

By speed post/ mail

**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT
AUTHORITY (SEIAA)-DELHI**

OFFICE OF DELHI POLLUTION CONTROL COMMITTEE
5th FLOOR, ISBT BUILDING, KASHMERE GATE, DELHI-110006

F.No. DPCC/MS/SEIAA-IV/14/71/2022-23/ 748 - 755

Dated: 20/07/2023

MINUTES OF MEETING

Please find enclosed the Minutes of Meeting of 71st Meeting of the State Level Environmental Impact Assessment Authority (SEIAA) held on 04.07.2023, 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. **Member Secretary, SEAC**, Office of DPCC, 5th Floor, ISBT Building, Kashmere Gate, Delhi 110006
5. **PS to Chairman, DPCC** – for kind information.
6. **PS to Principal Secretary (Environment), GNCTD** – for kind information
7. **PA to Member Secretary, DPCC** – for kind information
8. **IT Cell** - for placing the minutes on website.


(K. S. Jayachandran)
Member Secretary

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

Minutes of the 71st meeting of State Level Environmental Impact Assessment Authority (SEIAA) held on 04.07.2023.

The 71st meeting of State Level Environmental Impact Assessment Authority (SEIAA) was held on 04.07.2023 at 03:30 PM under the Chairmanship of Sh. Sarvagya Kumar Srivastava. The following members of SEIAA were present in the meeting:

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

DPCC Officials namely Sh. S.K. Goyal (EE), Sh. Amit Chaudhary (EE), Sh. Rohit Kumar Meena (JEE) and Sh. Manish Kumar Awasthi (JEE) assisted the SEIAA:

Minutes of the 70th meeting held on 31.05.2023 were confirmed by the SEIAA.

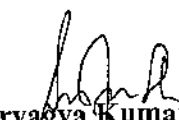
The brief status of the proposals of EC/ToR received after constitution of SEIAA-IV Delhi i.e. 06.09.2021 are as below:

- A. No. of proposal received for Environmental Clearance/ Modified Environmental Clearance :- 56
- i. No. of Environmental Clearances/ Modified Environmental Clearance issued :- 34
 - ii. No. of proposal of Environmental Clearance delisted:- 14
 - iii. No. of proposal under examination:- 08
- B. No. of proposal received for ToR/Modified ToR: 09
- i. No. of ToR/Modified ToR issued: 05
 - ii. No. of ToR delisted: 02
 - iii. No. of ToR proposal under examination : 02

Following general issues were discussed and decided in the 71st meeting of SEIAA.

1. SEIAA reviewed the status of compliance of its earlier decision dated 31.05.2023 regarding standard format of water assurance from DJB/water supply agencies and it was informed that the SEAC is in the process of finalizing the format.

The SEIAA in its 71st meeting held on 04.07.2023 decided that SEAC shall expedite the matter before next meeting of SEIAA.


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

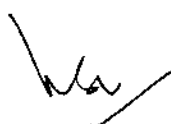
2. Representation to Chairman SEIAA dated 19.04.2023 regarding Proposal of National Building Construction Company regarding further felling of Trees for GPRA Redevelopment project received from Sh. Bhavreen Kandhari, was forwarded to Department of Forest and Wildlife, GNCTD on 13.06.2023 for necessary action at their end. However, as no reply/compliance from Forest Deptt. received so far.

It was decided to issue a reminder letter.

3. It was noticed that there are several old proposals for the period prior to 06.09.2021 (i.e. constitution of 4th SEIAA, Delhi) showing pending on PARIVESH Dashboard of SEIAA, Delhi. Almost all of these old proposals supposed to be disposed off by way of consideration of proposals at central level in absence of duly constituted SEIAA Delhi. Therefore, it was decided to write a letter to MoEF & CC, GoI to archive/remove these cases from PARIVESH Dashboard.


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Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


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Agenda: 01

Case No C-428

Name of the Project	EC for Group Housing at Plot 67, Kirti Nagar, West Delhi, Delhi
Project Proponent	DGM, M/s TARC Projects Limited, 67 Najafgarh Road, Kirti Nagar, New Delhi-110015
Consultant	M/s Perfact Enviro Solutions Pvt. Ltd
Proposal No.	SIA/DL/INFRA2/401931/2022
File No.	DPCC/SEIAA-IV/C-428/DL/2022

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Group Housing at Plot 67, Kirti Nagar, West Delhi, Delhi by M/s TARC Projects Limited and details have been updated/ modified in view of appraisal by SEAC.
2. The Project is located at **Latitude:** 28°39'24.77"N; **Longitude:** 77°8'48.16"E.
3. **Area Details:**

The Total (Net) Plot Area of the project is 24,793.580 sqm. The existing Built up Area is 68,142.73 sqm (as per previous EC dated 08.07.2008) which will be demolished. The Proposed Ground Coverage is 3,899.038 sqm and the Proposed Total Built-up Area (FAR + Non FAR Area) is 2,21,677.63 sqm. The Proposed FAR Area is 86,274.34 sqm and Proposed Total Non-FAR Area is 135,403.291 sqm. The total no. of Basements will be 2 nos. The Total Basement Area is 39,372.75 sqm (Basement 1: 19,194.76 sqm and Basement 2: 20,178.00 sqm). The proposed buildings are 4 Residential tower + commercial (CSP) + EWS + club towers. The total nos. of floors will be G+S+27. Total No. of units will be 781 (Dwelling Units: 493 nos, EWS Units: 144 nos and CSP units: 144 nos.) The total no of expected population is 3965 persons. The max. height of the building is 116.1 m.

4. **Water Details:**

During Construction Phase,

Total water requirement will be 30 KLD out of which 20 KLD of water will be required for domestic purpose which will be sourced through tanker supply and remaining 10 KLD required for non-potable use will be taken from DJB STP.

During Operational Phase (after conservative measures), Total Water requirement of the project will be 605 KLD which will be met by 283 KLD of Fresh water from Delhi Jal Board and 322 KLD of Treated water from in house STP. Out of 283 KLD Fresh Water, 273 KLD Fresh water will be used for Domestic Purposes and 10 KLD will be used for Swimming Pool. Total Waste water generated will be 370 KLD which will be treated in-house STP of 550 KLD capacity. Treated Water from STP will be 333 KLD, out of which 322 KLD which will be recycled and reused for Flushing (138 KLD), Gardening (44 KLD),


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DG Cooling/HVAC (138 KLD), Miscellaneous (2 KLD) and excess treated water i.e. 11 KLD will be discharged into sewer.

Total 5 no. of RWH pits will be provided .

5. **Solid Waste Details**

During Construction Phase, Total solid waste generation will be 22.5 kg/day out of which 11.5 kg/day will be biodegradable which will be disposed off at solid waste disposal sites and 11.0 kg/day will be non-biodegradable waste and will be given to authorized recyclers.

During the Operation Phase, Approx. 1664 kg/day of domestic solid waste will be generated from the complex out of which 998 kg/day of Biodegradable waste will be treated in 01 Nos. OWC of capacity 1250 Kg/day and 666 kg/day of Non-Biodegradable Waste (Recyclable and Non-Recyclable) will be given to approved recyclers.

6. **Power Details:**

During Construction Phase, For Power backup failure, Generator sets of capacity 2x125kVA will be installed with adequate stack height.

During Operation Phase, Total Power requirement will be 8751 kW (including E-vehicle power load) and will be supplied by BSES Rajdhani. For Power Back up, Gas based Generator Sets of Capacity 5x1500 kVA and 1x750 kVA will be installed.

324 Kw of total energy demand will be met through solar energy.

7. **Parking Facility Details:** Total Proposed Parking is 1420 ECS including electrical car parking provision of 426 ECS.

8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 19.01 Km SE and from Asola Wildlife Sanctuary is 20.20 Km SSE.

9. **Plantation Details:** The proposed Green Area is 14,706.58 sqm. Total no. of existing trees at site is 8 nos, which will be retained and no. of existing shrubs are 62 nos. Total number of trees proposed within project site are 310 nos.

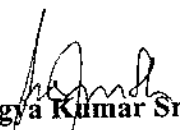
10. **Cost Details:** Total Cost of the project is Rs 300 Crores.

The TOR was issued to the project proponent by SEIAA, Delhi vide letter no. DPCC/SEIAA-IV/C-381(ToR)/DL/2021/4015-4018 dated 08.07.2022. Accordingly the PP submitted the EIA report.

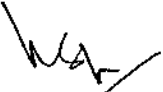
After due deliberations, the SEAC in its 119th Meeting held on 25.11.2022, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which has been responded back by the project proponent on 03.03.2023 vide letter dated 02.03.2023 which is as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 25.11.2022	Reply dated 02.03.2023 submitted on 03.03.2023
1.	Traffic plan approval by Unified Traffic and Transportation Infrastructure (Planning & Engineering) Centre (UTTIPEC).	PP has attached reply letter of UTTIPEC dated 16.12.2022 received in response of their application for traffic plan approval by UTTIPEC.
2.	Assurance for supply of Treated Sewage during Construction Phase.	PP has attached request letter to DJB during the construction phase.

