



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



**Minutes of Agenda of 144th Meeting of SEAC to be held on 14.06.2024 from 10:30
 PM onwards State Level Expert Appraisal Committee meeting held from 14/06/2024 to 14/06/2024** **Date: 18/06/2024**

MoM ID: EC/MOM/SEAC/236511/6/2024

Agenda ID: EC/AGENDA/SEAC/236511/6/2024

Meeting Venue: Conference Room of DPCC, 3rd Floor, Block-1, DMRC IT Park Building, Shashtri Park, Delhi-110053

Meeting Mode: Physical

Date & Time:

14/06/2024	10:30 AM	04:00 PM
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1. Opening remarks

The 144th Meeting of State Level Expert Appraisal Committee (SEAC) was held on 14.06.2024 in the Conference Room of DPCC under the Chairmanship of Sh. Vijay Garg. Attendance is enclosed.

2. Confirmation of the minutes of previous meeting

MOM of 143rd meeting was unanimously confirmed.

3. Details of proposals considered by the committee

Day 1 -14/06/2024

3.1. Agenda Item No 1:

3.1.1. Details of the proposal

Amendment in Environment Clearance for Development of Commercial Building as LP-1B-03 at Gateway District of Aerocity, IGI Airport, New Delhi by ALBORZ DEVELOPERS LIMITED located at NEW DELHI, DELHI			
Proposal For		Amendment in EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/DL/INFRA2/4682	DPCC/SEIAA-IV/P2/C-4	16/04/2024	Townships/ Area Development Projects /

51/2024	79/DL/2024		Rehabilitation Centres (8(b))
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3.1.2. Project Salient Features

1. The Proposal is for Amendment in Environment Clearance for **Development of Commercial Building as LP-1B-03 at Gateway District of Aerocity, IGI Airport, New Delhi.**

Earlier Environment Clearance was obtained vide F. no. 21-90/2018-IA-III dated 13.11.2019 by M/s DIAL for total plot area 32189 sqm and built-up area 3,27,428 sqm.

Transfer of Environment Clearance from M/s DIAL to M/s Alborz Developers Limited was obtained vide F. No. 21- 90/2018-IA-III dated 30.12.2020.

Now, due to a change in planning, the proponent is going for an amendment in Environment Clearance. The net plot area of the project after amendment will remain the same i.e. 32189.13 sqm and the total built-up area of the project will decrease from 327428 sqm (as per EC) to 229862.47 sqm.

2. The Project is located at **Latitude:** 28°33'04.57"N; **Longitude:** 77°07'28.90"E.

3. Area Details:

The total plot area of the project is 32189.13 sqm which will remain same. The proposed total built-up area will be reduced from 327428 sqm to 229862.47 sqm. The FAR area will reduce from 134125 sqm to 112660.84 sqm. Proposed ground coverage will be 18803.86 sqm. Total no. of expected population will be 15402 persons. Max No of Floors will decrease from 6B+G+9 to 3B+G+8. Max. building height will be 40.003 m.

4. Water Details:

During Construction Phase: Total water requirement for labours will be 13 KLD out of which fresh water requirement will be 8 KLD and treated waste water requirement will be 5 KLD. Total waste water generated from the project will be 11.4 KLD. Water requirement for anti-smog guns will be 10 KLD, 4 KLD for sprinkling, 2-4 KLD for construction related activities.

During Operational Phase: Total water requirement of the project will be 651 KLD which will be met by 343 KLD of fresh water from DIAL and 508 KLD treated water from in house STP. Total waste water generated from the project will be 529 KLD which will be treated in house STP of 650 KLD capacity. Treated water from STP will be 508 KLD out of which 308 KLD will be recycled and reused for flushing (258 KLD), Landscaping (12 KLD), DG Cooling (38 KLD) and excess treated water of 200 KLD will be given to Asset 04 & Asset 02 of Gateway district, Aerocity.

40 RWH Pits & 2 Rain Water Collection Tank will be provided for rainwater harvesting.

5. Solid Waste Details:

During Construction Phase, about 75 Kg/day of municipal solid waste will be generated and same is being reused within the site for various constructions filling work.

During the Operation Phase, Total solid waste generated from project will be 4520 Kg/day. Out of which 1810 Kg/day will be Biodegradable waste and 2710 kg/day will be Non-Biodegradable waste and the generated wastes will be handled as per Municipal Solid Waste Management Rules 2016. Sludge generated from the STP will be 45.6 kg/day which will be used in horticulture as manure for plants and surplus manure will be sold to the farmers.

6. Power Details

During Operation Phase, Total power requirement will be 7560 kW which will be met by BSES Rajdhani. For power back up, 3 no. of Generator sets of total capacity 9000 kVA (6×1500 kVA) with Dual-fuel kit and wet scrubber will be installed.

Solar PV system of capacity 300 kwp (4 % of total power load) will be provided.

7. **Parking Facility Details:** Total proposed parking will be 2366 ECS.

8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 16.53 Km E and from Asola Wildlife Sanctuary is 9.14 Km SE.
9. **Plantation Details:** The proposed green area is 3229.1 sqm (10 % of the plot area). Out of 3229.1 sqm of green area, pervious green will be maintained by DIAL as per letter vide Ref: DIAL/CPD/2023-24/2130 dated 22.02.2024. Total no. of proposed trees is 402 nos. within project site.
10. **Cost Details:** Total cost of the project is approx. Rs 770 Crores.

3.1.3. Deliberations by the committee in previous meetings

N/A

3.1.4. Deliberations by the SEAC in current meetings

PP during presentation submitted an undertaking stating that

1. During operation phase 200 KLD excess treated water will be generated. 74 KLD excess treated water will be given to Asset LP-1B-04 (M/s Populus Reality Limited) at Gateway District of Aerocity and 126 KLD treated water will be given to Asset LP-1B-02 at Gateway District of Aerocity.
2. At present treated water for consumption purpose is being sourced from Authorized treated water supplier.
3. During operation phase, Bio-degradable waste will be disposed off through on-site OWC and used as manure. Excess manure will be given to nearby projects/ nursery.

After due deliberations, the SEAC in its 144th meeting held on 14.06.2024 recommended as follows:

Based on the information furnished, documents shown & submitted, presentation made by the project proponent the **SEAC recommended that amendment of Environmental Clearance** obtained vide F. no. 21-90/2018-IA-III dated 13.11.2019.

3.1.5. Recommendation of SEAC

Recommended

3.1.6. Details of Environment Conditions

3.1.6.1. Specific

Air, water, waste, aesthetics, climate change, energy, green

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|----|---|
| 1. | <ol style="list-style-type: none"> 1. At least 300 kWp of the total power load to be sourced from Solar/ Renewable energy as committed in earlier EC. 2. PP to provide minimum 20% of total car parking requirement with electric charging facility by providing charging points at suitable places as committed. 3. Additional 30 RWH Pits & 2 Rain Water Collection Tank will be provided for rainwater harvesting as committed. 4. Green building norms should be followed with a minimum 4 star GRIHA/ IGBC/ ASSOCHAM-GEM rating. 5. The project shall not discharge any effluent to the public sewer. 6. PP shall ensure 100 % recycling and reuse of treated waste water. |
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	Rest of the terms and conditions will remain same as per earlier EC obtained vide F. no. 21-90/2018-IA-III dated 13.11.2019.
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3.1.6.2. Standard

8(b)	Townships/ Area Development Projects / Rehabilitation Centres
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.
2.	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.
3.	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.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
5.	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.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
7.	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.
8.	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.
9.	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
Air quality monitoring and preservation	
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.
2.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3.	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.

