

Minutes of the 30th meeting of State Level Expert Appraisal Committee (SEAC) held on 20.04.2011 from 10:00 am to 6:00 pm in the Conference Room of DPCC

The 30th meeting of State Level Expert Appraisal Committee (SEAC) was held on 20/04/2011 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. | Professor Mihir Deb | - | Member |
| 4. | Sh. Amarjeet Singh | - | Member |
| 5. | Dr. R.K Khandal | - | Member |
| 6. | Dr. (Mrs.) P. Malarvizhi | - | Member |

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

The Chairman welcomed the members of the Committee. The minutes of the 29th 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. 13

Project Name: Development Plan of Sector A-1 to A-4, Narela Sub City, Delhi.

Project Proponent: Executive Engineer, DDA, Narela, New Delhi.

Project Consultant: M/s Asian Consulting Engineers Pvt. Ltd.

The project proponents attended the meeting. However, the Committee did not consider the case and decided to appraise it alongwith **Case No. 117 namely: Zonal Development Plan for Zone P-1, Narela, New Delhi** in the next meeting.

Case No. 94

Project Name: "Proposed Prefab EWS Housing" at Pocket III, Sector-G8, Narela, New Delhi.

Project Proponent: Delhi Development Authority.

Project Consultant: M/s Shri Environmental Technology Institute.

The project proponent did not attend the meeting and the Committee decided to **defer** the case to next meeting.

Case No. 101

Project Name : Proposed “Shri Agrasen International Hospital” Plot No. PSP, Sector-22, Rohini New Delhi.

Project Proponent : M/s Shri Agrasen North - Ex Welfare Society.

Project Consultant : M/s. Perfact Enviro Solutions Pvt. Ltd.

The proposal was reconsidered by the Committee and the proponent made a presentation on the additional information sought by the Committee. The project was earlier considered by the SEAC in its meeting held on 24/03/2010. The proposal is for the grant of Environmental Clearance for the Proposed “Shri Agrasen International Hospital” project at Plot No. PSP, Sector-22, Rohini New Delhi on a total plot area of 10,000 sq.mt. The proposed project is International Hospital with 3 Basements, Ground floor & 9 upper floors. The details of the proposed project are as under:

S. No.	Particulars	Total
1	Total Plot Area	10,000 sq.mt
2	Total Built-up Area	35,100.06 sq.mt.
3	FAR Permissible (200%)	20,000 sq.mt
4	FAR Proposed (199.98%)	19,685.93 sq.mt.
5.	Ground Coverage Permissible (30% of Plot area)	3,000 sq.mt.
6.	Ground Coverage Proposed (29.76%)	2,820.18 sq.mt
7	Basement Area (3 level)	15,414.13 sq.mt.
8	Total Green Area (35%)	4,500 sq.mt.
9	Total No. of Beds	455
10	Total Parking Provision	401 ECS
11	Total expected Population	2463 Persons

The maximum height of the proposed building will be 44 m. Total proposed Parking is 401 ECS (104 ECS in Basement-1 + 109 ECS in Basement-2 +161 ECS in Basement-3 & 27 ECS in Open Area). Total water requirement during the operation phase will be 398 KLD, out of which fresh water demand will be 185 KLD. The source of water supply will be DJB. The total wastewater generation from the project will be 228 KLD. The total wastewater will be treated at on-site STP with FAB technology and capacity of 280 KLD. Treated wastewater of 208 KLD will be used in flushing (80KLD), horticulture (11 KLD) and DG & HVAC Cooling (117 KLD). There is also a proposed provision of a Primary ETP of 5 KLD capacity to treat the 5 KLD effluent generated from Lab. The treated effluent will be discharged to public sewer. The total solid waste generation will be 512

Kg/day. The total Bio-Medical Waste generation will be 91 Kg/day. The total power requirement for proposed project is 2521 KW, which will be supplied by NDPL. D.G Sets of 2X1000 KVA & 1X500 KVA have been proposed for power backup. Three Rainwater Harvesting pits have been proposed. The total cost of the project is Rs. 100 crores.

The proponent informed the Committee that the staff quarter, which was earlier a part of the project, has now been excluded from the proposal.

