

Minutes of the 34th meeting of State Level Expert Appraisal Committee (SEAC) held on 22.11.2011 from 10:00 am to 6:00 pm in the Conference Room of DPCC

The 34th meeting of State Level Expert Appraisal Committee (SEAC) was held on 22/11/2011 in the Conference Room of DPCC under the Chairmanship of Prof. C.R. Babu. The following members of SEAC were present in the meeting:

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| 1. | Professor Subir Saha | - | Member |
| 2. | Shri Amarjeet Singh | - | Member |
| 3. | Dr. R.K. Khandal | - | Member |
| 4. | Dr. Mihir Deb | - | Member |
| 5. | Shri Sandeep Mishra | - | Member Secretary |

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

The minutes of the 33rd 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. 120

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

Project Proponent: Mr. R.C Sharma, M/s DLF Universal Ltd., DLF Centre, Sansad Marg, New Delhi-110001

E-mail: sharma-rc@dlf.in

Telephone: 011-23719300, 9999662286

Fax No.: 011-23719344

The project was earlier considered by the SEAC in its meeting held on 20/05/2011. The proponent made a presentation on the amendments required in the already accorded EC by MOEF and also on the additional information sought by this Committee. The proposal is for grant of amendment in the already accorded Environmental Clearance for IT Towers (Office-cum-Retail complex) at Okhla, New Delhi by Ministry of Environment & Forests, GOI vide no. 21-275/2008-IA.III dated 19.01.2009 followed by corrigendum issued vide no. 21-

275/2008-IA.III dated 13.05.2009. Details of the amendments as sought by the project proponent are as mentioned below:

S.No.	Project Features	Values in accorded EC	Amendment Sought
1.	Ownership of project	M/s Leandra Builders and Developers Ltd.	M/s DLF Universal Ltd.
2.	Name of Project	IT Towers (Office-cum-Retail Complex) Okhla, New Delhi.	Flatted Factory at Okhla, New Delhi
3.	Plot area	19501.0 sq.mt.	19500.84 sq.mt.
4.	Built-up area	54316.89 sq.mt.	67706.52 sq.mt.
5.	Ground Coverage	4819.1 sq.mt.	5579.92 sq.mt.
6.	FAR	29234.19 sq.mt.	43829.67 sq.mt
7.	Project Type/ Usage	Office-cum-Retail	Commercial Usage
8.	No. of Floors	2B+G+6	2B+G+8
9.	Maximum Building Height	25.75m	37.25 m
10.	Estimated Population	3585 persons(working: 2923 persons+ visiting: 662 persons)	5438 persons (working: 4377 persons + visiting: 1061 persons)
11.	Parking Facilities	877ECS(Surface:101 ECS + Basement: 776 ECS) + 4 Bus parking space	881 ECS (Surface: 312 ECS+ Basement: 569 ECS) + 3 Bus parking space.
12.	Water Requirement	Total : 263.5 KLD Freshwater: 92.2 KLD Reuse of treated sewage: 171.3 KLD	Total: 332 KLD Freshwater: 125 KLD Reuse of treated sewage: 207 KLD
13.	Wastewater Generation	180.3 KLD	218 KLD
14.	STP Capacity	185 KLD	250 KLD
15.	Use of Treated Sewage	Toilet Flushing: 94.3 KLD Horticulture:23 KLD HVAC: 54 KLD	Toilet Flushing: 113 KLD Horticulture:26 KLD HVAC: 68 KLD
16.	Power Requirement	4500 KVA	3122 KVA
17.	DG sets	4 x 1500 KVA	3 x 1010 KVA + 1 x 750 KVA
18.	Solid Waste Generation	418 kg/ day (Bio-degradable : 175 kg/day and Non bio-degradable – 243 kg/day)	763 kg/day (Bio-degradable : 305 kg/day and Non bio-degradable – 458 kg/day)
19.	Project Cost	Rs. 102.2 Crores	Rs. 180.0 Crores

Based on the information furnished, presentation made and further discussions held, the Committee sought the following additional information from the project proponent for its further consideration for amendment:

- (i) Note / Reason for change in project title.
- (ii) Details of change in the project activity with respect to land use as per MPD.
- (iii) Details of additional water requirement and revised water balance chart with no fresh water usage for flushing purpose.

- (iv) Details of proposed E-waste generation.
- (v) Detailed Action Plan for Corporate Social Responsibility with budget.

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

- (i) Paper Recycling Unit should be installed.

