

Compliance to the various conditions stipulated in SEIAA for the Environmental Clearance of No. SEIAA 256 CON 2008, dated 09th February 2010 for clearance of M/s. Blue Horizon Hotels Pvt Ltd., at Sy. No. 75 of NS Palya & 172/1 of Bilekahalli Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District.

PART-A, SPECIFIC CONDITIONS

1. CONSTRUCTION PHASE

Sl. No	EC conditions	Compliance
1	Set up environment management and ensure that the cell manages/maintenance 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.	We have made sufficient arrangements for disposal of Sewage generated during construction work and provided collection bins for solid waste disposal.
2	Appoint an Environment and Safety engineer during the construction phase to take care of environment and safety aspects.	Appointed the Safety engineer.
3	The project proponent should ensure that during the construction phase at most 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.	We have provided the acoustic enclosures for the DG sets & provided water sprinklers during vehicle movement to arrest the dust.
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.	We have covered all the sides of the site with zinc sheets.
5	Provide at the main entrance 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.	Complied
6	All required sanitary and hygienic measures should be in place before starting 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.	We have made sufficient arrangements for disposal of Sewage generated during the construction work.
7	A First Aid Room should be provided in the Project both during construction and operation of the project.	We have provided the First Aid Room in project site.
8	Adequate drinking water and sanitary facilities should be provided for construction workers at site. The safe disposal of wastewater and solid waste generated	Provided the RO plant for drinking purpose.


Director

	during the construction phase should be ensured.	
9	Provision shall be made for the housing of construction labours 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.	We have provided Labour shed with Kitchen & Toilet facilities.
10	Provision should be made for the supply of fuel (kerosene or cooking gas); utensils such as pressure cookers etc. to the labors during construction phase.	Noted.
11	All the labors to be engaged for construction should be screened for the 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.	We have appointed the person for regular checkup of labors.
12	For disinfection of wastewater which is not meant for cycling for toilets flushing, use ultra violet radiation and not chlorination. For treated wastewater meant for reuse for toilet flushing, disinfect by using chlorination.	Complied.
13	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	Top soil excavated is used in horticulture/landscaping the 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.	The muck is being reutilized within the project site
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.	Noted and strictly adhere to
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 ground water.	We have not used bituminous / any other hazardous materials in the entire construction activities
17	The diesel generator sets to be used during construction phase should be of low sulphuric diesel type and should conform to E (P) Rules prescribed for air and noise emission standards.	We have provided low sulphuric diesel type DG set. Enclosed the analysis report.
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.	We will regularly check the Emission certificate of the Vehicles.
19	Ambient noise levels should conform to the residential	Complied. Enclosed the analysis

	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.	report.
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	Noted and strictly adhere to
21	Ready mixed concrete must be used in building construction.	Complied
22	Storm water control and its re-use as per CGWB and BIS standards for various applications.	Rain water harvesting plan is implemented
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 1188 ENV 2003 dated 14.08.2003 .	Complied
24	No ground water is to be drawn without permission from the Central/State Ground Water Authority.	Noted and strictly adhere to.
25	Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.	Complied
26	Treatment of 100% grey water by decentralized treatment should be done.	Noted and strictly adhere to
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.	Noted.
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.	Glass usage will be reduced adequately Possibility of using double glass shall be explored
29	The provision of Energy Conservation Building code, 2007 shall be fully complied with.	Noted and strictly adhere to
30	Roof should meet prescriptive requirement as per Energy Conservation Building Code, 2007 by using appropriate thermal insulation material.	Thermal insulation will be done for roof top as per energy conservation building code
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 fulfill requirement.	Noted and strictly adhere to
32	The Project proponent shall contribute Rs. 10 Lakhs to Bannerghatta National Park and Rs. 50 Lakhs for Infrastructure development in Kalkere slum near Bannerghatta Road towards the corporate social commitment made vide letter dated 05.01.2010 and	We have provided construction materials of worth Rs. 4.84 Lakhs to Bannerghatta National Park during the year 2011-12. Enclosed the letter.