Based on the information furnished, presentation made and further discussions held and after examination of the documents submitted, the Committee **recommended the project for Environmental Clearance** subject to the following conditions:

- (i) Free treatment facility should be as per guidelines prescribed by GNCTD / GOI.
- (ii) Treated effluent from ETP should be discharged into public sewer only after fully treatment as per CPCB norms.

Case No. 102

Project Name : Proposed Muthoot Hospital at Sector 10, Dwarka, New Delhi.

Project Proponent : M/s Muthoot Hospitals Pvt. Ltd.

Project Consultant : M/s Senes Consultants India Pvt. Ltd

The project proponent did not attend the meeting. The case was also earlier put up for consideration in 26th, 28th and 29th SEAC meetings held on 20.12.2010, 15.02.2011 and 24.03.2011 respectively. As the project proponent failed to attend the above mentioned meetings, the Committee decided to **delist** the case and intimate the same to the project proponent.

Case No.107

Project Name : Proposed Prefab EWS housing at Pocket II, Sector G2-G6, Narela, New Delhi.

Project Proponent: Delhi Development Authority.

Project Consultant: M/s Shri Environmental Technology Institute.

The proposal is for grant of Environmental Clearance for Proposed Prefab EWS Housing at Pocket II, Sector G2-G6, Narela, New Delhi on the plot area of 53863 sq.mt. The net site area (housing) is 44419.2 sq.mt. The permissible ground coverage area is 17767.68 sq.mt. The proposed ground coverage area is 13491.91 sq.mt. The permissible FAR is 88838.4 sq.mt. The proposed FAR is 67459.55 sq.mt. The facilities proposed include Housing, Composite Facility plots for Convenient Shopping center, Anganwari, Milk booth etc. The number of

dwelling units proposed is 2080 and the number of building blocks proposed is 35. Maximum density permissible is 600 DU/HA and proposed density achieved is 468.27 DU/HA. The total number of floors in the proposed building will be 5. The maximum height of building is 15 m. The proposed height of building is 14.475 m. The minimum required green area is 14040 sq.mt. The proposed green area is 24758 sq.mt. Total parking proposed is 337 ECS. Proposed vehicular road area is 9739 sq.mt. The proposed pedestrian pathway area is 2435 sq.mt. The proposed paved area is 12174 sq.mt. Total expected population is 10400 people for the proposed housing. Total water requirement for the project is 2340 KLD, out of which the drinking water requirement is 780 KLD and domestic water demand is 1560 KLD. The water requirement will be met through DJB partly and groundwater will be used with permission of DJB. Six borewells are proposed to extract groundwater for use in construction phase subject to the permission of DJB. The total wastewater from the project will be 2106 KLD. This will be treated through STP of DJB of 20 MGD capacity located on NH-1 near to drain no. 6 and another STP of 70 MGD capacity located near Bawana escape near GT road, NH-1. The total sewage generated from the site will be discharged into the STP through SPS. Total estimated solid waste generation from the proposed project is 4160 kg/day. The power demand for proposed project will be 2331.02 KVA. This will be supplied by NDPL. One DG set of 40 KVA will be provided for power backup. The number of Rain Water Harvesting pits proposed is 5. Total cost of the project will be Rs. 77 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 additional information from the project proponent for its further consideration:

- (i) Geo-technical report.
- (ii) Details of water requirement.
- (iii) Linkage for water supply.
- (iv) Examine the feasibility of having an on-site STP and layout plans for connecting sewers with existing zonal STPs.
- (v) Revised landscape plan with provision for fruit and shady trees in the central portion of the site area.
- (vi) Conceptual Plan.
- (vii) Details of waste water generation.
- (viii) Traffic management plan.
- (ix) Baseline environmental data w.r.t Air, Water & Noise level in NABL accredited lab report.
- (x) Disaster Management Plan.
- (xi) EMP budget for construction and operation phase.

The Committee noted the urgency for taking up the project, which benefits EWS and requested the Secretary to write a letter to DDA about the importance of getting Environmental Clearance for Zonal Plan of Narela Sub-City.

