

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY - DELHI
OFFICE OF DELHI POLLUTION CONTROL COMMITTEE
4th FLOOR, ISBT BUILDING, KASHMERE GATE, DELHI-6
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F.No. 86/DPCC/ SEIAA-SEAC/10/2032-2036

Dated: 06.06.2011

To,

M/s Bird Airport Hotel Pvt. Ltd.,
E-9, Connaught House,
Connaught Place,
New Delhi.

Sub: Proposed Hotel Project Dusit D2 (A Bird Hotel) at Asset no. 10, Hospitality District, IGI Airport, New Delhi- Environmental Clearance- regd.

Consultant to the Project: M/s Enkay Enviro Services

This has reference to communication no. Nil received on 18.06.2010 followed by subsequent letters received on 06.08.2010, 18.11.2010, 07.12.2010, 30.12.2010, 15.03.2011 and 15.04.2011 made to State Level Expert Appraisal Committee, NCT-Delhi, constituted vide GOI notification no. S.O. 1888(E) dated 30.07.2008, seeking prior Environmental Clearance for the above project under EIA Notification, 2006. The proposal has been appraised as per prescribed procedure in the light of provisions under EIA Notification, 2006 on the basis of mandatory documents enclosed with the application along with the additional clarifications furnished in response to the observations of State Expert Appraisal Committee constituted by Competent Authority in its meeting held on 06.08.2010, 26.11.2010 and 27.01.2011 and also the resolution submitted by the project proponent submitted in light of Office Memorandum dated 16.11.2010 of Ministry of Environment & Forests, GOI, as per decision of SEIAA after consideration of matter in its 13th meeting held on 10.03.2011.

1. It is interalia noted that the proposal is for grant of Environment Clearance for already under construction Dusit D2 (A Bird Hotel) at Asset no.10, Hospitality District, IGI Airport, New Delhi, on a total plot area of 7,225.90 sqmt. Out of total plot area, 751.10 sqmt is surrendered area and 6,474.80 sqmt is net plot area. The proposed project is a four star hotel, including facilities of 216 Guest rooms, Commercial Area, Bar, Restaurant, Banquet Hall, F&B outlets (seating capacity=500), and Multiplex (seating capacity:120). The proposed height of the building is 23.50 m, having ground + service + 5 upper floors. Three basements are proposed having an area of 11,294.4 sq mt. The proposed built-up area is 30,161.38 sqmt.

- (xxi) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices preferred.
- (xxii) Energy Conservation Building Code to be strictly adopted in all aspects of building design and construction.
- (xxiii) Approval of competent authority shall be obtained for structural safety of the building due to earthquake, adequacy for fire fighting equipments etc as per National Building Code including protection measures from lightening etc.
- (xxiv) Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to all surroundings.

II. Operation Phase

- (i) Consent to Operate under Air and Water Acts shall be obtained from DPCC before operation, failing which the Environmental Clearance herein shall be deemed to be withdrawn.
- (ii) The Zero wastewater discharge condition to be achieved with installation of on-site Sewage Treatment Plant. The STP should be certified by an independent expert and adequacy report in this regard should be submitted to Delhi Pollution Control Committee before the project is commissioned for operation. Necessary measures should be made to mitigate the odour problem from STP.
- (iii) The solid waste (dry as well as wet garbage) generated should be properly collected and segregated. Biodegradable (wet) garbage generated should be converted to compost or biogas by suitable technology. Non-Biodegradable waste should be outsourced properly after recovery of recyclable material. Adequate measures should be taken to prevent odour problem.
- (iv) DIAL should examine the feasibility of setting up of common solid waste collection facility for future projects in the aerocity and convert it into biogas/energy.
- (v) DIAL should setup Environment Management Cell for the whole Aerocity and Continuous Ambient Air and Noise Monitoring station within the Aerocity site and monitoring report should be submitted to Delhi Pollution Control Committee.
- (vi) Utilization of Diesel power generating sets is subject to power failure condition only. The DG sets proposed as a source of power back up during operation phase should be of enclosed type, low sulphur diesel run and conform to rules made under the Environment (Protection) Act, 1986. The DG sets should be subjected to periodic noise and stack monitoring in consultation with DPCC. Waste/used diesel should be stored and managed as per Hazardous Waste (Management and Handling) Rules, 2000 as amended to date and be sold to CPCB approved recyclers. Clearance from AAI should be obtained for stack height of D.G Set.
- (vii) Traffic congestion near the entry and exit points from the roads adjoining the project site must be avoided. Parking should be fully internalized and no public space should be utilized. Parking provision should also be provided for disabled persons.

