

To,

Ministry of Environment & Forests,
Director, Regional Office (Southern Zone),
Kendriya Sadhan, 4th Floor, E & F Wings,
17th Main Road, 2nd Block, Koramangala,
Bengaluru.

Sir,

Sub: Half Yearly Compliance Report (October 2024 to March 2025) prepared for Expansion and Modification of Mixed -Use development new no. 21, BBMP PID No. 68-4-21, (Old Sy. No. 21, 22, 42 and site no. 1B carved out of Sy. No. 53/1) Jakkasandra, Koramangala Industrial Layout, Bengaluru South Taluk, Bengaluru District by M/s. Chalet Hotels Ltd.,

Submission of Compliance report for the Environment Clearance conditions (SEIAA 18 CON 2011 dated 30.09.2013) for Fresh EC, (SEIAA 38 CON 2021 dated 05.07.2022) for expansion and modification project from SEIAA, Karnataka vide letter No. SEIAA 38 CON 2021 issued of Corrigendum to the EC for proposed expansion & modification dated 03.11.2022.

We refer to the above subject and to the EC letter cited above and herewith enclose the compliance report in respect of the above project prepared for the duration from October 2024 to March 2025.

Yours faithfully,
For CHALET HOTELS LTD.,


Authorized Signatory

Copy to:

The Member Secretary,
State Level Environmental Impact Assessment Authority (Karnataka),
Department of Forest, Ecology and Environment,
7th Floor, Multi Storied Building,
Bangalore – 560 001

Your (**Half Yearly Compliance Report**) has been **Submitted** with following details

Proposal No	SIA,,KA/MIS/167623/2020
Compliance ID	127480373
Compliance Number(For Tracking)	EC/M/COMPLIANCE/127480373/2025
Reporting Year	2025
Reporting Period	01 Jun(01 Oct - 31 Mar)
Submission Date	21-05-2025
RO/SRO Name	Shri S Senthil Kumar
RO/SRO Email	jk083.ifs@nic.in
State	KARNATAKA
RO/SRO Office Address	Integrated Regional Offices, Bengaluru

Note:- SMS and E-Mail has been sent to Shri S Senthil Kumar, KARNATAKA with Notification to Project Proponent.

HALF YEARLY
COMPLIANCE REPORT

Period

October 2024 to March 2025

**EXPANSION AND MODIFICATION OF
MIXED-USE DEVELOPMENT PROJECT**

At

**New no. 21, BBMP PID No. 68-4-21, (Old Sy. No. 21,
22, 42 and site no. 1B carved out of Sy. No. 53/1)
Jakkasandra, Koramangala Industrial Layout,
Bengaluru South Taluk, Bengaluru**

Submitted By

**M/s. Chalet Hotels Ltd.,
New no. 21, BBMP PID No. 68-4-21, (Old Sy. No. 21,
22, 42 and site no. 1B carved out of Sy. No. 53/1)
Jakkasandra, Koramangala Industrial Layout,
Bengaluru South Taluk, Bengaluru**

**COMPLIANCE TO THE CONDITIONS OF
ENVIRONMENTAL CLEARANCE**

Reference:

- 1) EC issued by SEIAA, Karnataka vide letter no. SEIAA 18 CON 2011 dated 30.09.2013.
- 2) EC issued for proposed expansion & modification by SEIAA, Karnataka vide letter no. SEIAA 38 CON 2021 dated 05.07.2022.
- 3) Corrigendum issued to the EC for proposed expansion & modification by SEIAA, Karnataka vide letter no. SEIAA 38 CON 2021 dated 03.11.2022.

Environmental Clearance is accorded by SEIAA, Karnataka in the above referred letter for Expansion and Modification of Mixed-use Development Project at New No. 21, BBMP PID No. 68-4-21, (Old Sy. No. 21, 22, 42 and Site No. 1B carved out of Survey No. 53/1) Jakkasandra, Koramangala Industrial Layout, Bengaluru South Taluk, Bengaluru by M/s. Chalet Hotels Ltd., with total built-up area 1,44,774.5 sq m having 928 nos. parking spaces in an area of 33,284.93 sq m.

SL. NO.	PARTICULARS	REMARKS
I.	Statutory Compliance	
i.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.	All necessary clearances / permissions were taken from relevant agencies before commencement of the work. The construction will be carried out as per the building bylaws.
ii	The approval of the Competent Authority shall be obtained for structural safety of the constructions due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.,	All necessary NoC's as per NBC has been taken for the project.
iii	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of diversion of forest land for non-forest purpose involved in the project.	Not applicable.
iv.	The proponent shall obtain clearance from the National Board for Wildlife, if applicable.	Not applicable.
v.	The project proponent shall obtain Consent to Establish/ Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.	Consent to Operate for 40 units in the wing B, C & D has been issued by KSPCB vide combined consent no. AW-337971 dated 03.06.2023. Consent to Establish is obtained for the remaining wings construction vide consent no. CTE-333794

		dated 11.10.2022 and its amendment vide consent no. PCB/188/INFRA/09/6574 dated 29.12.2022.
vi.	The project proponent shall obtain the necessary permission for drawl of ground water/ surface water required for the project from the competent authority.	There is no drawl of ground water at the project. BWSSB NoC is taken for with drawl /Usage of water.
vii.	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.	BESCOM is the source of power for the project. Permission from BESCOM is obtained for the project.
viii.	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.	All applicable statutory clearances are obtained for the project.
ix.	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016 shall be followed.	Provisions of all the mentioned Rules are being followed.
x.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.	ECBC guidelines are being complied with.
II.	Air quality monitoring and preservation	
i.	Notification GSR 94 (E) dated 25.01.2018 of MoEF&CC regarding Mandatory implementation of dust mitigation measures for construction and demolition activities for projects requiring Environmental Clearance shall be complied with.	Tall barricades with GI sheets are provided around the project site to avoid transfer of pollutants to the surrounding areas. Photograph of barricades is attached in the report. Demolition activity was carried out and the waste generated was handled as per the Construction & Demolition Waste Rules without causing pollution.
ii.	A management plan shall be drawn up and implemented to contain the current exceedance if any in ambient air quality at the site.	Management plan is detailed in the EIA report submitted and is being followed.
iii.	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g., PM ₁₀ and PM _{2.5}) covering upwind and downwind directions during the construction period.	Ambient air monitoring is carried out by external laboratory and the results are attached as Annexure .

iv.	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.	DG sets are provided with acoustic enclosures and adequate stack height. Low sulphur content diesel is used as fuel for DG sets.
v.	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.	Tall barricades with GI sheets are provided around the project site and vehicles carrying construction materials are covered with tarpaulin sheet covers to avoid transfer of pollutants to the surrounding areas.
vi.	Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.	Sand, murrum, loose soil, cement stored at the site is covered to prevent dust pollution.
vii.	Wet jet shall be provided for grinding and stone cutting.	Wet jets are used for grinding and stone cutting.
viii.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	Water sprinkling is regularly done for dust suppression.
ix.	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.	All construction wastes are managed and disposed without causing any adverse effect on human health & environment. Construction debris is used for formation activities within the project site.
x.	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to standards prescribed under Environmental (Protection) Rules for air and noise emission standards.	Agreed and the same is complied with.
xi.	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height	DG sets are provided with acoustic enclosures and adequate stack height. Low sulphur diesel is used as fuel for DG sets. DG sets are placed at proper locations

	shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.	within the site as per CPCB norms.
III.	Water quality monitoring and preservation	
i.	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.	Natural drainage system is not altered in the site. Drainage pattern is well maintained and rain water harvesting is proposed.
ii.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.	Buildings are designed to follow natural topography.
iii.	Total fresh water use shall not exceed the proposed requirement as provided in project details.	Agreed.
iv.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to Regional Office. MoEF&CC along with six monthly monitoring reports.	All the details regarding water usage, water recycling and rainwater harvesting is regularly submitted to regional office.
v.	A certificate shall be obtained from local body supplying water. Specifying the total annual water availability with local authority. The quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available, this should be specified separately for ground water and surface water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on the other users.	Agreed. Arrangements will be made to obtain the same.
vi.	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.	20% of the total plot area in the project is pervious.
vii.	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.	Dual piping system is Implemented In operational buildings and proposed for the new buildings to separate grey and black water.
viii.	Use of water saving devices/ fixtures (viz, low flow flushing systems, use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the project area.	Water saving devices such as low flow flushing, faucets, pipe fixtures etc., are implemented in the project.

ix.	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.	Dual piping system is in place for operational buildings and proposed for new buildings to separate grey and black water.
x.	The project proponent shall identify a suitable source of treated water for construction and submit an MoU/ Agreement with such suppliers. If so, the supplier identified shall be responsible for treatment of water with appropriate technology to the standards required for construction purpose.	Tertiary treated water will be used for construction in the project site.
xi.	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016.	Roof top rain water harvesting is propose, tank of adequate capacity will be constructed in the project.
xii.	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built-up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.	Ground water will not be utilized in the project. Rain water harvesting is in place and recharging pits along the inner periphery of the boundary wall are provided for groundwater recharge.
xiii.	All recharge should be limited to shallow aquifer.	Agreed.
xiv.	No ground water shall be used during construction phase of the project.	Agreed. Ground water is not used for construction purposes in the project.
xv.	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water.	Ground water is not used for construction activity in the project.
xvii.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded and recorded to monitor the water balance. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly monitoring reports.	All the details regarding water usage, water recycling and rainwater harvesting is regularly submitted to Regional Office.
xvii	Sewage shall be treated in the STP based on MBBR/SBR technology with tertiary treatment i.e., Ultra Filtration. The treated effluent from STP shall be recycled/reused for flushing, landscaping and HVAC cooling. No treated water shall be discharged to municipal drain.	Sewage from the project is treated in STP. Treated sewage is used for toilet flushing, landscape development etc.,

xviii.	No sewage or untreated effluent water would be discharged through storm water drains.	No sewage is being discharged to the storm water drains.
xix.	The existing water body, canals and rajakaluve and other drainage and water bound structures shall be retained unaltered with due buffer zone as applicable and maintained under tree cover.	There is no water body / canal within or in the immediate vicinity of the project.
xx.	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change natural treatment systems shall be promoted.	Sewage from the occupied flats in the project is treated in STP. Treated sewage is used for toilet flushing, landscape development etc.,
xxi.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.	Periodical monitoring of treated sewage is ensured. Measures are taken to avoid odour nuisance from the STP.
xxii.	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.	Sludge from the sludge holding tank is dewatered and reused as manure for landscape.
IV.	Noise monitoring and prevention	
i.	Ambient noise levels shall conform to residential area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/SPCB.	Noise monitoring is carried out through external agency and the reports are attached as Annexure . Adequate measures are also taken to reduce the noise levels.
ii.	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.	Noise monitoring is carried out through external agency and the reports are attached as Annexure .
iii.	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation	DG sets are provided with acoustic enclosures. PPEs and ear plugs are provided for workers working in high noise environment.

