

Minutes of the 38th meeting of State Level Expert Appraisal Committee (SEAC) held on 10.02.2012 from 10:00 am to 6:00 pm in the Conference Room of DPCC

The 38th meeting of State Level Expert Appraisal Committee (SEAC) was held on 10/02/2012 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. | Dr. R. K. Khandal | - | Member |
| 3. | Shri Amarjeet Singh | - | Member |
| 4. | Dr. (Mrs.) P. Malarvizhi | - | Member |
| 5. | Dr. Mihir Deb | - | Member |
| 6. | Shri Sandeep Mishra | - | Member Secretary |

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

The minutes of the 37th meetings of the SEAC were confirmed by the members.

Before taking up the agenda items for discussion, the Committee discussed the mode of appraisal of Case Nos. 127, 135 and 136 and also Case No. 131 of the last meeting. The following decisions were taken:

- (i) Case No. 127 (Redevelopment of East Kidwai Nagar, General Pool Residential Accommodation, Government of India), Case No. 135 (Industrial Park project at Baprola, Delhi State Industrial and Infrastructure Development Corporation Ltd., Government of NCT of Delhi) and Case No. 136 (EWS Housing for Slum Relocation, Delhi State Industrial and Infrastructure Development Corporation Ltd., Government of NCT of Delhi) fall under 8(a) of the EIA notification 2006 and its subsequent amendments, and represent building and construction activity and not the town or areas development category. In all the three cases, the built-up area exceeds the upper limit of 'B' category projects under category 8(a) i.e. more than 1,50,000 sq.mt.
- (ii) All the three cases, as a rule, fall under category 'A', the projects of which have to be appraised by Ministry of Environment and Forests, Government of India. When building activity of the University project, with built up area exceeding 1,50,000 sq.mt. was referred to MoEF's EAC (Infrastructure) for appraisal. It was referred back to the State SEIAA/SEAC for appraisal by stating that all the building or construction activities fall under category 'B' project. Accordingly the project was appraised as per the Form 1 and IA.

- (iii) Since all the above mentioned three cases belong to 8(a) and not 8(b) and are concerned only with housing complexes/hospital complexes (infact case 127 is a redevelopment of East Kidwai Nagar Residential Complex), it was decided to consider all the three cases along with the case No. 131 (Masjid Moth Campus for AIIMS, Director, AIIMS, New Delhi), under 8 (a) category 'B', as has been suggested by MoEF with respect to one such earlier case, as per the Form 1, IA and conceptual plan, and prescribe the following conditions to assess the environmental impacts arising out of the implementation of the project:
- a. One season's (winter or summer) primary data on air and water quality and noise level or secondary data from the monitoring stations already working within or near the vicinity of the project site.
 - b. Details of flora and fauna.
 - c. Impacts of increase in the population of cars on the air pollution in the region and traffic using models and the mitigations measures to be followed.
 - d. Impacts of air pollution on the Ancient Monuments located in the project areas if any and the ways and means to mitigate them.
 - e. Details of existing green cover and green belt development.
 - f. Land use pattern in 10 sq. k.m. radius of the project.

It was decided to amend the minutes of 37th meeting of SEAC with respect to case 131 by deletion of para 4 on page 6 – "The Committee decided to defer the case as the project comes under 'B' category. The Committee also asked the proponent to withdraw earlier application and apply a fresh for Terms of Reference for conducting EIA study along with duly filled Form 1, IA and Conceptual Plan" and by the addition of the following:

"In view of Ministry of Environment and Forests clarification, the Committee decided to consider the cases under 8(a) and 'B' category instead of 'A category. Further, as the case does not fall under 8(b), it would be appraised as a B2 project".

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

Case No. 127

Project Name: Redevelopment of East Kidwai Nagar, General Pool Residential Accommodation, Govt. of India (GPRA).

Project Proponent: Shri R.K Jha, Sr. General Manager, (RE)

M/s National Buildings Construction Corporation Ltd.,
NBCC Bhawan, Lodhi Road, New Delhi- 110003.

