



State Level Environment Impact Assessment Authority (SEIAA)

**Andhra Pradesh
Government of India**

Ministry of Environment & Forests

A-3, Industrial Estate, Sanathnagar, Hyderabad-500 018.

BY REGD. POST WITH ACK DUE

Order No. SEIAA/AP/RRD-214/2012-

Dt: 09.01.2013.

Sub: SEIAA, AP – The Westin Hyderabad Mindspace by M/s. Chalet Hotels Pvt. Ltd., Sy. No. 64 (P), Madhapur (V), Serilingampally (M), Ranga Reddy District - Environmental Clearance – Issued – Reg.

- I. This has reference to your application submitted vide lr. dt. 20.06.2012 and subsequent lr. dt. Nil. recd. on 20.09.2012 in this regard, seeking Environmental Clearance for the proposed Hotel Building construction project titled **The Westin Hyderabad Mindspace by M/s. Chalet Hotels Pvt. Ltd., Sy. No. 64 (P), Madhapur (V), Serilingampally (M), Ranga Reddy District**. The capital cost of the project is Rs. 300 Crores. The proposed site falls within the 10 km radius of Himaysagar and Osmansagar Lakes. But, the above village is not listed in the 84 list of villages within 10km catchment area of Himaysagar and Osmansagar Lakes, as mentioned in the G.O.Ms.No. 111 M.A, dt. 08.03.1996 issued by the MA&UD Dept., Govt. of A.P.
- II. It is noted that the proposal is for Construction Project in a total plot area of about 12,516.33 Sq.m. The total Built-up area is 51,627.19 Sq.m. Green area is 2,372.9 Sq.m. The project consists of a Building (Basement + Basement Mezzanine Floor + Ground floor + 1st floor + Mezzanine Floor + Service Floor + 3rd to 17th floors). The project accommodates Restaurants (5 no.), Ball Rooms (3 no.) Meeting Rooms (6 no.), Guest Rooms (428 no.), etc., Parking area to be provided is 13,113.22 Sq.m., to park two wheelers and about 377 four wheelers. The amenities to be provided includes Swimming pool, Sewage Treatment Plant (STP), Tot lots/open spaces, MSW Segregation point, D.G. Sets for emergency supply – 2 x 1250 kVA & 2 x 1010 kVA etc.,
- III. The source of fresh water is HMWS&SB. The total water requirement during occupational stage is 279.58 KLD. Out of that, fresh water requirement is 165.39 KLD & treated waste water recycled is 114.18 KLD. Quantity of sewage generated is 223.6 KLD. It is proposed to treat the sewage in a STP of capacity 450 KLD. The treated waste water is to be used for: flushing the toilets; HVAC purposes; and development of greenery. The Garbage (655.5 kg/day) generated is to be sent to Municipal Solid Waste disposal site; STP sludge (25 kg/day) is to be used as manure; used oil and used batteries are to be sent to Authorized Recyclers.
- IV. The proposal has been examined and processed in accordance with EIA Notification, 2006 & its amendments thereof. The State Level Expert Appraisal Committee (SEAC) examined the proposal in its meeting(s) held on 04.07.2012 & 01.08.2012. The project is exempted from Public Hearing as it is a Construction Project. The Sub-Committee constituted by the SEAC inspected the site on 21.07.2012 and submitted the report. Based on the information furnished, presentation made by the proponent and the consultant M/s. Team Labs & Consultants, Hyderabad; inspection report of the Sub-Committee; the Committee considered the project proposal and recommended for issue of Environmental Clearance. The State Level Environment Impact Assessment Authority (SEIAA), in its meeting held on 21.08.2012 examined the proposal and the recommendations of SEAC and decided to issue Environmental Clearance subject to submission of commitment by the proponent. The proponent vide lr. dt. Nil. recd. on 20.09.2012 submitted a commitment in compliance with O.M. dt. 16.11.2010 issued by MoE&F, GOI, New Delhi. The SEIAA in its meeting held on 21.11.2012 examined the information submitted by the proponent and decided to issue EC. The SEIAA, A.P hereby **accords Environmental Clearance to the project** as mentioned at Para no. I under the provisions of the EIA Notification 2006 and its subsequent amendments issued under Environment (Protection) Act, 1986 subject to implementation of the following specific and

