



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



Minutes of Agenda of 147th Meeting of SEAC to be held on 25.07.2024 from 10:30 AM onwards. State Level Expert Appraisal Committee meeting held from 25/07/2024 to 25/07/2024 **Date: 25/07/2024**

MoM ID: EC/MOM/SEAC/412411/7/2024

Agenda ID: EC/AGENDA/SEAC/412411/7/2024

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

Meeting Mode: Physical

Date & Time:

25/07/2024	10:30 AM	04:00 PM
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1. Opening remarks

The 147th Meeting of State Level Expert Appraisal Committee (SEAC) was held on 25.07.2024 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 146th meeting was unanimously confirmed.

3. Details of proposals considered by the committee

Day 1 -25/07/2024

3.1. Agenda Item No 1:

3.1.1. Details of the proposal

Proposed Modification and Alteration to the Existing Motel Building “Tivoli Garden” by ROHIT GUPTA located at SOUTH WEST,DELHI			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)

SIA/DL/INFRA2/459579/2024	DPCC/SEIAA-IV/C-492/DL/2024	15/07/2024	Building / Construction (8(a))
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3.1.2. Project Salient Features

1. The Proposal is for grant of ToR for Proposed Modification and Alteration to the Existing Motel Building “Tivoli Garden”, Kh. No. 646/1, 646/2, 647, 648, 649, 650, 651, 652/1, 652/2, 652/3 & 653 at Mandir Road, Village Chattarpur, Tehsil Maharauli, New Delhi by Rohit Gupta.

2. The Project is located at **Latitude:** 28°29'47.01"N; **Longitude:** and 77°11'10.23"E.

3. Area Details:

The total plot area of the project is 26726.98 sqm and net plot area is 22476.78 sqm. The proposed total built-up area is 20,053.17 sqm (Existing = 7197.22 sq m & Proposed = 12855.95 sq m). FAR area will increase from 3594.89 sqm to 15209.37 sqm. Non FAR area will increase from 3602.33 to 4843.8 sqm. Proposed ground coverage is 7578.02 sqm. Total no. of expected population will be 3510 persons which include guests, staff and visitors. Total nos. of Guests Rooms will be 130 and 3 No's of Banquet Hall. Max. number of floors will be B+G+2+T. Max. Building height will be 14.55 m.

4. Water Details:

During Construction Phase: Water requirement will be approx. 10-20 KLD which will be met from tankers.

During Operational Phase: Total water requirement of the project will be 221 KLD which will be met by 138 KLD of fresh water from municipal supply supplemented with ground water & private tanker and 83 KLD treated water from STP. Total waste water generated from the project will be 151 KLD which will be treated in house STP of 160 KLD capacity. Treated water from STP will be 83 KLD which will be recycled and reused for flushing (41 KLD), Landscaping (28 KLD), DG cooling (10 KLD), Washing (4 KLD). Rest of the treated water i.e. 38 KLD will be used for landscaping in own land/farm house/dust suppression/ construction purposes.

16 RWH pits have already been provided at site for rainwater harvesting.

5. Solid Waste Details:

During Construction Phase, about 11575.6 cum of Excavated soil will be stripped off and stored in covered condition and will further be reused at site for leveling, filling and landscaping works.

During the Operation Phase, Total solid waste generated from project will be approx. 958 kg per day. Out of which 283 kg/day will be Recyclable waste and 5675.2 kg/day will be Non-Biodegradable waste which will be disposed through authorized vendors.

6. Power Details

During Operation Phase, Total power requirement will be 1309 kVA which will be met by BSES. For power back up, 2 no. of DG sets of total capacity 1250 kVA (1 X 750 + 1 X 500) will be installed at the site

7. **Parking Facility Details:** Total proposed parking is 419 ECS (56 existing & 363 proposed. E-vehicle charging points for 30 % of proposed parking will be provided at the parking area.

8. **Eco-Sensitive Areas Details:** Distance of Asola Wildlife Sanctuary from project site is 2.05 km ESE and from Okhla Bird Sanctuary is 12.56 km NE.

9. **Plantation Details:** The proposed green area is 3528.17 sqm (15.7% of net plot area) out of which existing is 2932.37 sqm & proposed is 595.8 sqm. There are approx. 210 nos. of trees existing within the project site which will be preserved.

10. **Cost Details:** Total cost of the project is INR 85.05 Crores out of which construction cost of proposed modification is INR 54.85 Cr

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 147th meeting held on 25.07.2024 recommended as follows:

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

1. Revised/exact area calculation with the building plan to be submitted.
2. Revised landscape plan with demarcated green area with soft green area. Green area should be demarcated as per building bye laws and minimum consolidated area of 10 % of plot area should be kept as soft green area.
3. Revised rain water harvesting scheme needs to be provided with number of RWH pits, taking into account the recent higher flash rain data (115 mm/hr) along with actual percolation rate of the soil at site with layout and location plan.
4. Revised soil report after taking ground water table into account to be submitted.
5. PP to submit undertaking regarding use of gas based generator set(s) instead of DG set(s).
6. Bi-furcation of population capacity to be submitted.
7. Revised site plan to be submitted.
8. Fresh water mass balance is required to be submitted with revised figures after making efforts to conserve the water by maximizing the reuse to achieve zero treated waste water discharge with separate calculation for monsoon/non-monsoon season.
9. Segregated figures for potable and nonpotable water requirements during the construction and operation phase are to be provided.
10. Water assurance from DDA/DJB/NDMC/DCB including the following details:
 - Water assurance specifying the quantity of water to be supplied to the project.
 - Total water supply availability as per the approved scheme of the command area in which the project is proposed to be developed.
 - The quantity of water already committed and after the quantity of water allotted to the project, the balance water available.
11. Assurance for the 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
12. Source of water requirement during the construction phase is to be clarified. 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.
13. Calculation of groundwater extracted from borewell and groundwater recharged through RWH pits to be submitted.
14. Calculation of C&D waste generated and disposed of site along with agreement letter with authorized C&D waste recycler to be submitted
15. Calculation and bifurcation of Bio-degradable and Non-biodegradable solid waste in both (wet & dry) to be submitted.
16. Revised proposal for installation of organic waste composter clearing stating the capacity and quantity of waste to be processed in it.
17. Revised power demand calculation after taking into account energy conservation measures based on

ECBC.

18. Revised solar energy utilization to achieve at least 10 % of power load requirement along with a roof-top layout plan of solar panels.
19. Revised 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 in project site with separate color coding.
20. Revised Traffic Management Plan along with traffic survey report including Traffic Impact Assessment considering the latest traffic scenario. Detailed calculation of roads, bicycle paths, and pedestrian spaces including entry and exit to be provided. Further, PP is required to submit mitigation measures to handle critical entry and exit scenarios inside and outside the site minimizing the impact on the city roads. Distribution of mode of traffic as per MPD.
21. 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.
22. To submit revised capital and recurring cost of EMP during construction and operation phase with inclusion of cost of environmental monitoring.
23. Elaborated effects of the building activity in altering the microclimates with revised self- assessment on the likely impacts of the proposed construction on creation of heat island & inversion effects.
24. Percolation rate of RWH pits that how much water is gathering there and its cost of maintaining.
25. Specify name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters.

3.1.5. Recommendation of SEAC

Deferred for ADS

3.2. Agenda Item No 2:

3.2.1. Details of the proposal

Environment Clearance for Proposed expansion of Group Housing, Project at Plot No. PKT-02(a) Pocket-2/ Bloc k-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/D L/2024	17/04/2024	Building / Construction (8(a))

3.2.2. 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 851 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 73.58 KLD which will be met by 48.16 KLD of fresh water from DJB and 25.42 KLD treated water from in house STP. Total waste water generated from the project will be 55.15 KLD which will be treated in house STP of 65 KLD capacity. Treated water from STP will be 49.63 KLD out of which 25.42 KLD will be recycled and reused for Flushing & Horticulture. Rest of the excess treated water, i.e. 24.21 KLD will be used supplied to nearby park. 1 Rain water tank of 80 KL will be provided.

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 370 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 112.55 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). Out of which 821.607 sqm (10% of plot area) is soft green. 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.

Based on the information furnished, documents shown & submitted, and 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 a 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.

Project proponent has submitted its reply on 19.06.2024 which is as follows:

S.No	Information sought by SEAC during SE AC meeting dated 14.06.2024	Reply submitted on 19.06.2024
	Population calculations are not commensurate with the reduction in Dwelling Units	Population calculations has been rechecked as per reduction in Dwelling Units. Revised Form 1, 1A and conceptual plan is attached as Annexure-1
	PP to submit revised landscape plan clearly indicating the soft green area.	Revised landscape plan is attached as Annexure-2 . Total proposed green area is 2514.142 sqm (30.6% of plot area) out of which 821.607 sqm (10% of plot area) is soft green.
	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.	At present initial basement excavation work has been started therefore treated water is not required at this stage. During Construction treated water will be sourced From Rohini Sector 25 STP for which assurance has already been obtained from D JB. Copy of the same is attached as Annexure 3 . Suitability of STP water to be used for the construction work will be assured/analysed and only the water fit for use in construction will be utilized.
	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	Revised facts and figures with regard to water and waste water generation, solid waste generation, parking calculation etc has been incorporated in revised Form1, 1A and Conceptual Plan. The same is attached as Annexure 1 .
	Proof of disposal of earth excavated till now and to submit plan for disposal of surplus soil excavation due to proposed extra basement.	We have started excavation work at site and excavated soil is being disposed through our vendor M/S Utkrisht Utilities Pvt Ltd for the NH- 344P in Bawana Industrial area. At Present 10 dumpers are being used for excavated soil disposal.
	Plan for disposal of excess treated water generated.	During operation phase approx. 25 KLD excess treated water will be generated. Excess treated water will be supplied to Dr Bhim R

		ao Ambedkar Park, Prahladpur Bangar, Sector 31, Rohini which is at a distance of 1.75 km in NE from project site.
	Proposal for installation of OWC	During operation phase total 0.15 TPD organic waste will be generated for which we will install OWC of 150 kg/day

3.2.3. Deliberations by the committee in previous meetings

Date of SEAC 1 :19/06/2024

Deliberations of SEAC 1 :

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:

Date of SEAC 2 :14/06/2024

Deliberations of SEAC 2 :

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.