Member Secretary apprised the Committee that as per the decision of Committee taken in its 31st meeting held on 20.05.2011, the project site was inspected by DPCC officials with respect to plantation of trees. The inspection report indicated that trees have not been planted at the site. The proponent informed the Committee that the plantation was not done as basement construction work was being undertaken. Proponent assured to the Committee that trees will be planted in the next monsoon season.

The Committee also decided that the DPCC officials should check the status of the health center developed by the project proponent.

Case No. 123

Project Name : Multi Level Car Parking cum Shopping & Office Complex Project of M/s Best International Projects Pvt. Ltd.

Project Proponent: Shri H.S. Arora (Managing Director), M/s Best International Projects Pvt. Ltd., Best Plaza, Plot H-8, Netaji Subhash Place, Pitampura, Delhi- 110034.

E-mail: bestgroup@rediffmail.com

Telephone: 011- 47004800, 9810023299

FaxNo.- 011-47004899

Project Consultant: M/s Environmental Engineers and Consultants 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 proposed Multi level Car parking cum Shopping & Office Complex project at Plot no. P2, District Centre, Wazirpur (Netaji Subhas Place), New Delhi on the plot area of 3,784.916 sq.mt. The total built up area is 25835.59 sq.mt. The total number of floors in the proposed building are 2B+GF+7. The basement area will be 5376 sq.mt. The permissible Ground Coverage is 2688 sq.mt. Proposed Ground Coverage is 2688 sq.mt. The facilities proposed include shopping complex with 50 showrooms in ground floor, office complex with 35 offices in first floor and parking complex in two basements and 2nd to 7th floors alongwith provision of 55 offices in 2nd to 6th floors and 1 banquet hall in 7th floor. The restrooms for drivers are proposed in 2nd to 7th floors. Total parking proposed is 480 ECS. The permissible height of building is 36 m and the proposed height

of building is 31.7 m. Total expected population for the proposed project is 1780 persons. Proposed green area is 798.27 sq.mt. The total domestic water requirement for the project will be 37.735 KLD, out of which the fresh water requirement will be 12.605 KLD. The fresh water requirement will be met through DJB. The wastewater generation of 33.96 KLD will be treated in STP with Tertiary treatment of capacity 41 KLD. The total treated wastewater of 30.56 KLD will be used in flushing (25.13 KLD), HVAC (3.43 KLD) and Horticulture (2 KLD). Total estimated solid waste generation from the proposed project is 195.20 Kg/day. The proposed power demand is 1525 KW. The source of power supply will be NDPL. The DG sets of 1x1010 KVA + 1x 750 KVA capacities are proposed for power backup. 1 Rainwater Harvesting Pit has been proposed. Total estimated cost of the project will be Rs. 109.50 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 for its further consideration:

- (i) Details of permissible and proposed FAR.
- (ii) Theoretical Conceptual Plan.
- (iii) Approval of Chief Fire Officer for building plans.
- (iv) Floor wise Building Plans, Section & Elevation Plans, Fire Fighting Plans and Traffic Circulation Plans with correct project name.
- (v) Revised Landscape plan with correct project name for dense plantation along the Green Belt.
- (vi) Revised parking plan with modification in parking bay and provision of way out ramp for emergency evacuation.
- (vii) Details of basement parking.
- (viii) Details of estimated carbon emissions due to car movement during operation phase and measures for controlling the emissions using models.
- (ix) Linkage of water supply.
- (x) Location of STP on layout plan.
- (xi) Calculation of power load.
- (xii) Signed copy of Geotechnical Investigation Report.
- (xiii) NABL certificate of accreditation of ITL labs with details of scope of testing of parameters.
- (xiv) Detailed action plan for Corporate Social Responsibility with budget.

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

- (i) No Groundwater extraction during construction phase.
- (ii) Vertical garden with climbers and creepers should be developed.

- (iii) Solar street lighting should be provided.
- (iv) Natural lighting should be provided in parking floors.

Case No. 124

Project Name : Construction of Senior Secondary School Project (M/s Shri Mahavir Vishwa Vidhyapeeth).

Project Proponent: Shri Manish Bhardwaj, M/s Shri Mahavir Vishwa Vidyapeeth, Block- A6, Ch. Balbir Singh Marg, Paschim Vihar, New Delhi-110063.

