be allowed only during day-time period.

36. The project proponent shall implement the Traffic Management Plan.

37. The project Proponent shall ensure provision of pedestrian entry and vehicular access from the St. Mary's school side (Road no. 5), and at least two additional pedestrian entries from Sector-19B (Golf course road) side - so that Residents, children, etc. can access the Sports facility easily on foot/NMT, without adding to vehicular traffic on the main Dabri-Gurgaon Road.

38. Bus stoppage should be distanced from the gate.

39. Pedestrian entries should be available from other side also.

40. Air Pollution Mitigation Plan for all Points and non points with proper mass balance should be implemented and report should be submitted to competent authority during compliance submission.

41. PP should install the air filters in the basement consisting of advanced adsorption technologies.

42. The mitigation measures should mitigate the effect of heat island sufficient measures must be taken by the PP and periodically report should be submitted to designated authority as EIA notification to this effect with proper plan.

43. Energy audit shall be carried out periodically to review energy conservation measures.

44. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.

45. Exposed roof area and covered parking should be covered with material having high solar reflective index.

46. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.

47. Lubrication will be carried out periodically for plant machinery.

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48. Building design should cater to the differently-abled citizens.

49. It is recommended to build the Trumpet underground extending the exit from beyond junction.

50. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.

51. 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.

52. 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 DIAL/ DJB/ New Delhi Municipal Council / other such local civic authority (as the case may be) regarding supply of adequate water for the residents/ occupiers.

53. 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.

54. 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.

3.1.5. Recommendation of SEAC

Recommended

3.1.6. Details of Environment Conditions

3.1.6.1. Specific

N/A

3.1.6.2. Standard

8(b)	Townships/ Area Development Projects / Rehabilitation Centres
Air quality monitoring and preservation	
1.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
1.	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
1.	For indoor air quality the ventilation provisions as per National Building Code of India.
1.	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
1.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
1.	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
1.	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
1.	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.

1.	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
1.	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
1.	Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
1.	Wet jet shall be provided for grinding and stone cutting.
Energy Conservation measures	
1.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
1.	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
1.	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
1.	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
1.	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
1.	Outdoor and common area lighting shall be LED.
Green Cover	
1.	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
1.	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
1.	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
1.	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).

Human health issues	
1.	A First Aid Room shall be provided in the project both during construction and operations of the project.
1.	Occupational health surveillance of the workers shall be done on a regular basis.
1.	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
1.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
1.	For indoor air quality the ventilation provisions as per National Building Code of India.
1.	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
Miscellaneous	
1.	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
1.	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
1.	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
1.	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
1.	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
1.	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
1.	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
1.	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
1.	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
1.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
1.	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and

	final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
1.	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
1.	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
1.	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
1.	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
1.	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
1.	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
1.	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
Noise monitoring and prevention	
1.	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.
1.	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
1.	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
Specific Conditions	
1.	The project proponent shall develop R& D facilities to develop their own technologies for propylene and polypropylene processing.
Statutory compliance	
1.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local

	building byelaws.
1.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightning etc.
1.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
1.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
1.	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
1.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
1.	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
1.	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
1.	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
1.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
Transport	
1.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
1.	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
Waste Management	
1.	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
1.	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
1.	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
1.	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.

1.	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
1.	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
1.	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
1.	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
1.	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.
1.	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
Water quality monitoring and preservation	
1.	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
1.	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
1.	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
1.	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
1.	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.
1.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
1.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
1.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
1.	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
1.	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

1.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
1.	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
1.	No sewage or untreated effluent water would be discharged through storm water drains.
1.	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
1.	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
1.	No ground water shall be used during construction phase of the project.
1.	All recharge should be limited to shallow aquifer.
1.	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
1.	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
1.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
null	
1.	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

3.2. Agenda Item No 2:

3.2.1. Details of the proposal

Multi-Speciality Hospital Project at Hamdard Nagar, Near Tughlakabad, District- South Delhi, Delhi by Jamia Hamdard. by JAMIA HAMDARD located at SOUTH,DELHI	
Proposal For	Fresh EC

Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/DL/INFRA2/450287/2023	DPCC/SEIAA-IV/P2/C-471/DL/2024	09/02/2024	Building / Construction (8(a))

3.2.2. Project Salient Features

The Proposal is for grant of EC for Construction of Multi-Speciality Hospital Project having total built-up area of 38,646.8 sqm at Hamdard Nagar, Near Tughlakabad, District- South Delhi, Delhi by Jamia Hamdard University.