	measures for noise impact due to ground sources.	
iv.	The project proponent shall ensure the time specification prescribed by the Honourable High Court of Karnataka in WP. No. 1958/2011 (LB – RES-PIL) on 04.12.2012 for different activities involved in construction work.	Noted and will be complied.
V.	Energy Conservation measures	
i.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.	ECBC guidelines are implemented and complied in the project.
ii.	Outdoor and common area lighting shall be LED.	Noted and the same is being followed.
iii.	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design, wall, window, and roof u-values shall be as per ECBC specifications.	Buildings in the project are designed as pre ECBC and NBC guidelines.
iv.	Energy conservation measures like installation of LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.	LEDs are used for common area lighting and few outdoor areas and gardening area in the project.
v.	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.	Solar water heaters are provided for hot water generation in the project.
vi.	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.	Solar water heaters are provided for hot water generation in the project.
VI.	Waste Management	
i.	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W generated from project shall be obtained.	Agreed. MOU will be made to obtain the certificate from the competent authority.

ii.	Disposal of muck during construction phase shall not create any adverse effect on the neighboring 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.	All construction wastes are managed and disposed without causing any adverse effect on human health & environment. Construction debris will be used for formation activities within the project site.
iii.	Separate wet and dry bins must be provided and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.	Separate colored bins are provided and waste is segregated at source in the project.
iv.	Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg/ person/ day must be installed.	Organic Waste Converter is installed at site for treating bio-degradable solid waste generated from the site.
v.	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.	Non-biodegradable waste will be handed over to authorized recyclers and arrangements will be made to obtain a written tie up document.
vi.	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.	Hazardous Waste in the project will be in the form of Waste Oil from DG Sets. (1500 l/annum). It will be collected in leak proof containers and disposed to KSPCB registered authorized re-processors.
vii.	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.	Environment friendly materials are being used in the project for construction purposes.
viii.	Fly ash should be used as construction material as per the provision of Fly Ash Notification of September, 1999 and amended as on 27 th August, 2003 and 25 th January, 2016. Ready mixed concrete must be used in construction.	A batching plant is in place within the project premises.
ix.	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.	Agreed.
x.	Used CFLs/TFLs/LED should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination.	Used CFLs / TFLs / LED will be collected and disposed through authorized recyclers.

VII.	Green cover	
i.	No tree cutting/transplantation should be carried out unless exigencies demand. Where absolutely necessary, tree transplantation shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).	No trees are cut in the project.
ii.	A minimum of 1 tree for every 80 Sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.	Noted and complied.
iii.	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted).	Noted.
iv.	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.	Excavated topsoil is stored scientifically and used for landscape development within the project site.
VIII.	Transport	
i.	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.	Traffic study is carried out and submitted during appraisal.
a.	Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.	
b.	Traffic calming measures.	
c.	Proper design of entry and exit points.	
d.	Parking norms as per local regulation.	
ii.	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 be operated only during nonpeak hours.	The construction vehicles will be usually operated during non-peak hours. The emission tests of vehicles will be conducted and only well-maintained vehicles

		conforming to air emission standards will be utilized.
iii.	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of roads within a 5 km radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 5 km radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.	Additional load of traffic from the project on the existing roads is taken into consideration and a detailed traffic management plan is prepared and submitted for the project while obtaining EC.
iv.	Provide at the main entrances bell gates, which are located at least 12' inside the boundary of the project to enable smooth flow of traffic on the main road leading to the entrance.	Bell gate entry and exit is maintained at the project site.
IX	Human Health Issues	
i.	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.	All the workers working at construction site are provided with PPEs.
ii.	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase. Sufficient number of toilets / bathrooms shall be provided with required mobile toilets, mobile STP for construction workforce.	The workers are provided with sheds within the project site. All the necessary facilities for cooking, mobile STP and drinking water are provided.
iii.	For indoor air quality the ventilation provisions as per National Building Code of India.	Indoor quality is maintained as per the NBC of India.
iv.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.	Disaster management plan and hazard assessment has been carried out for the project.
v.	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, creche etc., The housing may be in the form of temporary structures to be removed after the completion to the project.	The workers are provided with sheds within the project site. All the necessary facilities for cooking, mobile STP and drinking water are provided.

vi.	Occupational health surveillance of the workers shall be done on a regular basis.	Health check-up for workers is regularly carried out.
vii.	A First Aid room shall be provided in the project both during construction and operations of the project.	First aid room is provided in the project.
X	Corporate Environment Responsibility	
i.	The project proponent shall comply with provision contained in OM vide F. No. 22-65/2017-IA.III dated 20.10.2020, of the Ministry of Environment, Forest and Climate Change as applicable, regarding Corporate Environment Responsibility and shall execute the action plan of Landscape development / Avenue Plantation in road connecting Sarjapura-Koramangala and providing infrastructure for Govt. School as submitted vide letter dated 04.07.2022.	Details will be submitted.
ii.	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements / deviation / violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or stakeholders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.	Accepted and is being followed.
iii.	A separate environmental cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior executive, who will directly to the head of the organization. The project proponent enters into an agreement with the prospective buyers / tenants to ensure that they maintain the cell and take care of all environment concerns during the operation phase of the project. In addition, sufficient fees should be levied so as to raise a corpus fund to maintain the cell.	Noted and will be complied.
iv.	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year	Noted and will be complied.

	wise progress of implementation of action plan shall be reported to the Ministry of Environment, Forest and Climate Change / Regional Office along with six monthly compliance report.	
XI	Miscellaneous	
i.	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC / SEIAA website where it is displayed.	The Environmental Clearance accorded to the project was published in vernacular newspapers and copy of the same submitted to Regional Office, MoEF and SEIAA, Karnataka.
ii.	The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.	Copies of EC is submitted to concerned authorities.
iii.	The project proponent shall obtain the construction material such as stones and aggregates etc., only from the approved quarries and other construction material shall also be procured from the authorized agencies/traders.	The construction material such as stone, jelly etc., are procured from authorized agencies / traders.
iv.	The project proponent shall not use Kharab land if any for any purpose and keep available to the general public duly displaying a board as public property. No structure of any kind be put up in the Kharab land and shall be afforested and maintained as green belt only.	Noted and will be complied.
v.	The project proponent shall build in infrastructure required for use of Piped Natural Gas (PNG) such as pipelines and space for installation of PNG distribution equipment for both domestic/commercial purpose and DG set and shall ensure that PNG is supplied for both commercial and for DG sets instead of other type of fuels.	PNG facility shall be provided based on availability during the construction of the structure for both domestic and DG set usage. Presently PNG is not available.
vi.	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.	Noted and will be complied
vii.	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environmental, Forest and Climate Change at environmental clearance portal.	Half yearly compliance is submitted regularly to Regional Office, MoEF & CC.

viii.	The Half Yearly Compliance Reports (HYCRs) with its contents of a covering letter, compliance reports and environmental monitoring data has to be in PDF format merged into a single document. The e-mail should clearly mention the name of project, EC no. & date, period of submission and to be sent to the Regional Office of MoEF&CC by e-mail only at ID rosz.bng-mefcc@gov.in Hard copy of HYCRs shall not be acceptable.	Noted and will be complied.
ix.	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environmental (Protection) Rules, 1986, as amended subsequently and put on the website of the company.	Form V will be submitted to KSPCB Office.
x.	The project proponent shall inform the Regional Office as well as the Ministry of Environment, Forest and Climate Change, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.	The project is still under the construction phase. Blocks K and L are under construction, while Blocks A, B, C, D, E, F, G, H, and J are ready for operation
xi.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.	The conditions in the Consent to Establish and Consent to Operate are strictly being complied with.
xii.	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.	Noted and agreed.
xiii.	No further expansion or modifications in the plan shall be carried out without prior Environmental Clearance from the competent authority.	In case of further expansion or modification prior EC will be obtained.
xiv.	Concealing factual date of submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environmental (Protection) Act, 1986.	Agreed.
xv.	The State Level Environment Impact Assessment Authority, Karnataka may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.	Noted and agreed.
xvi.	The SEIAA, Karnataka reserves the right to stipulate additional conditions if found necessary. The company in a time bound manner shall implement these conditions.	Noted and agreed.
xvii.	The Regional Office of MoEF&CC shall monitor compliance of the stipulated conditions. The	Full cooperation will be extended to the regional

M/s. Chalet Hotels Limited.,

	project authorities should extend full cooperation to the officer(s) of the Regional Office by furnishing the requisite data / information / monitoring reports.	officers by providing all the necessary documents.
xviii.	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Waste (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of law relating to the subject manner.	Noted and agreed.
xix.	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Noted.
XII	Additional Conditions	
i.	Assured water supply, commensurate with the ultimate occupancy envisaged in the project shall be ensured before commencement of the project.	BWSSB NoC has been taken for the project before occupancy.
ii.	25% of parking space shall have charging facility to enable charging of electric vehicles.	25% of parking space will be provided with charging facility in building 1 of the project.
iii.	The PP shall strictly adhere to the local Planning Authority Bye-Laws.	Agreed.
iv.	The PP shall leave the kharab area for free access to public.	Noted and will be complied.

