

Minutes of the 23rd meeting of State Level Expert Appraisal Committee (SEAC) held on 29.09.10 from 10:00 am to 6:00 pm in the Conference Room of DPCC

The 23rd meeting of State Level Expert Appraisal Committee (SEAC) was held on 29-09-10 in the conference room of DPCC under the Chairmanship of Professor C.R. Babu. The following members of SEAC were present in the meeting:

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| 1. | Dr. A.K. Ambasht | - | Secretary |
| 2. | Professor Subir Kr. Saha | - | Member |
| 3. | Sh. Amarjeet Singh | - | Member |
| 4. | Prof. Malarvizhi | - | Member |

Dr. Anil Kumar (Director, Environment), Dr. M. P. George (Sr. Scientist, DPCC) and Dr. Chetna (Scientist, Environment) also assisted the Committee.

The Chairman welcomed all the members of the Committee. The minutes of the 22nd meeting of the SEAC was confirmed by the members.

With due permission from the Chairman, cases were considered as per the placed agenda.

Case No. 20

Project Name: Internal Renovations of the existing Hotel Ashok Yatri Niwas built by India Tourism Development Corporation Ltd. From 1979 to 1982 at Plot No. 19, Ashok Road, New Delhi-110001

Project proponent: M/s Hotel Queen Road Pvt. Ltd.

Project Consultant: Nil

The project proponent in the meeting came to request the Committee to exempt the project from taking Environmental Clearance citing the reason of old existence of the hotel on the said plot and that only internal renovations are being undertaken. However, the Committee reiterated its decision as taken in its 4th meeting held on 20.02.2009 wherein the Committee had suggested to the project proponent that the alterations made in the existing building falls under the category of modernization of above 20,000 sq. mt built-up area as per EIA Notification in 2006, and hence it requires EC. The Committee again requested the project proponent to submit complete application i.e, Form 1 and Form 1A as per EIA notification 2006, as amended to date, for further consideration of the project for Environmental Clearance alongwith presentation of the documents/information sought by the Committee in its 20.4.2009 meeting. The project proponent sought two months time from the Committee for submission of all the requisite information. The Committee **deferred** the case till the project proponent submits information sought by the committee within the stipulated time.

Case No. 35

Project Name: Construction of Residential Flats for Delhi Armed Police Line (DAP) at Sector-9, Dwarka : A modification.

Project proponent: Delhi Armed Police

Project Consultant: Ind Tech House Consult

The said project has already been granted Environmental Clearance for “Construction of Delhi Armed Police Line & Residences” at Dwarka, Sector-9, New Delhi vide no. 35/DPCC/SEIAA-SEAC/09/510 dated 28.08.09, followed by amendment to EC issued vide no. 35/DPCC/SEIAA-SEAC/10.820 dated 09.02.10. The proponent submitted proposal for the modification in the layout plan for accommodating total of 220 dwelling units within the original plot area. The Construction of Battalion accommodation, multipurpose hall, M.T.Block, and district office block has already been constructed. With the increase in number of dwellings units to 220, the built-up area is increased from 26521.30 sq.mt. to 34724.99 sq.mt.. Completed buildings have built-up area of 14358.78 sq mt (6996.36 sq mt for battalion accommodation, multipurpose hall and M.T.Block + 7362.42 sq mt for district office block) and proposed buildings have built-up area of 20536.21 sq mt. FAR achieved for District office is 92.03% (7362.42 sq mt). The existing FAR for Battalion, multipurpose hall and M.T. block is 17.49% (6996.36 sq mt) and for proposed buildings is 50.91%(27360.57 sq mt). The Proposed Ground coverage is 9393.43 m². The height of proposed building is 18.2m. Besides 128 dwellings units (DUs) proposed, it is proposed to constructed a total of 220 dwelling units (DUs), out of which 140 DUs are type II, 60 DUs are type III, 16 DUs are type IV and 4 DUs are type V. Earlier the proposed floors in the building were G+ 3 with 9 Blocks and the proposal is for G+4 storeys with 12 blocks. Green belt area earlier proposed was 24719.13 m² and after expansion it is proposed to be 21713.17 m². Earlier Open parking facility was provided in 6523 m² area for total of 524 ECS, now the proposed open parking area is 9591 sq mt for 417 ECS. 183 ECS is to be provided in the basement parking. The total water requirement in operation phase was 320.7 KLD and with the proposed expansion it will be 322 KLD and net fresh water demand will be 198.48 KLD which will be met by the municipal water supply system. During operation phase, wastewater generation was 167.8 KLD and with the expansion the wastewater generation will be 196.8 KLD. Earlier STP of 200 KLD was proposed, the capacity of which will be enhanced to 210 KLD. The quantity of waste water will be enhanced from 134.2 KLD to 157.44 KLD and it will used for landscaping (75.99 KLD) flushing(47.52 KLD) and rest of 33.92 KLD will be diverted for use in parks located closed to the site. Three rainwater-harvesting pits were proposed for recharging of ground water. Expected solid waste generation earlier will be enhanced from 0.82 MT to 0.87 MT. The total power requirement will be enhanced from 1450 KW to 1500KW. The requirement for power back-up will be changed from 100 KVA DG set to 2 X180 KVA