E-mail: nbccnetajinagar@gmail.com ,rkayjha@hotmail.com

Telephone: 011-24367314

Fax No.: 011- 24366995

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

The project was earlier considered by the SEAC in its meeting held on 22/11/2011. The proposal is for grant of Environmental Clearance for Redevelopment of East Kidwai Nagar, General Pool Residential Accommodation, Govt. of India (GPRA) on plot area of 348042 sq.mt. The net plot area for development will be 284930 sq.mt. The project includes demolition of the existing colony in phased manner. The existing built up area is 144389 sq.mt. The proposed built up area is 1091779 sq.mt. The permissible FAR is 1148538 sq.mt. The existing FAR is 144389 sq.mt. The proposed FAR is 703025 sq.mt. The permissible Ground Coverage is 116002 sq.mt. The existing Ground Coverage is 57755.6 sq.mt. The proposed Ground Coverage is 75369 sq.mt. The proposed basement area is 388754 sq.mt. The total population will be 35961 persons (Resident: 24200 + Staff: 10000 + Visitors: 1761). The number of existing Dwelling Units is 2331. The number of proposed Dwelling Units is 4840. The height of existing buildings is 9 mtrs., with no. of floors G+1, G+2. The height of proposed building is 46.08 mtrs., with no. of floors G+14. The total Commercial Area will be 104413 sq.mt. The existing parking provision is 1554 ECS. The proposed parking provision is 10939 ECS. The existing green area is 46153.5 sq.mt. The proposed green area is 127674 sq.mt. The water requirement for proposed project will be 5058 KLD, out of which the fresh water requirement will be 2665 KLD. Source of water will be met from NDMC. The wastewater generation from the project will be 3210 KLD, which will be treated at proposed STP based on SBR technology of 3800 KLD capacity. Treated wastewater of 2393 KLD will be used for Flushing (1078 KLD), HVAC Cooling (216 KLD), Fire (39 KLD) and Horticulture (1060 KLD). The excess treated wastewater of 497 KLD will be discharged to sewer line and plantation. The total estimated solid waste generation will be 14.22 Tons/day. The existing power requirement is 5.5 MVA. The proposed power requirement for the project is 26203 KVA. The source of power supply will be NDPL. DG sets of 14x500 KVA & 15x 600 KVA are proposed for power backup. 2 Rainwater Harvesting Pits and 48 Rainwater Collection tanks are proposed. Total estimated cost of the project is Rs. 4264 Crores.

The proponent informed the Committee that there is a dispensary belonging to DGHS, which is being shifted temporarily. 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. NBCC will be responsible for execution of EMP for 30 years.

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 in the next meeting:

- (i) Resubmit all layout plans signed by the proponent as mentioned in Form 1.
- (ii) Details of number of families to be relocated temporarily and detailed action plan for their relocation.
- (iii) Details of disposal of solid waste generated during demolition and construction phase.
- (iv) Radioactivity levels from fly ash bricks and inside the rooms constructed with fly ash.
- (v) Approval of MCD for using the road from Barapula for entering into the project site.
- (vi) Traffic analysis report showing carrying capacity of the Ring Road and Aurobindo Marg and impact of project activity on traffic load.
- (vii) Examine the impact of layout of internal roads on traffic circulation and feasibility of construction of straight roads.
- (viii) Revised landscape plan with provision of 12-20 m wide peripheral green belt.
- (ix) Details of existing green cover.
- (x) Details of Dual Plumbing system to be used.
- (xi) Details and operation of fire fighting measures, especially water usage and connectivity.
- (xii) Approval of Chief Fire Officer for Building plans.
- (xiii) Details of existing solid waste generation.
- (xiv) Revised water balance chart with zero discharge.
- (xv) Details of electric load with separate break up details for each type of Dwelling Units and the common areas.
- (xvi) Details of DG sets to be installed.
- (xvii) Details of hot water requirement.
- (xviii) Revise organizational structure for EMP with a provision for engaging environmentalist as head and a horticulturist to take care of green cover.
- (xix) Details of existing wastewater generation and details of its disposal system.

