

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY – DELHI
OFFICE OF DELHI POLLUTION CONTROL COMMITTEE
4TH FLOOR, ISBT BUILDING, KASHMERE GATE, DELHI-110006
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F.No. DPCC/SEIAA-SEAC/153/12/227-231

Dated: 30.07.2013

ENVIRONMENT CLEARANCE NO. DPCC/SEAC/153/SEIAA/20/2013

To,

M/s Hyacinth Hotels Pvt. Ltd.,
B6/17, Safdarjung Enclave,
New Delhi-110029.

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Sub: Construction of Hotel Complex for "Lemon Tree & Red Fox Hotel" at Asset no- 6, Hospitality District, DIAL, IGI Airport, New Delhi– Amendment in Environmental Clearance – reg.

1. This has reference to your application for EC submitted on 10.07.2012. As per SEAC decision on dated: 16.10.2012 your request for Amendment of earlier EC on dated 16.10.2012 to the State Level Expert Appraisal Committee (SEAC), Delhi, constituted vide GOI Notification No. S.O. 1888(E) dated 30.07.2008 and re-constituted vide GOI Notification no. 1845(E) dated 08.08.2011, for seeking amendments in the already accorded Environmental Clearance for "Construction of Hotel Building for Lemon Tree Hotel and Red Fox Hotel" at Asset no. 6, Hospitality District, DIAL, IGI Airport, Delhi by State Level Environment Impact Assessment Authority (SEIAA), Delhi (vide no. 51/DPCC/MS/SEIAA-SEAC/10/840 dated 09.02.2010). Due to constraint of available space, building plans were altered as per DUAC suggestions and thereafter EC was issued. This resulted in the construction of 3 basements floors instead of 2 leading to increased built up area. The built-up area thus increased from 32906.584 sq.mt to 35863.392 sq.mt.
2. Earlier, Environmental Clearance by SEAC-SEIAA was granted to the project vide no. 51/DPCC/MS/SEIAA-SEAC/10/840 dated 09.02.2010. The total plot area 9579.07 sq.mt and the net plot area 7891 sq.mt. The proposed built-up area was 32906.584 sq.mt. The proposed ground coverage was 3684.15 sq.mt. The proposed area under FAR was 21548.96 sq.mt. Basements (2 Nos.) were provided with total area of 11357.62 sq.mt. The total height of the proposed building was 27.5 m. The total numbers of rooms proposed were 540 (321 for Lemon Tree hotel and 219 for Red Fox Hotel). The estimated no. of people in the complex were reported as 2928 persons. The total numbers of floors were G + 6. The green area was 2390.903 sq.mt. The total parking provision was for 278 ECS. Total water requirement was 363 KLD (including 192 KLD of fresh water). The water requirement was to be

- (vi) Proper measures should be adopted to control dust emissions during construction phase by providing adequate numbers of water sprinklers.
- (vii) Soil and water samples of the site should be tested by the Project Proponent through any laboratory recognized by DPCC to ascertain that there is no threat to ground water quality by leaching of contaminants, on quarterly basis for inclusion in the six monthly reports.
- (viii) 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. Bulk of the demolition waste should be recycled and minimum possible demolition waste should be dumped at designated dumping site.
- (ix) Bio-medical waste, if any, shall be disposed of as per the Bio-medical Waste (Management & Handling) Rules, 1998 and authorization shall be obtained from DPCC as per applicability.
- (x) Any hazardous waste generated during construction and operation phase should be disposed off as per applicable rules and norms with necessary authorization from Delhi Pollution Control Committee.
- (xi) The diesel generator sets to be used during construction phase should be operated on low sulphur diesel and should conform to the Environment Protection Rules prescribed for air and noise emission standards.
- (xii) 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.
- (xiii) Vehicles hired for bringing construction material to the site should be in good condition, have pollution check certificate, conform to applicable air and noise emission standards. These vehicles 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.
- (xiv) Ambient noise levels should conform to prescribed residential standards both during day and night hours. 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. Ambient air and noise monitoring should be done by an accredited lab and data should be submitted along with compliance report in every six month.
- (xv) Thick green belt of the adequate width and density, along with adequate tree plantation to create a buffer zone as per plan submitted, shall be raised along the periphery of the plot so as to provide protection against particulates and noise.
- (xvi) Natural drainage should be preserved as far as possible.
- (xvii) Rain water harvesting, as per plan submitted, for roof top run-off and surface run-off should be implemented. Before recharging the surface run-off, pre-treatment must be done to remove suspended matter, oil and grease. The depth of the bore for rainwater recharging should be kept

in consultation with DJB. No wastewater (such as sewage, trade effluent, backwash of treatment unit, floor washing wastewater etc) should be discharged into the rainwater harvesting structure in order to avoid groundwater contamination. The collected rainwater, if any, should be properly treated before use.