Case No 113

Project Name : PP Trade Center “Commercial cum Multilevel Parking Complex” at Plot No.1, Netaji Subhash Place, Delhi.

Project Proponent : M/s PP Buildwell Pvt. Ltd.

Project Consultant : M/s Perfact Enviro Solutions Pvt. Ltd.

The proposal was reconsidered by the Committee and the proponent made a presentation on the additional information sought by the Committee. The project was earlier considered by the SEAC in its meeting held on 24/03/2010. The proposal is for grant of Environmental Clearance for “PP Trade Centre” at Plot No.1, Netaji Subhash Place, Delhi. The total plot area is 4272.80 sq.mt. The total Built-up area will be 31087.32 sq.mt. The permissible FAR is 26880 sq.mt. and proposed FAR is 25711.32 sq.mt. Total Basement area will be 5376 sq.mt. (2688 sq.mt each for two basement levels). Total Green Area will be 854.56 sq.mt. The permissible Ground Coverage is 2688 sq.mt. and proposed Ground Coverage is 2660 sq.mt. Number of floors will be 2B+G+7. The maximum permissible height of the building is 39 m and height of the proposed building will be 33.2 m upto terrace level. Total estimated population will be 1200 persons. The Parking facilities will be available for 495 ECS. Total water requirement for project will be 34 KLD, out of which domestic water requirement will be 8 KLD. The source of water supply will be DJB. Total wastewater generation from the proposed complex will be 28 KLD. It will be treated at on-site STP (SAFF based) of 35 KLD capacity. The treated wastewater water of 26 KLD will be used in Horticulture (1 KLD), Cooling (4 KLD), Flushing (20 KLD) and Miscellaneous purpose (1 KLD). Total municipal solid waste generation from the proposed project will be 283 kg/day. The total power requirement will be 1044.4 KW. The source of power will be NDPL. 3 DG sets of 500 KVA are proposed for power back up. Two Rain Water Harvesting Pits will be provided at site for groundwater recharge. The total cost of the project will be Rs.120 Crores.

Based on the information furnished, presentation made and further discussions held and after examination of additional documents submitted, the Committee **recommended the project to SEIAA for Environmental Clearance.**

Case No. 114

Project Name : Proposed Expansion of the Existing Hospital (M/s Gujarmal Modi Hospital and Research Center for Medical Sciences).

Project Proponent : M/s Gujarmal Modi Hospital & Research Center for Medical Sciences.

Project Consultant : ----

The proponent requested the Committee to defer the case because of his inability to attend the meeting. The case was also listed in the agenda of 29th SEAC meeting held on 24.03.2011 and the project proponent again did not attend the meeting and requested to defer the case. The Committee, therefore decided to **delist** the case and intimate the same to the project proponent.

Case No.115

Project Name : Proposed and Existing construction of Building works etc. for IGNOU Campus, Maidan Garhi at Delhi.

Project Proponent: Chief Project Officer, Indira Gandhi National Open University, Maidan Garhi, New Delhi – 110068

Project Consultant: M/s Voyants Solution.

The proposal was considered by the Committee and the proponent made a presentation on the proposal. The proposal is for grant of Proposed and Existing construction of Building works etc. for IGNOU Campus, Maidan Garhi at Delhi. The total plot area is 612361.78 sq.mt. (151.32 acres). The net plot area is 404680 sq.mt. (100 acres). The total Built-up area after proposed expansion will be 133076.93 sq.mt. (existing Built-up area is 69046.67 sq.mt. and the proposed Built-up area is 64030.26 sq.mt.). The permissible Ground Coverage is 50585 sq.mt. The existing Ground Coverage is 32072.38 sq.mt. and the proposed Ground Coverage is 14789.021 sq.mt. The permissible FAR is 161872 sq.mt. The existing FAR is 69046.67 sq.mt. and the proposed FAR is 52742.98 sq.mt. The proposed Green Area will be 207681.78 sq.mt. (51.32 acres). The proposed Basement area is 11287.28 sq.mt. The proposed expansion includes construction of Administrative Blocks A to E with floors G+3, School Block H(A) with floors G+4, School Block I(B) with floors G+4, School Block J(C) with floors G+3, MPDD Block with floors G+3 and 2 level basements. Total population after proposed expansion will be 14907 persons (6278 in existing buildings and 8629 in proposed buildings). The total parking provision, after proposed expansion, will be 1746 ECS (966 ECS in existing structures and 780 ECS in proposed expansion). The existing total water requirement is 926 KLD, out of which fresh water requirement is 365 KLD. The fresh water is supplied by DJB. Total wastewater generation is 449 KLD which is treated in four existing STPs based on SAFF technology with total capacity of 550 KLD. The treated wastewater is