3.2.3. Deliberations by the committee in previous meetings

N/A

3.2.4. Deliberations by the SEAC in current meetings

The project proponent forwarded a letter dated 06.03.2024 stating that they wish to withdraw their proposal due to change in the project scheme and made request to withdraw the proposal no. SIA/DL/INFRA2/450287/2023.
In view of request made by the project proponent, SEAC allowed the withdrawal of the proposal.

3.2.5. Recommendation of SEAC

Returned in present form

3.3. Agenda Item No 3:

3.3.1. Details of the proposal

Proposed Jessa Ram Hospital, Karol Bagh, New Delhi by R B SETH JESSA RAM & BROS CHARITABLE HOSPITAL TRUST located at CENTRAL, DELHI			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/DL/INFRA2/464396/2024	DPCC/SEIAA-IV/P2/C-475/DL/2024	01/03/2024	Building / Construction (8(a))

3.3.2. Project Salient Features

- The Proposal is for grant of EC for Proposed Jessa Ram Hospital, Karol Bagh, New Delhi having total built-up area of 27380 sqm with 165 beds by M/s R B Seth Jessa Ram & Bros Charitable Hospital Trust.
- The Project is located at Latitude: 28°38'42.77"N; Longitude: 77°11'27.10"E.
- Area Details:
The total plot area of the project is 4640 sqm. The proposed total built-up area is 27380 sqm. Proposed FAR Area is 10221 sqm. Proposed Non-FAR area is 17159 sqm. Proposed ground coverage is 1646 sqm. Total no. of expected population will be 1870 persons.

Total nos. of Beds will be 165. Max No. of Floor of the tower is 3B+LG+9. Max. Building height will be 39.9 m.

4. Water Details:

During Construction Phase: Total water requirement will be approx. 33 sqm.

Freshwater requirement will be 5.10 KLD for drinking purpose and 9.6 KLD for anti-smog gun which will be met from municipal water supply. Treated water from STP will be 3.24 KLD for toilet flushing at site and 15 KLD for construction work. Quantity of sewage generated will be 1.86 KLD.

Water requirement will be met through treated tanker water supply.

During Operational Phase: Total water requirement of the project will be 293 KLD which will be met by 112 KLD of fresh water from DJB and 117 KLD treated water from in-house STP & ETP and additional 64 KLD from outsourced STP. Total waste water generated from the project will be 130 KLD out of which 104 KLD will be treated in STP of 140 KLD capacity and 26 KLD will be treated in ETP of 35 KLD capacity. Treated water from STP & ETP will be 117 KLD and additional 64 KLD treated water will be

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sourced from outsourced STP (117 + 64 = 181 KLD) which will be recycled and reused for flushing (37 KLD), Gardening (1 KLD), Air Conditioning (136 KLD), DG Cooling (7 KLD).

2 RWH pits have been proposed for rainwater harvesting.

5. Solid Waste Details:

During Construction Phase, mainly C&D waste will be generated which will be recycled to the maximum extent possible and excess construction debris will be disposed at designated places in tune with the local norms. Municipal solid waste generation will be about 23.40 Kg/day which will be disposed at designated dumping site through authorized vendors.

During the Operation Phase, Total solid waste generated from project will be 800 Kg/day. Out of which 210 Kg/day will be biodegradable waste and 248 Kg/day will be Non-biodegradable waste. Bio-Medical Waste will generation will be 342 Kg/day which will be handed to authorized vendors for its disposal. Hazardous waste generation will be 1410 LPD will be disposed through authorized recyclers as per norms.

