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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/199/13/ 1286

Dated: 01/08/2014

ENVIRONMENT CLEARANCE NO. DPCC/SEAC/199/SEIAA/72/2013

To,

Mr. Jagdishprashad M Joshi,
Plot No. 1 & 2, Wazirpur District Center,
Netaji Subhash Place,
Delhi-110034.

Telephone : 91-22-67112233
E-mail : info@jmggroup.co.in

Sub: Environmental Clearance for "Proposed Hotel" at Plot no. 1, Wazirpur District Center, Netaji Subhash Place, Delhi-34 by M/s Asrani Inns & Resorts Pvt. Ltd.

Sir,

This has reference to your application submitted on 10.12.2013 ((latest revised application dated: 09.11.2012) 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 Environmental Clearance under the Environmental Impact Assessment Notification, 2006 amended as on date. The matter was discussed in the meetings of SEAC dated 31.03.2014, 22.05.2014 and 21.07.2014. Subsequently, letters for submission of the desired information/ documents were issued to the Project Proponent. On receipt of your responses to the said SEAC, Delhi, the proposal has been appraised on 21.07.2014 as per prescribed procedure in the light of provisions under EIA Notification, 2006 as amended to date on the basis of mandatory documents enclosed with the application along with the additional clarifications furnished in response to the observations of State Level Expert Appraisal Committee.

It is inter-alia noted that the proposal is for grant of Environmental Clearance for "Proposed Hotel at Plot No. 1, Wazirpur District Center, Delhi". Asrani Inns and Resorts Private Limited, a JMJ group of companies proposes to develop a Hotel at Plot no.1, Wazirpur District Center at Pitampura, Delhi. The possession of the plot no.1 was handed over to Asrani Inns and Resorts Private Limited by Delhi Development Authority. The project was granted Environmental Clearance by MoEF, vide letter no. 21-73/2008-IA.III. The project applied for amalgamation of plot no.1 and 2 to DDA, and the issue of amalgamation was pending before the DDA for a long time and the project proponent also took the issue to



- 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 withdrawal during construction and operation phases should be done only with the prior permission of DJB. Until then, no ground water shall be extracted from the site and is 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 as amended upto date.
 - (xx) Ready Mix Concrete must be used in building construction to minimize the use of water and also by use of pre-mixed concrete, curing agents and other best practices preferred.
 - (xxi) Fixtures for toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control mechanism.
 - (xxii) 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.
 - (xxiii) 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.
 - (xxiv) NOC for cutting of trees, if any, should be obtained from Department of Forests & Wildlife.
 - (xxv) Approval of competent authority shall be obtained for structural safety of the building due to earthquake. Adequacy should be ensured for firefighting equipments etc as per National Building Code including protection measures from lightening.
 - (xxvi) 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 treatment of sewage generated and the treated waste water shall be reused in HVAC cooling, flushing through dual plumbing and in Horticulture. The STP should be certified by an independent expert (empanelled consultant of DPCC) 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, treated water recycled/reused in HVAC, flushing and horticulture/ gardening. 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 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 acoustically treated 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 the Hazardous Waste (Management and Handling) Rules, 1989 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.

Hon'ble High Court of Delhi and Supreme Court of India for amalgamation of both the plots. Consequently, the construction on plot no. 1 & 2 was not completed within stipulated time period of five years. Thus the EC became invalid as per EIA notification, 2006 and its amendments. The issue of amalgamation was settled in favour of DDA i.e. the two plots cannot be amalgamated and should be treated as independent plots. The project proponent, therefore, applied for EC for two hotels to be located on two separate plots.