PART – A: SPECIFIC CONDITIONS

I. Occupational Phase:

- i The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the SEIAA before the project is commissioned for operation. Discharge of treated sewage shall conform to the norms & standards of the Andhra Pradesh Pollution Control Board. Sewage Treatment Plant should be monitored on a regular basis. No waste water shall be discharged out side the premises. The excess treated sewage, if any, is to be discharged into an artificial pond with in the premises and can be utilized for recreational purpose.
- ii Rain water harvesting for roof run-off and surface run-off, as plan submitted should be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease.
- iii The solid waste generated should be properly collected & segregated before disposal to the City Municipal Facility. The organic waste shall be composted.
- iv The D.G. Sets shall be provided with acoustic enclosures and adequate stack height as per CPCB norms. The fuel used for the diesel generator sets should be low sulphur diesel and should conform to E (P) Rules prescribed for air and noise emission standards.
- v Any hazardous waste including biomedical waste should be disposed of as per applicable Rules & norms with necessary approvals of the Andhra Pradesh Pollution Control Board.
- vi The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use by the MoE&F, GOI/CPCB. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- vii Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored after commissioning of the project.
- viii 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 systems or fully solar system for a portion of the apartments should be provided.
- ix 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.
- x Adequate number of parking spaces shall be provided for visitor vehicles. Rest room facilities should be provided for service population. The proponent shall provide public convenience facilities such as toilets, bathrooms, waiting rooms etc. for the drivers, workers etc. so as to maintain cleanness/hygienic conditions in the surroundings of the project.
- xi The proponent shall comply with Energy Conservation Practices, Energy efficient practices and energy audit practices. Wherever feasible, green building concepts shall be adopted. Use of solar panels may be done to the extent possible.
- xii Adequate measures should be taken to prevent odour problem from solid waste processing plant and STP.

- ii. "Consent for Establishment" shall be obtained from Andhra Pradesh Pollution Control Board under Air and Water Act before the start of any construction work at site.
- iii. The proponent shall submit half-yearly compliance reports in respect of the terms and conditions stipulated in this order & monitoring reports in hard and soft copies to the SEIAA and Ministry's Regional office, Bangalore on 1st June and 1st December of each calendar year.
- iv. Officials from the Regional Office of MoE&F, Bangalore who would be monitoring the implementation of environmental safeguards should be given full co-operation, facilities and documents/data by the project proponents during their inspection. A complete set of all the documents shall be submitted to the CCF, Regional Office, MoE&F, Bangalore.
- v. In the case of any change (s) in the scope of the project, the project would require a fresh appraisal by this SEIAA. No further expansion or modifications in the project shall be carried out without prior approval of the SEIAA, AP.
- vi. The project proponent shall submit the copies of the environmental clearance 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.
- vii. The proponent shall obtain clearance from Fire Department. All other statutory clearances shall be obtained, as applicable by project proponents from the competent authorities.
- viii. 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 Andhra Pradesh Pollution Control Board. The advertisement should be made within 7 days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional Office of this Ministry at Bangalore.
- ix. Environmental clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs. Union of India in Writ Petition (Civil) No.460 of 2004 as may be applicable to this project.
- x. The funds earmarked for environmental protection measures (Capital cost Rs. 38.0 Lakhs during construction phase and Rs. 72.0 lakhs during occupation phase; Recurring cost Rs. 20.0 lakhs per annum during construction phase and Rs. 33.0 lakhs per annum during occupation phase) should be kept in separate account and should not be diverted for other purpose. Year wise expenditure should be reported to the SEIAA and Ministry's Regional Office located at Bangalore.
- xi. 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.
- xii. The SEIAA may revoke or suspend the order, if implementation of any of the above conditions is not satisfactory. The SEIAA reserves the right to alter/modify the above conditions or stipulate any further condition in the interest of environment protection.
- xiii. Concealing the factual data or failure to comply with any of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of Environment (Protection) Act, 1986 without any prior notice.
- xiv. 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 and other relevant laws.

- xv. 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.

Sd/-
MEMBER SECRETARY,
SEIAA, A.P.

Sd/-
MEMBER,
SEIAA, A.P.

Sd/-
CHAIRMAN,
SEIAA, A.P.

To

Sri D. Maheswar, Senior Manager,
M/s. Chalet Hotels Pvt. Ltd.,
K. Raheja Mindspace, Sy. No. 64 (Part),
APIIC Software Layout, 1st Floor,
Titus tower, Bldg # 10, Hi-Tech City,
Hyderabad - 500081
Ph: 040-6280000.
E-mail: dmaheswar@chalethotel.com

Copy to:

1. Prof. M. Anji Reddy, Chairman, SEAC, A.P. for kind information.
2. The Member Secretary, APPCB for kind information.
3. The EE, RO:II, Ranga Reddy Dist., APPCB for information.
4. The Regional Officer, MoE&F, GOI Bangalore for kind information.
5. The Secretary, MoE&F, GOI New Delhi for kind information.

-//T.C.F.B.O.//-



ENVIRONMENTAL ENGINEER (EC)