

Minutes of the 31st meeting of State Level Expert Appraisal Committee (SEAC) held on 20.05.2011 from 10:00 am to 6:00 pm in the Conference Room of DPCC

The 31st meeting of State Level Expert Appraisal Committee (SEAC) was held on 20/05/2011 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. | Dr. R.K Khandal | - | Member |
| 5. | Dr. (Mrs.) P. Malarvizhi | - | Member |

Dr. Anil Kumar (Director, Environment) and Dr. Chetna (Scientist, Environment) also assisted the Committee.

The Chairman welcomed the members of the Committee. The minutes of the 30th 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. 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 project on Zonal Development Plan for Zone P-1 of Narela was taken up first by the Committee before taking up other individual specific projects in the zone listed in the agenda. The proponent made a presentation on the proposal. The proposal is for grant of Environmental Clearance for Zonal Development Plan for Zone P-1, Narela, New Delhi. The total area of the zone is 9866 hectares. The total urbanisable area will be 7365 hectares. Total green area will be 2501 hectares. Total expected population will be 1657125 persons. Water requirement will be 120 MGD. The source of water requirement will be met through DJB/ Western Yamuna Canal. The water obtained from the Canal will be treated at a proposed water treatment plant with a capacity of 300 MGD. Total wastewater generation will be 90 MGD. Two STPs have been proposed to treat the wastewater (STP 1 with the capacity of 20 MGD and STP II with the capacity of

70 MGD) which consists of gravity main sewerage pumping station and rising mains. The treated wastewater will be reused for horticulture purpose. The power requirement for the project is about 1400 MW and it will be supplied by NDPL. Total Solid waste generation from the proposed project is 840 tones per day.

Based on the information furnished, presentation made and further discussions held and after examination of the documents submitted, the Committee was of the opinion that it is not possible to appraise the project because of :-

1. The absence of full acquisition of the land by DDA,
2. The presence of unauthorized colonies over large area, and
3. Certain pockets have already been developed such as industrial area by DSIIDC.

Consequently, the Committee decided to **delist** the item and take EC for individual specific projects.

Case No. 13

Project Name : Development of Land at 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 proponent attended the meeting. In light of decision taken on **Case No. 117: Zonal Development Plan for Zone P-1, Narela, New Delhi**, the Committee advised the project proponent to take EC for individual specific construction projects.

The Committee also decided to withdraw its decision taken in its 30th meeting held on 20.04.2011 with respect to **Case No. 107: Proposed Prefab EWS housing at Pocket II, Sector G2-G6, Narela, New Delhi**.

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 proposal was reconsidered by the Committee with respect to the deficiencies in information sought by the Committee on 29.10.2010. The proponent presented additional information sought by the Committee in its meeting held on 27.01.2011 but the project was deferred for want of EC for Zonal/Sector Development plan of Narela. In the light of decision taken on Case nos. 117 and 13, the Committee

decided to withdraw its earlier decision for deferment of the project and considered it for EC.

The proposal is for grant of Environmental Clearance for the proposed Prefab EWS housing at Pocket-III, Sector G8, Narela, New Delhi, on the total plot area of 98300 sq.mt. and net plot area (for housing) is 90375.5 sq.mt. The proposed built up area is 138163.95 sq.mt. The permissible maximum FAR is 180751 sq.mt. The proposed FAR is 138163.95 sq.mt. (152.16%). The number of dwelling units proposed is 4260 which will provide shelter to 21300 persons. Number of building blocks proposed is 73. The permissible density is 600 DU/HA and proposed density to be achieved is 471.37 DU/HA. The permissible maximum Ground Coverage is 36150.2 sq.mt. The proposed Ground Coverage is 27632.79 sq.mt. The proposed height of the building is 14.475 m. The number of floors in the proposed buildings will be G+4. Proposed total green area is 37585.17 sq.mt. Proposed parking is for 694 ECS. The total water requirement is 4792.5 KLD (1597.5KLD of drinking water + 3195KLD for domestic use). The source of water will be from DJB and partly ground water subject to DJB permission. The wastewater of 4313 KLD will be treated through STP of DJB located on NH-1 near to drain no. 6 with capacity of 20 MGD and another STP located near Bawana escape near GT road of NH-1 with a capacity of 70 MGD. The total sewage generated from the site will be discharged into the STP through sewage pumping station (SPS). The power requirement for the project is 4790.79 KVA, which will be supplied by NDPL. DG Set 1X140 KVA is proposed for power backup for water supply purposes. Total Solid waste generation from the proposed project will be 8520 kg/day. No. of RWH pits proposed are 12. Total cost of proposed project is Rs. 171 crores.