- (xviii) The ground water drawl during construction and operation phases should be done only with the prior permission of DJB. Until then, no ground water shall be used in construction activities. The ground water level and its quality should also be monitored regularly in consultation with DJB.
- (xix) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification dated September 14th, 1999 and amended as on August 27th, 2003.
- (xx) Ready Mix Concrete must be used in building construction to minimize the use of water.
- (xxi) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices preferred.
- (xxii) Fixtures for toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xxiii) Energy Conservation Building Code to be strictly adopted in all aspects of building design and construction. Requirements of GRIHA rating, if proposed, should be followed.
- (xxiv) Approval of Chief Fire Officer and Delhi Urban Arts Commission for Building Plans, approval of Airport Authority of India for Building Height and approval of other authorities viz Land Owning Agency, DJB, MCD, NDMC, DISCOM, etc should be obtained.
- (xxv) NOC for cutting of trees, if any, should be obtained from Department of Forests & Wildlife.
- (xxvi) Approval of competent authority shall be obtained for structural safety of the building due to earthquake. Adequacy be ensured for firefighting equipments etc as per National Building Code including protection measures from lightening etc.
- (xxvii) 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 neighbours.

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 shall be achieved with installation of a well designed on-site Sewage Treatment Plant (STP) for the generation of sewage and Effluent Treatment Plant (ETP) for any type of effluent and the treated waste water shall be reused in HVAC cooling, flushing through dual plumbing and in Horticulture. The STP/ETP 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. Water meters at all appropriate places shall be installed to know the quantum of water used, wastewater treated,

met from Delhi International Airport Pvt. Ltd. (DIAL). The total quantity of waste water was 196 KLD. The capacity of common Sewage Treatment Plant was 235 KLD at the site. Treated wastewater was proposed to be used for Flushing, Gardening, D.G Cooling, Horticulture, Miscellaneous purposes & backwash and boiler. The solid waste generation was 662 Kg/day. The power demand for the proposed hotel complex was 4542 KW (3451 KW for Lemon Tree Hotel and 1091 KW for Red Fox Hotel). The power supply was to be met from Delhi International Airport Pvt. Ltd. (DIAL). 5 D.G Sets was installed in the complex, with 3 D.G Sets (1x 1010 KVA + 1x 500 KVA + 1x 380 KVA capacity) for Lemon Tree Hotel and 2 D.G Sets (1 x 750 KVA + 1x 380 KVA capacity) for Red Fox Hotel. The expected cost of the project was Rs. 240.73 Crores.

3. The proposal for amendment was considered by State Expert Appraisal Committee in its 46th, 47th, 50th and 53rd meeting held on 24.09.2012, 16.10.2012, 22.02.2013 and 23.05.2013. In the meeting held on 16.10.2012, the Committee was observed that the construction was completed and the building plans were altered as per by laws of building. Necessary clearances from other regulatory agencies were obtained before the construction of the building. However, the changes in building plans including one additional basement (total 3 basements) was not reported to SEAC/SEIAA for amendments in the EC already issued vide no. 51/DPCC/MS/SEIAA-SEAC/10/840 dated 09.02.2010. The Committee sought the following information from the project proponent for further consideration of the project: (i) An explanatory note for not informing the changes made in building plans as suggested by DUAC before construction, (ii) Submission of application for amendments in EC which was already issued along with the details of changes made in the building plans and their impacts on resource utilization. In meeting held on 22.02.2013, the Committee, after due consideration of the relevant documents submitted by the project proponent, has approved the below mentioned proposed amendments in the data as contained in the earlier accorded Environmental Clearance and recommended it to State Environmental Impact Assessment Authority (SEIAA) for the necessary accordance of following amendments:

It is inter-alia noted that the project involves Amendment in Environmental Clearance for Construction of Hotel Complex for "Lemon Tree & Red Fox Hotel" at Asset no- 6, Hospitality District, DIAL, IGI Airport, New Delhi. The total plot area is 9579.02 sq.mt. The net plot area is 7891.80 sq.mt. The expansion of Hotel Complex is of two Hotels one is "Lemon Tree Hotel" which is a Three Star Category Hotel and the other one is "Red Fox Hotel" which is a Two Star Category Hotel. The proposed built- up area is 35863.392 sq.mt. The permissible Ground Coverage is 3710.00 sq.mt and the proposed Ground Coverage is 3604.76 sq.mt. The permissible FAR is 21553.33 sq.mt and the proposed area under FAR is 21502.55 sq.mt. The maximum number of floors will be 3B+G+6. The total basement area is 14310.0621 sq.mt. The maximum height of building is 28.28 m. The total population, after proposed expansion, will be 2730 persons (guest room: 730 persons + staff: 700 persons+ visitors: 1300

treated water recycled/reused in HVAC, flushing and horticulture/ gardening. Necessary measures should be made to mitigate the odour problem from STP/ETP.

