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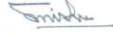
STATE LEVEL EXPERT APPRAISAL COMMITTEE – DELHI
OFFICE OF DELHI POLLUTION CONTROL COMMITTEE
4th FLOOR, ISBT BUILDING, KASHMERE GATE, DELHI-6
visit us at : <http://dpcc.delhigovt.nic.in>

F.No. DPCC/MS/SEAC/10/ 678

Dated: 13/01/2014

Sub: Minutes of Meeting Dated 23.12.2013

Please find enclosed herewith the minutes of the 61st meeting of the **State Level Expert Appraisal Committee (SEAC)** held on **23.12.2013 at 10:00 A.M. in the Conference Room of DPCC, at 5th Floor, ISBT Building, Kashmere Gate, Delhi-06** for information and necessary action if any.

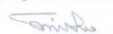

(Sandeep Mishra)
Member Secretary, SEAC

To:

1. Dr. C.R. Babu, (Chairman, SEAC), Professor Emeritus, Center for Environmental Management of Degraded Ecosystems, School of Environment Studies, University of Delhi-110007.
2. Dr. R.K. Khandal, (Member, SEAC), Vice Chancellor, Institute of Engineering & Technology (IET) Campus, Sitapur Road, Lucknow (U.P.) -226021.
3. Sh. Amarjeet Singh, (Member, SEAC), House No. 98 A, Pocket- AP, Pitampura, Delhi-110034.
4. Dr. (Mrs.) P. Malarvizhi, (Member, SEAC), J-60, 2nd Floor, Saket, New Delhi-110017.
5. Dr. Mihir Deb, (Member, SEAC), C- 1/1157, Vasant Kunj, New Delhi- 110070.
6. Dr. Arvind K. Nema, (Member, SEAC), Department of Civil Engineering, IIT, Hauz Khas, New Delhi-110016.
7. Professor Shovan K. Saha (Co-opted Member, SEAC), Professor and Dean of the School of Architecture and Planning, Sharda University, Plot No. 32, 34, Knowledge Park-III, Greater Noida-201306 (U.P)

Copy to:

1. Sh. Kaushal Kumar Mathur, Chairman (SEIAA), 4, Defence Enclave, Vikas Marg, Delhi – 110092, by e-mail.
2. PS to Chairman (DPCC) cum Secretary (Environment), for kind information.
- ✓ 3. SEE (IT) - (DPCC) for necessary action regarding uploading the minutes on the website.


(Sandeep Mishra)
Member Secretary, SEAC

3000/SECRET
13/01/14
15/11/14


10/11/14
Asst. Dir. Env. & Forest

Minutes of the 61st meeting of State Level Expert Appraisal Committee (SEAC) held on 23.12.2013 from 10:00 am to 6:00 pm in the Conference Room of DPCC at 5th Floor, ISBT, Kashmere Gate, Delhi-06

The 61st meeting of State Level Expert Appraisal Committee (SEAC) was held on 23/12/2013 in the Conference Room of DPCC under the Chairmanship of Prof. C.R. Babu. The members of SEAC present in the meeting were:

- | | | |
|-----------------------------|---|------------------|
| 1. Dr. C.R. Babu | - | Chairman |
| 2. Dr. Mihir Deb | - | Member |
| 3. Shri Amarjeet Singh | - | Member |
| 4. Dr. R.K. Khandal | - | Member |
| 5. Professor Shovan K. Saha | - | Co-opted Member |
| 6. Shri Sandeep Mishra | - | Member Secretary |

Dr. (Mrs.) P. Malarvizhi (Member) and Dr. A.K. Nema (Member) could not attend the meeting. Shri P.S Pankaj (Environment Engineer, DPCC) and Shri Surender Singh (Environment Engineer, (DPCC) assisted the Committee.

The minutes of the 60th meeting of the SEAC were confirmed by the members.

Case No. 173

Project Name : Construction of a "Delhi Police Headquarter" at Sansad Marg, New Delhi-110001.
Project Proponent : Mr. H.S. Rawat Asstt. Commissioner of Police, Police Head Quarters, MSO Building, Indraprastha Marg, I.P. Estate, New Delhi-110002.
E-mail : Nil
Telephone : 011-23490363
Fax No. : Nil
Project Consultant : M/s Perfect Enviro Solutions Pvt. Ltd.