Based on the information furnished and further discussions held and after examination of the documents submitted, the Committee **recommended the project for Environmental Clearance** subject to the condition that treated wastewater from zonal level STPs should be utilized for horticulture and other purposes such as flushing etc.

Case No. 103

Project Name : Proposed Operational Building at Safdarjung Airport, Delhi.

Project Proponent: Airport Authority of India.

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 24/03/2011. The proposal is for grant of Environmental Clearance for “Operational Building” at

Safdarjung Airport, Delhi, on the plot area of 17890 sq.mt. The proposed built up area is 37756.14 sq.mt. The permissible FAR is 21413.37 sq.mt. and proposed FAR area is 20454 sq.mt. The total proposed Non-FAR area is 17302.14 sq.mt. The proposed Ground Coverage is 6761 sq.mt. Basement area proposed is 15818.27 sq.mt. The proposed height of building is 20 m. Total no. of floors will be B+G+3. Total expected population is 2400 persons (Staff-2150 & Visitors-250) in the project area. Proposed green area is 3600 sq.mt. It is proposed to provide total parking for 460 ECS (Surface-83ECS & Basement-377ECS). Total water requirement for the existing structures is 1514 KLD. The total wastewater generation from the existing structures is 288 KLD, which is discharged into sewer lines. Total water requirement for the proposed project will be 225KLD, out of which the fresh water requirement will be 137KLD. The fresh water will be met by DJB. The total wastewater from the proposed project will be about 90 KLD. On-site STP of 110 KLD capacity will be installed to treat the wastewater and 88 KLD of treated waste water from the STP will be used for Flushing (30KLD), Gardening (25 KLD), Cooling (23 KLD) and miscellaneous (10KLD). The power requirement for the project will be 2262.50 KVA, which will be supplied by BSES. DG sets 3 x 1000 KVA are proposed for power back up. Total solid waste generation from the project will be 360 Kg/day. 4 no. of Rain water harvesting pits are proposed. The total cost of the proposed project is Rs. 185 Crores.

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 additional conditions:

- (i) Zero Wastewater Discharge to be achieved for the proposed project.
- (ii) Plans for on site treatment of 288 KLD from existing buildings should be developed and the treated wastewater should also be recycled.

Case No. 109

Project Name : Construction of General Pool Housing at Vasant Vihar, New Delhi.

Project Proponent : Executive Engineer, CPWD, CD-6, C wing, Room No-419, 4th Floor, IP Estate, Indraprastha Bhawan, New Delhi.

Project Consultant : M/s Ind Tech House Consult

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

Case No. 118

Project Name : Redevelopment of proposed OPD Block at LNJP Hospital, New Delhi.

Project Proponent: Public Works Department.

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

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 after revised proposal is submitted by the proponent.

Case No. 119

Project Name : M/s Raheja Developers Ltd. (Proposed In-Situ Development Project) at Kathputli Colony, Near Shadipur Bus Depot, Delhi.

Project Proponent: M/s Raheja Developers Ltd..

Project Consultant: -----

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. 120

Project Name : Flatted Factory (for Commercial Usage) at Okhla, New Delhi.

Project Proponent: M/s DLF Universal Ltd.

Project Consultant: -----

Before the presentation, the Committee was informed that the project was accorded Environmental Clearance vide no. 21-275/2008-IA.III dated 19.01.2009 by Ministry of Environment and Forests, Govt. of India under the title "IT Towers (Office-cum-Retail complex) at Okhla, New Delhi" and the project proponent was M/s Mohan Machines Limited. Subsequently, a corrigendum was issued by MOEF vide no. 21-275/2008-IA.III dated 13.05.2009 wherein the project proponent was changed to M/s Leandra Builders and Developers Pvt. Ltd. from M/s Mohan Machines Limited. The proponent informed the Committee that the construction has been stopped after the construction of G+2 floors and the construction work will be re-started after obtaining amended EC with respect to enhanced FAR.

The Committee decided that the project will be considered as an amendment to the Environmental Clearance already accorded to the project by Ministry of

Environment and Forests. The Committee also decided that the title of the project should be the same as contained in the accorded EC as "IT Towers (Office-cum-Retail complex) at Okhla, New Delhi" instead of "Flatted Factory (for Commercial Usage) at Okhla, New Delhi". The Ground Coverage for the project will also remain same as contained in the accorded EC. The project proponent name will be changed, as per proponent's request, to M/s DLF Universal Ltd. from M/s Leandra Builders and Developers Pvt. Ltd after scrutinization of land ownership and mutation documents. It was however clarified by the proponent that M/s Leandra Builders and Developers Pvt. Ltd. was a sister concern of M/s DLF Universal Ltd. as per 'Memorandum and Articles of Association of DLF Universal Limited (Formerly DLF Retail Developers Limited)'.