3.2.4. Deliberations by the SEAC in current meetings

This case has already been considered in the 145th SEAC meeting dated 19.06.2024 and SEAC has recommended the case for grant of EC to SEIAA, however, due to some technical glitch, the ADS was communicated to the PP.

After due deliberations, the SEAC in its 147th meeting held on 25.07.2024 recommended to SEIAA the same decision of the SEAC meeting dated 19.6. 2024 which is reiterated 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:

3.2.5. 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.	1. Treated water of DJB STP should be used for construction purposes with tertiary treatment of treated water of DJB STP. PP to ensure it is fit for construction use. 2. The project proponent shall adhere to the total water requirement – 73.58 KLD, Fresh water requirement – 48.16 KLD, 25.42 KLD treated water from in house STP. Total waste water generated from the project will be 55.15 KLD which will be treated in house STP of 65 KLD capacity. Treated water from STP will be 49.63 KLD out of which 25.42 KLD will be recycled and reused for Flushing & Horticulture. Rest of the excess treated water, i.e. 24.21 KLD will be used supplied to nearby park. 3. The treated waste water through STP shall achieve the effluent standards: pH (5.5-9.0), BOD (10 mg/l), COD (50 mg/l), Nitrogen Total (10 mg/l), TSS (20 mg/l), Oiland Grease (10 mg/l), Dissolved Phosphate as P (1 mg/l), Ammonical Nitrogen< 5mg/l, Faecal Coliform (MPN/100 ml) – Desirable 100 permissible 230. The PP shall explore the possibility to install natural STP as committed. 4. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. Capital cost of Rs. 39.5Lacs&Recurring cost of Rs. 7.85Lacs/ year during Construction phase and Capital cost of Rs. 200.4 Lacs & Recurring cost of Rs. 9.46Lacs/ year during Operation phase. 5. At least 7.2 % (i.e. 112.6kWp) of the total energy demand to be sourced from Solar (Renewable) energy as committed and PP shall try to enhance it further. 6. PP to provide minimum 30% of total parking arrangement 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. 7. Minimum 1 tree for every 80 Sq. Mt of plot area should be planted within the project site. 8. Ground water should be extracted only after the permission from the competent authority. 9. 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. 10. During construction phase, only drinking water required by the labourers and the other fresh water requirement for Anti-Smog Guns is allowed to be supplied through tankers 11. 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 piezometer 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) Shared with DJB (ground water division) on quarterly basis. 12. Rain water storage tank with a capacity of minimum 1 day of fresh water requirement will be provided. Rainwater should be harvested and stored for reuse. 13. Formal approval shall be taken from the DJB/CGWA for any ground water abstraction of dewatering. The project proponent shall adopt suitable measures for controlling ground water backing up around basements. 14. The Environment Management Cell consisting of Director, Senior Environment Expert and Junior Environment Expert having specific knowledge related to environmental safeguards/ air/ water pollution shall be created and made functional before commissioning of the proposed development. 15. 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
16. Construction & Demolition waste should be disposed of at authorized C&D waste processing unit.
 17. Wind- breaker of appropriate height i.e. 1/3rd of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction.
 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 VardhamanKaushik Vs. Union of India & others and Sanjay KulshreshthaVs Union of India & others. CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration/ self-audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10.Atleast 04 Anti-Smog Gun shall be installed before starting the construction.
 19. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
 20. Only LED lighting fixtures should be used for energy conservation.
 21. 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.
 22. 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.
 23. The Environmental Clearance is subject to the condition that concerned local civic agencies will give the permission for use/ occupation of the building only after the written assurance of DJB/ New Delhi Municipal Council / DDA/ other such local civic authority (as the case may be) regarding supply of adequate water for the residents/ occupiers.
 24. 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.
 25. 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.
 26. 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.
 27. As proposed, fresh water requirement from DDA shall not exceed 54 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DDA/ concerned Authority.
 28. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for Flushing, Gen-sets Cooling, HVAC and Horticulture and no treated water shall be disposed in to municipal drain.
 29. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
 30. The PP shall install the gas based generator sets as committed.
 31. The project proponent shall implement the Traffic Management Plan.
 32. Energy audit shall be carried out periodically to review energy conservation measures.
 33. All sensor/meters based equipments should be calibrated on quarterly basis.

	34. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent. 35. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc. 36. Green belt development surrounding the campus, avenue tree planting and garden development should commence from the beginning of the construction phase. Only indigenous species should be used for green belt and avenue trees. 37. Exposed roof area and covered parking should be covered with material having high solar reflective index. 38. Building design should cater to the differently-abled citizens. 39. 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 in the periphery and shall keep atleast 10 % of the plot area as pervious. 40. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment. 41. Construction activities will be allowed only during day-time period. 42. Lubrication will be carried out periodically for plant machinery. 43. PP should install the air filters in the basement consisting of advanced adsorption technologies.
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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, 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.

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.
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.

3.3. Agenda Item No 3:

3.3.1. Details of the proposal

Group Housing at Khasra no.219/220 part at Sindhora kalan Village Gulabi Bagh by Sanjay Surana, Suraj Mal Surana & Chandrika Surana. by Sanjay Surana located at NORTH,DELHI			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/DL/INFRA2/472744/2024	DPCC/SEIAA-IV/C-490/DL/2024	24/06/2024	Building / Construction (8(a))

3.3.2. Project Salient Features

1. The Proposal is for grant of Environmental Clearance for Group Housing at Khasra no. 219/220 part at Sindhora kalan Village Gulabi Bagh by Sanjay Surana, Suraj Mal Surana & Chandrika Surana.
2. The Project is located at **Latitude:** 28°40'31.70"N; **Longitude:** 77°11'25.66"E.

3. Area Details:

The total plot area of the project is 3740.91 sqm. The proposed total built-up area is 24901.16 sqm. The proposed ground coverage of the project is 807.66 sqm. The proposed total FAR area is 9069.40 sqm. The proposed total Non-FAR area is 10471.19 sqm. Total basement area of the project is 5360.57 sqm. The number of floors will be 3B+S+29 floors. The number of basements will be 3. Total no. of dwelling units will be 44 (EWS DU's: 30). The total no of expected population will be 318. The maximum height of the building will be 113.75 m.

4. Water Details:

During Construction Phase, the total water requirement will be 20 KLD, out of which treated water will be 5 KLD which will be taken from DJB STP. The STP water will be treated before using it for construction purposes. The remaining 15 KLD will be obtained from tanker supply out of which 07 KLD will be used for domestic purposes & 08 KLD water will be used for Anti-smog gun.

During the Operation Phase, the total water requirement of the project will be 53 KLD which will be met by 24 KLD of fresh water from DJB and 29 KLD treated water from in house STP. Total wastewater generated from this project will be 33 KLD which will be treated in house STP of 50 KLD. Treated water generated will be 29 KLD which will be completely reused for flushing (11 KLD), Gardening (07 KLD), and Cooling (11 KLD) within the premises. No excess treated water will be discharged into the sewer lines.

2 number of Rain Water Harvesting (RWH) Pits are proposed.

5. Solid Waste Details:

During the Construction Phase, about 21 kg/day of solid waste will be generated which will be disposed of at the solid waste site.

During Operation Phase, total solid waste generated will be 133 kg/day. Out of which 86 kg/day will be biodegradable waste, 38 kg/day will be recyclable waste and 9 kg/day will be plastic waste. The biodegradable waste will be composed in an in-house OWC. The non-biodegradable waste and plastic waste will be disposed through authorized recyclers.

10 lit/month of used oil will be generated from the Generator sets which will be given to authorized recyclers.

6. Power Details:

During Operation Phase, the total power requirement will be 1030 KW which will be met by the

TPDDL. For power backup, 2 no. of GG sets of total capacity 660 kVA (1X160 + 1X500 KVA) will be installed.

10 % i.e. 103 KW of total power load will be met through renewable energy.

7. Parking Facility Details: Total proposed parking is 134 ECS.

8. Eco-Sensitive Areas Details: Distance of Okhla Wildlife Sanctuary from project site is 15.75 Km and from Asola Wildlife Sanctuary is 20.15 Km.

9. Plantation Details: The proposed green area is 1,470 sqm (39.3% of the total plot area), which will include Soft green area of 848.98 sqm and Hard green area of 621.02 sqm. Total no. of trees proposed to be planted are 50. Currently, there is no vegetation present at the site.

