



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



Minutes of Agenda of 149th Meeting of SEAC to be held on 21.08.2024 from 11:00 AM onwards. State Level Expert Appraisal Committee meeting held from 21/08/2024 to 21/08/2024 **Date:** 22/08/2024

MoM ID: EC/MOM/SEAC/924408/8/2024

Agenda ID: EC/AGENDA/SEAC/924408/8/2024

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

Meeting Mode: Physical

Date & Time:

21/08/2024	11:00 AM	03:00 PM
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1. Opening remarks

The 149th Meeting of State Level Expert Appraisal Committee (SEAC) was held on 21.08.2024 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 148th meeting was unanimously confirmed.

3. Details of proposals considered by the committee

Day 1 -21/08/2024

3.1. Agenda Item No 1:

3.1.1. Details of the proposal

Proposed Jessa Ram Hospital, Karol Bagh, New Delhi by R B SETH JESSA RAM & BROS CHARITABLE HOSPITAL TRUST located at CENTRAL,DELHI

Proposal For

Fresh EC

Proposal No

File No

Submission Date

**Activity
(Schedule Item)**

[SIA/DL/INFRA2/464396/2024](#)

DPCC/SEIAA-IV/P2/C-475/DL/2024

01/03/2024

Building / Construction (8(a))

3.1.2. Project Salient Features

1. The Proposal is for grant of EC for Proposed Jessa Ram Hospital, Karol Bagh, New Delhi having total built-up area of 27380 sqm with 165 beds by M/s R B Seth Jessa Ram & Bros Charitable Hospital Trust.
2. The Project is located at **Latitude:** 28°38'42.77"N; **Longitude:** 77°11'27.10"E.
3. **Area Details:**

The total plot area of the project is 4640 sqm. The proposed total built-up area is 32373.63 sqm. Proposed FAR Area is 10261.81 sqm. Proposed Non-FAR area is 22111.82 sqm. Proposed ground coverage is 1733.4 sqm. Total no. of expected population will be 1870 persons. Total nos. of Beds will be 271. Max No. of Floor of the tower is 3B+LG+9. Max. Building height will be 45.4 m.
4. **Water Details:**

During Construction Phase: Total water requirement will be approx. 30.06 KLD . Freshwater requirement will be 3.6 KLD for drinking purpose and 9.6 KLD for anti-smog gun which will be met from municipal water supply. Treated water from STP will be 1.86 KLD for toilet flushing at site and 15 KLD for construction work. Quantity of sewage generated will be 1.86 KLD. Water requirement will be met through treated tanker water supply.

During Operational Phase: Total water requirement of the project will be 411 KLD which will be met by 213 KLD of fresh water from DJB and 198 KLD treated water from in-house STP & ETP. Total waste water generated from the project will be 218 KLD which will be treated in STP of 260 KLD capacity and ETP of 30 KLD capacity. Treated water from STP & ETP will be 198 KLD which will be recycled and reused for flushing (64 KLD), Horticulture (10 KLD), Soft water (124 KLD). 2 RWH pits have been proposed for rainwater harvesting.
5. **Solid Waste Details:**

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

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

During Operation Phase, Total power requirement will be 1699 KW which will be met by BSES. For power back up, 2 no. of DG sets of total capacity total capacity 2510 kVA (1 X 1500 +1 X 1010 kVA) will be provided.
7. **Parking Facility Details:** Total proposed parking 228 ECS (Surface parking: 22 ECS + Basement Parking: 206 ECS).
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 12.14 Km and from Asola Wildlife Sanctuary is 15.35 Km.
9. **Plantation Details:** The proposed green area is 1105 sqm (23.81 % of plot area). Total 58 trees present at project site out of which 13 nos. of trees will be transplanted with prior permission of forest department. Total no. of proposed trees will be 96 nos.
10. **Cost Details:** Total cost of the project is approx. Rs 103.75 Crores.

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

 1. Percolation test report should be submitted.
 2. The PP should explore the possibility of putting advanced oxidation at pre-treatment level before ETP & STP.
 3. Post-treatment unit to disinfect and breakdown any residual toxic compound in the waste water generated from hospitals to be put up in STP.
 4. Provisions to handle toxic chemical in the STP should be provided.

5. Transplantation will be done within the project site along with latitude and longitude and permission of owner.

In response of abovementioned queries, project proponent has submitted required information vide its reply dated 20.08.2024.

3.1.3. Deliberations by the committee in previous meetings

Date of SEAC 1 :07/03/2024

Deliberations of SEAC 1 :

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

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

1. Percolation test report should be submitted.
2. Hospitals have applied for 27,380 sqm of total built up area.
3. Water table is below 30 mtrs.
4. The PP should explore the possibility of putting pre observation or advanced observation placed before ETP & STP.
5. Pre-treatment unit to disinfect the waste water generated from hospitals to be put up before STP.

Minutes of Meeting of 141 st SEAC Meeting dated 07.03.2024

34

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

3.1.4. Deliberations by the SEAC in current meetings

Project Proponent during meeting submitted an undertaking stating that

1. Pick-up and drop-off facility for OPD and IPD will be inside the campus.
2. 130 Nos. of compensatory trees will be plant at CS, Green Avenue Street Vasant Kunj, New Delhi or any other location in consultation with forest department.

3.1.5. Recommendation of SEAC

Recommended

3.1.6. Details of Environment Conditions

3.1.6.1. Specific

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

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| 1. | <ol style="list-style-type: none">1. Project proponent shall provide drop off and pick up facility inside the campus as committed and not on public road.2. PP shall do compensatory plantation of 130 nos at CS, Green Avenue Street Vasant Kunj, New Delhi or any other location with prior approval of competent authority as committed.3. Treated water of DJB STP should be used for construction purposes with tertiary treatment |
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- of treated water of DJB STP to ensure it is fit for construction use.
4. 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.
 5. Bills/Receipt issued by DJB against purchase of treated water from STP should be part of six monthly EC compliance report. Bills issued by private agency for supply water will not be sufficient.
 6. The project proponent shall adhere to the total water requirement – 293 KLD, Fresh water requirement – 112 KLD, Treated water requirement –181 KLD (117 KLD from onsite STP and 64 KLD from nearby DJB STP) shall be used for reuse & recycling in flushing (37 KLD), Gardening (1 KLD), Air Conditioning (136 KLD), DG Cooling (7 KLD).
 7. As proposed, fresh water requirement shall not exceed 112 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DDA/DJB/NDMC/ DIAL/ Concerned Authority.
 8. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for flushing, gardening, cooling etc.
 9. Advanced oxidation process should be used in STP and ETP to ensure proper treatment of drug residues and its metabolites.
 10. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
 11. 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.
 12. All sensor/meters based equipments should be calibrated on quarterly basis.
 13. 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.
 14. 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 Harvesting system should not be permitted/ done before completion of structure work. All recharge should be limited to shallow aquifer. Depth of boring should leave a buffer of atleast 5 m above ground water table.
 15. 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.
 16. PP shall dispose Bio-medical waste as per Bio Medical Waste Management Rules, 2016. Necessary agreement to be reached with the BMW waste management facility.
 17. Sludge from ETP to be sent to hazardous waste management service provider and necessary agreement the HWM waste management facility has to be taken prior to operation of the project.
 18. 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.
 19. PP shall purchase RMC from Ready-mix Concrete plant consented by DPCC
 20. 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.
 21. Construction activities will be allowed only during day-time period.
 22. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per

- MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration/ self-audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10. Atleast 04 Anti-Smog Gun shall be installed before starting the construction,
23. 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.
 24. The generator sets shall be installed as per extant directions of CPCB/ CAQM with due compliances of directions issued under GRAP for Delhi & NCR.
 25. PP should install the air filters in the basement consisting of advanced adsorption technologies.
 26. Air Pollution Mitigation Plan for all points and non points should be implemented.
 27. PP to provide minimum 30% of total car parking requirement with electric charging facility by providing charging points at suitable places. PP to ensure that this should be provided in AC/DC combination. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.
 28. Atleast 10 % of the total power load to be sourced from Solar (Renewable) energy.
 29. Green building norms should be followed with a minimum 4 star GRIHA/IGBC/ASSOCHAM-GEM rating.
 30. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
 31. Energy audit shall be carried out periodically to review energy conservation measures.
 32. Exposed roof area and covered parking should be covered with material having high solar reflective index.
 33. The sufficient mitigation measures must be taken by the PP to mitigate the effect of heat island.
 34. Minimum 1 tree for every 80 Sq. Mt of plot area should be planted within the project site.
 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 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.
 37. 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.
 38. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs. 52.95 Lacs and recurring cost of Rs. 12.13 Lacs/ year during construction phase and capital cost of Rs. 100.13 Lacs and recurring cost of Rs. 21.81 Lacs/ year during operation phase.
 39. 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.
 40. The Environment Management Cell under Environment Department consisting of 1 Site In-charge, 1 Building Manager having specific knowledge and experience related to environmental safeguards/ air/ water pollution shall be created and made functional before commissioning of the proposed development.
 41. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
 42. 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.

	43. 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. 44. 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. 45. 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. 46. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment. 47. Lubrication will be carried out periodically for plant machinery. 48. Building design should cater to the differently-abled citizens.
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3.1.6.2. 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.
1	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage

9.	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.
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1.	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
Human health issues	
1.	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
4.	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
5.	Occupational health surveillance of the workers shall be done on a regular basis.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.
Miscellaneous	
1.	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
2.	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
3.	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
4.	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
5.	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

6.	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
7.	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
8.	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
9.	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
10.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
12.	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
13.	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
14.	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
15.	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
16.	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
17.	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
18.	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

3.2. Agenda Item No 2:

3.2.1. Details of the proposal

Proposed Medical College attached to Atal Bihari Vajpayee Institute of Medical Sciences & Dr. Ram Manohar Lohia Hospital at Baba Kharak Singh Marg Area, New Delhi by Ministry of Health & Family Welfare Dept., Govt. of India located at NEW DELHI, DELHI

Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/DL/INFRA2/492172/2024	DPCC/SEIAA-IV/P2/C-497/DL/2024	10/08/2024	Building / Construction (8(a))

3.2.2. Project Salient Features

1. The Proposal is for grant of EC for Proposed Medical College attached to Atal Bihari Vajpayee Institute of Medical Sciences & Dr. Ram Manohar Lohia Hospital at Baba Kharak Singh Marg Area, New Delhi by M/s Ministry of Health & Family Welfare Dept., Govt. of India.
2. The Project is located at **Latitude:** 28°38'27.32"N; **Longitude:** 77°11'54.1095"E.
3. **Area Details:**
The total plot area of the project is 12183.57 sqm. The proposed total built-up area is 74317 sqm. Proposed FAR Area is 43255.27 sqm. Proposed Non-FAR area is 31061.73 sqm. Proposed ground coverage is 4873.29 sqm. Total no. of expected population will be 3900 persons. Max No. of Floor of the tower is 3B+G+Mez.+12. Max. Building height will be 68.6 m.
4. **Water Details:**
During Construction Phase: Total water requirement will be approx. 33.6 sqm. Freshwater requirement will be 9 KLD for drinking purpose and 9.6 KLD for anti-smog gun which will be met from municipal water supply. Treated water from STP will be 15 KLD for construction work. Quantity of sewage generated will be 7.2 KLD.
During Operational Phase: Total water requirement of the project will be 409 KLD which will be met by 104 KLD of fresh water from DJB and 305 KLD treated water from in-house STP & ETP and additional 182 KLD from outsourced STP. Total waste water generated from the project will be 137 KLD which will be treated in STP of 175 KLD capacity. Waste water from labs will be 34 KLD which will be treated in ETP of 40 KLD capacity. Treated water from ETP will be 31 KLD which will further treated in STP. Treated water from STP will be 123 KLD and additional 182 KLD treated water will be sourced from outsourced STP which will be recycled and reused for flushing (56 KLD), Gardening (9 KLD), DG Cooling (3 KLD), HVAC (237 KLD).
1 Rain water collection tank with capacity 550 KL have been proposed for rainwater harvesting.
5. **Solid Waste Details:**
During Construction Phase, Municipal solid waste generation will be about 48 Kg/day which will be disposed at designated dumping site through authorized vendors.
During the Operation Phase, Total solid waste generated from project will be 720 Kg/day. Out of which 340 Kg/day will be biodegradable waste and 380 Kg/day will be Non-biodegradable waste.
6. **Power Details**
During Operation Phase, Total power requirement will be 3000 KW which will be met by BSES. For power back up, 3 no. of DG sets of total capacity total capacity 3030 kVA (3 X 1010 kVA) will be provided.
Solar photovoltaic power panels of 180 KWp (6% of total power load) will be installed.
7. **Parking Facility Details:** Total proposed parking is 546 ECS
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 11.26 Km and from Asola Wildlife Sanctuary is 13.99 Km.
9. **Plantation Details:** The proposed green area is 2453.32 sqm (20.14 % of plot area). There are 249 trees present at project site out of which 104 nos of trees to be transplanted with prior permission of forest department. Total no. of proposed trees will be 153 nos.
10. **Cost Details:** Total cost of the project is approx. Rs 475 Crores.

3.2.3. Deliberations by the committee in previous meetings

N/A

3.2.4. Deliberations by the SEAC in current meetings

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

1. Tree survey report to be submitted with geo tagging. Trees to be cut, transplanted, retained shall be marked with different colours.
2. Treated Water assurance for supply of Treated water during construction phase. PP is required to clarify the arrangement for reusing the aforesaid treated water along with the mechanism proposed for making this water fit for use in construction
3. Treated Water assurance for supply of Treated water during operation phase. PP is required to clarify the arrangement for reusing the aforesaid treated water along
4. Fresh water assurance from NDMC.
5. Power supply assurance from BSES.
6. Plan for managing, conserving the top soil excavated during construction and for its reuse.
7. Management plan for disposal of excavated earth along with assurance letter.
8. Management plan for disposal and recycling of construction and demolition waste from authorised recycler with assurance from authorised recycler.
9. Revised solar energy utilization to achieve atleast 10 % of power load requirement or submit maximum permissibility
10. 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.
11. 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.
12. The PP should explore the possibility of putting advanced oxidation at pre-treatment level before ETP & STP.
13. Post-treatment unit to disinfect and breakdown any residual toxic compound in the waste water generated from hospitals to be put up in STP.
14. Provisions to handle toxic chemical in the STP should be provided.

3.2.5. Recommendation of SEAC

Deferred for ADS

4. Any Other Item(s)

N/A

5. List of Attendees

Sr. No.	Name	Designation	Email ID	Remarks
1	Dr Anwar Ali Khan	Member Secretary, SEAC	env*****@delhi.gov.in	

2	Vijay Garg	Chairman, SEAC	gar*****@gmail.com	
3	Sumit Kumar Gautam	SEAC MEMBER	gau*****@gmail.com	
4	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	
8	Paromita Roy	SEAC MEMBER	rom*****@gmail.com	
9	Dr Sirajuddin Ahmed	SEAC MEMBER	sir*****@gmail.com	
10	Ankit Srivastava	SEAC MEMBER	sri*****@gmail.com	Absent
11	Ashish Gupta	SEAC MEMBER	ash****@firstprinciple.in	



STATE LEVEL EXPERT APPRAISAL COMMITTEE (SEAC)-DELHI

OFFICE OF DELHI POLLUTION CONTROL COMMITTEE
3rd Floor, Block-1, DMRC IT Park Building, Shashtri Park, Delhi-110053.

**Minutes of the 149th Meeting of State Level Expert Appraisal Committee (SEAC)
held on 21.08.2024 at 11:00 AM in the Conference Room of DPCC, 3rd Floor,
Block-1, DMRC IT Park Building, Shashtri Park, Delhi-110053.**

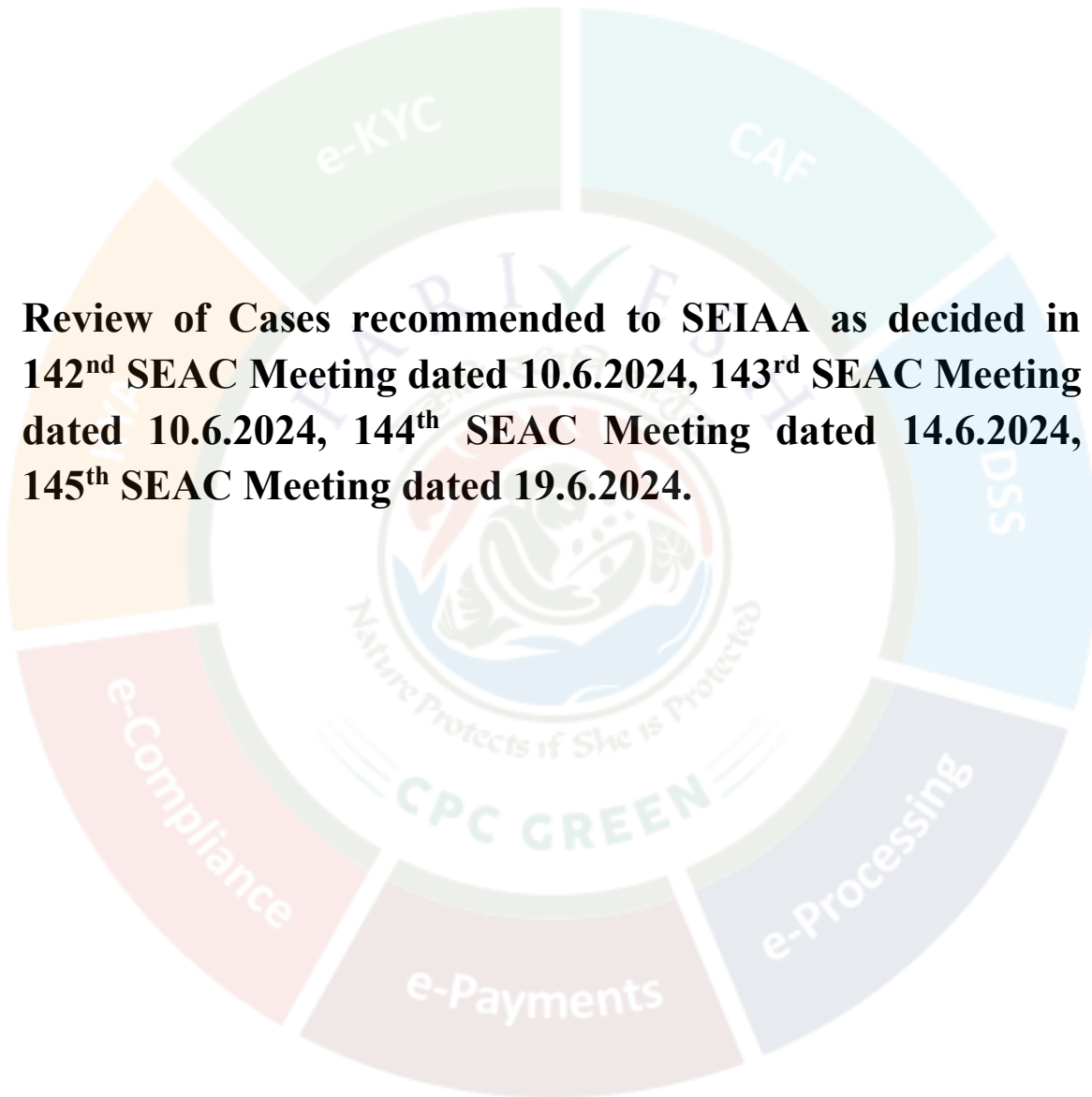
The 149th Meeting of State Level Expert Appraisal Committee (SEAC) was held on 21.08.2024 at 11:00 AM in the Conference Room of DPCC, 3rd Floor, Block-1, DMRC IT Park Building, Shashtri Park, Delhi-110053 under the Chairmanship of Sh. Vijay Garg. The following Members of SEAC were present in the Meeting:

- | | | |
|-------------------------------|---|------------------|
| 1. Sh. Vijay Garg | - | In Chair |
| 2. Sh. Ashish Gupta | - | Member |
| 3. Sh. Gopal Mohan | - | Member |
| 4. Ms. Jyoti Mendiratta | - | Member |
| 5. Dr. Sirajuddin Ahmed | - | Member |
| 6. Sh. Chetan Agarwal | - | Member |
| 7. Dr. Sumit Kumar Gautam | - | Member |
| 8. Ms. Paromita Roy | - | Member |
| 9. Dr. Kailash Chandra Tiwari | - | Member |
| 10. Sh. PranayLal | - | Member |
| 11. Dr. Anwar Ali Khan | - | Member Secretary |

Following SEAC Members could not attend the meeting:

- | | | |
|-------------------------|---|--------|
| 1. Sh. Ankit Srivastava | - | Member |
|-------------------------|---|--------|

Review of Cases recommended to SEIAA as decided in 142nd SEAC Meeting dated 10.6.2024, 143rd SEAC Meeting dated 10.6.2024, 144th SEAC Meeting dated 14.6.2024, 145th SEAC Meeting dated 19.6.2024.



