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**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT**

**AUTHORITY (SEIAA)-DELHI**

OFFICE OF DELHI POLLUTION CONTROL COMMITTEE

5<sup>th</sup> FLOOR, ISBT BUILDING, KASHMERE GATE, DELHI-110006

F.No. DPCC/MS/SEIAA-IV/01/58/2021-22/3381-3387

Dated: 02/03/2022

**MINUTES OF MEETING**

Please find enclosed the minutes of meeting of 58<sup>th</sup> meeting of the State Environmental Impact Assessment Authority (SEIAA) held on 21.02.2022 at 03.00 P.M., for information and necessary action, if any.

  
(K. S. Jayachandran)  
Member Secretary

To,

1. Sh. Sarvagya Kumar Srivastava (Chairman, SEIAA), 370, Asiad Village Complex, Sirifort, New Delhi-110049
2. Ms. Reena Gupta (Member, SEIAA), S-11/9 DLF Phase-III, Gurgaon
3. Sh. Vijay Garg (Chairman, SEAC), Plot No. 21, D-Block, Pankha Road, Institutional Area, Janakpuri, Delhi-110058
4. Sh. Pankaj Kapil (Member Secretary, SEAC), Office of DPCC, 5<sup>th</sup> Floor, ISBT Building, Kashmere Gate, Delhi 110006
5. PS to Secretary (Environment) cum Chairman, DPCC – for kind information.
6. PA to Member Secretary, DPCC – for kind information
7. IT Cell - for placing the minutes on website.

  
(K. S. Jayachandran)  
Member Secretary

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04/03/2022

**Minutes of Meeting of 58<sup>th</sup> SEIAA Meeting dated 21.02.2022**

**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT  
AUTHORITY (SEIAA)-DELHI  
OFFICE OF DELHI POLLUTION CONTROL COMMITTEE  
5<sup>th</sup> FLOOR, ISBT BUILDING, KASHMERE GATE, DELHI-110006**

**Minutes of the 58<sup>th</sup> meeting of State Level Environmental Impact Assessment Authority (SEIAA) held on 21.02.2022**

The 58<sup>th</sup> meeting of State Level Environmental Impact Assessment Authority (SEIAA) was held on 21.02.2022 at 03:00 PM under the Chairmanship of Sh. Sarvagya Kumar Srivastava. The following members of SEIAA were present in the meeting:

1. Sh. Sarvagya Kumar Srivastava - In Chair
2. Ms. Reena Gupta - Member
3. Sh. K.S. Jayachandran - Member Secretary

Following DPCC Officials assisted the SEIAA:

1. Sh. Amit Chaudhary (EE), DPCC
2. Sh. S.K.Goyal (EE), DPCC

During the meeting, Members were briefed about the various provisions of EIA Notification dated 14.9.2006 and the practice being followed in previous SEIAA/SEAC. The Chairman, SEIAA desired that a brief presentation may be made in next meeting for various provisions of EIA Notification dated 14.9.2006 and functioning of SEIAA/SEAC along with no. of ECs issued in Delhi /under construction projects with EC status.

It was also desired that a feasibility be looked into for a separate portal of SEIAA/ SEAC, Delhi with complete details of projects to whom EC issued, compliance status etc. to be reflected on the portal for easy view to the public.

  
(Sarvagya Kumar Srivastava)  
Chairman, SEIAA

  
(K.S. Jayachandran)  
Member Secretary, SEIAA

  
(Reena Gupta)  
Member, SEIAA



**Minutes of Meeting of 58<sup>th</sup> SEIAA Meeting dated 21.02.2022**

**Agenda No 1**

**Case No. C-372**

|                                                           |                                                                                                                                                                                            |
|-----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Name of the Project</b>                                | EC for Proposed Expansion of Hospital Project at Kaushik Enclave, Burari, New Delhi                                                                                                        |
| <b>Project Proponent</b>                                  | DK Shukla, EEHPDN (North), M/s Directorate of Health Services Govt of NCT Of Delhi, DR. B.S.A. Hospital Complex, Sector-6, Rohini, Delhi-110085, Saraswati Vihar, North West, Delhi-110085 |
| <b>Project EIA coordinator present during the meeting</b> | Mr. Anand Kumar Dubey, M/s Ind Tech House Consult                                                                                                                                          |
| <b>Rep. Of the PP present during the meeting</b>          | Sh. D. K. Shukla, EEHPDN (North), PWD for M/s Directorate Of Health Services Govt of NCT Of Delhi.                                                                                         |
| <b>Proposal No.</b>                                       | SIA/DL/MIS/243547/2021                                                                                                                                                                     |
| <b>File No.</b>                                           | DPCC/SEIAA-IV/C-372/DL/2021                                                                                                                                                                |

**A. Details of the proposed project are as under:**

1. The Proposal is for grant of EC for Expansion of Hospital project at Kaushik Enclave, Burari, New Delhi by Directorate of Health Services Govt of NCT of Delhi.
2. The project is located at **Latitude:** 28°41'31.03"N, **Longitude:** 77°09'0.03"E.
3. **Area detail:**

The total plot area of the project is 16000 sqm. As per previous EC dated 16.03.2011, Total Built up Area proposed was 48,175.87 sqm for 200 Beds.

PP submitted that total constructed Built up Area is 59,276.54 Sqm . The Maximum Permissible FAR Area is 48000Sq.m and proposed FAR Area is 45011.61Sq.m. The Maximum Permissible Ground Coverage (@ 40% of plot area is 6400Sq.m and Proposed Ground Coverage (35.22% of total plot area) is 5635.51Sq.m. The total no. of building

  
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## Minutes of Meeting of 58<sup>th</sup> SEIAA Meeting dated 21.02.2022

blocks are three. Maximum no. of Floors are (2B+G/ST+7). Maximum Height of Building (upto terrace Floor level) is 32.55m.

### 4. Water Details:

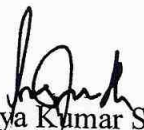
During the construction stage domestic liquid effluent generation is projected as Zero without labour camps proposed at site. Wastewater generated from construction site to be collected in a separate basin and reused after primary treatment for sprinkling on roads. Mobile toilets and potable water facilities to be provided at site for labour and staff.

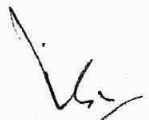
During operational phase, total water requirement of the project is projected as 666 KLD and to be met by 325 KLD of fresh water from Delhi Jal Board and 334 KLD of treated Water. 417 KLD Wastewater generated (15 KLD from Residential and 402 KLD from other facilities) proposed to be treated in on site ETP of 485 KLD capacity and STP of 20 KLD capacity. 334 KLD of treated wastewater generated to be recycled and re-used (157 KLD for Flushing, 151 KLD for Air Conditioning, 20 KLD for DG Cooling and 6 KLD for Gardening). The project is a Zero Liquid Discharge (ZLD) project.

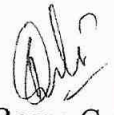
Rain Water Harvesting Pond of capacity 800 m<sup>3</sup> is projected.

5. **Solid Waste:** During construction stage generated solid waste comprises mainly of construction waste. The construction waste to be reused within the site for various constructions filling work.

During the operation phase solid waste generated from the project is 2.10 TPD. Biodegradable waste (0.88 TPD) to be processed through Organic Waste Converter while Non-Biodegradable waste comprising of recyclable waste to be sold to vendors and Non-Recyclable waste to be disposed through authorized agency. Bio-medical waste generation is projected approximately 0.306 TPD. Hazardous waste generation projected as 4.47 LPD of waste oil from DG sets and to be sold to authorized recyclers. Quantity of Sludge produced is projected as 85 kg/day which is to be used as manure for horticulture development and surplus manure to be sold to end users: farmers/Nursery.