and 2X250 KVA of DG sets. The total cost of the project will be enhanced from Rs. 50 Crores to Rs. 70 crores.

Based on the information furnished, presentation made and further discussions held, the Committee decided that the proposal be treated as modification, amendment to the EC already issued and for this purpose the projects proponents should submit the following for further consideration :

- (i) Reason for proposed amendments/modification in the earlier project.
- (ii) Comparative details of the amendments proposed in the earlier EC accorded.
- (iii) Revised Landscape plan.
- (iv) Revised Water balance chart.
- (v) Additional water and power requirement as per the proposed modifications.
- (vi) Revised Parking Plan.
- (vii) Revised STP details.
- (viii) Revised layout plant.
- (ix) Validation of the granted AAI approval for building height.
- (x) Revised Environment Management Plan with budget.

Case No. 73

Project Name: Proposed Expansion of ESIC Hospital” at Sree Maa Anandmayee Marg, Okhla, Ph-I, New Delhi.

Project proponent: M/s Employees State Insurance Corporation, Sree Maa Anandmayee Marg, Ph-I, Okhla, New Delhi-20

Project Consultant: -----

The proponent did not attend the meeting. Hence the Committee deferred the case and decided to consider this project in the next meeting.

Case No. 82

Project Name: Environment Clearance for Proposed Extension of the Existing University Complex Project at North Campus, Delhi

Project proponent: Engineering Department, (North Campus), University of Delhi, Delhi-110007

Project Consultant: -----

The Committee took note of the letter sent by the project proponent stating that the said project does not require Environmental Clearance as the total area of the project is 89.4 acres (i.e, 36.2 hectares) which is less than 50 hectare as per requirement of EIA notification. The application for EC hence was inadvertently submitted by them. The proponent has further stated that EC will be taken for individual buildings within the campus.

As per EIA notification 2006, any building activity exceeding 20,000 sq mt built-up area requires Environmental Clearance and the university has been constructing a number of blocks without Environmental Clearance. This amounts to violation of EIA Notification 2006. Consequently the Committee decided that the Secretary should send a letter to the Registrar of the University of Delhi stating that it is mandatory to get Environmental Clearance for all building activities exceeding 20,000 sq mt built-up area.

Case No. 84

Project Name: Construction of 3 Nos. Additional Clover leaves of Sarita Vihar flyover including Slip road/Approach road, bridge, footpath, cycle track & Underpass (RUB) to connect Road No. 13A to Road No. 13, at Sarita Vihar on NH-2, Mathura Road, New Delhi

Project proponent: M/S DDA

Project Consultant: Ind Tech House Consult

The project proponent requested the Committee to exempt the project from taking Environmental Clearance citing the reason that the said project does not fall under infrastructure project category of EIA notification. However the Committee reiterated its decision as taken in its 20th meeting held on 29.7.2010 wherein the Committee had clarified that the project will be considered under infrastructure Category B project as per EIA notification and directed the project proponent to give the presentation of the submitted documents as sought by the Committee in its meeting held on 29.7.2010 for further consideration of the project for Environmental Clearance. The Committee also discussed the report of the site inspection as conducted by DPCC Officials along with Prof Subir Saha on 16.9.2010. The project was **deferred** by the Committee till the project proponent gives a presentation on information sought and compliance of the deficiencies as observed during site inspection.

Case No. 89

Project Name: All India Institute of Ayurveda at Sarita Vihar, New Delhi

Project proponent: M/s Ministry of Health and Family Welfare, New Delhi

Project Consultant: M/s WAPCOS Ltd.

