



# योजना तथा वास्तुकला विद्यालय, नई दिल्ली

संसद के अधिनियम के तहत "राष्ट्रीय महत्व का संस्थान"

(मानव संसाधन विकास मंत्रालय, भारत सरकार)

## School of Planning and Architecture, New Delhi

An "Institution of National Importance" under an Act of Parliament  
(Ministry of Human Resource Development, Government of India)

Ref No. : VK-47/2018-19/SPA/PMW

Date : 01.07.2021

To  
Department of Forests & Wildlife  
Office of the Deputy Conservator of Forest (West)  
Govt. Of NCT of Delhi  
West Forest Division, Mandir Lane,  
New Delhi-110060

**Subject: Construction of New Campus of School of Planning & Architecture, Vasant Kunj, New Delhi - seeking permission for diversion of forest area for non-forestry purposes as per the provisions under Forest (Conservation) Act, 1980 - submission of reply to Essential Details Sought (EDS) dt. 07.06.2021 vide letter dated F.24/WFD/COT/FCA/2021-22/669-672**

**References:** Our Online File Proposal No: FP/DL/SCH/139664/2021 dt.  
EDS received online dt. 30.03.2021, 12.04.2021 & 07.06.2021  
Reply submitted online dt. 09.04.2021 & 23.04.2021  
Hardcopy submitted dt.16.04.2021

Dear sir,

This has reference to the EDS raised online on 07.06.2021 vide letter no. F.24/WFD/COT/FCA/2021-22/669-672 regarding the shortcomings in the above mentioned proposal.

Pointwise reply to the same are given below:

### 1. Details of cost benefit analysis

**Response :** The cost benefit analysis is given in **Annexure 1**.

### 2. Distance plotted on map from Asola Bhati Wildlife Sanctuary and its eco-sensitive zone

**Response:** The boundary coordinates of both the Asola Bhati Wildlife Sanctuary and its eco-sensitive zone have been marked based on the coordinates available in Gol, MoEF&CCs Gazette Notification no. S.O.2996(E) dated 11 Sep 2017, The distance of the nearest coordinate from the project site as measured from the satellite photo is as follows:

Er. SURINDER KUMAR  
Assistant Engineer (Civil)  
School of Planning And Architecture  
New Delhi

- From Asola Bhati Wildlife Sanctuary (28°29'44.864"N, 77°11'44.864"E) - 6.5 km
- From its Eco Sensitive Zone (28°30'14.183"N, 77°11'26.575"E) - 5.5 km

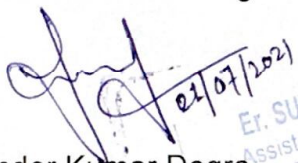
A map showing the same is given in **Annexure 2**.

**3. Submit the permission received from CEC**

**Response:** The application is under process at CEC but some delays are expected due to Covid-19 related lockdown. We assure you that we will submit the copy of the permission as soon as it is received.

We hope you will find the above in order and process our application for forest clearance at the earliest.

Thanking You  
For School of Planning and Architecture

  
Surinder Kumar Dogra  
Authorised Signatory

Er. SURINDER KUMAR  
Assistant Engineer (Civil)  
School of Planning And Architecture  
New Delhi

**Enclosures:**

**Annexure 1:** Cost Benefit Analysis

**Annexure 2:** Distance of the Asola Bhati Wildlife Sanctuary and its eco-sensitive zone from the project site

## ANNEXURE : 1

### **Cost Benefit Analysis for diversion of forest land (deemed forest) over an area of 8.0073 hectare in Vasant Kunj, New Delhi For construction of a New Campus of School of Planning & Architecture (SPA)**

*(prepared as per "Guidelines for conducting Cost benefit analysis for projects involving diversion of forest land under the provisions of the Forest (Conservation) Act, 1980" issues by Forest Conservation Division, MoEF&CC, GOI vide letter no. 7-69/2011-FC(Pt.) dt. 01.08.2017)*

**Table-B: Estimation of cost of forest diversion**

No.	Parameters	Remarks
1	Ecosystem services losses due to proposed forest diversion	As per Forest Department of Government of Delhi's website <sup>1</sup> , vegetation of Delhi is typical Northern Tropical Thorn Forest Type. Thus, economic value of loss of eco-system services due to diversion of forests at Vasant Kunj, New Delhi shall be Rs. 5.63 Lakh/Ha (NPV rate as per ECO Value of Dense Forest, Class IV as per Guideline of MoEF&CC (FC division), GoI dated 28.03.2019). Inline with the same, total cost has been calculated below: 1. Total Forest area: 8.0073 Ha. 2. Environmental loss: 8.0073 x 5.63 <b>= Rs. 45.08 lakh</b>
2	Loss of animal husbandry productivity, including loss of fodder.	10% of the NPV (as per the cost benefit guideline) = 10% X Rs. 45.08 lakh = <b>Rs. 4.508 Lakhs</b>
3	Cost of human resettlement	No R&R involved in the proposed project
4	Loss of public facilities and administrative infrastructure (Roads, Building, Schools, Dispensaries, Electric lines, Railways etc.) on forest land, if these facilities were diverted due to this project	No loss of public facilities is taking place and no administrative infrastructure (Roads, Building, Schools, Dispensaries, Electric lines, Railways etc.) will be destroyed.
5	Possession value of forest land diverted	The possession value of forest land diverted (as per guideline) shall be 30% of NPV due to loss of forest = 30% X Rs 45.08 Lakhs = <b>Rs. 13.524 Lakh</b>
6	Cost of suffering to oustees	Nil
7	Habitat Fragmentation Cost	Habitat fragmentation Cost shall be 50% of NPV (as per guideline)

<sup>1</sup> [http://forest.delhigovt.nic.in/wps/wcm/connect/doit\\_forest/Forest/Home/Forests+of+Delhi/Type+of+Forests](http://forest.delhigovt.nic.in/wps/wcm/connect/doit_forest/Forest/Home/Forests+of+Delhi/Type+of+Forests) assessed as on 14.06.2021.