The proposal was considered by the Committee and the proponent made a presentation on the proposal. The proposal is for grant of amendment in the accorded Environmental Clearance for IT Towers (Office-cum-Retail complex) at Okhla, New Delhi to be developed by M/s DLF Universal Limited. The proposed total plot area is 19501 sq.mt and built-up area has changed from 54316.89 sq.mt. to 67650.388 sq.mt. The permissible Ground Coverage area is 30% of total plot area (i.e. 5850.82 sq.mt.) and proposed Ground Coverage has changed from 4819.1 sq.mt. to 5491.14 sq.mt. (However, the Committee has decided that the proposed Ground Coverage should remain same as recorded in the accorded EC i.e. 4819.1 sq.mt.) The proposed FAR has changed from 29234.19 sq.mt. to 43773.54 sq.mt. The proposed green landscape area is 6902.8 sq.mt. The total estimated population has changed from 3585 persons to 5438 persons. The proposed number of basements and floors has changed from 2B+G+6 to 2B+G+8. The maximum height of proposed building has changed from 25.75 m to 37.01 m. The total proposed parking has changed from 877 ECS to 881 ECS. The total water requirement has changed from 263.5 KLD to 332 KLD. The fresh water requirement has changed from 92.2 KLD to 125 KLD. The source of water supply is Municipal Supply. Total estimated wastewater generation has changed from 180.3 KLD to 218 KLD. The capacity of the on-site STP proposed to treat the wastewater has changed from 185 KLD to 250 KLD. The amount of treated wastewater has changed from 171.3 KLD to 207 KLD. The treated wastewater will be used for flushing, air conditioning & cooling and horticulture. The total power requirement for the proposed project has changed from 4500 KVA to 3122 KVA. The power supply will be met from BSES Rajdhani. The DG set provision for power backup has changed from 4x1500 KVA to 3x1010 KVA + 1x 750 KVA. Ten Rain Water Harvesting Pits will be provided at the site. Total cost of the project has changed from Rs. 102.2 Crores to Rs. 170 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 amendment in Environmental Clearance. The Committee sought the following information from the project proponent for its further consideration:

- (i) Submission of an application for amendment in the EC accorded and details of amendments required in EC.
- (ii) Present status of the construction work.
- (iii) Details of the compliance of the conditions laid down by the Ministry of Environment and Forests including CSR.
- (iv) Land ownership and mutation documents in the name of M/s DLF Universal Limited.
- (v) Court order with respect to the transfer of land from M/s Leandra Developers Private Limited to M/s DLF Universal Limited.
- (vi) Parking plan in A1 size showing location and number of two-wheeler parking.
- (vii) Details of earlier and proposed change in green area.
- (viii) Landscape plan in A1 size with provision of 3 rows of trees along the periphery of the project site, wherever possible.
- (ix) Fire fighting/ evacuation plan in A1 size.
- (x) Traffic circulation plan in A1 size.
- (xi) Floor wise building plans in A1 size with proposed amendment.
- (xii) List of trees to be planted.
- (xiii) Integrated water requirement details in tabular form showing the earlier requirement as mentioned in EC and the additional requirement with respect to the increase in the FAR and the total requirement.
- (xiv) Reexamination of PM2.5 levels.
- (xv) Examine the feasibility of using LED in place of CFL.
- (xvi) Quantified details of the solid waste generation including e-waste.
- (xvii) Details of Corporate Social Responsibility with action plan and budget specific to the project.

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

- (i) Parking space for physically handicapped should be earmarked.
- (ii) Zero Wastewater Discharge should be achieved.
- (iii) No groundwater extraction during construction and operation phases.
- (iv) ECBC norms should be followed.
- (v) Mitigation measures should be strictly enforced to reduce PM2.5 levels in air during construction phase and submit monitored data periodically to DPCC.

The Committee also suggested to the project proponent that the plantation of trees should be initiated before the onset of coming monsoon and an on-site inspection should be made by DPCC during September 2011.

The Secretary placed the information received from the project proponent of **Case No. 84: 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** before the Committee as per the decision taken in its 26th meeting held on 20.12.2010. The Committee, after scrutiny of the information submitted, **recommended the project proposal to SEIAA for Environmental Clearance** subject to following condition:

- (i) Shady and evergreen trees like *Jamun*, *Alstonia*, *Gulmohar*, *Cassia fistula*, *Amaltus* etc. along the Ashram to Noida side and Badarpur to Noida side should be planted.

It was decided by the Committee that the next meeting of SEAC will be held on 30th June 2011.

The meeting ended with vote of thanks to the Chair.