4 of 37


(Sarvagya Kumar Srivastava)
Chairman, SEIAA

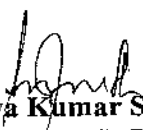

(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
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Minutes of Meeting of 71st SEIAA Meeting held on 04.07.2023

	PP is required to clarify the arrangement for reusing the aforesaid treated water along with the mechanism proposed for making this water fit for use in construction.	PP has attached characteristics of STP treated water and standards for construction water.
3.	Water assurance from DJB for meeting the quantum of water supply during operational phase with following details. • Water assurance specifying the quantity of water to be supplied to the project. • Total water supply availability as per approved scheme of the command area in which the project is proposed to be developed. • The quantity of water already committed and after the quantity of water allotted to the project, the balance water available.	PP has attached DJB letter dated 10.08.2021 regarding submission of IFC charges calculated by DJB for issuance of NOC.
4.	Power supply assurance from TPDDL/ BSES or the application submitted to the concerned agencies.	PP has attached power feasibility report from TPDDL dated 29.12.2022.
5.	Break up of green area duly demarcating road area, green area, soft green area and hardscape area and Revised landscape plan with design of natural storm water retention capacity in green areas by marginal lowering and gradient management which can enhance natural percolation and indicate the same in m3 with due demarcation.	PP has informed that Total green area provided is 14,706.580 sqm out of which soft green area is 6370.58 sqm & and hard green is 8336 sqm. PP has attached Revised landscape plan with design of natural storm water retention capacity in green areas by marginal lowering and gradient management. PP has informed that there are 8 nos. of existing trees present at site with 62 nos. of shrubs. PP has attached details of the same.
6.	Revised calculation for solid waste generation figures accounting for the	PP has attached revised solid waste generation figures including STP sludge

5 of 37

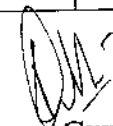

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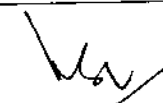

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	sludge generated from STP and its disposal methodology.	which are as follows: <table><thead><tr><th>Type of waste</th><th>Quantity (kg/day)</th></tr></thead><tbody><tr><td>Biodegradable waste</td><td>998</td></tr><tr><td>Non-Biodegradable waste</td><td>666</td></tr><tr><td>STP Sludge</td><td>227.54</td></tr><tr><td>Total Waste</td><td>1891.4</td></tr></tbody></table> PP has informed that 1 no. of OWC is proposed of total capacity 1250 kg/day.	Type of waste	Quantity (kg/day)	Biodegradable waste	998	Non-Biodegradable waste	666	STP Sludge	227.54	Total Waste	1891.4																				
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7.	Revised water mass balance chart with reduced fresh water demand reviewing demand reduction strategies, recycling/ reuse.	PP has attached revised water mass balance after water conservation measures which is as follows: During Operation Phase (After taking conservation measures): <table><thead><tr><th>S.No.</th><th>Particulars</th><th>Quantity</th></tr></thead><tbody><tr><td>1.</td><td>Total Water Requirement</td><td>605 KLD</td></tr><tr><td>2.</td><td>One time Fresh Water Requirement</td><td>283 KLD</td></tr><tr><td></td><td>(Source: DJB)</td><td></td></tr><tr><td></td><td>Fresh water requirement (daily)</td><td>273 KLD</td></tr><tr><td></td><td>Swimming Pool</td><td>10 KLD</td></tr><tr><td>3.</td><td>Treated Water Requirement</td><td>322 KLD</td></tr><tr><td></td><td>(Source: in House STP)</td><td></td></tr><tr><td></td><td>Flushing</td><td>138 KLD</td></tr><tr><td></td><td>Cooling</td><td>138 KLD</td></tr></tbody></table>	S.No.	Particulars	Quantity	1.	Total Water Requirement	605 KLD	2.	One time Fresh Water Requirement	283 KLD		(Source: DJB)			Fresh water requirement (daily)	273 KLD		Swimming Pool	10 KLD	3.	Treated Water Requirement	322 KLD		(Source: in House STP)			Flushing	138 KLD		Cooling	138 KLD
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		Misc. 2 Gardening 44 KLD Waste Water Generated 370 KLD STP Capacity 550 KLD Treated Water Generated 333 KLD Treated water discharged into sewer 11 KLD
8.	Revised solar energy utilization to achieve atleast 10 % of power load requirement.	PP has informed that they will provide 5% of the total power load (7686 KW) through renewable resources i.e 384.3 KW.
9.	Revised parking proposal to achieve 30 % of the ECS for electric vehicle. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.	PP has informed that they will provide 30% of the total parking provision of 426 ECS for electric vehicles in parking.
10.	Revised details with respect to point no. 31 of ToR related to trees by submission of revised landscape plan showing the details (species and girth) of existing trees.	PP has attached Revised landscape plan showing the details (species and girth) of existing trees.
11.	Revised details with respect to point no 35 & 36 of ToR related to water requirement and STP.	PP has attached outlet parameters of proposed STP.
12.	PP is required to submit heat island effect supported with modeling.	PP has attached heat island effect with modeling
13.	Air pollution abatement plan for the air pollutants like PM2.5 , PM10, SOx , Nox etc.	PP has attached air pollution abatement plan.


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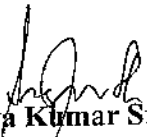

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Minutes of Meeting of 71st SEIAA Meeting held on 04.07.2023

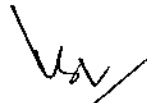
After due deliberations, the SEAC in its 125th Meeting held on 18.03.2023, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which has been responded back by the project proponent on 25.05.2023 vide letter dated 22.05.2023 which is as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 18.03.2023	Reply dated 22.05.2023 submitted on 25.05.2023
1.	Tree report of the site with details of physical tree count of all trees including shrubs on site alongwith tree girth with local and scientific names of trees.	PP informed that total 08 numbers of trees exists at site. PP attached report on tree survey conducted by Foundtech Consultants (P) Limited dated 05.05.2023 on the site with details of physical tree count including shrubs on site along with tree girth with local & Scientific names of trees along with photographs of 08 trees..
2.	Site map with locations of existing trees color coded to show trees that will be preserved.	PP stated that total 08 numbers of trees exists at site which will be retained at site. PP attached location of trees with green color demarcated on the site plan.
3.	Revised realistic quantification of STP sludge.	PP informed that total wet sludge produced per day will be 169.59 kg/day & total dry sludge produced will be 59.36 kg/day.
4.	Revised details of power load in view of provisioning of charging of e-vehicles.	PP informed that 30% of electrical vehicle charging points (i.e. 426 numbers) will be provided which consist of a power load of 1065 kW that has been taken into total electrical load calculation. PP also informed that revised power load will be 8751 kW after taking the load of EV charging point.
5.	Using output of the simulation tools demonstrate that the lowest habitable floor has the exposure of direct sunlight atleast of 2 hrs as on 21st December.	PP attached detailed study of Urban Heat Island effect demonstrating the lowest habitable floor that has exposure of direct sunlight atleast of 2 hrs as on 21st December.
6.	Revised air pollution abatement plan for air pollutants like PM _{2.5} , PM ₁₀ , SO _x , NO _x , etc with realistic pollution	PP attached revised air pollution abatement plan for air pollutants like PM _{2.5} , PM ₁₀ , SO _x , NO _x , etc with realistic pollution load from

8 of 37


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Minutes of Meeting of 71st SEIAA Meeting held on 04.07.2023

	load from traffic/ car parking.	traffic/ car parking
7.	Details of pervious and impervious area.	PP informed that: Total green area: 14,706.580 sqm Pervious area: 1998.0 sqm Impervious area: 12708.58 sqm

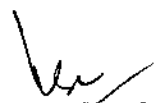
After due deliberations, the SEAC in its 129th Meeting held on 14.06.2023, based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which has been responded back by the project proponent on 20.06.2023 vide letter dated 16.06.2023 which is as follows:

S.No.	Information Sought by SEAC during 129 th Meeting dated 14.06.2023	Reply dated 16.06.2023 submitted on 20.06.2023
1	Revised plan for installation of Solar PV to save at least 5% of total power.	PP informed that they will provide a total power load of 8751 KW out of which load for electrical vehicles charging points (30% of total parking provision) will be 1065 KW. We will provide 4.2% i.e. 324 KW of electrical load of 7686 KW (excluding the EV charging load) through solar energy. PP has attached revised terrace plan.
2	Revised Air Pollution quantification and its abatement plan is required to be resubmitted with detailed calculation and reference.	PP has attached revised Air Pollution quantification and its abatement plan with calculation and reference.
3	Area should be quantified with quantification of day light hours.	PP has attached revised Urban heat island report .
4	Revised estimation for STP sludge.	PP informed that: Total wet sludge produced will be 847.97 Kg/day & total dry sludge produced per day will be 169.59 Kg/day .
5	Assurance received from DJB regarding supply of STP treated water during construction phase.	PP has attached water assurance received from DJB regarding supply of STP treated water during the construction phase vide F.No. F-DJB/EE(SDW)VI/2022-23/ dated 18.03.2023.
6	The Project Proponent should explore the possibility of providing the grass pavers for fire tender movement and	PP informed that they will increase the pervious area upto 20% i.e. 2941.32 sqm of total green area of 14706.58 sqm by

9 of 37


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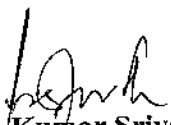
Minutes of Meeting of 71st SEIAA Meeting held on 04.07.2023

	pervious area shall be increased and maintained as 20% of the total green area committed.	providing grass pavers for fire tender movement. PP has attached undertaking for the same.
7	Status of infrastructure charges levied/to be levied by MCD for land use conversion.	PP informed that application has been submitted on MCD portal for sanction of building plan on 20.12.2022. Amount of Rs. 42.129 Crores is to be deposited to MCD for conversion of land from industrial to group housing in accordance with the notification @16992/sqm for net plot area of 24793.58 sqm. The payment shall be submitted by M/s TARC Limited.

B. After due deliberations, the SEAC in its 130th Meeting held on 26.06.2023 recommended as follows:

Based on the information furnished, documents shown & submitted, presentation made by the project proponent and recommended the case to SEIAA for grant of Environmental clearance imposing the following specific conditions:

1. The Project proponent should obtain the permission from the concerned authority/ Local body for the proposed group housing with due payment of Infrastructure up-gradation charges decided if any in pursuance of provisions of Master Plan of Delhi. The Environmental Clearance will not confer any right/ claim to develop the project in violation of any provision pertaining to land use.
2. Treated water of DJB STP should be used for construction purposes with tertiary treatment of treated water of DJB STP to ensure it is fit for construction use.
3. The project proponent shall adhere to the total water requirement – 605 KLD, Fresh water requirement – 283 KLD, Treated water requirement – 322 KLD (for recycling in Flushing – 138 KLD, Gardening 44 KLD, Cooling – 138 KLD, Misc- 02 KLD). Excess treated water from onsite STP of 11 KLD shall be used in nearby parks/ construction work with the consent of concerned department or other agencies through authorised tankers.
4. The treated waste water through STP shall achieve the effluent standards: pH (5.5-9.0), BOD (10 mg/l), COD (50 mg/l), Nitrogen Total (10 mg/l), TSS (20 mg/l), Oil and Grease (10 mg/l), Dissolved Phosphate as P (1 mg/l), Ammonical Nitrogen < 5mg/l, Faecal Coliform (MPN/100 ml) – Desirable 100 permissible 230.
5. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs. 87 Lacs and recurring cost of Rs. 5.7 Lacs/ year during construction phase and capital cost of Rs. 265 Lacs and recurring cost of Rs. 30.5 Lacs/ year during operation phase.
6. At least 4.2 % (324 kWp) of the total power load to be sourced from Solar (Renewable) energy as committed and PP shall try to enhance it further. For cleaning