6. Power Details

During Operation Phase, Total power requirement will be 1349 KW which will be met by BSES. For power back up, 2 no. of DG sets of total capacity total capacity 2510 kVA (1 X 1500 + 1 X 1010 kVA) will be provided.

Solar photovoltaic power panels of 50 KWp will be installed.

7. Parking Facility Details: Total proposed parking is 162 ECS (Surface parking: 21 ECS + Basement Parking: 121 ECS).

8. Eco-Sensitive Areas Details: Distance of Okhla Wildlife Sanctuary from project site is 12.14 Km and from Asola Wildlife Sanctuary is 15.35 Km.

9. Plantation Details: The proposed green area is 884 sqm (19.05 % of plot area). Total 52 trees present at project site out of which 10 nos. of trees will be cut/ transplanted with prior permission of forest department. Total no. of proposed trees will be 96 nos.

10. Cost Details: Total cost of the project is approx. Rs 95.83 Crores.

3.3.3. Deliberations by the committee in previous meetings

N/A

3.3.4. Deliberations by the SEAC in current meetings

B. After due deliberations, the SEAC in its 141 st meeting held on 07.03.2024 recommended as follows:

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

1. Percolation test report should be submitted.
2. Hospitals have applied for 27,380 sqm of total built up area.

3. Water table is below 30 mtrs.
4. The PP should explore the possibility of putting pre observation or advanced observation placed before ETP & STP.
5. Pre-treatment unit to disinfect the waste water generated from hospitals to be put up before STP.

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6. Provisions to handle toxic chemical in the STP should be provided.
7. Transplantation of trees will be within the site along with latitude & longitude with the consent of the full land owner.
8. Traffic management plan / study to be presented .

3.3.5. Recommendation of SEAC

Deferred for ADS

3.4. Agenda Item No 4:

3.4.1. Details of the proposal

PROPOSED GROUP HOUSING, PROJECT AT PLOT NO. PKT-02(B) POCKET-2/ BLOCK-B SECTOR - 32, ROHINI, DELHI by AMBITION HOMES PRIVATE LIMITED located at NORTH WEST, DELHI			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/DL/INFRA2/460533/2024	DPCC/SEIAA-IV/P2/C-474/D L/2024	02/03/2024	Building / Construction (8(a))

3.4.2. Project Salient Features

1. The Proposal is for grant of EC for Proposed Group Housing, Project at Plot No. PKT-02(b) Pocket-2/ Block-B Sector -32, Rohini, Delhi by M/s Ambition Homes Private Limited.
2. The Project is located at Latitude: 28°44'16.78"N; Longitude: 77°04'24.25"E.
3. Area Details:
The total plot area of the project is 7530 sqm. The proposed total built-up area is 48538.07 sqm. Proposed FAR Area is 17752.52 sqm. Proposed NoN FAR Area is 30785.55 sqm. Proposed ground coverage is 1151.82 sqm. Total no. of expected population will be 1242 persons. Total nos. of units will be 169 (DU's: 112, EWS DU's: 57). Total no. of towers will be 4 nos (2B+G+29, 2B+G+29, 2B+G+29, 2B+G+29). Max. building height will be 110.5 m.
4. Water Details:
During Construction Phase: Total water requirement will be 20.3 KLD. Freshwater requirement will be 6 KLD for drinking purpose and 4.8 KLD for anti-smog gun which will be met from municipal water supply. Treated water requirement from STP will be 3.5 KLD for toilet flushing at site and 6 KLD for construction work. Quantity of sewage generated will be 13.62 KLD.
During Operational Phase: Total water requirement of the project will be 112 KLD which will be met by 69 KLD of fresh water from DJB and 43 KLD treated water from in house STP. Total waste water generated from the project will be 80 KLD which will be

treated in house STP of 100 KLD capacity. Treated water from STP will be 77 KLD out of which 43 KLD treated water will be recycled and reused for flushing (25 KLD), Horticulture (7 KLD), DG cooling (11 KLD). Rest of the treated water i.e. 34 KLD will be used for green area of nearby sector parks.