Agenda No.: 03

Case No. C-466

Name of the Project	EC for Nirogi Charitable and Medical Research Trust, At Community Facility Institutional Complex, Mandawali Fazalpur, Patparganj, Delhi-110092 by M/s Nirogi Charitable and Medical Research Trust.
Project Proponent	M/s Nirogi Charitable and Medical Research Trust.
Consultant	M/s IND TECH HOUSE CONSULT
Proposal No.	SIA/DL/INFRA2/449804/2023
File No.	DPCC/SEIAA-IV/C-466/DL/2023

A. Details of the Proposed Project are as under:

1. The proposal is for grant of EC for Nirogi Charitable and Medical Research Trust, At Community Facility Institutional Complex, Mandawali Fazalpur, Patparganj, Delhi-110092 by M/s Nirogi Charitable and Medical Research Trust and details have been updated as per ADS reply submitted.

2. The project is located at **Latitude:** 28°37'40.76"N; **Longitude:** 77°18'53.74"E.

3. Area Details:

The plot area of the project is 8463sqm. The proposed total Built-up Area is 58729.74sqm. The proposed FAR Area is 23422.31sqm. The proposed Non FAR Area is 35307.22sqm. The proposed Ground Coverage is 3279.53sqm. An old building of built-up area 1224 sqm will be demolished. The proposed number of basements are 3 nos.. The proposed number of hospital beds is 365 nos. The maximum number of floors of Hospital Building will be 3B+G+S+10 and MLCP will be G+24. The total no of expected population will be 5185 persons. Max. height of the building will be 44.95 m.

4. Water Details:

During Construction Phase, 21.5 KLD will be the total water requirement for labours, out of which 13.5 KLD of Fresh water will be required for drinking and domestic purpose and 8 KLD for flushing. 10.8 KLD treated water will be sourced through nearby STP for construction activities including the spraying/ sprinkling. The quantity of sewage generation will be 13.62 KLD and the sewage will be treated in mobile STP.

During Operational Phase, Total water requirement of the project will be 455 KLD which will be met by 220 KLD of fresh water from DJB and 213 KLD of treated water from in-house STP. Total waste water generated from the project will be 245 KLD which will be treated in-house STP of 300 KLD capacity. Waste water generated from laundry and medical uses will be 20 KLD which will be treated in in-house ETP of 25 KLD capacity and treated water from ETP will be discharged into in-house STP for further treatment. Treated water from STP will be 235 KLD which will be recycled and reused for flushing (80 KLD), Cooling tower & DG cooling (125 KLD), gardening (8 KLD) and excess treated water (22 KLD) will be discharged into municipal drain.

Rainwater storage tank of 220 KL will be provided and 2 nos. of RWH pits will be provided.

5. Solid Waste Details

During Construction Phase, 82.5 Kg/Day of municipal solid waste will be generated which will be disposed at solid waste site through authorized vendor.

During the Operation Phase, Total solid waste generated from project will be 680 kg/day. Out of which 270 kg/day will be biodegradable waste and 410 kg/day will be non-biodegradable waste. Bio-medical waste generation will be 292 Kg/day which will be given to approved recycler. The biodegradable wastes will be composted in an onsite OWC and will be used as manure. The non-biodegradable will be disposed at designated site through authorized vendors.

6. Power Details

During Operation Phase, Total power requirement will be 2300 kVA which will be met from BSES. For power back up, DG sets of Capacity 3000 KVA [2 x 1500 kVA] will be used.

Solar photovoltaic power panels of 139.4 kWp capacity (6 % of power requirement) will be provided.

7. Parking Facility Details, Total Proposed Parking will be 437 ECS. Provision for 131 nos. EV charging will be provided.

8. Eco-Sensitive Areas Details: Distance of Okhla Wildlife Sanctuary from project site is 6.17 Km and from Asola Wildlife Sanctuary is 14.70 Km.

9. Plantation Details: The proposed total green area is 1307.07 sqm (15.44% of total plot area), out of which 939.46 sqm will be soft green area (11.10 % of plot area) and terrace green area is 226.76 sqm (2.67 % of plot area). Total number of proposed trees will be 106 nos. Currently, there are 5 nos of trees within the project site which will be transplanted with prior permission of forest department.

10. Cost Details: Total Cost of the project is Rs 365 crores.

After due deliberations, the SEAC in its 137th Meeting held on 18.11.2023, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which has been responded back by the project proponent on 21.02.2024 which is as follows:

S.No.	Information sought by SEAC during SEAC Meeting dated 18.11.2023	Reply submitted on 21.02.2024
1.	Status of Building Plan approval from DDA, DUAC and Delhi Fire Service.	PP has informed that they have submitted the building plan approval in MCD and approval is under process. PP has attached copy of application as annexure.
2.	Water assurance to meet the water requirement during construction phase. PP is required to clarify the arrangement for reusing the treated water along with the mechanism proposed for making this water fit for use in construction	PP has attached copy of water assurance for construction purpose from Max Super Specialty Hospital (A unit of Balaji Medical & Diagnostic Research Centre) located at 108-A, I.P. Extension, Delhi 110092 as Annexure.

		PP has informed that tertiary treatment will be provided to achieve the desired parameters of water for construction purpose.												
3.	Revised landscape plan with demarcated green area with soft green area. Green area should be demarcated as per building bye laws and minimum consolidated area of 10 % of plot area should be kept as soft green area. Calculation for green area to be submitted.	PP has attached revised landscape plan with demarcated green area and soft green area along with calculation for green area as annexure. Details of green area are as follows: <table><tr><td>Plot Area</td><td>8463 sqm</td></tr><tr><td>Proposed Green Area (16.37 % of plot area)</td><td>1386.81</td></tr><tr><td>Soft Green Area (13.62 % of plot area & > 20% of open area)</td><td>1152.69</td></tr><tr><td>Terrace Green Area (2.74% of the plot area)</td><td>232.35</td></tr><tr><td>No. of trees to be cut/ transplanted</td><td>5 nos.</td></tr><tr><td>No of Trees to be planted on site.</td><td>106 nos.</td></tr></table>	Plot Area	8463 sqm	Proposed Green Area (16.37 % of plot area)	1386.81	Soft Green Area (13.62 % of plot area & > 20% of open area)	1152.69	Terrace Green Area (2.74% of the plot area)	232.35	No. of trees to be cut/ transplanted	5 nos.	No of Trees to be planted on site.	106 nos.
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No of Trees to be planted on site.	106 nos.													
4.	Water assurance from DJB including the following details: i. Whether technical feasibility exists at present to supply water to the above site? ii. If no, whether DJB is planning to extend supply network to above area in the specific time frame (time frame to be mentioned). iii. Following details as part of water supply assurance as required for environmental clearance should be provided: i. Name of the UGR ii. Capacity of feeding UGR. iii. Current demand on existing UGR.	PP has informed that they have applied for approval of water and sewer through OBPs portal of MCD. PP also informed that they have written letter to DJB regarding water assurance and DJB has suggested them to approach to DDA as the proposed area comes under the DDA jurisdiction not in DJB scope. So, they are approaching to DDA for issuing the approval PP has attached copy of letter as annexure.												
5.	Proposal to reuse the excess treated water from STP during reduced demand of treated water in winters.	PP has attached details for the reuse of excess treated water from STP during winter. PP informed that 110 KLD excess treated water will be generated which												

		will be discharged into sewer.																																				
6.	Revised scheme for STP with technical justification demonstrating the feasibility of reuse of treated water.	PP has attached water requirement calculation along with water mass balance for summer, winter, rainy season as annexure. PP has attached revised water balance chart in STP and water requirement during Operation Phase Summer season)which is as follows: <table border="1"> <thead> <tr> <th>S.No</th><th>Particulars</th><th>Quantity</th></tr> </thead> <tbody> <tr> <td>1.</td><td>Total Water Requirement</td><td>413 KLD</td></tr> <tr> <td>2.</td><td>Fresh Water Requirement (Source: DJB)</td><td>220 KLD</td></tr> <tr> <td>3.</td><td>Treated Water Requirement</td><td>213 KLD</td></tr> <tr> <td></td><td>Flushing</td><td>80 KLD</td></tr> <tr> <td></td><td>Gardening</td><td>8 KLD</td></tr> <tr> <td></td><td>Cooling Tower/ DG Cooling</td><td>125 KLD</td></tr> <tr> <td>4.</td><td>Treated Water generation</td><td>235 KLD</td></tr> <tr> <td>5.</td><td>Waste Water Generated</td><td>242 KLD</td></tr> <tr> <td>6.</td><td>STP Capacity</td><td>300 KLD</td></tr> <tr> <td>7.</td><td>ETP Capacity</td><td>20 KLD</td></tr> <tr> <td>8.</td><td>Excess Treated Water</td><td>22 KLD (Flow to Municipal drain)</td></tr> </tbody> </table>	S.No	Particulars	Quantity	1.	Total Water Requirement	413 KLD	2.	Fresh Water Requirement (Source: DJB)	220 KLD	3.	Treated Water Requirement	213 KLD		Flushing	80 KLD		Gardening	8 KLD		Cooling Tower/ DG Cooling	125 KLD	4.	Treated Water generation	235 KLD	5.	Waste Water Generated	242 KLD	6.	STP Capacity	300 KLD	7.	ETP Capacity	20 KLD	8.	Excess Treated Water	22 KLD (Flow to Municipal drain)
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8.	Excess Treated Water	22 KLD (Flow to Municipal drain)																																				
7.	Status of power assurance.	PP has informed that they have submitted an application in respective DISCOM for providing assurance letter. Approval is awaited.																																				
8.	Revised proposal for generator sets as per extant directives of CPCB/ CAQM.	PP has informed that they will follow the CAQM directions as applicable and																																				

		will install CPCB IV compliant DG sets or will install approved RECD
9.	Rain water storage tank needs to be enlarged to match capacity of min. 1 day of total fresh water requirement. Additional tank is required to be provided for storage of rainwater and storage tank to be shown on layout.	PP has attached revised detail of rain water harvesting capacity along with additional storage tank and location of the storage tank on layout plan as annexure. Proposed Tank Volume Considering on two day storage Capacity: 200 KL
10.	Proposal for organic waste convertor within premises with minimum capacity of 0.3 Kg/person/day.	PP has informed that organic waste converter is proposed at site with minimum capacity of 0.3 kg/person/day. PP has attached location of the OWC on the layout plan as annexure.
11.	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 VardhamanKaushik Vs. Union of India & others and Sanjay KulshreshthaVs 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. At least 04 Anti-Smog Gun shall be installed before starting the construction and water demand needs to be revised accordingly.	PP has attached revised environment management plan for dust mitigation during the construction phase as annexure. PP has informed that during construction phase 4 no. of antismog gun will be provided for dust mitigation and online monitoring system for PM10 and PM2.5 will be installed.
12.	Management plan for disposal of excavated sand/ soil along with proposed dust mitigation measures.	PP has informed that soil will be disposed as per applicable norms and necessary measures will be taken for safe disposal. PP has attached a letter from Heritage Infrastructure (India) Pvt. Ltd. as annexure.
13.	Revised solar energy utilization to achieve atleast 10 % of power load requirement.	PP has attached revised solar energy utilization to achieve the 6% of the total power load as annexure.
14.	Analysis report for the present ground water quality.	PP has attached latest analysis of the ground water as annexure.
15.	Revised traffic management plan incorporating the requisite infrastructure improvements to be provided/ undertaken by the project proponent to enable direct & comfortable access from bus stops to the hospital entries.	PP has attached revised traffic management plan as annexure.

Minutes of Meeting of 149th SEAC Meeting dated 21.08.2024

16.	Daylight and Ventilation simulation to be presented for the building with typical floor-wise details with the objective of minimizing the air-conditioning and artificial lighting loads of the building.	PP has attached daylight and ventilation simulation as annexure.
17.	PP to confirm ground water level at the proposed site along with water quality report as per BIS 10500 standard.	PP has attached ground water level report along with water quality report as annexure.

After due deliberations, the SEAC in its 140st Meeting held on 26.02.2024, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which has been responded back by the project proponent on 16.04.2024 which is as follows:

S.No.	Information sought by SEAC during SEAC Meeting dated 26.02.2024	Reply submitted on 16.04.2024										
1.	Revised tree list to be planted to be produced matching with greening plan.	PP has attached revised landscape plan along with green area calculation which is as follows: <table><tr><td>Plot Area</td><td>8463 sqm</td></tr><tr><td>Proposed Green Area (15.44% of plot area)</td><td>1307.07 sqm</td></tr><tr><td>Soft Green Area (11.10% of plot area & >20% of open area)</td><td>939.46 sqm</td></tr><tr><td>Terrace Green Area (2.67% of the plot area)</td><td>226.76 sqm</td></tr><tr><td>No of Trees to be Planted on Site as Per Norms</td><td>106 Nos</td></tr></table> PP has informed that 5 no. of trees will get transplanted after prior permission and also informed about the type of species of proposed trees.	Plot Area	8463 sqm	Proposed Green Area (15.44% of plot area)	1307.07 sqm	Soft Green Area (11.10% of plot area & >20% of open area)	939.46 sqm	Terrace Green Area (2.67% of the plot area)	226.76 sqm	No of Trees to be Planted on Site as Per Norms	106 Nos
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Terrace Green Area (2.67% of the plot area)	226.76 sqm											
No of Trees to be Planted on Site as Per Norms	106 Nos											
2.	Water assurance from DJB including the following details: - Whether technical feasibility exists at present to supply water to the above site? - If no, whether DJB is planning to extend supply network to above area in the specific time frame (time frame to be mentioned). - Following details as part of water supply assurance as required for environmental clearance should be	PP has attached fresh water assurance issued vide letter dated 02.04.2024 from DJB.										

	provided: - Name of the UGR - Capacity of feeding UGR. - Current demand on existing UGR. - Surplus allocation available for this project.																															
3.	Proposal to reuse the excess treated water from STP during reduced demand of treated water in winters. PP required to identify location such as water body low lying areas etc. for disposal of excess 110 KLD treated water instead of discharging into sewer	PP has informed that they have explored the possibility of discharging excess treated water to parks. However, due to unavailability of the parks nearby they will be discharging the excess treated water to municipal sewer. PP has attached water requirement calculation along with water mass balance for summer, winter, rainy season as annexure. PP has attached revised water balance chart in STP and water requirement during operation phase (summer season) which is as follows: <table border="1"> <thead> <tr> <th>S.No</th><th>Particulars</th><th>Quantity</th></tr> </thead> <tbody> <tr> <td>1.</td><td>Total Water Requirement</td><td>433 KLD</td></tr> <tr> <td>2.</td><td>Fresh Water Requirement (Source: DJB)</td><td>220 KLD</td></tr> <tr> <td>3.</td><td>Treated Water Requirement</td><td>213 KLD</td></tr> <tr> <td></td><td>Flushing</td><td>80 KLD</td></tr> <tr> <td></td><td>Gardening</td><td>8 KLD</td></tr> <tr> <td></td><td>Cooling Tower/ DG Cooling</td><td>125 KLD</td></tr> <tr> <td>4.</td><td>Treated Water generation</td><td>235 KLD</td></tr> <tr> <td>5.</td><td>Waste Water Generated</td><td>245 KLD</td></tr> <tr> <td>6.</td><td>STP Capacity</td><td>295 KLD</td></tr> </tbody> </table>	S.No	Particulars	Quantity	1.	Total Water Requirement	433 KLD	2.	Fresh Water Requirement (Source: DJB)	220 KLD	3.	Treated Water Requirement	213 KLD		Flushing	80 KLD		Gardening	8 KLD		Cooling Tower/ DG Cooling	125 KLD	4.	Treated Water generation	235 KLD	5.	Waste Water Generated	245 KLD	6.	STP Capacity	295 KLD
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4.	Rain water storage tank needs to be enlarged to match capacity of min. 1 day of total fresh water requirement and to be shown on layout plan matching with fresh water requirement.	PP has informed that the storage of rain water storage tank has been increased to match capacity of minimum 1 day of total fresh water requirement i.e. 220 KL.						
5.	PP is required to provide adequate reasons/constraints for providing only 6 % of total power load as against 10 % of total power load from renewable energy.	PP has informed that the terrace is occupied by chiller plant room and other equipments and the entire shadowless area has already been covered by solar panels which are coming out to be 6% of total power requirement i.e (139.4 kWp) PP has attached solar panel layout plan as annexure along with calculation for number of solar panels to be provided and area occupied by them.						
6.	Revised management plan for disposal of excavated sand/ soil along with proposed dust mitigation measures mentioning the distance of disposal site from project site.	PP has informed that they have done an agreement for disposal of excavated earth with Heritage Infraspace India Pvt. Ltd. PP has attached a letter from Heritage Infrastructure (India) Pvt. Ltd. as annexure.						
7.	Fresh analysis report for the present ground water quality as few parameters like Fecal Coliform, Conductivity, Nitrate-N + Nitrite-N not analyzed in the uploaded report.	PP has attached fresh analysis report for the present ground water quality as annexure incorporating the analysis of parameters like Fecal Coliform, Conductivity, Nitrite-N.						
8.	PP to confirm ground water level at the proposed site as uploaded ground water level report does not indicate the ground water table.	PP has informed that as per soil investigation report, ground water table has been encountered in all the boreholes at a depth of about 18m below the existing ground level, during the period of field investigations i.e February 2023. PP has attached soil investigation report as annexure.						

9.	PP is required to submit power assurance.	PP has attached power assurance from BSES as annexure.
10.	Revised water assurance to meet the water requirement during construction phase. PP is required to clarify the arrangement for reusing the treated water along with the mechanism proposed for making this water fit for use in construction.	PP has attached copy of treated waste water assurance for construction purpose from Max Super Specialty Hospital (A unit of Balaji Medical & Diagnostic Research Centre) located at 108-A, I.P. Extension, Delhi 110092 as annexure.

B. Further to the deliberation of this case held on 142nd SEAC meeting dated 10.06.2024 and in view of SEIAA observation during its meeting held on 07.08.2024, the case was reconsidered in 149th SEAC meeting held on 21.08.2024. The SEAC reaffirmed and recommended the case to SEIAA as under:

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

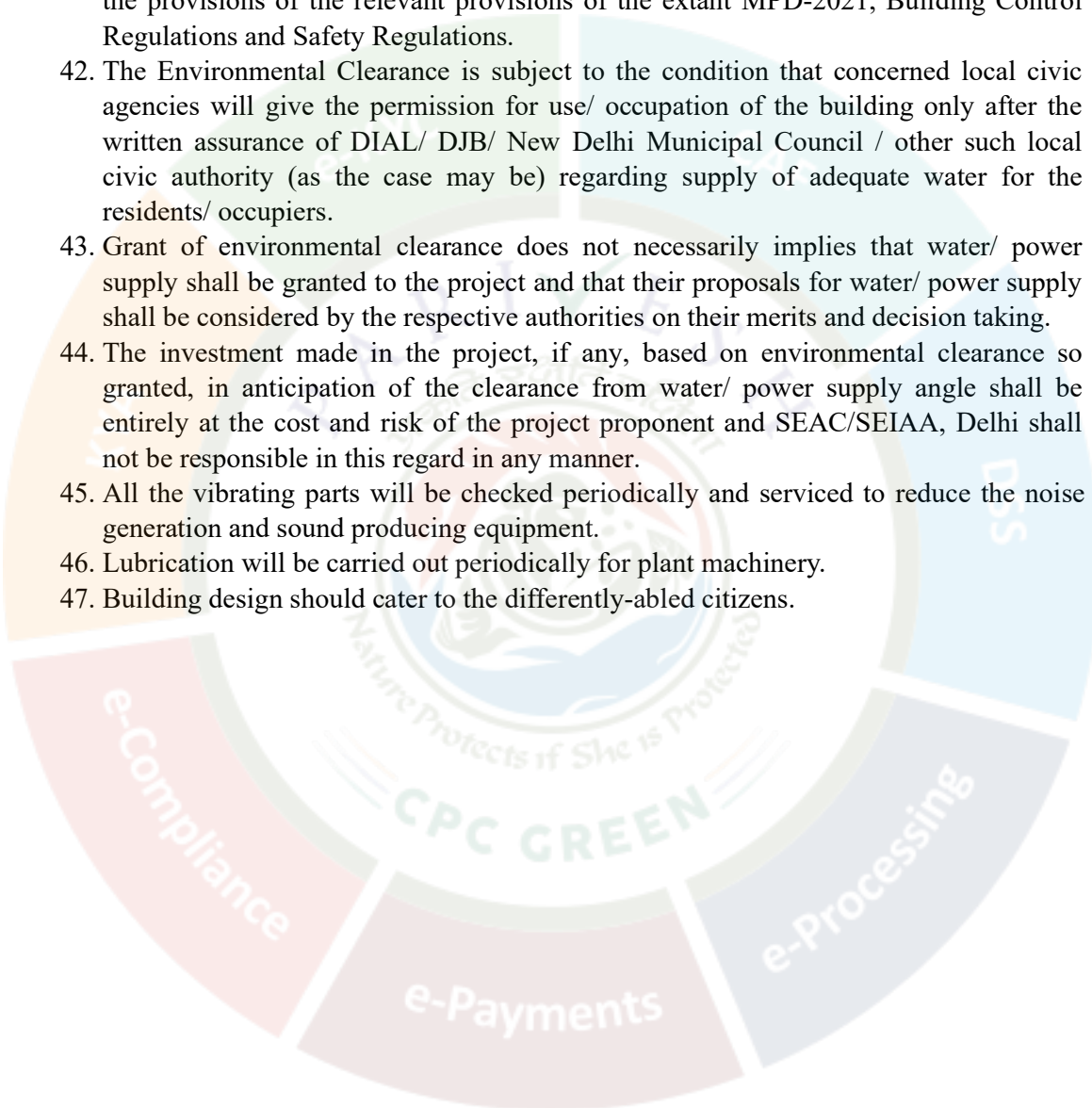
1. Treated water of DJB STP should be used for construction purposes with tertiary treatment of treated water of DJB STP to ensure it is fit for construction use.
2. During construction phase, only drinking water required by the labourers and the other fresh water requirement for Anti-Smog Gun is allowed to be supplied through tankers.
3. Bills/Receipt issued by DJB against purchase of treated water from STP should be part of six monthly EC compliance report. Bills issued by private agency for supply water will not be sufficient.
4. The project proponent shall adhere to the total water requirement – 433 KLD, Fresh water requirement – 220 KLD, Treated water requirement –213 KLD from in-house STP shall be used for reuse & recycling in Flushing (80 KLD), DG Cooling/ HVAC (125 KLD), Gardening (8 KLD)) and excess treated water (22 KLD) shall not be discharged into municipal sewer and PP shall explore the possibility to give excess treated waste water to nearby service stations, other construction projects.
5. As proposed, fresh water requirement shall not exceed 220 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. Advanced oxidation process should be used in STP and ETP to ensure proper treatment of drug residues and its metabolites.
8. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
9. 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.