4.	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.
5.	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.
6.	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7.	Wet jet shall be provided for grinding and stone cutting.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
9.	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.
10.	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.
11.	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.
12.	For indoor air quality the ventilation provisions as per National Building Code of India.
Water quality monitoring and preservation	
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.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
4.	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.
5.	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.
6.	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.
7.	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.
8.	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.
9.	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.
10.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
11.	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.
12.	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.
13.	All recharge should be limited to shallow aquifer.
14.	No ground water shall be used during construction phase of the project.
15.	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.
16.	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.
17.	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.
18.	No sewage or untreated effluent water would be discharged through storm water drains.
19.	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.
20.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
21.	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.

Noise monitoring and prevention	
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.
2.	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.
3.	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.
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.
2.	Outdoor and common area lighting shall be LED.
3.	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.
4.	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.
5.	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.
6.	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.
Waste Management	
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.
2.	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.
3.	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.
4.	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
5.	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.	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.
7.	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.
8.	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.
9.	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.
10.	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.
Green Cover	
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).
2.	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.
3.	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.
4.	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.
Transport	
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.
2.	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.
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.
Human health issues	
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.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
4.	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.
5.	Occupational health surveillance of the workers shall be done on a regular basis.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.
Miscellaneous	
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.
2.	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.
3.	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.
4.	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.
5.	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.
6.	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.
7.	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
8.	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.

9.	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.
10.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.	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.
12.	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).
13.	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.
14.	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
15.	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
16.	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.
17.	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.
18.	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.

3.2. Agenda Item No 2:

3.2.1. Details of the proposal

Amendment In Environment Clearance for Development of Commercial Building as LP-1B-04 at Gateway District of Aerocity, IGI Airport, New Delhi by POPULUS REALTY LIMITED located at NEW DELHI, DELHI			
Proposal For		Amendment in EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/DL/INFRA2/468252/2024	DPCC/SEIAA-IV/P2/C-480/DL/2024	16/04/2024	Building / Construction (8(a))

3.2.2. Project Salient Features

1. The Proposal is for grant of EC for Proposed Amendment In Environment Clearance for Development of Commercial Building as LP-1B-04 at Gateway District of Aerocity, IGI

Airport, New Delhi.

Earlier Environment Clearance was obtained vide F. no. 21-91/2018-IA-III dated 13.11.2019 by M/s DIAL for total plot area 20778 sqm and built-up area 206806 sqm.

Transfer of Environment Clearance from M/s DIAL to M/s Populus Realty Limited was obtained vide F. No. 21- 91/2018-IA-III dated 30.12.2020.

Now, due to a change in planning the proponent is going for an amendment in Environment Clearance. The net plot area of the project after amendment will remain the same i.e. 20778 sqm and the total built-up area of the project will decrease from 206806 sqm (as per EC) to 1,45,338.923 sqm.

2. The Project is located at **Latitude:** 28°32'58.40"N; **Longitude:** 77°07'27.06"E.

3. Area Details:

The total plot area of the project will be 20778.72 sqm which will remain same. The total built-up area will increase from 206806 sqm to 145338.923sqm. The FAR area will reduce from 86578 sqm to 72723.679 sqm. Proposed ground coverage will be 11341.218 sqm. Total no. of expected population will be reduced from 13245 persons to 9598 persons. Max No of Floors will be reduced from 6B+G+9 to 3B+G+8. Max. Building height will be same as 40.004 m.

4. Water Details:

During Construction Phase: Total water requirement for labours will be 13 KLD out of which fresh water requirement will be 8 KLD and treated waste water requirement will be 5 KLD. Water requirement for anti-smog guns will be 10 KLD and 2 KLD for sprinkling and approx. 2-4 KLD for construction related activities.

During Operational Phase: Total water requirement of the project will be 607KLD which will be met by 210 KLD of fresh water from DIAL and 323 KLD treated water from in house STP and additional 74 KLD from Asset-03, Gateway district, Aerocity. Total waste water generated from the project will be 336 KLD which will be treated in house STP of 425 KLD capacity. Treated water from STP will be 323 KLD and additional treated water 74 KLD will be sourced from Asset – 03, Aerocity which will be recycled and reused for Flushing (171 KLD), Landscaping (04 KLD), DG & HVAC Cooling (222 KLD).

30 Pits & 2 Rain Water Collection Tanks will be provided for rainwater harvesting.

5. Solid Waste Details:

During the Operation Phase, Total solid waste generated from project will be 2810 Kg/day. Out of which 1130 Kg/day will be Biodegradable waste and 1680 kg/day will be Non-Biodegradable waste and the generated wastes will be handled as per Municipal Solid Waste Management Rules 2016. Sludge generated from the STP will be 29 kg/day which will be used in horticulture as manure for plants and surplus manure will be sold to the farmers.

6. Power Details

During Operation Phase, Total power requirement will be 5065 kVA which will be met by BSES Rajdhani. For power back up, 3 no. of Generator sets of total capacity 5500 kVA (2×2000 kVA + 1×1500 kVA) with Dual-fuel kit and wet scrubber will be installed.

Solar PV system of capacity 200 kwp (4 % of total power load) will be provided.

7. **Parking Facility Details:** Total proposed parking is 1529 ECS.

8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 16.60 Km E and from Asola Wildlife Sanctuary is 9.01 Km SE.

9. **Plantation Details:** The proposed green area is 2079.7 sqm(10 % of the plot area). Out of 2079.7 sqm of green area, pervious green will be maintained by DIAL as per letter vide Ref: DIAL/CPD/2023-24/2130 dated 22.02.2024. Total no. of proposed trees is 260 nos. within project site.

10. **Cost Details:** Total cost of the project is approx. Rs 480 Crores.

3.2.3. Deliberations by the committee in previous meetings

N/A

3.2.4. Deliberations by the SEAC in current meetings

PP during presentation submitted an undertaking stating that:

1. During operation phase 74 KLD excess treated water will be sourced from Asset LP-1B-03 (M/s Alborz Developers Limited)
2. At present treated water for consumption purpose is being sourced from Authorized treated water supplier.
3. During operation phase, Bio-degradable waste will be disposed off through on-site OWC and used as manure. Excess manure will be given to nearby projects/ nursery.

After due deliberations, the SEAC in its 144th meeting held on 14.06.2024 recommended as follows: Based on the information furnished, documents shown & submitted, presentation made by the project proponent the **SEAC recommended that amendment of Environmental Clearance** obtained vide F. no. 21-91/2018-IA-III dated 13.11.2019.