- (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. Paper recycling unit should be installed for recycle and reuse of waste paper. Adequate measures should be taken to prevent odour problem.
- (iv) Bio-medical waste, if generated any, shall be disposed of as per the Bio-medical Waste (Management & Handling) Rules, 1998 and authorization shall be obtained from DPCC as per applicability.
- (v) 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 of capacity more than 1000 KVA should be provided the stipulated stack height of 30 meter from ground. If not possible due to any reason, permission from MOEF must be obtained specifically for stack height of such DG sets. All 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.
- (vi) 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. Separate Parking provision should be provided for handicapped persons.
- (vii) Energy Conservation measures such as solar lighting for common areas, solar water heating system, LED lights; solar inverters etc should be adopted.
- (viii) 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.
- (ii) Smoke generated due to vehicle movement in parking area should be exhausted and provision for fresh air infusion should be provided as per CPCB norms.

- (iii) The project proponent shall follow the revised Guidelines/Criteria for Evaluation of Proposals/Request for Ground water abstraction issued by Central Ground Water Authority (CGWA) vide letter no.21-4/Guidelines/CGWA/2012-4793 dated: 30.10.2012 which are in effect from 15.11.2012.
- (iv) Corporate Social Responsibility should be carried out as per action plan and budgetary provisions submitted to SEAC subject to a minimum of 0.4% of total project cost as one time expenditure and 0.08% as recurring expenditure.
- (v) 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 co-operation to inspect the 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 & to DPCC.
- (vi) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by the SEAC and the Consent to Establish/Operate from DPCC as well.
- (vii) 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.
- (viii) E-waste generated in the complex should be managed as per E-waste (Management and Handling) Rules, 2011 and disposed through approved e-waste recyclers.
- (ix) 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.
- (x) 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.
- (xi) 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, as amended to date.
- (xii) 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.

- (xiii) 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.
- (xiv) The project proponent shall apply for amendment in EC, if there is change in building plan(s) & layout plan(s) by DUAC or any other authority after the grant of EC.
- (xv) Status of compliance to the various stipulated environmental conditions and environmental safeguards will be uploaded by the Project Proponent on its website.

“ Any appeal against this environmental clearance shall lie with the National Green Tribunal (NGT), if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal (NGT) Act, 2010”.

(Sandeep Mishra)
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. Kaushal Kumar Mathur, Chairman, State Level Environment Impact Assessment Authority,** 4, Defence Enclave, Vikas Marg, Delhi - 110092.
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.

(Sandeep Mishra)
Member Secretary (SEIAA)

persons). Proposed parking provision is for 324 ECS. The total proposed green area is 2390.903 sq.mt. The total water requirement will be 344 KLD, out of which fresh water requirement will be 175 KLD. The source of water supply will be Delhi International Airport Pvt. Ltd (DIAL). The total wastewater generation will be 181 KLD which will be treated in STP of capacity 220 KLD. The treated wastewater of 169 KLD will be used in Flushing (54 KLD), Horticulture (13 KLD), Cooling Towers (90 KLD), Boiler (2 KLD) and Miscellaneous & Back wash (10 KLD). The total municipal solid waste generation will be approx. 629 kg/day. The total power requirement for proposed project will be 1856.09 KW for Lemon Tree Hotel & Red Fox Hotel. The power supply is met from Delhi International Airport Pvt. Ltd (DIAL). DG sets of 1x 1010 KVA and 2x 750 KVA are proposed for power backup. The total number of Rain Water Harvesting Pits is 2. The total estimated cost of Project is Rs. 278 Crores.

4. The SEIAA returned the case in its 19th meeting dated 25.03.2013 for re-examination in the light of MOE&F circular dated 30.5.2012 to SEAC. The Committee, after examination, found that the proposal is for amendment in EC and not for EC for expansion and hence the provisions of MOE&Fs, GOI circular No -11011/618/201-IA-II (I) dated 30.05.2012 are not applicable.
5. In view of above, SEIAA in its 20th meeting held on 04.07.2013 hereby accords necessary amendments as proposed above in the already issued Environmental Clearance subject to the compliance of the terms and conditions as follows:

PART A- SPECIFIC CONDITIONS

I. Construction Phase

- (i) Construction should be started after obtaining prior Consent to Establish from Delhi Pollution Control Committee (DPCC) under Air and Water Acts and a copy shall be submitted to the SEAC- Delhi, failing which project shall be discontinued.
- (ii) Provision shall be made for the housing of labours within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care along with first aid room, crèche etc. The housing may be in the form of temporary structures to be removed after completion of the project.
- (iii) Health and safety norms of CPWD should be followed during construction.
- (iv) Top soil excavated during construction activities should be stored within the site for use in horticulture/landscape development.
- (v) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed of taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.