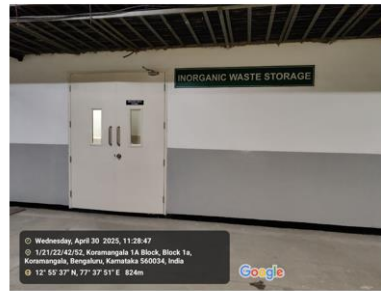
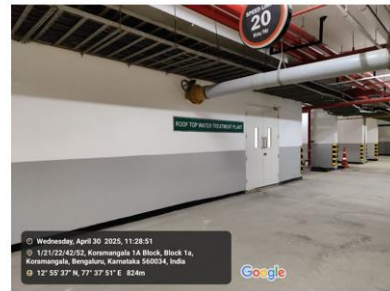
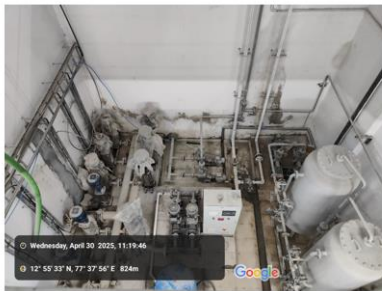


Building Photos

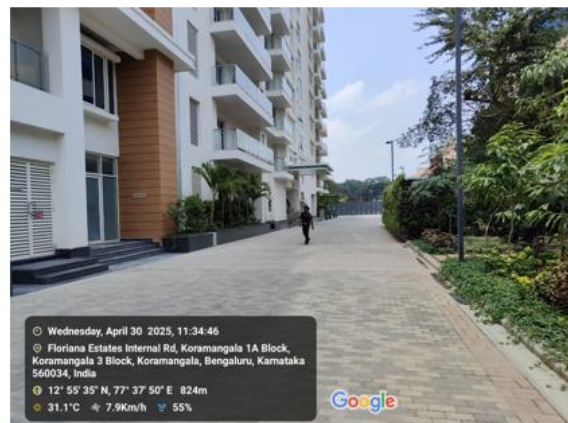


Construction Stage Photos

M/s. Chalet Hotels Limited.,



STP Photos



Green Belt Photos



Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), Karnataka)

To,

The Senior Vice President

M/S. CHALET HOTELS LIMITED

New Plot No. 21, BBMP PID No. 68-4-2, Old Sy. No. 21, 22, 42 and site no. 1B carved of Sy. No. 53/1 Jakkasandra, Koramangala Industrial Layout, Bengaluru -560034

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/KA/MIS/167623/2020 dated 19 Mar 2021. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC22B038KA184372
2. File No.	SEIAA 38 CON 2021
3. Project Type	Expansion
4. Category	B2
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	M/s. Chalet Hotels Limited Modification of Project for Mixed Use Development (Commercial and Residential)
7. Name of Company/Organization	M/S. CHALET HOTELS LIMITED
8. Location of Project	Karnataka
9. TOR Date	N/A

The project details along with terms and conditions are appended herewith from page no 2 onwards.

Date: 05/07/2022

(e-signed)
Sri Vijay Mohan Raj V.,IFS
Member Secretary
SEIAA - (Karnataka)

Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH. Please quote identification number in all future correspondence.

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State Level Environment Impact Assessment Authority-Karnataka

(Constituted by MoEF, Government of India, under section 3(3) of E(P) Act, 1986)

No. SEIAA 38 CON 2021

To,

Mr. N. Krishnamohan
Senior Vice President
M/s. Chalet Hotels Limited
New No. 21, BBMP PID No. 68-4-2
(Old Sy. No. 21, 22, 42 and
site no. 1B carved out of Sy. No. 53/1)
Jakkasandra, Koramangala Industrial Layout,
Bengaluru – 560034

Sir,

Sub: Proposed Expansion & Modification of Mixed Used Development Project at New No. 21, BBMP PID No. 68-4-21 (Old Sy. No. 21, 22, 42 and site no. 1B carved out of Sy. No. 53/1) Jakkasandra, Koramangala Industrial Layout, Bangalore South Taluk, Bangalore Urban District by M/s. Chalet Hotels Ltd - Issue of Environmental Clearance – Reg.

* * * * *

This has reference to your online application dated 19th March 2021 bearing proposal No.SIA/KA/MIS/167623/2020 addressed to SEIAA, Karnataka and subsequent letters addressed to SEIAA/SEAC Karnataka furnishing further information seeking prior Environmental Clearance for the above project under the EIA Notification, 2006. The proposal has been appraised as per the procedure prescribed in the provisions of the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., the Form 1, Form 1A, conceptual plans and the additional clarifications furnished in response to the observations of the SEAC, Karnataka. SEAC has recommended for issue of Environmental Clearance in their meeting held on 26th May 2022.

2. It is inter-alia noted that Environmental Clearance was issued by SEIAA, Karnataka to this project vide letter No. SEIAA 18 CON 2011 dated 30.09.2013 which was contemplated for construction of modification of Residential Apartment Project at New No. 21, BBMP PID No. 68-4-21 (Old Sy. No. 21, 22, 42 and site no. 1B carved out of Sy. No. 53/1) Jakkasandra, Koramangala Industrial Layout, Bangalore South Taluk, Bangalore Urban District on a plot area of 33,284.93 Sqm. The Total built up area was 1,54,422.79 Sqm. The Project consisted of 323 No's of units with 2B + g+ 17UF. Total parking space proposed was for 1186 Number of cars. Total water consumption was 240 KLD. The total wastewater discharge was 192 KLD. It

was proposed to construct Sewage Treatment plant of capacity 210 KLD. The project cost was Rs. 531 Crores.

3. It is inter-alia, noted that M/s. Chalet Hotels Ltd have Proposed Expansion & Modification of Mixed Used Development Project on a plot area of 33,284.93 sq m. The total built up area is 1,39,883.84 sq m. The proposed project consists of 322 units in Residential apartment with Blocks A to H & J having 2B + G + 10UF + T, Block K & L having 1B + G + 11UF + T and Commercial Block with 2B + G + 9UF + T. Total parking space proposed is for 946 No's of Cars (Residential 722 + Commercial 224). Total water consumption is 367.03 KLD (Fresh water + Recycled water). The total wastewater generated is 330.32 KLD. The project proponent has proposed to construct Sewage Treatment plant with capacity of 293 KLD & 67 KLD. The project shall have DG sets of 4 No's x 1010 kVA DG (Residential) and 2 No's x 750 kVA DG (Commercial) sets as alternative source of power supply. The total project cost is Rs. 70.87 Crores.

4. The SEIAA Karnataka after due consideration of the relevant documents submitted by the project proponent, additional clarifications furnished in response to its observations and the recommendation of the SEAC have in their meeting held on 24th June 2022 and decided to accord Environmental Clearance in accordance with the provisions of Environmental Impact Assessment Notification-2006 and its subsequent amendments, subject to strict compliance of the following terms and conditions: -

I. Statutory Compliance.

- i) The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- ii) The approval of the Competent Authority shall be obtained for structural safety of the constructions due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightning etc.
- iii) The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of diversion of forest land for non forest purpose involved in the project.
- iv) The proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- v) The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
- vi) The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.

- vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- viii) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- ix) The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016 shall be followed.
- x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

II. Air quality monitoring and preservation

- i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii) A management plan shall be drawn up and implemented to contain the current exceedance if any in ambient air quality at the site.
- iii) The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM₁₀ and PM_{2.5}) covering upwind and downwind directions during the construction period.
- iv) Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi) Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii) Wet jet shall be provided for grinding and stone cutting.
- viii) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

- ix) All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- x) The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to standards prescribed under Environmental (Protection) Rules for air and noise emission standards.
- xi) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

III. Water quality monitoring and preservation

- i) The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- ii) Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iii) Total fresh water use shall not exceed the proposed requirement as provided in project details.
- iv) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- v) A certificate shall be obtained from local body supplying water, specifying the total annual water availability with local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available, this should be specified separately for ground water and surface water sources, ensuring that there is no impact on the other users.
- vi) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- vii) Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
- viii) Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the project area.

- ix) Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- x) The project proponent shall identify a suitable source of treated water for construction and submit an MOU/Agreement with such suppliers. If so the supplier identified shall be responsible for treatment of water with appropriate technology to the standards required for construction purpose.
- xi) The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016.
- xii) A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
- xiii) All recharge should be limited to shallow aquifer.
- xiv) No ground water shall be used during construction phase of the project.
- xv) Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
- xvi) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- xvii) Sewage shall be treated in the STP based on MBBR/SBR Technology with tertiary treatment i.e. Ultra Filtration. The treated effluent from STP shall be recycled/re-used for flushing, landscaping and HVAC cooling. No treated water shall be discharged to municipal drain.
- xviii) No sewage or untreated effluent water would be discharged through storm water drains.
- xix) The existing water body, canals and rajakaluve and other drainage and water bound structures shall be retained unaltered with due buffer zone as applicable and maintained under tree cover.
- xx) Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of

Environment, Forest and Climate Change Natural treatment systems shall be promoted.

- xxi) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxii) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

- i) Ambient noise levels shall conform to residential area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
- ii) Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
- iii) Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.
- iv) The project proponent shall ensure the time specification prescribed by the Honourable High Court of Karnataka in WP. No. 1958/2011 (LB – RES - PIL) on 04.12.2012 for different activities involved in construction work

V. Energy Conservation measures

- i) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
- ii) Outdoor and common area lighting shall be LED.
- iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
- iv) Energy conservation measures like installation of LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.

- v) Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- vi) Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

VI. Waste Management

- i) A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
- ii) Disposal of muck during construction phase shall not create any adverse effect on the neighboring 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.
- iii) Separate wet and dry bins must be provided and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv) Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
- v) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi) Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii) Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
- viii) Fly ash should be used as construction material as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in construction.
- ix) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.

- x) Used CFLs/TFLs/LED should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover

- i) No tree cutting/transplantation should be carried out unless exigencies demand. Where absolutely necessary, tree transplantation shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
- ii) A minimum of 1 tree for every 80 Sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
- iii) Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted).
- iv) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

VIII. Transport

- i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
 - a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - b. Traffic calming measures.
 - c. Proper design of entry and exit points.
 - d. Parking norms as per local regulation.
- ii) 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 be operated only during nonpeak hours.
- iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of roads within a 5 km radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in

this 5 km radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

- iv) Provide at the main entrances bell gates, which are located at least 12' inside the boundary of the project to enable smooth flow of traffic on the main road leading to the entrance

IX. Human health issues

- i) All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
- ii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase. Sufficient number of toilets/bathrooms shall be provided with required mobile toilets, mobile STP for construction workforce
- iii) For indoor air quality the ventilation provisions as per National Building Code of India.
- iv) Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
- v) 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, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- vi) Occupational health surveillance of the workers shall be done on a regular basis.
- vii) A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Corporate Environment Responsibility

- i) The project proponent shall comply with provision contained in OM vide F.No. 22-65/2017-IA.III dated 20th October 2020, of the Ministry of Environment, Forest and Climate Change as applicable, regarding Corporate Environment Responsibility and shall execute the action plan of Landscape development/Avenue Plantation in Road connecting Sarjapura-Koramngala and Providing infrastructure for Govt. School as submitted vide letter dated 04.07.2022.
- ii) The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms /

conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or stakeholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

- iii) A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization. The project proponent enter into an agreement with the prospective buyers/ tenants to ensure that they maintain the cell and take care of all environment concerns during the operation phase of the project. In addition, sufficient fees should be levied so as to raise a corpus fund to maintain the Environment cell.
- iv) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry of Environment, Forest and Climate Change/Regional Office along with the Six Monthly Compliance Report.