3.2.5. Recommendation of SEAC

Recommended

3.2.6. Details of Environment Conditions

3.2.6.1. Specific

Air,water,waste,aesthetics,climate change, energy, green

- | | |
|----|--|
| 1. | <ol style="list-style-type: none">1. At least 200 kWp of the total power load to be sourced from Solar/ Renewable energy as committed in earlier EC.2. PP to provide minimum 20% of total car parking requirement with electric charging facility by providing charging points at suitable places as committed.3. Additional 30 RWH Pits & 2 Rain Water Collection Tank will be provided for rainwater harvesting as committed.4. Green building norms should be followed with a minimum 4 star GRIHA/IGBC/ASSOCHAM-GEM rating.5. Only treated effluent shall be used during construction phase as admitted through undertaking.6. The project shall not discharge any effluent to the public sewer.7. PP shall ensure 100 % recycling and reuse of treated waste water. <p>Rest of the terms and conditions will remain same as per earlier EC obtained vide F. no. 21-91/2018-IA-III dated 13.11.2019.</p> |
|----|--|

3.2.6.2. Standard

8(a)	Building / Construction
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.
2.	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.
3.	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.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
5.	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.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
7.	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.
8.	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.
9.	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
Air quality monitoring and preservation	
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.
2.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3.	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.
4.	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.
5.	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.
6.	Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7.	Wet jet shall be provided for grinding and stone cutting.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
9.	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.
10.	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.
11.	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.
12.	For indoor air quality the ventilation provisions as per National Building Code of India.
Water quality monitoring and preservation	
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.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
4.	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.
5.	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.
6.	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.
7.	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.
8.	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.

9.	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.
10.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
11.	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.
12.	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.
13.	All recharge should be limited to shallow aquifer.
14.	No ground water shall be used during construction phase of the project.
15.	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.
16.	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.
17.	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.
18.	No sewage or untreated effluent water would be discharged through storm water drains.
19.	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.
20.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
21.	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.
Noise monitoring and prevention	
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.

2.	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.
3.	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.
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.
2.	Outdoor and common area lighting shall be LED.
3.	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.
4.	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.
5.	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.
6.	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.
Waste Management	
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.
2.	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.
3.	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.
4.	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
5.	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.	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.
7.	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.
8.	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.
9.	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.
10.	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.
Green Cover	
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).
2.	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.
3.	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.
4.	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.
Transport	
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.
2.	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.
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.
Human health issues	
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.

2.	For indoor air quality the ventilation provisions as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
4.	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.
5.	Occupational health surveillance of the workers shall be done on a regular basis.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.
Miscellaneous	
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.
2.	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.
3.	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.
4.	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.
5.	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.
6.	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.
7.	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
8.	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.
9.	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.
10.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.

1 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 2.	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 3.	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 4.	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
1 5.	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
1 6.	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 7.	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 8.	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.

3.3. Agenda Item No 3:

3.3.1. Details of the proposal

Environment Clearance for Proposed expansion of Group Housing, Project at Plot No. PKT-02(a) Pocket-2/ Block-A Sector - 32, Rohini, Delhi by ICE FEEL MOUNT LLP located at NORTH WEST, DELHI			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/DL/INFRA2/468764/2024	DPCC/SEIAA-IV/P2/C-481/DL/2024	17/04/2024	Building / Construction (8(a))

3.3.2. Project Salient Features

1. The Proposal is for grant of Environment Clearance for Proposed expansion of Group Housing, Project at Plot No. PKT-02(a) Pocket-2/ Block-A Sector - 32, Rohini, Delhi by M/s ICE Feel Mount LLP. Earlier Environment Clearance was granted by SEIAA, Delhi vide file no. DPCC/SEIAA-IV/C460/DL/2023 dated 31.01.2024 having plot area 8216 sqm and built-up area 50700 sqm. Now, the built-up area is increasing from 50700 sqm to 53700 sqm. Therefore, project proponent has applied for EC for expansion of the project. 2. The Project is located at Latitude: 28°44'15.94"N; Longitude: 77°04'06.48"E.

3. Area Details:

The total plot area of the project is 8216 sqm which will remain same. The proposed total built-up area (FAR + Non FAR area) will increase from 50700 sqm to 53700 sqm. The FAR area will decrease from 16831.493 sqm to 16412.9 sqm. The Non-FAR area will increase from 31335.379 sqm to 37287.11 sqm. No. of basement floor will increase from 1 no. to 2nos.. No. of blocks will be 4 nos. which will remain same and there will be no additional block which will be constructed. The maximum nos. of floors will change from 1B+ST+31 to 2B+ST+28. Total no. of dwelling units will decrease from 219 nos. to 183 nos.(Saleable DU's: 129 & EWS DU's: 54). The total no of expected population will be same as 940 persons. The max. height of the building will decrease from 103.55 m to 95.6 m.

4. Water Details:

During Construction Phase: Total water requirement for labours will be 5.20 KLD out of which fresh water requirement will be 3.30 KLD and treated waste water requirement will be 1.90 KLD. Water requirement for anti-smog guns will be 4.8 KLD and 2 KLD for sprinkling and approx. 4 KLD for construction related activities. Quantity of sewage generated during the construction phase will be 3.66 KLD

During Operational Phase: Total water requirement of the project will be 87 KLD which will be met by 53 KLD of fresh water from DJB and 34 KLD treated water from in house STP. Total waste water generated from the project will be 56 KLD which will be treated in house STP of 75 KLD capacity. Treated water from STP will be 50 KLD out of which 34 KLD will be recycled and reused for Flushing (18 KLD), Gardening (15 KLD), DG Cooling (1 KLD). Rest of the treated water, i.e. 16 KLD will be used for green area of Sector Parks.

1 Rain water tank of 80 KL will be provided.

5. Solid Waste Details:

During Construction Phase, about 24 Kg/day of municipal solid waste will be generated.

During the Operation Phase, Total solid waste generated from project will be 470 kg/day. Out of which 290 kg/day will be Biodegradable waste and 290 kg/day will be Non-Biodegradable waste. The biodegradable wastes will be composted in an onsite OWC. The non-biodegradable will be disposed through authorized vendors. E-Waste Generation will be 4.62 Kg/day which will be disposed through authorized vendors.

6. Power Details

During Operation Phase, Total power requirement will be 1556 kW which will be met by Tata Power Delhi Distribution Limited (TPDDL). For power back up, 2 no. of Gas based generator sets of total capacity 1250 KVA (2 x 625KVA) will be installed.

Solar photovoltaic power panels of minimum 112.6 KWp will be provided.

7. Parking Facility Details: Total proposed parking is 333 ECS. EV charging will be provided for the 30 % of the parked electric vehicles.

8. Eco-Sensitive Areas Details: Distance of Okhla Wildlife Sanctuary from project site is 29.07 Km and from Asola Wildlife Sanctuary is 29.47 Km.

9. Plantation Details: The proposed green area is 2514.142 sqm (30.6% of plot area). Total no. of trees to be planted within project site is 105 nos.. Currently, there is sparse vegetation within the site.

10. Cost Details: Total cost of the project is approx. Rs. 155.57 Crores.

3.3.3. Deliberations by the committee in previous meetings

N/A

3.3.4. Deliberations by the SEAC in current meetings

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

1. Population calculations are not commensurate with the reduction in Dwelling Units.
2. PP to submit revised landscape plan clearly indicating the soft green area.
3. Assurance for supply of Treated Sewage during Construction Phase. PP is required to clarify the arrangement for reusing the aforesaid treated water along with the mechanism proposed for making this water fit for use in construction.
4. Revise and revisit facts and figures with respect to water and waste water generation, solid waste generation, parking calculation etc. after taking into account the change in population.
5. Proof of disposal of earth excavated till now and to submit plan for disposal of surplus soil excavation due to proposed extra basement.
6. Plan for disposal of excess treated water generated.
7. Proposal for installation of OWC.