(Sarvagya Kumar Srivastava)
Chairman, SEIAA

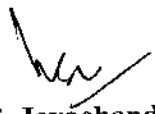

(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

- and maintenance of Solar Panels, long term contract for the period of atleast 10 years should be in place before completion of building.
7. No. of Rain water harvesting pit shall be 5 nos. and storage tank of capacity of min. 1 day of total fresh water requirement. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be limited to shallow aquifer. Depth of boring should leave a buffer of atleast 5 m above ground water table.
 8. Bills/Receipt issued by DJB against purchase of treated water from STP should be part of six monthly EC compliance report. Bills issued by private agency for supply water will not be sufficient.
 9. During construction phase, only drinking water required by the labourers and the other fresh water requirement for Anti-Smog Gun is allowed to be supplied through tankers
 10. Sensors to measure ground water level/Piezometers certified by CGWB should be installed by the PP immediately. These piezometers should have IoT facility and send data to the server for storage. Weekly data from these piezometer should be submitted along with EC compliance report. Calibration of these sensors should be done once in 6 months. Data of these piezometers should be also be
 - a) Highlighted on PP website with monthly updation
 - b) Shared with DJB (ground water division) on quarterly basis.
 11. PP shall install gas based generator as committed.
 12. Anti-Smog Gun(s) will be used during the operation of the project as committed.
 13. The Environment Management Cell consisting of 01 Environment Officer, 01 person for Air management, 01 person for maintenance, 01 person for Waste Water Management, 01 person for waste management & 01 EHS Engineer shall be created as committed and made functional before commissioning of the proposed development.
 14. Minimum 1 tree for every 80 Sq. Mt of plot area (310 nos.) should be planted within the project site and retain all the existing trees i.e. 08 Nos.
 15. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places as committed. PP to ensure that this should be provided in AC/DC combination. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.
 16. IoT based Flow Meters/ Sensors should be installed to monitor consumption of fresh water as well as treated water and log book for these flow meters be maintained in a regular manner. Flow meters shall be installed at Inlet of STP, outlet of STP, inlet of flushing tanks, inlet of cooling water tanks and reuse line for horticulture purposes and at the outfall/ sewer connection to be provided only for emergency discharge purposes with prior intimation to regulatory authority. Calibration for all the Flow meters shall be maintained on quarterly basis
 17. Green building norms should be followed with a minimum 3 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up.


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

18. Construction & Demolition waste should be disposed of at authorized C&D waste collection centre/ processing unit.
19. Wind- breaker of appropriate height i.e. 1/3rd of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction and demolition work.
20. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC 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 VardhamanKaushik 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/ self-audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10. Atleast 04 Anti-Smog Gun shall be installed before starting the construction.
21. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
22. The cost of Environment Management Plan should be distinctly allocated in the budget of the project and details of the same along with time frame of the implementation should be reported in six monthly monitoring reports.
23. In view of MoEF&CC Office Memorandum No. 21-270/2008-IA.III dated 19.06.2013 read with MoEF&CC Office Memorandum No. 22-154/2015-IA.III dated 10.11.2015, this environmental clearance is granted focusing only on the environment concerns. The project will be regulated by the concerned local Civic Authorities under the provisions of the relevant provisions of the extant MPD-2021, Building Control Regulations and Safety Regulations.
24. The Environmental Clearance is subject to the condition that concerned local civic agencies will give the permission for use/ occupation of the building only after the written assurance of DJB/ New Delhi Municipal Council / other such local civic authority (as the case may be) regarding supply of adequate water for the residents/ occupiers.
25. Grant of environmental clearance does not necessarily implies that water/ power supply shall be granted to the project and that their proposals for water/ power supply shall be considered by the respective authorities on their merits and decision taking.
26. The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from water/ power supply angle shall be entirely at the cost and risk of the project proponent and SEAC/SEIAA, Delhi shall not be responsible in this regard in any manner.
27. The PP shall store all the construction material within the project site. Provision shall be made for providing facilities such as mobile toilets, safe drinking water, medical healthcare, crèche etc for the construction workers hired locally.


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Member, SEIAA

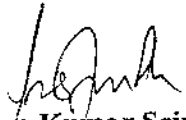

(K.S. Jayachandran)
Member Secretary, SEIAA

28. As proposed, fresh water requirement shall not exceed 283 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DDA/DJB/ concerned Authority.
29. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for flushing, gardening, cooling etc.
30. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
31. Energy audit shall be carried out periodically to review energy conservation measures.
32. All sensor/meters based equipments should be calibrated on quarterly basis.
33. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
34. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
35. Green belt development surrounding the campus, avenue tree planting and garden development should commence from the beginning of the construction phase. Only indigenous species should be used for green belt and avenue trees-
36. Exposed roof area and covered parking should be covered with material having high solar reflective index.
37. Building design should cater to the differently-abled citizens.
38. PP shall keep open space unpaved to the maximum extent possible so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
39. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
40. Construction activities will be allowed only during day-time period.
41. Lubrication will be carried out periodically for plant machinery.

C. The SEIAA during its meeting dated 04.07.2023 took the following decisions (s):

The SEIAA approved the recommendations of SEAC made on 26.06.2023 for issuance of Environmental Clearance (EC) to the project with omission of specific conditions at point no.17 of SEAC recommendation and with the additional specific conditions as follows:

1. *The Project Proponent should implement the 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)(I)(285)lab2020/2790- 2810 dated 16.09.2021 available at https://dustcontroldpcc.delhi.gov.in/Upload/GuidelinesPDF/43/FilePDF_43_723774.PDF read alongwith guidelines of CPCB.Besides use of Anti-Smog Gunn the Project Proponent shall ensure that environment friendly Dust suppressant and soil stabilising*

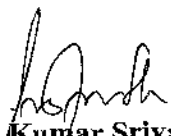

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chemical would be sprayed at prescribed interval on unpaved area of the construction sites to agglomerate the fine dust particles into aggregate too large to become airborne. This must be done in all those areas where there is movement of trucks and other construction machinery at frequent intervals to prevent formations of fine dust particles

- 2. The project proponnet shall register the project on the "Web Portal" for online remote monitoring by the agencies concerned and deploy anti smog guns in proportion to the area of construction site as prescribed vide direction no. 69 dated 02.11.2022 issued by Commission for Air Quality Management (CAQM)*
- 3. The Project proponent shall install reference-grade (USEPA approved system) Continuous Particulate Monitoring System consisting of three nods 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.*
- 4. Green building norms should be followed with a 5 star GRIHA/IGBC/ASSOCHAM GEM rating.*


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Agenda No: 02

Case No. 443

Name of the Project	Proposed Hospital for Vikrant Children Foundation and Research Center, on land measuring 1.4 hectare in Saket, New Delhi
Project Proponent	M/s Vikrant Children Foundation and Research Center
Consultant	M/s Ind Tech House Consult
Proposal No.	SIA/DL/INFRA2/418770/2023
File No.	DPCC/SEIAA-IV/C-443/DL/2023

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Construction of Proposed Hospital for Vikrant Children Foundation and Research Center, on land measuring 1.4 hectare in Saket, New Delhi by M/s Vikrant Children Foundation and Research Centre.
2. The Project is located at **Latitude** 28°31'39.01"N; **Longitude:** 77°12'46.11"E.
3. **Area Details:**

The Total Plot Area of the project is 14,000 sqm. The Proposed Total Built-up Area is 65,720.48 sqm. The Proposed FAR Area is 24,197.73 sqm. The Proposed Non-FAR Area is 41,522.76 sqm. The Proposed Ground Coverage for Hospital is 2,858.62 sqm and proposed ground coverage area for MLCP is 349.075 sqm. Maximum numbers of beds are 359 numbers and Maximum numbers of floors will be 4B +G+ 10F+ 1S. Total no. of expected population will be 3199 persons (359 -Patient beds, 240 -consultant Room Staff, 2400 -Consultant room visitors and 200- security & Maintenance & other staff). The maximum height of the building will be 47.65 m (MLCP).

4. Water Details:

During Construction Phase: Water requirement will be met through treated tanker water supply

During Operational Phase: Total Water requirement of the project will be 515 KLD which will be met by 235 KLD of Fresh water from DJB and 280 KLD (250 KLD from on-site STP and 30 KLD excess treated water from nearby places). Total Waste water generated from the project will be 268 KLD (260 KLD flow to STP and 8 KLD Flow to ETP) which will be treated in house STP of 315 KLD capacity & ETP of 10 KLD capacity. Treated Water from STP will be 250 KLD which will be recycled and reused for Flushing (85 KLD), Gardening (15 KLD) & Cooling tower & DG cooling 150 KLD. 30 KLD of excess treated water from tanker water supply will be used for cooling tower & DG cooling. 7 KLD treated water from ETP will be discharged to municipal sewer. 5 RWH pits and 1 Rain water collection tank of capacity 100 KL have been proposed.

5. Solid Waste Details:

During Construction Phase, Municipal solid waste will be 82.5 kg/day

15 of 37


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During the Operation Phase, Solid waste generation from the facility will be approximately 1.03 TPD, Bio-Medical waste generated will be 0.28 TPD, Organic waste will be 0.41 TPD, Quantity of Hazardous waste Generation will be 2.33 LPD and 22.05 Kg/day sludge will be generated from STP and ETP.

6. Power Details

During Construction Phase, DG set of 1 x 100 kVA will be operated.

During Operation Phase, Total Power requirement will be approx. 2900 kW which will be met by the BSES. For Power Back up, 3 no. of DG sets of total capacity 4500 kVA (3 x 1500 kVA) will be installed.

Solar PV power panels of minimum 87 kWp will be provided. Solar water heating system will be provided.

7. Parking Facility Details: Total Proposed Parking is 798 ECS (81ECS Surface parking, 323 ECS MLCP& 394 ECS Basement parking).

8. Eco-Sensitive Areas Details: Distance of Okhla Wildlife Sanctuary from project site is 9.8 Km and from Asola Wildlife Sanctuary is 4.8 Km.

9. Plantation Details: The proposed Green Area is 2309 sqm (16.5 % of plot area). Total numbers of trees present at site 145 numbers (50 Nos will be retained and 95 will be transplanted). Total no of trees proposed are 177 nos.