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260 KL capacity tank have been proposed for rainwater harvesting.

5. Solid Waste Details:

During Construction Phase, about 37.5 Kg/day of municipal solid waste will be generated.

During the Operation Phase, Total solid waste generated from project will be 530 Kg/day. Out of which 210 Kg/day will be Biodegradable waste and 320 Kg/day will be Non-Biodegradable waste. The biodegradable wastes will be composted in an onsite OWC and the manure will be used for landscaping. The non-biodegradable will be disposed through authorized vendors.

6. Power Details

During Operation Phase, Total power requirement will be 1438 kVA which will be met by TPDDL. For power back up, 3 no. of GG sets of total capacity 1820 KVA (2x750 KVA + 1x320 kVA) will be installed.

Solar photovoltaic power panels of minimum 72 kWp (5 % of total power load) will be provided.

7. Parking Facility Details: Total proposed parking is 279 ECS (Surface & Stilt: 18 ECS; Basement 1: 134 ECS, Basement 2: 127 ECS). EV charging will be provided for the 30 % of the parked electric vehicles i.e. 84 nos.

8. Eco-Sensitive Areas Details: Distance of Okhla Wildlife Sanctuary from project site is 28.8 km SE and from Asola Wildlife Sanctuary is 29.29 km, SE.

9. Plantation Details: The proposed green area is 2289.94 sqm out of which pervious green area is 1433.78 sqm and non-pervious area will be 856.16 sqm. Total no. of proposed trees is 95 nos. within project site. Currently, there are no trees present within the site.

10. Cost Details: Total cost of the project is approx. Rs 104.15 Crores.

3.4.3. Deliberations by the committee in previous meetings

N/A

3.4.4. Deliberations by the SEAC in current meetings

After due deliberations, the SEAC in its 141 st meeting held on 07.03.2024 recommended as follows:

Based on the information furnished, documents shown & submitted, presentation made by the project proponent and recommended the case to SEIAA for grant of Environmental clearance imposing the following specific conditions:

1. Treated water of DJB STP should be used for construction purposes with tertiary treatment of treated water of DJB STP to ensure it is fit for construction use.
2. Bills/Receipt issued by DJB against purchase of treated water from STP should be part of six monthly EC compliance report. Bills issued by private agency for supply water will not be sufficient.
3. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for flushing, gardening, cooling etc.
4. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
5. Internet of Things (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

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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.

6. All sensor/meters based equipments should be calibrated on quarterly basis.

7. The project proponent shall adhere to the total water requirement – 112 KLD, Fresh water requirement – 69 KLD, Treated water requirement –43 KLD shall be used for reuse & recycling in Flushing (25 KLD), DG Cooling (11 KLD), Horticulture (7 KLD). Excess treated water of STP i.e. 34 KLD should be discharged only to the nearby parks/ water bodies with the permission of the competent authority.

8. As proposed, fresh water requirement shall not exceed 69 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DDA/DJB/ concerned Authority.

9. During construction phase, only drinking water required by the labourers and the other fresh water requirement for Anti-Smog Gun is allowed to be supplied through tankers.

10. Atleast 7.5 % of the total power load to be sourced from Solar (Renewable) energy.

11. Rain water storage tank of capacity of min. 1 day of total fresh water requirement shall be provided. 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.

12. Sensors to measure ground water level/Piezometers certified by CGWB should be installed by the PP immediately. These piezometers should have IoT facility and send data to the server for storage. Weekly data from these piezometers should be submitted along with EC compliance report. Calibration of these sensors should be done once in 6 months. Data of these piezometers should be also be

a) Highlighted on PP website with monthly updation.

b) Shared with DJB (ground water division) on quarterly basis.

13. PP to provide minimum 30% of total car parking requirement with electric charging facility by providing charging points at suitable places as committed. 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. Minimum 1 tree for every 80 Sq. Mt of plot area should be planted within the project site.

15. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.

16. 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.

17. PP shall keep open space unpaved to the maximum extent possible so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement and shall keep atleast 10 % of the plot area as pervious.