The project was earlier considered by the SEAC in its meeting held on 12.07.2013 & 26.08.2013. In the meeting held on 12.07.2013, the Committee sought the following information/ documents for its further consideration: (i) copy of MEMORANDUM OF UNDERSTANDING (MoU) between Delhi Police & M/s Unity Building Assets Pvt. Ltd. regarding Public-Private Partnership (PPP), (ii) Affidavit from concessionaire regarding



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compliance of all the EC conditions & other relevant laws of land, (iii) revised details of essential load, non-essential load and details of power backup only for essential load, (iv) details of energy conservation measures and calculation chart, (v) revised layouts showing Traffic Circulation & Pedestrian movement, (vi) revised design of RWH pits as per the revised guidelines of Central Ground Water Authority, and (vii) a note giving reasons for inclusion of big residential units inside the official complex.

In the meeting held on 26.08.2013, the Committee observed that the application & documents submitted for EC were signed & submitted by Delhi Police officials instead of the concessionaire who would execute the work and maintain it. The Committee advised the Project Proponent to ask the Concessionaire (M/s Unity Building Assets Pvt. Ltd.) to file the application afresh for EC as per the concessionaire agreement along with all the required documents including: (i) details of the people to be relocated during the construction phase and their rehabilitation, (ii) details of existing number and names of trees, and their girth sizes and age and name and number of trees to be felled, (iii) revised layout plan showing the location of number of trees saved and number of trees to be felled, (iv) a note with respect to responsibility of maintenance & operation and compliance of EC condition during construction and operation phases, (v) details of electric load, (vi) details of plans for disposal of waste generated during demolition and construction, and (vii) details of use of renewable/ solar energy and with a provision that a minimum of 20 % of energy demand of the project should be met with renewable/ solar energy.

The project proponent submitted the information sought by the Committee and also presented it before the Committee.

The proposal is for grant of Environmental Clearance for Construction of a "Delhi Police Headquarter" at Sansad Marg, New Delhi. The total plot area is 32,748.32 (8.092 acres). The existing built-up area is 15,608.55 sq.mt and proposed built- up area is 83,299.62 sq.mt. The built- up area to be demolished is 9,485.436 sq.mt. The total built-up area is 89,422.744 sq.mt. The permissible Ground Coverage is 9,824.426 sq.mt. The existing Ground Coverage is 9,824.426 sq.mt and proposed Ground Coverage is 9,822.00 sq.mt (30% of plot area). The permissible FAR area is 65,496.65 sq.mt. The existing FAR area is 15,608.55 sq.mt and proposed FAR area is 59,373.520 sq.mt. The FAR area to be demolished is 9,485.436 sq.mt. The total FAR area is 65,496.64 sq.mt. The total basement area is 23,926.104 sq.mt (upper

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basement area: 11,801.279 sq.mt. + lower basement area: 12,124.83 sq.mt). The maximum number of floors will be 2B + G + 17 for office building and G + 6 for residential building. The existing number of blocks is 12. Number of blocks to be demolished is 10. The total number of blocks is 3. The maximum height of proposed building will be 71.55 m. The existing population is 566 persons (resident: 28 persons + staff: 518 persons + No. of visitors: 20 persons) and the proposed population is 6,266 persons (resident: 84 persons + staff: 5475 persons + No. of visitors: 707 persons). The total population, after proposed expansion, will be 6,804 persons (resident: 84 persons + staff: 5,993 persons + No. of visitors: 727 persons). The total parking provision, after proposed expansion, is for 1,164 ECS (stilt parking: 15 ECS + basement parking: 871 ECS + surface parking: 278 ECS). The total green area will be 9,949 sq.mt (existing: 4,300 sq.mt. + proposed: 5,649 sq.mt.). The total water requirement, after proposed expansion, will be 658 KLD, out of which fresh water requirement will be 406 KLD. The source of water supply will be DJB. The wastewater generation of 281 KLD will be treated in STP with capacity of 337 KLD based on MBBR Technology. The treated wastewater will be 252 KLD, which will be used for Flushing (98 KLD), Horticulture (28 KLD) & DG Cooling (126 KLD). The total municipal solid waste generation, after proposed expansion, will be approx. 1046 kg/day (bio-degradable: 523 kg/day + recyclable: 523 kg/day). The total power requirement, after proposed expansion, will be 8925 KW. The power supply is met from Delhi State Electricity Board. The existing DG sets provided for power backup are 1 x 15 kVA, 1 x 10 kVA and 1 x 20 kVA. DG sets of 3 x 2500 KVA and 1 x 1010 KVA are proposed for power backup. 8 numbers of Rainwater Harvesting Pits are proposed. The total estimated cost of the project is Rs. 202 Crores.