  
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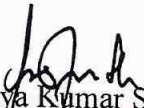
## Minutes of Meeting of 58<sup>th</sup> SEIAA Meeting dated 21.02.2022

6. **Power:** The total power requirement during operation phase is 2675 kW and to be supplied by Tata Power Delhi Distribution Limited (TPDDL). For Power Back up, DG sets of Total Capacity 3750 kVA are proposed.
7. **Parking Facility:** Total Parking required as per building bye laws is 900.23 ECS. Provision has been kept for total Parking of 901.47 ECS (Parking on Surface: 229.79 ECS and Parking in Basement: 671.68 ECS)
8. **Eco-Sensitive Areas:** The shortest aerial distance of the project from Asola Wildlife Sanctuary is 29.42 Km & from Okhla Bird Sanctuary is 24.32 Km respectively.
9. **Plantation:** Proposed Green Area is 6301.69 sqm. (about 40%)
10. **Cost of the project:** Cost of the project (including Expansion) is 266 Crores while Cost of Expansion is 83 Crores.

Environmental Clearance was earlier obtained for 200 Beds Hospital by Directorate of Health Services, Govt. of NCT of Delhi vide letter dated 16.03.2011 from State Level Environmental Impact Assessment Authority (SEIAA) Delhi for the built-up area of 48175.87 Sqm.

As per Covering Letter dated 02.12.2021 submitted by the Project Proponent, the Project Authorities planned for expansion from 200 Beds to 765 Beds for which application for Environmental Clearance was submitted to SEIAA Delhi vide Proposal No. SIA/DL/NCP/52257/2016 on 18.10.2016 and EDS was generated. In absence of SEIAA Delhi the Project Authorities submitted their proposal to MoEF&CC, GoI vide Proposal no. IA/DL.MIS/104159/2009 dated 02.05.2019 and the Project was considered for appraisal in 41st EAC Meeting dated 28.05.2019 but the matter could not move forward.

As per online record available on the online portal, (Parivesh) of MoEF&CC, GoI, the application of EC for expansion of 200 beds to 765 beds (BUA 48175.87 to 59281.04 sqm) was submitted by the Directorate of Health Services, Govt. of NCT of Delhi on 02.05.2019 to MoEF&CC in absence of SEIAA, Delhi. Further, as per Minutes of Meeting of Expert Appraisal Committee (EAC) dated 27-29 May, 2019, a request was made by project proponent to withdraw its application on 28.05.2019 due to some change in design of the project and EAC of MoEF&CC, GoI recommended to defer the project.

  
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(K.S. Jayachandran)  
Member Secretary, SEIAA

  
(Reena Gupta)  
Member, SEIAA

## Minutes of Meeting of 58<sup>th</sup> SEIAA Meeting dated 21.02.2022

Details of expansion are as follows:

|                                              | As per EC dated 16.03.2011                                                                            | As per application for Expansion                                                                       |
|----------------------------------------------|-------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| Number of Beds                               | 200                                                                                                   | 765                                                                                                    |
| Plot Area                                    | 16390.87 sqm                                                                                          | 16000 sqmt                                                                                             |
| Total Built up Area( FAR)                    | 48175.87 sqm                                                                                          | 59281.04 sqm                                                                                           |
| Hospital Block, Built-up area                | 24528.73sqm                                                                                           | 36504.10sqm                                                                                            |
| Ground Coverage                              | 4784.51 sqm                                                                                           | 5635.51sqm                                                                                             |
| Green Area                                   | 7220.81 sqm                                                                                           | 6301.69 sqm                                                                                            |
| Maximum Height of Building                   | 35 m                                                                                                  | 32.55 m                                                                                                |
| Hospital Block                               | G+6 with 2 basements                                                                                  | -                                                                                                      |
| Essential Staff Quarters - Type 1 and Type 2 | G+7                                                                                                   | 31 Nos.                                                                                                |
| Nurses and RMO Hostel                        | G+7                                                                                                   | 56 Nos.                                                                                                |
| Parking                                      | 548<br>ECS(Basemnants)+46(Surface)                                                                    | 671.68 ECS (Basement)+<br>229.79( Surface)                                                             |
| Total Water requirement                      | 316 KLD                                                                                               | 666 KLD                                                                                                |
| Fresh Water Requirement                      | 157 KLD                                                                                               | 325 KLD                                                                                                |
| Treated Water reuse                          | 159 KLD<br><br>HVAC – 40 KLD<br>Flushing – 49 KLD<br>DG Set Cooling – 30 KLD<br>Horticulture – 40 KLD | 334 KLD<br><br>HVAC – 151 KLD<br>Flushing – 157 KLD<br>DG Set Cooling – 20 KLD<br>Horticulture – 6 KLD |
| Sewage Generation                            | 98 KLD                                                                                                | 15 KLD( from residential)                                                                              |
| STP                                          | 110 KLD                                                                                               | 20 KLD                                                                                                 |

  
(Sarvagya/Kumar Srivastava)  
Chairman, SEIAA

  
(K.S. Jayachandran)  
Member Secretary, SEIAA

  
(Reena Gupta)  
Member, SEIAA



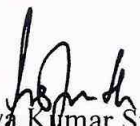
## Minutes of Meeting of 58<sup>th</sup> SEIAA Meeting dated 21.02.2022

|                                       |               |                                                      |
|---------------------------------------|---------------|------------------------------------------------------|
| Effluent from Patient use and Laundry | 77 KLD        | 402 KLD( from other facility apart from residential) |
| ETP                                   | 90 KLD        | 485 KLD                                              |
| Rain Waster Harvesting Pond           | -             | 800 cum.                                             |
| Bio Medical Waste Generation          | 400 kg/day    | 306 kg/day                                           |
| Total Solid Waste Generation          | 400 kg/day    | 2100 kg/day                                          |
| Power Requirement                     | 3669.45 kVA   | 2675 kW                                              |
|                                       |               |                                                      |
| Cost of Project                       | Rs 147 crores | Rs 266 Crores                                        |

The Project Proponent has not submitted the certified copy of the compliance of previous EC Conditions from the Regional office of MoEF&CC, GoI applicable for the Expansion Projects and has made a statement that 59,276.54 Sqm built-up area of the hospital has been constructed. As per Form 1A, Point no. 1.2, Table 1, area constructed as on date is 59,276.54 sqm implying that expansion has been carried out before filing the application for revision of Environment Clearance.

The project proponent during the presentation before SEAC on 31.01.2022 submitted the following:

- Firstly, Environment clearance for built-up area 48154 and 200 beds was granted by SEIAA, Delhi vide letter no. 60/DPCC/SEIAA-SEAC/10/807 dated 16.03.2011 and accordingly the construction was started on the basis of said Environment Clearance.
- MoEF&CC also issued notification vide no. 3252E dated 22/12/2014 States that "*The projects or activities shall not include industrial shed, school, college, hostel for*

  
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(K.S. Jayachandran)  
Member Secretary, SEIAA

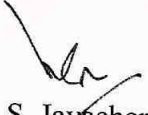
  
(Reena Gupta)  
Member, SEIAA

## Minutes of Meeting of 58<sup>th</sup> SEIAA Meeting dated 21.02.2022

*institution, but such buildings shall ensure sustainable environmental management, solid and liquid waste management, rain water harvesting and may use recycle materials such as fly ash bricks”.*