The proposal was reconsidered by the Committee and the proponent made a presentation on the additional information sought by the Committee. The proposal is for grant of Environment Clearance of All India Institute of Ayurveda at Sarita Vihar, New Delhi on a plot area of 40,530.76 sqmt. The project deals with the construction of Hospital complex of 200 beds, General clinical facilities, Ancillary and medicinal facilities, OT area and labor room, Diagnostic department, Dispensing pharmacy, Canteen facility, Research laboratories, Hospital administration, Teaching departments, Ayurvedic pharmacy, Auditorium, Animal House,

Residential staff quarters, Guest House, Hostels. The details of the proposed project are as under:

S. No.	Particulars	Details
1	Total Plot Area	40530.76 sq mt.
2	Built-up area (for hospital, academic & research)	40067.39 sq mt
3	Built up area (for housing & infrastructure)	52623.29 sq mt.
4	Total Built-up area	92690.68 sq mt
5	Permissible Ground Coverage	12.159.23 sq mt
6	Proposed Ground Coverage (for hospital, academic & research)	5884.65 sqmt.
7	Proposed Ground Coverage (for housing & infrastructure)	3426.96 sq mt
8	Total Ground Coverage	9311.61 sq mt.
9	Permissible FAR	81,061.52 sq mt
10	Proposed FAR (for housing & infrastructure)	14419.43 sqmt.
11	Proposed FAR (for hospital, academic & research)	29253.07 sqmt.
12	Total FAR area	43672.50 sq mt
13	Total Basement Area (One basement for hospital, academic & research)	8081.22 sqmt
14	Total Basement Area (three basement for housing & infrastructure)	37,351.86 sq mt
15	Area for Service floor (hospital)	2733.10 sqmt
16	Stilt floor (housing)	852 sq mt
17	Green Area (within hospital area project)	24896.16 sqmt.
18	Permissible maximum height (for hospital)	37 m
19	Total Green area	14,281.15 sq mt
20	Area under herbal garden	4785.0 sq mt
21.	Number of floors (a) Hospital Block (b) Housing Block (c) Administration and Academic Block	(a) B+G+5 floors (b) 3B+S+9 floors (c) G+7 floors

Total parking will be provided for 1625 ECS (for hospital – 599 ECS and for housing 1026 ECS). Total water requirement is 534.1 KLD, out of which 364.1 KLD is fresh water and 170 KLD is treated wastewater. Domestic (potable + flushing) water requirement has been estimated as 226 KLD (160 KLD for hospital, academic &

research project and 66 KLD for housing and infrastructure project), which will be met with partly from Delhi Jal Board and partly from two borewells. Water requirement for HVAC is 270 KLD and for horticulture the water requirement is 37.5 KLD. Total quantity of wastewater generation in the project is 189.94 KLD. The generated sewage will be collected and treated at the on-site Sewage Treatment Plant of 205 KLD. Treated wastewater from the STP (approx. 170 KLD) will be reused for cooling towers of HVAC (41.5 KLD), horticulture (37.5 KLD) and flushing (91 KLD). An ETP of 11 KLD is proposed. The total solid waste will be 0.51 tonnes/day. Total bio-medical waste to be generated is 100 Kg/day (@ 0.5 kg/bed/day). The total power demand for the proposed project is 2660 KVA. To cater electricity supply during power failure, 2 D.G Sets of 600 KVA capacity each has been proposed for Hospital block and 2 DG sets of 160 KVA for housing block. 5 Rain Water Harvesting pit will be provided at the site. The total cost of the proposed project is Rs. 240.65 Crores (Rs 119.68 Crores for hospital, academic & research project and Rs 120.97 Crores for housing & Infrastructure project).

Based on the information furnished, presentations made and discussions held and after examination of the submitted additional information as sought by the Committee, the Committee **recommends the project to SEIAA for EC.**

The Committee also decided that the following conditions should be laid down at the time of issuing EC:

- (i) Zero discharge of wastewater.
- (ii) Adoption of Energy Conservation Building Code for complete building.

Case No. 90

Project Name: Batra Hospital & Medical Research Centre at 1 Industrial Area, Tughlaqabad, Badarpur-Mehrauli Road New Delhi-110062.

Project proponent: M/s Ch. Aishi Ram Batra Public Charitable Trust.

Project Consultant: Modern (India) Architects Pvt Ltd.