**ANNEXURE : 1 CONTD.**

<b>No.</b>	<b>Parameters</b>	<b>Remarks</b>
		= 50%X Rs. 45.08 Lakhs = <b>Rs. 22.54 Lakh</b>
8	Compensatory afforestation and soil & moisture conservation cost	Under Delhi (Preservation) of Trees Act, (DPTA) 1994, compensatory plantation cost shall be deposited as Rs. 57000/- for each tree along with 10% administration & 5% other charges. Total 875 nos. of trees are planned to be fell. Thus, total compensatory afforestation cost including soil & moisture conservation shall be Rs. = Rs. 5,73,56,250/- or <b>573.56 Lakhs</b>

**Total cost due to diversion of Forest land**

= Rs. (45.08 + 4.508 + 13.524+ 22.54+ 573.56 ) Lakh

**= Rs. 659.212 Lakh**



**Table-C: Estimating benefits of forest-diversion in CBA**

No.	Parameters	Remarks
1	Increase in productivity attribute to the specific project	Productivity from the proposed project can be interpreted in terms of likely revenue generation from carrying out consultancy project besides providing education and training to the youth of the nation. As per the future projection of the student till year 2026-27 (DPR, Dec. 2016, Table 15), about 690 nos. of students will be enrolled per year in the new campus & get benefited. Perusal of the revenue generated (last 5 years) from the consultancy services being provided by the existing SPA campus shows that on an average Rs. 33500 lakhs revenue generates from consultancy services. Similarly for the proposed project, it is anticipated that similar amount i.e Rs. 33500 Lakhs per year or higher can be generated from carrying out consultancy services. Thus, over next 50 years (average life of building) about <b>Rs. 167500 Lakhs</b> (without accounting inflation rate) can be the revenue to the institute.
2	Benefits to economy due to the specific project	The project will yield significant economic benefit to the state & Country. The proposed project of SPA Delhi has been proposed to cater to the educational and training requirements of youths of most economically and educationally backward community. It would greatly enhance the opportunity for higher education of the people leaving in surrounding areas. Generation of direct and indirect employment will have added benefit to the economy. Thus, this project will play significant role in improving the socio-economic condition of the people.
3	No. of population benefited due to specific project	There are nos. of population will be associated and benefited directly from the project which includes 690 nos. Students (till year 2026-27) and 154 nos. staffs. The projected figures are as per current planning. In future the strength of the students and staffs will be increased as more courses/ departments will be established in the new

**ANNEXURE : 1 CONTD.**

No.	Parameters	Remarks
		campus.
4	Economic benefits due to of direct and indirect employment due to the Specific project .	Direct employment - Rs 2028 Lakh/year Indirect employment- Rs. 920 Lakh/year Total over 50 years= <b>Rs. 147400 Lakhs</b>
5	Economic benefits due to compensatory afforestation	Compensatory plantation under DPTA 1994 shall be 10 times the trees to be fell = 875 X 10 nos. of trees = 8750 trees Lifespan of a tree may in terms of hundreds of year depending upon the type of species and its care. However, for the purpose of calculation, lifespan of a tree has been considered as 50 years. Economic benefit of one tree accruing over next 50 years monetized <sup>2</sup> in terms of providing oxygen, fertilizer, water, soil moisture conservation, micronutrients and compost, etc. = Rs. 37.25 lakh Thus, future benefits of 8750 nos. of trees @ Rs. 37.25 lakh will be = <b>Rs.325937.5 Lakhs</b>

**Total benefit due to diversion of forest land for non-forest activity**  
= Rs. (167500 + 147400 + 325937.5) Lakhs = **Rs. 640837.5 Lakh**

<sup>2</sup> According to the report submitted by 5 members SC committee comprised of Soham Pandya, B K Maji & others (refer case "Special Leave Petition (Civil) No. 25047 of 2018"), the monetary value of a tree is to be counted as – its age multiplied by Rs. 74,500.

## COST BENEFIT ANALYSIS

### Based on value of products:

A) Total Benefit to the Society = Rs. 6,40,837.5 Lakh

B) Total Cost to the Society = Rs. 659.212 Lakh

$$\begin{aligned} \text{Cost Benefit Ratio} &= \frac{\text{Total Benefit}}{\text{Total Cost}} \\ &= \frac{640837.5}{659.212} \\ &= 972.12 \end{aligned}$$

Map showing distance of New Campus of School of Planning & Architecture, Vasant Kunj, New Delhi from to Asola Bhatti Wildlife Sanctuary



Legend :

12 ° Coordinate of ESZ

25 ° Coordinate of WLS