E-mail: manish1570@hotmail.com

Telephone: 011-25285220

Fax No.-

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. 125

Project Name: Expansion of Deshbandhu College Campus at Kalkaji, Delhi-110019

Project Proponent: Dr. J.K.S. Taank (Principal), Deshbandhu College (University of Delhi), Kalkaji, New Delhi-110019

E-mail: jkstaank@gmail.com

Telephone: 011-26439565

Fax No.- 011-265449396

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

The Committee **deferred** the case and suggested to the project proponent to reexamine the layout plan of the proposed buildings from the point of view of keeping green spaces for outdoor activities of students, if not already approved by DUAC.

Case No. 126

Project Name : New Head Quarters Building for AICTE (All India Council for Technical Education) at JNU Campus, New Delhi.

Project Proponent: Dr. K.P ISAAC, Member Secretary, All India Council for Technical Education, 7th Floor, Chanderlok Building, Janpath, New Delhi-110001.

E-mail: kpisaac@yahoo.com

Telephone no.: 011- 23724191

Fax No.: 011- 23724193

Project Consultant: M/s GIS Enabled Environment & Neo- Graphic Centre

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 New Head Quarters Building for AICTE (All India Council for Technical Education) at JNU Campus, New Delhi. The total project area is 20179.68 sq.mt (4.98 Acres). Total built-up area is 37784 sq.mt. The project includes the construction of: (i) Office Block of 14575 sq.mt., (ii) Auditorium Block of 2787.41 sq.mt. and (iii) Guest House Block of 2072.16 sq.mt. The permissible Ground Coverage is 6053.90 sq.mt. and proposed Ground Coverage is 6049.40 sq.mt. The proposed basement area is 18349.53 sq.mt. (upper basement area of 8846 sq.mt. & lower basement area of 9503.53 sq.mt.). The permissible FAR is 24215.62 sq.mt. and proposed FAR is 20011.31 sq.mt. The proposed project will have three blocks: Office Building block with 2B+G+3 floors, Auditorium block with G+1 floors and Guest House block with 2B+G+3 floors. The Guest House is proposed to have 16 Guest Rooms and 4 VIP Suites. The proposed parking provision will be made in the upper basement and it will be for 127 Cars + 65 Two Wheelers and the lower basement will be for 133 Cars + 48 Two Wheelers. Total Green area of proposed project is 4091.70 sq.mt. The proposed population includes 400 persons in Office Block and 879 persons in Auditorium Block. The fresh water requirement for proposed project is 28.65 KLD. The source of water supply is DJB. The total wastewater generation from proposed project is 34.9 KLD, which will be treated in STP based on FAB technology of 35 KLD Capacity. The treated wastewater of 27.8 KLD will be used for landscaping (12.8KLD) and flushing (15 KLD). The solid waste generation during construction phase will be 143 Kg/day. The total sanctioned power demand for proposed project is 1824 KW. The power supply is met from BSES. The proposed DG sets provided for power backup are 2x1250 + 1x380 KVA. 4 RCC tanks are proposed for Rainwater Harvesting purpose. Total cost of project is Rs. 142.97 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 for its further consideration:

- (i) Letter of UGC stating the transfer of 5 acres of land to AICTE from the area given to it by JNU.
- (ii) Revised layout plans showing straightening of internal roads.
- (iii) Approval of Chief Fire Officer for building plans.
- (iv) Approval of Airport Authority of India for Building Height.
- (v) Site layout plan showing correct no. of floors in respect of guest house.

- (vi) Revised landscape plan with provision for at least two rows of trees in the Green Belt.
- (vii) List of trees to be planted.
- (viii) Details of estimated population.
- (ix) Location of STP and DG sets on layout plan.
- (x) Linkage of water supply.
- (xi) Revise water balance chart with provision of STP having 20% more capacity than the expected wastewater generation.
- (xii) Calculation of power load.
- (xiii) Re-examine the capacity and number of DG sets.
- (xiv) Details of Energy Conservation measures.
- (xv) Design of Rainwater Harvesting Tanks.
- (xvi) Revised EMP with budget.
- (xvii) Submission of Baseline Environmental Data with respect to air, water and noise quality in laboratory report form.

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

- (i) Natural Drainage pattern of the area should not be disturbed.
- (ii) Vertical garden with climbers and creepers should be developed.
- (iii) ECBC norms should be followed.
- (iv) CPWD Health and Safety norms should be followed in construction phase.
- (v) Solar water heating and solar lighting in common areas should be provided.
- (vi) Maximum provision for natural lighting in rooms.
- (vii) Organic Waste Converter should be installed.
- (viii) Paper Recycling Unit should be installed.
- (ix) E-waste should be disposed off as per existing rules.