Based on the information furnished, presentation made and discussions held, the Committee sought the following information/ documents from the Project Proponent for its further consideration:

- (i) *An affidavit stating that M/s Unity Building Assets Limited will take the responsibility of the compliance of environmental conditions stipulated in EC for the first 15 years and thereafter the Delhi Police.*
- (ii) *Details on the name and number of trees to be cut, their girth size, and location in the layout.*
- (iii) *Revised Layout Plan as per the suggestion made by the Committee - modification in the original layout to save maximum number of trees.*
- (iv) *Details of energy saving.*

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The following conditions should be laid down at the time of issuing EC.

- (i) *Total power back up load should be 30% of the essential load.*
- (ii) *Three rows of trees should be planted as Green Belt along the entire periphery of the site.*
- (iii) *Provision of parking for disabled should be made.*
- (iv) *Paper recycling unit should be installed to recycle and reuse waste paper.*
- (v) *Organic Waste Converter (OWC) should be installed.*

Case No. 20

Project Name : Internal Renovations of the existing Hotel Ashok Yatri Niwas built by India Tourism Development Corporation Ltd. From 1979 to 1982 at Plot No. 19, Ashoka Road, New Delhi-110001

Project Proponent : Chief Engineer, M/s Hotel Queen Road Pvt. Ltd.
19, Ashoka Road, New Delhi-110001

E-mail : ramadaplazadelhi@gmail.com, engineer@hotelroyalplaza.com

Telephone : 011-43555555, 9717473708

Fax No. : 011-43555002

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

The project was deferred on the request of the Proponent.

Case No. 196

Project Name : "Expansion of Hindu College" on Sudhir Bose Marg, University Enclave, New Delhi.

Project Proponent : Mr. Pradumn Kumar, Hindu College, University of Delhi, University Enclave, Delhi-110007

E-mail : drbdathani@gmail.com

Telephone : 011-26190763, 26707282

Fax No. : 011-26163072

Project Consultant : M/s Ascenso Management & Consulting Services Pvt. Ltd.

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Hindu College was founded in 1899 and was moved to its present location in 1953. Hindu College is amongst the oldest educational institutes of India. A new academic block and a girls hostel have been proposed within the existing premises of the college.

The proposal is for grant of Environmental Clearance for "Expansion of Hindu College" on Sudhir Bose Marg, University Enclave, New Delhi. The total plot area is 1,00,847.66 sq.mt. The existing built up area is 20,350.84 sq.mt. The proposed built-up area is 8,358 sq.mt. The total built-up area is 28,708.84 sq.mt. The area left for road widening is 2633.65 sq.mt. Net plot area is 98,214 sq.mt. The permissible ground coverage is 34,374.9 sq.mt. The existing ground coverage is 13,775.51 sq.mt. (Academic: 7513.91 sq.mt. + Residential: 6261.6 sq.mt.). The proposed ground coverage is 2,089.5 sq.mt (Academic: 1189.5 sq.mt. + Residential: 900 sq.mt.). Total ground coverage is 15,861.01 sq.mt. The permissible FAR area is 1,47,321 sq.mt.(150 %). The existing FAR area is 20,350.84 sq.mt. (Academic: 12122.68 sq.mt. + Residential: 8228.16 sq.mt.). The proposed FAR area is 8,358 sq.mt (Academic: 4758 sq.mt. + Residential: 3600 sq.mt.). The total FAR is 28,708.84 sq.mt. The permissible green area is 32410.62 sq.mt. The existing green area is 63966.77 sq.mt. The total green area is 63966.77 sq.mt. The maximum number of floors will be G + 3. The existing parking capacity is 394 ECS. The total parking provision is 394 ECS. The total population of day scholars, residents and visitors is 8226 (3624 Existing + 4602 Proposed). The existing water requirement is 249.85 KLD. The proposed water requirement is 174.508 KLD. The total water requirement is 424.35 KLD. The existing freshwater requirement is 73.776 KLD. The proposed freshwater requirement is 67.508 KLD. The total fresh water requirement is 141.48 KLD. The source of water supply is Delhi Jal Board. The existing wastewater generation is 171.12 KLD. The proposed wastewater generation is 161.57 KLD. The total wastewater generation is 332.28 KLD. The wastewater generation of 332.28 KLD will be treated in STP with 400 KLD capacity. Total treated waste water is 298.91 KLD. During non-monsoon season, treated waste water will be used for Landscaping (63.97 KLD), Flushing (219.10 KLD) and 15.84 KLD will be discharged to sewer. During monsoon season, treated waste water will be used for Flushing (219.10 KLD) and 80.33 KLD will be discharged to sewer. The existing solid waste generated is 463.2 Kg/day. The proposed solid waste generation is 570.8 Kg/day. Total solid waste generation from the proposed project will be 1034 kg/day. The number of Rain water harvesting pits is 6. The existing power requirement is 447.5 KVA. The proposed power requirement is 720.1 KVA (Academic block: 312.75 KVA + 407.37 KVA). The total power requirement will be 1167.6 KVA. The source of power supply will be Tata Power Delhi Distribution Ltd. DG sets of 1 x 250 KVA and 1x 40 KVA are proposed for power backup.