10. Cost Details: Total Cost of the project is approx. INR 344 Crore.

After due deliberations, the SEAC in its 125th meeting held on 18.03.2023, based on the information furnished, documents shown & submitted, presentation made by the project proponent SEAC sought the following information which has been responded back by the project proponent on 26.04.2023 vide letter dated 18.04.2023 which is as follows:

S.NO	Information Sought by SEAC during 125 th Meeting dated 18.03.2023	Reply dated 18.04.2023 uploaded on 26.04.2023
1.	Water assurance from DDA/DJB/NDMC/DCB including the following details: - Water assurance specifying the quantity of water to be supplied to the project. - Total water supply availability as per approved scheme of the command area in which the project is proposed to be developed. - The quantity of water already committed and after the quantity of water allotted to the project, the balance water available.	PP has attached a letter dated 12.04.2023 issued by DJB, Jhandewalan stating that fresh water would be required around end of 2025 for operation of the hospital and as per availability fresh water will be provided. DJB vide its letter further stated that any deficit in demand of water may be met out with ground water after obtaining necessary bore permission from competent authority.
2.	Assurance for supply of Treated Sewage during Construction Phase. PP is required to clarify the	PP stated that they will use STP treated water of adjoining hospitals during construction phase. Dual media filtration will be provided

16 of 37

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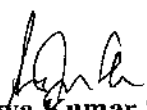
	arrangement for reusing the aforesaid treated water along with the mechanism proposed for making this water fit for use in construction.	for making water fit for use in construction.																																	
3.	Proportion wise Step Diagram showing the amount of reduction in net Per Capita Water Demand achieved through (1) Each Demand reduction strategy (eg. Low flow fixtures, Xeriscaping etc.), (2) Recycling and Reuse, (3) Minimizing the demand of excess treated water from outside.	PP informed that approx 10 % water reduction can be achieved using low fixtures. Total water demand of project: 480 KLD Treated water from STP/ETP: 251 KLD Total % of saved water for reuse: (251/100)/480: 52 % During Operation Phase (After taking conservation measures): <table border="1"> <thead> <tr> <th>S.No.</th><th>Particulars</th><th>Quantity</th></tr> </thead> <tbody> <tr> <td>1.</td><td>Total Water Requirement</td><td>480 KLD</td></tr> <tr> <td>2.</td><td>Fresh Water Requirement (Source: DJB)</td><td>229 KLD</td></tr> <tr> <td>3.</td><td>Treated Water Requirement</td><td>251 KLD</td></tr> <tr> <td></td><td>Flushing</td><td>75 KLD</td></tr> <tr> <td></td><td>Horticulture/ Gardening</td><td>36 KLD</td></tr> <tr> <td></td><td>HVAC</td><td>140 KLD</td></tr> <tr> <td>4.</td><td>Treated Water Generated</td><td>251 KLD</td></tr> <tr> <td>5.</td><td>Waste Water Generated</td><td>264 KLD</td></tr> <tr> <td>6.</td><td>STP Capacity</td><td>320 KLD</td></tr> <tr> <td>7.</td><td>ETP Capacity</td><td>23 KLD</td></tr> </tbody> </table>	S.No.	Particulars	Quantity	1.	Total Water Requirement	480 KLD	2.	Fresh Water Requirement (Source: DJB)	229 KLD	3.	Treated Water Requirement	251 KLD		Flushing	75 KLD		Horticulture/ Gardening	36 KLD		HVAC	140 KLD	4.	Treated Water Generated	251 KLD	5.	Waste Water Generated	264 KLD	6.	STP Capacity	320 KLD	7.	ETP Capacity	23 KLD
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	Revised proposal for waste water	PP informed that treated water of ETP will be																																	


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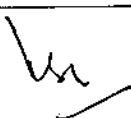

(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

	treatment system after reviewing the capacities of ETP & STP. Treated waste water from ETP needs to be channelized to STP.	treated in STP. PP has attached the water balance diagram.																					
5.	Outlet parameters of STP need to be revisited.	PP informed that outlet parameters are revised as per SEAC recommendations. The characteristics of the wastewater and of the effluent after treatment are as follows: <table border="1"> <thead> <tr> <th>Parameter</th><th>Inlet Characteristics</th><th>Outlet Characteristics</th></tr> </thead> <tbody> <tr> <td>pH</td><td>6-8.5</td><td>5.5 - 9</td></tr> <tr> <td>B.O.D</td><td>250-400 mg/l</td><td>< 5mg/l</td></tr> <tr> <td>TSS</td><td>200-450 mg/l</td><td>20 mg/l</td></tr> <tr> <td>C.O.D</td><td>500-700 mg/l</td><td>50 mg/l</td></tr> <tr> <td>Nitrogen Total</td><td>-</td><td><10 mg/l</td></tr> <tr> <td>Fecal Coliform</td><td>-</td><td>Desirable 100, Permissible 230</td></tr> </tbody> </table>	Parameter	Inlet Characteristics	Outlet Characteristics	pH	6-8.5	5.5 - 9	B.O.D	250-400 mg/l	< 5mg/l	TSS	200-450 mg/l	20 mg/l	C.O.D	500-700 mg/l	50 mg/l	Nitrogen Total	-	<10 mg/l	Fecal Coliform	-	Desirable 100, Permissible 230
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6.	Proposal for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.	PP informed that they will install the detectors for monitoring of Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area. PP has attached undertaking for the same.																					
7.	PP is required to submit Traffic Management Plan taking into consideration the latest traffic scenario. Detailed calculation of roads, bicycle paths, pedestrian spaces are to be provided with remedial measures.	PP has attached the detail traffic management plan as annexure.																					
8.	Air pollution abatement plan for the air pollutants like PM2.5 , PM10, SOx , Nox etc.	PP has attached the air pollution abatement plan.																					
9.	Revised EMP (Environment Management Plan) for dust mitigation measures during construction as per MoEF Notification No. GSR 94 (E) dated	PP has attached revised Environment Management Plan. PP also attached revised EMP cost which is as follows:																					


(Sarvagya Kumar Srivastava)
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	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 VardhamanKaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others/ CAQM 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.	<table> <tr> <th>Phase</th><th>Capital Cost</th><th>Recurring Cost</th></tr> <tr> <td>Construction Phase</td><td>68.5 Lakhs</td><td>12.87 Lakhs</td></tr> <tr> <td>Operation Phase</td><td>225.87 Lakhs</td><td>44.77 Lakhs</td></tr> </table>	Phase	Capital Cost	Recurring Cost	Construction Phase	68.5 Lakhs	12.87 Lakhs	Operation Phase	225.87 Lakhs	44.77 Lakhs						
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10.	Revised proposal with name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters.	PP has informed that during construction phase, a team under the supervision of the project manager will be responsible for implementation of environment parameters. No. of persons to be engaged will be 4 nos., details provided by PP are as follows: <table> <tr> <th>S.No.</th><th>Name</th><th>Designation</th></tr> <tr> <td>1.</td><td>Surender Kumar</td><td>Sr. VP-Project</td></tr> <tr> <td>2.</td><td>Ravinder Bhat</td><td>DGM-Project</td></tr> <tr> <td>3.</td><td>Manvendra Singh</td><td>AGM-Environment</td></tr> <tr> <td>4.</td><td>Vacant</td><td>Site ESH Officer</td></tr> </table>	S.No.	Name	Designation	1.	Surender Kumar	Sr. VP-Project	2.	Ravinder Bhat	DGM-Project	3.	Manvendra Singh	AGM-Environment	4.	Vacant	Site ESH Officer
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11.	Revised calculation for solid waste generation figures accounting for the sludge generated from STP and its disposal methodology.	PP has attached the revised calculation for sludge generated from STP and its disposal methodology.															
12.	Parking proposal to achieve 30 % of the ECS for electric vehicle. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.	PP has attached the undertaking for the provision to achieve 30 % of the ECS for electric vehicle.															
13.	MoU needs to be entered with appropriate agency for handling/ disposal of excavated earth of substantial quantity.	PP has informed that MoU for handling/ disposal of excavated earth with agency i.e Heritage Infraspace (India) Pvt. Ltd has been made, copy of the same has been attached.															


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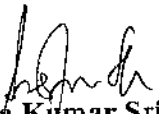

(K.S. Jayachandran)
Member Secretary, SEIAA

	Green cover needs to be increased to 20 % of the plot area.	PP has informed that the green area has been increased as per availability. <table> <tr> <th>S.No.</th><th>Parameters</th><th>Area/ Nos.</th></tr> <tr> <td></td><td>Plot area</td><td>14000 sqm</td></tr> <tr> <td></td><td>Proposed Green area</td><td>2813 sqm.</td></tr> <tr> <td></td><td>Required no of trees</td><td>175 Nos.</td></tr> <tr> <td></td><td>Proposed no of trees</td><td>177 nos</td></tr> </table>	S.No.	Parameters	Area/ Nos.		Plot area	14000 sqm		Proposed Green area	2813 sqm.		Required no of trees	175 Nos.		Proposed no of trees	177 nos
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15.	Revised proposal to maximise solar energy utilization.	PP has informed that they will install 167 kWP as solar, considering the availability of 50 % of roof top area. An undertaking in this regard has been attached.															
16.	Revised organic waste calculation based on actual solid waste generation with proposal of OWC proportionately.	Revised solid waste calculation showing quantity of organic waste generation has been attached. PP also informed that OWC of 0.5 TPD will be installed for the treatment of organic/ Biodegradable waste generated from the operation of the proposed project. Total waste generated: 1.03 TPD Organic waste: 0.41 TPD Inorganic waste: 0.62 TPD Bio Medical waste: 0.28 TPD															
17.	Revised Environment Management Plan in view of revised information/ proposal being sought.	PP has attached the revised EMP.															

After due deliberations, the SEAC in its 127th Meeting held on 03.05.2023 recommended as follows:

Based on the information furnished, documents shown & submitted, presentation made by the project proponent and recommended the case to SEIAA for grant of Environmental clearance imposing the following specific conditions:

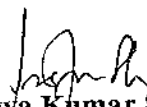
1. Treated water of nearby Max Hospital STP should be used for construction purposes with tertiary treatment of treated water of nearby Max Hospital to ensure it is fit for construction use.
2. The treated waste water through STP shall achieve the effluent standards: pH (6.5-9.0), BOD (5 mg/l), TSS (5 mg/l), Oil and Grease (10 mg/l), Dissolved Phosphate as P (1 mg/l), Fecal Coliform (MPN/100 ml) – Desirable 100 permissible 230, COD 30 mg/l and Bio-Assay as 90% survival of fish after 96 hrs in 100 % effluent. Ozonation be adopted for disinfection.