- The project was revised from buildup area 48154 sqm to 59276 sqm including hostel & others and 200 beds to 765 beds and the plans were submitted for approval to NDMC.
- Simultaneously, application for Environment Clearance was also filed on 29.03 2016 before SEIAA Delhi vide proposal no. SIA/DL/NCP/52257/2016 and two point EDS were generated on 07/04/2016 and was closed. Again EDS was generated on 04/11/2016 and pending at PP.
- Revised building plan was approved by competent authority dated 29th August 2016.
- The Unified Building Bye Laws released on 23.03.2016 stated that the projects having built up area from 5,000 to 1,50,000 sqm were not required prior environment clearance separately. MoEF&CC also issued a Notification dated 09th Dec 2016 confirming the same and states that *“The integrated environmental conditions with the building permission being granted by the local authorities and the construction of buildings as per the size shall adhere to the objectives and monitor able environmental conditions as given at Appendix-XIV”.*
- The MoEF&CC Notification dated 09<sup>th</sup> Dec 2016 was later quashed by NGT, Delhi on 8<sup>th</sup> Dec 2017.
- Project proponent was under impression that as per MoEF&CC Notification dated 22.12.2014 regarding only Hospital block required Environment Clearance not Hostels and others block, further EC was not required for Hospital block since the area was not increasing as per previous EC.
- Since the project has increased the No. of Beds from 200 to 765, the project was submitted to EAC, MOEF &CC and the project was taken up in EAC meeting dated 28.05.2019 and in between decided to change the design (internal design & others) and requested to EAC for withdraw the proposal.

  
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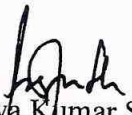
## **Minutes of Meeting of 58<sup>th</sup> SEIAA Meeting dated 21.02.2022**

- In addition to that hospital projects having built up area less than 1,50,000 sqm were exempted for Environment clearance vide MoEF&CC notification dated 15th Nov 2018 and states that "The projects or activities shall not include industrial sheds, educational institutions, hospitals and hostels for educational institutions." and quashed by NGT dated 03 Dec. 2018.
- The Structure and civil work of the project was completed within the validity period of Environmental Clearance. Reaming work like electrical, plumbing, flooring etc. was completed after expiry of EC.

During the above presentation before SEAC the project proponent confirmed that the environmental safeguards proposed in Environment Management Plan are in place in constructed building and STP of capacity 200 KLD along with ETP of 400 KLD (to be enhanced upto 485 KLD) has been provided.

### **B. The SEAC in its 98<sup>th</sup> meeting (1<sup>st</sup> Sitting) held on 31.01.2022 recommended as follows:**

1. The committee deliberated on the case and observed that as per Standard Operating Procedure (SOP) for identification and handling of violation cases under EIA Notification 2006 outlined in OM dated 07.07.2021 issued by MoEF&CC, GoI, although the Project is permissible but could not take revised Environmental Clearance for the proposed further expansion of the building for which Environmental clearance was obtained on 16.03.2011.
2. The committee noted that Delhi Development Authority notified the Unified Building Bye Laws (UBBL) for Delhi vide notification S.O. No. 1191 (E) dated 22.03.2016 after getting the concurrence of MOEF & CC, GOI and notifying that there will be no need for seeking EC for buildings with BUA>20,000 Sq.m and up-to 1,50,000 Sq.m after the notification is issued by MOEF & CC, GOI empowering Local Bodies to approve building plans after ensuring that the required environmental safeguards were met.

  
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(Reena Gupta)  
Member, SEIAA

## Minutes of Meeting of 58<sup>th</sup> SEIAA Meeting dated 21.02.2022

3. Notification dated 09.12.2016 issued by MoEF&CC, GOI to the above effect of UBBL 2016 was stayed/ quashed by NGT on 08.12.2017 in OA. No. 677 of 2016, inter-alia directing that till the time the Ministry comply with the directions contained in its aforesaid order and notifies the amended provisions of Regulations of 2006; it will not implement the impugned Notifications.

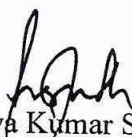
4. In the mean time Revised building plan of the project was approved by the competent authority (NDMC) on 29th August 2016 as confirmed by the project proponent during presentation.

As such the stay by Hon'ble NGT vide order dated 08.12.2017 missed the much needed a wide publicity among the construction authorities and construction in this intervening period continued under an uncertain state of subjudice affairs about applicability of environment clearance and project under consideration had the environmental clearance for initially conceptualised building plans.

The hospital projects having built up area less than 1,50,000 sqm were again exempted from Environment Clearance vide MoEF&CC, GoI notification dated 15th Nov 2018 but the aforesaid notifications has also been stayed by Hon'ble High Court of Delhi in Writ Petition(C) no. 12517 of 2018 titled as Society For Protection Of Environment & Biodiversity (SPENBIO) Vs Union of India, vide order dated 26.11.2018. The said writ petition is still pending consideration before the Hon'ble High Court.

Although MoEF&CC, GoI notifications dated 09.12.2016 and 15.11.2018 were quashed/ stayed by Hon'ble NGT and the Hon'ble High Court of Delhi respectively the expansion of the Hospital went ahead without seeking revised EC although after realising the lapse in the wake of frequent change in law position the project authorities approached to MoEF&CC, GoI in May, 2019.

5. The Committee further observed that the project relates to a hospital of Govt. of Delhi and played an important role during the Covid-19, Pandemic when it was declared a Covid Care Facility in 2020 to deal with the unprecedented menace of Corona Virus in Delhi. The committee also observed that the project is for a vast benefit to the society at

  
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(Reena Gupta)  
Member, SEIAA



## Minutes of Meeting of 58<sup>th</sup> SEIAA Meeting dated 21.02.2022

large providing medical care in the line with the commitment of Govt. of Delhi for the residents. There is no commercial angle in bringing up a govt hospital.

6. The Committee also noted that the violation did not seem to be willful, intentional or deliberate as there did not seem to be any intent on the part of the Project Proponent to evade the applicable legal regime. Considering that the legal position with respect to applicability of the condition of Environmental Clearance to the Project in question during the concerned period remained in flux and is still sub-judice, the Committee is of the considered view that no coercive action should be taken in respect of the offending expansion. This is also in consonance with the ratio in the case of Goan Real Estate and Construction Ltd. Vs. Union of India, (2010) 5 SCC 388 and Judgment dated 26 November, 2021 in M/s Sai Baba Sales Pvt. Ltd. vs Union Of India Civil Appeal No. 595 OF 2021 wherein the Hon'ble Supreme Court directed that the construction already raised should be protected. It is noteworthy that in the latter case, the Hon'ble Apex Court was also dealing with the subject notifications dated 09.12.2016 and 15.11.2018 issued by MoEF&CC, GoI.
7. The Committee further observed upon examination of the Compliance Report submitted by the Project Proponent, that there was no major deviation and found that the Project Proponent had made substantial compliance in adhering to the environmental norms.
8. Accordingly, the committee taking a lenient view recommended that a notional damage assessment of 0.5% of the project cost incurred during expansion be recommended to SEIAA for issuing directions to project proponent. During the presentation the project proponent clarified that project cost indicated in its application of environmental clearance are the sanctioned project costs and the project cost actually incurred in carrying out expansion up to date of filing of application will be confirmed at the earliest. Accordingly a letter dated 05.02.2022 has been received clarifying the cost of expansion as Rs 26 Crores.( Copy enclosed as Annexure-I)
9. The committee recommended the case to SEIAA for issuance of Environmental Clearance for the expanded hospital once the damage assessed @ 0.5% of the project cost

  
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**Minutes of Meeting of 58<sup>th</sup> SEIAA Meeting dated 21.02.2022**

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attributable to the expansion is deposited with Delhi Pollution Control Committee condoning the violation done by a health care establishment established for benefit of the society at large.