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18. The generator sets shall be installed as per extant directions of CPCB/ CAQM with due compliances of directions issued under GRAP for Delhi & NCR.

19. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs. 53.75 Lacs and recurring cost of Rs. 12.31 Lac/yr during construction phase and capital cost of Rs. 331.27 Lacs and recurring cost of Rs. 80.03 Lacs/ year during operation phase.

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. The Environment Management Cell under Director consisting of Senior Environmental expert and Junior Environmental expert shall be created and made functional before

- commissioning of the proposed development.
22. Green building norms should be followed with a minimum 4 star GRIHA/IGBC/ASSOCHAM-GEM rating.
23. Construction & Demolition waste should be disposed of at authorized C&D waste collection centre/ processing unit. PP shall ensure compliance of C&D waste Management rules, 2016.
24. PP shall purchase RMC from Ready-mix Concrete plant consented by DPCC.
25. Wind- breaker of appropriate height i.e. 1/3 rd of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction and demolition work. Regenerating plastic panels should be used instead of GI sheets.
26. 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 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. Atleast 04 Anti-Smog Gun shall be installed before starting the construction.
27. The PP shall store all the construction material within the project site. Provision shall be made for providing facilities such as mobile toilets, safe drinking water, medical healthcare, crèche etc for the construction workers hired locally.
28. There will be no transportation of soil outside the site.
29. Construction activities will be allowed only during day-time period.
30. The project proponent shall implement the Traffic Management Plan.
31. PP should install the air filters in the basement consisting of advanced adsorption technologies.
32. Energy audit shall be carried out periodically to review energy conservation measures.
33. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
34. Heat Mitigation building level should be used to mitigate the heat island effect and ambient temperature should not be effected due to the development.

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35. Exposed roof area and covered parking should be covered with material having high solar reflective index.
36. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
37. Lubrication will be carried out periodically for plant machinery.
38. Building design should cater to the differently-abled citizens.
39. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
40. 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.
41. 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 DIAL/ DJB/ New Delhi Municipal Council / other such local civic authority (as the case may be) regarding supply of adequate water for the residents/ occupiers.
42. 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.
43. 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.

3.4.5. Recommendation of SEAC

Recommended

3.4.6. Details of Environment Conditions

3.4.6.1. Specific

N/A

3.4.6.2. Standard

8(a)	Building / Construction
Air quality monitoring and preservation	
1.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
1.	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
1.	For indoor air quality the ventilation provisions as per National Building Code of India.
1.	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
1.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
1.	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
1.	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
1.	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
1.	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
1.	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.

1.	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
1.	Wet jet shall be provided for grinding and stone cutting.
Energy Conservation measures	
1.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
1.	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
1.	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
1.	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
1.	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
1.	Outdoor and common area lighting shall be LED.
Green Cover	
1.	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
1.	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
1.	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
1.	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
Human health issues	
1.	A First Aid Room shall be provided in the project both during construction and operations of the project.
1.	Occupational health surveillance of the workers shall be done on a regular basis.
1.	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc.

	The housing may be in the form of temporary structures to be removed after the completion of the project.
1.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
1.	For indoor air quality the ventilation provisions as per National Building Code of India.
1.	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
Miscellaneous	
1.	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
1.	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
1.	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
1.	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
1.	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
1.	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
1.	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
1.	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
1.	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
1.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
1.	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
1.	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
1.	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for

	environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
1.	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
1.	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
1.	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
1.	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
1.	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
Noise monitoring and prevention	
1.	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.
1.	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
1.	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
Specific Conditions	
1.	Recommendations of mitigation measures from possible accident shall be implemented based on Risk Assessment studies conducted for worst case scenarios using latest techniques.
Statutory compliance	
1.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
1.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
1.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.

1.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
1.	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
1.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
1.	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
1.	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
1.	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
1.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
Transport	
1.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
1.	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
Waste Management	
1.	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
1.	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
1.	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
1.	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
1.	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
1.	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.