10. Cost Details: Total cost of the project is approx. Rs 92 crores.

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

1. 1. Management plan for disposal of excavated earth along with assurance letter.
2. 2. Revisit power requirement for the project which seems to be on higher side along with revised solar energy utilization to achieve atleast 10 % of power load requirement.
3. 3. Management plan for disposal and recycling of construction and demolition waste from authorised recycler with assurance from authorised recycler.
4. 4. Revised EMP (Environment Management Plan) for dust mitigation measures during construction as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/ Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others/ CAQM Directions issued time to time including registration on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10 including the cost of functioning of EMP cell.
5. 5. Revised detail of solid waste generation including wet sludge & dry sludge of STP with management plan for disposal of composted waste with quantification.

Project proponent has submitted its reply on 15.07.2024 which is as follows:

S.No	Information sought by SEAC during SEAC meeting dated 12.07.2024	Reply submitted on 15.07.2024
	Management plan for disposal of excavated sand/ soil along with proposed dust mitigation measures.	22,000 m ³ excavated Soil will be generated, out of which 320 m ³ topsoil will be used for landscaping purposes & backfilling. The remaining excavated soil will be given to the Orchard Jain Wali Baghichi at Khasra no 218/6 & 218/7 at Sindhora Kalan Village Gulabi Bagh to fill the downfall area of the park. The Baghichi is under the possession of NKS Hospital (another project of Mr. Sanjay Surana) for development purposes. A Letter stating the same is attached as Annexure. The rest of the excavated soil if remains then will be given to nearby parks within the 5.0 km area in consultation with the horticulture department.
	Revisit the power requirement for the project which seems to be on the higher	The power requirement has been relooked and it will be 1030 KW & the detailed load calculation

	r side along with revised solar energy utilization to achieve at least 10 % of the power load requirement.	is attached as Annexure. 10% of the total power load will be provided as solar energy i.e. 103 KW.																			
	Management plan for disposal and recycling of construction and demolition waste from authorized recyclers with proper justification.	Construction & Demolition waste will be given to Parasnath Jain temple for filling purposes. The remaining brickwork generated will be given to the contractor. A letter stating the same is attached as Annexure. Construction & Demolition waste detailed table is given below- <table><tr><th>Waste type</th><th>Unit</th><th>Quantity</th><th>Management</th></tr><tr><td>Brickwork</td><td>Tons</td><td>180</td><td>Will be given to the contractor</td></tr><tr><td>Concrete</td><td>Tons</td><td>40</td><td rowspan="2">Will be given to Jain Temple</td></tr><tr><td>Wooden</td><td>Tons</td><td>10</td></tr><tr><td>Total</td><td>Tons</td><td>230</td><td></td></tr></table>	Waste type	Unit	Quantity	Management	Brickwork	Tons	180	Will be given to the contractor	Concrete	Tons	40	Will be given to Jain Temple	Wooden	Tons	10	Total	Tons	230	
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	At least 04 Anti-Smog Gun shall be installed before starting the construction and water demand needs to be revised accordingly.	04 Antismog Guns will be installed before the start of construction. 08 KLD of water will be used by 04 no. of Antismog Guns. The water demand calculation during the construction phase is given as Annexure.																			
	Specify the name and number of the post to be engaged by the proponent for implementation and monitoring of environmental parameters.	03 no. of persons will be hired under the Environment Management Cell. The revised EMP cost including the cost of the Environment Management Cell is given below:																			

		<table><tr><th>Environment Management Cell</th><th>No of Persons</th></tr><tr><td>Environment Officer</td><td>01</td></tr><tr><td>STP & RWH Maintenance</td><td>01</td></tr><tr><td>Solid Waste Management</td><td>01</td></tr><tr><td>Total</td><td>03</td></tr></table>	Environment Management Cell	No of Persons	Environment Officer	01	STP & RWH Maintenance	01	Solid Waste Management	01	Total	03
Environment Management Cell	No of Persons											
Environment Officer	01											
STP & RWH Maintenance	01											
Solid Waste Management	01											
Total	03											
	The quantification for the total water requirement during the construction phase clearly indicates the requirement for potable and non-potable uses and their source of supply.	During the construction phase, the total water requirement will be 20 KLD out of which 15 KLD will be designated for potable use, while 05 KLD will be for non-potable use. <table><tr><th>Particulars</th><th>Quantity (KLD)</th><th>Source and mode of transportation</th></tr><tr><td>Potable Water</td><td>15</td><td>Water Tanker from DJB</td></tr><tr><td>Non-potable Water (For Construction)</td><td>05</td><td>STP-treated water from Keshopur</td></tr></table>	Particulars	Quantity (KLD)	Source and mode of transportation	Potable Water	15	Water Tanker from DJB	Non-potable Water (For Construction)	05	STP-treated water from Keshopur	
Particulars	Quantity (KLD)	Source and mode of transportation										
Potable Water	15	Water Tanker from DJB										
Non-potable Water (For Construction)	05	STP-treated water from Keshopur										
	Revised detail of solid waste generation including wet sludge & dry sludge of STP with the management plan for disposal of composted waste with quantification.	Total Solid waste generation of 133 kg/day is envisaged. Out of which 86 kg/day of biodegradable waste (including dry sludge) will be treated in the OWC and 47 kg/day of non-biodegradable waste will be given to authorized recyclers. Detailed Solid Waste Management & Sludge calculations are attached as Annexure.										

3.3.3. Deliberations by the committee in previous meetings

Date of SEAC 1 :12/07/2024

Deliberations of SEAC 1 :

After due deliberations, the SEAC in its 146th meeting held on 12.07.2024 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. Management plan for disposal of excavated earth along with assurance letter.
2. Revisit power requirement for the project which seems to be on higher side along with revised solar energy utilization to achieve atleast 10 % of power load requirement.
3. Management plan for disposal and recycling of construction and demolition waste from authorised recycler with assurance from authorised recycler.
4. Revised EMP (Environment Management Plan) for dust mitigation measures during construction as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/ Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others/ CAQM Directions issued time to time including registration on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10 including the cost of functioning of EMP cell.
5. Revised detail of solid waste generation including wet sludge & dry sludge of STP with management plan for disposal of composted waste with quantification.

3.3.4. Deliberations by the SEAC in current meetings

PP during a meeting dated 25.07.2024 submitted an undertaking stating that:

1. Cost of Social activity will be spent in following activity:

❖ Distribution of tree saplings to the patients.

❖ Plantation will be done on the divider of Nandlal Chaudhary Marg.

❖ Free eye surgery will be done to the needy persons in the NKS hospital.

2. C&D waste will be given to the approved C&D waste management site.

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. | <ol style="list-style-type: none">1. Treated water of DJB STP should be used for construction purposes with tertiary treatment of treated water of DJB STP. PP 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 also be submitted.4. The project proponent shall adhere to the total water requirement – 53 KLD, Fresh water requirement – 24 KLD, Treated water requirement –29 KLD shall be used for reuse & recycling in Flushing (11KLD), Cooling (11 KLD), Gardening (07 KLD)).5. As proposed, fresh water requirement shall not exceed 24 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DDA/DJB/NDMC/ DIAL/ 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<ol style="list-style-type: none">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 2 nos. and Rain water storage tank of capacity of min. 1 day of total fresh water requirement shall be provided. Boring for Rain Water |
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- 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. Excavated soil shall be stored in adjacent plot maintained by NKS Hospital.
 14. 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.
 15. PP shall purchase RMC from Ready-mix Concrete plant consented by DPCC
 16. 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.
 17. Construction activities will be allowed only during day-time period.
 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.
 19. 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. 14 points dust mitigation measures of DPCC also to be complied with.
 20. Wind- breaker of appropriate height i.e. 1/3rd of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction and demolition work. Regenerating plastic panels should be used instead of GI sheets.
 21. The generator sets shall be installed as per extant directions of CPCB/ CAQM with due compliances of directions issued under GRAP for Delhi & NCR.
 22. PP should install the air filters in the basement consisting of advanced adsorption technologies.
 23. Air Pollution Mitigation Plan for all points and non points should be implemented.
 24. 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.
 25. Atleast 10 % (103 kWp) of the total power load to be sourced from Solar (Renewable) energy.
 26. Green building norms should be followed with a minimum 4 star GRIHA/IGBC/ASSOCHAM-GEM rating.
 27. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
 28. Energy audit shall be carried out periodically to review energy conservation measures.
 29. Exposed roof area and covered parking should be covered with material having high solar reflective index.
 30. The sufficient mitigation measures must be taken by the PP to mitigate the effect of heat island.
 31. Minimum 1 tree for every 80 Sq. Mt of plot area should be planted within the project site.
 32. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
 33. 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.
 34. 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. 35. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs. 39.5 Lacs and recurring cost of Rs. 7.5 Lacs/ year during construction phase and capital cost of Rs. 100 Lacs and recurring cost of Rs. 24.4 Lacs/ year during operation phase. 36. 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. 37. The Environment Management Cell consisting of 1 Environment Officer, 1 Solid Waste Management person, 1 STP & RWH maintenance having specific knowledge and experience related to environmental safeguards/ air/ water pollution shall be created and made functional before commissioning of the proposed development. 38. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage. 39. 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. 40. 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. 41. 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. 42. 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. 43. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment. 44. Lubrication will be carried out periodically for plant machinery. 45. 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 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.

1.	Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
1 2.	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.
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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.

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.