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

- (i) The pipelines of sewage, fresh water and treated wastewater should be laid in a way so as to prevent contamination of fresh water due to leakage from pipes.
- (ii) Mobile toilets and temporary settlement for labours should be provided during construction phase.
- (iii) Zero Discharge of Wastewater.
- (iv) Vertical and rooftop gardening should be developed.
- (v) Organic Waste Converter should be installed in each block.
- (vi) Paper Recycling Unit should be installed (especially in commercial block).
- (vii) E-waste Rules should be followed.
- (viii) A separate space for DPCC should be created for continuous online air quality monitoring.

Case No. 135

Project Name : "Industrial Park" Project at Baprola, Delhi.

Project Proponent: Er. Sachidanand Sharan, Chief Project Manager (KBI),
Delhi State Industrial Infrastructure Corporation Ltd., 3rd
Floor, B-Block, Udyog Sadan, 419, FIE, Patparganj
Industrial Area, Delhi - 110092

E-mail: sachidanandsharan@hotmail.com

Telephone: 011- 22164184, 9958050251

Fax No.- Nil

Project Consultant: M/s Grass Roots Research & Creation India 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 "Industrial Park" Project at Baprola, Delhi on total plot area of 360067 sq.mt. (88.97 acres). The total built-up area is 612273 sq.mt. The project includes construction of Residential Complex I and II and Industrial Park (including 100 bed hospital). The total proposed FAR is 337679 sq.mt. (Residential Complex I: 53105 sq.mt. + Residential Complex II: 31660 sq.mt. + Industrial Park (non polluting): 252914 sq.mt.). The proposed Ground Coverage is 60258.74 sq.mt. (Residential Complex I: 4640 sq.mt. + Residential Complex II: 2675 sq.mt. + Industrial Park: 52943.74 sq.mt.). The proposed basement area is 198054 sq.mt. The proposed stilt area is 11850 sq.mt. The proposed multilevel parking area is 64690 sq.mt. The proposed dwelling units are 736 in Residential Complex I and 156 in Residential Complex II. The total proposed parking provision is 8415 ECS. The total green/landscape area is 130596 sq.mt. The total population of the project is approx. 51580 persons. The total water requirement will be 4338 KLD,

out of which fresh water requirement will be 1962 KLD. The source of water supply will be DJB. The wastewater generation of 2640 KLD (which includes 500 KLD wastewater generated from EWS Housing) will be treated in STP of capacity 3000 KLD. The treated wastewater of 2376 KLD will be used in Flushing (746 KLD), Horticulture (807 KLD), DG Cooling (148 KLD) and HVAC (675 KLD). In monsoon season, the treated wastewater will be used as Flushing (746 KLD), DG Cooling (148 KLD), HVAC (875 KLD) and the rest of 607 KLD will be discharged to drain. An ETP will be provided to treat the effluents generated from hospital and the treated effluents will be sent to the STP. The total municipal solid waste generation will be 13327 kg/day. The total estimated biomedical waste generated from hospital building is 58.75 kg/day. The power requirement will be 39125 KVA and will be met from BSES. The DG sets of 4x 1500 KVA + 8 x 1250 KVA + 4 x 1010 KVA + 1 x 750 KVA + 4 x 500 KVA + 12 x 380 KVA capacities are proposed for power backup. 73 Number of Rainwater Harvesting Pits are proposed. The total cost of the project is Rs. 1300 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 in the next meeting:

- (i) Land use pattern within 10 km radius of the project site and landscape features of the project site (including topography, contours and water bodies, if any).
- (ii) Approvals of Delhi Urban Arts Commission and Chief Fire Officer for building plans.
- (iii) Revised water balance showing separately the ETP effluent water & STP wastewater.
- (iv) Details of ETP & its location on layout plan.
- (v) Details of total electric load required and the essential load required during power failure.
- (vi) Revised landscape plan with provision of 10-15 m width of green belt, wherever possible.