10. All sensor/meters based equipments should be calibrated on quarterly basis.
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 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.
12. 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 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.
13. 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.
14. PP shall dispose Bio-medical waste as per Bio Medical Waste Management Rules, 2016.
15. Sludge from ETP to be sent to hazardous waste management service provider and necessary agreement has to be taken prior to operation of the project.
16. 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.
17. PP shall purchase RMC from Ready-mix Concrete plant consented by DPCC
18. 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.
19. Construction activities will be allowed only during day-time period.
20. PP to comply with with Plastic Waste Management Rules 2016.
21. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration/ self-audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10. Atleast 04 Anti-Smog Gun shall be installed before starting the construction.
22. Wind- breaker of appropriate height i.e. 1/3rd of the building height and maximum up to 10 metres shall be provided all around the project site before the start of

- construction and demolition work. Regenerating plastic panels should be used instead of GI sheets.
23. The generator sets shall be installed as per extant directions of CPCB/ CAQM with due compliances of directions issued under GRAP for Delhi & NCR.
 24. PP should install the air filters in the basement consisting of advanced adsorption technologies.
 25. Air Pollution Mitigation Plan for all points and non points should be implemented.
 26. 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.
 27. At least 6 % (139.4 kWp) of the total energy demand to be sourced from Solar (Renewable) energy and PP shall try to enhance it further to 10 % of the total energy demand.
 28. Green building norms should be followed with a minimum 4 star GRIHA/IGBC/ASSOCHAM-GEM rating.
 29. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
 30. Energy audit shall be carried out periodically to review energy conservation measures.
 31. Exposed roof area and covered parking should be covered with material having high solar reflective index.
 32. The sufficient mitigation measures must be taken by the PP to mitigate the effect of heat island.
 33. Minimum 1 tree for every 80 Sq. Mt of plot area should be planted within the project site. PP shall plant saplings of minimum 10 ft. height.
 34. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
 35. 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.
 36. 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.
 37. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs. 43 Lacs and recurring cost of Rs. 6 Lacs/ year during construction phase and capital cost of Rs. 286.7 Lacs and recurring cost of Rs. 49.87 Lacs/ year during operation phase.
 38. 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.
 39. The Environment Management Cell consisting of 1 Director, 1 Senior Environment Expert, 1 Junior Environment Expert having specific knowledge and experience related to environmental safeguards/ air/ water pollution shall be created and made functional before commissioning of the proposed development.

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



Agenda No.: 04

Case No. C-476

Name of the Project	Proposed expansion of Sawan CGHS Ltd. Group Housing Society at Plot No.-1, Sector-3, Dwarka, New Delhi. M/s Sawan CGHS Ltd.
Project Proponent	M/s Sawan Cooperative Group Housing Society Limited
Consultant	Ind Tech House Consult
Proposal No.	SIA/DL/INFRA2/464430/2024
File No.	DPCC/SEIAA-IV/P2/C-476/DL/2024

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Proposed expansion of Sawan CGHS Ltd. Group Housing Society at Plot No.-1, Sector-3, Dwarka, New Delhi. M/s Sawan CGHS Ltd.
2. The Project is located at **Latitude:** 28°36'15.11" N; **Longitude:** and 77°2'37.30" E.
3. **Area Details:**
The total plot area of the project is 9500 sqm which will remain same. The proposed total built-up area (FAR + Non FAR area) will increase from 25116.616 sqm to 32253.876 sqm. Proposal is for addition of one bed room in each flat with attached toilet, utility room & balcony to the existing group housing society. The FAR area will increase from 14843.405 sqm to 18657.965 sqm. The Non-FAR area will increase from 10273.211 sqm to 13595.911 sqm. No. of basement floor is 1 no. which will remain same. The total basement area will remain same. No. of blocks is 4 nos. which will remain same and there will be no additional block which will be constructed. The maximum nos. of floors will remain same as B+St+8. Total no. of existing dwelling units will remain same as 135. The total no of expected population will be same as 798 persons. The max. height of the building will remain same as 27.8m.
4. **Water Details:**
During Construction Phase, Total water requirement for labours will be 1 KLD out of which fresh water requirement will be 0.60 KLD and treated waste water requirement will be 0.40 KLD. Fresh water requirement for sprinkling and anti-smog guns will be 1.2 KLD and treated waste water for construction purposes will be approx. 2 KLD. Waste water generation will be 0.88 KLD which will be disposed through authorized tankers.
During Operational Phase,
Total water requirement of the project is 56 KLD which will remain same and is being met from DJB. Waste water generated from the project is being discharged into municipal sewer with permission. Building is already in operation phase, there woill not be any additional generation of waste water due to expansion of the project
Existing number of Rain Water Harvesting (RWH) Pit is 2 nos which will remain same.
5. **Solid Waste Details:**
During Construction Phase: Total solid waste generation, will be about 6 Kg/Day generated which will be disposed through authorized vendor.

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

6. **Power Details**

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

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

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

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

9. **Plantation Details:**

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

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

B. Further to the deliberation of this case held on 143rd SEAC meeting dated 10.06.2024 and in view of SEIAA observation during its meeting held on 07.08.2024, the case was reconsidered in 149th SEAC meeting held on 21.08.2024. The SEAC reaffirmed and recommended the case to SEIAA as under:

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

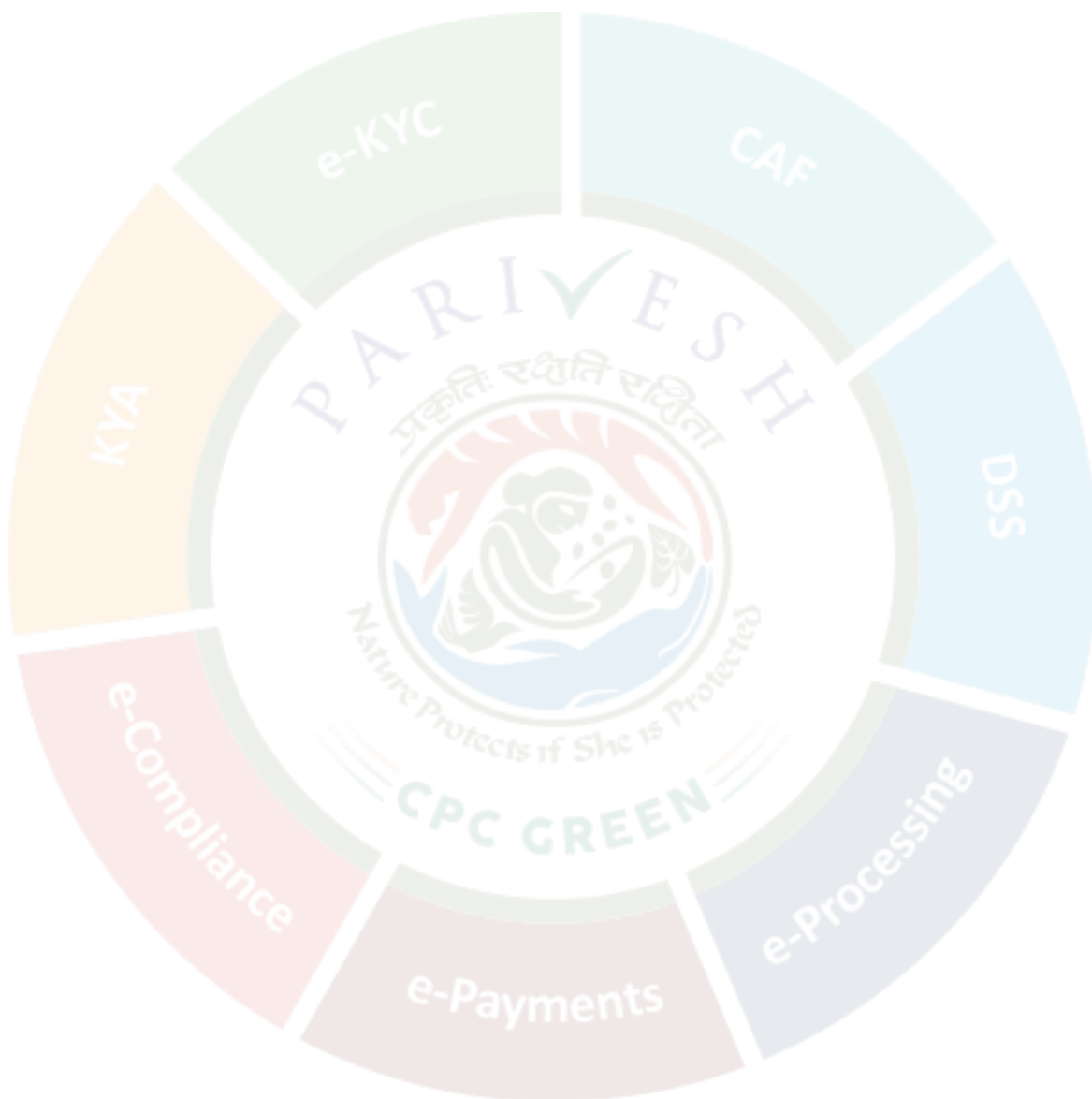
1. Treated water of DJB STP should be used for construction purposes with tertiary treatment of treated water of DJB STP to ensure it is fit for construction use.
2. During construction phase, only drinking water required by the labourers and the other fresh water requirement for Anti-Smog Gun is allowed to be supplied through tankers.
3. Bills/Receipt issued by DJB against purchase of treated water from STP should be part of six monthly EC compliance report. Bills issued by private agency for supply water will not be sufficient.
4. The project proponent shall adhere to the total fresh water requirement – 56.17 KLD. Total waste water generated from the project shall be discharged into the sewer leading to the terminal STP of DJB with prior permission of DJB.
5. As proposed, fresh water requirement shall not exceed 56.17 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DDA/DJB/NDMC/ DIAL/ Concerned Authority.
6. All sensor/meters based equipments should be calibrated on quarterly basis.
7. No. of rain water harvesting pit shall be 2 nos.. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be limited to shallow aquifer. Depth of boring should leave a buffer of atleast 5 m above ground water table.

8. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials. Wet garbage shall be composted in organic waste converter. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The inert waste from the project will be sent to dumping site.
9. OWC of 300 Kg/day shall be installed as committed. Further, PP shall ensure that excess manure will be given to neighbouring society.
10. Construction & Demolition waste should be disposed of at authorized C&D waste collection centre/ processing unit. PP shall ensure compliance of C&D waste Management rules, 2016.
11. PP shall purchase RMC from Ready-mix Concrete plant consented by DPCC
12. The PP shall store all the construction material within the project site. Provision shall be made for providing facilities such as mobile toilets, safe drinking water, medical healthcare, crèche etc for the construction workers hired locally.
13. Construction activities will be allowed only during day-time period.
14. PP to comply with Plastic Waste Management Rules 2016.
15. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration/ self-audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10. Atleast 04 Anti-Smog Gun shall be installed before starting the construction,
16. Wind- breaker of appropriate height i.e. 1/3rd 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.
17. The generator sets shall be installed as per extant directions of CPCB/ CAQM with due compliances of directions issued under GRAP for Delhi & NCR.
18. PP to provide minimum 30% of total car parking requirement with electric charging facility by providing charging points at suitable places. PP to ensure that this should be provided in AC/DC combination. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.
19. At least 60 kWp shall be sourced from Solar (Renewable) energy.
20. Green building norms should be followed with a minimum 4 star GRIHA/IGBC/ASSOCHAM-GEM rating.
21. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
22. Energy audit shall be carried out periodically to review energy conservation measures.
23. Exposed roof area and covered parking should be covered with material having high solar reflective index.
24. The sufficient mitigation measures must be taken by the PP to mitigate the effect of heat island.

25. Additional 38 trees shall be planted to meet the condition of providing minimum 1 tree for every 80 Sq. Mt of plot area within the project site. PP shall ensure that saplings of new trees to be planted are of min. 3 m height. Existing trees (81 nos.) shall be maintained within the project site.
26. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
27. Green belt development surrounding the site, avenue tree planting and garden development should commence from the beginning of the construction phase. Only indigenous species should be used for green belt and avenue trees.
28. PP shall keep open space unpaved to the maximum extent possible so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement and shall keep atleast 10 % of the plot area as pervious.
29. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs. 40.5 Lacs during construction phase and recurring cost of Rs. 1.7 Lacs/ year during operation phase.
30. The cost of Environment Management Plan should be distinctly allocated in the budget of the project and details of the same along with time frame of the implementation should be reported in six monthly monitoring reports.
31. The Environment Management Cell consisting of 1 Representative of RWA, 1 Senior Environment Expert, 1 Junior Environment Expert having specific knowledge and experience related to environmental safeguards/ air/ water pollution shall be created and made functional before commissioning of the proposed development.
32. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
33. In view of MoEF&CC Office Memorandum No. 21-270/2008-IA.III dated 19.06.2013 read with MoEF&CC Office Memorandum No. 22-154/2015-IA.III dated 10.11.2015, this environmental clearance is granted focusing only on the environment concerns. The project will be regulated by the concerned local Civic Authorities under the provisions of the relevant provisions of the extant MPD-2021, Building Control Regulations and Safety Regulations.
34. The Environmental Clearance is subject to the condition that concerned local civic agencies will give the permission for use/ occupation of the building only after the written assurance of DIAL/ DJB/ New Delhi Municipal Council / other such local civic authority (as the case may be) regarding supply of adequate water for the residents/ occupiers.
35. Grant of environmental clearance does not necessarily implies that water/ power supply shall be granted to the project and that their proposals for water/ power supply shall be considered by the respective authorities on their merits and decision taking.
36. The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from water/ power supply angle shall be entirely at the cost and risk of the project proponent and SEAC/SEIAA, Delhi shall not be responsible in this regard in any manner.
37. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.

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

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



Agenda No.: 05

Case No. C-477

Name of the Project	Environmental Clearance for Proposed Construction of Hotel Building Asset no-3 at Hospitality District, Aerocity, IGI Airport, New Delhi-1100037
Project Proponent	Airport Land Development - Delhi International Airport Limited
Consultant	Ind Tech House Consult
Proposal No.	SIA/DL/INFRA2/459191/2024
File No.	DPCC/SEIAA-IV/P2/C-477/DL/2024

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Environment Clearance for the Construction of Hotel Building Asset no-3 at Hospitality District, Aerocity, IGI Airport, New Delhi-1100037 by Airport Land Development - Delhi International Airport Limited.
2. The Project is located at **Latitude:** 28°33'12.62"N; **Longitude:** 77°07'31.41"E.
3. **Area Details:**
The total plot area of the project is 20352.85 sq.m. The proposed total built-up area (FAR+Non-FAR) is 1,46,757.68 sqm. The proposed FAR area is 66230.23 sqm and proposed Non-FAR area is 80527.45 sqm. The proposed ground coverage is 10079.71 sqm. Total basement area will be 59480.79 sqm. Total no. of expected population will be 6092 persons. Total no. of towers will be 2 nos (4B+G+9, 4B+G+9). Max. building height will be 38.65 m.
4. **Water Details:**
During Construction Phase, total water requirement for labours will be 12 KLD out of which fresh water requirement will be 7.5 KLD and treated waste water requirement will be 4.5 KLD. Fresh water requirement for Anti-smog guns will be 10 KLD and treated waste water for construction purposes and sprinkling will be 6 KLD. Waste water generation will be 10.5 KLD which will be collected in a Mobile STP and finally disposed regularly to CSTP through vendors.
During Operational Phase: Total water requirement of the project will be 1018 KLD which will be met by 524 KLD of fresh water from DIAL and 494 KLD treated waste water from in house STP, ETP and DIAL. Total waste water generated from the project will be 542 KLD which will be treated in house STP of 565 KLD capacity and ETP of 90 KLD capacity. Treated waste water from in-house STP will be 397 KLD, from in-house ETP will be 63 KLD and treated waste water to be taken from DIAL will be 34 KLD which will be recycled and reused for Flushing (144 KLD), Washing/Cleaning (5 KLD), Horticulture (7.5 KLD), HVAC (322 KLD) and DG cooling (15 KLD).
15 nos. of RWH pits have been proposed for rainwater harvesting.
5. **Solid Waste Details:**
During Construction Phase, about 45 kg/day of municipal solid waste will be generated.
During the Operation Phase, Total solid waste generation from the project will be 1630 kg/day, out of which 760 kg/day will be biodegradable waste and 870 kg/day will be non-

biodegradable waste. Hazardous waste generation will be 3.71 litres/day which will be handed over to authorized recyclers. The biodegradable wastes will be composted through onsite OWC of 750 kg/day. The non-biodegradable will be disposed through authorized vendors. Sludge generation from the STP will be 917.5 kg/day which will be used in horticulture as manure for plants and surplus manure will be sold to the farmers.

6. Power Details

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

Solar photovoltaic power panels of minimum 100 kwp will be provided.

7. **Parking Facility Details:** Total proposed parking is 1055 ECS. Parking for 212 nos. will be provided with EV charging facility.
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 16.48 Km E and from Asola Wildlife Sanctuary is 10.34 Km SE.
9. **Plantation Details:** The proposed green area including terrace green area is 2043 sqm (10.04% of asset area). No. of existing trees present at site are 8 nos.
10. **Cost Details:** Total cost of the project is approx. Rs 490 Crores.

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

Now the ownership of land is in favor of Delhi International Airport Limited.

After due deliberations, the SEAC in its 143rd Meeting held on 10.06.2024, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which has been responded back by the project proponent on 14.06.2024.