3.4. Agenda Item No 4:

3.4.1. Details of the proposal

Group Housing by R R Texknit LLP. by R R Texknit LLP located at SOUTH WEST,DELHI			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/DL/INFRA2/481309/2024	DPCC/SEIAA-IV/P2/C-489/DL/2024	25/06/2024	Building / Construction (8(a))

3.4.2. Project Salient Features

1. The Proposal is for grant of EC for “Group Housing” at Khasra No. 1230/2, Sector-B, Pocket 1, Vasant Kunj, Part of Revenue Estate of Village Mehrauli, New Delhi by M/s R R Texknit LLP.
2. The Project is located at **Latitude:** 28°31'17.13"N; **Longitude:** 77° 9'34.96"E.

3. Area Details:

The total plot area of the project is 5353.61 sqm. The proposed total built-up area is 25650 sqm. Proposed ground coverage is 1517.99 sqm. The Proposed FAR Area is 12,168.16 sqm and Proposed Total Non-FAR Area is 5,701.12 sqm. Total basement area will be 7,380.72 sqm. The total no. of Basements will be 3 nos. Total no. of expected population will be 792 persons. Total nos. of Units will be 74 (EWS DU's: 32 & CSPs: 32). Total no. of towers will be 3 nos (3B+S+9, 3B+S+9, 3B+S+9). Max. building height will be 33.25 m.

4. Water Details:

During Construction Phase: Total water requirement will be 25 KLD, out of which fresh water will be 20 KLD and treated water will be 5 KLD which will be taken from nearby DJB STP. Fresh water requirement for domestic purposes will be 12 KLD and for Anti-smog guns will be 8 KLD.

During Operational Phase: Total water requirement of the project will be 95 KLD which will be met by 57 KLD of fresh water from DJB and 38 KLD treated water from in house STP. Total waste water generated from the project will be 74 KLD which will be treated in house STP of 110 KLD capacity. Treated water from STP will be 67 KLD out of which 38 KLD will be recycled and reused for Flushing (28 KLD) and Gardening (10 KLD). Rest of the treated water i.e. 29 KLD will be discharged into the sewer line.

5 RWH pits have been proposed for rainwater harvesting.

5. Solid Waste Details:

During Construction Phase, about 38 Kg/day of municipal solid waste will be generated which will be disposed of at the solid waste site.

During the Operation Phase, Total solid waste generated from project will be 348 Kg/day. Out of which 209 kg/day will be Biodegradable waste, 111 kg/day will be recyclable waste and 28 kg/day will be plastic waste. The biodegradable wastes will be composted in an onsite OWC. The recyclable will be given to authorized recyclers.

14 lit/month of used oil will be generated from the Generator sets which will be given to authorized recyclers.

6. Power Details

During Operation Phase, Total power requirement will be 1022 KW which will be met by the BSES Rajdhani Power Limited. For power back up, 2 no. of GG sets of total capacity 1000 KVA (2x500 KVA) will be installed.

Solar photovoltaic power panels of minimum 102.2 KVA (10% of total power load) will be provided.

7. Parking Facility Details: Total proposed parking is 290 ECS.

8. Eco-Sensitive Areas Details: Distance of Okhla Wildlife Sanctuary from project site is 13.93 Km and from Asola Wildlife Sanctuary is 5.79 Km.

9. Plantation Details: The proposed green area is 2094.840 sqm (39.7 % of plot area). Total no. of proposed trees is 56 nos. within project site. Currently, there are 11 trees present at the boundary of the site.

10. Cost Details: Total cost of the project is approx. Rs 145 Crores.

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

1. PP to explore the possibility of discharging excess treated water into nearby water bodies/green land with due permission from competent authority.
2. Proposal for installing STP and OWC on the same floor.
3. Proposal for utilising filtrate from filter press of STP into holding tank and revised schematic/line diagram of STP to be submitted showing true details including flow meters installation. O&M cost of STP & OWC be mentioned in the EMP cost.
4. Revised solar energy utilization to achieve atleast 10 % of power load requirement or submit maximum permissibility.
5. Revised parking proposal to achieve atleast 30 % of the ECS for electric vehicle. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.
6. Revised EMP (Environment Management Plan) for including cost of Environment Management Cell and dust mitigation measures during construction as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/ Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others/ CAQM Directions issued time to time including registration on Dust Pollution
7. Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM2.5, PM10.
8. Revised traffic management plan incorporating the requisite entry/exit infrastructure improvements to be provided/ undertaken by the project proponent to ease the vehicle movement within the project premises.
9. Revised proposal with mitigation measures in detail regarding heat island effect such as realistic shaded tree plantation etc

S.No	Information sought by SEAC during SEAC meeting dated 12.07.2024	Reply submitted on 15.07.2024
	PP to explore the possibility of discharging excess treated water into nearby water bodies/green land with due permission from the	Excess treated water will be reused in adjoining DDA park.

	competent authority.	
	Proposal for installing STP and OWC on the same floor.	An organic waste composter (OWC) & STP will be installed in the 3rd Basement. Plan showing the location of OWC & STP is attached as annexure.
	Proposal for utilizing filtrate from filter press of STP into holding tank and revised schematic/line diagram of STP to be submitted showing true details including flow meters installation. O&M cost of STP & OWC be mentioned in the EMP cost.	Revised Schematic of STP considering the following is attached as annexure 1. utilization of filtrate from filter press of STP into holding tank and 2. installation of flow meters at inlet & outlet Revised EMP cost including Operation & maintenance cost of STP & OWC is given as annexure.
	Revised solar energy utilization to achieve at least 10 % of power load requirement or submit maximum permissibility.	10% i.e. 102.2 KW of the total power load (1022 KW) will be provided as solar energy.
	Revised parking proposal to achieve at least 30 % of the ECS for electric vehicles. In addition, provision should be made to allow the extension of electric charging facilities to all parking slots in the future.	We will provide the provision of 30 % of the total parking for electric vehicles. Also provision will be made to allow extension of electric charging facility to all parking slots in the future. Revised parking calculations are given as annexure.
	Revised EMP (Environment Management Plan) for including the cost of Environment Management Cell and dust mitigation measures during construction as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/ Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others/ CAQM Directions issued time to time including registration on Dust Pollution Control Self-Assessment Portal with the provision of video fencing and sensors for monitoring PM2.5, PM10.	Revised Environment Management Plan cost including the cost of dust mitigation measures during construction as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/ Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others/ CAQM Directions issued time to time including registration on Dust Pollution Control Self-Assessment Portal with the provision of video fencing and sensors for monitoring PM2.5, PM10 and cost of Environment Management Cell during operation phase is given as annexure.
	At least 04 Anti-Smog Gun shall be installed before starting the construction and water demand needs to be revised accordingly.	04 Antismog Guns will be installed before starting the construction. 08 KLD water will be used by 04 no. of Antismog Guns & the water demand calculation is given as annexure.

	Revised traffic management plan incorporating the requisite entry/exit infrastructure improvements to be provided/ undertaken by the project proponent to ease vehicle movement within the project premises.	The revised traffic circulation plan incorporating the requisite entry/exit is attached as annexure.																																								
	Revised proposal with mitigation measures in detail regarding heat island effect such as realistic shaded tree plantation etc.	Following mitigation measures will be taken for maintaining the temperature: - Native shaded trees all along the drive ways within the site. - All the building terraces must be topped with either vegetation or with high Solar Reflective Index (SRI) >78 finishes to mitigate UHIE. - Minimizing the hard paved areas and maximizing the landscape areas including native trees plantation with big canopy. Revised tree species are given below: <table><tr><th colspan="4">List of Proposed Trees</th></tr><tr><th>S.No.</th><th>Common Name</th><th>Botanical Name</th><th>No. of trees</th></tr><tr><td>1.</td><td>Kachnaar</td><td>Bauhinia purpurea</td><td>4</td></tr><tr><td>2.</td><td>Mexican Silk Cotton</td><td>Chorisia Speciosa</td><td>6</td></tr><tr><td>3.</td><td>Indian Redwood</td><td>Chukrasia Tabularis</td><td>6</td></tr><tr><td>4.</td><td>Indian Coral Tree</td><td>Erythrina Variegata</td><td>4</td></tr><tr><td>5.</td><td>Pride of India</td><td>Lagerstroemia Thorelli</td><td>5</td></tr><tr><td>6.</td><td>Maulsari</td><td>Mimosa Elengi</td><td>2 2</td></tr><tr><td>7.</td><td>White Champa</td><td>Plumeria Alba</td><td>9</td></tr><tr><td colspan="3">Total</td><td>5 6</td></tr></table>	List of Proposed Trees				S.No.	Common Name	Botanical Name	No. of trees	1.	Kachnaar	Bauhinia purpurea	4	2.	Mexican Silk Cotton	Chorisia Speciosa	6	3.	Indian Redwood	Chukrasia Tabularis	6	4.	Indian Coral Tree	Erythrina Variegata	4	5.	Pride of India	Lagerstroemia Thorelli	5	6.	Maulsari	Mimosa Elengi	2 2	7.	White Champa	Plumeria Alba	9	Total			5 6
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3.4.3. Deliberations by the committee in previous meetings

Date of SEAC 1 :12/07/2024

Deliberations of SEAC 1 :

After due deliberations, the SEAC in its 146th meeting held on 12.07.2024 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. PP to explore the possibility of discharging excess treated water into nearby water bodies/green land with due permission from competent authority.
2. Proposal for installing STP and OWC on the same floor.
3. Proposal for utilising filtrate from filter press of STP into holding tank and revised schematic/line diagram of STP to be submitted showing true details including flow meters installation. O&M cost of STP & OWC be mentioned in the EMP cost.
4. Revised solar energy utilization to achieve atleast 10 % of power load requirement or submit maximum permissibility.
5. Revised parking proposal to achieve atleast 30 % of the ECS for electric vehicle. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.
6. Revised EMP (Environment Management Plan) for including cost of Environment Management Cell and dust mitigation measures during construction as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/ Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others/ CAQM Directions issued time to time including registration on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM_{2.5}, PM₁₀.
7. Revised traffic management plan incorporating the requisite entry/exit infrastructure improvements to be provided/ undertaken by the project proponent to ease the vehicle movement within the project premises.
8. Revised proposal with mitigation measures in detail regarding heat island effect such as realistic shaded tree plantation etc.