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

- (i) Only non-polluting industries with non-commercial manufacturing activity should be developed in the project site.
- (ii) Peripheral Green belt should be atleast 20 m wide.
- (iii) Existing trees should be preserved.
- (iv) Paper recycling unit should be installed.
- (v) Organic waste converter should be installed.
- (vi) Biomedical Waste Management Rules should be followed.

- (vii) E-waste Rules should be followed.
- (viii) Surface Water bodies should be used for rainwater harvesting.
- (ix) Wetlands, if any, around the project site should be preserved.

Case No. 136

Project Name : EWS Housing for Slum Relocation

Project Proponent: Mr. H.C. Puri, Sr. Project Director, Delhi State Industrial and Infrastructure Development Corporation Ltd., Technical Centre Building, Wazirpur, Delhi-110052

E-mail: hcpuri54@gmail.com

Telephone: 011-27374117, 9891088342

Fax No.- Nil

Project Consultant: M/s EQMS India 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 "EWS Housing for Slum Relocation at village Pooth Khurd, Bawana Delhi on total plot area of 290769.39 sq.mt. (71.85 acres). The total built-up area is 488551 sq.mt. The permissible Ground Coverage is 116304 sq.mt. Proposed Ground Coverage is 93979.15 sq.mt. The proposed area under amenities is 17699 sq.mt. The permissible FAR is 581520 sq.mt. Proposed FAR is 469895.75 sq.mt. The project includes construction of 710 residential blocks with G+4 floors. The maximum height of the proposed buildings will be 14.90 m. The number of dwelling units will be 14200. The maximum permanent population will be 63900 persons. The total proposed parking provision is 2350 ECS as open parking. The total green area proposed is 34532.13 sq.mt. The total water requirement will be 7930 KLD, out of which fresh water requirement will be 5135.74 KLD. The source of water supply will be DJB. The wastewater generation of 6309.85 KLD will be treated in STP based on SAFF technology of capacity 7000 KLD. The treated wastewater of 5678.87 KLD will be used in Flushing (2201.26 KLD) and Horticulture (172.6 KLD). The rest of 3305.01 KLD will be discharged to drain. The total solid waste generation will be 28.75 ton/day. The power requirement will be 40000 KW and will be met from NDPL. 8 number of DG sets with 10-20 KW capacity each will be installed to provide power for essential services like STP, water supply etc. 16 Number of Rainwater Harvesting Pits are proposed. The total cost of the project is Rs. 73740.51 Lakhs

The proponent informed the Committee that the project construction work will be done in two phases.

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 in the next meeting:

- (i) Revised Form 1 and 1A with complete project title.
- (ii) Phase-wise details of the project.
- (iii) Site layout plan and site survey plan signed by proponent and with correct project name.
- (iv) Details of Radioactivity level from fly ash bricks as well as from inside of rooms constructed with fly ash bricks.
- (v) Details of land use pattern of the project site.
- (vi) Geotechnical details of the site.
- (vii) Revised landscape plan with provision of 10-15 m wide peripheral green belt and development of woodlands.
- (viii) Details of traffic circulation plan.
- (ix) Details of disaster management plan.
- (x) Floor wise building plans of A1 size.
- (xi) Details of services lines such as water supply and sewerage pipelines.
- (xii) Revised water balance chart with clarification on total water requirement.
- (xiii) Details of STP.
- (xiv) The feasibility of creating surface water bodies for storing rainwater.
- (xv) The feasibility of providing Roof top solar panel.
- (xvi) The feasibility of using LED instead of CFL.

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

- (i) Waste to energy plant should be installed.
- (ii) Zero discharge of wastewater.
- (iii) An Environmental Management Cell should be created with inclusion of an environmentalist as head and a horticulturist to take care of green cover.
- (iv) Provision for Schools and Hospital should be provided.

Case No. 137

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

Project Proponent: Mr. S. S. Rana, M/s Muthoot Hospitals Pvt. Ltd, A-19, Pushpanjali, Pitampura, Delhi-110034

E-mail: Nil

Telephone: 9811059841, 9811520305

Fax No.: 011-23724193

Project Consultant: M/s SENES Consultant Pvt. Ltd

The Committee decided to **defer** the case as the project proponent failed to explain the transactions that took place in the transfer of the ownership of the land.