XI. Miscellaneous

- i) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
- ii) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
- iii) The Project Proponent shall obtain the construction material such as stones and aggregates etc. only from the approved quarries and other construction material shall also be procured from the authorized agencies/traders.
- iv) The project proponent shall not use Kharab land if any for any purpose and keep available to the general public duly displaying a board as public property. No structure of any kind be put up in the Kharab land and shall be afforested and maintained as green belt only.
- v) The Project proponent shall build in infrastructure required for use of Piped Natural Gas (PNG) such as pipelines and space for installation of PNG distribution equipment for both domestic/commercial purpose and DG set and shall ensure that PNG is supplied for both commercial and for DG sets instead of other type of fuels.
- vi) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

- vii) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
- viii) The Half Yearly Compliance Reports (HYCRs) with its contents of a covering letter, compliance reports, and environmental monitoring data has to be in PDF format merged into a single document. The email should clearly mention the name of project, EC No & date, period of submission and to be sent to the Regional Office of MOEF&CC by email only at email ID rosz.bng-mefcc@gov.in Hard copy of HYCRs shall not be acceptable.
- ix) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- x) The project proponent shall inform the Regional Office as well as the Ministry of Environment, Forest and Climate Change, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- xi) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- xii) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
- xiii) No further expansion or modifications in the plan shall be carried out without prior Environmental Clearance from the competent authority.
- xiv) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- xv) The State Level Environment Impact Assessment Authority, Karnataka may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xvi) The SEIAA, Karnataka reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xvii) The Regional Office of MoEF&CC shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
- xviii) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public

Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

- xix) Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

XII. Additional Condition

1. Assured water supply, commensurate with the ultimate occupancy envisaged in the project, shall be ensured before commencement of the project.
2. 25% of parking space shall have charging facility to enable charging of electric vehicles.
3. The PP shall strictly adhere to the local Planning Authority Bye-Laws.
4. The PP shall leave the kharab area for free access to public.

Yours faithfully,

(Vijay Mohan Raj V)
Member Secretary,
SEIAA, Karnataka.

Copy to:

1. The Secretary, Ministry of Environment, Forests and Climate Change, Indira Paryavaran Bhavan, Jor Bagh Road, Aliganj, New Delhi – 110 003.
2. The Commissioner, Bruhat Bengaluru Mahanagara Palike (BBMP), N.R. Square, Bangalore – 560 002.
3. The Member Secretary, Karnataka State Pollution Control Board, Bengaluru.
4. The APCCF, Regional Office, Ministry of Environment & Forests (SZ), Kendriya Sadan, IV Floor, E & F wings, 17th Main Road, Koramangala II Block, Bengaluru – 560 034.
5. Guard File.

No. SEIAA: 18: CON: 2011

**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT
AUTHORITY, KARNATAKA**

(Constituted by Ministry of Environment & Forests, Government of India)

Department of Ecology and Environment

Room No.709, 7th Floor, IV-Gate,

M.S. Building, Bangalore-560 001,

Date: 30th September 2013.

To,

M/s. Chalet Hotels Private Limited,
#17/ 2, Raheja Point,
202-203, 2nd floor,
Magrath Road, Ashok Nagar,
Bangalore - 560 025.

Phone No: 080 - 40215000

Fax No. 080-40215099.

E-Mail: mhanji@kraheja.com

Website: www.krahejacorp.com

Sir,

Sub: Modification of the residential apartment project at New
No. 21, BBMP PID No:- 68-4-21 (Old Sy No.21, 22, 42 and
site no.1B carved out of Sy. No. 53/1)) Jakkasandra,
Koramangala Industrial Area, Bangalore by M/s. Chalet
Hotels Private Limited, - issue of Environment Clearance -
reg.

This has reference to your application dated 31.01.2011 addressed to SEIAA, Karnataka and subsequent letters addressed to SEIAA/SEAC Karnataka furnishing further information/seeking prior environmental clearance for the above project under the EIA Notification, 2006.

2. It is inter-alia noted that Environmental Clearance has been issued to this project vide letter of the Authority bearing No. SEIAA 32 CON 2009 dated 26th November 2009 for construction of residential apartment on a plot area of 33,425.74 sq. m. The project was approved for a built up area of 1,33,677.02 sq. m with 362 flats with Basement, Ground floor, 15 upper floors and Terraces floor. Total parking space proposed was for 1029 cars. Total water consumption was 269 KLD. The total wastewater discharge was 216 KLD. It was proposed

to construct Sewage Treatment Plant with a capacity of 230 KLD. The project cost was Rs. 327 crores.

3. Your application for the Environmental Clearance to the proposed modification was appraised as per the prescribed procedure in light of the provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., the Form 1, Form 1A and the additional clarifications furnished in response to the observations of the SEAC, Karnataka.

4. It is, inter-alia, noted that M/s. Chalet Hotels Private Limited, Bangalore have proposed for construction of residential apartment on a plot area of 33,284.93 sq. m. The total built up area is 1,54,422.79 sq. m. The proposed building consists of 323 units with 2B+G+17UF. Total parking space proposed is for 1186 cars. Total water consumption is 240 KLD (Fresh water + Recycling water). The total wastewater discharge is 192 KLD. It is proposed to construct Sewage Treatment Plant with a capacity of 210 KLD. The project cost is Rs. 531 crores.

5. The project proposal has been considered by SEAC and ToRs were issued on 01.07.2011 for conducting Environment Impact Assessment Study. EIA has been conducted by Sri. K. R. Sree Harsha C/o. M/s. Aqua Tech Enviro Engineers., # 3391, 6th Main, 3rd Cross, RPC Layout, Vijaynagara II Stage, Bangalore - 560 040. The O. M dated 02.12.2009, 18.03.2010 and 28.06.2010 issued by the MoEF, GoI, regarding mandatory accreditation of environmental consultants from NABET/QCI is not applicable in this case in view of the stay granted by High Court of Karnataka in W. P. No. 15575/2012 (GM-RES): (K. R. Sree Harsha Vs. Union of India represented by MoEF, GoI & DFEE, GoK) on 15.05.2012.

6. Based on the information submitted by you, presentation made by you and consultant, Sri. K. R. Sree Harsha C/o. M/s. Aqua Tech Enviro Engineers., # 3391, 6th Main, 3rd Cross, RPC Layout, Vijaynagara II Stage, Bangalore - 560 040. The State Level Expert Appraisal Committee (SEAC) examined the proposal in the meeting held on 17th - 18th June 2011 & 19th - 20th July 2013 and has recommended for issue of Environmental Clearance.

7. The SEIAA Karnataka after due consideration of the relevant documents submitted by the project proponent, additional clarifications furnished in response to its observations and the recommendation of the SEAC have in its meeting held on 27th September 2013 and accorded revised environmental clearance 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

1. Set up an environment management cell and ensure that the cell manages / maintains all the environmental aspects such as sewage treatment, solid waste disposal, maintenance of green belt areas, etc., and in case the commercial space is sold / leased, then enter into an agreement with the prospective buyers to ensure that they maintain the cell and take care of all environment concerns during the operation phase of the project. In addition, sufficient fees should be levied so as to raise a corpus fund to maintain the Environment cell.
2. Appoint an Environment and safety engineer during the construction phase to take care of environment and safety aspects.
3. The project proponent should ensure that during the construction phase utmost care is taken to ensure that there is no noise nuisance, no air and water pollution and no disturbance to the nearby inhabitants. In case of violation, the project construction activity may have to be directed to be stopped.
4. The project proponent should cover the project site from all sides by raising sufficiently tall barricades with sheets to ensure that pollutants do not spill to the surroundings.
5. Provide at the main entrances bell gates, which are located at least 12' inside the boundary of the project to enable smooth flow of traffic on the main road leading to the entrance.
6. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase. Sufficient number of toilets/bathrooms shall be provided with required mobile toilets, mobile STP for construction work force.
7. A First Aid Room should be provided in the Project both during construction and operation of the project.
8. 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.
9. Provision shall be made for the housing of construction labourers within the site with all necessary infrastructures. The housing may be in the form of temporary structures to be removed after the completion of the project. The facilities shall include the crèche.
10. 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.

11. All the labourers to be engaged for construction should be screened for health and adequately treated before engaging them to work at the site and detailed report submitted to SEIAA. Safety standards as per National Building Code (NBC) should be ensured.
12. For dis-infection of wastewater which is not meant for recycling for toilet flushing, use ultra violet radiation and not chlorination. For treated wastewater meant for reuse for toilet flushing, disinfect by using chlorination.
13. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
14. Disposal of muck, construction debris during construction phase should not create any adverse effect on the neighboring 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.
15. Soil and ground water samples should be tested at the project site during the construction phase to ascertain that there is no threat to ground water quality by leaching of heavy metals and or other toxic contaminants and report submitted to SEIAA.
16. Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
17. The diesel generator sets to be used during construction phase should be of low sulphur diesel type and should conform to E (P) Rules prescribed for air and noise emission standards.
18. Vehicles hired for bringing construction material to the site should be in good condition and should conform to the applicable air and noise emission standards and should be operated only during non-peak hours.
19. Ambient noise levels should conform to the residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures to reduce air and noise pollution during construction keeping in mind CPCB norms on noise limits.
20. 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.
21. Ready mixed concrete must be used in building construction.
22. Storm water control and its re-use as per CGWB and BIS standards for various applications.
23. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices and only tertiary treated water shall be used for construction as per G.O. No. FEE 188 ENV 2003 dated 14.08.2003.

24. No ground water is to be drawn without permission from the Central Ground Water Authority.
25. Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
26. Treatment of 100% grey water by decentralized treatment should be done.
27. 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.
28. Use of glass shall not exceed 40% of exposed area to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
29. The provision of Energy Conservation Building code, 2007 shall be fully complied with.
30. Roof should meet prescriptive requirement as per Energy Conservation Building Code, 2007 by using appropriate thermal insulation material.
31. Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, 2007 which is proposed to be mandatory for all air conditioned spaces while it is optional for non-air conditioned spaces by use of appropriate thermal insulation material to fulfil requirement.
32. Facilities such as ramps and separate parking shall be provided for the benefit of physically challenged.
33. The project shall be made operational only after necessary infrastructure/connection for water supply and sewerage line is provided and commissioned by the Competent Authorities
34. The project authority shall maintain and operate the common infrastructure facilities created including STP and solid waste management facility for a period of at least 5 years after commissioning the project.
35. The project authority shall incorporate a suitable condition in the Sale Agreement/Deed to be made with the buyers that the occupier/buyer holds the responsibilities jointly with other users to maintain common infrastructure facilities created including STP and solid waste management facility.
36. The Proponent shall obtain the construction material such as stones and jelly etc. only from the approved quarries and other construction material shall also be procured from the authorized agencies/traders.
37. The proponent shall obtain approval from the competent authorities for structural safety of the building due to earthquake, adequacy of fire fighting equipment etc. as per the National Building Code (NBC) including protection measures for lightning etc.
38. The project authorities shall ensure that no water bodies are polluted due to project activities.