3.4.4. Deliberations by the SEAC in current meetings

PP during SEAC meeting dated 25.07.2024 submitted an undertaking that they will plant shaded native trees instead of White Champa and the new proposed species will be Kachnar and Malsari.

Based on the information furnished, documents shown & submitted, and presentation made by the project proponent the SEAC in its meeting dated 25.7.2024 recommends the case to SEIAA for grant of Environmental clearance imposing the following specific and general conditions:

3.4.5. Recommendation of SEAC

Recommended

3.4.6. Details of Environment Conditions**3.4.6.1. Specific**

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

- | | |
|----|---|
| 1. | <ol style="list-style-type: none"> 1. Treated water of DJB STP should be used for construction purposes with tertiary treatment of treated water of DJB STP. PP 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 also be provided.
 4. The project proponent shall adhere to the total water requirement – 95 KLD, Fresh water requirement – 57 KLD, Treated water requirement –38KLD shall be used for reuse & recycling in Flushing (28 KLD), Gardening (10 KLD)) and excess treated waste water (29 KLD) shall be given to nearby parks with prior permission of competent authority.
 5. As proposed, fresh water requirement shall not exceed 57 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DDA/DJB/NDMC/ DIAL/ 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) 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. SWM Rules 2016 be complied.
 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.
 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. 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
 18. PP to register on Dust Pollution Control Self-Assessment Portal and provide 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. $\frac{1}{3}$ 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. Atleast 10 % (102.2 KWp) of the total power load to be sourced from Solar (Renewable) energy.
 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.
 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. 41.5 Lacs and recurring cost of Rs. 7.5 Lacs/ year during construction phase and capital cost of Rs. 145 Lacs and recurring cost of Rs. 26.9 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 Environment Officer, 1 Maintenance Incharge, 1 Air Management incharge, 1 Waste water Management incharge, 1 Waste Management incharge, 1 EHS engineer 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. Project proponent 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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3.4.6.2. 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, 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

0.	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.
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.

3.5. Agenda Item No 5:

3.5.1. Details of the proposal

Modification and Expansion of Indian Institute of Technology located at Hauz Khas, Delhi by Indian Institute of Technology by INDIAN INSTITUTE OF TECHNOLOGY located at SOUTH, DELHI			
Proposal For		Amendment in ToR	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/DL/INFRA2/483998/2024	DPCC/SEIAA-IV/C-470/DL/2023	28/06/2024	Townships/ Area Development Projects / Rehabilitation Centres (8(b))

3.5.2. Project Salient Features

1. The Proposal is for grant of EC for Modification and Expansion of Indian Institute of Technology located at Hauz Khas, Delhi by Indian Institute of Technology by Indian Institute Of Technology.

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

Later on project proponent sought EC for Modification and Expansion of campus from MoEF&CC vide file no. 21-350/2017-IA-III dated 26.06.2018. The Build up Area increased to 7,70,563.07 sqm post modification and expansion.

Subsequently, PP submitted application for modification and expansion vide Proposal no. SIA/DL/INFRA2/451098/2023 dated 21.10.2023. Plot area remains same i.e. 12, 64,727 sqm and Built-up area increases to 8,69,304.286 sqm post modification and expansion.

Further, the above application was granted Terms of Reference by SEIAA, Delhi vide letter no. DPCC/SEIAAIV/C-470 (TOR)/DL/2023/2041-2044 dated 12.03.2024.

PP decided to add 2 new blocks to the campus which results in the Built-up area increasing to 9,37,526.086 sqm. Therefore, PP submitted an application for amendment in ToR letter issued by SEIAA, Delhi vide letter no. DPCC/SEIAA-IV/C-470 (TOR)/DL/2023/2041-2044 dated 12.03.2024

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 12,64,727 sqm which will remain same. The proposed total built-up area will increase from 8,69,304.286 sqm to 9,37,526.086 sqm. The FAR area will increase from 8,01,650.86 sqm to 8,37,290.86 sqm. The Non-FAR area will increase from 67,653.426 sqm to 1,00,235.226 sqm. Ground coverage will increase from 2,17,901.465 sqm to 2,26,036.465 sqm. Total no. of expected population will increase from 28,722 to 32,252 persons. Maximum building height will be 26 m.

4. Water Details:

During Construction Phase, water will be obtained through STP treated effluent/Private water tankers.

During Operational Phase, total water requirement of the project will be 5136 KLD which will be met by 2340 KLD of fresh water from DJB and 2796 KLD treated water from in house STP. 99 additional treated water from existing IIT campus. Total waste water generated from the project will be 3058 KLD which will be treated in house existing STP and ETP of 3680 and 50 KLD capacities. Treated water (2796 KLD) will be recycled and reused for flushing (1186 KLD), HVAC cooling (742 KLD), horticulture (298 KLD).

158 (150 existing and 8 new proposed) RWH pits have been proposed under amendment/addition for rainwater harvesting.

5. Solid Waste Details:

During the Operation Phase, Total solid waste generation from the project will be 14682 kg/day. E-waste generation is being disposed through an approved e-waste management agency. Sludge generated from the STP will be 417.41 kg/day will be dried and later will be used as manure for green belt development.

6. Power Details

During Operation Phase, Total power requirement will be 19786 kW which will be met by BSES Delhi. For power back up, 23 no. of DG sets of total capacity 13,552.5 kVA (6 x 750 kVA + 2 x 625 kVA + 13 x 500 kVA + 3 x 380 kVA + 1x 100 KVA + 1x 62.5 kVA) will be installed.

Solar power generation of capacity 40 kWp will be installed.

7. **Parking Facility Details:** Total proposed parking is 8866 ECS. 28 Numbers of EV parking will be provided.
8. **Eco-Sensitive Areas Details:** Distance of Okhla Bird Sanctuary from project site is 9.8 Km and from Asola Bhati Wildlife Sanctuary is 6 Km.
9. **Plantation Details:** The green area of the whole IIT campus will increase from 5,71,587.1 sqm to 5,79,684.1 sqm. Total no. of proposed trees is 16,800 within project site. There are approx. 1670 nos. of trees are present at site. Out of which 1136 nos. of trees will be cut and 482 nos. of trees will be transplanted and remaining 52 trees will be retained at site.
10. **Cost Details:** Total cost of the project will increase from Rs. 722.6 Crores to Rs 963.96 Crores.

After due deliberations, the SEAC in its 146th meeting held on 12.07.2024 recommended as follows:

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

1. PP to revise the content of the comparative table as per the existing and subsequent construction to be done and upload the revised table as discussed during the meeting.
2. Tree survey plan of the entire campus from the approved agency of the forest department, GNCTD. An existing tree inventory with species and girth of each tree may be prepared, along with a baseline green area map, showing all trees – (a) trees to be retained, (b) trees to be removed due to building ground coverage, (c) trees to be removed due to additional paved area (d) trees to be transplanted, minimum 80% of the affected trees are required to be transplanted. Attempt may be made to increase the trees to be retained.
3. PP to submit an undertaking stating that there is no violation in terms of the last EC granted.

Project proponent has submitted its reply on 18.07.2024 which is as follows:

S.No	Information sought by SEAC during SEAC meeting dated 12.07.2024	Reply submitted on 18.07.2024
	PP to revise the content of the comparative table wrt earlier ToR issued and current proposal and upload the revised table as discussed during the meeting.	PP has informed that the comparative table has been updated and copy of the same is enclosed as Annexure. They have also updated the complete application for ToR amendment which is enclosed as Annexure.
	PP has to give the undertaking stating that there is no violation in terms of EC granted in 2010 and 2018 in the Environmental law, there is no violation till the last EC was granted, it is only ToR granted.	The undertaking is enclosed as Annexure.
	Unnecessary tree cutting is not allowed. PP may have to modify the designs as well as masterplan to avoid cutting of trees.	We will try to retain as many trees as possible. The revised tree cutting details are as follows: No. of trees existing at site = 2150 out of which Trees to be transplanted within campus = 814 Trees to be cut = 1184 Trees to be saved = 152 trees Tree survey and tree cutting permission is in progress. We will submit the tree survey details along with EIA/EMP report. Further, as per MoEFCC nor

		ms, no. of trees required to be planted at site @ 1 tree/80 sqm of plot area = $12,64,727/80 = 15,809$ trees Total no. of trees already planted in the Campus = 16,800 trees
	Revise the table and population parameters should be cumulative.	The revised details have been presented in the updated application attached as Annexure.
	Give one slide on water conservation; provide calculations For existing buildings till now.	We have followed the MoEFCC guidelines for reduction of water consumption. In order to reduce the domestic water consumption, we have proposed efficient plumbing fixtures by way of which per capita domestic water consumption will reduce from 135 lpcd to 86 lpcd. The reduction achieved under different heads is as per the following table: For reduction in horticulture water demand, we have proposed use of sprinklers for watering the plants. The calculations of water for existing and new building are provided in the application attached as Annexure.
	PP to submit tree survey plan as per the Tree Transplantation Policy, 2020 from the authorized committee.	Tree Survey is in progress. We will submit the details along with EIA/EMP report.