1.	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
1.	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
1.	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.
1.	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
Water quality monitoring and preservation	
1.	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
1.	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
1.	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
1.	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
1.	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.
1.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
1.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
1.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
1.	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
1.	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.
1.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
1.	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory

	norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
1.	No sewage or untreated effluent water would be discharged through storm water drains.
1.	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
1.	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
1.	No ground water shall be used during construction phase of the project.
1.	All recharge should be limited to shallow aquifer.
1.	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
1.	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
1.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
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1.	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

3.5. Agenda Item No 5:

3.5.1. Details of the proposal

PROPOSED GROUP HOUSING PROJECT LOCATED AT PLOT NO 82, BLOCK NO. B-II, MOHAN COOPERATIVE INDUSTRIAL ESTATE LTD., MATHURA ROAD, BADARPUR, NEW DELHI by BIRLA ESTATE S PRIVATE LIMITED located at South East,DELHI			
Proposal For		Fresh ToR	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/DL/INFRA2/459222/2024	DPCC/SEIAA-IV/P2/C-473(ToR)/DL/2024	02/03/2024	Townships/ Area Development Projects / Rehabilitation Centres (8(b))

3.5.2. Project Salient Features

1. The Proposal is for grant of ToR for Proposed Group Housing Project Located at Plot no 82, Block No. B-II, Mohan Cooperative Industrial Estate Ltd., Mathura Road, Badarpur, New Delhi- 110044 by M/s Birla Estates Private Limited.

2. The Project is located at **Latitude:** 28°29'44.19"N; **Longitude:** 77°18'3.43"E.

3. Area Details:

The total plot area of the project is 27504.78 sq.m. The proposed total built-up area is 184457.45 sq.m. Proposed FAR Area is 82459.33 sqm. Proposed ground coverage is 5558 sq.m. Total basement area will be 41387.96 sq.m. Total no. of expected population will be 7487 persons. Total nos. of units will be 755 (3 BHK DU's: 468, 4 BHK DU's: 82 & EWS DU's: 205). Total no. of towers will be 7 (5+2) nos. Maximum number of floors will be (2B+2 CLUB+40). Max. building height will be 154.92 m.

4. Water Details:

During Construction Phase: Freshwater requirement will be approx. 11.55 KLD for drinking purpose and 9.6 KLD for anti-smog gun which will be met from municipal water supply. Treated water from STP will be approx. 6.65 KLD for toilet flushing at site and 15 KLD for construction work. Quantity of sewage generated will be 15.89 KLD.

During Operational Phase: Total water requirement of the project will be 499 KLD which will be met by 306 KLD of fresh water from DJB and 193 KLD treated water from in house STP. Total waste water generated from the project will be 376 KLD which will be treated in house STP of 455 KLD capacity. Treated water from STP will be 338 KLD out of which 193 KLD will be recycled and reused for flushing (124 KLD), horticulture (23 KLD), DG cooling (31 KLD), Filter Backwash (15 KLD). Rest of the treated water i.e. 145 KLD will be discharged in municipal sewer.

13 RWH pits have been proposed for rainwater harvesting.

5. Solid Waste Details:

During Construction Phase, about 84 Kg/day of municipal solid waste will be generated.

During the Operation Phase, Total solid waste generated from project will be 2640 Kg/day. Out of which 1240 Kg/day will be biodegradable waste and 1400 Kg/day will be Non-Biodegradable waste. The biodegradable wastes will be composted in an onsite OWC and the manure will be used for landscaping. The non-biodegradable will be disposed through authorized vendors.

6. Power Details

During Operation Phase, Total power requirement will be 6459 kVA which will be met by BSES Rajdhani Power Ltd. For power back up, 5 no. of GG sets of total capacity 8510 KVA (1x1010+1x1500+3x2000 kVA) will be installed.

Solar photovoltaic power panels of minimum 64.59 KWp will be provided.

7. **Parking Facility Details:** Total proposed parking is 1692 ECS ECS (Surface: 32 ECS; Basements: 1660 ECS). EV charging will be provided for 26.59 % of total parking (450 nos.)