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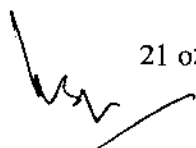

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(K.S. Jayachandran)
Member Secretary, SEIAA

3. The project proponent shall adhere to the total water requirement – 480 KLD, Fresh water requirement – 229 KLD, Treated water requirement – 251 KLD (for recycling in Flushing (75 KLD), HVAC (140 KLD), Gardening (36 KLD).
4. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs. 68.5 Lacs and recurring cost of Rs. 12.87 Lacs/ year during construction phase and capital cost of Rs. 225.87 Lacs and recurring cost of Rs. 44.77 Lacs/ year during operation phase.
5. Formal approval shall be taken from the DJB/CGWA for any ground water abstraction of dewatering. The project proponent shall adopt suitable measures for controlling ground water backing up around basements.
6. At least 5.7 % (i.e. 167 kWp) of the total energy demand to be sourced from Solar (Renewable) energy as committed and try to achieve upto 10% of the total energy demand from Solar (Renewable) energy.
7. No. of Rain water harvesting pit shall be 5 nos. and storage tank of capacity of min. 1 day of total fresh water requirement. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be limited to shallow aquifer. Depth of boring should leave a buffer of atleast 5 m above ground water table.
8. The PP shall install the gas based generator sets as a first option, hybrid generator sets (with 70 % gas based fuel and 30 % diesel) as a second option. The generator sets shall be operated as per extant directions of CPCB/ CAQM with due compliances of directions issued under GRAP for Delhi & NCR
9. The excavated soil from the project shall be disposed by engaged agency within 10 km radius of the project site.
10. The Environment Management Cell consisting of 01 Unit Head operations, 01GM operations, 01 AGM-Environment, 01 Chief Engineer shall be created as committed and made functional before commissioning of the proposed development.
11. Minimum 1 tree for every 80 Sq. Mt of plot area (177 nos) should be planted within the project site.
12. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places. PP to ensure that this should be provided in AC/DC combination. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.
13. IoT based Flow Meters/ Sensors should be installed to monitor consumption of fresh water as well as treated water and log book for these flow meters be maintained in a regular manner. Flow meters shall be installed at Inlet of STP, outlet of STP, inlet of flushing tanks, inlet of cooling water tanks and reuse line for horticulture purposes and at the outfall/ sewer connection to be provided only for emergency discharge purposes with prior intimation to regulatory authority. Calibration for all the Flow meters shall be maintained on quarterly basis
14. Green building norms should be followed with a minimum 4 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up.
15. Construction & Demolition waste should be disposed of at authorized C&D waste collection centre/ processing unit.


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA

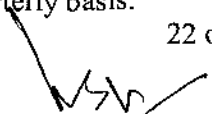

(K.S. Jayachandran)
Member Secretary, SEIAA

16. Wind- breaker of appropriate height i.e. 1/3rd of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction and demolition work.
17. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC 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/ self-audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.
18. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
19. The cost of Environment Management Plan should be distinctly allocated in the budget of the project and details of the same along with time frame of the implementation should be reported in six monthly monitoring reports.
20. In view of MoEF&CC Office Memorandum No. 21-270/2008-IA.III dated 19.06.2013 read with MoEF&CC Office Memorandum No. 22-154/2015-IA.III dated 10.11.2015, this environmental clearance is granted focusing only on the environment concerns. The project will be regulated by the concerned local Civic Authorities under the provisions of the relevant provisions of the extant MPD-2021, Building Control Regulations and Safety Regulations.
21. The Environmental Clearance is subject to the condition that concerned local civic agencies will give the permission for use/ occupation of the building only after the written assurance of DJB/ New Delhi Municipal Council / other such local civic authority (as the case may be) regarding supply of adequate water for the residents/ occupiers.
22. Grant of environmental clearance does not necessarily implies that water/ power supply shall be granted to the project and that their proposals for water/ power supply shall be considered by the respective authorities on their merits and decision taking.
23. The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from water/ power supply angle shall be entirely at the cost and risk of the project proponent and SEAC/SEIAA, Delhi shall not be responsible in this regard in any manner.
24. As proposed, fresh water requirement from DJB shall not exceed 229 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DJB/ concerned Authority.
25. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for flushing, AC makeup water and gardening.
26. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
27. Energy audit shall be carried out periodically to review energy conservation measures.
28. All sensor/meters based equipments should be calibrated on quarterly basis.

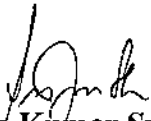
22 of 37


(Sarvagya Kumar Srivastava)
Chairman, SEIAA

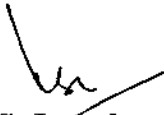

(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

28. All sensor/meters based equipments should be calibrated on quarterly basis.
29. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
30. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
31. Green belt development surrounding the campus, avenue tree planting and garden development should commence from the beginning of the construction phase. Only indigenous species should be used for green belt and avenue trees-
32. Exposed roof area and covered parking should be covered with material having high solar reflective index.
33. Building design should cater to the differently-abled citizens.
34. PP shall keep open space unpaved to the maximum extent possible so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
35. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
36. Construction activities will be allowed only during day-time period.
37. Lubrication will be carried out periodically for plant machinery.
38. Bio medical waste should be segregated separately to ensure that no bio medical waste leachate should enter in the Rain water harvesting system.
39. Advanced oxidation process should be used in STP and ETP to ensure proper treatment of drug residues and its metabolites.
40. PP shall adopt proper management strategy for Bio-medical waste/ Liquid effluent as per Bio-Medical Waste Management Rules, 2016 and relevant guidelines of MoEF&CC/ CPCB.
41. Bills/Receipt issued by DJB against purchase of treated water from STP should be part of six monthly EC compliance report. Bills issued by private agency for supply water will not be sufficient.
42. During construction phase, only drinking water required by the labourers and the other fresh water requirement for Anti-Smog Gun is allowed to be supplied through tankers
43. Sensors to measure ground water level/Piezometers certified by CGWB should be installed by the PP immediately. These piezometers should have IoT facility and send data to the server for storage. Weekly data from piezometer should be submitted along with EC compliance report. Calibration of these sensors should be done once in 6 months. Data of these piezometers should be also be
 - a) Highlighted on PP website with monthly updation
 - b) Shared with DJB (ground water division) on quarterly basis.


(Sarvagya Kumar Srivastava)
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(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

The recommendations of SEAC were considered in 70th meeting of SEIAA held on 31.05.2023 and as per Minutes of meeting issued the SEIAA during its aforesaid meeting took the following decisions (s):

The SEIAA decided to refer back the case to SEAC to re-examine the water assurance obtained by the proposal consisting the option of ground water extraction. The water assurance needs to be firm.

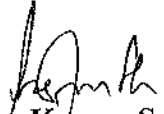
During presentation on 26.06.2023, the PP made written submission for the details of water consumption and its source and clarifying that option of ground water extraction will be done only if any deficit in demand of fresh water supply after getting necessary permission from the competent authority.

B. The SEAC after due deliberation in its 130th Meeting held on 26.06.2023 again recommended the proposal to SEIAA for grant of Environmental Clearance.

C. The SEIAA during its meeting dated 04.07.2023 took the following decisions (s):

SEIAA deliberated the issue of firm water assurance from DJB/competent authority and it was noticed that neither DJB has given assurance to supply of fresh water demand whenever project came into operation nor any assurance is available from competent authority to provide permission of ground water extraction in case of non-availability of water with DJB. In absence of firm assurances it is the possibility of illegal extraction ground water whenever project becomes ready for operation.

The SEIAA deferred the case and decided to ask PP to submit firm assurance from DJB/competent authority regarding supply of fresh water as well as extraction of ground water during operational stage of the project.


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

Agenda No: 03

Case No. 445

Name of the Project	Development of Hi-Tech Industry (IT/ITES/KBI) at B-15 Lawrence Road Industrial Area, Delhi-110035
Project Proponent	M/s Modern Flour Mills Private Limited
Consultant	Perfact Enviro Solutions Pvt. Ltd
Proposal No.	SIA/DL/INFRA2/425126/2023
File No.	DPCC/SEIAA-IV/C-445/DL/2023

A. Details of the Proposed Project are as under:

The Proposal is for grant of EC for Development of Hi-Tech Industry (IT/ITES/KBI) at B-15 Lawrence Road Industrial Area, Delhi-110035 by M/s Modern Flour Mills Private Limited.

The Project is located at **Latitude:** 28°40'48.59"N; **Longitude:** 77° 8'38.75"E.

Area Details:

The Total Plot Area of the project is 5,364.548 sqm. The Proposed Total Built-up Area is 39,331.74 sqm (3B+G+14), 1 Block. Existing built-up area is 2498 sqm which will be demolished. The Proposed FAR Area is 16897.11 sqm. The proposed Non-FAR Area is 22434.63 sqm. The Proposed Ground Coverage is 2004.210 sqm. Total no. of basements will be 3 nos with total area of 11681.820 sqm. Total no. of expected population will be 2943 persons (2630 nos. of staff (IT), 263 Nos of visitors and 50 nos of staff maintenance). Total no. of blocks will be 1. The maximum height of the building will be 66 m.

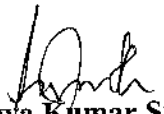
Water Details:

During Construction Phase, Total water requirement will be 24 KLD out of which 6 KLD water will be sourced through treated water from Rithala STP for construction activities. For domestic use 12 KLD water and 6 KLD for anti-smog guns will be sourced through tankers.

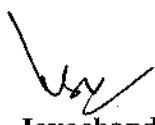
During Operational Phase (after conservative measures), Total Water requirement of the project will be 183 KLD which will be met by 71 KLD of Fresh water from DJB, 103 KLD treated water from in house STP and 9 KLD treated water from Rithala STP. Total Waste water generated from the project will be 114 KLD which will be treated in house STP of 150 KLD capacity. Treated Water from onsite STP will be 103 KLD and 9 KLD from Rithala STP which will be recycled and reused for Flushing (50 KLD), Gardening (07 KLD), Cooling purposes (50 KLD) and filter backwash (5 KLD). No treated water will be discharged into sewer.

04 nos. of RWH pits with dual bore have been proposed and Rain water storage tank with a capacity of minimum 1 day of fresh water requirement will be provided.

Solid Waste Details


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During Construction Phase,

Solid waste of 38 kg/day will be generated by labourers and will be sent to Solid waste disposal site. Approx. 43000 m³ of soil will be excavated for foundation and basement, out of which approx. 2400 m³ is topsoil which will be preserved separately and will be used within the site for landscaping. The construction waste material will be used to refill between the raft and toe wall of the building under construction

During the Operation Phase, Total solid waste will be 918 kg/day out of which biodegradable waste will be 412 kg/day, Recyclable waste will be 337 kg/day & plastic waste will be 169 kg/day which will be given to approved recyclers. OWC of capacity 170 Kg/batch (3 batches/ day/ OWC) will be installed.