3.3.5. Recommendation of SEAC

Deferred for ADS

3.4. Agenda Item No 4:

3.4.1. Details of the proposal

“Proposed Hospital Building” at LP-03-06, Aerocity, IGI Airport, New Delhi- 110037 By Delhi International Airport Ltd. by AIRPORT LAND DEVELOPMENT - DELHI INTERNATIONAL AIRPORT LIMITED located at NEW DELHI,DELHI			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/DL/INFRA2/465440/2024	DPCC/SEIAA-IV/P2/C-482/D L/2024	29/04/2024	Building / Construction (8(a))

3.4.2. Project Salient Features

1. The proposal is for EC for **“Proposed Hospital Building” at LP-03-06, Aerocity, IGI Airport, New Delhi- 110037 by M/s Delhi International Airport Ltd.**
2. The Project is located at **Latitude: 28°32'42.89"N; Longitude: 77° 6'56.46"E.**

3. Area Details:

The total plot area of the project will be 16,453 sqm. The total built-up area will be 98,113 sqm. The proposed FAR Area is 40,265 sqm. The proposed Non FAR Area is 57,848 sqm. The proposed Ground Coverage is 6186 sqm. The numbers of basements are 4 nos. The proposed number of hospital beds is 633 nos. The maximum number of floors will be 4B+G+6. Total no. of expected population will be 7023 persons. Total no. of Towers/ Blocks will be 2 no. Max. Building height will be 30 m.

4. Water Details:

During Construction Phase: Total water requirement of the project will be 12 KLD which will be met by 5 KLD of fresh water and 7 KLD treated waste water from nearby STP.

During Operational Phase:

Total water requirement of the project will be 822 KLD which will be met by 407 KLD of fresh water from DIAL and 415 KLD treated waste water from in house STP. Total waste water generated from the project will be 463 KLD which will be treated on-site STP of 500 KLD capacity. Waste water generated from Labs, OT, CU, DU, CSSD will be 28.4 KLD which will be treated in-house ETP of 30 KLD capacity and treated water from ETP will be further treated in on-site STP. Treated waste water from in-house STP will be 415 KLD which will be recycled and reused for Flushing (123 KLD), Road Washing/Cleaning (2 KLD), Gardening (10 KLD), HVAC (280 KLD).

5. Solid Waste Details:

During Construction Phase, 75 kg/day domestic waste generated by labour at the site will be segregated within the site. Biodegradable waste will be composted, and non-biodegradable waste will be handed over to recyclers

During the Operation Phase, Total solid waste generation from the project will be 1951 kg/day, out of which 1006 kg/day will be biodegradable waste which will be processed in onsite OWC and 671 kg/day will be non-biodegradable waste which will be disposed through authorized vendors. Bio-medical waste generation will be 274 Kg/day which will be disposed through authorized agencies. Hazardous waste generation will be 36 litres/day which will be handed over to authorized recyclers.

6. Power Details

During Operation Phase, Total connected load will be 9076 kW which will be met by BSES. For power back up, 3 no. of DG sets of total capacity 4500 KVA (3×1500 kVA) will be installed.

Solar PV system of capacity 38 kWp will be provided

7. Parking Facility Details: Total proposed parking is 823 ECS. EV charging facility for 250 ECS (30 % of total parking) will be provided.

8. Eco-Sensitive Areas Details: Distance of Okhla Wildlife Sanctuary from project site is 17.68 Km E and from Asola Wildlife Sanctuary is 15.37 Km SE.

9. Plantation Details: The proposed green area including terrace green area is 1645.3 sqm (10.04% of asset area). No. of existing trees present at site are 9 nos which will be cut. Total no. of trees proposed to be planted is 205 nos.

10. Cost Details: Total cost of the project is approx. Rs. 200 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 144th meeting held on 14.06.2024 has recommended the following:

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

1. Tree survey and transplantation plan to be submitted.
2. Reference for Ground Coverage and FAR needs to be attached.
3. Calculation of total green area needs to be done including holistic calculation to work out to achieve soft green area upto 10 % of total plot area.
4. Revised proposal to achieve atleast 10 % of power load requirement from solar energy.
5. Proposal to install UV system in ETP.
6. Undertaking stating that bio medical waste will be disposed through authorized vendor.

7. Legible dual-plumbing plan along with proper drainage plan to be submitted.
8. Revised traffic management plan in line with the DIAL master plan.
9. Check ambient lightning calculation wrt cooling system and submit revised ECBC analysis.
10. PP to submit revised EMP cost after taking into account the cost involved in terms of dust mitigation measures including dust portal compliance, installation of anti-smog guns.
11. Revised water requirement calculation during construction phase after taking into account the water to be used in Anti Smog Guns.

3.4.5. Recommendation of SEAC

Deferred for ADS

3.5. Agenda Item No 5:

3.5.1. Details of the proposal

Construction of Boys Hostel & Girls Hostel and its services (Package- II) under EPC mode of contract at IIT, Delhi by M/s Indian Institute Technology by INDIAN INSTITUTE OF TECHNOLOGY located at SOUTH,DELHI			
Proposal For		Fresh ToR	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/DL/INFRA2/470 534/2024	DPCC/SEIAA-IV/P2/C-485 (TOR)/DL/2024	25/04/2024	Townships/ Area Development Projects / Rehabilitation Centres (8(b))

3.5.2. Project Salient Features

1. The Proposal is for grant of EC for **Proposed Construction of Boys Hostel & Girls Hostel and its services (Package- II) under EPC mode of contract at IIT, Delhi by M/s Indian Institute Technology.**

Earlier environmental clearance was granted for the existing project by SEIAA, Delhi vide letter F. No. 42/DPCC/SEIAA-SEAC/10/1429 dated 11.11.2010 in a total plot area 12,64,727 sqm and built-up area (BUA) of 6,42,560 sqm.

Later on project proponent obtained environment clearance from MoEF&CC vide file No. 21-350/2017-IA-III dated 26.06.2018 for the plot area 12,67,727 sqm and Built-up area 7,70,563.07 sqm.

Further, Terms of Reference has been obtained vide F. No. DPCC/SEIAA-IV/C470(Tor)/DL/2023/2041-2044 dated 12.03.2024 for the built-up area 8,69,304.286 sqm which is under process.

Now Project proponent are proposing for the Hostel block (Boys and Girls) of built-up area 68221.8 sqm with 1591 rooms, due to which the built-up area of the project will be 9,37,526.09 sqm.

2. The Project is located at **Latitude:** 28°33'1.94"N; **Longitude:** 77°11'1.79"E.

3. Area Details:

The total plot area of the project is 1264727 sqm which will remain same. The total built-up area will increase from 8,69,304.286 sqm to 937526.086 sqm. The FAR area will increase from 8,01,650.86 sqm to 837290.86 sqm. The Non-FAR area will increase from 67,653.426 sqm to 100235.226 sqm. Ground coverage will increase from 217901.465 sqm to 226036.47 sqm. Total no. of expected population will increase from 28722 to 32252 persons. Max No. of Floors will be B+G+7. Max. building height will be 25.95 m.

Demolition work of 5 numbers of existing building of G+3 is involved in the project. approx. 32848.0 m2 area will be demolished.