- (viii) Energy Conservation measures such as solar lighting for common areas, solar water heating system, CFLs/TFLs for lighting of areas, LED lights for signage, solar inverters etc should be adopted.
- (ix) Used CFLs/TFLs should be properly collected and disposed off/ sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination.
- (x) A Report on energy conservation measures conforming to energy conservation norms finalized by Bureau of energy Efficiency should be prepared incorporating details about building materials and technology, R & U factors etc and submit a copy to Ministry of Environment & Forests, Regional Office, Chandigarh and DPCC in three months time with intimation to SEIAA.

PART B- GENERAL CONDITIONS

- (i) The environmental safeguards and monitoring schedule as contained in the EMP should be implemented in letter and spirit & there will be no departure from the final project proposal as approval herein.
- (ii) Officials from Ministry of Environment & Forests, Regional Office, Chandigarh and Delhi Pollution Control Committee, who would be monitoring the implementation of environmental safeguards, should be given full cooperation, facilities and documents/data on site by the project proponents during their site inspection. A complete set of all the documents submitted to SEAC should be forwarded to Ministry of Environment & Forests, Regional Office, Chandigarh & DPCC. Six monthly monitoring reports should also be submitted to Ministry of Environment & Forests, Regional Office, Chandigarh & DPCC.
- (iii) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by the SEAC.
- (iv) In compliance to Hon'ble High Court's Order dated 7th August, 2008, use, sale and storage of all kinds of plastic bags shall be forbidden.
- (v) E-waste generated in the complex should be managed as per CPCB guidelines on E-waste management and disposed through approved e-waste recyclers.
- (vi) State Environmental Impact Assessment Authority reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including the revoking of the environmental clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
- (vii) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department etc shall be obtained, as applicable by project proponents from the respective competent authorities.
- (viii) These stipulations would be enforced among others under the provisions of Water (Prevention and Control) Pollution Act, 1974, the Air (Prevention and Control) Act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.

Total ground coverage area proposed is 2,915.96 sqmt. The F.A.R permissible area is 16,257.90 sqmt and the F.A.R proposed area is 16,257.85 sqmt. Total landscape area will be 1,352 sqmt. Parking will be provided for 212 ECS. The fresh water demand will be 200 KLD, which will be met by supply from DIAL. The total waste water generated will be about 160 KLD which will be treated at on-site Sewage Treatment Plant of 200 KLD capacity. The treated wastewater of 158 KLD will be utilized for flushing, make up water for chillers & DG sets cooling and landscaping. Total solid waste generated will be 360 Kg/day. The Power demand (maximum) will be 1911 KW and will be met from DIAL. The total cost of the project is 185 crores. M/s Bird Airport Hotel Pvt. Ltd. has development agreement with DIAL. SEIAA has not examined their requirements as the same has been taken into account by SEAC during the appraisal of project.

2. The State Expert Appraisal Committee, after due consideration of the relevant documents submitted by the project proponent and additional clarifications furnished in response to the observations, has decided in its meeting held on 27.01.2011, that DPCC may take appropriate action for violation of EIA notification, 2006, independent of EC due to start of construction without obtaining EC. The violation was dealt as per Office Memorandum No. J-110113/41/2006-IA.II(I) dated 16th November 2010, for grant of EC. The case was placed before SEIAA in its meeting held on 10.03.2011 and the project was delisted by SEIAA with decision of conducting videography/photography of project site by DPCC officials for ascertaining present status and submission of formal resolution from project proponent with respect to violation of Environment (Protection) Act etc, as per procedure in office memorandum. After receiving of the written commitment in the form of a resolution by Board of Directors of M/s Bird Airport Hotel Pvt. Ltd. that construction has been stopped and no further violation of the Environment (Protection) Act etc. will be done, SEIAA in its 14th meeting held on 18.05.2011 and accorded necessary Environmental Clearance for the above project as per provisions of Environment Impact Assessment Notification, 2006 and its subsequent amendments, subject to compliance of the terms and conditions as follows:

PART A- SPECIFIC CONDITIONS

I. Construction Phase

- (i) Consent to Establish be obtained from Delhi Pollution Control Committee under Air and Water Act and to comply the conditions laid properly.
- (ii) Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated by Delhi Pollution Control Committee taking help of the photography and videography since the construction of the project has been started without obtaining environmental clearance for each and any of the requirements mentioned below.
- (iii) A first aid room to be provided in the project both during construction and operation phase.

- (ix) The project proponent should prominently advertise in at least two local Newspapers widely circulated in the region indicating that the project has been accorded Environmental Clearance and copy of clearance is available with the DPCC and may also be seen on the website of DPCC at <http://www.dpcc.delhigovt@nic.in>. The advertisement should be made within 10 days from the date of receipt of the Clearance letter.
- (x) The project proponent should submit copy of Environmental Clearance to the Heads of Local bodies, Panchayats and Municipal bodies in addition to relevant offices of Government who in turn has to display the same for 30 days from the date of receipt.
- (xi) An appeal against this Environmental Clearance shall lie with the National Environment Appellate Authority, if preferred, within a period of 30 days as prescribed under Section 11 of the National Environment Appellate Act, 1997.
- (xii) Status of compliance to the various stipulated environmental conditions and environmental safeguards will be uploaded by the project proponent on its website.

Dr. A. K. Ambasht
Member Secretary (SEIAA)

Copy to:

1. **The Secretary(Environment) cum Chairman (DPCC)**, Department of Environment, Government of NCT Delhi, Secretariat Building, 6th Level, C-Wing, I.P.Estate, New Delhi.
2. **Sh. Jagdish Sagar, IAS (Retd.), Chairman, State Level Environment Impact Assessment Authority**, A-804, Aditya Mega City, Vaibhav Khand, Indira Puram, Ghaziabad, UP-201001.
3. **The Director, Impact Assessment III– Division**, Ministry of Environment & Forests, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi-110003.
4. **The Additional Director/Conservator of Forests**, Ministry of Environment & Forests, Regional Office (NZ), Bays No.24-25, Sector 31 A, Dakshin Marg, Chandigarh - 160030.

Dr A. K. Ambasht
Member Secretary (SEIAA)

- (iv) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. the housing may be in the form of temporary structures to be removed after completion of the project.
- (v) Health and safety norms of CPWD should be followed during construction.
- (vi) Top soil excavated during construction activities should be stored for horticulture/landscape development within site.
- (vii) Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (viii) Proper measures should be adopted to control dust emissions during construction phase.
- (ix) Soil and water samples of the site should be tested by the proponent through DPCC recognized laboratory to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants, on quarterly basis for inclusion in the six monthly report.
- (x) Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.
- (xi) Any hazardous waste generated during construction and operation phase should be disposed off as per applicable rules and norms with necessary approvals to the Delhi Pollution Control Committee.
- (xii) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environment Protection Rules prescribed for air and noise emission standards.
- (xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken.
- (xiv) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours. The material loaded or unloaded should be covered (especially excavated soil) before transportation to avoid fugitive emissions etc.
- (xv) Ambient noise levels should conform to prescribed residential standards both during day and night. Adequate measures should be made to reduce ambient air and noise level during construction and operation phase, so as to conform to the norms stipulated by CPCB/DPCC.
- (xvi) Thick green belt of the adequate width and density, as per plan submitted, shall be raised along the periphery of the plot so as to provide protection against particulates and noise.
- (xvii) No ground water withdrawal during construction and operation phase.
- (xviii) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003.
- (xix) Ready Mix Concrete must be used in building construction.