The total plot area is 7,220.40 sq.mt. The total built-up area is 27,867.49 sq.mt. The permissible ground coverage is 2,166.12 sq.mt. The proposed ground coverage is 2,158.22 sq.mt. The permissible FAR area is 15,500.00 sq.mt. The total proposed FAR is 15,498.160 sq.mt. (Hotel: 12,402.020 sq.mt. + Retails: 3,096.240 sq.mt.). The total basement area is 11,569.52 sq.mt. (1st basement area: 4,082.80 sq.mt. + 2nd basement: 3,743.36 sq.mt. + 3rd basement: 3,743.36 sq.mt.). The total service area is 799.81 sq.mt. The total green area is 1,760 sq.mt. The maximum number of floors for Hotel building will be G + 13 and the maximum number of floors for Retail building will be G + 3. Total parking required as per Building Byelaws of Delhi is 390 ECS. The total proposed parking is for 408 ECS. The total population of the project is 4,130 persons (Hotel: 2,870 + Retail: 1,260). The total water requirement is 244.5 KLD. The total fresh water requirement is 190.5 KLD. The source of water supply is Delhi Jal Board. The total wastewater generation is 212 KLD. The wastewater generation of 212 KLD will be treated in STP with capacity of 260 KLD based on MBR technology. The total treated wastewater generation will be 180 KLD. In dry season, the treated waste water will be used for Flushing (54 KLD), Horticulture (39 KLD) and Cooling tower makeup (87 KLD). In Monsoon season, the treated wastewater will be used for Flushing (54 KLD), Cooling tower makeup (87 KLD) and 39 KLD will be discharged to sewer. The total solid waste generation is 619.5 kg/day. The total number of RWH pits is 2. The total power requirement will be 1540 kW. The source of power supply will be BSES Rajdhani Power Ltd. 3 DG sets of total capacity 2520 kVA (2 x 1010 kVA + 1 x 500 kVA) are proposed for power backup. Total cost of the project is Rs. 40.4 crores. SEIAA has not examined their requirements as the same has been taken into account by SEAC during the appraisal of project.

1. The State Level Environment Impact Assessment Authority, (SEIAA) in its 25th SEIAA meeting held on 30.07.2014 hereby accords the Environmental Clearance for the period of 5 years from the date of issuance of this letter to the above said project as per provisions of Environment Impact Assessment Notification, 2006 and its subsequent amendments, 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.

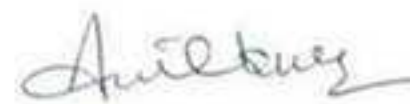
- (viii) A Report on energy conservation measures conforming to energy conservation norms finalized by Bureau of energy Efficiency should be prepared incorporating details about building materials and technology, R & U factors etc and submit a copy to Ministry of Environment & Forests, Regional Office, 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) Both the plots should be separated by a thick green belt of 15 metres width if space is available.
- (iv) BOD level should not exceed 10 mg/l in STP treated water.
- (v) Excess of treated waste water should be diverted into the regional park through a pipeline to be laid by the project proponent.
- (vi) Only LEDs should be allowed.
- (vii) Capacity of DG set should not exceed 50% of the total load.
- (viii) ECBC norms and Green Building norms should be followed
- (ix) Construction & Demolition waste should be transferred to authorized C&D units.
- (x) Ground water extraction for construction purpose should be done with prior permission of DJB.
- (xi) Energy saving should be minimum 20 %.
- (xii) Green building norms should be followed with a minimum 3 star GRIHA rating.
- (xiii) A 6 m wide green belt should be developed all around the boundary.
- (xiv) CSR expenditure of 0.4 % of the project cost towards capital works and 0.08 % of the project cost towards annual recurring expenditure should be certified by CA and submitted annually.
- (xv) Public awareness training programme regarding fire safety, disaster management and conservation of electricity & water should be conducted at least once in six months.
- (xvi) 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 be submitted to Ministry of Environment & Forests, Regional Office Chandigarh & also to DPCC.
- (xvii) 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.

- (xviii) 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.
- (xix) 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.
- (xx) 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.
- (xxi) 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 from the respective competent authorities.
- (xxii) 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.
- (xxiii) 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.
- (xxiv) 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.
- (xxv) 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.
- (xxvi) 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".



(Dr. Anil Kumar)
Member Secretary (SEIAA)

Copy to:

1. Sh. Kaushal Kumar Mathur, Chairman, State Level Environment Impact Assessment Authority, 4, Defence Enclave, Vikas Marg, Delhi - 110092.
2. The Secretary (Environment) cum Chairman (DPCC), Department of Environment, Government of NCT Delhi, Secretariat Building, 6th Level, C-Wing, I.P. Estate, New Delhi.
3. Additional Principal Chief Conservator of Forests (C), Regional Office (Central), Ministry of Environment & Forests, Regional Office, Kendriya Bhawan, 5th Floor, Sector-H, Aliganj, Lucknow-226024.
4. The Director, Impact Assessment III- Division, Ministry of Environment & Forests, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi-110003.
5. SEE (IT) - (DPCC) for necessary action regarding uploading the EC on the website.



(Dr. Anil Kumar)

Member Secretary (SEIAA)

- (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 only in approved sites with the approval of competent authority taking the necessary precautions for general safety and health aspects of people.
- (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 from any laboratory recognized by MOEF/ 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 of 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 acoustically treated and 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, and conform to applicable air & noise emission standards. These vehicles should be operated only during non-peak hours. The material loaded or unloaded should be covered (especially sand, excavated soil, etc.) 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.