- B. Further to the deliberation of this case held on 143rd SEAC meeting dated 10.06.2024 and 144th meeting held on 14.06.2024 and in view of SEIAA observation during its meeting held on 07.08.2024, the case was reconsidered in 149th SEAC meeting held on 21.08.2024. The SEAC reaffirmed and recommended the case to SEIAA as under:**

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

1. Only the treated water of STP should be used for construction purposes
2. During construction phase, the fresh water shall be used for potable purpose for Anti-Smog Gun supplied through tankers.
3. Bills/Receipt issued by DJB against purchase of treated water from STP should be part of six monthly EC compliance report.
4. The project proponent shall adhere to the total water requirement – 1018 KLD, Fresh water requirement – 524 KLD, Treated water requirement – 494 KLD (397 KLD from in-house STP, 63 KLD from ETP, 34 KLD from DIAL) shall be used for reuse &

- recycling in Flushing (144 KLD), Washing/Cleaning (5 KLD), Horticulture (7.5 KLD), HVAC (322 KLD) and DG cooling (15 KLD).
5. As proposed, fresh water requirement shall not exceed 524 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from Concerned Authority.
 6. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for flushing, gardening, cooling etc.
 7. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
 8. Internet of Things (IoT) based Flow Meters/ Sensors should be installed to monitor consumption of fresh water as well as treated water and log book for these flow meters be maintained in a regular manner. Flow meters shall be installed at Inlet of STP, outlet of STP, inlet of flushing tanks, inlet of cooling water tanks and reuse line for horticulture purposes and at the outfall/ sewer connection to be provided only for emergency discharge purposes with prior intimation to regulatory authority. Calibration for all the Flow meters shall be maintained on quarterly basis.
 9. All sensor/meters based equipments should be calibrated on quarterly basis.
 10. Sensors to measure ground water level/Piezometers certified by CGWB should be installed by the PP immediately. These piezometers should have IoT facility and send data to the server for storage. Weekly data from these piezometers should be submitted along with EC compliance report. Calibration of these sensors should be done once in 6 months. Data of these piezometers should be also be
 - a) Highlighted on PP website with monthly updation.
 - b) Shared with DJB (ground water division) on quarterly basis.
 11. No. of Rain water harvesting pit shall be 15 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. Sludge from ETP to be sent to hazardous waste management service provider and necessary agreement has to be taken prior to operation of the project. Necessary agreement to be reached with thr HWM waste mangemnt facility
 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. Necessary agreement to be reached with thr C&D waste mangemnt facility
 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. PP to comply with Plastic Waste Management Rules 2016.
19. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration/ self-audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10. Atleast 04 Anti-Smog Gun shall be installed before starting the construction,
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. 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. At least 100 kWp (2% of 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. PP shall plant saplings of minimum 10 ft. height.
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 to maintain soft green area as committed.
35. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs. 83.3 Lacs and recurring cost of Rs. 22.62 Lacs/ year

- during construction phase and capital cost of Rs. 396.04 Lacs and recurring cost of Rs. 43.62 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 Director, 1 Senior Environment Expert, 1 Junior Environment Expert having specific knowledge and experience related to environmental safeguards/ air/ water pollution shall be created and made functional before commissioning of the proposed development.
 38. PP 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.

Agenda No.: 06

Case No. C-478

Name of the Project	Environment Clearance for Proposed Addition / Alteration in Maha Laxmi Castle and Villas Private Limited in Bakoli, Alipur, G.T. Karnal Road At Delhi by Mahalaxmi Castles And Villas Private Limited.
Project Proponent	M/s Mahalaxmi Castles And Villas Private. Limited.
Consultant	IND Tech House Consult
Proposal No.	SIA/DL/INFRA2/464810/2024
File No.	DPCC/SEIAA-IV/P2/C-478/DL/2024

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Environment Clearance for Proposed Addition / Alteration in Maha Laxmi Castle and Villas Private Limited in Bakoli, Alipur, G.T. Karnal Road at Delhi by Mahalaxmi Castles And Villas Private Limited.
2. The Project is located at **Latitude:** 28°49'4.91"N; **Longitude:** 77°8'10.63"E.

3. Area Details:

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

Proposed expansion area is 12502.06 sqm.

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

4. Water Details:

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

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

5 RWH pits have been proposed for rainwater harvesting.

5. **Solid Waste Details:**

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

During the Operation Phase, Total solid waste generated from project will be 750 kg/day. Out of which 440 Kg/day will be biodegradable waste and 310 Kg/day will be non-biodegradable waste. Hazardous waste generation will be 4.40 LPD. The biodegradable wastes will be composted in an on-site composting unit (OWC) of 450 kg/day capacity and the manure will be used for landscaping. The other segregated wastes will be disposed at designated site through authorized vendors as per local norms.

6. **Power Details**

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

Solar photovoltaic power panels of 140 kwp (10 % of total power load) will be provided.

7. **Parking Facility Details:** Total proposed parking is 385 ECS (Surface parking: 119 ECS, Stilt & Podium parking: 38 ECS, Basement parking: 228 ECS). Parking for 77 ECS (20 % of total proposed parking) will be provided with EV charging facility

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

9. **Plantation Details:** The proposed green area is 5400 sqm (25.8% of the plot area). Total no. of proposed trees is 262 nos. within project site. There are 32 trees present at the periphery of the site which will not be cut/transplant.

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

B. Further to the deliberation of this case held on 143rd SEAC meeting dated 10.06.2024 and in view of SEIAA observation during its meeting held on 07.08.2024, the case was reconsidered in 149th SEAC meeting held on 21.08.2024. The SEAC reaffirmed and recommended the case to SEIAA as under:

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

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

6. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for flushing, gardening, cooling etc.
7. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
8. Internet of Things (IoT) based Flow Meters/ Sensors should be installed to monitor consumption of fresh water as well as treated water and log book for these flow meters be maintained in a regular manner. Flow meters shall be installed at Inlet of STP, outlet of STP, inlet of flushing tanks, inlet of cooling water tanks and reuse line for horticulture purposes and at the outfall/ sewer connection to be provided only for emergency discharge purposes with prior intimation to regulatory authority. Calibration for all the Flow meters shall be maintained on quarterly basis.
9. All sensor/meters based equipments should be calibrated on quarterly basis.
10. Sensors to measure ground water level/Piezometers certified by CGWB should be installed by the PP immediately. These piezometers should have IoT facility and send data to the server for storage. Weekly data from these piezometers should be submitted along with EC compliance report. Calibration of these sensors should be done once in 6 months. Data of these piezometers should be also be
 - a) Highlighted on PP website with monthly updation.
 - b) Shared with DJB (ground water division) on quarterly basis.
11. No. of Rain water harvesting pit shall be 5 nos. and Rain water storage tank of capacity of min. 1 day of total fresh water requirement shall be provided. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be limited to shallow aquifer. Depth of boring should leave a buffer of atleast 5 m above ground water table.
12. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials. Wet garbage shall be composted in organic waste converter. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The inert waste from the project will be sent to dumping site.
13. Construction & Demolition waste should be disposed of at authorized C&D waste collection centre/ processing unit. PP shall ensure compliance of C&D waste Management rules, 2016. Necessary agreement to be reached with thr C&D waste mangemnt facility
14. PP shall purchase RMC from Ready-mix Concrete plant consented by DPCC
15. The PP shall store all the construction material within the project site. Provision shall be made for providing facilities such as mobile toilets, safe drinking water, medical healthcare, crèche etc for the construction workers hired locally.
16. Construction activities will be allowed only during day-time period.
17. PP to comply with with Plastic Waste Management Rules 2016.
18. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration/ self-audit on Dust Pollution Control Self-

- Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10. Atleast 04 Anti-Smog Gun shall be installed before starting the construction,
19. Wind- breaker of appropriate height i.e. 1/3rd 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. At least 10 % (140 kWp) of the total energy demand to be sourced from Solar (Renewable) energy and PP shall try to enhance it further to 10 % of the total energy demand.
 25. Green building norms should be followed with a minimum 4 star GRIHA/IGBC/ASSOCHAM-GEM rating.
 26. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
 27. Energy audit shall be carried out periodically to review energy conservation measures.
 28. Exposed roof area and covered parking should be covered with material having high solar reflective index.
 29. The sufficient mitigation measures must be taken by the PP to mitigate the effect of heat island.
 30. Minimum 1 tree for every 80 Sq. Mt of plot area should be planted within the project site. PP shall plant saplings of minimum 10 ft. height.
 31. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
 32. Green belt development surrounding the site, avenue tree planting and garden development should commence from the beginning of the construction phase. Only indigenous species should be used for green belt and avenue trees.
 33. PP shall keep open space unpaved to the maximum extent possible so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement and shall keep atleast 10 % of the plot area as pervious.
 34. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs. 66.69 Lacs and recurring cost of Rs. 14.81 Lacs/ year during construction phase and capital cost of Rs. 132.05 Lacs and recurring cost of Rs. 22.16 Lacs/ year during operation phase.
 35. The cost of Environment Management Plan should be distinctly allocated in the budget of the project and details of the same along with time frame of the implementation should be reported in six monthly monitoring reports.

36. The Environment Management Cell consisting of 1 Director, 1 Senior Environment Expert, 1 Junior Environment Expert having specific knowledge and experience related to environmental safeguards/ air/ water pollution shall be created and made functional before commissioning of the proposed development.
37. PP shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
38. In view of MoEF&CC Office Memorandum No. 21-270/2008-IA.III dated 19.06.2013 read with MoEF&CC Office Memorandum No. 22-154/2015-IA.III dated 10.11.2015, this environmental clearance is granted focusing only on the environment concerns. The project will be regulated by the concerned local Civic Authorities under the provisions of the relevant provisions of the extant MPD-2021, Building Control Regulations and Safety Regulations.
39. The Environmental Clearance is subject to the condition that concerned local civic agencies will give the permission for use/ occupation of the building only after the written assurance of DIAL/ DJB/ New Delhi Municipal Council / other such local civic authority (as the case may be) regarding supply of adequate water for the residents/ occupiers.
40. Grant of environmental clearance does not necessarily implies that water/ power supply shall be granted to the project and that their proposals for water/ power supply shall be considered by the respective authorities on their merits and decision taking.
41. The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from water/ power supply angle shall be entirely at the cost and risk of the project proponent and SEAC/SEIAA, Delhi shall not be responsible in this regard in any manner.
42. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
43. Lubrication will be carried out periodically for plant machinery.
44. Building design should cater to the differently-abled citizens.

Agenda No.: 07

Case No. C-479

Name of the Project	Amendment in Environment Clearance for Development of Commercial Building as LP-1B-03 at Gateway District of Aerocity, IGI Airport, New Delhi
Project Proponent	M/s Alborz Developers Limited
Consultant	M/s IND Tech House Consult
Proposal No.	SIA/DL/INFRA2/468252/2024
File No.	DPCC/SEIAA-IV/P2/C-479/DL/2024

A. Details of the Proposed Project are as under:

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

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

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

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

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

3. **Area Details:**

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

4. **Water Details:**

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

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

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

5. Solid Waste Details:

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

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

6. Power Details

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

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

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

8. Eco-Sensitive Areas Details: Distance of Okhla Wildlife Sanctuary from project site is 16.53 Km E and from Asola Wildlife Sanctuary is 9.14 Km SE.

9. Plantation Details: The proposed green area is 3229.1 sqm(10 % of the plot area). Out of 3229.1 sqm of green area, pervious green will be maintained by DIAL as per letter vide Ref: DIAL/CPD/2023-24/2130 dated 22.02.2024. Total no. of proposed trees is 402 nos. within project site.

10. Cost Details: Total cost of the project is approx. Rs 770 Crores.

PP during presentation submitted an undertaking stating that

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

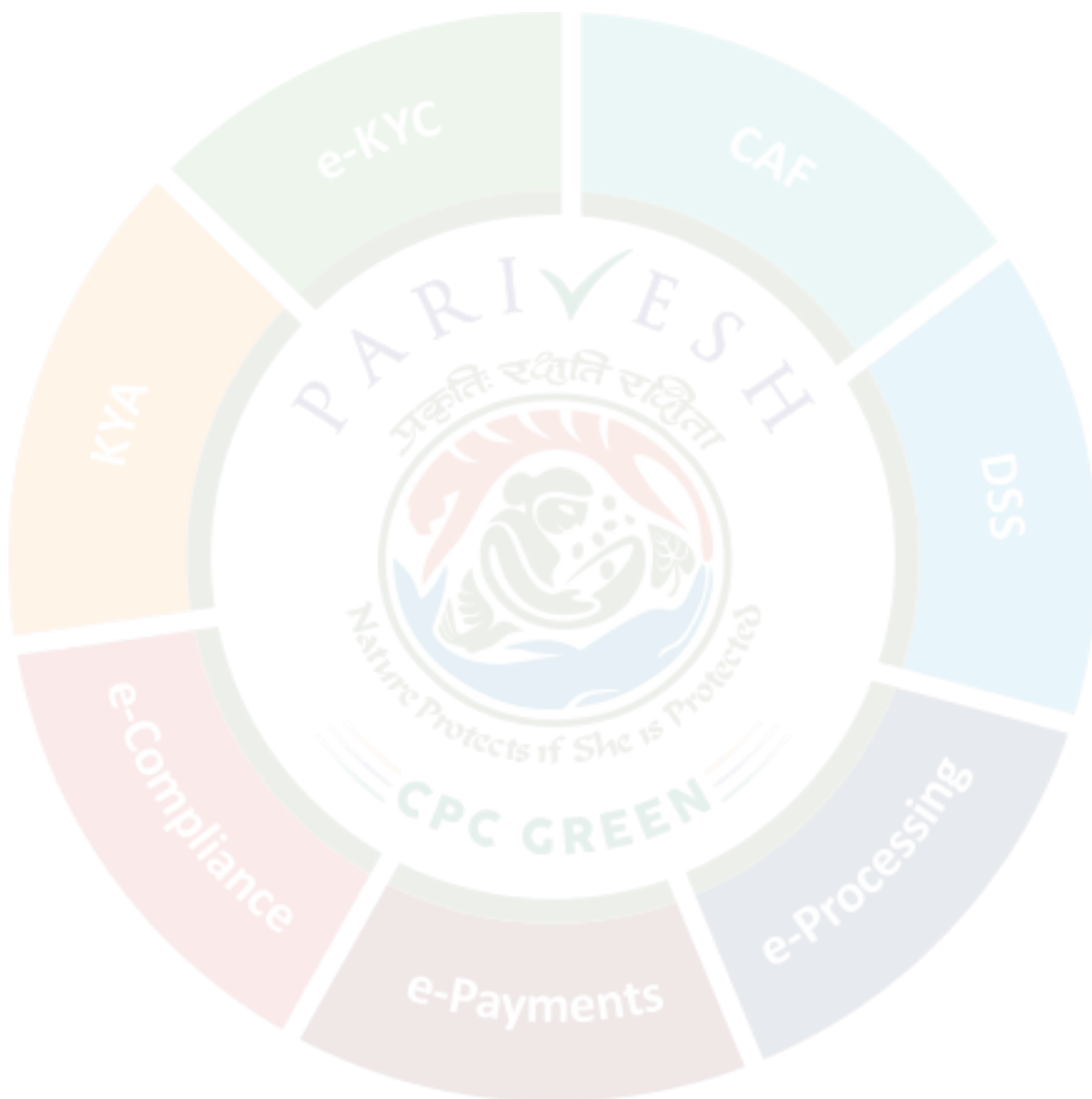
B. Further to the deliberation of this case held on 144th SEAC meeting dated 14.06.2024 and in view of SEIAA observation during its meeting held on 07.08.2024, the case was reconsidered in 149th SEAC meeting held on 21.08.2024. The SEAC reaffirmed and recommended the case to SEIAA as under:

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

1. At least 300 kWp of the total power load to be sourced from Solar/ Renewable energy as committed in earlier EC.
2. PP to provide minimum 20% of total car parking requirement with electric charging facility by providing charging points at suitable places as committed.
3. Additional 30 RWH Pits & 2 Rain Water Collection Tank will be provided for rainwater harvesting as committed.

4. Green building norms should be followed with a minimum 4 star GRIHA/ IGBC/ ASSOCHAM-GEM rating.
5. The project shall not discharge any effluent to the public sewer.
6. PP shall ensure 100 % recycling and reuse of treated waste water.

Rest of the terms and conditions will remain same as per earlier EC obtained vide F. no. 21-90/2018-IA-III dated 13.11.2019.



Agenda No.: 08

Case No. C-480

Name of the Project	Amendment In Environment Clearance for Development of Commercial Building as LP-1B-04 at Gateway District of Aerocity, IGI Airport, New Delhi
Project Proponent	M/s Populus Realty Limited
Consultant	M/s IND Tech House Consult
Proposal No.	SIA/DL/INFRA2/468252/2024
File No.	DPCC/SEIAA-IV/P2/C-480/DL/2024

A. Details of the Proposed Project are as under:

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

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

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

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

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

3. Area Details:

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

4. Water Details:

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

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

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

5. **Solid Waste Details:**

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

6. **Power Details**

During Operation Phase, Total power requirement will be 5065 kVA which will be met by BSES Rajdhani. For power back up, 3 no. of Generator sets of total capacity 5500 kVA (2×2000 kVA + 1×1500 kVA) with Dual-fuel kit and wet scrubber will be installed. Solar PV system of capacity 200 kwp (4 % of total power load) will be provided.

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

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

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

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

PP during presentation submitted an undertaking stating that

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

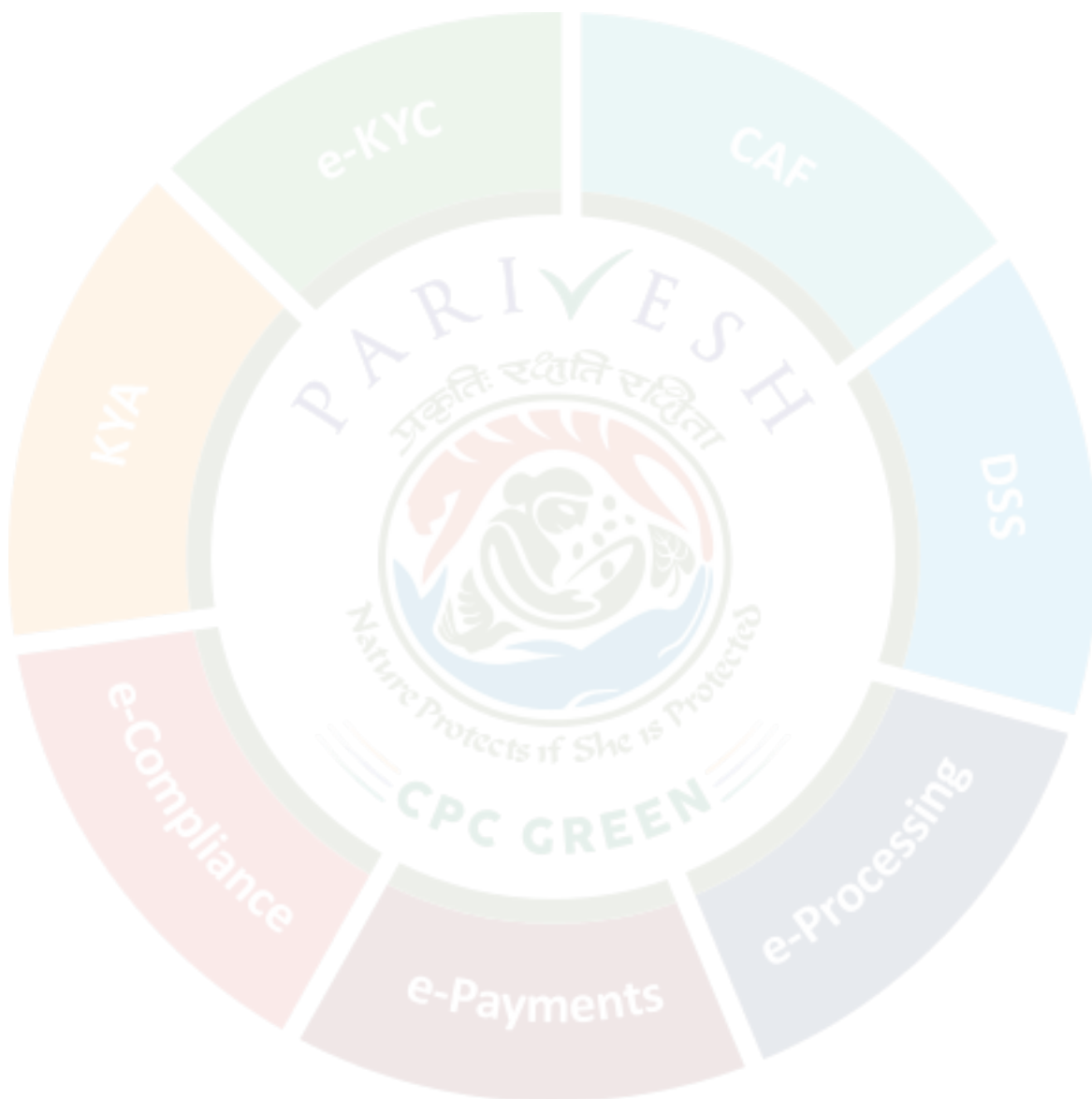
B. Further to the deliberation of this case held on 144th SEAC meeting dated 14.06.2024 and in view of SEIAA observation during its meeting held on 07.08.2024, the case was reconsidered in 149th SEAC meeting held on 21.08.2024. The SEAC reaffirmed and recommended the case to SEIAA as under:

Based on the information furnished, documents shown & submitted, presentation made by the project proponent the SEAC recommended that amendment of Environmental Clearance obtained vide F. no. 21-91/2018-IA-III dated 13.11.2019 be accorded to the effect that

1. At least 200 kWp of the total power load to be sourced from Solar/ Renewable energy as committed in earlier EC.
2. PP to provide minimum 20% of total car parking requirement with electric charging facility by providing charging points at suitable places as committed.
3. Additional 30 RWH Pits & 2 Rain Water Collection Tank will be provided for rainwater harvesting as committed.
4. Green building norms should be followed with a minimum 4 star GRIHA/IGBC/ASSOCHAM-GEM rating.