Case No. 127

Project Name : East Kidwai Nagar GPRA New Delhi, India.

Project Proponent: Shri R.K. Jha, Sr. General Manager, M/s National Buildings Construction Corporation Ltd. (N.B.C.C), NBCC Bhawan, Lodhi Road, New Delhi- 110003

E-mail: Nil

Telephone No: 011- 24367314

Fax. No. – 011-24366995

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

The project proponent informed the Committee that NBCC is the executing agency and Ministry of Urban Development, GOI is the project proponent which has leased the project to NBCC for 30 years.

The Committee deferred the case with suggestion to the project proponent to revise the layout plan in consultation with Ministry of Urban Development, GOI, so as to make it more environmentally sustainable and also directed the project proponent to resubmit Form 1 and 1A with correct project title alongwith agreement details of MoU between Ministry of Urban Development, GOI and NBCC.

The Committee also suggested that a Senior Rank Official of the Ministry of Urban Development should attend meeting so that the issues that arise during presentation are addressed.

Case No. 128

Project Name : Grouping Housing Complex at B-4, Vasant Kunj, New Delhi.

Project Proponent: Shri L.R. Suman, President, M/s Maharishi Dayanand Co-operative Grouping Housing Society Ltd., 249-A-1, Munrika Village, P.O, JNU, New Delhi.

E-mail: Nil

Telephone: 65761379, 9210366414

Fax No.: Nil

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 Group Housing Complex at B-4, Vasant Kunj, New Delhi on total plot area of 15000 sq.mt. The total built up area will be 39833.11 sq.mt. The permissible FAR is 19950 sq.mt. The proposed FAR is 19931.542 sq.mt. The permissible Ground Coverage is 4995 sq.mt. The proposed Ground Coverage is 3830.112 sq.mt. Total landscaped area will be 7466.823 sq.mt. The proposed number of blocks is 7. The proposed number of Dwelling Units is 181. The proposed basement area is 17173.652 sq.mt. The maximum height of proposed building will be 25.98 m. The maximum number of floors will be S+8. The proposed parking provision is 594 ECS (97 ECS in Stilt, 245 ECS in basement 1 and 252 ECS in basement 2). The total estimated population is 1035 persons. The total water requirement will be 135 KLD, out of which fresh water requirement will be 88 KLD. The source of water supply will be DJB. The wastewater generation of 120 KLD will be treated in STP of capacity 145 KLD based on MMR technology. The treated wastewater available will be 114 KLD,

out of which 47 KLD will be used in Flushing (38 KLD), Horticulture (4 KLD) and Miscellaneous purpose (5 KLD). The rest of excess treated wastewater of 67 KLD will be provided to road side park and green area. The total Municipal Solid Waste Generation will be 427 kg/day. The power requirement will be 1800 KW and will be met from BSES. One DG set of 650 KVA will be used. 4 Number of Rainwater Harvesting Pits are proposed. Total cost of the project is Rs. 39.92 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 for its further consideration:

- (i) Background note of the project with respect to exchange of land with DDA.
- (ii) Resubmission of Form 1 and 1A with correct project title.
- (iii) Clarification on total number of floors and basements.
- (iv) Geotechnical Investigation Report.
- (v) Approval of Chief Fire Officer for building plans.
- (vi) Approval of Airport Authority of India for Building Height.
- (vii) Resubmission of Floor wise building plans, Dual Plumbing Plan, Parking Plan, Basement Plans, Fire Fighting layout plan and Floor wise evacuation plans with correct project name.
- (viii) Revised Landscape Plan with provision of two rows of trees in the Green Belt and correct project name.
- (ix) Traffic Circulation Plan.
- (x) Linkage of Water supply.
- (xi) Revised water balance chart with supply of excess treated wastewater to horticulture department.
- (xii) Revised calculation of power load.
- (xiii) Re-examine the capacity of DG set.
- (xiv) Location of DG set in layout plan.
- (xv) Baseline Environmental Data with respect to air, water and noise quality in laboratory report form.

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

- (i) Vertical garden with climbers and creepers should be developed.
- (ii) No Groundwater extraction during construction phase.
- (iii) Natural Drainage should be allowed to reach low lying areas / natural depressions from where recharging takes place.
- (iv) Solar lighting in common areas should be provided.

Case No. 129

Project Name : Rajaswa Bhawan - National Tax Headquarters, Kasturba Gandhi Marg, New Delhi – 110001.