The proponent requested the Committee to defer the case because of his inability to attend the meeting. As per the request of the proponent, the Committee decided to consider this project in the next meeting.

Case No. 91

Project Name: Construction of 483 Multi Storey Houses, Pocket-I Sector A-9 Narela Delhi

Project proponent: O/O Executive Engineer ND-8, Narela, DDA

Project Consultant: IRG Systems South Asia Pvt.Ltd.

The proposal is for grant of Environmental Clearance for Proposed Construction of 483 Multi Storey Houses, Pocket-I, Sector A-9, Narela, Delhi. The total area for the

proposed project is 26446.36sq.mt and the Built-up area is 52800 sq.m. The permissible Ground Coverage is (33%) 8727.3 sq. m and proposed Ground Coverage for the project is 5123 sq.mt. (19.37%). The permissible FAR (@200) is 52892.72 sq.m. The proposed FAR (109 sq.mt/DU) is 199.07. The Building is MIG type (G+11) with total number of 5 Blocks. The height of building is 36.1 m. The proposed project is a residential project and it is estimated that 2415 people will be residing in this proposed project. The Green area is 7100 sq mt. The proposed parking is for 1054 ECS (surface and basement parking). The total water is estimated to be 368.48 KLD, which will be drawn from DJB. Out of 368.48 KLD, domestic water demand is 326.02 KLD, water requirement for Horticulture is 36.96 KLD, firewater demand is 5.5 KLD and water requirement for miscellaneous purpose is 181.51 KLD. Sewage will be treated at STP located in Narela. 313.21 KLD of the sewage is proposed to be generated which will be treated in the Narela STP. The proposed STP capacity is 10 MGD. approximately 1086.75 kg/day (450 gram x 2415 person) MSW will be generated. The Power requirement is 966 KW/day. One DG set of capacity 32.5 KVA is proposed for the provision of electricity back up. The overall project cost is estimated to Rs. 100 crores.

Based on the information furnished, presentation made and further discussions held, the Committee suggested to the project proponent that the information submitted does not meet the requirement for Environmental Clearance. The Committee sought the following information from the project proponent for its further consideration:

- (i) Revised Form 1 and Form 1A with a change in the title.
- (ii) Present population existing in the entire Narela Zone and the expected increase in population with this project.
- (iii) Details of the developed/occupied and undeveloped areas as per Narela Zonal Development Plan.
- (iv) Conceptual Plan.
- (v) No. of Floors with A1 size floor-wise plans.
- (vi) Proposed ground coverage.
- (vii) Revised layout plan.
- (viii) No. of Dwelling units.
- (ix) Parking Plan.
- (x) Landscape plan with list and number of trees proposed in the green belt.
- (xi) STP location with details.
- (xii) Details of Storm water harvest.
- (xiii) Water Balance chart.
- (xiv) Energy Conservation Plan with power demand.
- (xv) Re-examination of ambient air quality data from NABL laboratory.
- (xvi) Environmental baseline data including details of sampling sites and season covered.
- (xvii) Geotechnical data.

- (xviii) Solid waste proposed to be generated.
- (xix) Height of Building.

The Committee also decided that the following conditions should be laid down at the time of issuing EC:

1. Zero discharge of waste water.
2. Adoption of Energy Conservation Building Code.
3. Storm water should not be mixed with sewage.
4. Health and safety norms of CPWD should be followed during construction.

Case No. 92

Project Name: Hotels Complex & Convention Centre at Asset No.- 13, Hospitality District, DIAL, IGI Airport, Delhi.

Project proponent: M/S Heaven Star Reality Pvt. Ltd.

Project Consultant: M/S Perfact Enviro Solution Pvt. Ltd.