**C. The SEIAA during its meeting took the following decision(s):**

*The case deferred for next meeting for further deliberations.*

  
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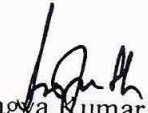
**Agenda No 2**

**Case No. C-370**

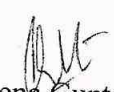
|                                                    |                                                                                                                                                     |
|----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Name of the Project                                | TOR for Construction of Mega Commercial Development at Plot no. LP 1B 02 Gateway District, Aerocity, Indira Gandhi International Airport, New Delhi |
| Project Proponent                                  | Rajesh Kumar, Chief Projects, M/s Angelica Developers Limited, 3rd Floor, Worldmark-2, Asset-8, Aerocity, NH-8, New Delhi                           |
| Project EIA coordinator present during the meeting | Mr. Arvind Deviker, M/s Ind Tech House Consult.                                                                                                     |
| Rep. Of the PP present during the meeting          | Ms. Ruchi Ranjan, M/s Angelica Developers Limited                                                                                                   |
| Proposal No.                                       | SIA/DL/MIS/68937/2021                                                                                                                               |
| File No.                                           | DPCC/SEIAA-IV/C-370/DL/2021                                                                                                                         |

**A. Details of the proposed project are as under:**

1. The Proposal is for grant of TOR for Construction of Mega Commercial Development at Plot no. LP 1B 02 Gateway District, Aerocity, Indira Gandhi International Airport, New Delhi by M/s Angelica Developers Limited
2. The project is located at Latitude: 28°33'05.57" N, Longitude: 77°07'38.95" E.
3. **Area Details:** The Total Plot Area of the project is 92146.77 sqm. The Total Built-up Area will be (FAR + Non-FAR Area) 446597.00 sqm. The Max. Permissible FAR is 196632 Sq.m and Proposed FAR is 196632 sqm . The Non FAR Area is 249965 sqm. The Maximum Permissible Ground Coverage (70%) is 64501.5 Sq.m and Proposed

  
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## Minutes of Meeting of 58<sup>th</sup> SEIAA Meeting dated 21.02.2022

Ground Coverage (62%) is 57243.6 Sq.m. Maximum number of Floors are (3B + G + 7). Maximum Height of Building (upto terrace) is 35.95 m.

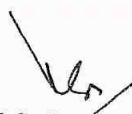
### 4. Water Details :

- During Construction stage domestic liquid effluent generation will be limited to small quantity. Mobile toilets and potable water facilities will be provided at site during construction phase for labor and staff
- During operational phase, total water requirement of the project is expected to be 1952 KLD and the same will be met by 422 KLD of fresh water from Delhi Jal Board and 1532 KLD Treated Water. Wastewater generated (853 KLD) will be treated in On-Site STP of total 1025 KLD capacity. There will be 767 KLD of treated waste water from on site STP and additional 763 KLD of treated water will be sourced from tanker supply. The treated wastewater will be recycled and re-used (515 KLD for flushing, 902 KLD for HVAC, 81 KLD for DG Cooling, 32 KLD for gardening). There will be no discharge from the project
- Rooftop rainwater of buildings will be collected in 43 RWH Pits.

### 5. Solid Waste Details :

- During Construction phase, about 17863.88 MT of construction waste and negligible quantity of domestic waste will be generated from labours employed at site. Most of the construction waste generated will be used on the site as filler material for onsite development, internal roads and pavements. Construction waste if any remaining will be sent to an approved dumping site/landfill site through authorized agency.
- During Operation phase, about 8.33 TPD solid wastes will be generated in the project. The biodegradable waste (3.88 TPD) will be composted in on-site composting unit and the manure will be used for landscaping and the non-biodegradable waste generated (4.45 TPD) will be handed over to authorized vendors. Hazardous waste generation will be 8.17 LPD. About 60 kg/day of sewage sludge will be generated from the STP and will be used in horticulture as manure for plants and surplus manure will be sold to the farmers.

  
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(K.S. Jayachandran)  
Member Secretary, SEIAA

  
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Member, SEIAA



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### 6. Power Details :

The total power requirement during operation phase is 21065 KVA and will be met from BSES. For Power Back up, DG sets of Capacity 22500 kVA (10 × 2250 kVA) will be installed.

Solar photovoltaic power panels of required capacity will be provided

7. **Parking facility:** The Proposed Total Parking is 4870 ECS and Total Parking Required as per BBL is 4129.27 ECS. Proposed Parking on Surface is 160 ECS and in Basement is 4710 ECS.

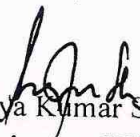
8. **Eco-Sensitive Areas:** Distance from Asola Bird Sanctuary is 11.63 km, SE and Okhla Wildlife Sanctuary is approx. 16.31 km from the project site.

9. **Plantation:** Total Green Area proposed is 9215 sq.m (10 % of Plot Area)&No. of tree plantation required (1 tree per 80 m<sup>2</sup> of plot area for development) is 1151 nos. and No. of tree plantation proposed is 1152 nos.

10. **Cost of the project:** Total cost of the project is Rs. 1150 Crores.

**B. Based on information furnished, presentation made and discussions held, the SEAC in its 98<sup>th</sup> meeting held on 02.02.2022 committee recommended following ToR:**

1. *Examine details of land use as per Master plan and land use around 10km radius of the project site. Analysis should be made base on latest satellite imagery for land use with raw images. Share the elevation range of the site (minimum and maximum elevation above mean sea level) and the 10 year, 50 yr and 100 yr flood maps for the area and whether it is within the flood zone or directly on the flood plain of any river.*
2. *Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/ villages and present status of such activities.*
3. *Examine baseline environmental quality along with projected incremental load due to the project.*

  
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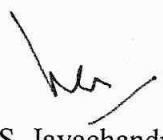
  
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4. *Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.*
5. *Submit a copy of the contour plan with slopes, drainage pattern and low-lying area of the site and surrounding area. If there is any obstruction of the drainage lines and low-lying area proposed by the project, then the rationale for the same may be stated along with any mitigation measures.*
6. *Submit the present land use and permission required for any conversion such as forest, agriculture etc. Submit the land type (kism) of each of the khasra numbers/plots of the site as per the revenue record/last jamabandi of the site. Is the site recorded as a low-lying area, waterbody, gairmumkinpahar, forest in the revenue record ?*
7. *Submit Roles and responsibility of the developer etc for compliance of Environmental regulations under the provisions of EP Act.*
8. *Ground water classification (whether over exploited, critical, semi-critical or safe) as per the Central Ground Water Authority*
9. *Examine the details of Source of Water, water requirement, use of treated waste water and prepare a water balance chart. Segregated figures for potable and non potable water requirement during construction and operation phase.*
10. *A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.*
11. *Rain Water Harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water, Examine details.*
  - a. *Calculate runoff from (a) roof top, (b) other paved areas, and (c) green areas separately.*

  
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- b. *Recent/Enhanced peak rainfall runoff data be used in the runoff calculation for designing storm water retention capacity, to make the site future ready – given the experience of last 5 years with extreme rainfall events and likely increase in frequency of such extreme events due to climate change.*
  - c. *Prepare management strategy for runoff for each of these (a) roof top, (b) other paved areas, and (c) green areas*
  - d. *Design natural storm water retention capacity in the green areas by marginal lowering, and gradient management to enhance natural retention and percolation, and indicate the natural retention capacity created in cubic metres.*
  - e. *Indicate rainfall retention capacity created via storage tanks/percolation pits*
12. *Examine soil characteristics and depth of ground water table for rain water harvesting along with actual percolation rate of soil at site.*
13. *Examine details of solid waste generation treatment and its disposal*
14. *Examine and submit details of use of solar energy and alternative source of Energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.*
15. *DG sets likely to be used during construction and operational phase of the Project. Emissions from DG sets must be taken into consideration while estimation the impacts on air environment. Examine and submit details.*
16. *Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analyzed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.*
17. *A detail traffic and transportation study should be made for existing and projected passenger and cargo traffic. Traffic Management Plan should take into consideration the latest traffic scenario. Detailed calculation of roads, bicycle paths, pedestrian spaces should be provided.*

