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STATE ENVIRONMENTAL IMPACT ASSESSMENT AUTHORITY (SEIAA)-DELHI
OFFICE OF DELHI POLLUTION CONTROL COMMITTEE
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F.No.DPCC/SEIAA-III/C- 326 /DL/2016/ *5215 to 5226*

Dated: *10/11/16*

Environmental Clearance No.: SEIAA-D/ C-326/EC- 335 /2016.

To,

Mrs. Dimple Mahna (Authorized Signatory),
Hotel Complex & Convention Centre,
Assest No.13, Hospitality District,
DIAL, IGI Airport, Delhi

Sub: Amendment in Environmental Clearance of "Hotel Complex & Convention Centre" at Asset No.13, Hospitality District, DIAL IGI Airport, Delhi by M/s Aerocity Hotel and Global Centre(Delhi) Pvt

This has reference to your application submitted in Online Submission & Monitoring of Environmental Clearances (OSMEC) Portal of MoEF&CC, GOI vide Proposal No. SIA/DL/NCP/17121/2010 and accepted by SEIAA-Delhi for seeking Environmental Clearance under Environmental Impact Assessment Notification dated 14.09.2006 amended as on date for Amendment in Environmental Clearance of "Hotel Complex & Convention Centre" at Asset No.13, Hospitality District, DIAL IGI Airport, Delhi by M/s Aerocity Hotel and Global Centre(Delhi) Pvt. Ltd and subsequent presentation given before the State Level Expert Appraisal Committee (SEAC) in its 83rd meeting held on 15.10.2016 for seeking amendment in environmental clearance for subject cited project as required under the EIA Notification, 2006. The proposal has been appraised in the 83rd meeting of SEAC as per procedure prescribed under the provisions of EIA Notification dated 14.09.2006 on the basis of the documents submitted with the application viz., Form-1, I-A, Environmental Management Plan/Conceptual Plan and the additional clarifications furnished in response to the observations of the State Level Expert Appraisal Committee.

It is inter-alia noted that the proposal is for amendment in Environmental Clearances granted vide C 92/DPCC/SEIAA-SEAC/10/1444 dated 11.11.2010 for proposed construction of Hotel Complex & Convention Centre, which is valid for seven years as per extant provision of EIA Notification, 2006.

As per application submitted the revised/amended project details are as under :

There is no change in total plot area of the project ie 31163.13sq.m and in total built-up area (FAR+Basements)ie 212732.72sq.m. The permissible FAR is 111483.6 sq.m. & achieved FAR will be 70982.72 sq.m. Total basement area will be increased from 101250 sq.m. to 141750 sq.m. and number of basements will be increased from four to six .Number of floors will be reduced from Mezzanine +G+10 to Mezzanine +G+4 .As per amended proposal, project will have 300 number of guest rooms and 02 number of blocks. Proposed height of the building is reduced from 28.7 m. to 15 m. The proposed project will house a Hotel complex, Country Club, Convention Centre, Retail etc for which earlier Environmental Clearance was issued. The green area will be 8102.49 sq.m.(26% of plot area).The area under landscaping is 9350 sq.m. The permissible ground coverage is 22275sq.m. and ground coverage achieved will be 21410.35 sq.m. The parking provision for 2168 ECS has been kept for the proposed

complex. The total water requirement stands reduced from 1330 KLD to 374 KLD. Fresh water requirement stands reduced from 765KLD to 166KLD. The water requirement will be supplied by DIAL. The total waste water to be generated from the proposed project is 258 KLD which will be treated in STP of 310 KLD capacity. 208 KLD of treated waste water will be recycled for using in flushing(113KLD), HVAC/scrubber/cooling(90KLD) , gardening(5KLD) . The solid waste generated from the project during operation phase is approximately 3105 Kg/day. Total power load stands reduced from 10.000KVA to 6000KVA.

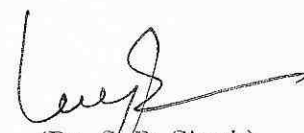
The requirements of the project have been taken into account by SEAC during the appraisal of project. The SEIAA took account of the discussions and environmental conditions imposed during the consideration of the project in the SEAC meetings held on 15.10.2016.