Project Proponent: Mr. Bhupinder Singh, Under Secretary (GAR), Room No. 66-D, Department of Revenue, Ministry of Finance, Government of India, North Block, New Delhi – 110001.

E-mail: bhupinder.s@nic.in

Telephone: 011-23095366

Fax No. – 011-23095366

Project Consultant: M/s MITCON Consultancy and Engineering Services 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 Rajaswa Bhawan - National Tax Headquarters, Kasturba Gandhi Marg, New Delhi on total plot area is 22871.2 sq.mt. The total built up area (FAR area + Non FAR area) is 72000 sq.mt. The total FAR is 45700 sq.mt. The total Non FAR area is 26300 sq.mt. The total basement area is 21580 sq.mt. The total no. of Floors will be 2B+9+Trussroof. The parking provision will be made for 850 cars (173 cars in open parking, 278 cars in basement B1 and 399 cars in basement B2). The total water requirement will be 255.5 KLD, out of which the potable water requirement will be 90.5 KLD. The source of water supply will be NDMC. The wastewater generation of 175 KLD will be treated in STP based on SBR technology of capacity 175 KLD. The treated wastewater of 165 KLD will be used in flushing (103.5 KLD), Landscaping & gardening (61.5 KLD). The total solid waste generation from the proposed project is 1.16 TPD (biodegradable waste: 0.56 KLD + Non biodegradable waste: 0.60 KLD). One Organic Waste Converter will be provided for treatment of solid waste on site. The total power demand will be 6340 KW. The source of power supply will be NDMC. The DG sets proposed for power backup are 3x 2500KVA. The total cost of the project is Rs. 400 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 for its further consideration:

- (i) A note on the role of DRDO in the project.
- (ii) Details of Permissible & Proposed Ground Coverage, Green area, Building Height and Population.
- (iii) Details of existing barracks alongwith area statement and proposed demolition.
- (iv) Approval of Chief Fire Officer for building plans.
- (v) Approval of Airport Authority of India for Building Height.

- (vi) Signed Floor wise Building plans, Section & Elevation plans, Site layout plan and Traffic Circulation plan in A1 size.
- (vii) Floor wise Fire fighting / evacuation plans in A1 size.
- (viii) Landscape plan in A1 size.
- (ix) Linkage of water and power supply.
- (x) Revised water balance chart with provision of STP having 20% more capacity than wastewater generation.
- (xi) Schematic Diagram of STP with its location in layout plan.
- (xii) Clarification on parking capacity.
- (xiii) Details of Electric load.
- (xiv) Signed Geotechnical Investigation Report.
- (xv) Baseline Environmental Data with respect to air, water and noise quality in laboratory report.
- (xvi) EMP budget.

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

- (i) GRIHA rating should be followed, as proposed.
- (ii) CPWD Health and Safety norms should be followed during construction phase.
- (iii) Paper Recycling Unit should be installed.
- (iv) Natural drainage should be preserved as far as possible.
- (v) Bulk of the demolition waste should be recycled and minimum possible demolition waste should be dumped at Burari landfill site.

The Committee took note of the representation received from the project proponent of **Case No. 50: Proposed Group Housing Complex at 1&3 Cavalry Lane & 4, Chhatra Marg at Civil Lines (Adjoining Vishwa Vidyalaya Metro Station), Delhi**. The Committee observed that the project proponent did not submit the responses to the representation made by Registrar, Delhi University on the project. The Committee decided to form a Sub-Committee comprising of Dr. A. K. Ambasht, Prof. Subir Saha and Dr. Anil Kumar and to examine the impacts of the project on social environment in the area, including traffic load in and around Vishwa Vidyalaya Metro Station. The Sub-Committee will also interact with the University officials who represented against the project, project proponent and other stakeholders in the area and will submit its report within one month to the SEAC for its consideration. Consequently, the Committee did not consider the project.

The screening of applications for Environmental Clearance for Building and Construction projects for their completeness at the time of submission at DPCC Enquiry Counter may avoid delays in processing them. The Committee, therefore,

approved the checklist for the submission of Environmental Clearance applications for Building and Construction activities and decided that if the applications are not in conformity with the guidelines, the application will be returned to the project proponent at the Enquiry Counter itself for providing information lacked as per the checklist approved.

It was decided by the Committee that the next meeting of SEAC will be held on 20.12.2011.

The meeting ended with vote of thanks to the Chair.