Power Details

During Operation Phase, Total demand load will be 3163.320 kW which will be met by the Tata Power Delhi Distribution Limited. For Power Back up, GG sets of Capacity 2X1500 kVA, 1X750 kVA will be installed.

2 % (63 kW) of the total power requirement will be met through renewable energy i.e. solar energy.

Parking Facility Details: Total Proposed Parking is 396 ECS (44 ECS Stilt parking and 352 ECS basement Parking). 20 % (79 ECS) of Parking provided will be EV Charges.

Eco-Sensitive Areas Details: Distance of Okhla Wildlife Sanctuary from project site is 19.31 Km and from Asola Wildlife Sanctuary is 22.15 Km.

Plantation Details: The proposed Green Area is 1384.11 sqm (25.84 % of plot area) of which soft green area will be 847.23 sqm and hard green area will be 536.88 sqm. At present 06 nos of trees present at site like Peepal, Pilkhlan & Banayan which will be retained at site. No. of trees proposed within project site is 90 nos.

Cost Details: Total Cost of the project is Rs. 157.06 Crores including land & development cost.

The earlier proposal No. SIA/DL/TNFRA2/403759/2022 submitted by the PP was considered in SEAC meeting dated 18.11.2022 and the same got delisted for want of reply to be uploaded by PP. The PP submitted the fresh proposals under reference for appraisal.

During the presentation dated 03.05.2023 the PP provided the copy of DJB letter dated 10.02.2023 stating that DJB may provide water connection subject to availability of water feasibility and depositing charges. In lieu of water assurance of treated sewage water, the PP submitted the receipt dated 16.12.2022 for the charges paid to DJB and both the documents were deliberated during the meeting.

After due deliberations, the SEAC in its 127th meeting held on 03.05.2023 recommended as follows:

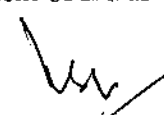
Based on the information furnished, documents shown & submitted, presentation made by the project proponent and recommended the case to SEIAA for grant of Environmental clearance imposing the following specific conditions:

1. The Project proponent should obtain the permission from the concerned authority/ Local body for the proposed business services with due payment of Infrastructure up-

26 of 37

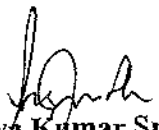

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(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

gradation charges decided if any in pursuance of Gazette of India Notification dated 29.10.2020.

2. The project proponent shall adhere to the revised total water requirement – 183 KLD, Fresh water requirement – 71 KLD, Treated water requirement – 112 KLD (for recycling in flushing – 50 KLD, Cooling – 50 KLD, Gardening– 50 KLD & Filter Backwash-05 KLD).
3. PP shall explore the possibility to tap the sewer and treat through inhouse STP to meet the excess treated sewage demand.
4. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs. 60 Lacs and recurring cost of Rs. 9.5 Lacs/ year during construction phase and capital cost of Rs. 203 Lacs and recurring cost of Rs. 27 Lacs/ year during operation phase.
5. The project proponent shall implement the Traffic Management Plan .
6. Efforts to enhance at least 3 % of the total energy demand to be sourced from Solar (Renewable) energy.
7. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places. PP to ensure that this should be provided in AC/DC combination. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.
8. Minimum 1 tree for every 80 Sq. Mt of plot area (90 nos.) should be planted within the project site.
9. Treated water of DJB STP should be used for construction purposes with tertiary treatment of treated water of DJB STP to ensure it is fit for construction use.
10. Ground water should be extracted only after the permission from the competent authority.
11. Bills/Receipt issued by DJB against purchase of treated water from STP should be part of six monthly EC compliance report. Bills issued by private agency for supply water will not be sufficient.
12. During construction phase, only drinking water required by the labourers and the other fresh water requirement for Anti-Smog Gun is allowed to be supplied through tankers
13. Sensors to measure ground water level/Piezometers certified by CGWB should be installed by the PP immediately. These piezometers should have IoT facility and send data to the server for storage. Weekly data from these piezometer should be submitted along with EC compliance report. Calibration of these sensors should be done once in 6 months. Data of these piezometers should be also be
 - a) Highlighted on PP website with monthly updation
 - b) Shared with DJB (ground water division) on quarterly basis.
14. No of rain water harvesting pits shall be 04 nos. along rain water storage tank with a capacity of minimum 1 day of fresh water requirement will be provided. Boring for Rain Water Harvesting system should not be permitted/ done before completion of


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structure work. All recharge should be limited to shallow aquifer. Depth of boring should leave a buffer of atleast 5 m above ground water table.

15. The Environment Management Cell consisting of 01 Environment Officer, 01 person for Air management, 01 person for maintenance, 01 person for Air Management, 01 person for waste water management, 01 person for waste management & 01 EHS Engineer shall be created as committed and made functional before commissioning of the proposed development.
16. IoT based Flow Meters/ Sensors should be installed to monitor consumption of fresh water as well as treated water and log book for these flow meters be maintained in a regular manner. Flow meters shall be installed at Inlet of STP, outlet of STP, inlet of flushing tanks, inlet of cooling water tanks and reuse line for horticulture purposes and at the outfall/ sewer connection to be provided only for emergency discharge purposes with prior intimation to regulatory authority. Calibration for all the Flow meters shall be maintained on quarterly basis
17. Green building norms should be followed with a minimum 3 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up.
18. Construction & Demolition waste should be disposed of at authorized C&D waste processing unit.
19. Wind- breaker of appropriate height i.e. 1/3rd of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction.
20. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC 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 VardhamanKaushik Vs. Union of India & others and Sanjay KulshreshthaVs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration/ self-audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM 2.5, PM 10.
21. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
22. Only LED lighting fixtures should be used for energy conservation.
23. The cost of Environment Management Plan should be distinctly allocated in the budget of the project and details of the same along with time frame of the implementation should be reported in six monthly monitoring reports.
24. In view of MoEF&CC Office Memorandum No. 21-270/2008-IA.III dated 19.06.2013 read with MoEF&CC Office Memorandum No. 22-154/2015-IA.III dated 10.11.2015, this environmental clearance is granted focusing only on the environment concerns. The project will be regulated by the concerned local Civic Authorities under the provisions of the relevant provisions of the extant MPD-2021, Building Control Regulations and Safety Regulations.

28 of 37


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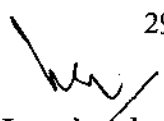

(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

25. The Environmental Clearance is subject to the condition that concerned local civic agencies will give the permission for use/ occupation of the building only after the written assurance of DJB/ New Delhi Municipal Council / other such local civic authority (as the case may be) regarding supply of adequate water for the residents/ occupiers.
26. Grant of environmental clearance does not necessarily implies that water/ power supply shall be granted to the project and that their proposals for water/ power supply shall be considered by the respective authorities on their merits and decision taking.
27. The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from water/ power supply angle shall be entirely at the cost and risk of the project proponent and SEAC/SEIAA, Delhi shall not be responsible in this regard in any manner.
28. The PP shall store all the construction material within the project site. Provision shall be made for providing facilities such as mobile toilets, safe drinking water, medical healthcare, crèche etc for the construction workers hired locally.
29. As proposed, fresh water requirement from DJB shall not exceed 71 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DJB/ concerned Authority.
30. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for flushing, AC makeup water, filter backwash and gardening. As proposed, no treated water shall be disposed in to municipal drain.
31. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
32. Gas based geuerator sets shall be installed as committed.
33. Energy audit shall be carried out periodically to review energy conservation measures.
34. All sensor/meters based equipments should be calibrated on quarterly basis.
35. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
36. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
37. Green belt development surrounding the campus, avenue tree planting and garden development should commence from the beginning of the construction phase. Only indigenous species should be used for green belt and avenue trees-
38. Exposed roof area and covered parking should be covered with material having high solar reflective index.
39. Building design should cater to the differently-abled citizens.
40. PP shall keep open space unpaved to the maximum extent possible so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
41. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.


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42. Construction activities will be allowed only during day-time period.

43. Lubrication will be carried out periodically for plant machinery

The recommendations of SEAC were considered in 70th meeting of SEIAA held on 31.05.2023 and as per Minutes of meeting the SEIAA during its aforesaid meeting took the following decisions (s):

The SEIAA decided to refer back the case to SEAC to ensure the firm water assurance, sanctioned building plan from DDA/MCD/land owning agencies and re-examine the traffic plan of the proposal in detail considering the heavy traffic load on the surrounding roads specifically the ring road.

PP vide its representation dated 22.06.2023 submitted a letter received from DJB, Office of Additional Chief Engineer, Kanhaiya Nagar, New Delhi 110035 acknowledging the deposition of infrastructure charges (IFC) to the tune of Rs. 3,24,29,529/- .

PP vide its representation submitted in hard copy on 22.06.2023, stated that application has been submitted on MCD Portal for sanction of building plan on 09.06.2023 and amount of Rs. 9.7814 Crore is to be deposited to MCD which shall be submitted by the PP.

PP vide its representation submitted in hard copy on 22.06.2023, submitted the Traffic Impact Assessment Study of proposed project conducted by M/s TPA Engineering Consultancy Pvt. Ltd.

B. After due deliberation the SEAC in its 130th Meeting held on 26.06.2023 again recommended the proposal to SEIAA for grant of Environmental Clearance with addition condition that:

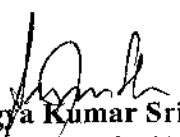
The project proponent should obtain the permission from the concerned authority/ Local body for the proposed group housing with due payment of Infrastructure up-gradation charges decided in pursuance of provisions of Master Plan of Delhi. The Environmental Clearance will not confer any right/claim to develop the project in violation of any provision pertaining to land use.