4. Water Details:

During Construction Phase:

Total water requirement for labours will be 21.5 KLD out of which fresh water requirement will be 13.5 KLD and treated waste water requirement will be 8 KLD. Water requirement for anti-smog guns will be 9.6 KLD and 2 KLD for sprinkling and approx. 4 KLD for construction related activities. Quantity of sewage generated during the construction phase will be 13.62 KLD

During Operational Phase: Total water requirement of the project will be 564.19 KLD which will be met by 229.17 KLD of fresh water from DJB and 228.5 KLD treated water from in house STP & 106 additional treated water from IIT campus. Total waste water generated from the project will be 253.94 KLD which will be treated in house existing STP of 0.5 and 1.0 MLD capacity. Treated water (335.02 KLD) will be recycled and reused for flushing (70.6 KLD), HVAC cooling (230 KLD), horticulture (34.41 KLD).

08 RWH pits have been proposed for rainwater harvesting.

5. Solid Waste Details:

During Construction Phase, 82.5 Kg/day of municipal solid waste will be generated which will be sent to nearest designated waste storage bins.

During the Operation Phase, Total solid waste generation from the project will be 1630 kg/day, out of which 770 kg/day will be biodegradable waste which will be processed in onsite OWC and 859 kg/day will be non-biodegradable waste which will be disposed through authorized vendors. E-waste generation will be handed over to authorized recyclers. Sludge generated from the STP will be 21.9 kg/day which will be dewatered and the dried sludge will be used as manure in horticulture.

6. Power Details

During Operation Phase, Total power requirement will be 4536 kW which will be met by BSES Delhi.

7. Parking Facility Details: Total proposed parking is 136 ECS. 28 Numbers of EV parking will be provided.

8. Eco-Sensitive Areas Details: Distance of Okhla Wildlife Sanctuary from project site is 10.99 Km, NE Direction and from Asola Wildlife Sanctuary is 6.26 Km, SE Direction.

9. Plantation Details: Proposed green area for the project is 8097 sqm. The green area of the whole IIT campus will increase from 589916 sqm to 602463 sqm. Total no. of proposed trees is 400 nos. within project site. There are approx. 457 nos. of trees are present at site. Out of which 28 Nos. of trees to be felled and 330 Nos. of trees to be transplanted with prior permission of forest department and remaining trees will be retained at site

10. Cost Details: Total cost of the project is approx. Rs. 241.36 Crores.

3.5.3. Deliberations by the committee in previous meetings

N/A

3.5.4. Deliberations by the SEAC in current meetings

After due deliberations, the SEAC in its 144th Meeting held on 14.06.2024 decided to defer the proposal for PP to consider & file integrated amended TOR including the earlier TOR for this project. The PP shall have an option to withdraw the TOR incase they want to continue

with earlier project TOR.

3.5.5. Recommendation of SEAC

Deferred for ADS

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 Gautam	SEAC MEMBER	gau*****@gmail.com	
4	Chetan Agarwal	SEAC MEMBER	che*****@hotmail.com	
5	Jyoti Mendiratta	SEAC MEMBER	jma*****@gmail.com	
6	Dr KC Tiwari	SEAC MEMBER	kcc*****@gmail.com	Absent
7	Pranay Lal	SEAC MEMBER	pra*****@gmail.com	Absent
8	Paromita Roy	SEAC MEMBER	rom****@gmail.com	Absent
9	Dr Sirajuddin Ahmed	SEAC MEMBER	sir*****@gmail.com	
10	Ashish Gupta	SEAC Member	ash***@firstprinciple.in	



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



Minutes of Agenda of 143rd Meeting of SEAC to be held on 10.06.2024 from 02:00 PM onwards State Level Expert Appraisal Committee meeting held from 10/06/2024 to 10/06/2024 **Date: 11/06/2024**

MoM ID: EC/MOM/SEAC/992386/3/2024

Agenda ID: EC/AGENDA/SEAC/992386/3/2024

Meeting Venue: Conference Room of DPCC, 3rd Floor, Block-1, DMRC IT Park Building, Shashtri Park, Delhi-110053

Meeting Mode: Physical

Date & Time:

10/06/2024	02:00 PM	04:00 PM
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1. Opening remarks

The 142nd Meeting of State Level Expert Appraisal Committee (SEAC) was held on 10.06.2024 in the Conference Room of DPCC under the Chairmanship of Sh. Vijay Garg. Attendance enclosed.

2. Confirmation of the minutes of previous meeting

MOM of 142nd meeting was unanimously confirmed.

3. Details of proposals considered by the committee

Day 1 -10/06/2024

3.1. Agenda Item No 1:

3.1.1. Details of the proposal

Proposed expansion of Sawan CGHS Ltd. Group Housing Society at Plot No.-1, Sector-3, Dwarka, New Delhi. M/s Sawan CGHS Ltd. by THE SAWAN COOPERATIVE GROUP HOUSING SOCIETY LIMITED located at SOUTH WEST,DELHI

Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/DL/INFRA2/464430/2	DPCC/SEIAA-IV/P2/C-476/D	05/03/2024	Building / Construction (8(

024	L/2024		a))
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3.1.2. Project Salient Features

1. The Proposal is for grant of EC for Proposed expansion of **Sawan CGHS Ltd. Group Housing Society at Plot No.-1, Sector-3, Dwarka, New Delhi. M/s Sawan CGHS Ltd.**

2. The Project is located at Latitude: **28°36'15.11" N**; Longitude: and **77°2'37.30" E**.

3. Area Details:

The total plot area of the project is 9500 sqm which will remain same. The proposed total built-up area (FAR + Non FAR area) will increase from 25116.616 sqm to 32253.876 sqm. Proposal is for addition of one bed room in each flat with attached toilet, utility room & balcony to the existing group housing society. The FAR area will increase from 14843.405 sqm to 18657.965 sqm. The Non-FAR area will increase from 10273.211 sqm to 13595.911 sqm. No. of basement floor is 1 no. which will remain same. The total basement area will remain same. No. of blocks is 4 nos. which will remain same and there will be no additional block which will be constructed. The maximum nos. of floors will remain same as B+St+8. Total no. of existing dwelling units will remain same as 135. The total no of expected population will be same as 798 persons. The max. height of the building will remain same as 27.8m.

4. Water Details:

During Construction Phase, Total water requirement for labours will be 1 KLD out of which fresh water requirement will be 0.60 KLD and treated waste water requirement will be 0.40 KLD. Fresh water requirement for sprinkling and anti-smog guns will be 1.2 KLD and treated waste water for construction purposes will be approx. 2 KLD. Waste water generation will be 0.88 KLD which will be disposed through authorized tankers.

During Operational Phase, Total water requirement of the project is 56 KLD which will remain same and is being met from DJB. Waste water generated from the project is being discharged into municipal sewer with permission. Building is already in operation phase, there will not be any additional generation of waste water due to expansion of the project

Existing number of Rain Water Harvesting (RWH) Pit is 2 nos which will remain same.

5. Solid Waste Details:

During Construction Phase: Total solid waste generation, will be about 6 Kg/Day generated which will be disposed through authorized vendor.

During the Operation Phase, Total solid waste being generated from the existing project is 440 Kg/day which will remain same. Out of 440 Kg/day municipal solid waste generated, 260 Kg/day is biodegradable/organic waste shall be processed in OWC of 300 Kg/day and 180 Kg/day is non bio-degradable waste which is being disposed through MCD/authorized vendors.