5. Only treated effluent shall be used during construction phase as admitted through undertaking.
6. The project shall not discharge any effluent to the public sewer.
7. PP shall ensure 100 % recycling and reuse of treated waste water.

Rest of the terms and conditions will remain same as per earlier EC obtained vide F. no. 21-91/2018-IA-III dated 13.11.2019.



Agenda No.: 09

Case No. C-482

Name of the Project	“Proposed Hospital Building” at LP-03-06, Aerocity, IGI Airport, New Delhi- 110037 By Delhi International Airport Ltd.
Project Proponent	M/s Delhi International Airport Ltd.
Consultant	M/s IND Tech House Consult
Proposal No.	SIA/DL/INFRA2/465440/2024
File No.	DPCC/SEIAA-IV/P2/C-482/D L/2024

A. Details of the Proposed Project are as under:

1. The proposal is for EC for “Proposed Hospital Building” at LP-03-06, Aerocity, IGI Airport, New Delhi- 110037 by M/s Delhi International Airport Ltd.
2. The Project is located at Latitude: 28°32'42.89"N; Longitude: 77° 6'56.46"E.
3. **Area Details:** The total plot area of the project will be 16,453 sqm. The total built-up area will be 98,113 sqm. The proposed FAR Area is 40,265 sqm. The proposed Non FAR Area is 57,848 sqm. The proposed Ground Coverage is 6186 sqm. The numbers of basements are 4 nos. The proposed number of hospital beds is 633 nos. The maximum number of floors will be 4B+G+6. Total no. of expected population will be 7023 persons. Total no. of Towers/ Blocks will be 2 no. Max. Building height will be 30 m.
4. **Water Details:**
During Construction Phase: Total water requirement of the project will be 12 KLD which will be met by 5 KLD of fresh water and 7 KLD treated waste water from nearby STP.
During Operational Phase: Total water requirement of the project will be 822 KLD which will be met by 407 KLD of fresh water from DIAL and 415 KLD treated waste water from in house STP. Total waste water generated from the project will be 463 KLD which will be treated on-site STP of 500 KLD capacity. Waste water generated from Labs, OT, CU, DU, CSSD will be 28.4 KLD which will be treated in-house ETP of 30 KLD capacity and treated water from ETP will be further treated in on-site STP. Treated waste water from in-house STP will be 415 KLD which will be recycled and reused for Flushing (123 KLD), Road Washing/Cleaning (2 KLD), Gardening (10 KLD), HVAC (280 KLD).
5. **Solid Waste Details:**
During Construction Phase, 75 kg/day domestic waste generated by labour at the site will be segregated within the site. Biodegradable waste will be composted, and non-biodegradable waste will be handed over to recyclers.
During the Operation Phase, Total solid waste generation from the project will be 1951 kg/day, out of which 1006 kg/day will be biodegradable waste which will be processed in onsite OWC and 671 kg/day will be non-biodegradable waste which will be disposed through authorized vendors. Biomedical waste generation will be 274 Kg/day which will be disposed through authorized agencies. Hazardous waste generation will be 36 litres/day which will be handed over to authorized recyclers.
6. **Power Details**

During Operation Phase, Total connected load will be 9076 kW which will be met by BSES. For power back up, 3 no. of DG sets of total capacity 4500 KVA (3×1500 kVA) will be installed. Solar PV system of capacity 38 kWp will be provided.

7. **Parking Facility Details:** Total proposed parking is 823 ECS. EV charging facility for 250 ECS (30 % of total parking) will be provided.
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 17.68 Km E and from Asola Wildlife Sanctuary is 15.37 Km SE.
9. **Plantation Details:** The proposed green area including terrace green area is 1645.3 sqm (10.04% of asset area). No. of existing trees present at site are 9 nos which will be cut. Total no. of trees proposed to be planted is 205 nos.
10. **Cost Details:** Total cost of the project is approx. Rs. 200 Crores.

B. Further to the deliberation of this case held on 144th SEAC meeting dated 14.06.2024 and in view of SEIAA observation during its meeting held on 07.08.2024, the case was reconsidered in 149th SEAC meeting held on 21.08.2024. The SEAC reaffirmed the recommendation as under:

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

1. Tree survey and transplantation plan to be submitted.
2. Reference for Ground Coverage and FAR needs to be attached.
3. Calculation of total green area needs to be done including holistic calculation to work out to achieve soft green area upto 10 % of total plot area.
4. Revised proposal to achieve atleast 10 % of power load requirement from solar energy.
5. Proposal to install UV system in ETP.
6. Undertaking stating that bio medical waste will be disposed through authorized vendor.
7. Legible dual-plumbing plan along with proper drainage plan to be submitted.
8. Revised traffic management plan in line with the DIAL master plan.
9. Check ambient lightning calculation wrt cooling system and submit revised ECBC analysis.
10. PP to submit revised EMP cost after taking into account the cost involved in terms of dust mitigation measures including dust portal compliance, installation of anti-smog guns.
11. Revised water requirement calculation during construction phase after taking into account the water to be used in Anti-Smog Guns.

Agenda No.: 10

Case No. C-485 (TOR)

Name of the Project	Construction of Boys Hostel & Girls Hostel and its services (Package- II) under EPC mode of contract at IIT, Delhi by M/s Indian Institute Technology
Project Proponent	M/s Indian Institute Technology.
Consultant	M/s Ind Tech House Consult
Proposal No.	SIA/DL/INFRA2/470 534/2024
File No.	DPCC/SEIAA-IV/P2/C-485 (TOR)/DL/2024

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Proposed Construction of Boys Hostel & Girls Hostel and its services (Package- II) under EPC mode of contract at IIT, Delhi by M/s Indian Institute Technology.
Earlier environmental clearance was granted for the existing project by SEIAA, Delhi vide letter F. No. 42/DPCC/SEIAA-SEAC/10/1429 dated 11.11.2010 in a total plot area 12,64,727 sqm and builtup area (BUA) of 6,42,560 sqm.
Later on project proponent obtained environment clearance from MoEF&CC vide file No. 21- 350/2017-IA-III dated 26.06.2018 for the plot area 12,67,727 sqm and Built-up area 7,70,563.07 sqm.
Further, Terms of Reference has been obtained vide F. No. DPCC/SEIAAIV/C470(Tor)/DL/2023/2041-2044 dated 12.03.2024 for the built-up area 8,69,304.286 sqm which is under process.
Now Project proponent are proposing for the Hostel block (Boys and Girls) of built-up area 68221.8 sqm with 1591 rooms, due to which the built-up area of the project will be 9,37,526.09 sqm.
2. The Project is located at **Latitude:** 28°33'1.94"N; **Longitude:** 77°11'1.79"E.
3. **Area Details:** The total plot area of the project is 1264727 sqm which will remain same. The total built-up area will increase from 8,69,304.286 sqm to 937526.086 sqm. The FAR area will increase from 8,01,650.86 sqm to 837290.86 sqm. The Non-FAR area will increase from 67,653.426 sqm to 100235.226 sqm. Ground coverage will increase from 217901.465 sqm to 226036.47 sqm. Total no. of expected population will increase from 28722 to 32252 persons. Max No. of Floors will be B+G+7. Max. building height will be 25.95 m. Demolition work of 5 numbers of existing building of G+3 is involved in the project. approx. 32848.0 m2 area will be demolished.
4. **Water Details:**
During Construction Phase: Total water requirement for labours will be 21.5 KLD out of which fresh water requirement will be 13.5 KLD and treated waste water requirement will be 8 KLD. Water requirement for anti-smog guns will be 9.6 KLD and 2 KLD for sprinkling and approx. 4 KLD for construction related activities. Quantity of sewage generated during the construction phase will be 13.62 KLD.

During Operational Phase: Total water requirement of the project will be 564.19 KLD which will be met by 229.17 KLD of fresh water from DJB and 228.5 KLD treated water from in house STP & 106 additional treated water from IIT campus. Total waste water generated from the project will be 253.94 KLD which will be treated in house existing STP of 0.5 and 1.0 MLD capacity. Treated water (335.02 KLD) will be recycled and reused for flushing (70.6 KLD), HVAC cooling (230 KLD), horticulture (34.41 KLD). 08 RWH pits have been proposed for rainwater harvesting.

5. Solid Waste Details:

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

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

6. Power Details

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

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

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

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

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

Further to the deliberation of this case held on 144th SEAC meeting dated 14.06.2024 and in view of SEIAA observation during its meeting held on 07.08.2024, the case was reconsidered in 149th SEAC meeting held on 21.08.2024. The SEAC reaffirmed and recommended the case to SEIAA as under:

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

Agenda 11

Case No C-440

Name of the Project	EC for Construction of Additional Court At New Plot at Plot FC-17, in front of Existing Karkardooma Court Complex, Karkardooma, East Delhi, Delhi
Project Proponent	Siddharth Mahajan, Executive Engineer, Public Works Department, Govt. of NCT of Delhi at Office of the Executive Engineer (C) other project Division -II, Central Prison Complex Mandoli Delhi
Consultant	M/s IND Tech House Consult
Proposal No.	SIA/DL/INFRA2/409692/2022
File No.	DPCC/SEIAA-IV/C-440/DL/2023
Case Type	Case was considered in 123 rd and 142 nd SEAC Meeting held on 01.02.2023, 10.06.2024. ADS was sought.

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Construction of Additional Court at New Plot at Plot FC-17, in front of Existing Karkardooma Court Complex, Karkardooma, East Delhi, Delhi by M/s Public Works Department (PWD), New Delhi.
2. The Project is located at **Latitude:**28°39'15.46"N; **Longitude:** 77°17'38.68"E
3. **Area Details:**
The Total Plot Area of the project is 4952.420 sqm. The Proposed Total Built-up Area (FAR + Non-FAR) is 29,450.646 sqm. The Proposed FAR Area is 13,953.223 sqm and Proposed Total Non-FAR Area is 15,497.424 sqm. The Proposed Ground Coverage is 2,476.21 sqm. The total no. of Basements will be 2 nos. The total nos. of floors will be 2B+G/SF+8. The total no of expected population is 4316 persons. The Max. Height of the building (upto the terrace level) is 39.15 m.
4. **Water Details:**
During Construction Phase, total water requirement for labours will be 7.5 KLD, out of which fresh water will be 4.75 KLD and treated water will be 2.75 KLD. Sewage generation from the project will be 6 KLD which will be treated in mobile STP. Fresh water requirement for Anti-smog guns will be 4.8 KLD and treated waste water for construction purposes will be 6 KLD. Mobile toilets will be provided for labours at site.
During Operational Phase, Total water requirement will be 190 KLD which will be met by 54 KLD of Fresh water from DJB and 91 KLD of treated waste water from in house STP and additional 45 KLD of treated waste water from nearby DJB STP. Total waste water generated from the project will be 101 KLD which will be treated in-house STP of 125 KLD capacity. Treated waste water from in house STP will be 91 KLD and treated water to be taken from DJB STP will be 45 KLD which will be recycled and reused for flushing (58 KLD), gardening (3 KLD), HVAC (75 KLD).

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

5. **Solid Waste Details**

During Construction Phase, about 36.00 kg/day of municipal solid waste will be generated which will be disposed to MCD designated site through authorized vendor.

During the Operation Phase, Total 1000 kg/day of Solid Waste will be generated from the project. Out of which, Bio-Degradable Waste generated will be 380 kg/day and Non-Biodegradable Waste generated will be 620 kg/day which will be disposed through govt. approved agency/recyclers.

6. **Power Details**

During Operation Phase, Total Power requirement will be 1316 kW which will be supplied by BSES Rajdhani. For Power Back up, 1 x 1010, 1 x 1500 kVA GG Sets will be installed.

Solar photovoltaic power panels of 131 kW capacity will be installed.

7. **Parking Facility Details:** Total Proposed Parking is 255 ECS (Stilt: 50 ECS, Basements: 205 ECS), out of which parking for 76 ECS will be provided with EV charging facility.

8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 11.6 Km SE and from Asola Wildlife Sanctuary is 18.90 Km SSW.

9. **Plantation Details:** The proposed Green Area is 1,574.06 sqm (31.78 % of plot area) of which open green area is 932.00 sqm and hardscape area is 642.06 sqm. At present there are 25 numbers of trees present at site.

10. **Cost Details:** Total Cost of the project is Rs.173.94 Crores.

The earlier Proposal No. SIA/DL/MIS/67418/2021 for the above said project was filed by the Project Proponent i.e. M/s Public Works Department, New Delhi and was considered by SEAC in its 99th Meeting held on 22.02.2022 in which SEAC deferred the case for resubmission of Form I & Form-1A for want of information required for designed parameters /STP details/ Rainwater Harvesting/ Green area/ Traffic management. Accordingly, ADS was raised to the Project Proponent which Project Proponent did not reply and as a result the Proposal got delisted from the Parivesh Portal.

PP again applied for EC vide Proposal no. SIA/DL/INFRA2/403615/2022 for the above said project and subsequently, the project proponent submitted a letter dated 07.11.2022 requesting to withdraw the case in view of the demise of the environment consultant engaged by them. Accordingly, SEAC in its 118th meeting held on 18.11.2022 recommended to delist the case in view of the request made by the Project Proponent which was approved by SEIAA in meeting dated 23.12.2022. Now, Project proponent has applied again for EC for the same project vide Proposal No. SIA/DL/INFRA2/409692/2022.

In lieu of water supply assurance of fresh water and treated water during operation phase, the PP has submitted letters dated 30.09.2022 and 05.09.2022 respectively.

After due deliberations, the SEAC in its 123rd Meeting held on 01.02.2023, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which has been responded back by the project proponent on 18.04.2024 which is as follows:

S.No.	Information sought by SEAC during SEAC Meeting dated 01.02.2023	Reply submitted on 18.04.2024						
1.	Tree site report which should include site map with location of existing trees, a physical tree count of all trees on site along with trees girths with local and scientific names of trees with geo-tagging of all trees.	PP has attached revised tree survey report as annexure. PP has informed that there are 25 nos. of trees present in the plot area.						
2.	Revised water assurances for treated water during operation phase and 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 treatment mechanism proposed for making this water fit for use in construction	PP has informed that fresh water and treated water will be sourced from DJB during operation phase and construction phase. However, PP has only attached treated waste water assurance and fresh water assurance as annexure. PP has informed that suitable filter mechanism will be installed to make the treated water fit during construction and operation phase.						
3.	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.	PP has attached Revised EMP as annexure.						
4.	Revised water mass balance taking into account the water required for Anti-Smog Guns to be deployed during construction phase.	PP has attached water requirement during construction phase as annexure. Details of water requirement during construction phase is as follows: <table border="1"> <thead> <tr> <th>S.No</th><th>Particulars</th><th>Quantity</th></tr> </thead> <tbody> <tr> <td>1.</td><td>Total Water Requirement for labours</td><td>7.5 KLD</td></tr> </tbody> </table>	S.No	Particulars	Quantity	1.	Total Water Requirement for labours	7.5 KLD
S.No	Particulars	Quantity						
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		2.	Fresh Water Requirement for labours	4.75 KLD				
		3.	Treated Water Requirement for labours	2.75 KLD				
		4.	Waste Water Generated	6 KLD				
		5.	Fresh Water for Anti-Smog Gun	4.8 KLD				
		6.	Treated water for sprinkling for dust suppression at construction site	2 KLD				
		7.	Treated waste water for Construction Purpose	4 KLD				
5.	Dewatering aspect to be further elaborated taking into account the depth of basement/ foundation.	PP has informed that ground water table is 7.9 m to 11 m at site and depth of foundation is more than 11.5 m so dewatering will be done at site. PP has informed that dewatering will be done after getting prior permission.						
6.	Revised latest geotechnical investigation report is required to be submitted.	PP has attached revised geotechnical investigation report as annexure.						
7.	Proposal to provide minimum 30% of total parking arrangement with electric charging facility.	PP has informed that 30 % of the total parking will be provided for electric vehicles charging facility. Details of parking is as follows: <table><tr><td>Total Car parking</td><td>255 ECS</td></tr><tr><td>Total EV parking provided</td><td>76 ECS</td></tr></table>			Total Car parking	255 ECS	Total EV parking provided	76 ECS
Total Car parking	255 ECS							
Total EV parking provided	76 ECS							
8.	Proposal for solar energy utilization to achieve atleast 10 % of power load requirement with due demarcation of nos. of Solar PV.	PP has informed that solar power of 131 kWp (10 % of the total power load) will be provided. PP has attached layout plan of solar PVs as annexure.						
9.	Traffic Impact Assessment study considering the latest traffic scenario.	PP has attached details related to traffic assessment as annexure.						

	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.																									
10.	PP is required to submit the revised Capital and Recurring cost of EMP with inclusion of cost of environmental monitoring during construction & operation phase.	PP has attached revised EMP with inclusion of cost environmental monitoring during construction and operation phase which is as follows: <table border="1"> <thead> <tr> <th>Phase</th><th>Capital Cost</th><th>Recurring Cost</th></tr> </thead> <tbody> <tr> <td>Construction Phase</td><td>23.26 Lakhs</td><td>12.49 Lakhs</td></tr> <tr> <td>Operation Phase</td><td>60.10 Lakhs</td><td>21.19 Lakhs</td></tr> </tbody> </table>	Phase	Capital Cost	Recurring Cost	Construction Phase	23.26 Lakhs	12.49 Lakhs	Operation Phase	60.10 Lakhs	21.19 Lakhs															
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11.	Quantification of excavated earth and its management plan.	PP has informed that approx. 49500 cum soil will be excavated and will be used for site leveling and backfilling. Excess soil will be disposed through authorized contractor within 5 km of the project site.																								
12.	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.	PP has attached measures to reduce heat island effect & inversion effect as annexure.																								
13.	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.	PP has attached water balance chart in STP and water requirement during operation phase which is as follows: <table border="1"> <thead> <tr> <th>S.No</th><th>Particulars</th><th>Quantity</th></tr> </thead> <tbody> <tr> <td>1.</td><td>Total Water Requirement</td><td>190 KLD</td></tr> <tr> <td>2.</td><td>Fresh Water Requirement (Source: DJB)</td><td>54 KLD</td></tr> <tr> <td>3.</td><td>Treated Water Requirement</td><td>136 KLD</td></tr> <tr> <td></td><td>Flushing</td><td>58 KLD</td></tr> <tr> <td></td><td>Gardening</td><td>3 KLD</td></tr> <tr> <td></td><td>HVAC</td><td>75 KLD</td></tr> <tr> <td>4.</td><td>Treated</td><td>91 KLD</td></tr> </tbody> </table>	S.No	Particulars	Quantity	1.	Total Water Requirement	190 KLD	2.	Fresh Water Requirement (Source: DJB)	54 KLD	3.	Treated Water Requirement	136 KLD		Flushing	58 KLD		Gardening	3 KLD		HVAC	75 KLD	4.	Treated	91 KLD
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		Water generation	
		5. Waste Water Generated	101 KLD
		6. STP Capacity	125 KLD
		7. Additional Treated Water to be required	45 KLD
14.	Specify name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters.	PP has informed that Sh. Deepak Hatila, Assistant Engineer, PWD will be engaged for implementation and monitoring of environmental parameters.	
15.	Pedestrian skywalk needs to be provided connecting to Metro at concourse/ platform level of the nearest Metro station.	PP has attached details related to pedestrian skywalk as annexure.	
16.	Energy simulation to be done to demonstrate compliance of Lighting levels as per ECBC standards and that Natural Ventilation is being enabled in all habitable areas.	PP has informed that ECBC norms will be followed and all the habitable areas will be well lit with natural lightning.	
17.	Air-conditioning load reduction strategies to be clearly enumerated and quantified and provided as a Step diagram.	PP has attached air conditioning load reduction strategies as annexure.	

After due deliberations, the SEAC in its 142nd Meeting held on 10.06.2024, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information. In its response, Project proponent has submitted its reply on 14.06.2024 which is as follows:

S. No.	Information sought by SEAC during SEAC Meeting dated 01.02.2023	Reply submitted on 18.04.2024
1.	Assurance from concerned authority for supply of treated water during construction phase.	PP has informed that during construction phase STP treated water will be sourced from Kondli STP's of Chilla STP. PP has attached assurance letter from DJB as annexure.