  
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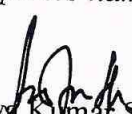
  
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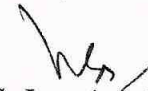
  
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18. *Examine the details of transport of materials for construction which should include source and availability.*
19. *Examine separately the details for construction and operation phases both for Environmental Management plan and Environment Monitoring Plan with cost and parameters*
20. *Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.*
21. *Details of litigation pending against the project, if any, with direction/order passed by any Court of Law against the Project should be given.*
22. *The Cost of the project (Capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.*
23. *The Project Proponent should include a specific chapter for control of Dust Pollution during construction phase in the Environmental Management Plan incorporating the steps as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration on Dust Pollution Control Self Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.*
24. *Detail of Parking (ECS) as per requirement of Building Bye Laws/ EIA Manual.*
25. *In case the project involves diversion of forests land, guidelines under OM dated 20.03.2013 may be followed and necessary action taken accordingly.*
26. *Submit details of the trees to be conserved and trees to be felled / removed ,if any, by ground coverage, and trees to be removed for other paved areas for the project including their species and whether it also involves any protected or endangered species*  
*Prepare and submit an existing tree inventory of the site listing each tree along with its species name and girth, and a tree layout plan showing the location of each tree on the*

  
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- site and within 10 m of the site. Measures taken to reduce the number of the trees to be removed should be explained in detail. Submit the details of compensatory plantation.*
- 27. Explore the possibilities of utilizing the debris/waste materials available in and around the project area.*
- 28. Submit Environmental Management and Monitoring Plan for all phases of the project viz. construction and operation.*
- 29. Submit NOC of Airport Authority of India for proposed height of the building.*
- 30. Detail of water requirement during construction phase and its source. Project Proponent is required to clarify the arrangement for reusing the STP treated water/similar other source along with the mechanism proposed for making this water fit for use in construction phase.*
- 31. Outlet parameters of proposed STP during operation phase needs to be checked for the feasibility of its reuse in flushing, horticulture, HVAC etc.*
- 32. Justification to achieve the standards with the proposed technology of STP is required to be given.*
- 33. Proposal should be included for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide) detectors for STP area.*
- 34. The cost of environmental monitoring projected in the proposal should be commensurate with the environmental safe guard proposed.*
- 35. Details of all the outlets from the proposed building including the outlet of STP required to be submitted with a proposal to install flow-meters at each of the outlets.*
- 36. Project is required to quantify the no. of labours and the detailed plan for the proposed labour camps and amenities for housing them during construction phase.*
- 37. Landscape details to be provided with a measured impact on the micro-climate. Green area should be demarcated as per building bye laws and 25% green area and*

  
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- consolidated area of minimum 15 % of plot area should be kept as soft green area, so that there should be sufficient recharging of ground water.*
38. *Air quality pollution load and its negative impacts to be clarified along with mitigation options during the construction and lifetime of the project.*
39. *Give Typical Floor Plans with dimensions to demonstrate how natural ventilation & day lighting is being achieved supported with screenshots of suitable software based out puts.*
40. *Proportion wise step diagram to be provided showing the amount of Reduction in Net per capita Energy Demand achieved as compared to base case scenario, through (i) Load Reduction Strategies, (ii) Passive Strategies, (iii) Renewables, and (iv) Energy Recovery strategies. Atleast 2 % of total energy demand to be sourced from Renewables. Percentage reduction through each of the aforesaid strategies to be provided in a consolidated diagram format for easy comprehension.*
41. *Proposal for provisioning the energy audit during operation phase.*
42. *Proportion wise Step Diagram showing the amount of reduction in Net Per Capita Water Demand achieved through (1) Each Demand reduction strategy (eg. Low flow fixtures, Xeriscaping etc.), (2) Recycling and Reuse.*
43. *Elaborated effects of the building activity in altering the microclimates with self-assessment on the likely impacts of the proposed construction on creation of heat island & inversion effects.*
44. *Give plan for managing, conserving the top soil excavated during construction and for its reuse . Give the extent of total soil excavation (in m3) proposed and where the excavated soil will be gainfully used.*
45. *Proposal should include provision for electric charging of the e-Vehicles as per Building Bye Laws..*
46. *Typical Floor Plans with dimensions to demonstrate how natural ventilation & day lighting is being achieved supported with screenshots of suitable software based out puts.*

  
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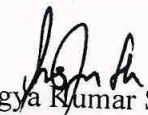
*Energy Simulation Modeling for the entire complex using appropriate softwares to be submitted along with the proposal.*

*47. Ideally the environmental clearance application along with EIA study should be submitted after preliminary 'In Principle Approval' from the local bodies duly rooted through development authorities in accordance with approved master plan*

*48. Any Further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model TOR available on Ministry website <http://moef.nic.in/Manual/Townships>.*

### **GENERAL GUIDELINES**

- 1. The EIA document shall be printed on both sides, as far as possible.*
- 2. All documents should be properly indexed, page numbered.*
- 3. Period/date of data collection should be clearly indicated.*
- 4. Authenticated English translation of all material provided in Regional languages.*
- 5. The letter/application for EC should quote the MOEF & CC file no. and also attach a copy of the letter prescribing the TOR.*
- 6. The copy of the letter received from the SEAC on the TOR prescribed for the project should be attached as an annexe to the final EIA-EMP Report.*
- 7. The final EIA-EMP report submitted must incorporate the issues in TOR. The index of the final EIA-EMP report, must indicate the specific chapter and page no. of the EIA-EMP report where the specific issue raised have been incorporated.*
- 8. Grant of TOR does not mean grant of EC.*
- 9. The status of accreditation of the EIA consultants with NABET/QCI shall be specifically mentioned. The consultant shall certify that his accreditation is for the sector for which this EIA is prepared.*
- 10. On the front page of EIA/EMP reports, the name of the consultant/ consultancy firm along with their complete details including their accreditation, if any shall be indicated.*

  
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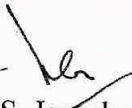
*The consultant while submitting the EIA/EMP report shall give an undertaking to the effect that the prescribed TORs(TOR proposed by the project proponent and additional TOR given by the MOEF) have been complied with and the data submitted is factually correct(Refer MOEF office memorandum dated 4<sup>th</sup> august,2009).*

- 11. While submitting the EIA/EMP reports, the name of the experts associated with/involved in the preparation of these reports and the laboratories through which the samples have been got analyzed should be stated in the report. It shall clearly be indicated whether these laboratories are approved under the Environment (Protection) Act, 1986 and the rules made there under (Please refer MOEF office memorandum dated 4<sup>th</sup> August, 2009). The project leader of the EIA study shall also be mentioned.*
- 12. As stipulated in amendment notification No. S.O. 751(E) dated 17th February, 2020, the above ToR would be valid for a period of four years from the date of issue. The project proponent shall submit detailed final EIA Report and EMP prepared as per above ToR within the stipulated period of four years.*
- 13. The consultants involved in the preparation of EIA/EMP report after accreditation with Quality Council of India/National Accreditation Board of Education and Training (QCI/NABET) would need to include a certificate in this regard in the EIA/EMP reports prepared by them and data provided by other Organization(s)/Laboratories including their status of approvals etc. vide notification of the MOEF dated 19.07.2013.*
- 14. The Prescribed ToR would be valid for a period of four years for submission of the EIA/EMP Reports.*
- 15. The EIA-EMP report submitted must incorporate the construction and demolition waste management plan with identification of waste disposal/ recycling site.*