6. Power Details

During Operation Phase, Total power requirement is 600 kW which will remain same and is being met by BSES Rajdhani Power Ltd. For power back up, a DG set of capacity 280 kVA has already installed at the site.

Solar photovoltaic power panels of 30 kWp capacity will be installed at site.

7. Parking Facility Details: Total parking provided is 313 ECS (Surface parking: 156 ECS, Stilt parking: 71 ECS, Basement parking: 86 ECS).

8. Eco-Sensitive Areas Details: Distance of Okhla Wildlife Sanctuary from project site is 24.78 Km E and from Asola Bhatti Wildlife Sanctuary is 18.97 Km SE.

9. Plantation Details:

The total green area provided is 2458.187 sqm (25.87% of plot area), out of which soft green area is 969.374 sqm (10.2 % of plot area) and hard green area is 1488.813 sqm (15.67 % of plot area). The project site has 81 nos. of trees and there will be no tree cutting due to proposed expansion.

10. Cost Details: Total expansion cost of the project is Rs. 7.13 Crores.

3.1.3. Deliberations by the committee in previous meetings

N/A

3.1.4. Deliberations by the SEAC in current meetings

After due deliberations, the SEAC in its 143rd meeting held on 10.06.2024 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:

3.1.5. Recommendation of SEAC

Recommended

3.1.6. Details of Environment Conditions

3.1.6.1. Specific

Air,water,waste,aesthetics,climate change

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. 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.
3. 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.
4. The project proponent shall adhere to the total fresh water requirement – 56.17 KLD. Total waste water generated from the project 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 56.17 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DDA/DJB/NDMC/ DIAL/ Concerned Authority.
6. All sensor/meters based equipments should be calibrated on quarterly basis.
7. No. of rain water harvesting pit shall be 2 nos.. 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.
8. 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.

9. OWC of 300 Kg/day shall be installed as committed. Further, PP shall ensure that excess manure will be given to neighbouring society.
10. 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.
11. PP shall purchase RMC from Ready-mix Concrete plant consented by DPCC.
12. 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.
13. Construction activities will be allowed only during day-time period.
14. PP to comply with Plastic Waste Management Rules 2016.
15. 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,
16. Wind- breaker of appropriate height i.e. 1/3 rd of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction and demolition work. Regenerating plastic panels should be used instead of GI sheets.
17. The generator sets shall be installed as per extant directions of CPCB/ CAQM with due compliances of directions issued under GRAP for Delhi & NCR.
18. PP to provide minimum 30% of total car parking requirement with electric charging facility by providing charging points at suitable places. PP to ensure that this should be provided in AC/DC combination. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.
19. At least 60 kWp shall be sourced from Solar (Renewable) energy.
20. Green building norms should be followed with a minimum 4 star GRIHA/IGBC/ASSOCHAM-GEM rating.
21. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
22. Energy audit shall be carried out periodically to review energy conservation measures.
23. Exposed roof area and covered parking should be covered with material having high solar reflective index.
24. The sufficient mitigation measures must be taken by the PP to mitigate the effect of heat island.
25. Additional 38 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. PP shall ensure that saplings of new trees to be planted are of min. 3 m height. Existing trees (81 nos.) shall be maintained within the project site.
26. Vegetation should be adopted appropriately on the ground as well as over built

structures such as roofs, basements, podiums etc.

27. Green belt development surrounding the site, 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.

28. 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.

29. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs. 40.5 Lacs during construction phase and recurring cost of Rs. 1.7 Lacs/ year during operation phase.

30. 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.

31. The Environment Management Cell consisting of 1 Representative of RWA, 1 Senior Environment Expert, 1 Junior Environment Expert having specific knowledge and experience related to environmental safeguards/ air/ water pollution shall be created and made functional before commissioning of the proposed development.

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-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.

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.

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

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

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

3.1.6.2. Standard

8(**Building / Construction**

a)	
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.
2.	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.
3.	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.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
5.	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.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
7.	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.
8.	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.
9.	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
Air quality monitoring and preservation	
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.
2.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3.	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.
4.	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.
5.	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.
6.	Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7.	Wet jet shall be provided for grinding and stone cutting.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
9.	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.
10.	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.
11.	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.
12.	For indoor air quality the ventilation provisions as per National Building Code of India.
Water quality monitoring and preservation	
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.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
4.	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.
5.	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.
6.	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.
7.	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.
8.	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.
9.	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 0.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
1 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 2.	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 3.	All recharge should be limited to shallow aquifer.
1 4.	No ground water shall be used during construction phase of the project.
1 5.	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 6.	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 7.	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 8.	No sewage or untreated effluent water would be discharged through storm water drains.
1 9.	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.
2 0.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
2 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.
Noise monitoring and prevention	
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.

2.	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.
3.	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.
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.
2.	Outdoor and common area lighting shall be LED.
3.	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.
4.	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.
5.	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.
6.	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.
Waste Management	
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.
2.	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.
3.	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.
4.	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
5.	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.	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.
7.	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.
8.	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.
9.	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.
10.	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.
Green Cover	
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).
2.	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.
3.	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.
4.	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.
Transport	
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.
2.	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.
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.
Human health issues	
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.

2.	For indoor air quality the ventilation provisions as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
4.	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.
5.	Occupational health surveillance of the workers shall be done on a regular basis.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.
Miscellaneous	
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.
2.	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.
3.	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.
4.	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.
5.	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.
6.	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.
7.	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
8.	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.
9.	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.
10.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.

1 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 2.	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 3.	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 4.	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
1 5.	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
1 6.	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 7.	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 8.	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.
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.

3.2. Agenda Item No 2:

3.2.1. Details of the proposal

ENVIRONMENT CLEARANCE FOR THE CONSTRUCTION OF HOTEL BUILDING ASSET NO-3 AT HOSPITALITY DISTRICT, AEROCITY, IGI AIRPORT, NEW DELHI-1100037 by AIRPORT LAND DEVELOPMENT - DELHI INTERNATIONAL AIRPORT LIMITED located at SOUTH WEST, DELHI			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/DL/INFRA2/459191/2024	DPCC/SEIAA-IV/P2/C-477/DL/2024	19/03/2024	Building / Construction (8(a))

3.2.2. Project Salient Features

1. The Proposal is for grant of EC for Environment Clearance for the Construction of Hotel Building Asset no-3 at Hospitality District, Aerocity, IGI Airport, New Delhi-1100037 by Airport Land Development - Delhi International Airport Limited.
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2. The Project is located at Latitude: 28°33'12.62"N; Longitude: 77°07'31.41"E.

3. Area Details:

The total plot area of the project is 20352.85 sq.m. The proposed total built-up area (FAR+Non-FAR) is 1,46,757.68 sqm. The proposed FAR area is 66230.23 sqm and proposed Non-FAR area is 80527.45 sqm. The proposed ground coverage is 10079.71 sqm. Total basement area will be 59480.79 sqm. Total no. of expected population will be 6092 persons. Total no. of towers will be 2 nos (4B+G+9, 4B+G+9). Max. building height will be 38.65 m.

4. Water Details:

During Construction Phase, total water requirement for labours will be 12 KLD out of which fresh water requirement will be 7.5 KLD and treated waste water requirement will be 4.5 KLD. Fresh water requirement for Anti-smog guns will be 10 KLD and treated waste water for construction purposes and sprinkling will be 6 KLD. Waste water generation will be 10.5 KLD which will be collected in a Mobile STP and finally disposed regularly to CSTP through vendors.