39. Safety standards as per National Building Code (NBC), 2005 should be followed and ensured.
40. The project Authorities shall ensure that the National Building Code, 2005 is fully complied with and adhered to.
41. The project authorities shall not use Kharab land if any for any purpose and keep available to the general public duly displaying a board as public property. No structure of any kind be put up in the Kharab land and shall be afforested and maintained as green belt only.
42. The project Authorities shall ensure the time specification prescribed by the Honourable High Court of Karnataka in W.P. No. 1958/2011 (LB-RES-PIL) on 04.12.2012 for different activities involved in construction work.
43. The project authorities shall leave 15 meters on either side of the nala as per the BDA norms and this shall be free from any permanent structures. The buffer so maintained shall be planted with indigenous tree species such as Neem, Akash Mallige, Mahagoni, Honge, Kadamba Ficus, etc. and maintained as green belt.
44. The proponent shall take up the construction activity only after obtaining NOC from BWS&SB or clearance from the competent authority for assured supply of water as the case may be.
45. The project proponent shall not use ground water for drinking purposed as Nitrates is on higher side.
46. The proponent shall donate Rs. 10 Lakhs towards neighbourhood landscape enhancement & targeted spending for schools & education in the project vicinity towards the corporate social commitment made vide letter dated 30.09.2013 within the completion of the project as committed and report be submitted to the Authority.

II. Operation Phase.

1. The installation of the Sewage Treatment Plant (STP) of total capacity 531 KLD should be carried out before the construction of the second floor of the main structure is commenced and the plant shall be got certified by an independent expert and a report in this regard should be submitted to the SEIAA immediately. Discharge of treated sewage shall conform to the norms & standards of the Karnataka State Pollution Control Board. Treated sewage should be used for flushing, gardening, etc. as proposed, using dual plumbing line.
2. Rainwater harvesting for roof run-off with 100 cum capacity of tank at ground level for rainwater collection and also surface run-off harvesting as per the plan submitted should be implemented with 30 Nos of recharge pits and pre-treatment must be done to remove suspended matter, oil and grease before recharging the surface run off.

3. Ensure that the excess runoff rainwater from the greenbelt area, which is irrigated by treated water, does not get into recharge pits and contaminate the ground water. Such excess flow should be safely let in to the storm water drains.
4. The solid waste generated should be properly collected and segregated insitu. The Biodegradable organic waste be composted by installing bio-converter in site and used. The non-biodegradable waste be disposed to the authorized recyclers.
5. Any hazardous waste including biomedical waste should be disposed-off as per the applicable Rules and norms with necessary approvals of the Karnataka State Pollution Control Board.
6. As agreed by the project proponent, develop a minimum of 39.82 % of the project area i.e., minimum 13,255.55 Sqm area for green belt and plant with heavy foliage indigenous tree species such as Mahagoni, Honge, Neem, Akash Mallige, Kadamba, Ficus and Ashoka, etc at an espacement of 3 mts x 3 mts i.e. 1111 plants/hectare.

The green belt design along the periphery of the plot shall achieve attenuation factor confirming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.

7. Incremental pollution loads on the ambient air quality; noise and water quality should be periodically monitored after commissioning of the project.
8. 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 the complex should be provided. Details in this regard should be submitted to the SEIAA.
9. 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.
10. A Report on the energy conservation measures confirming to energy conservation norms finalized by the Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R & U Factors etc and submit to the SEIAA in three months time.
11. All toilets should have dual plumbing line for using treated water and no wastewater is discharged from the unit.
12. The Environment Management Plan including the human health and Safety management plan and Fire Safety and Protection plan proposed by the proponent shall be strictly implemented.
13. The proposed building shall have D. G. Set of 4 X 1000 KVA as an alternate power supply source as proposed.

PART - B. GENERAL CONDITIONS:

1. The Environmental safeguards contained in the application should be implemented in letter and spirit.
2. All commitments made by the proponents in their application, and subsequent letters addressed to the SEAC/SEIAA should be accomplished before the construction work of the project is completed.
3. Half yearly monitoring reports should be submitted to the SEIAA and the Regional Office, MoEF, Bangalore.
4. Officials from the Department of Environment and Ecology, Bangalore / Regional Office of MoEF, Bangalore 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 / SEIAA should be forwarded to the CCF, Regional Office of MoEF, Bangalore / Department of Environment and Ecology, Bangalore.
5. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Authority.
6. Concealing factual data or submission of false/fabricated data and failure to comply with any of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of Environmental (Protection) Act, 1986.
7. The Authority reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environmental clearance under the provisions of the Environment (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
8. 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.
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 Karnataka State Pollution Control board and may also be seen on the website of the SEIAA, Karnataka at <http://www.seiaa.kar.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 the MoEF at Bangalore/ Department of Environment and Ecology, Bangalore.

10. The project proponent should display the conditions prominently at the entrance of the project on a suitable size board for the information of the public.
11. Any appeal against this environmental clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
12. 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.
13. Under the provisions of Environment (Protection)- Act, 1986, legal action shall be initiated against the project proponent if it is found that construction of the project has been started without obtaining environmental clearance.
14. The issuance of Environment Clearance doesn't confer any right to the project proponent to operate/run the project without obtaining Statutory clearances/sanctions from all other concerned authorities.

Yours faithfully,


(RAMACHANDRA)
Member Secretary,
SEIAA.

Copy to:

1. The Secretary, Ministry of Environment & Forests, Government of India, Paryavaran Bhavan, CGO Complex, Lodi Road, New Delhi-110003.
2. The Commissioner, Bruhat Bangalore Mahanagara Palike, Hudson Circle, Bangalore 560 002.
3. The Member Secretary, Karnataka State Pollution Control Board, Bangalore.
4. The CCF, Regional Office, Ministry of Environment & Forests (SZ), Kendriya Sadan, IV Floor, E & F wings, 17th Main Road, Koramangala II Block, Bangalore-560 034.
5. Guard File.



Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), Karnataka)

To,

The Senior Vice President

M/S. CHALET HOTELS LIMITED

New Plot No. 21, BBMP PID No. 68-4-2, Old Sy. No. 21, 22, 42 and site
no. 1B carved of Sy. No. 53/1 Jakkasandra, Koramangala Industrial
Layout, Bengaluru -560034

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity
under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
in respect of project submitted to the SEIAA vide proposal number
SIA/KA/MIS/167623/2020 dated 19 Mar 2021. The particulars of the environmental
clearance granted to the project are as below.

1. EC Identification No.	EC22B038KA184372
2. File No.	SEIAA 38 CON 2021
3. Project Type	Expansion
4. Category	B2
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	M/s. Chalet Hotels Limited Modification of Project for Mixed Use Development (Commercial and Residential)
7. Name of Company/Organization	M/S. CHALET HOTELS LIMITED
8. Location of Project	Karnataka
9. TOR Date	N/A

The project details along with terms and conditions are appended herewith from page
no 2 onwards.

Date: 05/07/2022

(e-signed)
Sri Vijay Mohan Raj V.,IFS
Member Secretary
SEIAA - (Karnataka)

*Note: A valid environmental clearance shall be one that has EC identification
number & E-Sign generated from PARIVESH. Please quote identification
number in all future correspondence.*

This is a computer generated cover page.





State Level Environment Impact Assessment Authority-Karnataka

(Constituted by MoEF, Government of India, under section 3(3) of E(P) Act, 1986)

No. SEIAA 38 CON 2021

To,

Mr. N. Krishnamohan
Senior Vice President
M/s. Chalet Hotels Limited
New No. 21, BBMP PID No. 68-4-2
(Old Sy. No. 21, 22, 42 and
site no. 1B carved out of Sy. No. 53/1)
Jakkasandra, Koramangala Industrial Layout,
Bengaluru – 560034

Sir,

Sub: Proposed Expansion & Modification of Mixed Used Development Project at New No. 21, BBMP PID No. 68-4-21 (Old Sy. No. 21, 22, 42 and site no. 1B carved out of Sy. No. 53/1) Jakkasandra, Koramangala Industrial Layout, Bangalore South Taluk, Bangalore Urban District by M/s. Chalet Hotels Ltd - Issue of Environmental Clearance – Reg.

This has reference to your online application dated 19th March 2021 bearing proposal No.SIA/KA/MIS/167623/2020 addressed to SEIAA, Karnataka and subsequent letters addressed to SEIAA/SEAC Karnataka furnishing further information seeking prior Environmental Clearance for the above project under the EIA Notification, 2006. The proposal has been appraised as per the procedure prescribed in the provisions of the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., the Form 1, Form 1A, conceptual plans and the additional clarifications furnished in response to the observations of the SEAC, Karnataka. SEAC has recommended for issue of Environmental Clearance in their meeting held on 26th May 2022.

2. It is inter-alia noted that Environmental Clearance was issued by SEIAA, Karnataka to this project vide letter No. SEIAA 18 CON 2011 dated 30.09.2013 which was contemplated for construction of modification of Residential Apartment Project at New No. 21, BBMP PID No. 68-4-21 (Old Sy. No. 21, 22, 42 and site no. 1B carved out of Sy. No. 53/1) Jakkasandra, Koramangala Industrial Layout, Bangalore South Taluk, Bangalore Urban District on a plot area of 33,284.93 Sqm. The Total built up area was 1,54,422.79 Sqm. The Project consisted of 323 No's of units with 2B + g+ 17UF. Total parking space proposed was for 1186 Number of cars. Total water consumption was 240 KLD. The total wastewater discharge was 192 KLD. It

was proposed to construct Sewage Treatment plant of capacity 210 KLD. The project cost was Rs. 531 Crores.