404 KLD and is used for horticulture purpose. The total water requirement for the proposed expansion will be 358 KLD, out of which fresh water requirement will be 170 KLD. The fresh water will be supplied by DJB. In case of shortage of water supply, ground water will be abstracted from 12 existing borewells, which are registered with CGWA. The total wastewater generation will be 209 KLD, which will be treated in proposed on-site STP based on MBR technology of 350 KLD capacity. The treated wastewater will be 188 KLD which will be used in horticulture (115 KLD) and flushing (73 KLD). Total solid waste generation after the proposed expansion will be 4754.25 kg/day (2225.5 kg/day from existing structures, 2078.75 kg/day from proposed expansion and 450 kg/day horticulture waste). The total power demand after proposed expansion will be 7344 KVA (4127 KVA in existing structure and 3217 KVA for proposed expansion). The power supply for both existing structure and proposed expansion is met from BSES Rajdhani Power Limited. The existing DG sets provided for power backup are 1x75, 1x125, 3x200, 1x437.5, 3x500 and 1x750 capacities. The DG sets proposed for power backup are 3x1250 and 1x1010 capacities. Six Rain Water Harvesting Pits are provided at site. The total cost of the project excluding land cost is Rs. 266 Crores (Rs. 46 Crores as existing building's construction cost and Rs. 220 Crores as proposed building's construction cost).

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) Resubmit Form 1 and 1A signed by Registrar with change in project title.
- (ii) Details of parking facilities for the expansion.
- (iii) Details of total tree cover and tree species in original khasra drawings with coloured labeling.
- (iv) Details of surface drainage pattern in respect of Tirpath valley located near the site.
- (v) Layout map showing existing and proposed surface drainage pattern of the entire campus along with existing and proposed buildings.
- (vi) Digital Terrain Modeling of the entire campus.
- (vii) Details of additional power requirement and its linkage.
- (viii) Examine the feasibility of installing solar panels on rooftops.
- (ix) Submission of linkage for proposed water and power supply.
- (x) Details of height of existing and proposed buildings.
- (xi) Approval of Airport Authority of India for building height.
- (xii) Re-examine the capacities of existing DG sets and replace them with new sets of larger capacities.

- (xiii) Baseline environmental data w.r.t Air, Water & Noise in NABL accredited lab report.
- (xiv) Re-examination of the dual plumbing system.

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

- (i) Three storeyed green belt should be developed.
- (ii) Paper recycling unit should be installed for recycle and reuse of waste paper.
- (iii) Surface ponds should be created for storing rainwater.

Case No. 116

Project Name : Delhi Luxury Hotel”(5 Star Hotel) at Asset No- 3, Hospitality District, DIAL, IGI Airport, New Delhi.

Project Proponent: M/s Silver Resort Hotel India Pvt. Ltd.

Project Consultant: M/s Perfact Enviro Solutions Pvt. Ltd.