During Operational Phase: Total water requirement of the project will be 1018 KLD which will be met by 524 KLD of fresh water from DIAL and 494 KLD treated waste water from in house STP, ETP and DIAL. Total waste water generated from the project will be 542 KLD which will be treated in house STP of 565 KLD capacity and ETP of 90 KLD capacity. Treated waste water from in-house STP will be 397 KLD, from in-house ETP will be 63 KLD and treated waste water to be taken from DIAL will be 34 KLD which will be recycled and reused for flushing (144 KLD), Washing/Cleaning (5 KLD), Horticulture (7.5 KLD), HVAC (322 KLD) and DG cooling (15 KLD). 15 nos. of RWH pits have been proposed for rainwater harvesting.

5. Solid Waste Details:

During Construction Phase, about 45 kg/day of municipal solid waste will be generated. **During the Operation Phase**, Total solid waste generation from the project will be 1630 kg/day, out of which 760 kg/day will be biodegradable waste and 870 kg/day will be non-biodegradable waste. Hazardous waste generation will be 3.71 litres/day which will be handed over to authorized recyclers. The biodegradable wastes will be composted through onsite OWC. The non-biodegradable will be disposed through authorized vendors. Sludge generation from the STP will be 917.5 kg/day which be used in horticulture as manure for plants and surplus manure will be sold to the farmers.

6. Power Details

During Operation Phase, Total power requirement will be 4962 kW which will be met by BSES Rajdhani. For power back up, 6 no. of DG sets of total capacity 7140 KVA (2×750 kVA + 1×630 kVA + 1×1010 kVA + 2×2000 kVA) with wet scrubbers will be installed.

Solar photovoltaic power panels of minimum 50 kwp will be provided.

7. Parking Facility Details: Total proposed parking is 1055 ECS. Parking for 212 nos. will be provided with EV charging facility.

8. Eco-Sensitive Areas Details: Distance of Okhla Wildlife Sanctuary from project site is 16.48 Km E and from Asola Wildlife Sanctuary is 10.34 Km SE.

9. Plantation Details: The proposed green area including terrace green area is 2043 sqm (10.04% of asset area). No. of existing trees present at site are 8 nos.

10. Cost Details: Total cost of the project is approx. Rs 490 Crores.

Earlier the land was allotted to of M/s SiIver Resort Hotel India Pvt. Ltd. Partially Basement excavation, raft foundation had already been carried out at the project site for which Environment Clearance was granted from SEIAA, Delhi vide file no. 116/DPCC/ SEIAA-SEAC/11/1995 dated 30/05/2011 in favor of M/s SiIver Resort Hotel India Pvt. Ltd. and also had Consent from DPCC vide certificate no. O-016056 dated 08.09.2011. Now the ownership of land is in favor of Delhi International Airport Limited.

3.2.3. Deliberations by the committee in previous meetings

N/A

3.2.4. Deliberations by the SEAC in current meetings

After due deliberations, the SEAC in its 142 nd meeting held on 10.06.2024 has recommended the following:

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

1. Ownership document of land parcel in favor of Delhi International Airport Limited.
2. Water calculation breakup for Asset No. 3 out of total water available with DIAL.
3. Commitment letters from DIAL for supplying treated water during construction and during operation phase.
4. Revised landscape plan with demarcated green area clearly indicating soft green area and hardscape green area. PP also required to submit the breakup of green area to be provided at project site and in Aerocity by the PP.
5. Layout showing the details (species and girth) of existing trees, trees to be retained, trees to be cut, trees to be transplanted/ planted along with details of the compensatory tree plantation to be done along with plan for transplantation.
6. Agreement with C&D waste recycler to be submitted.
7. Explanation wrt constraint in providing the requisite solar PV equivalent of 10 % of power load.
8. Proposal to install rain water storage tank with a capacity of minimum 1 day of fresh water requirement.
9. PP to submit revised EMP cost after taking into account the cost involved in terms of dust mitigation measures, video fencing, PM sensors, dust portal registration, solid waste management, plastic waste management, Environment management cell.
10. Proposal for installation of organic waste composter clearing stating the capacity and quantity of waste to be processed in it.

3.2.5. Recommendation of SEAC

Deferred for ADS

3.3. Agenda Item No 3:

3.3.1. Details of the proposal

Environment Clearance for Proposed Addition / Alteration in Maha Laxmi Castle and Villas Private Limited in Bakoli, Alipur, G.T. Karnal Road At Delhi. by MAHALAXMI CASTLES AND VILLAS PRIVATE LIMITED located at NORTH,DELHI

Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity

			(Schedule Item)
SIA/DL/INFRA2/464810/2024	DPCC/SEIAA-IV/P2/C-478/D L/2024	19/03/2024	Building / Construction (8(a))

3.3.2. Project Salient Features

1. The Proposal is for grant of EC for **Environment Clearance for Proposed Addition / Alteration in Maha Laxmi Castle and Villas Private Limited in Bakoli, Alipur, G.T. Karnal Road at Delhi by Mahalaxmi Castles And Villas Private Limited.**

2. The Project is located at Latitude: **28°49'4.91"N**; Longitude: **77°8'10.63"E**.

3. Area Details:

The gross plot area of the project is 24656.775 sqm and the net plot area is 20932.026 sqm which will remain same. The proposed total built-up area (FAR + Non FAR area) will increase from 19964.07 sqm to 32466.13 sqm. Out of proposed 32466.13 sqm built-up area, Existing area under operation is 10534.17 sqm, Area under construction is 9429.9 sqm and Proposed expansion area is 12502.06 sqm.

The FAR area will increase from 10,240.25 sqm to 14397.23 sqm. The Non-FAR area will increase from 9723.82 sqm to 18068.90 sqm. No. of basement floor is 1 no. which will remain same. The maximum nos. of floors will remain same as B+St/G+6. Total no. of guest rooms (existing + proposed) will be 182 nos. The expected total population is 2298 persons. The max. height of the tallest block will be 46.175 m.

4. Water Details:

During Construction Phase, Total water requirement for labours will be 3.40 KLD out of which fresh water requirement will be 2.16 KLD and treated waste water requirement will be 1.24 KLD. Fresh water requirement for anti-smog guns will be 9.6 KLD and treated waste water requirement for construction purposes and sprinkling will be 17 KLD. Waste water generation will be 2.97 KLD which will be disposed through authorized tankers

During Operational Phase, Total water requirement of the project will be 286 KLD which will be met by 167 KLD of fresh water from DJB and 119 KLD treated water from in house STP and ETP. Total waste water generated from the project will be 178 KLD out of which 170 KLD will be treated in house STP of 205 KLD capacity and rest 8 KLD will be treated in in ETP of capacity of 10 KLD. The total treated water from STP & ETP will be 160 KLD which will be further recycled and reused for flushing (53 KLD), Gardening (5 KLD), DG cooling (8 KLD), Air Conditioning (53 KLD). Rest of the treated water i.e. 41 KLD will be used for greenbelt of NH1 with prior permission. 5 RWH pits have been proposed for rainwater harvesting.

5. Solid Waste Details:

During Construction Phase, about 15.60 Kg/day of municipal solid waste will be generated.