3. It is inter-alia, noted that M/s. Chalet Hotels Ltd have Proposed Expansion & Modification of Mixed Used Development Project on a plot area of 33,284.93 sq m. The total built up area is 1,39,883.84 sq m. The proposed project consists of 322 units in Residential apartment with Blocks A to H & J having 2B + G + 10UF + T, Block K & L having 1B + G + 11UF + T and Commercial Block with 2B + G + 9UF + T. Total parking space proposed is for 946 No's of Cars (Residential 722 + Commercial 224). Total water consumption is 367.03 KLD (Fresh water + Recycled water). The total wastewater generated is 330.32 KLD. The project proponent has proposed to construct Sewage Treatment plant with capacity of 293 KLD & 67 KLD. The project shall have DG sets of 4 No's x 1010 kVA DG (Residential) and 2 No's x 750 kVA DG (Commercial) sets as alternative source of power supply. The total project cost is Rs. 70.87 Crores.

4. The SEIAA Karnataka after due consideration of the relevant documents submitted by the project proponent, additional clarifications furnished in response to its observations and the recommendation of the SEAC have in their meeting held on 24th June 2022 and decided to accord Environmental Clearance in accordance with the provisions of Environmental Impact Assessment Notification-2006 and its subsequent amendments, subject to strict compliance of the following terms and conditions: -

I. Statutory Compliance.

- i) The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- ii) The approval of the Competent Authority shall be obtained for structural safety of the constructions due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightning etc.
- iii) The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of diversion of forest land for non forest purpose involved in the project.
- iv) The proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- v) The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
- vi) The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.

- vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- viii) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- ix) The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016 shall be followed.
- x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

II. Air quality monitoring and preservation

- i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii) A management plan shall be drawn up and implemented to contain the current exceedance if any in ambient air quality at the site.
- iii) The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM₁₀ and PM_{2.5}) covering upwind and downwind directions during the construction period.
- iv) Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi) Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii) Wet jet shall be provided for grinding and stone cutting.
- viii) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

- ix) All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- x) The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to standards prescribed under Environmental (Protection) Rules for air and noise emission standards.
- xi) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

III. Water quality monitoring and preservation

- i) The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- ii) Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iii) Total fresh water use shall not exceed the proposed requirement as provided in project details.
- iv) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- v) A certificate shall be obtained from local body supplying water, specifying the total annual water availability with local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available, this should be specified separately for ground water and surface water sources, ensuring that there is no impact on the other users.
- vi) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- vii) Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
- viii) Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the project area.

- ix) Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- x) The project proponent shall identify a suitable source of treated water for construction and submit an MOU/Agreement with such suppliers. If so the supplier identified shall be responsible for treatment of water with appropriate technology to the standards required for construction purpose.
- xi) The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016.
- xii) A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
- xiii) All recharge should be limited to shallow aquifer.
- xiv) No ground water shall be used during construction phase of the project.
- xv) Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
- xvi) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- xvii) Sewage shall be treated in the STP based on MBBR/SBR Technology with tertiary treatment i.e. Ultra Filtration. The treated effluent from STP shall be recycled/re-used for flushing, landscaping and HVAC cooling. No treated water shall be discharged to municipal drain.
- xviii) No sewage or untreated effluent water would be discharged through storm water drains.
- xix) The existing water body, canals and rajakaluve and other drainage and water bound structures shall be retained unaltered with due buffer zone as applicable and maintained under tree cover.
- xx) Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of

Environment, Forest and Climate Change Natural treatment systems shall be promoted.

- xxi) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxii) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

- i) Ambient noise levels shall conform to residential area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
- ii) Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
- iii) Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.
- iv) The project proponent shall ensure the time specification prescribed by the Honourable High Court of Karnataka in WP. No. 1958/2011 (LB – RES - PIL) on 04.12.2012 for different activities involved in construction work

V. Energy Conservation measures

- i) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
- ii) Outdoor and common area lighting shall be LED.
- iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
- iv) Energy conservation measures like installation of LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.

- v) Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- vi) Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

VI. Waste Management

- i) A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
- ii) Disposal of muck during construction phase shall not create any adverse effect on the neighboring 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.
- iii) Separate wet and dry bins must be provided and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv) Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
- v) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi) Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii) Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
- viii) Fly ash should be used as construction material as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in construction.
- ix) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.

- x) Used CFLs/TFLs/LED should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover

- i) No tree cutting/transplantation should be carried out unless exigencies demand. Where absolutely necessary, tree transplantation shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
- ii) A minimum of 1 tree for every 80 Sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
- iii) Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted).
- iv) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

VIII. Transport

- i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
 - a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - b. Traffic calming measures.
 - c. Proper design of entry and exit points.
 - d. Parking norms as per local regulation.
- ii) 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 be operated only during nonpeak hours.
- iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of roads within a 5 km radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in

this 5 km radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

- iv) Provide at the main entrances bell gates, which are located at least 12' inside the boundary of the project to enable smooth flow of traffic on the main road leading to the entrance

IX. Human health issues

- i) All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
- ii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase. Sufficient number of toilets/bathrooms shall be provided with required mobile toilets, mobile STP for construction workforce
- iii) For indoor air quality the ventilation provisions as per National Building Code of India.
- iv) Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
- v) 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, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- vi) Occupational health surveillance of the workers shall be done on a regular basis.
- vii) A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Corporate Environment Responsibility

- i) The project proponent shall comply with provision contained in OM vide F.No. 22-65/2017-IA.III dated 20th October 2020, of the Ministry of Environment, Forest and Climate Change as applicable, regarding Corporate Environment Responsibility and shall execute the action plan of Landscape development/Avenue Plantation in Road connecting Sarjapura-Koramngala and Providing infrastructure for Govt. School as submitted vide letter dated 04.07.2022.
- ii) The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms /

conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or stakeholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

- iii) A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization. The project proponent enter into an agreement with the prospective buyers/ tenants to ensure that they maintain the cell and take care of all environment concerns during the operation phase of the project. In addition, sufficient fees should be levied so as to raise a corpus fund to maintain the Environment cell.
- iv) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry of Environment, Forest and Climate Change/Regional Office along with the Six Monthly Compliance Report.

XI. Miscellaneous

- i) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
- ii) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
- iii) The Project Proponent shall obtain the construction material such as stones and aggregates etc. only from the approved quarries and other construction material shall also be procured from the authorized agencies/traders.
- iv) The project proponent shall not use Kharab land if any for any purpose and keep available to the general public duly displaying a board as public property. No structure of any kind be put up in the Kharab land and shall be afforested and maintained as green belt only.
- v) The Project proponent shall build in infrastructure required for use of Piped Natural Gas (PNG) such as pipelines and space for installation of PNG distribution equipment for both domestic/commercial purpose and DG set and shall ensure that PNG is supplied for both commercial and for DG sets instead of other type of fuels.
- vi) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

- vii) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
- viii) The Half Yearly Compliance Reports (HYCRs) with its contents of a covering letter, compliance reports, and environmental monitoring data has to be in PDF format merged into a single document. The email should clearly mention the name of project, EC No & date, period of submission and to be sent to the Regional Office of MOEF&CC by email only at email ID rosz.bng-mefcc@gov.in Hard copy of HYCRs shall not be acceptable.
- ix) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- x) The project proponent shall inform the Regional Office as well as the Ministry of Environment, Forest and Climate Change, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- xi) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- xii) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
- xiii) No further expansion or modifications in the plan shall be carried out without prior Environmental Clearance from the competent authority.
- xiv) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- xv) The State Level Environment Impact Assessment Authority, Karnataka may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xvi) The SEIAA, Karnataka reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xvii) The Regional Office of MoEF&CC shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
- xviii) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public

Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

- xix) Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

XII. Additional Condition

1. Assured water supply, commensurate with the ultimate occupancy envisaged in the project, shall be ensured before commencement of the project.
2. 25% of parking space shall have charging facility to enable charging of electric vehicles.
3. The PP shall strictly adhere to the local Planning Authority Bye-Laws.
4. The PP shall leave the kharab area for free access to public.

Yours faithfully,

(Vijay Mohan Raj V)
Member Secretary,
SEIAA, Karnataka.

Copy to:

1. The Secretary, Ministry of Environment, Forests and Climate Change, Indira Paryavaran Bhavan, Jor Bagh Road, Aliganj, New Delhi – 110 003.
2. The Commissioner, Bruhat Bengaluru Mahanagara Palike (BBMP), N.R. Square, Bangalore – 560 002.
3. The Member Secretary, Karnataka State Pollution Control Board, Bengaluru.
4. The APCCF, Regional Office, Ministry of Environment & Forests (SZ), Kendriya Sadan, IV Floor, E & F wings, 17th Main Road, Koramangala II Block, Bengaluru – 560 034.
5. Guard File.

Signature Not Verified

Digitally signed by Sri Vijay Mohan Raj V., IFS
Member Secretary

Date: 7/5/2022 6:30:55 PM



State Level Environment Impact Assessment Authority-Karnataka

(Constituted by MoEF, Government of India, under section 3(3) of E(P) Act, 1986)

No. SEIAA 38 CON 2021

Date: 03.11.2022

CORRIGENDUM

Para 3 in the Environmental Clearance letter No. SEIAA 38 CON 2021 dated 05.07.2022 issued to Mr. N. Krishnamohan, Senior Vice President, M/s. Chalet Hotels Limited, New No. 21, BBMP PID No. 68-4-21, (Old Sy. No. 21, 22, 42 and site no. 1B carved out of Sy. No. 53/1), Jakkasandra, Koramangala Industrial Layout, Bengaluru - 560034 for Proposed Expansion & Modification of Mixed Used Development Project at New No. 21, BBMP PID No. 68-4-21 (Old Sy. No. 21, 22, 42 and site no. 1B carved out of Sy. No. 53/1) Jakkasandra, Koramangala Industrial Layout, Bangalore South Taluk, Bangalore Urban District shall be corrected and read as follows.

"3 It is inter-alia, noted that M/s. Chalet Hotels Ltd have Proposed Expansion & Modification of Mixed Used Development Project on a plot area of 33,284.93 sq m. The total built up area is 1,44,774.5 sq m. The proposed project consists of 321 units in Residential apartment with Blocks A to H & J having 2B + G + 10UF + T, Wing G is Extended and Annex Block is added with configuration of G + 8UF + T, Block K & L having 1B + G + 11UF + T and Commercial Block with 3B + G + 9UF + T. Total parking space proposed is for 928 No's of Cars (Residential 684 cars + Commercial 244 cars). Total water consumption is 367.03 KLD (Fresh water + Recycled water). The total wastewater generated is 330.32 KLD. The project proponent has proposed to construct Sewage Treatment plant with capacity of 293 KLD & 67 KLD. The project shall have DG sets of 4 No's x 1010 kVA DG (Residential) and 2 No's x 750 kVA DG (Commercial) sets as alternative source of power supply. The total project cost is Rs. 85 Crores.."