### **C. The SEIAA during its meeting took the following decision(s):**

*The SEIAA approved the recommendations of SEAC taken on 02.02.2022 for issuance of Terms of Reference (ToR) to the project with the additional conditions as below:*

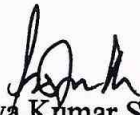
  
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1. *The Project Proponent should include a specific chapter for control of Dust Pollution during construction phase in the Environmental Management Plan incorporating the provisions mentioned in the guidelines issued by committee Guidelines/ mechanism for using Anti Smog Gun in construction and Demolition projects having built-up area greater than 20,000 sqm issued by Department of Environment, NCT of Delhi, vide letter no. F. No.DPCC/(12)(1)(285)lab2020/2790-2810 dated 16.09.2021 available at [https://dustcontroldpcc.delhi.gov.in/Upload/GuidelinesPDF/43/FilePDF\\_43\\_723774.PDF](https://dustcontroldpcc.delhi.gov.in/Upload/GuidelinesPDF/43/FilePDF_43_723774.PDF). Besides use of Anti-Smog Gun the Project Proponent shall ensure that environment friendly Dust suppressant and soil stabilising chemical would be sprayed at prescribed interval on unpaved area of the construction sites to agglomerate the fine dust particles into aggregate too large to become airborne. This must be done in all those areas where there is movement of trucks and other construction machinery at frequent intervals to prevent formations of fine dust particles.*
2. *Project proponent install reference-grade (USEPA approved system) Continuous Particulate Monitoring System consisting of three nodes capable of monitoring dust emission from the construction site. The system must have the capacity for simultaneous monitoring of PM2.5 and PM10 and equip for data transfer on a real-time basis to the server of DPCC.*

  
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**Agenda No 3**

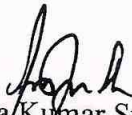
**Case No. C-375 (TOR)**

|                                                           |                                                                                     |
|-----------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Name of the Project</b>                                | Redevelopment of All India Institute of Medical Sciences Project (AIIMS), New Delhi |
| <b>Project Proponent</b>                                  | All India Institute of Medical Sciences (AIIMS), New Delhi                          |
| <b>Project EIA coordinator present during the meeting</b> | Mr. Debbleen Mitra, M/s AECOM India Private Limited                                 |
| <b>Rep. of the PP present during the meeting</b>          | Dr. Angel Ranjan Singh, All India Institute of Medical Sciences (AIIMS)             |
| <b>Proposal No.</b>                                       | SIA/DL/MIS/71147/2022                                                               |
| <b>File No.</b>                                           | DPCC/SEIAA-IV/C-375(TOR)/DL/2022                                                    |

**A. Details of the proposed project are as under:**

1. The Proposal is for Amendment in TOR for Redevelopment of AIIMS obtained for total plot area of 121.65 acres and the built-up area of 14,70,000 sqm, vide File No. 21-29/2021-IA-III(I) dated 05.05.2021.

Reason for the Amendment in TORs: As per information submitted by the PP Masjid Moth area has been included within the Redevelopment project of AIIMS, which has led to increase in Plot area and change in Built-up area. There has also been change in plot area of East Ansari Nagar. Amendment in TOR has been applied to incorporate these changes and obtain amended TOR with revised configuration.

  
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2. **Area Details:** The Total Plot Area of the project is 152.55 Acres i.e. 6,17,347.078 sqm (East Ansari Nagar (107.6 Acres), Trauma Centre Campus Extension (14.95 Acre) and Masjid Moth Campus (30 Acres)). The Total Built-Up Area for the proposed Redevelopment project would be 14,65,695 sqm (East Ansari Nagar: 1163497.69 sqm, Masjid Moth: 71638 sqm and Trauma Centre Extension: 230558 sqm). Total Existing Built up Area of the project is 548515 sqm and area to be demolished will be 138727.82sqm. After expansion the total BUA will be 18,75,481.69 sqm). Level of Basement is upto three. Maximum Heights of Building is 45 m. The Total nos. of Beds will be 5412 Beds (3000 new and 2412 existing)

3. **Water Details :**

Existing Phase: For the existing facility, the total water requirement and the gross fresh-water requirement is 1145 KLD for East Ansari Campus while the wastewater generation is in tune of approx. 9000 KLD

During Construction stage, Total Water requirement will be 2045 KLD. Approx. 45 KLD of fresh water will be required for drinking and domestic purpose which will be supplied through bottled cans from the local freshwater supplier during the days of construction and the balance water will be sourced from DJB. Domestic sewage generated by construction labourers will be 36 KLD. For Construction activities about 2000 KLD of water will be required which will be met by the treated water from the nearby CSTP and will be brought by the private water tanker.

During Operational Phase after Redevelopment, total water requirement of the project is expected to be 16212 KLD and the same will be met by 7470 KLD of Fresh water from Delhi Jal Board and 8742 KLD of Treated wastewater. Wastewater generated (8851.3 KLD) will be treated in proposed on-Site STPs of 850 KLD, 9000 KLD, 300 KLD and existing STP of 2000 KLD capacity. Additionally 200 KLD ETP is proposed to be installed to treat laundry and laboratory wastewater. The treated wastewater will be recycled and re-used for Flushing (3880.5 KLD), for Landscaping (1030 KLD), for AC Cooling Tower make up (3614 KLD Treated wastewater + 876 Fresh water). Excess

  
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Treated wastewater of 217 KLD after exploring all possible options of recycling will be disposed in municipal drain.

Rain Water Harvesting Tank of capacity 10,000 m<sup>3</sup> is proposed and No. of Rainwater Harvesting Pits proposed are 117 nos.

#### 4. Solid Waste Details :

During Construction phase, 110 kg/day of Municipal Solid Waste will be generated from the site. The Construction waste from new construction will be 73,285 Tons and from Redevelopment work will be 83,236 tons. C& D waste will be used for backfilling as much as possible while excess C&D waste will be disposed to C&D processing facility.

During the Operation phase, the total MSW generated from hostels, Type 3 DU/ 4 DU and by support staff and visitors, and from landscape will be in the tune of 6000 kg/day (approx. 3600 kg/day of biodegradable waste and approx. 2400 kg/day of non-biodegradable wastes).

The proposed development with approx. 3000 beds will generate approx. 9000 kg/day of MSW comprising approx. 5000 kg/day of biodegradable waste and approx. 4000 kg/day of non-bio-degradable wastes.

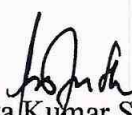
The cumulative MSW generation in future from the existing and proposed beds (with 5412 beds) will be in the tune of 17000 kg/day comprising of approx. 10000 kg/day of biodegradable waste and approx. 7000 kg/day of non-biodegradable waste

Biomedical Waste: The proposed redevelopment with approx. 3000 beds will generate approximately 4000 kg/day of biomedical wastes. The cumulative biomedical waste generation from the existing beds and the new beds (5412beds) will be in the tune of 8000 kg/day

The other categories of wastes are likely to be insignificant as compared to MSW and Bio-medical Wastes and will be determined during detail design stage

#### 5. Power Details :

During Construction phase, The total power requirement will be 3200 KW. For Power Back up, DG sets of Total Capacity 2000 kVA (2 × 500 kVA and 4 x 250 KVA) will be installed

  
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During Operation Phase, The total power requirement will be 58199 KW and the same will be met from NDMC. For Power Back up, DG sets of Total Capacity 51500 kVA (22 × 2000 kVA and 10 × 750 KVA) will be installed.