The proposal is for grant of Environmental Clearance for Proposed construction of “Hotels Complex & Convention Centre” at Asset-13, Hospitality District, DIAL IGI Airport, Delhi. The total plot area of the proposed project is 31,163.13 sq.mt. The Ground Coverage (@64.9%) is 20,250 sq.mt. The FAR of Proposed Project is 1,11,482.72 sq.mt. Total Basement area is 10,1250 sq.mt. The total built-up area is 2,12,732.72 sq.mt.(FAR +Non FAR). The Green area proposed is 11929.2 sq.mt (38%).The proposed project has 1075 number of guest rooms and 5 number of blocks. The proposed height of the building is 28.7 mt The proposed project will house a hotel complex, Country Club, Convention Centre, retail etc. The parking provision for 1,500 ECS has been kept for the proposed complex. The area for Landscaping is 9350 sq.mt. The total population in the project will be 7,788 - residents, staffs and visitors. The total water requirement is 1,330 KLD, out of which fresh water requirement is 765 KLD and treated wastewater available is 565 KLD. The water requirement will be supplied by DIAL. The water required for domestic use is 426 KLD, for flushing is 184 KLD, for Horticulture is 10 KLD, Swimming pool is 5 KLD, for cooling is 640 KLD, for laundry is 55 KLD and 10 KLD for miscellaneous uses. The total waste water to be generated from the proposed project is 575 KLD and will be treated at on-site STP of 650 KLD capacity based on FAB technology. The treated recycled water of 565 KLD from the STP will be used in horticulture (10 KLD), cooling (371 KLD) and flushing (184 KLD) purpose within the project premises. The solid waste generated from proposed project during operation phase is approx. 1652 Kg/day. The maximum power demand load requirement is 10,000 KVA and the connected load is 14379.4 KVA. The power supply shall be from DIAL. 5 DG/Gas generator set of 2000 KVA capacity will be installed for power back-up. Rain water will be stored in 2 storage tanks. The total estimated cost of the project is 1807.31 crores. The project land is owned by M/s DIAL. M/S Heaven Star Reality Pvt.

Ltd. has development agreement with DIAL and is the licensee to operate the hotel till the agreement period.

Based on the information furnished, presentations made and discussions held and after examination of the submitted additional information as sought by the Committee, the Committee **recommends the project to SEIAA for EC.**

The Committee also decided that the following conditions should be laid down at the time of issuing EC:

1. Zero discharge of waste water.
2. Adoption of Energy Conservation Building Code.
3. Health and safety norms of CPWD should be followed during construction.

Cases considered under the Table Agenda with approval from chair:

Case No. 46

Project Name : Fully Automated Multilevel Underground Parking at Delhi High Court parking premises
Project Proponent : Registrar, Delhi High Court
Project Consultant: Nil

The Secretary apprised the members of the Committee of the minutes of the meeting of Delhi High Court Building Maintenance & Construction Committee held on 16.09.2010 at Delhi High Court and as approved by the Hon'ble Chief Justice. The project proponent has also submitted revised Form 1.

The said project has earlier been considered by the Committee in its meetings held on 07.08.2009, 09.10.2009, 07.12.2009, 21.04.2010, 14.05.2010 and 29.7.2010 meetings. The Committee had so far not received any communication from DUAC with respect to the present status of the project. The letters received from Archaeological Survey of India, GOI and Department of Archaeology, Government of NCT of Delhi, states that as of now the said tomb located within the project site is unprotected. In other words, the protected limits around a monument area as stipulated in the Ancient Monuments, Archaeological Sites and Remains Act, 1958, as amended to date (the Central Act) and Delhi Ancient and Historical Monuments and Archaeological Sites and Remains Act 2004 (The Delhi Act), are not applicable to the unprotected monuments. Consequently the Committee decided to **recommend the project to SEIAA for EC.**

The Committee took account of the non-submission of the documents/information sought by the Committee by the proponents of following projects:

1. Case No.13: Zonal Development plan, Narela Sub-City by M/s Delhi Development Authority.
2. Case No. 21: Rapid Environmental Impact Assessment for Development Plan of Sector G2 & G6, Narela, New Delhi by M/s Delhi Development Authority.
3. Case No. 06: Zonal Development Plan of G-7 & G-8, at NDZ-XII, Narela, Delhi by M/s Delhi Development Authority.
4. Case No. 08: Integrated Freight complex Narela at NDZ-XII, New Delhi by M/s Delhi Development Authority.
5. Case No. 30: Proposed Area Development Project at Sector G-3 and G-4, Sub-City Narela, Delhi by M/s Delhi Development Authority.
6. Case No. 52: Environment Clearance for “IFCI Housing” Group Housing Complex at Plot no. 9, Block BG, Paschim Puri, New Delhi by M/s Industrial Finance Corporation of India.

The Committee decided that a final reminder may be sent to the Competent Authority of the above said 6 cases before delisting the projects.

It was decided by the Committee that the next meeting of SEAC will be held on 29th October, 2010.

The meeting ended with vote of thanks to the Chair.