3.5.3. Deliberations by the committee in previous meetings

Date of SEAC 1 :12/07/2024

Deliberations of SEAC 1 :

After due deliberations, the SEAC in its 146th meeting held on 12.07.2024 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. PP to revise the content of the comparative table as per the existing and subsequent construction to be done and upload the revised table as discussed during the meeting.
2. Tree survey plan of the entire campus from the approved agency of the forest department, GNCTD. An existing tree inventory with species and girth of each tree may be prepared, along with a baseline green area map, showing all trees – (a) trees to be retained, (b) trees to be removed due to building ground coverage, (c) trees to be removed due to additional paved area (d) trees to be transplanted, minimum 80% of the affected trees are required to be transplanted. Attempt may be made to increase the trees to be retained.
3. PP to submit an undertaking stating that there is no violation in terms of the last EC granted.

3.5.4. Deliberations by the SEAC in current meetings

Based on the information furnished, presentation made, and discussions held, the SEAC in its 147th

meeting held on 25.07.2024 recommends to SEIAA to issue the following ToR for study:

3.5.5. Recommendation of SEAC

Recommended

3.5.6. Details of Terms of Reference

3.5.6.1. Specific

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

1. Water management plan along with runoff management plan should be presented with EC proposal.
2. Revisit the water requirement of the entire campus by economizing the entire resources and retrofit the existing infrastructure for water uses.
3. Revisit the power requirement of the entire campus by economizing the entire resources and retrofit the existing infrastructure for power uses.
4. Revised parking proposal to achieve atleast 30 % of the ECS for electric vehicle. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.
5. Examine details of land use as per Master plan and land use around 10km radius of the project site. Analysis should be made base on latest satellite imagery for land use with raw images. Share the elevation range of the site (minimum and maximum elevation above mean sea level) and the 10 year, 50 yr and 100 yr flood maps for the area and whether it is within the flood zone or directly on the flood plain of any river.
6. Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/ villages and present status of such activities.
7. Examine baseline environmental quality along with projected incremental load due to the project.
8. Water conservation scenario during monsoon period should be duly addressed.
9. Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.
10. Submit a copy of the contour plan with slopes, drainage pattern and low-lying area of the site and surrounding area. If there is any obstruction of the drainage lines and low-lying area proposed by the project, then the rationale for the same may be stated along with any mitigation measures.
11. Submit the present land use and permission required for any conversion such as forest, agriculture etc. Submit the land type (kism) of each of the khasra numbers/plots of the site as per the revenue record/last jamabandi of the site. Is the site recorded as a low-lying area, waterbody, gairmumkinpahar, forest in the revenue record ?
12. Submit Roles and responsibility of the developer etc for compliance of Environmental regulations under the provisions of EP Act.
13. Ground water classification (whether over exploited, critical, semi-critical or safe) as per the Central Ground Water Authority
14. Examine the details of Source of Water, water requirement, complete use of treated waste water instead of discharge it into municipal sewer and prepare a water balance chart. Segregated figures for potable and non-potable water requirement during construction and operation phase. The report with categorical quantities of water required/ treated/ reused should be include with a clear revised water mass balance chart in accordance with the figures mentioned in Form 1/ Form 1A / Conceptual Plan.
15. 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.

16. Rain Water Harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water, Examine details.
 - a. Calculate runoff from (a) roof top, (b) other paved areas, and (c) green areas separately.
 - b. Recent/Enhanced peak rainfall runoff data be used in the runoff calculation for designing storm water retention capacity, to make the site future ready – given the experience of last 5 years with extreme rainfall events and likely increase in frequency of such extreme events due to climate change.
 - c. Prepare management strategy for runoff for each of these (a) roof top, (b) other paved areas, and (c) green areas
 - d. Design natural storm water retention capacity in the green areas by marginal lowering, and gradient management to enhance natural retention and percolation, and indicate the natural retention capacity created in cubic metres.
 - e. Indicate rainfall retention capacity created via storage tanks/percolation pits
 - f. Rain water harvesting/ retention plan needs to be revised with RWH pits, taking into account the recent higher flash rain data along with actual percolation rate of the soil at site or min. 1 Recharge bore per 5000 sqm of Plot Area whichever is more along with the storage capacity of min. 1 day of total fresh water requirement along with layout and location plan.
17. Examine soil characteristics and depth of ground water table for rain water harvesting along with actual percolation rate of soil at site.
18. Examine details of solid waste generation treatment and its disposal
19. Examine and submit details of use of solar energy and alternative source of Energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.
20. Generator sets likely to be used during construction and operational phase of the Project. Emissions from Generator sets must be taken into considered while estimation the impacts on air environment. Examine and submit details.
21. Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analyzed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.
22. A detail traffic and transportation study should be made for existing and projected passenger and cargo traffic. Traffic Management Plan should take into consideration the latest traffic scenario. Detailed calculation of roads, bicycle paths, pedestrian spaces should be provided.
23. Examine the details of transport of materials for construction which should include source and availability.
24. Examine separately the details for construction and operation phases both for Environmental Management plan and Environment Monitoring Plan with cost and parameters
25. Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.
26. Details of litigation pending against the project, if any, with direction/order passed by any Court of Law against the Project should be given.
27. The Cost of the project (Capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.
28. The Project Proponent should include a specific chapter for control of Dust Pollution during construction phase in the Environmental Management Plan incorporating the steps as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration on Dust Pollution Control Self Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10.
29. Detail of Parking (ECS) as per requirement of Building Bye Laws/ EIA Manual.
30. In case the project involves diversion of forests land, guidelines under OM dated 20.03.2013 may be followed and necessary action taken accordingly.
31. Submit details of the trees to be conserved and preferably no tree is to be felled / removed, by ground coverage, and trees to be removed for other paved areas, for the project including their species and whether it also involves any protected or endangered species. In any case 30 % of non-invasive trees should be retained and all transplantation be done within site. The details of

trees existing and cut during the redevelopment process since 2010 needs to be incorporated stagewise.

32. Prepare and submit an existing tree inventory of the site listing each tree along with its species name and girth, and a tree layout plan showing the location of each tree on the site and within 10 m of the site. Submit the details of compliance of Delhi Transplantation Policy, 2020 and Details of compensatory plantation if any.
33. Explore the possibilities of utilizing the debris/waste materials available in and around the project area.
34. Submit Environmental Management and Monitoring Plan for all phases of the project viz. construction and operation.
35. Submit NOC of Airport Authority of India for proposed height of the building.
36. Detail of water requirement during construction phase and its source. Project Proponent is required to clarify the arrangement for reusing the STP treated water/similar other source along with the mechanism proposed for making this water fit for use in construction phase.
37. Outlet parameters of proposed STP during operation phase needs to be checked for the feasibility of its reuse in flushing, horticulture, HVAC etc. taking into account the BIS 17663 (2021) norms and alike.
38. Justification to achieve the standards with the proposed technology of STP is required to be given.
39. Proposal should be included for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide) detectors for STP area.
40. The cost of environmental monitoring projected in the proposal should be commensurate with the environmental safe guard proposed.
41. Details of all the outlets from the proposed building including the outlet of STP required to be submitted with a proposal to install flow-meters at each of the outlets.
42. Project is required to quantify the no. of labours and the detailed plan for the proposed labour camps and amenities for housing them during construction phase.
43. Landscape details to be provided with a measured impact on the micro-climate. Green area should be demarcated as per building bye laws and provide 25% of plot area as green area and consolidated area of minimum 10 % of plot area should be kept as soft green area, so that there should be sufficient recharging of ground water.
44. Air quality pollution load and its negative impacts to be clarified along with mitigation options during the construction and lifetime of the project.
45. Give Typical Floor Plans with dimensions to demonstrate how natural ventilation & day lighting is being achieved supported with screenshots of suitable software based out puts.
46. Proportion wise step diagram to be provided showing the amount of Reduction in Net per capita Energy Demand achieved as compared to base case scenario, through (i) Load Reduction Strategies, (ii) Passive Strategies, (iii) Renewables, and (iv) Energy Recovery strategies. Atleast 10 % of total energy demand to be sourced from Renewables. Percentage reduction through each of the aforesaid strategies to be provided in a consolidated diagram format for easy comprehension.
47. Proposal for provisioning the energy audit during operation phase.
48. Proportion wise Step Diagram showing the amount of reduction in Net Per Capita Water Demand achieved through (1) Each Demand reduction strategy (eg. Low flow fixtures, Xeriscaping etc.), (2) Recycling and Reuse.
49. Elaborated effects of the building activity in altering the microclimates with self- assessment on the likely impacts of the proposed construction on creation of heat island & inversion effects.
50. Give plan for managing, conserving the top soil excavated during construction and for its reuse. Give the extent of total soil excavation (in m³) proposed and where the excavated soil will be gainfully used.
51. Proposal should include provision for electric charging of the e-Vehicles as per Building Bye Laws.
52. Typical Floor Plans with dimensions to demonstrate how natural ventilation & day lighting is being achieved supported with screenshots of suitable software based out puts. Energy Simulation Modeling for the entire complex using appropriate softwares to be submitted along with the proposal.
53. Ideally the environmental clearance application along with EIA study should be submitted after preliminary 'In Principle Approval' from the local bodies duly rooted through development

- authorities in accordance with approved master plan
54. The PP is required to work upon the inventory of the demolition waste likely to be generated from the existing building with a specific reference to Hazardous waste along with its safe disposal plan.
 55. Simulated Model study for Air and Water impact and its mitigation measures is to be included in EIA Report.
 56. Simulation model study for newly proposed building in respect of urban heat island effect.
 57. Out of a total number of 1669 trees in the proposed project site, 1136 trees are to be cut, and 482 trees are proposed to be transplanted. Thus 97% of the trees will be cut or transplanted, and only 51 trees are proposed to be retained, which is just 3% of the total trees. This is an extraordinarily high percentage of trees being removed. The plan for the building and its ground coverage may be reviewed so as to reduce the trees being impacted.
 58. Any Further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model TOR available on Ministry website <http://moef.nic.in/Manual/Townships>.