8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 5.36 km NE and from Asola Wildlife Sanctuary is 1.98 km, W.

9. **Plantation Details:** The proposed green area is 6505 sq.m., i.e., 23% of the total plot area. Total no. of proposed trees is 345 nos. within project site. Currently, there are 68 nos. of trees present at site, out of which 37 nos. trees cut/transplant with prior permission from concern department and 31 nos. of trees will be retained

10. **Cost Details:** Total cost of the project is approx. Rs 739.2 Crores.

3.5.3. Deliberations by the committee in previous meetings

N/A

3.5.4. Deliberations by the SEAC in current meetings

B. Based on information furnished, presentation made and discussions held, the SEAC in its 141st meeting held on 07.03.2024, recommended to issue following ToR:

- 1. Land use conversion document as per rules should be provided.**
- 2. Percolation test report be submitted so ascertain the no. of RWH pits.**
- 3. Transplantation if required, shall be done within the project site with latitude and longitude and permission of owner.**
- 4. Maximum building height be kept as per AAI & statutory permission be sought in this regard.**
- 5. Proposal should include provision for electric charging of the e-Vehicles upto 30% of the proposed parking..**
- 6. Identify the possibility of putting extra waste water to green areas/ water bodies so that treated waste water is not discharged into sewer. Identify**
- 7. Atleast 10 % of total energy demand to be sourced from Renewable energy.Submit plan.**
- 8. 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.**

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- 9. PP shall obtain fresh water assurance from DJB.**
- 10. PP shall purchase RMC from Ready-mix Concrete plant consented by DPCC and letter in this regard shall be submitted.**
- 11. 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 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.**
- 12. Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/ villages and present status of such activities.**
- 13. Examine baseline environmental quality along with projected incremental load due to the project.**

14. 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.

15. 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.

16. 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 ?

17. Submit Roles and responsibility of the developer etc for compliance of Environmental regulations under the provisions of EP Act.

18. Ground water classification (whether over exploited, critical, semi-critical or safe) as per the Central Ground Water Authority

19. 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 1/ Form 1A / Conceptual Plan.

20. 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.

21. 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.

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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.

22. Examine soil characteristics and depth of ground water table for rain water harvesting along with actual percolation rate of soil at site.

23. Examine details of solid waste generation treatment and its disposal

24. 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.

25. Generator sets likely to be used during construction and operational phase of the Project. Emissions from Generator sets must be taken into considered while estimation the impacts on air environment. Examine and submit details.

26. 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.

27. 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.

28. Examine the details of transport of materials for construction which should include source and availability.

29. Examine separately the details for construction and operation phases both for Environmental Management plan and Environment Monitoring Plan with cost and parameters

30. Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.

31. Details of litigation pending against the project, if any, with direction/order passed by any Court of Law against the Project should be given.

32. The Cost of the project (Capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.

33. 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.

34. Detail of Parking (ECS) as per requirement of Building Bye Laws/ EIA Manual.

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35. In case the project involves diversion of forests land, guidelines under OM dated 20.03.2013 may be followed and necessary action taken accordingly.

36. 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.

37. 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.

38. Explore the possibilities of utilizing the debris/waste materials available in and around the project area.

39. Submit Environmental Management and Monitoring Plan for all phases of the project viz. construction and operation.

40. Submit NOC of Airport Authority of India for proposed height of the building.

41. 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.

42. 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.

43. Justification to achieve the standards with the proposed technology of STP is required to be given.

44. Proposal should be included for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide) detectors for STP area.

45. The cost of environmental monitoring projected in the proposal should be commensurate with the environmental safe guard proposed.

46. 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.

47. 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.

48. Air quality pollution load and its negative impacts to be clarified along with mitigation options during the construction and lifetime of the project.

49. 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. Percentage reduction through each of the aforesaid strategies to be provided in a consolidated diagram format for easy comprehension.

50. Proposal for provisioning the energy audit during operation phase.
51. 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.
52. 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.
53. 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.