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Based on the information furnished, presentation made and discussions held, the Committee sought the following information from the Project Proponent for its further consideration:

- (i) A note explaining the reason(s) for not giving the vertical expansion.
- (ii) Details of energy saving.
- (iii) Revised layout plan with a provision for smooth movement of fire tenders and modified entry and exit points for access to the academic block as suggested by the Committee.
- (iv) Examine for provision of additional vehicular passage to access the college besides the existing road between Hindu College and St. Stephen's College.
- (v) Revised Water balance chart.
- (vi) Revised layout of Girl's Hostel by adding a small plaza in the inner quadrangle and change in entry and exit points as suggested by the Committee.
- (vii) Revised EMP cost.

The following conditions should be laid down at the time of issuing EC.

- (i) For the purpose of ease of traffic load within and outside college, the exit from Hindu college to University roads via the staff quarters, using the existing roads/ gates should be opened.
- (ii) 2-3 rows of tall trees should be planted all along the periphery of the campus.
- (iii) The excess treated waste water should be given to Delhi School of Economics and/ or adjoining institutes for use in horticulture.
- (iv) Surface water body should be created if feasible, and rain water should be channelized into the surface water body.
- (v) Provision for basement and stilt parking should be created in future.
- (vi) The College authorities should take up with the appropriate government authorities to widen the road between Hindu College and St. Stephen's College
- (vii) Compact Fluorescent Lights (CFL) should be replaced by LED lights in the existing building in a phased manner to save energy.
- (viii) Solar LEDs should be used for street lightning.
- (ix) Biodegradable waste should be converted to compost using Organic waste converter.
- (x) Disposal of e-waste should be done as per the guidelines approved by MoEF/ DPCC.

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Case No. 197

Project Name : DCM Residential Group Housing Project, Kishanganj, Delhi.
Project Proponent : M/s DCM Ltd.
Mr. Harsh V. Bansal, C.E.O., 6th floor, Vikrant Tower, 4 Rajendra
Place, New Delhi-06.
E-mail : harshvbansal@yahoo.com
Telephone : -----
Fax No. : -----
Project Consultant : M/s Perfect Enviro Solutions Pvt. Ltd.

The proposed "DCM Residential Group Housing Project" is located at DCM, Kishanganj, Delhi. The proposed project was granted Environmental Clearance vide letter no. **F.No. 28/DPCC/SEIAA-SEAC/09** dated **24-10-2009** by **SEIAA** with project title **construction of 'Park Square'** and for FAR of 1,24,093.27 sq.mt. and built up area of 1,35,373.65 sq.mt. Due to enhanced FAR, amendment in Environmental Clearance was applied with FAR of 3,35,971.796 sq.mt. and built up area of 5,78,577.348 sq.mt. by the project proponent. The Committee observed during the presentation, that the project proponent has not yet started the construction work and drastically modified the original proposal using new permissible FAR. Consequently, the Committee suggested to the project proponent to apply for the cancellation of EC already issued and then apply for EC afresh.

