

No. 365/SEIAA(H)/2011-IA.III  
Government of India  
Ministry of Environment & Forests  
( IA.III Division)

Paryavaran Bhawan,  
CGO Complex,  
Lodhi Road,  
New Delhi-110003.

Dated: 21<sup>st</sup> June, 2011

To,  
M/s. Enkotel Hotels  
227-Jor Bagh  
New Delhi - 110 003

Subject :- Environmental Clearance for the construction of Resort Complex at Kharsa No. 170/20, 21, 22, 23 min, 171/15/3, 16, 25, 178/2,3 Village Badshahpur, District Gurgaon, Haryana by M/s. Enkotel Hotel — reg.

Sir,

This has reference to your application No: Nil dated 22.1.2011 and subsequent letters dated 2.2.2011, 4.2.2011, 18.2.2011, 25.2.2011 and 3.3.2011 seeking prior environmental clearance for the above project under the EIA Notification, 2006. The proposal has been appraised as per prescribed procedure in the light of provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., the Form-1 & 1A and the additional clarifications furnished in response to the observations of the State Expert Appraisal Committee constituted by the competent authority in its meetings held on 13.1.2011, 23.2.2011 and 9-10<sup>th</sup> March, 2011 and recommended the project for environmental clearance and awarded "Gold" grading to the project.

2. It is interalia, noted that the proposal involves the construction of a resort complex on a plot area of 20,309.75 Sq. m. The total, built-up area proposed is 59,257.2 Sq.m. The height of the building will be 30 meters with- 2Basements + ground floor + 6 floors + surface floor. The water requirement proposed for (i) hotel complex is 205 KLD (Freshwater requirement-94 KLD). The STP capacity will be 225 KLD. Treated water will be used for flushing/horticulture/DG& HVAC cooling- 111 KLD and (ii) for commercial block-57 KLD (Freshwater requirement-14 KLD). The STP capacity will be 60 KLD. Treated water will be used for flushing & DG cooling- 43 KLD Total solid waste generation will be 807 kg/day. The power requirement is about 4376 KVA. The total parking provided is for 719 cars. The total cost of the project is about Rs. 60 Crores.

3. The Expert Appraisal Committee, after due consideration of the relevant documents submitted by the project proponent and additional



clarifications furnished in response to its observations, have recommended for the grant of Environmental Clearance for the project mentioned above. Accordingly, the Ministry hereby accord necessary Environmental Clearance for the above project as per the provisions of Environmental Impact Assessment Notification - 2006 and its subsequent amendments, subject to strict compliance of the terms and conditions as follows:

#### PART A- SPECIFIC CONDITIONS

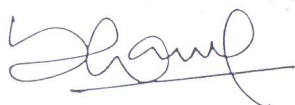
##### I. Construction Phase

- (i) "Consent for Establishment" shall be obtained from Haryana State Pollution Control Board under Air and Water Act and a copy shall be submitted to the Ministry before the start of any construction work at site.
- (ii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (iii) A First Aid Room will be provided in the project both during construction and operation of the project.
- (iv) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- (v) Provision should be made for the supply of fuel (kerosene or cooking gas); utensils such as pressure cookers etc. to the labourers during construction phase.
- (vi) All the labourers to be engaged for construction should be screened for health and adequately treated before engaging them to work at the site.
- (vii) For disinfection of waste water, use ultra violet radiation, not chlorination.
- (viii) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- (ix) 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.
- (x) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.





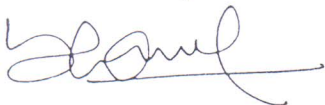
- (xi) Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.
- (xii) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to E (P) Rules prescribed for air and noise emission standards.
- (xiii) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xiv) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.
- (xv) 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 August, 2003 (The above condition is applicable only if the project is within 100 km of Thermal Power Station).
- (xvi) Ready mixed concrete must be used in building construction.
- (xvii) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xviii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xix) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- (xx) Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
- (xxi) Treatment of 100% grey water by decentralised treatment should be done.
- (xxii) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xxiii) Use of glass may be reduced by upto 40% to reduce the electricity consumption and load on airconditioning. If necessary, use high quality double glass with special reflective coating in windows.



- (xxiv) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxv) Adequate measures to reduce air and noise pollution during construction keeping in mind CPCB norms on noise limits.
- (xxvi) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code which is proposed to be mandatory for all airconditioned spaces while it is aspirational for non-airconditioned spaces by use of appropriate thermal insulation material to fulfill requirement.

## **II. Operation Phase**

- i) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Discharge of treated sewage shall conform to the norms & standards of the Haryana State Pollution Control Board, Panchkula.
- ii) Rain water harvesting for roof run- off and surface run- off, as plan submitted should be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease.
- iii) The solid waste generated should be properly collected & segregated before disposal to the City Municipal Facility. The In-vessel bio-conversion technique should be used for composting the organic waste.
- iv) Any hazardous waste including biomedical waste should be disposed of as per applicable Rules & norms with necessary approvals of the Haryana State Pollution Control Board.
- v) The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential landuse. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.
- vi) Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored after commissioning of the project.
- vii) Application of solar energy should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating. A hybrid system or fully solar system for a portion of the apartments should be provided.





- viii) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- ix) A Report on the energy conservation measures confirming to energy conservation norms finalized by Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R & U Factors etc and submit to the Ministry in three months time.

#### **PART – B. GENERAL CONDITIONS**

- i) Six monthly monitoring reports should be submitted to the Ministry and it's Regional Office, Chandigarh.
4. Officials from the Regional Office of MOEF, Chandigarh who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents/data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF should be forwarded to the CCF, Regional office of MOEF, Chandigarh.
5. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
6. The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment 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.
7. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponents from the competent authorities.
8. A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parishad/ Municipal Corporation, Urban local body and the local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
9. The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Haryana State Pollution Control Board and may also be seen on the website of the Ministry of Environment and Forests at <http://www.envfor.nic.in>. The advertisement should be made within 7 days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional office of this Ministry at Chandigarh.



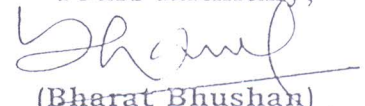
10. These stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.

11. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.

12. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional office of MoEF, the respective Office of CPCB and the SPCB.

13. Environmental clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs. Union of India in Writ Petition (Civil) No.460 of 2004 as may be applicable to this project.

Yours faithfully,



(Bharat Bhushan)

Director (IA)

21.06.2011

Copy to: -

1. The Principal Secretary, Directorate of Environment, Government of Haryana, SCO 1-2-3, Sector-17-D (2<sup>nd</sup> floor), Chandigarh
2. Member Secretary, Haryana State Pollution Control Board, C-11, Sector-6, Panchkula-
3. The CCF, Regional Office, Ministry of Environment & Forests(NZ), Bays No.24-25, Sector 31-A, Dakshin Marg, Chandigarh - 160 030.
4. IA - Division, Monitoring Cell, MOEF, New Delhi - 110003.
5. Guard file.

(Bharat Bhushan)

Director (IA)