2.	Structural safety certificate from structural engineer stating that structure is safe having considered uplift pressure from dewatering. Dewatering plan be submitted with supporting calculation. PP to submit dewatering mechanism of ground water along with its proper disposal plan and shall identify location for its disposal.	PP has attached Structural safety certificate as Annexure. PP has attached dewatering mechanism of ground water along with its disposal plan attached as annexure.									
3.	FOB and Pedestrian skywalk need to be provided connecting the two court buildings. Layout plan be submitted showing both facilities.	PP has attached proposed FOB and pedestrian layout as Annexure.									
4.	Proposed Environmental Cell composition be submitted stating the deployment of personnel's for implementation and monitoring of environmental management plan.	PP has attached Environment management cell composition as Annexure.									
5.	Heat island effect report shall be supported by proper calculation so that proposal is factual and auditable Resubmit.	PP has attached Heat island effect report as Annexure.									
6.	Submit Agreement with vendor for disposal of excavated earth with disposal site.	PP has attached agreement with M/s Abhilasha Enterprises for disposal of excavated earth as Annexure.									
7.	PP to submit revised EMP cost after taking into account the cost involved in terms of dust mitigation measures including dust portal compliance, solid waste management, plastic waste management, Environment management cell.	PP has attached Revised EMP cost as Annexure <table border="1"> <thead> <tr> <th>Phase</th><th>Capital Cost</th><th>Recurring Cost</th></tr> </thead> <tbody> <tr> <td>Construction Phase</td><td>60.86 Lakhs</td><td>22.66 Lakhs</td></tr> <tr> <td>Operation Phase</td><td>116.3 Lakhs</td><td>20.3 Lakhs</td></tr> </tbody> </table>	Phase	Capital Cost	Recurring Cost	Construction Phase	60.86 Lakhs	22.66 Lakhs	Operation Phase	116.3 Lakhs	20.3 Lakhs
Phase	Capital Cost	Recurring Cost									
Construction Phase	60.86 Lakhs	22.66 Lakhs									
Operation Phase	116.3 Lakhs	20.3 Lakhs									
8.	Proposal for installation of organic waste composter clearing starting the capacity and quantity of waste to be processed in it and disposal of excess compost in nearby area.	Solid waste generation from project site will be 1000 Kg/day out of which organic waste generation will be 380 kg/day will be generated. PP has also informed that Organic waste composter of capacity 400 kg/day will be installed during the operation phase of the project. Manure will be used for									

		horticulture with in project site. Excess manure will be sent to nearby project site/nursery.
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B. Further to the deliberation of this case held on 142nd SEAC meeting dated 10.06.2024 and 145th SEAC meeting dated 19.06.2024 in view of SEIAA observation during its meeting held on 07.08.2024, the case was reconsidered in 149th SEAC meeting held on 21.08.2024. The SEAC reaffirmed and recommended the case to SEIAA as under:

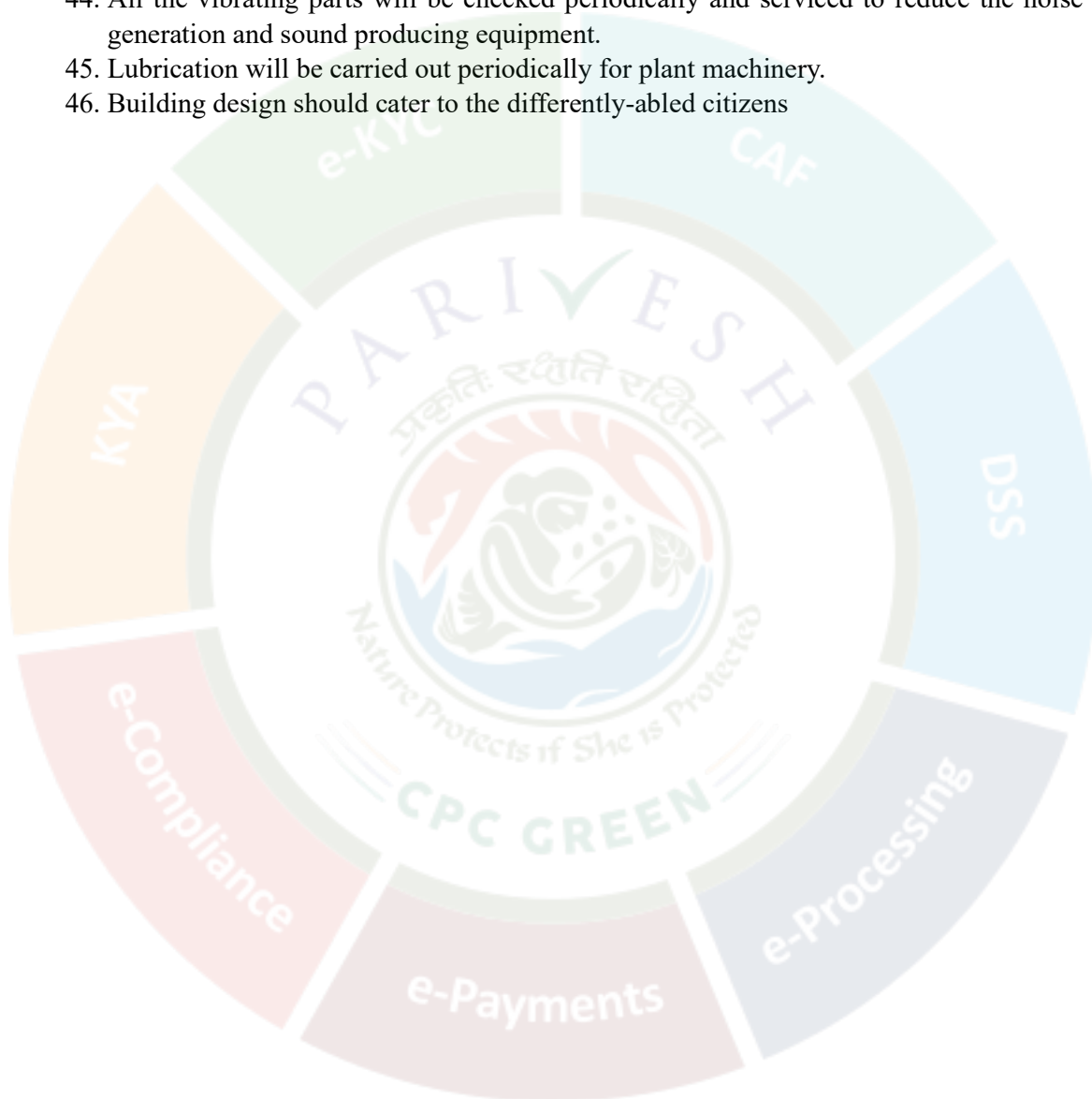
Based on the information furnished, documents shown & submitted, presentation made by the project proponent and recommended the case to SEIAA for grant of Environmental clearance imposing the following specific conditions:

1. Only the treated water of STP should be used ensuring it is fit for construction purposes.
2. FOB & Sky Walk will be proposed to reduce the traffic.
3. Water to be disposed off shall be used by PP for reuse in horticulture purposes and excess of it shall be discharged through nearby storm drain.
4. During construction phase, the fresh water shall be used for potable purpose for Anti-Smog Gun supplied through tankers.
5. Bills/Receipt issued by DJB against purchase of treated water from STP should be part of six-monthly EC compliance report.
6. The project proponent shall adhere to the total water requirement – 190 KLD, Fresh water requirement – 54 KLD, Treated water requirement –136 KLD from in-house STP & ETP shall be used for reuse & recycling in Flushing (58 KLD), HVAC (75 KLD), Gardening (3 KLD)).
7. As proposed, fresh water requirement shall not exceed 54 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from Concerned Authority.
8. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for flushing, gardening, cooling etc.
9. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
10. 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.
11. All sensor/meters based equipments should be calibrated on quarterly basis.
12. Sensors to measure ground water level/Piezometers certified by CGWB should be installed by the PP immediately. These piezometers should have IoT facility and send data to the server for storage. Weekly data from these piezometers should be submitted along with EC compliance report. Calibration of these sensors should be done once in 6 months. Data of these piezometers should be also be

- a) Highlighted on PP website with monthly updation.
 - b) Shared with DJB (ground water division) on quarterly basis.
13. 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 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.
 14. 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.
 15. Construction & Demolition waste should be disposed of at authorized C&D waste collection centre/ processing unit. PP shall ensure compliance of C&D waste Management rules, 2016. Necessary agreement to be reached with the C&D waste management facility
 16. PP shall purchase RMC from Ready-mix Concrete plant consented by DPCC
 17. 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.
 18. Construction activities will be allowed only during day-time period.
 19. PP to comply with Plastic Waste Management Rules 2016.
 20. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration/ self-audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10. Atleast 04 Anti-Smog Gun shall be installed before starting the construction,
 21. 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.
 22. The generator sets shall be installed as per extant directions of CPCB/ CAQM with due compliances of directions issued under GRAP for Delhi & NCR.
 23. PP should install the air filters in the basement consisting of advanced adsorption technologies.
 24. Air Pollution Mitigation Plan for all points and non points should be implemented.
 25. 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.
 26. PP shall install 10 % (131 kWp) of the total energy demand to be sourced from Solar (Renewable) energy as committed.

27. Green building norms should be followed with a minimum 4 star GRIHA/IGBC/ASSOCHAM-GEM rating.
28. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
29. Energy audit shall be carried out periodically to review energy conservation measures.
30. Exposed roof area and covered parking should be covered with material having high solar reflective index.
31. The sufficient mitigation measures must be taken by the PP to mitigate the effect of heat island.
32. Minimum 1 tree for every 80 Sq. Mt of plot area should be planted within the project site.
33. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
34. 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.
35. 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.
36. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs. 60.86 Lacs and recurring cost of Rs. 22.66 Lacs/ year during construction phase and capital cost of Rs. 116.3 Lacs and recurring cost of Rs. 20.3 Lacs/ year during operation phase.
37. 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.
38. The Environment Management Cell consisting of 1 Director, 1 Senior Environment Expert, 1 Junior Environment Expert having specific knowledge and experience related to environmental safeguards/ air/ water pollution shall be created and made functional before commissioning of the proposed development.
39. PP shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
40. In view of MoEF&CC Office Memorandum No. 21-270/2008-IA.III dated 19.06.2013 read with MoEF&CC Office Memorandum No. 22-154/2015-IA.III dated 10.11.2015, this environmental clearance is granted focusing only on the environment concerns. The project will be regulated by the concerned local Civic Authorities under the provisions of the relevant provisions of the extant MPD-2021, Building Control Regulations and Safety Regulations.
41. The Environmental Clearance is subject to the condition that concerned local civic agencies will give the permission for use/ occupation of the building only after the written assurance of DIAL/ DJB/ New Delhi Municipal Council / other such local civic authority (as the case may be) regarding supply of adequate water for the residents/ occupiers.

42. Grant of environmental clearance does not necessarily implies that water/ power supply shall be granted to the project and that their proposals for water/ power supply shall be considered by the respective authorities on their merits and decision taking.
43. The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from water/ power supply angle shall be entirely at the cost and risk of the project proponent and SEAC/SEIAA, Delhi shall not be responsible in this regard in any manner.
44. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
45. Lubrication will be carried out periodically for plant machinery.
46. Building design should cater to the differently-abled citizens



Agenda No: 12

Case No. 442

Name of the Project	EC for Construction of District Court at Sector-26 Rohini, New Delhi by M/s Public Works Department.
Project Proponent	Executive Engineer, Public Works Department, GNCTD at Office of Executive Engineer, Other Project Division-1, PWD, Rouse Avenue Court Complex, DDU Marg, New Delhi
Consultant	IND Tech House Consult
Proposal No.	SIA/DL/INFRA2/408499/2022
File No.	DPCC/SEIAA-IV/C-442/DL/2023

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Construction of District Court at Sector-26 Rohini, New Delhi by M/s Public Works Department (PWD), New Delhi and details have been updated as per ADS reply submitted.

2. The Project is located at Latitude: 28°4434.54" N; Longitude: 77°05'09.34"E

3. Area Details :

The Total Plot Area of the project is 17,415 sqm. The Proposed Total Built-up Area (FAR + Non-FAR) is 1,09,208.7 sqm. The Proposed FAR Area is 51596.08 sqm and Proposed Total Non-FAR Area is 57612.6 sqm. The Proposed Ground Coverage is 5855.19sqm. The total no. of Basements will be 1 nos. The total nos. of floors will be B+G+12. The total no. of expected population is 11225 persons including floating population. The Max. Height of the building (upto the terrace level) is 59.7 m.

4. Water Details:

During Construction Phase: total water requirement will be 10.4 KLD, out of which fresh water will be 6.60 KLD and treated water will be 3.80 KLD. Sewage generation from the project will be 9.08 KLD. Fresh water requirement for Anti-smog guns will be 4.8 KLD and treated waste water for construction purposes will be 6 KLD.

During Operational Phase: Total Water requirement of the project will be 670 KLD which will be met by 170 KLD of Fresh water from DJB and 272 KLD of Treated waste water from in house STP and additional 228 KLD of treated waste water from nearby DJB STP. Total waste water generated from the project will be 302 KLD which will be treated in-house STP of 400 KLD capacity. Treated waste water from in house STP will be 272 KLD and treated waste water to be taken from DJB STP will be 228 KLD which will be recycled and reused for flushing (166 KLD), gardening (14 KLD), HVAC (320 KLD).

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

5. Solid Waste Details :

During Construction Phase, about 48.00 kg/day of municipal solid waste which will be disposed through authorized vendor.

During the Operation Phase, Total 2470 kg/day of solid waste will be generated from the project consisting of biodegradable waste 990 kg/day and Non-Biodegradable Waste of 1480 kg/day. About 27.6 kg/day of sewage sludge will be generated which will be used as manure.

6. Power Details:

During Operation Phase: Total Power requirement will be 5632 kW which will be supplied by TPDDL. For Power Back up, 3 x 2000, 1 × 800 kVA GG Sets will be installed.

Solar photovoltaic power panels of 385 kWp capacity i.e. 7 % of total power demand will be installed.

7. Parking Facility Details: Total Proposed Parking is 1187 ECS (Surface: 4 ECS, Basements: 700 ECS, MLCP: 483 ECS), out of which parking for 360 ECS will be provided with EV charging facility.

8. Eco-Sensitive Areas Details: Distance of Okhla Wildlife Sanctuary from project site is 30.28 Km SE and from Asola Wildlife Sanctuary is 31.25 Km SE.

9. Plantation Details: The proposed Green Area is 5089.44 sqm (29.22 % of plot area. Total no. of trees proposed is 220 nos.

10. Cost Details: Total Cost of the project is Rs. 568.56 Crores.

The earlier Proposal No. SIA/DL/MIS/244263/2021 for the above said project was filed by the Project Proponent i.e. M/s Public Works Department, New Delhi and was considered by SEAC in its 98th Meeting (IInd Seating) held on 02.02.2022 in which SEAC sought additional information from PP based on the information furnished, documents shown & submitted, presentation made by PP. Accordingly, ADS was raised to the Project Proponent which Project Proponent did not reply and as a result the Proposal got delisted from the Parivesh Portal.

With reference to the water supply assurances the PP has submitted a letter dated 16.01.2023 issued by DJB showing the non-availability of fresh water supply to the project and the issue of treated water supply from DJB STP has not been addressed.

After due deliberations, the SEAC in its 124th Meeting held on 24.02.2023, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information along with point wise reply of the ADS raised in view of 98th Meeting (IInd Sitting) of SEAC held on 02.02.2022. In its response, Project proponent has submitted its reply on 22.04.2024 which is as follows:

S.No.	Information sought by SEAC during SEAC Meeting dated 24.02.2023	Reply submitted on 22.04.2024
1.	Point wise reply of the ADS raised in view of 98 th Meeting (IInd Sitting) of SEAC held on 02.02.2022	No reply submitted.
2.	Tree site report including physical tree count of all trees invasive or non-	PP has attached tree survey report as annexure.

	invasive alongwith tree girths with local and scientific names of trees.	PP has informed that there are no trees inside the plot boundary. However, bushes namely Kikar are present there.										
3.	Revised Capital and Recurring cost of EMP with inclusion of cost of environmental monitoring. PP should ensure that presentation should not be in deviation of the details mentioned in proposal.	PP has attached revised EMP with inclusion of cost environmental monitoring during construction and operation phase which is as follows: <table><tr><th>Phase</th><th>Capital Cost</th><th>Recurring Cost</th></tr><tr><td>Construction Phase</td><td>42.4 Lakhs</td><td>20.598 Lakhs</td></tr><tr><td>Operation Phase</td><td>435.03 Lakhs</td><td>53.16 Lakhs</td></tr></table>	Phase	Capital Cost	Recurring Cost	Construction Phase	42.4 Lakhs	20.598 Lakhs	Operation Phase	435.03 Lakhs	53.16 Lakhs	
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Construction Phase	42.4 Lakhs	20.598 Lakhs										
Operation Phase	435.03 Lakhs	53.16 Lakhs										
4.	Revised calculation for solid waste generation figures accounting for the sludge generated from STP and its disposal methodology.	PP has attached revised solid waste generation figures including STP sludge which are as follows: <table><tr><th>Type of waste</th><th>Quantity</th></tr><tr><td>Bio-degradable Waste</td><td>990 kg/day</td></tr><tr><td>Non-Biodegradable Waste</td><td>1480 kg/day</td></tr><tr><td>Total Solid Waste generation</td><td>~2470 kg/day</td></tr><tr><td>STP Sludge</td><td>27.6 kg/day</td></tr></table>	Type of waste	Quantity	Bio-degradable Waste	990 kg/day	Non-Biodegradable Waste	1480 kg/day	Total Solid Waste generation	~2470 kg/day	STP Sludge	27.6 kg/day
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STP Sludge	27.6 kg/day											
5.	Proposal for solar energy utilization to achieve atleast 10 % of power load requirement.	PP has informed that they have explored all the possibilities to achieve 10 % of power load from solar energy. However, they will be able to provide maximum 385 kWp i.e. 7 % of total power demand from solar energy. PP has attached layout plan for SPV as annexure.										
6.	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	PP has informed that 30 % of the total parking will be provided for electric vehicles charging facility. Details of parking is as follows: <table><tr><td>Total Car parking</td><td>1187 ECS</td></tr><tr><td>Basement</td><td>700 ECS</td></tr><tr><td>MLCP</td><td>483 ECS</td></tr><tr><td>Surface car parking</td><td>4 ECS</td></tr><tr><td>Total EV parking provided (30 % of total parking)</td><td>360 ECS</td></tr></table>	Total Car parking	1187 ECS	Basement	700 ECS	MLCP	483 ECS	Surface car parking	4 ECS	Total EV parking provided (30 % of total parking)	360 ECS
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7.	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.	PP has attached water requirement calculation along with water mass balance as annexure. PP has attached revised water balance chart in STP and water requirement during operation phase which is as follows: <table border="1"> <thead> <tr> <th>S.No</th><th>Particulars</th><th>Quantity</th></tr> </thead> <tbody> <tr> <td>1.</td><td>Total Water Requirement</td><td>670 KLD</td></tr> <tr> <td>2.</td><td>Fresh Water Requirement (Source: DJB)</td><td>170 KLD</td></tr> <tr> <td>3.</td><td>Treated Water Requirement</td><td>500 KLD</td></tr> <tr> <td></td><td>Flushing</td><td>166 KLD</td></tr> <tr> <td></td><td>Gardening</td><td>14 KLD</td></tr> <tr> <td></td><td>HVAC</td><td>320 KLD</td></tr> <tr> <td>4.</td><td>Treated Water generation</td><td>272 KLD</td></tr> <tr> <td>5.</td><td>Waste Water Generated</td><td>302 KLD</td></tr> <tr> <td>6.</td><td>STP Capacity</td><td>400 KLD</td></tr> <tr> <td>7.</td><td>Additional Treated Water to be required</td><td>228 KLD</td></tr> </tbody> </table>	S.No	Particulars	Quantity	1.	Total Water Requirement	670 KLD	2.	Fresh Water Requirement (Source: DJB)	170 KLD	3.	Treated Water Requirement	500 KLD		Flushing	166 KLD		Gardening	14 KLD		HVAC	320 KLD	4.	Treated Water generation	272 KLD	5.	Waste Water Generated	302 KLD	6.	STP Capacity	400 KLD	7.	Additional Treated Water to be required	228 KLD
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9.	Pollution load and abatement plan during construction and operation phase for point and non-point sources with detailed calculation	PP has attached pollution load and abatement plan as annexure.																																	
10.	Air pollution abatement plan for the air	PP has attached air pollution abatement																																	

	pollutants like PM2.5 , PM10, SOx , NOx etc. from parking and traffic due to project.	plan as annexure.																								
11.	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 low cost sensors for monitoring PM 2.5, PM 10.	PP has attached EMP (Environment Management Plan) as annexure.																								
12.	Water requirement for Anti-Smog Gun needs to be accounted for in fresh water requirement during construction phase.	PP has attached water requirement during construction phase as annexure. Details of water requirement during construction phase is as follows: <table border="1"> <thead> <tr> <th>S.No</th><th>Particulars</th><th>Quantity</th></tr> </thead> <tbody> <tr> <td>1.</td><td>Total Water Requirement for labours</td><td>10.40 KLD</td></tr> <tr> <td>2.</td><td>Fresh Water Requirement for labours</td><td>6.60 KLD</td></tr> <tr> <td>3.</td><td>Treated Water Requirement for labours</td><td>3.80 KLD</td></tr> <tr> <td>4.</td><td>Waste Water Generated</td><td>9.08 KLD</td></tr> <tr> <td>5.</td><td>Fresh Water for Anti-Smog Gun</td><td>10 KLD</td></tr> <tr> <td>6.</td><td>Treated water for sprinkling for dust suppression at construction site</td><td>2 KLD</td></tr> <tr> <td>7.</td><td>Treated waste water for Construction</td><td>4 KLD</td></tr> </tbody> </table>	S.No	Particulars	Quantity	1.	Total Water Requirement for labours	10.40 KLD	2.	Fresh Water Requirement for labours	6.60 KLD	3.	Treated Water Requirement for labours	3.80 KLD	4.	Waste Water Generated	9.08 KLD	5.	Fresh Water for Anti-Smog Gun	10 KLD	6.	Treated water for sprinkling for dust suppression at construction site	2 KLD	7.	Treated waste water for Construction	4 KLD
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Minutes of Meeting of 149th SEAC Meeting dated 21.08.2024

		Purpose
13.	Provide season wise simulation of Heat Island effect.	PP has attached mitigation measures for heat island effect as annexure.