The proposal was considered by the Committee and the proponent made a presentation on the proposal. The proposal is for grant of Environmental Clearance for “Delhi Luxury Hotel”(5 Star Hotel) at Asset No-3, Hospitality District, DIAL, IGI Airport, New Delhi on total plot area of 30096.3 sq.mt. The net plot area is 20352.85 sq.mt. The total Built-up area proposed is 107711.67 sq.mt. The permissible Ground Coverage is 11129 sq.mt. and proposed Ground Coverage is 10140.47 sq.mt. The permissible FAR is 67818.65 sq.mt. and proposed FAR is 67741.32 sq.mt. The Basement area will be 51603.12 sq.mt. The Green area will be 6105.85 sq.mt. The total number of floors in the proposed hotel will be 4B+G+7. The number of guest rooms in the hotel will be 500. The height of the proposed building will be 29.75 m. Total expected population for the proposed hotel is 7200 persons. The parking provision will be made for 1143 ECS (39 ECS on surface, 362 ECS in third level basement and 742 ECS in fourth level basement). Total water requirement for the project will be 894 KLD, out of which the fresh water requirement will be 477 KLD. The fresh water requirement will be met through DIAL. The fresh water will be used in domestic purpose (290 KLD), Evaporative cooling (77 KLD), Laundry (60 KLD), kitchen (25 KLD), swimming pool (10 KLD) and miscellaneous purpose (15 KLD). The total wastewater generation from the project will be 439 KLD, which will be treated at the on-site STP of 550 KLD capacity. The treated wastewater of 417 KLD will be used in Flushing (124 KLD), Gardening (30 KLD) and HVAC & DG Cooling (263 KLD). Total solid waste generation from the proposed project will be 1305 kg/day (913 Kg/day organic waste and 392 Kg/day recyclable items). The organic waste will be decomposed in proposed Organic Waste Converter. The power demand will be 4233 KW. This will be supplied by DIAL. DG sets of 3x2000 KVA will be

provided for power backup. Four Rain Water Harvesting pits are proposed. The total cost of the project will be Rs. 840 Crores. M/s Silver Resort Hotel India Pvt. Ltd has development agreement with DIAL.

Based on the information furnished, presentation made and further discussions held and after examination of additional documents submitted, the Committee **recommended the project to SEIAA for Environmental Clearance.**

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

- (i) Vertical garden with climbers and creepers should be developed.

The Committee also took note of the letter no. DIAL/CPD/2010-11/2626 received from Chief Operating Officer of DIAL on 07.03.2011, in reply to our letter no. DPCC/MS/SEAC/10/1639-1640 dated 02.02.2011 in respect of collection of CSR funds from individual project proponents of Aerocity and management of consolidated CSR funds through a committee chaired by the higher authority of DIAL. The Committee requested Secretary to send a communication to DIAL to submit progress report regarding utilization details of CSR budget of all the projects at Aerocity area by the developers.

Case No. 117

Project Name: Zonal Development Plan for Zone P-1, Narela, New Delhi by Delhi Development Authority, Narela.

Project Proponent: Executive Engineer, Northern Division-12, Narela DDA.

Project Consultant: M/s Ind Tech House Consult, Delhi.

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

The Committee took note of the communication received from Deshbandhu College vide no. DBC/2011/006 dated 15.04.2011, requesting for an exemption from obtaining Environmental Clearance for proposed building of Women's Hostel in the college campus. The Committee observed the document and requested Secretary to seek clarification from the proponent regarding the proposal sent to MCD and submit copy of related approvals obtained as stated in the document.

The Committee also took note of the complaint received from Shri Tekchand in respect of ongoing construction of 1214 DDA Flats on an area of 56 Ha at Vasant Kunj. The Committee decided that the complaint should be forwarded to the

Chief Engineer, South Zone, DDA requesting to look into the matter and take necessary action and inform the complainant under intimation to this Committee.

The Committee also took note of the complaint received from Shri Aditya Ajith referring to an article entitled as “DDA to allot VK flats but taps will remain dry”, published in Times of India on 07.04.2011. The Committee decided that the complaint should be forwarded to the Chief Engineer, South Zone, DDA with request to look into the matter and take necessary action and inform the complainant under intimation to this Committee.

The Committee further took note of revised application received from proponents of **Case No. 82: Proposed Extension of the Existing University Campus Project (Delhi University)** and noticed that the total built-up area for the project exceeds 1,50,000 sq.mt. under screening category 8(a) as mentioned in schedule of EIA Notification 2006 and as amended to date and this project does not fall under Category B projects and hence, the Committee decided to transfer the case to Expert Appraisal Committee (EAC) of the Ministry of Environment and Forests (MoEF), GOI for consideration for Environmental Clearance.

It was decided by the Committee that the next meeting of SEAC will be held on 20th May 2011.

The meeting ended with vote of thanks to the Chair.