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54. Give 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.
55. 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
56. 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.
57. Simulated Model study for Air and Water impact and its mitigation measures is to be included in EIA Report.
58. Simulation model study for newly proposed building in respect of urban heat island effect.
59. 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 4 th august,2009).

11. While submitting the EIA/EMP reports, the name of the experts associated with/involved in the preparation of these reports and the laboratories through which the samples have been got 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 4 th August, 2009). The project leader of the EIA 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.

3.5.5. Recommendation of SEAC

Recommended

3.5.6. Details of Terms of Reference

3.5.6.1. Specific

3.5.6.2. Standard

8(b)	Townships/ Area Development Projects / Rehabilitation Centres
Court Cases	
1.	Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
Disaster Management Plan	
1.	Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster. This should cover details of vulnerabilities due to natural and manmade hazards (earthquake, flooding, cyclone, landslides, fire etc.) and details of disaster mitigation efforts for buildings and infrastructure through structural sufficiency and Fire and Life Safety compliance in line with National Building Code NBC, 2016.
Drainage	
1.	Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project.
Energy Requirements	
1.	DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment.
1.	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.
1.	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project.
Environmental Monitoring and Management	
1.	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.
1.	Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act.
1.	Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
1.	Possible carbon footprint contribution from each activities and mitigation measures proposed shall be included as part of Environment Management Plan.
1.	Examine baseline environmental quality along with projected incremental load due to the project.
Forest	
1.	Submit the details of the trees to be felled for the project, if any .

1.	Submit the present land use and permission required for any conversion such as forest, agriculture etc.
Land acquisition and R&R	
1.	Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.
Land Environment	
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 based on latest satellite imagery for land use with raw images. Check on flood plain of any river.
Miscellaneous	
1.	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 .
Project Details	
1.	Need and benefits of the project.
1.	Submit data for built-up area for each building, the use and occupancy classification in line with NBC 2016 also to be indicated [for differential functional requirements].
1.	The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.
Road and Traffic	
1.	A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
1.	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 analysed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.
1.	Examine the details of transport of materials for construction which should include source and availability.
Waste Management	
1.	Examine details of solid waste generation treatment and its disposal.
1.	Construction & Demolition Waste Management Plan shall be prepared as part of EMP providing details of demolition activities involved along with quantification and disposal mechanism.
Water Environment	
1.	Ground water classification as per the Central Ground Water Authority.
Water Management	
1.	Maximize recycling of water and utilization of rain water. Examine details.
1.	Examine soil characteristics and depth of ground water table for rainwater harvesting

1.	Permission from CGWA for abstraction of groundwater, if any, including dewatering during basement excavation.
1.	Rain water harvesting proposals should be made with due safeguards for ground water quality.
1.	Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.

4. Any Other Item(s)

N/A

5. List of Attendees

Sr. No.	Name	Designation	Email ID	Remarks
1	Dr Anwar Ali Khan	Member Secretary, SEAC	env*****@delhi.gov.in	
2	Vijay Garg	Chairman, SEAC	gar*****@gmail.com	
3	Sumit Kumar Gaur	SEAC MEMBER	gau*****@gmail.com	Leave of absence
4	Gopal Mohan	SEAC MEMBER	meg*****@gmail.com	
5	Chetan Agarwal	SEAC MEMBER	che*****@hotmail.com	Leave of absence
6	Jyoti Mendiratta	SEAC MEMBER	jma*****@gmail.com	
7	Dr KC Tiwari	SEAC MEMBER	kcc*****@gmail.com	Leave of absence
8	Pranay Lal	SEAC MEMBER	pra*****@gmail.com	Leave of absence
9	Paromita Roy	SEAC MEMBER	rom****@gmail.com	Leave of absence
10	Dr Sirajuddin Ahmed	SEAC MEMBER	sir*****@gmail.com	
11	Ankit Srivastava	SEAC MEMBER	sri*****@gmail.com	

Signature Not Verified

Digitally Signed by : Dr Anwar Ali Khan
Member Secretary, SEAC

Date: 07/03/2024