After due deliberations, the SEAC in its 142nd Meeting held on 10.06.2024, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information. In its response, Project proponent has submitted its reply on 14.06.2024 which is as follows:

S. No.	Information sought by SEAC during SEAC Meeting dated 10.06.2024	Reply submitted on 14.06.2024						
1.	Assurance from concerned authority for supply of treated water during construction phase.	PP has informed that during construction phase STP treated water will be sourced from Common STP located at Sector 25 Rohini. PP has attached assurance letter from DJB as annexure.						
2.	Tree site report including physical tree count of all trees invasive or non-invasive along with tree girths with local and scientific names of trees.	PP has informed that the project site has some bushes of kikar which will be discussed during the meeting.						
3.	Structural safety certificate from structural engineer stating that structure is safe having considered uplift pressure from dewatering.	PP has attached structural safety certificate as Annexure.						
4.	Specify name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters. Environmental Management Cell composition be submitted and cost be included in EMP for functioning of this cell.	PP has attached Environmental Management Cell composition as annexure.						
5.	Heat island effect report shall be supported by proper calculation so that plan given by the PP is factual and auditable.	PP has attached Heat island effect report as Annexure						
6.	PP to submit dewatering mechanism of ground water along with its proper disposal plan and shall identify location for its disposal.	PP has attached dewatering mechanism of ground water along with its proper disposal plan and location for disposal as Annexure						
7.	Agreement for disposal of excavated earth with vendor and disposal thereof.	PP has attached agreement with M/s Roshan Real Estates Pvt. Ltd. for disposal of excavated earth as Annexure.						
8.	PP to submit revised EMP cost after taking into account the cost involved in terms of dust mitigation measures including dust portal compliance, solid waste management, plastic waste management, Environment management	PP has attached Revised EMP cost as Annexure <table border="1"> <thead> <tr> <th>Phase</th><th>Capital Cost</th><th>Recurring Cost</th></tr> </thead> <tbody> <tr> <td>Construction Phase</td><td>62.4 Lakhs</td><td>31.85 Lakhs</td></tr> </tbody> </table>	Phase	Capital Cost	Recurring Cost	Construction Phase	62.4 Lakhs	31.85 Lakhs
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Construction Phase	62.4 Lakhs	31.85 Lakhs						

	cell.	Operation Phase	428.5 Lakhs	42.86 Lakhs	
9.	Proposal for installation of organic waste composter clearing stating the capacity and quantity of waste to be processed in it. Disposal of excess compost to nearby areas.	PP has informed that total solid waste generation will be 2470 kg/day out of which organic waste generation will be 990 kg/day. PP has also informed that OWC converter of capacity 1000 kg/day will be provided during operation phase. Manure will be used for horticulture with in project site. Excess manure will be sent to nearby project site/nursery.			
10.	Rain water harvesting needs to be revised taking into account the recent flash rain data and actual percolation rate of the soil at site. Calculate runoff from (a) roof top (b) other paved areas:, and (c) green areas separately. Review peak rainfall runoff threshold used in the calculation- given the experience of last 5 years with extreme rainfall events and likely increase in frequency with climate change in the next 50 years and create adaptive strategy accordingly.	PP has informed that since the ground water table is very shallow, rain water harvesting is not feasible at our site. Hence, they are providing rain water collection tank of 902 KL for collection and reuse of rain water. PP has attached layout showing location of rain water collection tank as annexure.			
11.	Prepare management strategy for each of these (a) roof top, (b) other paved areas, and (c) green areas. a. Design natural storm water retention capacity in the green areas by marginal lowering, and gradient management, which can enhance natural percolation, am.t indicate the same in m3, b. Design separate storm water retention and recharge or reuse capacity for rooftop runoff and paved areas.	PP has informed that tank of 902 KL will be provided for roof top rain water collection and reuse. PP has also informed that rain water collection tank from roof top and storm water collection tank from paved and other area has been designed and attached their location as annexure.			

B. Further to the deliberation of this case held on 142nd SEAC meeting dated 10.06.2024 and 145th SEAC meeting dated 19.06.2024 in view of SEIAA observation during its meeting held on 07.08.2024, the case was reconsidered in 149th SEAC meeting held on 21.08.2024. The SEAC reaffirmed and recommended the case to SEIAA as under:

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

1. PP shall use only the treated water of STP for construction purposes meeting the quality of water fit for construction.
2. During construction phase, the fresh water shall be used for potable purpose for Anti-Smog Gun supplied through tankers.

3. Bills/Receipt issued by DJB against purchase of treated water from STP should be part of six monthly EC compliance report.
4. The project proponent shall adhere to the total water requirement – 670 KLD, Fresh water requirement – 170 KLD, Treated water requirement –119 KLD from in-house STP & ETP shall be used for reuse & recycling in Flushing (53 KLD), DG Cooling (8 KLD), Air conditioning (53 KLD), Gardening (8 KLD)) and excess treated water (41 KLD) shall be used for greenbelt of NH1 with prior permission of competent authority.
5. As proposed, fresh water requirement shall not exceed 167 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from Concerned Authority.
6. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for flushing, gardening, cooling etc.
7. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
8. Internet of Things (IoT) based Flow Meters/ Sensors should be installed to monitor consumption of fresh water as well as treated water and log book for these flow meters be maintained in a regular manner. Flow meters shall be installed at Inlet of STP, outlet of STP, inlet of flushing tanks, inlet of cooling water tanks and reuse line for horticulture purposes and at the outfall/ sewer connection to be provided only for emergency discharge purposes with prior intimation to regulatory authority. Calibration for all the Flow meters shall be maintained on quarterly basis.
9. All sensor/meters based equipments should be calibrated on quarterly basis.
10. Sensors to measure ground water level/Piezometers certified by CGWB should be installed by the PP immediately. These piezometers should have IoT facility and send data to the server for storage. Weekly data from these piezometers should be submitted along with EC compliance report. Calibration of these sensors should be done once in 6 months. Data of these piezometers should be also be
 - a. Highlighted on PP website with monthly updation.
 - b. Shared with DJB (ground water division) on quarterly basis.
11. No. of Rain water harvesting pit shall be 5 nos. and Rain water storage tank of capacity of min. 1 day of total fresh water requirement shall be provided. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be limited to shallow aquifer. Depth of boring should leave a buffer of atleast 5 m above ground water table.
12. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials. Wet garbage shall be composted in organic waste converter. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The inert waste from the project will be sent to dumping site.
13. Construction & Demolition waste should be disposed of at authorized C&D waste collection centre/ processing unit. PP shall ensure compliance of C&D waste Management rules, 2016. Necessary agreement to be reached with thr C&D waste management facility
14. PP shall purchase RMC from Ready-mix Concrete plant consented by DPCC

15. The PP shall store all the construction material within the project site. Provision shall be made for providing facilities such as mobile toilets, safe drinking water, medical healthcare, crèche etc for the construction workers hired locally.
16. Construction activities will be allowed only during day-time period.
17. PP to comply with Plastic Waste Management Rules 2016.
18. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration/ self-audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10. Atleast 04 Anti-Smog Gun shall be installed before starting the construction,
19. Wind- breaker of appropriate height i.e. 1/3rd 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. At least 10 % (140 kWp) of the total energy demand to be sourced from Solar (Renewable) energy and PP shall try to enhance it further to 10 % of the total energy demand.
25. Green building norms should be followed with a minimum 4 star GRIHA/IGBC/ASSOCHAM-GEM rating.
26. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
27. Energy audit shall be carried out periodically to review energy conservation measures.
28. Exposed roof area and covered parking should be covered with material having high solar reflective index.
29. The sufficient mitigation measures must be taken by the PP to mitigate the effect of heat island.
30. Minimum 1 tree for every 80 Sq. Mt of plot area should be planted within the project site. PP shall plant saplings of minimum 10 ft. height.
31. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
32. Green belt development surrounding the site, avenue tree planting and garden development should commence from the beginning of the construction phase. Only indigenous species should be used for green belt and avenue trees.
33. PP shall keep open space unpaved to the maximum extent possible so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide

grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement and shall keep atleast 10 % of the plot area as pervious.

34. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs. 66.69 Lacs and recurring cost of Rs. 14.81 Lacs/ year during construction phase and capital cost of Rs. 132.05 Lacs and recurring cost of Rs. 22.16 Lacs/ year during operation phase.
35. The cost of Environment Management Plan should be distinctly allocated in the budget of the project and details of the same along with time frame of the implementation should be reported in six monthly monitoring reports.
36. The Environment Management Cell consisting of 1 Director, 1 Senior Environment Expert, 1 Junior Environment Expert having specific knowledge and experience related to environmental safeguards/ air/ water pollution shall be created and made functional before commissioning of the proposed development.
37. PP shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
38. In view of MoEF&CC Office Memorandum No. 21-270/2008-IA.III dated 19.06.2013 read with MoEF&CC Office Memorandum No. 22-154/2015-IA.III dated 10.11.2015, this environmental clearance is granted focusing only on the environment concerns. The project will be regulated by the concerned local Civic Authorities under the provisions of the relevant provisions of the extant MPD-2021, Building Control Regulations and Safety Regulations.
39. The Environmental Clearance is subject to the condition that concerned local civic agencies will give the permission for use/ occupation of the building only after the written assurance of DIAL/ DJB/ New Delhi Municipal Council / other such local civic authority (as the case may be) regarding supply of adequate water for the residents/ occupiers.
40. Grant of environmental clearance does not necessarily implies that water/ power supply shall be granted to the project and that their proposals for water/ power supply shall be considered by the respective authorities on their merits and decision taking.
41. The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from water/ power supply angle shall be entirely at the cost and risk of the project proponent and SEAC/SEIAA, Delhi shall not be responsible in this regard in any manner.
42. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
43. Lubrication will be carried out periodically for plant machinery.
44. Building design should cater to the differently-abled citizens

Agenda No.: 13

Case No. C-483

Name of the Project	Environmental Clearance for Construction of All India Institute of Ayurveda at Sarita Vihar, New Delhi by All India Institute of Ayurveda
Project Proponent	M/s All India Institute of Ayurveda.
Consultant	M/s. Ind Tech House Consult
Proposal No.	SIA/DL/INFRA2/456274/2023
File No.	DPCC/SEIAA-IV/P2/C-483/DL/2024

A. Details of the Proposed Project are as under:

1. The Proposal is for Environmental Clearance for Construction of All India Institute of Ayurveda at Sarita Vihar, New Delhi by M/s All India Institute of Ayurveda.

Earlier Environment Clearance was obtained vide F. no. 89/DPCC/SEIAA-SEAC/10/1449-53 dated 11.11.2010 by M/s Ministry of Health and Family Welfare, New Delhi for Phase-I and Phase-II with total plot area 40,530.76 sqm and built-up area 92,690.68 sqm (Phase-I: 40,067.39 sqm + Phase-II: 52,623.29 sqm).

Construction of Phase –I has been completed in 2017. However, the Phase-II part of the project could not be taken up during the progress of the Phase-I part due to unavoidable administrative circumstances. The Phase-II part was started in the year 2019 after receiving approval from the Ministry of Ayush.

Now, at present, it is nearly at the stage of completion, thus, M/s All India Institute of Ayurveda has applied for the renewal of the previous Environment Clearance obtained. The plot area of the project after renewal will remain the same i.e. 40,530.76 sqm and the total built-up area of the project will decrease from 92,690.68 sqm (as per previous EC) to 92,491 sqm.

2. The Project is located at **Latitude:** 28°30'50.57"N; **Longitude:** 77°17'49.14"E.
3. **Area Details:** The total plot area of the project is 40,530.76 sqm which will remain same. The proposed total builtup area will be reduced from 92,690.68 sqm (as per previous EC) to 92,491 sqm. The FAR area will increase from 43,672.50 sqm to 67,788.79 sqm (Existing + Proposed). Proposed ground coverage will increase from 9,311.61 sqm to 10,829.19 sqm . Total Number of beds will be 200 beds. Max. building height will be 38.7 m.

4. Water Details:

During Construction Phase: Total water requirement will be 111 KLD out of which 97 KLD will be used for construction activities and 14 KLD will be used for domestic purpose for labours. Total waste water generated from the project will be 10.8 KLD.

During Operational Phase: Total water requirement of the project will be 410 KLD which will be met from DJB. Total waste water generated from the project will be 357 KLD which will be treated in house STP of 455 KLD (1 x 215 KLD + 1 x 240 KLD) capacity and ETP of 11 KLD capacity. Treated water from STP will be 303 KLD out of which 170 KLD will be recycled and reused for flushing, horticulture, HVAC and

surplus water will be discharged into municipal drain. 5 RWH Pits have been provided for rainwater harvesting which will remain same.

5. **Solid Waste Details:**

During Construction Phase, 30 Kg/day waste from labor camp and construction debris will be generated.

During the Operation Phase, Total solid waste generated from all hospital beds will be 300 kg/day out of which 75 kg/day will be biomedical waste. Total domestic waste generated will be 1239 Kg/day. These wastes will be handled as per Municipal Solid Waste Management Rules 2016 and Bio-Medical Waste Management Rules 2016. Sludge generated from the STP will be used as manure for green belt development.

6. **Power Details:**

During Operation Phase, Total power requirement will be 3900 KW which will be met by BSES Rajdhani. For power back up, 6 no. of DG sets of total capacity 2750 kVA (2X625 kVA + 4X750 kVA) will be installed.

7. **Parking Facility Details:** Total proposed parking will be 1392 ECS.

8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 3.6 km ESE and from Asola Wildlife Sanctuary is 3.9 km W.

9. **Plantation Details:** The proposed green area is 17686.4 sqm (43.63 % of plot area).

10. **Cost Details:** Total cost of the project is approx. Rs 369 Crores.

B. Further to the deliberation of this case held on 145th SEAC meeting dated 19.06.2024 and in view of SEIAA observation during its meeting held on 07.08.2024, the case was reconsidered in 149th SEAC meeting held on 21.08.2024. The SEAC reaffirmed the recommendation as under:

No representative appeared from PP/Consultant side during the 145th SEAC meeting held on 19.06.2024. However, committee decided to defer the case after seeking additional information:

1. The PP to clarify whether it is a renewal of EC case or violation case as construction has been done for phase-II after expiry of previous EC. The committee also sought legal advice from Legal Cell, DPCC on the issue of violation committed by PP in light of existing Court orders/documents filed by PP on record.

Agenda No.: 14

Case No. C-484

Name of the Project	Upgradation and Renovation of District Centre at Bhikaji Cama Place, Delhi by M/s SOM Projects Private Limited.
Project Proponent	M/s SOM Projects Private Limited.
Consultant	M/s. Ind Tech House Consult
Proposal No.	SIA/DL/INFRA2/467965/2024
File No.	DPCC/SEIAA-IV/P2/C-484/DL/ 2024

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of fresh EC for Up-gradation and Renovation of District Centre at Bhikaji Cama Place, Delhi by M/s SOM Projects Private Limited.
2. The Project is located at **Latitude:** 28°34'5.98"N; **Longitude:** 77°11'14.99"E.
3. **Area Details:** The total plot area of the project is 86872 sqm which will remain same. The proposed total builtup area (FAR + Non FAR area) will increase from 23883 sqm to 25335sqm. The proposed FAR area is 1415 sqm. The proposed Non-FAR area is 37 sqm. The proposed maximum no. of units are 21 shops, 17 kiosk, 6 hunar haat. The total increase in population after upgradation and renovation work is estimated to be 460 nos. including 51 nos. of staff and 409 nos. of visitors for the upcoming shops. The maximum height of building will be 13.5 m.
4. **Water Details:**
During Construction Phase: Total water requirement will be 11 KLD out of which 5 KLD will be used for construction activities and 6 KLD will be used for domestic purpose for labours.
During Operational Phase: For existing operational district centre, total water requirement is being met from MCD Supply and the wastewater generated is being disposed-off to the existing sewer network for treatment and disposal. After Upgradation and Renovation work, total increase in water requirement will be about 8.43 KLD which will be met from MCD Supply. The increase in wastewater will be 7.766 KLD and will be discharged into the existing sewer network as done for existing operational district centre. 12 RWH Pits have been provided for rainwater harvesting which will remain same.
5. **Solid Waste Details:**
During Construction Phase, Total solid waste generation will be around 25 kg/day.
During the Operation Phase, After upgradation and renovation, the additional solid waste generation from the project is estimated to be 74.10 kg/day out of which 29.64 kg/day of biodegradable waste will be handed over to MCD facility, 37.05 kg/day of recyclable waste will be given to recyclers and 7.41 kg/day non-recyclable part of waste will be disposed through the Govt. approved agencies. Adequate no. and size of bins will be provided at appropriate locations.
6. **Power Details:**

During Operation Phase, Power requirement of additional 250 kW will be met from BSES. Power backup will be arranged through existing DG Sets and no new DG sets are proposed after the renovation and up-gradation work.

7. **Parking Facility Details:** A parking facility has been provided by the DDA as per the local regulations. After up-gradation and renovation work, an additional 30 ECS parking will be provided in contrast to the required 26 ECS.
8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 15 Km and from Asola Wildlife Sanctuary is 6.8 Km.
9. **Plantation Details:** The total green area provided is 5,136 sqm. The project site has 564 nos. of trees and there will be no tree cutting due to proposed expansion.
10. **Cost Details:** The existing cost of the District Centre is approx. Rs. 424.09 Crores. Total expansion cost after construction and renovation of the project is Rs 64 Crores.

B. Further to the deliberation of this case held on 145th SEAC meeting dated 19.06.2024 and in view of SEIAA observation during its meeting held on 07.08.2024, the case was reconsidered in 149th SEAC meeting held on 21.08.2024. The SEAC reaffirmed the recommendation as under:

No representative appeared from PP/Consultant side during the 145th SEAC meeting held on 19.06.2024. PP vide its letter dated 18.06.2024 requested to consider the case in the next meeting. SEAC in its meeting decided to defer the case for the next meeting after considering PP's request. The Committee further sought the following information:

The project proponent should submit complete details of existing environmental infrastructure alongwith proposed in expansion of project viz. Total Water consumption, Waste water generation, STP, drainage system, Solid waste management, C&D, Solar, EV parking in total parking, soft and hard green, environmental management plan, environmental monitoring plan etc.