During the Operation Phase, Total solid waste generated from project will be 750 kg/day. Out of which 440 Kg/day will be biodegradable waste and 310 Kg/day will be non-biodegradable waste. Hazardous waste generation will be 4.40 LPD. The biodegradable wastes will be composted in an on-site composting unit (OWC) and the manure will be used for landscaping. The other segregated wastes will be disposed at designated site through authorized vendors as per local norms.

6. Power Details

During Operation Phase, Total power requirement will be 1729 KVA which will be met by BSES. For power back up, 6 no. of DG sets of total capacity 2330 KVA (2X125 kVA + 1X320 kVA + 1X500 kVA + 2X630 kVA) will be installed.

Solar photovoltaic power panels of 100 kwp (7.2 % of total power load) will be provided.

7. Parking Facility Details: Total proposed parking is 385 ECS (Surface parking: 119 ECS, Stilt & Podium parking: 38 ECS, Basement parking: 228 ECS). Parking for 77 ECS (20

% of total proposed parking) will be provided with EV charging facility.

8. Eco-Sensitive Areas Details: Okhla bird sanctuary and Asola wildlife sanctuary are not present within 15 km from the project site.

9. Plantation Details: The proposed green area is 5400 sqm (25.8% of the plot area). Total no. of proposed trees is 262 nos. within project site. There are some trees present at the periphery of the site which will not be cut/transplant.

10. Cost Details: Total cost of the existing project is Rs. 48.37 Cr. and expansion cost of the project is Rs. 38 Cr.

3.3.3. Deliberations by the committee in previous meetings

N/A

3.3.4. Deliberations by the SEAC in current meetings

After due deliberations, the SEAC in its 143rd meeting held on 10.06.2024 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:

3.3.5. Recommendation of SEAC

Recommended

3.3.6. Details of Environment Conditions

3.3.6.1. Specific

Air, water, waste, aesthetics, climate change, energy, green

1. Only the treated water of STP should be used for construction purposes.
2. During construction phase, the fresh water shall be used for potable purpose for Anti-Smog Gun supplied through tankers.
3. Bills/Receipt issued by DJB against purchase of treated water from STP should be part of six monthly EC compliance report.
4. The project proponent shall adhere to the total water requirement – 286 KLD, Fresh water requirement – 167 KLD, Treated water requirement – 119 KLD from in-house STP & ETP shall be used for reuse & recycling in Flushing (53 KLD), DG Cooling (8 KLD), Air conditioning (53 KLD), Gardening (8 KLD)) and excess treated water (41 KLD) shall be used for greenbelt of NH1 with prior permission of competent authority.
5. As proposed, fresh water requirement shall not exceed 167 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from Concerned Authority.
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. 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.

11. No. of Rain water harvesting pit shall be 5 nos. and 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. 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.

13. 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. Necessary agreement to be reached with thr C&D waste mangemnt facility.

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

15. 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.

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

17. PP to comply with with Plastic Waste Management Rules 2016.

18. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union 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.

19. 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.

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

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

22. Air Pollution Mitigation Plan for all points and non points should be implemented.

23. 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.

24. At least 10 % (140 kWp) of the total energy demand to be sourced from Solar (Renewable) energy and PP shall try to enhance it further to 10 % of the total energy demand.

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

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

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

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

29. The sufficient mitigation measures must be taken by the PP to mitigate the effect of heat island.

30. Minimum 1 tree for every 80 Sq. Mt of plot area should be planted within the project site. PP shall plant saplings of minimum 10 ft. height.

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

32. Green belt development surrounding the site, 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.

33. 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.

34. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs. 66.69 Lacs and recurring cost of Rs. 14.81 Lacs/ year during construction phase and capital cost of Rs. 132.05 Lacs and recurring cost of Rs. 22.16 Lacs/ year during operation phase.

35. 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.

36. The Environment Management Cell consisting of 1 Director, 1 Senior Environment Expert, 1 Junior Environment Expert having specific knowledge and experience related to environmental safeguards/ air/ water pollution shall be created and made functional before commissioning of the proposed development.

	37. PP shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage. 38. 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. 39. 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. 40. 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. 41. 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. 42. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment. 43. Lubrication will be carried out periodically for plant machinery. 44. Building design should cater to the differently-abled citizens
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3.3.6.2. Standard

8(a)	Building / Construction
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.
2.	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.
3.	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.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
5.	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.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.

7.	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.
8.	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.
9.	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
Air quality monitoring and preservation	
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.
2.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3.	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.
4.	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.
5.	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.
6.	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7.	Wet jet shall be provided for grinding and stone cutting.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
9.	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.
10.	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.
11.	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.
12.	For indoor air quality the ventilation provisions as per National Building Code of India.

Water quality monitoring and preservation	
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.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
4.	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.
5.	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.
6.	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.
7.	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.
8.	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.
9.	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.
10.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
11.	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.
12.	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.
13.	All recharge should be limited to shallow aquifer.
14.	No ground water shall be used during construction phase of the project.
15.	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 6.	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 7.	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 8.	No sewage or untreated effluent water would be discharged through storm water drains.
1 9.	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.
2 0.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
2 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.
Noise monitoring and prevention	
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.
2.	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.
3.	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.
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.
2.	Outdoor and common area lighting shall be LED.
3.	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.
4.	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.
5.	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.

6.	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.
Waste Management	
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.
2.	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.
3.	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.
4.	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
5.	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.	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.
7.	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.
8.	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.
9.	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.
10.	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.
Green Cover	
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).
2.	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.
3.	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.

4.	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.
Transport	
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.
2.	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.
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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.
Human health issues	
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.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
4.	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.
5.	Occupational health surveillance of the workers shall be done on a regular basis.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.
Miscellaneous	
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.
2.	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.
3.	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.

4.	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.
5.	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.
6.	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.
7.	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
8.	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.
9.	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.
10.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.	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.
12.	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).
13.	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.
14.	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
15.	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
16.	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.
17.	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.
18.	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.

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.

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 Gautam	SEAC MEMBER	gau*****@gmail.com	
4	Gopal Mohan	SEAC MEMBER	meg*****@gmail.com	Absent
5	Chetan Agarwal	SEAC MEMBER	che*****@hotmail.com	
6	Jyoti Mendiratta	SEAC MEMBER	jma*****@gmail.com	Absent
7	Dr KC Tiwari	SEAC MEMBER	kcc*****@gmail.com	Absent
8	Pranay Lal	SEAC MEMBER	pra*****@gmail.com	Absent
9	Paromita Roy	SEAC MEMBER	rom*****@gmail.com	Absent
10	Dr Sirajuddin Ahmed	SEAC MEMBER	sir*****@gmail.com	Absent
11	Ankit Srivastava	SEAC MEMBER	sri*****@gmail.com	Absent
12	Ashish Gupta	SEAC MEMBER	ash***@firstprinciple.in	

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

F.No. DPCC/MS/SEAC-IV/46/142/2021-22/ 2459 - 2465

Dated: 10/06/2024

MINUTES OF MEETING

Please find enclosed herewith the Minutes of Meeting of 142nd Meeting of the State Level Expert Appraisal Committee (SEAC) held on 10.06.2024 in the Conference Room of DPCC, at 3th Floor, Block -1 DMRC Building IT Park , Shastri Park Delhi 110053 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