Rest of the contents and the conditions of the Environmental Clearance letter No. SEIAA 38 CON 2021 dated 05.07.2022 remains unchanged.



(Vijay Mohan Raj V)
Member Secretary,
SEIAA.

To,
Mr. N. Krishnamohan
Senior Vice President

...2

M/s. Chalet Hotels Limited
New No. 21, BBMP PID No. 68-4-21
(Old Sy. No. 21, 22, 42 and
site no. 1B carved out of Sy. No. 53/1)
Jakkasandra, Koramangala Industrial Layout,
Bengaluru - 560034

Copy to:

1. The Secretary, Ministry of Environment, Forest and Climate Change, Indira Paryavaran Bhavan, Jor Bagh Road, Aliganj, New Delhi- 110003.
2. The Commissioner, Bruhat Bengaluru Mahanagara Palike (BBMP), N.R. Square, Bengaluru - 560002.
3. The Member Secretary, Karnataka State Pollution Control Board, Bangalore.
4. The APCCF, Regional Office, Ministry of Environment & Forests (SZ), Kendriya Sadan, IV Floor, E & F wings, 17th Main Road, Koramangala II Block, Bangalore-560 034.
5. Guard File.

**ANNEXURE – AIR QUALITY, NOISE, SOIL
QUALITY AND GROUND WATER QUALITY TEST
REPORTS**



BTH LABORATORIES PRIVATE LIMITED

(FORMERLY BANGLORE TEST HOUSE)

Approved by Drug Control Department, Government of Karnataka

An ISO/IEC-17025-2017 accredited laboratory by NABL Vide Certificate No.TC-13505

Recognised by Environment (Protection) Act 1986, New Delhi (MOEF)



TC - 13505

TEST REPORT

Test Report Number	BTH/REP/2025/03/5110	Test Report Issue Date	28.03.2025
Sample Code Number	BTH/2025/03/5110	ULR Number	TC135052500000513F
Name & Address of the customer [#]	M/s. Chalet Hotels Limited Mixed use Development at New No. 21, BBMP PID No. 68-4-2 (Old Sy. No. 21, 22, 42 & Site No. 1B carved out Sy. No. 53/1, Jakkasandra, Koramangala Industrial Layout BENGALURU SOUTH. Karnataka.	Reference to work order/Letter Reference [#]	Customer Requisition Form dated 24.03.2025
Name of the Sample [#]	Ground Water	Date of Receipt of Sample	24.03.2025
Sample Particulars [#]	Loc: Project Site	Date of Start of Test	24.03.2025
Sample Quantity	5 liters + 250 ml	Date of Completion of Test	28.03.2025
Sample drawn by	Collected by our Representative	Reference to sampling procedure	BTHL-SWI-ED-04 & BTHL-SWI-MB-05
Date of Sampling	22.03.2025	Time/Duration of Sampling	12.25 p.m.
Discipline	Chemical		
Product Category	Water		
Product Sub-category	Ground Water		

Description: Colourless, odourless liquid.

RESULT TABLE

Sl. No	Name of the Test	Units of Measurement	Test Results	IS 10500:2012 (upto Amendment 4)		Test Method
				Acceptable Limits	Permissible Limits	
	Table 1:					
1.	Colour	Hazen units	< 2	5.0	15.0	IS 3025 (Part 4)-2021
2.	Odour	-	Agreeable	Agreeable	Agreeable	IS 3025 (Part 5)-2018
3.	pH Value	-	7.26 @25°C	6.5 – 8.5	No relaxation	IS 3025 (Part 11)-2022
4.	Turbidity	NTU	0.3	1.0	5.0	IS 3025 (Part 10)-2023
5.	Total Dissolved Solids @ 180°C	mg/l	480.0	500	2000	IS 3025 (Part 16)-2023
	Table 2:					
6.	Aluminum as Al	mg/l	< 0.02	0.03	0.2	IS 3025 (Part 55)-2003, Method a
7.	Anionic Detergents, as MBAS	mg/l	< 0.2	0.2	1.0	IS 3025 (Part 68)-2019
8.	Boron, as B	mg/l	< 0.1	0.5	2.4	IS 3025 (Part 57)-2021, Method a
9.	Calcium, as Ca	mg/l	40.1	75.0	200.0	IS 3025 (Part 40)-2024, Method a
10.	Chlorides, as Cl	mg/l	118.0	250.0	1000.0	IS 3025(Part 32)-1988 (Argenometric Method)
11.	Copper, as Cu	mg/l	< 0.05	0.05	1.5	IS 3025 (Part 42)-2024, Method a
12.	Fluorides, as F	mg/l	< 0.1	1.0	1.5	IS 3025(Part 60)-2008, Method a

Apurva Lakshmi S.
Reviewed & Authorised by
(JYOTHI LAKSHMI S.)
Manager-Environment

Page 1 of 3

1) When samples are not drawn by the laboratory, results relate to submitted sample.	2) All information of the customer & test sample will be maintained confidential by the laboratory
3) The tested samples will be available with the laboratory for period of 1 month other than perishables and water samples	4) Information marked with # are customer supplied information for which laboratory is not responsible
5) The test results in part or full shall not be reproduced without prior permission from the laboratory. Laboratory is not responsible for photocopied test reports.	6) The Tested sample will be available with the laboratory for a period of 15 days from the report date for water samples



BTH LABORATORIES PRIVATE LIMITED

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TC - 13505

TEST REPORT

Test Report Number	BTH/REP/2025/03/5110	Test Report Issue Date	28.03.2025
Sample Code Number	BTH/2025/03/5110	ULR Number	TC135052500000513F
Name & Address of the customer [#]	M/s. Chalet Hotels Limited Mixed use Development at New No. 21, BBMP PID No. 68-4-2 (Old Sy. No. 21, 22, 42 & Site No. 1B carved out Sy. No. 53/1, Jakkasandra, Koramangala Industrial Layout BENGALURU SOUTH. Karnataka.	Reference to work order/Letter Reference [#]	Customer Requisition Form dated 24.03.2025
Name of the Sample [#]	Ground Water	Date of Receipt of Sample	24.03.2025
Sample Particulars [#]	Loc: Project Site	Date of Start of Test	24.03.2025
Sample Quantity	5 liters + 250 ml	Date of Completion of Test	28.03.2025
Sample drawn by	Collected by our Representative	Reference to sampling procedure	BTHL-SWI-ED-04 & BTHL-SWI-MB-05
Date of Sampling	22.03.2025	Time/Duration of Sampling	12.25 p.m.
Discipline	Chemical		
Product Category	Water		
Product Sub-category	Ground Water		

RESULT TABLE

Sl. No	Name of the Test	Units of Measurement	Test Results	IS 10500:2012 (upto Amendment 4)		Test Method
				Acceptable Limits	Permissible Limits	
13.	Free Residual Chlorine	mg/l	< 0.1	0.2	1.0	IS 3025 (Part 26)-2021, Method c
14.	Iron as Fe	mg/l	< 0.08	1.0	No relaxation	IS 3025 (Part 53)-2024, Method a
15.	Magnesium as Mg	mg/l	19.5	30	100	IS 3025 (Part 46)-2023, Method a
16.	Nitrates as NO ₃	mg/l	9.5	45.0	No relaxation	APHA 4500 NO ₃ B, 24 th Edition
17.	Phenolic Compounds, as C ₆ H ₅ OH	mg/l	Absent (DL:0.001)	0.001	0.002	IS 3025 (Part 43-Sec 1)-2022, Method b
18.	Selenium as Se	mg/l	< 0.01	0.01	No relaxation	IS 15303:2003
19.	Silver, as Ag	mg/l	< 0.01	0.01	No relaxation	IS 3025 (Part 79)-2023
20.	Sulphate, as SO ₄	mg/l	37.0	200	400	IS 3025 (Part 24-Sec 1)-2022, Method b
21.	Total Alkalinity, as CaCO ₃	mg/l	183.2	200	600	IS 3025 (Part 23)-2023
22.	Total Hardness, as CaCO ₃	mg/l	180.0	200	600	IS 3025 (Part 21)-2009, Method a
Table 3:						
23.	Cyanide, as CN	mg/l	Absent (DL:0.02)	0.05	No relaxation	IS 3025(Part 27-Sec 1)-2021, Method b
24.	Lead, as Pb	mg/l	< 0.01	0.01	No relaxation	IS 3025 (Part 47)-2024, Method b
25.	Mercury, as Hg	mg/l	< 0.001	0.001	No relaxation	IS 3025(Part 48)-1994, Method a
26.	Nickel, as Ni	mg/l	< 0.02	0.02	No relaxation	IS 3025(Part 54)-2003, Method b
27.	Total Chromium as Cr	mg/l	< 0.03	0.05	No relaxation	IS 3025(Part 52)-2003, Method a

Jyothi Lakshmi S.
Reviewed & Authorised by
(JYOTHI LAKSHMI S.)
Manager-Environment

Page 2 of 3

1) When samples are not drawn by the laboratory, results relate to submitted sample.	2) All information of the customer & test sample will be maintained confidentially by the laboratory
3) The tested samples will be available with the laboratory for period of 1 month other than perishables and water samples	4) Information marked with # are customer supplied information for which laboratory is not responsible
5) The test results in part or full shall not be reproduced without prior permission from the laboratory. Laboratory is not responsible for photocopied test reports.	6) The Tested sample will be available with the laboratory for a period of 15 days from the report date for water samples

TEST REPORT

Test Report Number	BTH/REP/2025/03/5110	Test Report Issue Date	28.03.2025
Sample Code Number	BTH/2025/03/5110	ULR Number	-
Name & Address of the customer [#]	M/s. Chalet Hotels Limited Mixed use Development at New No. 21, BBMP PID No. 68-4-2 (Old Sy. No. 21, 22, 42 & Site No. 1B carved out Sy. No. 53/1, Jakkasandra, Koramangala Industrial Layout BENGALURU SOUTH. Karnataka.	Reference to work order/Letter Reference [#]	Customer Requisition Form dated 24.03.2025
Name of the Sample [#]	Ground Water	Date of Receipt of Sample	24.03.2025
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Sample Quantity	5 liters + 250 ml	Date of Completion of Test	28.03.2025
Sample drawn by	Collected by our Representative	Reference to sampling procedure	BTHL-SWI-ED-04 & BTHL-SWI-MB-05
Date of Sampling	22.03.2025	Time/Duration of Sampling	12.25 p.m.
Discipline	Chemical		
Product Category	Water		
Product Sub-category	Ground Water		