6. **Parking facility:** The Proposed Total Parking is 14,432 ECS (13,364 ECS in basement, stilts and MLCP and 1,345 ECS in Surface parking), presently, there is a provision of 440 ECS for the existing facilities.
7. **Eco-Sensitive Areas:** Distance from Asola Bird Sanctuary is 7.1 km South (ESZ of Asola Bhatti WLS is 6 Km South), and Okhla Bird Sanctuary is 7.6 km East from the project site.
8. **Plantation:** Total Green Area proposed is 143299 sqm & Tree felling will be carried out as per the norms and permission will be obtained from competent authority. No construction activity will be initiated before obtaining the requisite Tree felling permission. Compensatory plantation will be done as per the rules. Green belt will be developed along the periphery of the project area.
9. **Cost of the project:** Total cost of the project is Rs. 15,500 Crores.

During deliberation on 02.02.2022 before SEAC, the Project Proponent gave presentation and following information provided:

The PP informed during deliberation that ToR dated 05.05.2021 was obtained indicating the Plot area of 121.65 acres for East Ansari Nagar and 14.95 Acre for Trauma Centre.

The proposal for amendment of ToR is with the corrected plot areas and addition of Masjid Moth complex i.e. 107.6 Acre for East Ansari Nagar (existing AIIMS Building, 14.95 Acre for Trauma Centre and 30 Acre for Masjid Moth Complex.)

Project Proponent informed during deliberation that Environmental Clearances for Masjid Moth Campus was obtained on 13.08.2012 from SEIAA Delhi for Total BUA of 339368.9 (Plot Area: 129499.52 sqm i.e. 32 Acre) and proposed Trauma Centre is a green field project on a land under Trauma Centre Extension.

As clarified by the PP, there is a proposal for carrying out expansion at 03 different locations under the administrative control of the AIIMS.

  
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(K.S. Jayachandran)  
Member Secretary, SEIAA

  
(Reena Gupta)  
Member, SEIAA

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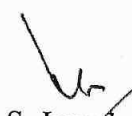
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It was also deliberated that the site of Trauma Centre is located across the road/ others properties at a distance from existing AIIMS complex at East Ansari Nagar. Similarly, the land of Masjid Moth complex is also at different location adjacent to the existing AIIMS complex.

**B. After due deliberations, the SEAC in its 98<sup>th</sup> meeting (2nd Sitting) held on 02.02.2022 recommended as follows:**

- (a). The proposal has 03 separate deliverables for the each complex at East Ansari Nagar, Masjid Moth and Trauma Centre Extension land located at Safdarjung Enclave and accordingly required to carry out Environment Impact Assessment studies w.r.t. these 03 buildings separately for a quantifiable control of Environmental safe guards in each complex and submitted distinctly for easy comprehension.
- (b). Accordingly, the committee recommended that ToR for the proposed expansion of AIIMS at East Ansari Nagar for BUA 1163497.69 sqm (existing BUA 3,35,289sqm out of which 133894 will be demolished), Masjid Moth (for BUA 71638 sqm i.e, existing:213226 out of which 4833 sqm will be demolished) and for construction of Trauma Centre Extension proposed at Safdarjung Enclave (BUA 230558 sqm) may be issued as follows :
  1. *Examine details of land use as per Master plan and land use around 10 km radius of the project site. Analysis should be made base on latest satellite imagery for land use with raw images- Share the elevation range of the site (minimum and maximum elevation above mean sea level) and the 10 year, 50 yr and 100 yr flood maps for the area and whether it is within the flood zone or directly on the flood plain of any river.*
  2. *Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/ villages and present status of such activities.*
  3. *Examine baseline environmental quality along with projected incremental load due to the project.*

  
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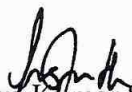
  
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4. *Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.*
5. *Submit a copy of the contour plan with slopes, drainage pattern and low-lying area of the site and surrounding area. If there is any obstruction of the drainage lines and low-lying area proposed by the project, then the rationale for the same may be stated along with any mitigation measures.*
6. *Submit the present land use and permission required for any conversion such as forest, agriculture etc. Submit the land type (kism) of each of the khasra numbers/plots of the site as per the revenue record/last jamabandi of the site. Is the site recorded as a low-lying area, waterbody, gairmumkinpahar, forest in the revenue record?*
7. *Submit Roles and responsibility of the developer etc for compliance of Environmental regulations under the provisions of EP Act.*
8. *Ground water classification (whether over exploited, critical, semi-critical or safe) as per the Central Ground Water Authority*
9. *Examine the details of Source of Water, water requirement, use of treated waste water and prepare a water balance chart. Segregated figures for potable and non potable water requirement during construction and operation phase.*
10. *A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.*
11. *Rain Water Harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water, Examine details.*
  - a. *Calculate runoff from (a) roof top, (b) other paved areas, and (c) green areas separately.*

  
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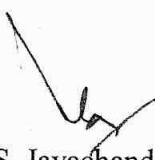
  
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- b. Recent/Enhanced peak rainfall runoff data be used in the runoff calculation for designing storm water retention capacity, to make the site future ready – given the experience of last 5 years with extreme rainfall events and likely increase in frequency of such extreme events due to climate change.*
  - c. Prepare management strategy for runoff for each of these (a) roof top, (b) other paved areas, and (c) green areas*
  - d. Design natural storm water retention capacity in the green areas by marginal lowering, and gradient management to enhance natural retention and percolation, and indicate the natural retention capacity created in cubic metres.*
  - e. Indicate rainfall retention capacity created via storage tanks/percolation pits*
- 12. Examine soil characteristics and depth of ground water table for rain water harvesting along with actual percolation rate of soil at site.*
- 13. Examine details of solid waste generation treatment and its disposal*
- 14. Examine and submit details of use of solar energy and alternative source of Energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.*
- 15. DG sets likely to be used during construction and operational phase of the Project. Emissions from DG sets must be taken into considered while estimation the impacts on air environment. Examine and submit details.*
- 16. Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analyzed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.*
- 17. A detail traffic and transportation study should be made for existing and projected passenger and cargo traffic. Traffic Management Plan should take into consideration the latest traffic scenario. Detailed calculation of roads, bicycle paths, pedestrian spaces should be provided.*

  
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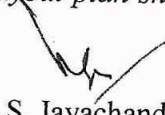


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18. *Examine the details of transport of materials for construction which should include source and availability.*
19. *Examine separately the details for construction and operation phases both for Environmental Management plan and Environment Monitoring Plan with cost and parameters*
20. *Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.*
21. *Details of litigation pending against the project, if any, with direction/order passed by any Court of Law against the Project should be given.*
22. *The Cost of the project (Capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.*
23. *The Project Proponent should include a specific chapter for control of Dust Pollution during construction phase in the Environmental Management Plan incorporating the steps as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration on Dust Pollution Control Self Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.*
24. *Detail of Parking (ECS) as per requirement of Building Bye Laws/ EIA Manual.*
25. *In case the project involves diversion of forests land, guidelines under OM dated 20.03.2013 may be followed and necessary action taken accordingly.*
26. *Submit details of the trees to be conserved and trees to be felled / removed ,if any, by ground coverage, and trees to be removed for other paved areas ,for the project including their species and whether it also involves any protected or endangered species*  
*Prepare and submit an existing tree inventory of the site listing each tree along with its species name and girth, and a tree layout plan showing the location of each tree on the*