Case No. 139

Project Name : Proposed Commercial Complex Project (Hypermarket, Mini Anchor Market, Shops, Offices, Food Court & Restaurants) (M/s Reliance Eminent Trading & Commercial Pvt. Ltd.)

Project Proponent: Mr. Rakesh K. Mehta, Sr. Vice President, Commercial & Authorised Signatory, M/s Reliance Eminent Trading & Commercial Pvt. Ltd., A-3, Mohan Co-operative Industrial Area, Mathura Road, New Delhi – 110044

E-mail: rakesh.k.mehta@ril.com

Telephone: 011-40658050/40658106

Fax No.- 011-40658447

Project Consultant: M/s Environmental Engineering & 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 Commercial Complex Project (Hypermarket, Mini Anchor Market, Shops, Offices, Food Court & Restaurants) (M/s Reliance Eminent Trading & Commercial Pvt. Ltd.), New Delhi, at Plot No. 1, Community Centre, Alaknanda, New Delhi on total plot area of 14910 sq.mt. The total built up area will be 67298.07 sq.mt. The permissible FAR is 34500 sq.mt. The proposed FAR is 34454.91 sq.mt. The permissible Ground Coverage is 6136 sq.mt. The proposed Ground Coverage is 6123.91 sq.mt. The total basement area is 31343.16 sq.mt. (Basement first: 10607.03 sq.mt. + Basement second: 10500.33 sq.mt. + Basement third: 10235.80 sq.mt.). The maximum height of the building is 26 mtr. The maximum number of floors will be 3B+G+5. Total proposed green area is 4643.72 sq.mt. The proposed parking provision is 1035 Cars and 710 two wheelers. The total expected population is 3659 persons. The fresh water requirement will be 77KLD. The source of water supply will be DJB. The wastewater generation of 135.90 KLD will be treated in STP of capacity 163 KLD based on FAB technology. The treated wastewater of 122.31 KLD will be used in Flushing (74 KLD), Horticulture (5 KLD) and HVAC (43.31KLD). The total municipal solid waste generation from the proposed complex will be 536.70 Kg/day. The total power requirement will be 3808 KW and will be met from BSES. The DG sets of 4 x 1500 KVA capacities are proposed for power backup. The Rooftop Rainwater Storage tanks of 800 KLD capacity are proposed. The total cost of project is Rs. 163.82 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 in the next meeting:

- (i) Revised Form 1 and 1A with change in project title and site details.
- (ii) Signed copy of Geotechnical Investigation Report.
- (iii) Revised landscape plan with provision of at least 10-15 m wide green belt, wherever possible.
- (iv) Revised water balance chart with clarification on total water requirement.
- (v) Details of essential electric load.
- (vi) Details of baseline environmental data.
- (vii) Detailed CSR action plan.

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

- (i) No groundwater extraction is allowed without prior approval of DJB.
- (ii) Zero discharge of wastewater.
- (iii) Roof top and vertical garden should be developed.

The Committee took note of the report of the Sub-Committee constituted to examine the impacts of the project namely **Case No. 50: Proposed Group Housing Complex at 1&3 Cavalary Lane & 4, Chhatra Marg at Civil Lines (Adjoining Vishwa Vidyalaya Metro Station), Delhi by M/s Young Builders Pvt. Ltd.**, on social environment in the area, including traffic load in and around Vishwa Vidyalaya Metro Station. The Committee has accepted the report in principle and asked Prof. Saha to explain the major points in the report in the next meeting and requested the Member Secretary to circulate the copies of the Report among members.

Case No. 138: Commercial Project "PNB Headquarters" could not be considered as per agenda due to time constraint and the Committee decided to consider it in the next SEAC meeting.

It was also decided by the Committee that the 38th meeting of SEAC will be held on 16th March 2012.

The meeting ended with vote of thanks to the Chair.