RESULT TABLE

Sl. No	Name of the Test	Units of Measurement	Test Results	IS 10500:2012 (upto Amendment 4)		Test Method
				Acceptable Limits	Permissible Limits	
1.	Barium. as Ba	mg/l	< 0.1	0.7	No relaxation	IS 13428-2024
2.	Cadmium, as Cd	mg/l	< 0.001	0.003	No relaxation	IS 3025 (Part 41):2023
3.	Molybdenum, as Mo	mg/l	< 0.01	0.07	No relaxation	BTH-STP-IN-01
4.	Total Arsenic, as As	mg/l	< 0.01	0.01	No relaxation	IS 3025(Part 37)-2022
5.	Zinc, as Zn	mg/l	< 0.01	5	15	IS 3025 (Part 49)-2024, Method a
6.	Manganese as Mn	mg/l	< 0.01	0.1	0.3	IS 3025 (Part 59):2023, Method a
7.	Ammonia, as Total Ammonia-N	mg/l	< 0.5	0.5	No relaxation	IS 3025 (P 34/Sec 1) : 2023, Clause 5, Method b
8.	Chloramines, as Cl ₂	mg/l	< 0.5	4.0	No relaxation	IS 3025 (Part 26)-2021
9.	Sulphide, as H ₂ S	mg/l	< 0.05	0.05	No relaxation	IS 3025 (Part 29)-2022, Method a
10.	Mineral Oil	mg/l	Not detected (DL: 0.05)	1.0	No relaxation	IS 3025 (Part-39):2021, Method b

-End of Test Report-

Jyothi Lakshmi S.
Reviewed & Authorised by
(JYOTHI LAKSHMI S.)
Manager-Environment

Page 1 of 1

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BTH LABORATORIES PRIVATE LIMITED

(FORMERLY BANGLORE TEST HOUSE)

Approved by Drug Control Department, Government of Karnataka

An ISO/IEC-17025-2017 accredited laboratory by NABL Vide Certificate No.TC-13505

Recognised by Environment (Protection) Act 1986, New Delhi (MOEF)



TC - 13505

TEST REPORT

Test Report Number	BTH/REP/2025/03/5110	Test Report Issue Date	28.03.2025
Sample Code Number	BTH/2025/03/5110	ULR Number	TC135052500000513F
Name & Address of the customer [#]	M/s. Chalet Hotels Limited Mixed use Development at New No. 21, BBMP PID No. 68-4-2 (Old Sy. No. 21, 22, 42 & Site No. 1B carved out Sy. No. 53/1, Jakkasandra, Koramangala Industrial Layout BENGALURU SOUTH. Karnataka.	Reference to work order/Letter Reference [#]	Customer Requisition Form dated 24.03.2025
Name of the Sample [#]	Ground Water	Date of Receipt of Sample	24.03.2025
Sample Particulars [#]	Loc: Project Site	Date of Start of Test	24.03.2025
Sample Quantity	5 liters + 250 ml	Date of Completion of Test	28.03.2025
Sample drawn by	Collected by our Representative	Reference to sampling procedure	BTHL-SWI-ED-04 & BTHL-SWI-MB-05
Date of Sampling	22.03.2025	Time/Duration of Sampling	12.25 p.m.
Discipline	Biological		
Product Category	Water		
Product Sub-category	Ground Water		

RESULT TABLE

SL.NO.	TEST PARAMETERS	UNIT	TEST RESULTS	TEST METHOD
1	Escherichia coli	Per 100 ml	Absent	IS 15185:2016
2	Coliform	Per 100 ml	Absent	IS 15185:2016

-End of Test Report-

Reviewed & Authorised by
(BRIGHT ISAAC)
Manager-Microbiology

Page 3 of 3

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Document Number: BTHL-LSF-7.8-01-R1

TEST REPORT

Test Report Number	BTH/REP/2025/03/5111	Test Report Issue Date	31.03.2025
Sample Code Number	BTH/2025/03/5111	ULR Number	-
Name & Address of the customer [#]	M/s. Chalet Hotels Limited Mixed use Development at New No. 21, BBMP PID No. 68-4-2 (Old Sy. No. 21, 22, 42 & Site No. 1B carved out Sy. No. 53/1, Jakkasandra, Koramangala Industrial Layout BENGALURU SOUTH. Karnataka.	Reference to work order/Letter Reference [#]	Customer Requisition Form dated 24.03.2025
Name of the Sample [#]	Soil	Date of Receipt of Sample	24.03.2025
Sample Particulars [#]	Loc: Project Site	Date of Start of Test	28.03.2025
Sample Quantity	1 kgs	Date of Completion of Test	31.03.2025
Sample drawn by	Collected by our Representative	Reference to sampling procedure	Not Applicable
Date of Sampling	22.03.2025	Time/Duration of Sampling	12.40 p.m.
Discipline	Chemical		
Product Category	-		
Product Sub-category	-		

Description: Brown coloured moist Soil.

RESULT TABLE

Sl. No	Name of the Test	Units of Measurement	Test Results	Test Method
1.	pH	-	8.25	Soil testing in India-Methods Manual
2.	Nitrogen as N	mg/Kg	560	Soil testing in India-Methods Manual
3.	Potassium as K	mg/Kg	1645.6	Soil testing in India-Methods Manual
4.	Copper as Cu	mg/Kg	15.52	BTHL-STP-IN-13
5.	Total Organic Carbon	%	0.46	Soil testing in India-Methods Manual
6.	Bulk Density	g/cc	1.063	I.P 2022
7.	Electrical Conductivity @ 25°C	µS/cm	390	Soil testing in India-Methods Manual
8.	Phosphorous as P	mg/Kg	37.4	Soil testing in India-Methods Manual
9.	Iron, as Fe	%	0.99	Soil testing in India-Methods Manual
10.	Boron as B	mg/Kg	Nil	Soil testing in India-Methods Manual
11.	Zinc as Zn	mg/Kg	31.41	BTHL-STP-IN-13
12.	Sodium Absorption Ratio	-	1.98	Soil testing in India-Methods Manual

-End of Test Report-

[Signature]
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(JYOTHI LAKSHMI S.)
Manager-Environment

Page 1 of 1

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CIN No.: U73100KA2005PTC037733
GST No.: 29AACCB7727L128



BTH LABORATORIES PRIVATE LIMITED

R1, BTHL-LSF-7.8-02

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TC - 13505

TEST REPORT

Test Report Number	BTH/REP/2025/03/5113	Test Report Issue Date	24.03.2025
Sample Code Number	BTH/2025/03/5113	ULR Number	TC135052500000451F
Name & Address of the customer [#]	M/s. Chalet Hotels Limited Mixed use Development at New No. 21, BBMP PID No. 68-4-2 (Old Sy. No. 21, 22, 42 & Site No. 1B carved out Sy. No. 53/1, Jakkasandra, Koramangala Industrial Layout BENGALURU SOUTH. Karnataka.	Reference to work order/Letter Reference [#]	Customer Requisition Form dated 24.03.2025
Name of the Sample [#]	Noise Monitoring	Date of Receipt of Sample	24.03.2025
Sample Particulars [#]	Loc: Project Site	Date of Start of Test	Not Applicable
Sample Quantity	1 No.	Date of Completion of Test	Not Applicable
Sample drawn by	Collected by our Representative	Reference to sampling procedure	BTHL-SWI-ED-03
Date of Sampling	22.03.2025	Time/Duration of Sampling	12.10 p.m.
Discipline	Chemical		
Product Category	Pollution & Environment		
Product Sub-category	Noise level		

RESULT TABLE

Sl. No	Name of the Test	Units of Measurement	Test Results	Limits (Commercial Area)	Test Method
	Noise Level Monitoring dB (A)			Day Time: Max. 65 Night Time: Max. 55	
1.	Highest	dB (A)	64.9		IS 9989:1981
2.	Lowest	dB (A)	62.9		IS 9989:1981
3.	Average	dB (A)	63.9		IS 9989:1981

-End of Test Report

Jyothi Lakshmi S
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Page 1 of 1

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TC - 13505

TEST REPORT

Test Report Number	BTH/REP/2025/03/5112	Test Report Issue Date	27.03.2025
Sample Code Number	BTH/2025/03/5112	ULR Number	TC135052500000436F
Name & Address of the customer [#]	M/s. Chalet Hotels Limited Mixed use Development at New No. 21, BBMP PID No. 68-4-2 (Old Sy. No. 21, 22, 42 & Site No. 1B carved out Sy. No. 53/1, Jakkasandra, Koramangala Industrial Layout BENGALURU SOUTH. Karnataka.	Reference to work order/Letter Reference [#]	Customer Requisition Form dated 24.03.2025
Name of the Sample [#]	Ambient Air	Date of Receipt of Sample	24.03.2025
Sample Particulars [#]	Loc: Project Site	Date of Start of Test	26.03.2025
Sample Quantity	1 No.	Date of Completion of Test	27.03.2025
Sample drawn by	Collected by our Representative	Reference to sampling procedure	BTHL-SWI-ED-02
Date of Sampling	22.03.2025	Time/Duration of Sampling	As given below
Discipline	Chemical		
Product Category	Pollution & Environment		
Product Sub-category	Ambient Air		

GENERAL INFORMATION

Time of Sampling : 11.50 a.m. to 07.50 p.m.
(22.03.2025)
Duration of Sampling : 8 Hours
Average Temperature : 32°C

RESULT TABLE

Sl. No	Name of the Test	Units of Measurement	Test Results	Limits (as per NAAQS 2009)	Test Method
1.	Particulate Matter (Size less than 10µm) OR PM ₁₀	µg/m ³	60.5	Max. 100	IS 5182 (Part 23)
2.	Particulate Matter (Size less than 2.5µm) OR PM _{2.5}	µg/m ³	22.5	Max. 60	IS 5182 (Part 24)
3.	Sulphur dioxide (SO ₂)	µg/m ³	< 4	Max. 80	IS 5182 (Part 2, Sec 1)
4.	Nitrogen Dioxide (NO ₂)	µg/m ³	7.2	Max. 80	IS 5182 (Part 6)
5.	Carbon Monoxide (CO)	mg/m ³	1.43	Max. 2	IS 5182 (Part 10)

-End of Test Report

Jyothi Lakshmi S
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Manager-Environment

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