The State Level Environment Impact Assessment Authority, Delhi (SEIAA-Delhi) in its 39th meeting held on 27.10.2016 hereby accords the amendment in Environmental Clearance to the above said project imposing the following additional /amended conditions :

1. Adequate ventilation should be provided in the basements and during the operation phase the concentration levels of Carbon Dioxide, Carbon Monoxide should be monitored periodically and be reported in periodical compliance reports to be submitted. NOx, SOx & PM are also to be maintained in basement as per EIA norms.
2. BOD level should not exceed 10 mg/l in STP treated water.
3. Excess treated waste water should not be discharged into nearby drains and should be diverted into the nearby horticultural parks through a fixed pipeline to be laid by the project proponent.
4. Boring for Rain Water Harvesting system should not be permitted/ done before completion of main building structure work.
5. Magnetic Flow Meters should be installed to monitor consumption of water (for fresh as well as treated water).
6. Capacity of DG set should not exceed 50% of the total load.
7. Solar Photovoltaic (SPV) system should be installed to reduce use of conventional source of energy by at least 20% of total load. Minimum 50% of roof top area of building should be utilized for installation of Solar Panels/ SPV system.
8. Only LEDs should be used.
9. Green building norms should be followed with a minimum 3 star GRIHA rating and Gold rating should be followed up.
10. Biodegradable solid waste should be converted into compost using organic waste converter.
11. STP treated water should be used for construction purposes.
12. Packaged/ mobile STP shall be provided during construction phase.
13. Minimum 1 tree for every 80 Sq. Mt of plot area should be planted within the project site in accordance with the landscape plan submitted.
14. In case trees are cut or transplanted, compulsory plantation in the ratio of 1:3 to be done in the premises.
15. Construction & Demolition waste should be disposed of at authorized C&D waste processing unit.
16. Minimum 8 m high barricade should be provided before the start of construction.
17. During the construction Phase for control of dust pollution all precautionary measure should be ensured in compliance of Hon'ble National Green Tribunal order dated 4.12.2014 & 10.04.2015 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 &ors.
18. 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 amendment of 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.
19. The amendment of 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.
 20. 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.
 21. 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.
 22. Green area should not be less than 25 % of the plot area out of which minimum 15 % should be of soft green area, so that there should be sufficient recharging of ground water. Further along boundary wall, minimum of soft green space of 2m width be kept for better tree growth & ground water recharge. based on area of 6' x 6' / tree being a norm.

Rest of the conditions will remain same as per earlier Environmental Clearance issued vide letter No. 92/DPCC/SEIAA-SEAC/10/1444-1448 dated 11.11.2010.


(Dr. S. D. Singh)
Member Secretary
SEIAA-Delhi

Copy to:

1. Sh. Krishan Mohan Sahni, Chairman, State Level Environment Impact Assessment Authority-Delhi, 38, Pocket-2, Jasola Vihar, New Delhi.
2. The Secretary(Environment)-cum-Chairman(DPCC), Department of Environment, Govt. of NCT Delhi, Secretariat Building, 6th Level, C-Wing, I.P.Estate, New Delhi-02.
3. The Vice Chairman, DDA, Vikas Sadan, INA, New Delhi.
4. The Commissioner (Planning), DDA, Vikas Minar, IP Estate, New Delhi-110002.
5. The Chief Executive Officer (CEO), Delhi Jal Board, Varunalaya, Jhandewalan, New Delhi.
6. The General Manager, New Udaan Bhavan, Opposite Terminal-3, IGI Airport, New Delhi-110037.
7. The Commissioner, South Delhi Municipal Corporation, 4th floor, Dr. S.P.M. Civic Centre, JLN Marg, New Delhi-110002.
8. The Deputy Commissioner of Police ,South-West District, Police Station, Vasant Vihar, New Delhi-110067.
9. The Director, Fire Services, 101, Kashmire Market, Connaught Place, New Delhi, Delhi 110001

10. The Additional Principal Chief Conservator of Forests (C), Regional Office (Central), Ministry of Environment, Forests & Climate Change, Govt. of India, Kendriya Bhawan, 5th Floor, Sector-H, Aliganj, Lucknow-226024, Uttar Pradesh.
11. The Director, Impact Assessment Division, Monitoring Cell, Ministry of Environment, Forests & Climate Change, Govt. of India, Indira Paryavaran Bhawan, Jor bagh, New Delhi-110003.



(Dr. S. D. Singh)
Member Secretary
SEIAA-Delhi