C. The SEIAA during its meeting dated 04.07.2023 took the following decisions (s):

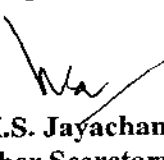
The SEIAA approved the recommendations of SEAC made on 26.06.2023 for issuance of Environmental Clearance (EC) to the project with omission of specific conditions at point no.17 of SEAC recommendation and with the additional specific conditions as follows:

- 1. The Project Proponent should implement the 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 along with guidelines of CPCB. 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*

30 of 37

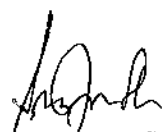

(Sarvagya Kumar Srivastava)
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Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

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. The project proponnet shall register the project on the "Web Portal" for online remote monitoring by the agencies concerned and deploy anti smog guns in proportion to the area of construction site as prescribed vide direction no. 69 dated 02.11.2022 issued by Commission for Air Quality Management (CAQM)*
- 3. The Project proponent shall install reference-grade (USEPA approved system) Continuous Particulate Monitoring System consisting of three nods 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.*
- 4. Green building norms should be followed with a 5 star GRIHA/IGBC/ASSOCHAM GEM rating.*
- 5. Activity of the project in the additional condition recommended by the SEAC be corrected as Hi-Tech Industry (IT/ITES/KBI).*


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

Agenda No: 04

The SEIAA during its 65th Meeting dated 17.10.2022 regarding hiring of assistance to the authority took the following decisions:

“A full time Consultant/Consulting agency may be hired for assistance of SEIAA in analyzing data available with Authority/Committee for any needs/ queries of Authority including impact of the proposed project on existing surrounding projects and to assess carrying capacity of city and its zone wise mapping of projects to whom ECs were accorded in last 10 years. The terms of reference for engaging any such Consultant/Agency, to be first finalized by SEAC. The Consultant/Consulting agency should have at least 10 years of experience on Environmental issues including capabilities of using GIS.”

The SEAC in its meeting dated 18.11.2022 deliberated with respect to above decision taken by SEIAA and regarding Terms of Reference to be framed and again in its 119th meeting dated 25.11.2022 members of SEAC were requested to provide comments. Subsequent to the discussion held among the SEAC Members, The Chairman SEAC in SEAC meeting dated 09.12.2022 decided to request SEIAA for holding a Joint meeting of SEIAA and SEAC to deliberate further on the matter.

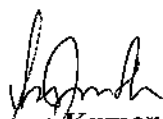
Subsequently the SEIAA considered the matter during its meeting dated 23.12.2022 and during its next meeting dated 13.01.2023 decided to discuss the issue of ToR related to engaging of full time consultants in joint meeting with SEAC.

In the above back ground the joint meeting was held on 25.04.2023 and as per discussions and deliberations done following decision was taken:

Minimum two number of Research Associate/Assistant to be hired by DPCC to assist secretariat work which may include Urban Designer and Environmental Engineering Expert(s). Suitable term of reference to be finalized by SEIAA.

The SEIAA during its meeting dated 31.05.2023 discussed the issue and decided to finalise the Terms of Reference by next meeting of SEIAA.

The SEIAA during its meeting dated 04.07.2023 finalized the Term of Reference as annexure-I.


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

Agenda No: 05

General issues deliberated in 70th SEIAA meeting:-

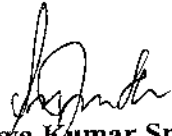
Regarding development of Website of SEIAA Delhi, it is decided to call SEE, IT Cell, DPCC in next meeting of SEIAA as the concerned file is under process since long for necessary action.

SEE, IT present in the meeting and informed that NIC shown its inability to extend help in developing the website.

In view of the constraints reflected i.e. inability of NIC to extend help in developing the website the file is under submission with following:

1. A Web page may be hosted for SEIAA-SEAC at DPCC's existing website.
2. IT Cell may outsource this work to a third party.

SEIAA directed to expedite the matter.


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA

 33 of 37
(K.S. Jayachandran)
Member Secretary, SEIAA

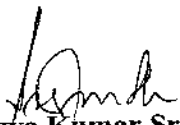
Agenda No.: 06

Case No. C- 447

Name of the Project	EC for Construction of Married Accommodation, Officers Mess, Unit MI Room, Religious Institute and Allied Infrastructure for BRO Personnel from QMG to DGBR at A-1, Defence Land (Survey No.-268) near Village Todapur, New Delhi by M/s Border Road Organization under Ministry of Defense
Project Proponent	Mr. Surendra Kumar, Junior Engineer, M/s Border Road Organization, HQ DGBR Seema Sadak Bhavan Naraina, New Delhi, Delhi, 110028
Consultant	M/s Oceao Enviro Management Solutions India Pvt Ltd.
Proposal No.	SIA/DL/INFRA2/427310/2023
File No.	DPCC/SEIAA-IV/C-447/DL/2023

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Construction of Married Accommodation, Officers Mess, Unit MI Room, Religious Institute and Allied Infrastructure for BRO Personnel from QMG to DGBR at A-1, Defence Land (Survey No.-268) near Village Todapur, New Delhi by M/s Border Road Organization under Ministry of Defence.
2. The Project is located at **Latitude:** 28°37'29.03"N; **Longitude:** 77°09'17.42"E.
3. **Area Details:**
The Plot Area of the project is 36,017.02 sqm. The Proposed Total Built-up Area is 79,044.11 sqm. The Proposed FAR Area is 49,800.70 sqm. The Proposed Non FAR Area is 29,243.41 sqm. The Proposed Ground Coverage is 11,926 sqm. The total no. of residential towers will be 6 nos. and other buildings will consist of Multipurpose Hall, MI room & Shopping complex, Officers Club, ESS. Maximum number of floors will be 22. The total no of expected population is 2074 persons. No. of dwelling units will be 329 nos.
4. **Water Details:**
During Construction Phase, Water requirement will be met through private tankers and waste water generated will be treated and disposed through septic tanks with soak pits.
During Operational Phase, Total Water requirement of the project will be 352 KLD which will be met by 174 KLD of Fresh water from Delhi Jal Board/ MCD and 178 KLD of Treated water from in house STP. Total Waste water generated from the project will be 222 KLD which will be treated up to tertiary level in house STP of 250 KLD capacity. Treated Water from STP will be 178 KLD which will be reused for Flushing (83 KLD), Horticulture (37 KLD), OWC (0.5 KLD), Sprinkling & Road Wash (57.7 KLD).
Number of Rain Water Harvesting (RWH) Pit proposed is 7 nos.


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Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

5. **Solid Waste Details**

During Construction Phase, the construction waste from the site will be used to the extent possible at the site and rest will be disposed at designated government approved dumping site through authorized vendors.

During the Operation Phase, Total solid waste generated from project will be 932 kg/day. Out of which 466 kg/day will be Biodegradable waste, 372.8 kg/day will be Recycled waste, 83.8 kg/day will be Inert Waste and 9.32 kg/day will be e-waste. The biodegradable wastes will be composted in an onsite OWC with minimum capacity of 50 kg/batch or 600 kg/shift. The recyclable wastes will be disposed through a government approved agency to recycling industry and non-recyclable waste will be disposed through govt. approved agency.

6. **Power Details**

During Operation Phase, Total power requirement will be 2410 kVA and will be met from nearby existing MES Power Station. For Power Back up, DG sets of Capacity 650 KVA (1x400 kVA + 1x250 kVA) will be installed.

7. **Parking Facility Details:** Total Proposed Parking is 467 ECS.

8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 13.8 km ESE and from Asola Wildlife Sanctuary is 14.3 km SSE.

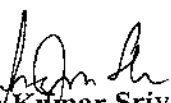
9. **Plantation Details:** The proposed Green Area is 12300 sqm. (34.15 % of total plot area). The Project site has 779 nos. of trees out of which 6 trees will be retained, 773 trees will be felled. Total no. of trees proposed is 450 nos.

10. **Cost Details:** Total Cost of the project is Rs 300 Crores.

PP has submitted request letter dated 14.03.2023 to DJB for issue of permission for provision of water supply to the project.

OM dated 09.09.2011 *inter-alia* envisages that At the stage of consideration of proposals for EC in respect of projects involving forestland, the project proponent would inform the respective EACs about the status of their application for forestry clearance along with necessary supporting documents from the concerned Forest Authorities. It will clearly be informed to the EAC whether the application is at the State level or at the Central level. The EAC will take cognizance of the involvement of forestland and its status in terms of forestry clearance and make their recommendations on the project on its merits. After the EAC has recommended the project for environmental clearance, it would be processed on file for obtaining decision of the Competent Authority for grant of environmental clearance. In the cases where the Competent Authority has approved the grant of environmental clearance, the proponent will be informed for the same and a time limit of 12 months, which may be extended in exceptional circumstances to 18 months, a decision on which will be taken by the competent authority, will be given to the proponent to submit the requisite stage-I forestry clearance. The formal environmental clearance will be issued only after the stage-I forestry clearance has been submitted by the proponent.

PP in application form has stated that application for forest clearance has been submitted on 03.02.2023 at Parivesh portal along with all the requisite documents and the present status of the proposal is – recommended from state government and pending at IRO head. PP has uploaded an undertaking regarding the same enclosing the recommendation of state government and screenshot of timeline of forest clearance.


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Member, SEIAA


(K.S. Jayachandran)
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The SEAC deliberated the Notification S.No. 1886 (E) dated 20.04.2022 amending the provision of EIA Notification, 2006 envisaging as follows:

...(iii a) Such Category 'B' projects, relating to the National defence or strategic or security importance or those as notified by the Central Government on account of exigencies such as pandemics, natural disasters or to promote environmentally friendly activities under National Programmes or Schemes or Missions or such projects which are inordinately delayed beyond the stipulated timeline as laid down in this notification and also meet the criteria as laid down in this regard from time to time, shall be considered at the Central level as Category 'B' projects;

B. After due deliberations, the SEAC in its 129th meeting held on 14.06.2023 recommended as follows:

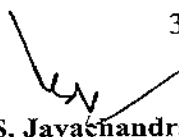
As the project belongs to Border Road Organisation and coming up on a defence land the committee recommended for delisting the case in SEIAA, Delhi for resubmission at Parivesh Portal to MoEF&CC, GoI.

C. The SEIAA during its meeting dated 04.07.2023 took the following decisions (s):

The SEIAA approved the SEAC recommendations for delisting the case.


(Sarvagya Kumar Srivastava)
Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

Agenda: 07

Case No. C- 450 (Transfer Case)

Name of the Project	Alteration/Addition in Motel Building at Khasra No. 83, 84, 85, 91/1-2, 100/1- 2, 101 & 102, Village Satbari, New Delhi by M/s Anant Raj Limited
Project Proponent	M/s GRAND BUILDTECH LIMITED
Proposal No.	SIA/DL/MIS/300721/2023
EC File No.	F. No. 21-60/2019-IA-III dated 15.11.2019
SEIAA Delhi File No.	DPCC/SEIAA-IV/C-450 /DL/2023

A. Details of the proposed project are as under:

M/s Anant Raj Limited obtained Environmental Clearance from MoEF&CC, GoI vide letter no. F. No. 21-60/2019-IA-III dated 15.11.2019 for the Project namely "Alteration/Addition in Motel Building at Khasra No. 83, 84, 85, 91/1-2, 100/1- 2, 101 & 102, Village Satbari, New Delhi" in absence of SEIAA, Delhi.