Case No. 198

Project Name : "Okhla Premium Housing" (Group Housing Project) at B-319, Bahapur & Jasola Revenue Estate, Okhla Phase-I, New Delhi.
Project Proponent : Mr. Dinesh Kumar Gupta, Director, M/s Southend Infrastructure Pvt. Ltd., B-14, 3rd floor, Chirag Enclave, GK-1, New Delhi-110048.
E-mail : geetanzle@yahoo.com
Telephone : 011-42277797/ 8
Fax No. : 011-41318193
Project Consultant : M/s Grass Roots Research & Creation India (P) Ltd.

M/s Southend Infrastructure Private Limited proposed to develop a housing complex on a 5 acre property situated in Okhla Phase I, New Delhi. The site will be used for the construction of a

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luxury residential group housing complex. The project proponent applied for EC for the **Flatted Group Factory** at the same site i.e. **B-319, Okhla Industrial Estate, Phase-I, New Delhi** and SEIAA already issued EC for it vide **F.No. DPCC/SEIAA-SEAC/141/12/987 dated-02.05.2013**. Based on the Public notice vide notification of S.O-1215 (E) "Gazette of India" dated 13th May, 2013 issued by the Ministry of Urban Development (Delhi division), the project proponent intends to use the same site for construction of Group Housing Complex instead of Flatted Group Factory. The Committee observed during the presentation, that the project proponent did not start the construction work of the Flatted factory and now applied for EC for Group Housing project. Consequently, the Committee suggested to the project proponent that he should apply first for the cancellation of earlier EC issued and then apply for EC afresh for the construction of Group Housing Complex.

Case/matter decision outside the Table Agenda with approval from chair:

Case No. 37

Project Name : Proposed Expansion of Hotel "The Grand" at Vasant Kunj-
Phase- II, Nelson Mandela Road, New Delhi.

Project Proponent : Shri Umesh Saraf, Managing Director, M/s Unison Hotels
Pvt. Ltd., Vasant Kunj - Phase II, Nelson Mandela Road,
New Delhi-110070.

E-mail : info@unisonhotels.com, umesh.saraf@unisonhotels.com

Telephone : 011-26705042

Fax No. : 011-26705891

Project Consultant : M/s Grass Roots Research & Creation India (P) Ltd

The Committee examined the different legal issues in the case of W.P.(C)202/1995 of Supreme Court related to 92 hectares of constraint area in the Vasant Kunj Shopping Mall area vide note of sequence of events that took place relating to area owned by DDA and the shopping and commercial area earmarked by DDA out of 92 hectares of constraint area (**Annexure-A**) discussed by the SEAC in its 57th meeting on 26.08.2013 and circulated among members of the Committee.

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The Committee also examined the minutes of 25th Expert Committee, appointed by Supreme Court on the issue of Vasant Kunj Shopping Malls. For a long time, the Committee desired to examine the report submitted by the Expert Committee on the Vasant Kunj Shopping Mall, and many attempts have been made to set the Report from MoEF.

The MoEF informed the Chairman that the Expert Committee did not submit the report but mentioned its observations on the Vasant Kunj Shopping Malls at Vasant Kunj Phase II in the minutes of 25th meeting of Expert Committee for large construction projects and industrial estates held on 29.07.2006 which were filed miscellaneous by MoEF in place of Report.

Two observations made by the Expert Committee are applicable to the issue relating to the horizontal expansion of 'Grand Hotel'.

- (i) The observation that "it is evident that location of large commercial complexes in this area is environmentally unsound", and the observation that
- (ii) the DDA mentioned that FAR for the project under reference is pegged at 1 need to be examined critically before appraising the horizontal expansion of the 'Grand Hotel'.

The Committee after long discussion, made the following decisions:

- (i) According to MPD 2021, a Hotel plot is different from a Commercial plot. Therefore hotel plot is not a commercial plot, although it is included under commercial land use. Consequently, the first observation made with the Expert Committee is not applicable to the 'Grand Hotel'.
- (ii) Whether the FAR of 1.0, which has been given in the affidavit submitted before the Hon'ble Supreme Court, is applicable to 'Grand Hotel' or not? To ascertain whether the enhanced FAR is applicable to Vasant Kunj Mall there or not in the light of affidavit filed by DDA, it was decided that the Member Secretary of SEIAA-SEAC should get clarification from DDA. After getting the clarification, the Committee decides on the appraisal of the 'Grand Hotel' expansion project.

The Committee decided that the 62nd Meeting of SEAC will be held on January 24th, 2013.

There being no other business, the meeting ended with vote of thanks to the Chair.

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