GENERAL GUIDELINES

1. The EIA document shall be printed on both sides, as far as possible.
2. All documents should be properly indexed, page numbered.
3. Period/date of data collection should be clearly indicated.
4. Authenticated English translation of all material provided in Regional languages.
5. The letter/application for EC should quote the MOEF & CC file no. and also attach a copy of the letter prescribing the TOR.
6. The copy of the letter received from the SEAC on the TOR prescribed for the project should be attached as an annexe to the final EIA-EMP Report.
7. The final EIA-EMP report submitted must incorporate the issues in TOR. The index of the final EIA-EMP report, must indicate the specific chapter and page no. of the EIA-EMP report where the specific issue raised have been incorporated.
8. Grant of TOR does not mean grant of EC.
9. The status of accreditation of the EIA consultants with NABET/QCI shall be specifically mentioned. The consultant shall certify that his accreditation is for the sector for which this EIA is prepared.
10. On the front page of EIA/EMP reports, the name of the consultant/ consultancy firm along with their complete details including their accreditation, if any shall be indicated. The consultant while submitting the EIA/EMP report shall give an undertaking to the effect that the prescribed TORs (TOR proposed by the project proponent and additional TOR given by the MOEF) have been complied with and the data submitted is factually correct (Refer MOEF office memorandum dated 4th August, 2009).
11. While submitting the EIA/EMP reports, the name of the experts associated with/involvement in the preparation of these reports and the laboratories through which the samples have been got analyzed should be stated in the report. It shall clearly be indicated whether these laboratories are approved under the Environment (Protection) Act, 1986 and the rules made there under (Please refer MOEF office memorandum dated 4th August, 2009). The project leader of the EIA study shall also be mentioned.
12. As stipulated in amendment notification No. S.O. 751(E) dated 17th February, 2020, the above ToR would be valid for a period of four years from the date of issue. The project proponent shall submit detailed final EIA Report and EMP prepared as per above ToR within the stipulated period of four years.
13. The consultants involved in the preparation of EIA/EMP report after accreditation with Quality Council of India/National Accreditation Board of Education and Training (QCI/NABET) would need to include a certificate in this regard in the EIA/EMP reports prepared by them and data provided by other Organization(s)/Laboratories including their status of approvals etc. vide notification of the MOEF dated 19.07.2013.
14. The Prescribed ToR would be valid for a period of four years for submission of the EIA/EMP Reports.
15. The EIA-EMP report submitted must incorporate the construction and demolition waste management plan with identification of waste disposal/ recycling site.

3.6. Agenda Item No 6:

3.6.1. Details of the proposal

Expansion of “Group Housing” located at Khasra No. 8/26/2, at Village Kapashera, Tehsil Vasant Vihar, New Delhi by M/s Echo Buildtech Limited. by ECHO BUILDTECH PRIVATE LIMITED located at SOUTH WEST,DE LHI			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/DL/INFRA2/471591/2024	DPCC/SEIAA-IV/P2/C-488/D L/2024	29/06/2024	Building / Construction (8(a))

3.6.2. Project Salient Features

1. The Proposal is for grant of EC for Expansion of “Group Housing” located at Khasra No. 8/26/2, at Village Kapashera, Tehsil Vasant Vihar, New Delhi by M/s Echo Buildtech Limited.

Earlier Environment Clearance was granted by SEIAA, Delhi vide file no. 21-42/2020-IA-III dated 24.08.2020 having plot area 11930 sqm and built-up area 50220.705 sqm. Now, the built-up area is increasing from 50220.705 sqm to 59,871.62 sqm.

Therefore, project proponent has applied for EC for expansion of the project.

2. The Project is located at **Latitude:** 28°31'42.62"N; **Longitude:** 77° 4'41.86"E.

3. Area Details:

The total plot area of the project is 11,930 sqm which will remain same. The proposed total built-up area will increase from 50,220.705 sqm to 59,871.62 sqm. The FAR area will decrease from 27772.604 sqm to 27737.15 sqm. The Non-FAR area will increase from 22448.1 sqm to 32134.47 sqm. No. of basement floor will be 2 which will remain same. No. of blocks will be 3 nos. The maximum nos. of floors will change from 2B+G/S+12 to 2B+G/S+10. Total no. of dwelling units will increase from 250 nos. to 267 nos. (DU's (3 BHK, 4 BHK): 187, EWS DU's: 40 & CSPU's: 40). The total no of expected population will be decrease from 1159 persons to 1226 persons. The max. height of the building will decrease from 38.35 m to 35.18 m.

During Construction Phase: Total water requirement for labours will be 26 KLD out of which fresh water requirement from tanker supply will be 21 KLD and treated waste water requirement will be 5 KLD.

During Operational Phase: Total water requirement of the project will be 161 KLD which will be met by 86 KLD of fresh water from DJB and 75 KLD treated water from in house STP. Total waste water generated from the project will be 110 KLD which will be treated in house STP of 160 KLD capacity. Treated water from STP will be 99 KLD out of which 75 KLD will be recycled and reused within the premises (Flushing 42 KLD, Gardening 16 KLD, GG Cooling 15 KLD, Miscellaneous 2 KLD). Rest of the treated water i.e. 24 KLD will be discharged into sewer lines.

3 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 which will be disposed of at the solid waste site.

During the Operation Phase, Total solid waste generated from project will be 519 Kg/day. Out of which 311 kg/day will be Biodegradable waste and 208 kg/day will be Non-Biodegradable waste.

The biodegradable wastes will be composted in organic waste converter. The non-biodegradable will be given to authorized recyclers.

19 lit/month of used oil will be generated from the DG set which will be given to authorized recyclers.

6. Power Details

During Operation Phase, Total power requirement will be 1940.46 kVA which will be met by BSES Rajdhani Power Limited. For power back up, 2 no. of GG sets of total capacity 2000 KVA (1x500 KVA + 1x1500 kVA) will be installed.

10 % of total energy consumption i.e. 194 KW will be met through renewable energy.

7. Parking Facility Details: Total proposed parking is 460 ECS.

8. Eco-Sensitive Areas Details: Distance of Okhla Wildlife Sanctuary from project site is 21.40 Km and from Asola Wildlife Sanctuary is 13.15 Km.

9. Plantation Details: The proposed green area is 3171.15 sqm (26.58 % of plot area), out of which soft green area will be 1885.36 sqm and remaining area 764.16 sqm will be hard green area. Total no. of proposed trees is 152 nos. within project site. Currently, there is no vegetation within the site.

10. Cost Details: Total cost of the project is approx.. Rs 470 Crores.

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

1. PP to revisit and reconcile all comparative tables submitted along with reason for change in facts and figure and remove all discrepancies.
2. PP to submit compliance of dust mitigation measures guidelines for ongoing construction.
3. Revised landscape plan with revision in pervious area planning with area statement.
4. PP to justify Recyclable/Non-recyclable waste quantity allocation with proper reference such as CPHEEO Manual etc.
5. Parking proposal to achieve 30 % of the ECS for electric vehicle. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.
6. PP to enhance the total energy demand to be sourced from Solar (Renewable) energy upto 10%.
7. PP to submit all bills related waste water, water tanks etc.