Now, **GRAND BUILDTECH LIMITED** has applied for transfer of EC for above said project from M/s Anant Raj Limited to M/s Grand Buildtech Limited.

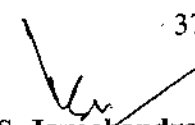
As per the provision of EIA Notification, 2006 prior environmental clearance granted to specific project or activity to an applicant may be transferred during its validity to another legal person entitled to under take the project or activity on application by the transferor, or by the transferee with a written no objection by the transferor, to, and by the regulatory authority concerned, on the same terms and conditions under which prior Environmental Clearance was initially granted, and for the same validity period. No reference to SEAC concerned is necessary in such cases.

The applicant uploaded following documents in support of their request.

1. No Objection Certificate from M/s TARC Limited (previous known as M/s Anant Raj Global Limited) (transferor) for transferring the Environment Clearance to M/s Grand Buildtech Limited
2. Undertaking by the transferee namely M/s Grand Buildtech Limited stating that they will comply with the conditions prescribed by MoEF & CC in the Environment Clearance letter F. No. F. No. 21-60/2019-IA-III dated 15.11.2019.
3. Undertaking by M/s TARC Limited regarding authenticity of documents submitted to SEIAA.


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Chairman, SEIAA


(Reena Gupta)
Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

Minutes of Meeting of 71st SEIAA Meeting held on 04.07.2023

The Registered Office details of the transferee i.e. M/s Grand Buildtech Limited uploaded at PARIVESH Portal is different than that reflected on the letter head.

C. The SEIAA during its meeting dated 04.07.2023 took the following decisions (s):

The SEIAA decided to delist the case in view of mismatch in registered address of PP in Proposal uploaded and online details on PARIVESH Portal and advised PP to upload fresh proposal with correct addresses.

Meeting ended with the vote of thanks to the Chair.


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(Reena Gupta)
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(K.S. Jayachandran)
Member Secretary, SEIAA

Annexure-I: Terms of Reference (ToR) for Hiring Research Associate (RA) for State Environment Impact Assessment Authority (SEIAA)/State Level Expert Appraisal Committee (SEAC) -Delhi.

I. Introduction:

The State Level Environment Impact Assessment Authority (SEIAA) and State Level Expert Appraisal Committee (SEAC) for National Capital Territory (NCT) of Delhi have been constituted by the Govt. of India on 6th September 2021. The SEIAA is responsible for implementing EIA Notification, 2006 and granting Prior Environmental Clearance (EC) for projects falling under category "B" of schedule in the said Notification, following the recommendations of the State-level Expert Appraisal Committee (SEAC).

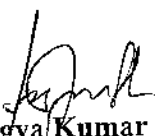
The EIA Notification, 2006 makes prior Environmental Clearance (EC) compulsory for all new Project and Activities listed in the schedule to the Notification or for Expansion/modernization of existing projects and activities listed in the schedule.

Vide Delhi Gazette Notification dated 03.12.2021 Delhi Pollution Control Committee (DPCC), situated at ISBT Building, 4th & 5th Floor, Kashmere Gate, Delhi-110006 has been notified as the agency to act as a Secretariat for providing all financial and logistic support including accommodation, transportation and such other facilities in respect of all statutory functions of the State Environment Impact Assessment Authority (SEIAA), and State Level Appraisal Committee (SEAC).

In view of deliberations took place in the meetings of SEIAA/SEAC, the SEIAA proposes to hire two Research Associates for providing assistance in processing the proposals received from project proponents in its Secretariat i.e. Delhi Pollution Control Committee(DPCC).

II. Roles and Responsibilities:

- a. To analyze the larger impacts of projects or activities on Delhi's environment and assist in secretariat for data analysis, interpretation and visualization.
- b. To analyze policies/directions on compliances of various environmental legislations, prepare SoPs and action plans, work plans including facilitating monitoring.
- c. To manage knowledge, data and communication to non-technical audience including preparation of reports and PPTs in areas of environmental pollution and management.
- d. Reviewing the proposals received at PARIVESH Portal from project proponents for capturing environmental impacts and proposed environmental safe guards to assist SEIAA/SEAC in its statutory functions.
- e. Assist in Secretariat for scrutiny of the proposals and raising Essential Details Sought (EDS) as per requirements of SEIAA/SEAC.


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- f. Assist in secretariat for processing the proposal at PARIVESH portal at Authority (SEIAA/SEAC) end.
- g. Assist in standardizing the work flow of processing of proposals till final recommendation of the proposal.
- h. Assist in Secretariat of SEIAA towards creating monthly and annual reports on the list of initiatives by SEIAA and creating public awareness.
- i. Assist Member Secretary, SEIAA/ SEAC as per work assigned.

III. Qualifications and Experience:

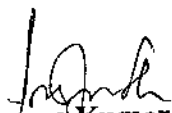
- a. The candidates should be Environmental Engineering Expert(s) holding a PhD/Master's degree in urban planning or environmental science/ natural sciences/ engineering from reputed national and international institutes.
- b. Candidates shall have a minimum work experience of 03 years for Research Associate, in the field of natural resource management, climate change, environmental protection, air/water/land pollution and mitigation in reputed national and international organisations, including consulting firms.
- c. Candidates may preferably have prior experience in environmental impact assessments related work.
- d. Candidates may preferably be well-versed in handling data systems, large data sources and shall be proficient in using statistical tools such as R, SPSS etc.
- e. Candidates may be well-versed in preparing dashboards and visualizations to help in decision-making for members of SEIAA/SEAC.
- f. Candidates may preferably be well-versed with the latest GIS tools, such as Q-GIS or ArcGIS.
- g. Candidates shall be proficient in IT technologies such as PowerPoint, excel, query languages etc.
- h. Age Limit:
 - a) The upper age limit for applying for award of Research Associate shall be 35 years.
 - b) The upper age limit is relaxable upto 5 years in the case of applicants belonging to scheduled castes/scheduled tribes, physically handicapped and women applicants whereas 3 years in case of OBC (Non-Creamy Layer candidates).

IV. Duration of Engagement:

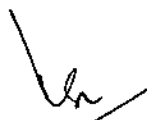
The initial engagement of the persons as Research Associates will be for the period or one year. After expiry of initial term, engagement may be extended, based on requirement of the SEIAA and performance of Research Associate concerned, with the concurrence of Chairman, Delhi Pollution Control Committee (DPCC), for a maximum period of one year at a time.

The appointment of Research Associates would be on full-time basis and they would not be permitted to take up any other assignment during the period of tenure in the SEIAA/ SEAC. The appointment of Research Associate will be of a temporary (non-

2 of 4


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official) nature against the specific jobs. The engagement of Research Associate can be terminated by the DPCC at any time without assigning any reason thereof by giving them 30 days' notice. However, in case Research Associates wishes to resign, he will have to give 30 day's advance notice or remuneration in lieu thereof before resigning from the engagement.

V. REMUNERATION, ALLOWANCES AND WORKING HOURS:

REMUNERATION:-

The consolidated stipend of Research Associate will be one of the following.

- a) Rs.47,000/- (fixed)
- b) Rs.49,000/- (fixed)
- c) Rs.54,000/- (fixed)

The stipend may normally be fixed at Rs.47,000/-. However, a selected RA may be placed in the higher stipend if there is ample justification by the selection committee.

Enhanced remuneration may be paid to deserving officials on case to case basis with the approval of Chairman, DPCC on account of special expertise/ experience in the concerned field.

ALLOWANCES:

Research Associates shall not be entitled to any kind of allowance or accommodation facility e.g. Dearness Allowance, Transport Facility, Residential Accommodation, Personal Staff, CGHS, and Medical Reimbursement etc.

LEAVES:

Research Associates shall be eligible for Eight (08) Days leave in a calendar year on prorata basis. No remuneration for the period of absence in excess of the admissible leave will be paid to Research Associates. Also, un-availed leave shall neither be carried forward to next year nor encashed.

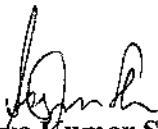
Working Hours:

Research Associates may follow the normal working hours as prescribed (i.e. 09:30 AM to 06:00 PM). However, as per the exigency one has to sit late to complete the time bound work.

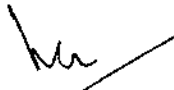
VI. Recruitment Process:

Engagement of Research Associates shall be done by Delhi Pollution Control Committee (DPCC) by inviting applications on the website of Department of Environment, GNCTD/ DPCC, in the manner as follows:

- (a) A circular/advertisement shall be uploaded on the website of the Department of Environment, GNCTD/ DPCC inviting applications from willing/ eligible persons for


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Chairman, SEIAA


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Member, SEIAA


(K.S. Jayachandran)
Member Secretary, SEIAA

engagement as Research Associates. The closing date for submission of applications should be at least 21 (twenty one) days from the date of issue of the circular.

(b) A Screening-cum-Selection Committee shall be constituted by the Delhi Pollution Control Committee for selection of Research Associates.

(c) The Committee shall first shortlist the applications on the basis of the criteria decided by it. Thereafter, the Committee may hold a personal interaction with the shortlisted candidates, if required.

(d) After selection of suitable candidate(s) for appointment as Research Associates and obtaining necessary approvals of Competent Authorities, an offer letter shall be issued to successful candidates clearly indicating the terms and conditions of engagement. No Research Associates shall be allowed to join without first submitting an undertaking towards acceptance of the terms and conditions as mentioned in the offer letter.

CONFIDENTIALITY OF DATA AND DOCUMENTS:

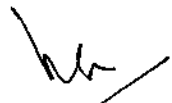
The intellectual Property Rights (IPR) of the data collected as well as deliverables produced for the SEIAA/ SEAC/DPCC/Department of Environment shall remain with the Department. No one shall utilize or publish or disclose or part with, to a third party, any part of the data or statistics or proceedings or information collected for the purpose of his assignment or during the course of assignment for the SEIAA/ SEAC, without the express written consent of the Department of Environment. The Research Associates shall be bound to hand-over the entire set of records of assignment to the SEIAA before the expiry of the contract and before the final payment is released by the Department.

CONFLICT OF INTEREST:

The Research Associates appointed, shall in no case represent or give opinion or advice to others in any matter which is adverse to the interest of the Department nor will he indulge in any activity outside the terms of the contractual assignment. The Research Associates will not be entitled for any benefit/compensation absorption/regularization of service with this Department.


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