Agenda No.: 15

Case No. C-486

Name of the Project	Setting up of Wholesale Market of Flowers (including wholesale Fruit & Vegetable Market and Multi-Level Parking) at IFC Ghazipur, NH-24, New Delhi by M/s Delhi Agricultural Marketing Board (DAMB)
Project Proponent	M/s Delhi Agricultural Marketing Board (DAMB).
Consultant	M/s. Ind Tech House Consult
Proposal No.	SIA/DL/INFRA2/4595 34/2024
File No.	DPCC/SEIAA-IV/P2/C-486/DL/2024

A. Details of the Proposed Project are as under:

1. The Proposal is for Amendment of EC for Setting up of Wholesale Market of Flowers (including wholesale Fruit & Vegetable Market and Multi-Level Parking) at IFC Ghazipur, NH-24, New Delhi by M/s Delhi Agricultural Marketing Board (DAMB). The project was granted Environment Clearance by SEIAA, Delhi vide letter no. 10/DPCC/SEIAASEAC/09 dated 28.08.2009 for Plot area = 1,49,856.71 sqm and Built-up area = 200769.838 sqm for setting up of Wholesale Market of Flowers (including wholesale Fruit & Vegetable Market and Multi-Level Parking) at IFC Ghazipur, NH-24, New Delhi by M/s Delhi Agricultural Marketing Board (DAMB). Till now, DAMB has constructed only the Fruit & Vegetable Market having built-up area 85,797.18 sqm and now proposing to complete the project and construct Flower Market & MLCP within the existing plot area i.e. 1,49,856.71 sqm having built-up area 1,10,863.61 Sqm. The validity of earlier EC was expired on 27.08.2014. After considering all three components i.e. wholesale market of Fruit & Vegetable, Flower including Multilevel parking (MLCP) the total built-up area will become 1,96,657.79 sqm which is less than the earlier EC granted for total Built-up area 2,00,769.838 sqm. As the total built up area has now reduced from 2,00,769.838 sqm to 1,96,657.79 sqm. Accordingly, project proponent has applied for Amendment in previous Environment Clearance of the project mentioned above.
2. The Project is located at **Latitude:** 28°37'48.91"N; **Longitude:** 77°19'23.73"E.
3. **Area Details:** The total plot area of the project will remain the same i.e. 1,49,856.7 sqm and the total built-up area of the project will decrease from 200769.838 sqm (as per previous EC dated 28.08.2009) to 1,96,657.79 sqm. Proposed built-up area to be constructed is 1,10,863.61 sqm (Flower Market: 45428.29 sqm & MLCP: 65,435.32 sqm). Existing Fruit & Vegetable Market with built-up area 85,797.18 sqm is already constructed. Proposed ground coverage increased from 23,783.2 sqm to 29,960.31 sqm. Total no. of expected population will be 8977 persons. The maximum building height will be 13.9 m.
4. **Water Details:**
During Construction Phase: Water requirement will be approx. 31.4 KLD which will be met from nearby DJB STP.

During Operational Phase: Total water requirement of the project will be 134 KLD (as per GRIHA) which will be met by 41 KLD of fresh water from DJB and 70 KLD treated water from in house STP. Total waste water generated from the project will be 103 KLD which will be treated in house STP of 124 KLD capacity. Treated water from STP will be 93 KLD which will be recycled and reused for flushing (70 KLD) and landscaping (23 KLD). 34 RWH pits have been proposed for rainwater harvesting.

5. **Solid Waste Details:**

During Construction Phase, about 20 Kg/day of solid waste will be generated.

During the Operation Phase, Total solid waste generated from project will be 1095.4 Kg/day. Out of which 438.16 kg/day will be Biodegradable waste which will be treated in an on-site OWC and 657.24 kg/day will be Non-Biodegradable waste which will be disposed through authorized vendors. Horticulture waste generated will be 15 tons/day.

6. **Power Details**

During Operation Phase, Total power requirement will be 2510 kVA which will be met by BSES Yamuna Power Ltd. For power back up, 2 no. of GG sets of total capacity 1000 KVA (2x500 kVA) will be installed. Solar photovoltaic power panels of 10 % of demand load will be installed.

7. **Parking Facility Details:** Total proposed parking is 2420 ECS.

8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 6.5 Km S and from Asola Wildlife Sanctuary is 14.8 Km S.

9. **Plantation Details:** The proposed green area is 22,490.06 sqm (15% of the total plot area). Currently, there are 156 trees at the site which will not be cut. Total no of proposed trees is 2282 nos.

10. **Cost Details:** Total cost of the project is approx. Rs 167.33 Crores.

The PP has submitted the certified compliance report of previous Environment Clearance from the Regional Office of MoEF&CC issued vide Letter dated 15.01.2021.

Observations made during site visit of regional office are as follows:

1. No construction work has been started for the part of flower market and multilevel parking project, however some temporary shops were found during site visit for marketing of the flowers within the project premises.
2. Total 12 Nos. towers (1B +G + 01 Floor) have been constructed in three phases from the year 2010-2019 for building of fruit and vegetable market. It was also informed during inspection that construction of tower no 1-8 was completed in the year 2013 and in operation since 2015. Further, the construction of tower 9-12 was completed in the year 2019, but they were found non-operational during the day of visit. Therefore, EC conditions of the construction phase could not be verified by the inspecting officials.
3. Unit has obtained CTE from DPCC vide letter dated DPCC/CMC/2010/22753 dated 08.02.2010 valid till 07.02.2011.
4. Unit has obtained fire approval for sanction of building plan from DFS, New Delhi vide letter no F.6//DFS/MS/2005/2563 dated 02.12.05 for fruit and vegetable market.
5. Unit has obtained building design of fruit and vegetable market from DUAC vide letter no. 22(5)/2005/DUAC dated 24.10.2005.

In addition to above the foresaid Compliance Report consist points of Non-Compliance/ Partial Compliance as per previous EC:

1. It was observed that fruit and vegetable market are operational since 2015, but PAs did not obtain any consent from operation from the concerned authority.
2. It was noticed that STP is not constructed till date of site visit.
3. No information with reference to the production and disposal of solid waste along with installation and uses of OWC within the premises has been submitted by the unit.
4. DG sets are not found enclosed type.
5. No information with reference to the monitoring of ambient noise has been submitted by the unit.
6. Total 03 nos. of RWH pits are constructed for roof top run-off and surface run-off within the premises with the direction to manage the maintenance of RWH Pits on quarterly basis in every year.
7. No information with reference to installed 02 nos. of bore well within the premises has been submitted by the unit.
8. Unit has not installed solar panel for illumination of common areas, solar water heating system and solar invertors.
9. No information with reference to energy conservation measures conforming to energy conservation norms finalized by Bureau of Energy Efficiency has been submitted by the unit.
10. Unit has not submitted any detailed six monthly compliance report indicating point wise reply for all the EC conditions to regional office.
11. No information with reference to disposal of E-Waste through approved E-waste recyclers has been submitted by the unit.
12. Unit has not obtained any approval for storage of diesel from Chief Controller of Explosives, Fire Department Civil Aviation Department etc to the regional office.
13. Unit has not submitted the copy of advertisement of EC in two local newspaper made within 10 days from the date of receipt of the clearance letter to the concerned regional office.
14. Unit has neither uploaded the status of six monthly compliance on website nor submitted a copy to regional office.

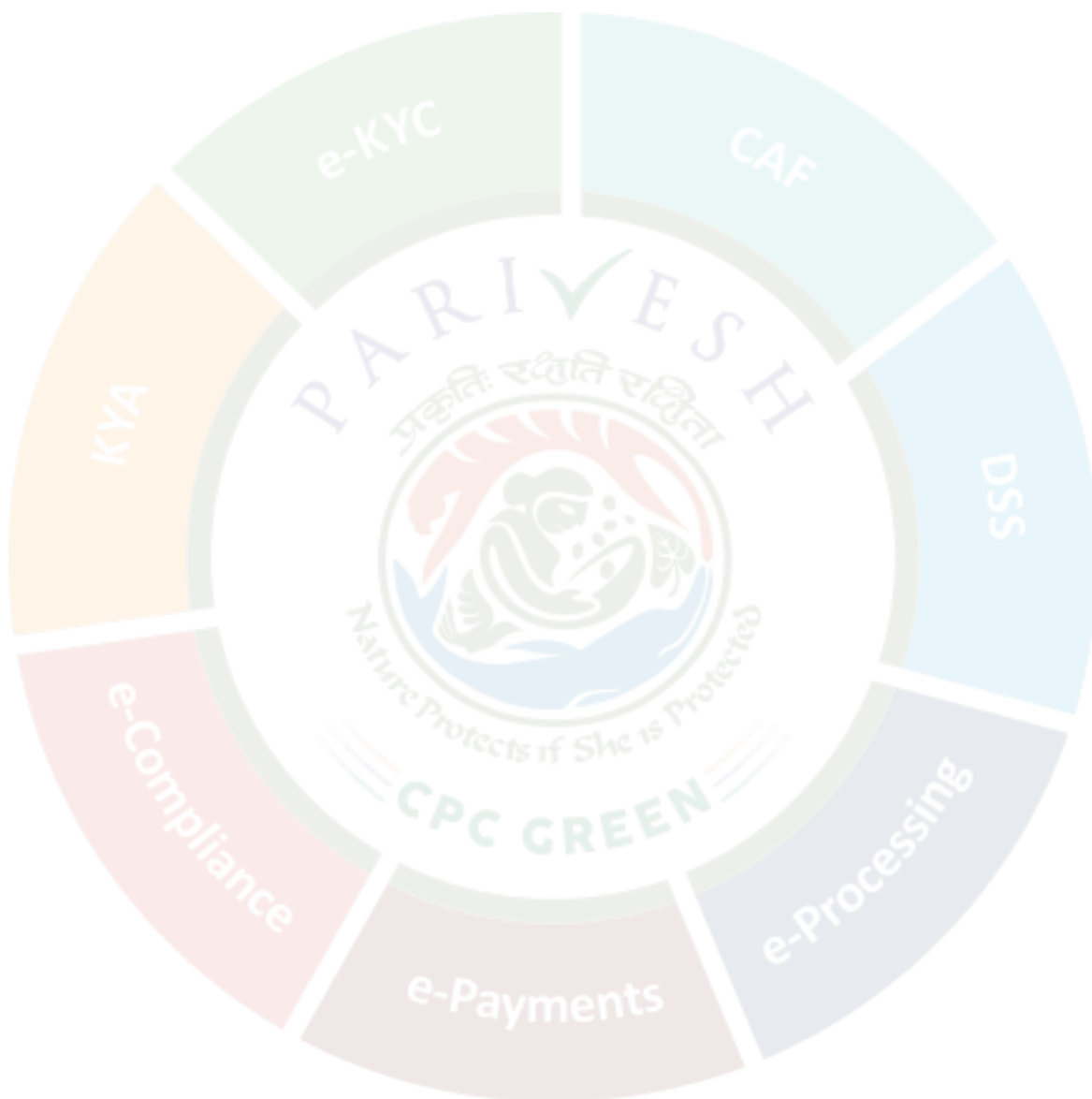
B. Further to the deliberation of this case held on 145th SEAC meeting dated 19.06.2024 and in view of SEIAA observation during its meeting held on 07.08.2024, the case was reconsidered in 149th SEAC meeting held on 21.08.2024. The SEAC reaffirmed the recommendation as under:

The project proponent along with consultant made a detailed presentation before the committee and the committee after deliberation decided to sought the following information:

Environment Clearance was obtained by the project on 24.08.2009. However, date of validity was not mentioned in the letter. This EC was issued for setting up wholesale market of flowers (including wholesale fruit and vegetable market and multilevel parking) at IFC Ghazipur on total plot area of 1,49,856.71 sqm.

This EC was issued by GoI with specific and general conditions. The project proponent submitted compliance report of EC 15.01.2021 to MoEF&CC, GoI. This compliance report is more than 3 years old.

Therefore, the committee decided to seek fresh compliance report of the EC issued by MoEF&CC, GoI. The committee also decided to seek fresh adequacy report of STP. The adequacy report of STP should clearly conclude that the existing STP is capable to handle the total water demand of existing and proposed project or expansion STP is required.



Agenda No.: 16

Case No. C-487

Name of the Project	Construction of 150 Bedded Critical Care Hospital Block Building at AIIMS Trauma Center, New Delhi
Project Proponent	M/s. All India Institute of Medical Science
Consultant	M/s. Ind Tech House Consult
Proposal No.	SIA/DL/INFRA2/463488/2024
File No.	DPCC/SEIAA-IV/P2/C-487/DL/2024

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Proposed Construction of 150 Bedded Critical Care Hospital Block Building at AIIMS Trauma Center, New Delhi by M/s All India Institute of Medical Science.
2. The Project is located at **Latitude:** 28°34'2.41"N; **Longitude:** 77°12'6.97"E.
3. **Area Details:**
The total plot area of the project is 4014 sqm. The proposed total built-up area is 28377.30 sqm. Proposed FAR Area is 11583.39 sqm. Proposed Non-FAR area is 16793.91 sqm. Proposed ground coverage is 1077.17 sqm. Total no. of building block will be 1 no. Total no. of expected population will be 525 persons. Total no. of hospital beds will be 150 nos. Maximum no of floors will be B+G+8. Max. Building height will be 39.15 m.
4. **Water Details:**
During Construction Phase: Total water requirement for labours will be 21.5 KLD out of which fresh water requirement will be 13.5 KLD and treated waste water requirement will be 8 KLD. Fresh water requirement for sprinkling will be 2 KLD and for anti-smog guns will be 9.6 KLD and treated waste water for construction purposes will be approx. 4 KLD. Waste water generation will be 13.62 KLD which will be treated in mobile STP.
During Operational Phase: Total water requirement of the project will be 143 KLD which will be met by 136 KLD of fresh water from DJB and 7 KLD treated water from in house STP. Total waste water generated from the project will be 119 KLD which will be treated in-house STP of 145 KLD capacity. Waste water generated from laundry, CSSD, Labs & OT will be 55 KLD which will be treated in ETP of 65 KLD capacity and treated water from ETP 50 KLD which will be discharged into in-house STP for further treatment. Treated water from STP will be 107 KLD, out of which 7 KLD will be recycled and reused for flushing (5 KLD), gardening (2 KLD) and excess treated water (100 KLD) will be used in green belt of the AIIMS campus.
2 RWH pits have been proposed for rainwater harvesting.
5. **Solid Waste Details:**
During Construction Phase, about 82.5 kg/day of waste will be generated out of which (82.5 kg/day) will be municipal solid waste.
During the Operation Phase, Total solid waste generated from project will be 140 kg/day. Out of which 90 kg/day will be Biodegradable waste which will be treated in on-site OWC and 50 kg/day will be Non bio-degradable waste which will be disposed

through authorized agency. Biomedical waste generation will be 40 kg/day and 8.21 Kg/Day will be sludge generation.

6. **Power Details**

During Operation Phase, Total power requirement will be 4800 kVA which will be met by BSES DELHI. For power back up, 3 no. of DG sets of total capacity 3030 kVA (3X1010 kVA) will be installed.

Solar photovoltaic power panels of 150 KWp (3.12 % of total power requirement) will be provided.

7. **Parking Facility Details:** Total proposed parking is 117 ECS.

8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 8.96 Km and from Asola Bhatti Wildlife Sanctuary is 7.71 Km.

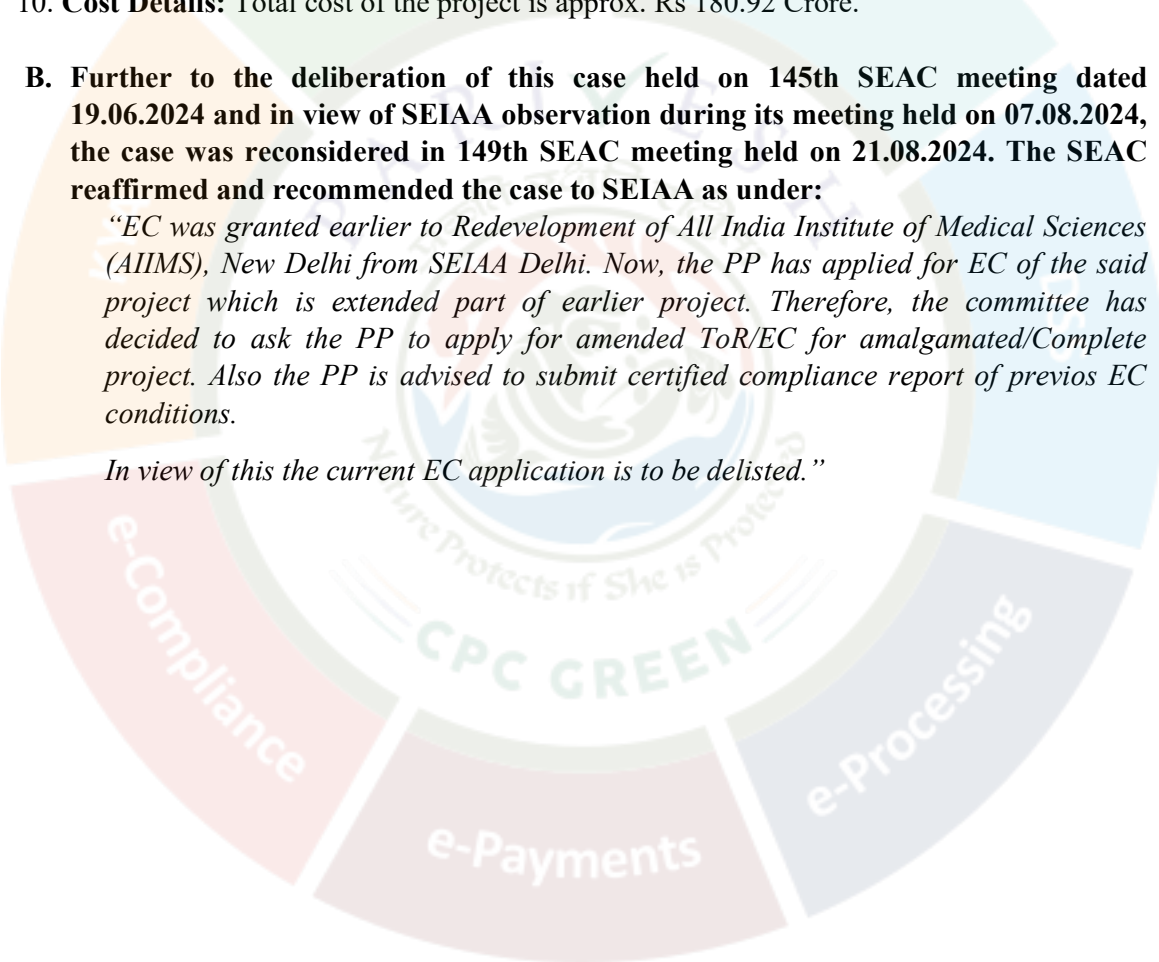
9. **Plantation Details:** The proposed green area is 602.10 sqm (15 % of total plot area). Total no. of proposed trees is 50 nos. within project site.

10. **Cost Details:** Total cost of the project is approx. Rs 180.92 Crore.

B. Further to the deliberation of this case held on 145th SEAC meeting dated 19.06.2024 and in view of SEIAA observation during its meeting held on 07.08.2024, the case was reconsidered in 149th SEAC meeting held on 21.08.2024. The SEAC reaffirmed and recommended the case to SEIAA as under:

“EC was granted earlier to Redevelopment of All India Institute of Medical Sciences (AIIMS), New Delhi from SEIAA Delhi. Now, the PP has applied for EC of the said project which is extended part of earlier project. Therefore, the committee has decided to ask the PP to apply for amended ToR/EC for amalgamated/Complete project. Also the PP is advised to submit certified compliance report of previous EC conditions.

In view of this the current EC application is to be delisted.”



Agenda No.: 17

Case No. C-481

Name of the Project	Environment Clearance for Proposed expansion of Group Housing, Project at Plot No. PKT-02(a) Pocket-2/ Block-A Sector - 32, Rohini, Delhi
Project Proponent	M/s ICE FEEL MOUNT LLP
Consultant	M/s IND TECH HOUSE CONSULT
Proposal No.	SIA/DL/INFRA2/468764/2024
File No.	DPCC/SEIAA-IV/P2/C-481/DL/2024

A. Details of the Proposed Project are as under:

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.

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.

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

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

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

S.No	Information sought by SEAC during SEAC meeting dated 14.06.2024	Reply submitted on 19.06.2024
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1.	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
2.	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.
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.	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 DJB. 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.
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	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 .
5.	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.
6.	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 Rao Ambedkar Park, Prahladpur Bangar, Sector 31, Rohini which is at a distance of 1.75 km in NE from project site.

7.	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
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B. Further to the deliberation of this case held on 144th SEAC meeting dated 14.06.2024 and 145th SEAC meeting dated 19.06.2024 and in view of SEIAA observation during its meeting held on 07.08.2024, the case was reconsidered in 149th SEAC meeting held on 21.08.2024. The SEAC reaffirmed and recommended the case to SEIAA as under:

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

1. Treated water of DJB STP should be used for construction purposes with tertiary treatment of treated water of DJB STP to ensure it is fit for construction use.
2. 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. 39.5 Lacs& 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) Highlighted on PP website with monthly updation.
 - b) 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.