  
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- site and within 10 m of the site. Measures taken to reduce the number of the trees to be removed should be explained in detail. Submit the details of compensatory plantation.
27. Explore the possibilities of utilising the debris/waste materials available in and around the project area.
28. Submit Environmental Management and Monitoring Plan for all phases of the project viz. construction and operation.
29. Submit NOC of Airport Authority of India for proposed height of the building.
30. Detail of water requirement during construction phase and its source. Project Proponent is required to clarify the arrangement for reusing the STP treated water/similar other source along with the mechanism proposed for making this water fit for use in construction phase.
31. Outlet parameters of proposed STP during operation phase needs to be checked for the feasibility of its reuse in flushing, horticulture, HVAC etc.
32. Justification to achieve the standards with the proposed technology of STP is required to be given.
33. Proposal should be included for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide) detectors for STP area.
34. The cost of environmental monitoring projected in the proposal should be commensurate with the environmental safe guard proposed.
35. Details of all the outlets from the proposed building including the outlet of STP required to be submitted with a proposal to install flow-meters at each of the outlets.
36. Project is required to quantify the no. of labours and the detailed plan for the proposed labour camps and amenities for housing them during construction phase.
37. Landscape details to be provided with a measured impact on the micro-climate. Green area should be demarcated as per building bye laws and 25% green area and

  
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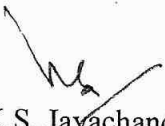


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- consolidated area of minimum 15 % of plot area should be kept as soft green area, so that there should be sufficient recharging of ground water.*
38. *Air quality pollution load and its negative impacts to be clarified along with mitigation options during the construction and lifetime of the project.*
39. *Give Typical Floor Plans with dimensions to demonstrate how natural ventilation & day lighting is being achieved supported with screenshots of suitable software based outputs.*
40. *Proportion wise step diagram to be provided showing the amount of Reduction in Net per capita Energy Demand achieved as compared to base case scenario, through (i) Load Reduction Strategies, (ii) Passive Strategies, (iii) Renewables, and (iv) Energy Recovery strategies. Atleast 2 % of total energy demand to be sourced from Renewables. Percentage reduction through each of the aforesaid strategies to be provided in a consolidated diagram format for easy comprehension.*
41. *Proposal for provisioning the energy audit during operation phase.*
42. *Proportion wise Step Diagram showing the amount of reduction in Net Per Capita Water Demand achieved through (1) Each Demand reduction strategy (eg. Low flow fixtures, Xeriscaping etc.), (2) Recycling and Reuse.*
43. *Elaborated effects of the building activity in altering the microclimates with self-assessment on the likely impacts of the proposed construction on creation of heat island & inversion effects.*
44. *Give plan for managing, conserving the top soil excavated during construction and for its reuse . Give the extent of total soil excavation (in m3) proposed and where the excavated soil will be gainfully used.*
45. *Proposal should include provision for electric charging of the e-Vehicles as per Building Bye Laws..*
46. *Typical Floor Plans with dimensions to demonstrate how natural ventilation & day lighting is being achieved supported with screenshots of suitable software based outputs.*

  
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*Energy Simulation Modeling for the entire complex using appropriate softwares to be submitted along with the proposal.*

47. *Ideally the environmental clearance application along with ELA study should be submitted after preliminary 'In Principle Approval' from the local bodies duly rooted through development authorities in accordance with approved master plan*
48. *Any Further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model TOR available on Ministry website <http://moef.nic.in/Manual/Townships>.*

### **GENERAL GUIDELINES**

1. *The EIA document shall be printed on both sides, as far as possible.*
2. *All documents should be properly indexed, page numbered.*
3. *Period/date of data collection should be clearly indicated.*
4. *Authenticated English translation of all material provided in Regional languages.*
5. *The letter/application for EC should quote the MOEF & CC file no. and also attach a copy of the letter prescribing the TOR.*
6. *The copy of the letter received from the SEAC on the TOR prescribed for the project should be attached as an annexure to the final EIA-EMP Report.*
7. *The final EIA-EMP report submitted must incorporate the issues in TOR. The index of the final EIA-EMP report, must indicate the specific chapter and page no. of the EIA-EMP report where the specific issue raised have been incorporated.*
8. *Grant of TOR does not mean grant of EC.*
9. *The status of accreditation of the EIA consultants with NABET/QCI shall be specifically mentioned. The consultant shall certify that his accreditation is for the sector for which this EIA is prepared.*
10. *On the front page of EIA/EMP reports, the name of the consultant/ consultancy firm along with their complete details including their accreditation, if any shall be*

  
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indicated. The consultant while submitting the EIA/EMP report shall give an undertaking to the effect that the prescribed TORs (TOR proposed by the project proponent and additional TOR given by the MOEF) have been complied with and the data submitted is factually correct (Refer MOEF office memorandum dated 4<sup>th</sup> August, 2009).

11. While submitting the EIA/EMP reports, the name of the experts associated with/involvement in the preparation of these reports and the laboratories through which the samples have been got analyzed should be stated in the report. It shall clearly be indicated whether these laboratories are approved under the Environment (Protection) Act, 1986 and the rules made there under (Please refer MOEF office memorandum dated 4<sup>th</sup> August, 2009). The project leader of the EIA study shall also be mentioned.
12. As stipulated in amendment notification No. S.O. 751(E) dated 17th February, 2020, the above ToR would be valid for a period of four years from the date of issue. The project proponent shall submit detailed final EIA Report and EMP prepared as per above ToR within the stipulated period of four years.
13. The consultants involved in the preparation of EIA/EMP report after accreditation with Quality Council of India/National Accreditation Board of Education and Training (QCI/NABET) would need to include a certificate in this regard in the EIA/EMP reports prepared by them and data provided by other Organization(s)/Laboratories including their status of approvals etc. vide notification of the MOEF dated 19.07.2013.
14. The Prescribed ToR would be valid for a period of four years for submission of the EIA/EMP Reports.
15. The EIA-EMP report submitted must incorporate the construction and demolition waste management plan with identification of waste disposal/ recycling site.

C. **The SEIAA during its meeting took the following decision(s):**

  
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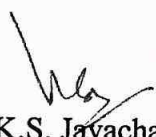
*The SEIAA approved the recommendations of SEAC taken on 02.02.2022 for issuance of Terms of Reference (ToR) to the project with the additional conditions as below:*

- 1. The Project Proponent should include a specific chapter for control of Dust Pollution during construction phase in the Environmental Management Plan incorporating the provisions mentioned in the guidelines issued by committee Guidelines/ mechanism for using Anti Smog Gun in construction and Demolition projects having built-up area greater than 20,000 sqm issued by Department of Environment, NCT of Delhi, vide letter no. F. No.DPCC/(12)(1)(285)lab2020/2790-2810 dated 16.09.2021 available at [https://dustcontroldpcc.delhi.gov.in/Upload/GuidelinesPDF/43/FilePDF\\_43\\_723774.PDF](https://dustcontroldpcc.delhi.gov.in/Upload/GuidelinesPDF/43/FilePDF_43_723774.PDF). Besides use of Anti-Smog Gun the Project Proponent shall ensure that environment friendly Dust suppressant and soil stabilising chemical would be sprayed at prescribed interval on unpaved area of the construction sites to agglomerate the fine dust particles into aggregate too large to become airborne. This must be done in all those areas where there is movement of trucks and other construction machinery at frequent intervals to prevent formations of fine dust particles.*
- 2. Project proponent install reference-grade (USEPA approved system) Continuous Particulate Monitoring System consisting of three nodes capable of monitoring dust emission from the construction site. The system must have the capacity for simultaneous monitoring of PM2.5 and PM10 and equip for data transfer on a real-time basis to the server of DPCC.*
- 3. Proper management strategy for Bio-medical waste/ Liquid effluent as per Bio-Medical Waste Management Rules, 2016 and relevant guidelines of MoEF&CC/ CPCB.*

Meeting ended with the vote of thanks to the Chair

  
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(Reena Gupta)  
Member, SEIAA

  
(Dr. K.S. Jayachandran)  
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