Project proponent has submitted its reply on 19.07.2024 which is as follows:

S.No	Information sought by SEAC during SEAC meeting dated 12.07.2024	Reply submitted on 19.07.2024
	PP to revisit and reconcile all comparative tables submitted along with the reason for the change in facts and figures and remove all discrepancies.	The Comparative area chart as per Earlier Environmental Clearance & after expansion is attached as annexure.
	PP to submit compliance of dust mitigation measures guidelines for ongoing construction.	All the dust mitigation measures are being complied as per the guidelines at the site. Compliance report of dust audit submission dated 11.07.2024 is attached as annexure.
	Revised landscape plan with revision in previous area planning with area statement.	The revised Landscape Plan is attached as as annexure. Green area details are as follows: Total Green area 3,171.15 m ² (34.8 %) will be provided. Softscape area : 1,885.36 m ² (20.7 %) Hardscape area: 1,285.79 m ² (14.1 %)

		Total trees Required = Plot Area /80 = 11,930.0/80 = 150 No. Total no. Of trees proposed = 152 No.
	PP to justify Recyclable/Non-recyclable waste quantity allocation with proper reference such as CPHEEO Manual etc and work out scientific quantification and submit proper waste management plan.	Waste management plan considering the recyclable and non-recyclable waste as per CPHEEO Manual is attached as annexure.
	Parking proposal to achieve 30 % of the ECS for electric vehicle. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future	The provision of 30 % of the ECS for electric vehicles will be provided. Also provision will be made to allow extension of electric charging facility to all parking slots in the future. Revised parking calculations are given as annexure.
	PP to enhance the total energy demand to be sourced from Solar (Renewable) energy upto 10%.	10% i.e. 194.04 KW of the total power load (1940.46 KW) will be provided as solar energy. Terrace plan showing solar panels is attached as annexure.
	PP to submit all bills related to wastewater, water tanks etc.	Bills of STP treated water from Kapashera STP used during the construction phase through tankers supply are attached as annexure. Bill of fresh water used during the construction phase through tankers supply is attached as annexure.
	Green net at construction sites is mandatory as it is not even covered up 20% properly. So, PP has to comply with the dust mitigation measures as per the portal.	Following dust mitigation measures are being complied as per the guidelines: • Barricading has been provided around the boundary of the project. • Water sprinkling has been practiced regularly to suppress the dust emission at the site, 4 Nos. Of Antismog guns have been installed at the site for the same. • The construction materials, like sand, cement etc. Are covered with Tarpaulin cover. Green cloth has been provided on scaffolding. • PM10 and PM2.5 sensors are installed to continuously monitor the concentration of particulate matter. The data from these sensors is linked to the DPC server for real-time monitoring and compliance. • Acoustically enclosed DG set of 1x250 kVA is installed at the site for construction purposes. Photographs for Dust Mitigation / compliances at the site are attached as annexure.
	PP to ensure that excess treated water	Excess treated water of 24 KLD will be used for

	should be disposed of in the green area with permission of competent authority rather than in the sewer line, therefore zero discharge in the sewer line.	greenbelt/ Horticulture purpose near Old Gurgaon Delhi road and Kapashera Bijwasan Road. Request letter to PWD Kapashera for permission to utilize excess treated water is attached as annexure.
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3.6.3. Deliberations by the committee in previous meetings

Date of SEAC 1 :12/07/2024

Deliberations of SEAC 1 :

After due deliberations, the SEAC in its 146th meeting held on 12.07.2024 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. PP to revisit and reconcile all comparative tables submitted along with reason for change in facts and figure and remove all discrepancies.
2. PP to submit compliance of dust mitigation measures as per guidelines for current ongoing construction with current photographs.
3. Revised landscape plan with revision in pervious area planning with necessary calculation.
4. PP to submit proper waste management plan as per realistic quantification with suitable references.
5. Parking proposal to achieve 30 % of the ECS for electric vehicle. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.
6. PP to enhance the total energy demand to be sourced from Solar (Renewable) energy upto 10% and give reason for not attainment/constraints.
7. PP to submit all bills related to waste water, water tanks etc.

3.6.4. Deliberations by the SEAC in current meetings

PP during meeting dated 25.07.2024 submitted an undertaking stating that:

1. The STP treated water being used at site for construction purposes is within the permissible limits of IS:456 standards.
2. They will not discharge excess treated water outside the premises or into the sewer line. Excess treated water will be utilised in horticulture purposes only.

3.6.5. Recommendation of SEAC

Recommended

3.6.6. Details of Environment Conditions

3.6.6.1. Specific

Air, water, waste, aesthetics, climate change, energy, green	
1.	1. Treated water of DJB STP should be used for construction purposes with tertiary treatment of treated water of DJB STP. PP 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 also be submitted.
4. The project proponent shall adhere to the total water requirement – 161 KLD, Fresh water requirement – 86 KLD, Treated water requirement –75 KLD shall be used for reuse & recycling in Flushing (42KLD), GG Cooling (15 KLD), Gardening (16 KLD)), Miscellaneous (2 KLD) and excess treated water 24 KLD shall be used in nearby green area with prior permission of competent authority and same shall be submitted in due course of time.
5. As proposed, fresh water requirement shall not exceed 86 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DDA/DJB/NDMC/ DIAL/ 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 3 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.
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. 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.
18. 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. 14 points Dust Mitigation measures of DPCC to be complied with.

19. Wind- breaker of appropriate height i.e. 1/3rd of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction and demolition work. Regenerating plastic panels should be used instead of GI sheets.
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. Atleast 10 % (194.04 kWp) of the total power load to be sourced from Solar (Renewable) energy.
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 (152 trees) of plot area should be planted within the project site.
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. 58.50 Lacs and recurring cost of Rs. 10.70 Lacs/ year during construction phase and capital cost of Rs. 279 Lacs and recurring cost of Rs. 24.60 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 Administrative officer, 1 Environment Officer, 1 Maintenance Incharge, 1 Air Management incharge, 1 Waste water Management incharge, 1 Waste Management incharge, 1 EHS Engineer 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. Project proponent 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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3.6.6.2. 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, 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.

3.7. Agenda Item No 7:

3.7.1. Details of the proposal

Proposed Municipal Solid Waste Management Sanitary Landfill Facility at Sultanpur-Dabas, Delhi by Executive Engineer SLF BHALSWA MCD located at NORTH, DELHI			
Proposal For		Fresh ToR	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/DL/INFRA2/484030/2024	DPCC/SEIAA-IV/C-491(TOR)/DL/2024	01/07/2024	Common Municipal Solid Waste Management Facility (CMSWMF) (7(i))

3.7.2. Project Salient Features

1. The Proposal is for grant of Fresh ToR for Proposed Municipal Solid Waste Management Sanitary Landfill Facility at Sultanpur-Dabas, Delhi by M/s Executive Engineer SLF BHALSWA MCD
2. The Project is located at **Latitude:** 28°46'22.29"N; **Longitude:** 77°01'4.61"E.
3. **Area and Solid Waste Details:**
The total plot area of the project is 49 Acres 03 Bigha 19 Bissa. The proposed sanitary landfill area is 1,05,000 sqm with a projected waste capacity of 600 TPD for the next 10 years from base 2023 till 2033. Total 150 persons will be employed on the site during operation phase. The maximum height of the waste dumping would be approx. 10 m above the bund. A soil layer of 300 mm thick will be placed over waste.
4. **Water Details:**
During Construction Phase: Water requirement will be approx. 100 KLD which will be met from treated/surface water.
During Operational Phase: Total water requirement of the project will be 150 KLD which will be met by 50 KLD of fresh water from DJB and 100 KLD treated water from in house STP. Leachate will be collected, stored in leachate collection tank and will be treated via leachate treatment plant.
5. **Power Details**
During Operation Phase, Total power requirement will be 300 kVA which will be met by State Electricity Board or from electricity grid. For power back up, 1 no. of DG set of total capacity 250 KVA (1 x 250 KVA) will be installed.
6. **Parking Facility Details:** Total proposed parking area is 10000 sqm.
7. **Eco-Sensitive Areas Details:** Forest land involved in the project is 20.8286 hectare of which land use for non-forest use is yet to change. Manmade small fishing pond exists 500 mt from site. Nearby wells exist in agricultural land which is more than 200 m away from the facility.
8. **Plantation Details:** The proposed green area is 68291 sqm. Within project site, about 33 % of total area will be planted & maintained with green plantation in which local herbs and shrubs for plantation to enhance the landscaping of facility. Total 704 nos. of trees belonging to Prosopis Juliflora (Kikar) will be removed from site during execution of project.
9. **Cost Details:** Total cost of the project is approx. Rs 85 Crores.

B. After due deliberations, the SEAC in its 146th meeting held on 12.07.2024 recommended as follows:

No one appeared from the PP or consultant side during the meeting. Case is deferred for the next meeting.

3.7.3. Deliberations by the committee in previous meetings

Date of SEAC 1 :12/07/2024

Deliberations of SEAC 1 :

After due deliberations, the SEAC in its 146th meeting held on 12.07.2024 recommended as follows:

No one appeared from the PP or consultant side during the meeting. Case is deferred for the next meeting.

3.7.4. Deliberations by the SEAC in current meetings

After due deliberations, the SEAC in its 147th meeting held on 25.07.2024 recommended as follows:

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

3.7.5. 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	Vijay Garg	Chairman, SEAC	gar*****@gmail.com	
2	Dr Anwar Ali Khan	Member Secretary, SEAC	env*****@delhi.gov.in	
3	Sumit Kumar Gautam	SEAC MEMBER	gau*****@gmail.com	Absent
4	Gopal Mohan	SEAC MEMBER	meg*****@gmail.com	
5	Chetan Agarwal	SEAC MEMBER	che*****@hotmail.com	
6	Jyoti Mendiratta	SEAC MEMBER	jma*****@gmail.com	
7	Pranay Lal	SEAC MEMBER	pra*****@gmail.com	Absent
8	Paromita Roy	SEAC MEMBER	rom*****@gmail.com	
9	Dr Sirajuddin Ahmed	SEAC MEMBER	sir*****@gmail.com	Absent
10	Ankit Srivastava	SEAC MEMBER	sri*****@gmail.com	Absent
11	Ashish Gupta	SEAC MEMBER	ash****@firstprinciple.in	