Director

11.03.2009 within the completion of the project as - committed and report be submitted to the Authority.	
--	--

II. **Operation Phase:**

Sl. No	EC conditions	Compliance
1	The installation of the Sewage Treatment Plants (STP) of total capacity 650 KLD (500 KLD & 150 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 wastewater shall conform to the norms & standards of the Karnataka State Pollution Control Board. Treated sewage should be used for flushing, gardening, etc as proposed.	We have provided the STP of capacity 500 KLD and treated sewage should be used for flushing, gardening within the premises.
2	Rainwater harvesting for roof run-off with 13 recharge pits at ground level for rainwater collection and also surface run-off harvesting as per the plan submitted should be implemented. Before recharging the surface run off , pre-treatment must be done to remove suspended matter, oil and grease.	Complied and provided the Rainwater harvesting for roof run-off and provided 13 recharge pits all around the premises.
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 into the storm water drains.	Complied.
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 is disposed to the authorized recyclers.	Solid waste generated is collected separately. The Biodegradable organic waste is composted by OWC in site and the same used as manure for gardening. The non-biodegradable waste is 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.	The Waste oil generated from the DG sets are the hazardous waste. We are disposing to authorized vendors. No Bio medical generation.

For BLUE HORIZON HOTELS PVT. LTD.


Director

6	<p>As agreed to by the project proponent, develop a minimum of 33.5 % of the project site i.e., minimum 5940 sq m area for green belt and plant with tree species at an escapement of 3 mts X 3 mts i.e. 1111 plants/hectare.</p> <p>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.</p>	Compiled and planted the plants in and around the Commercial Building
7	Incremental pollution loads on the ambient air quality; noise and water quality should be periodically monitored after commissioning of the project.	Noted and strictly adhere to
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.	Solar water heaters are proposed for Hotel rooms and solar street lights for landscaping area
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.	Two entry and exit points to the site. Merging vehicles will be performed only to left form the exit gates. This ensure safety. Yellow paint junction boxes will be painted at the locations to create psychological barriers for driver to control speed. Rubber humps will be introduced. Gates will be manned with efficient security who can guide the entry & exit of vehicles.
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 SEIAA in three months time.	Noted and strictly adhere to
11	All toilets should have dual plumbing line for using treated water and no wastewater is discharged from the unit.	We have provided the dual plumbing system for using treated water
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.	Noted and strictly adhere to
13	The proponent shall have D.G. set of 2 No's X 750 KVA & 4 No X 2000 KVA as an alternate power supply source as proposed.	We have provided DG Set of capacity 2000 KVA x 2 No's, 600 KVA x 2 No's & proposed 500 KVA x 2 No's for office building



Director

PART-B GENERAL CONDITIONS

Sl. No	EC conditions	Compliance
1	The Environmental safeguards contained in the Application should be implemented in letter and spirit.	We will take all the effective measures as per EMP to safeguard the Environmental aspects.
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.	Noted and strictly adhere to
3	Half yearly monitoring reports should be submitted to the SEIAA and the APCCF Regional Office, MoEF, Bengaluru.	Noted and submitting the Half yearly monitoring reports to the SEIAA
4	Officials from the Department of Environment and Ecology, Bengaluru/ APCCF, Regional Office of MoEF, Bengaluru 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 APCCF, Regional Office of MoEF, Bengaluru/Department of Environment and Ecology, Bengaluru.	Noted and strictly adhere to
5	In case of any change(s) in scope of the project, the project would require a fresh appraisal by this Authority.	Agreed
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.	Agreed
7	Any Appeal against this environmental clearance shall lie with the National Environment Appellate Authority, if preferred, within a period of 30 days as prescribed under Section 11 of the National Environment Appellate Authority Act, 1997.	Noted and strictly adhere to
8	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.	Agreed and any additional safeguard measures if instructed / directed by the Department (KSEIAA / MOEF) will be implemented and compiled.

For BLUE HORIZON HOTELS PVT. LTD.


Director

9	All other statutory clearance 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.	Details of necessary statutory clearances which is already obtained and submitted
10	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://seiaa.karnataka.gov.in or http://environmenclearance.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 APCCF, Regional Office of the MoEF, Bengaluru/Department of Environmental and Ecology, Bengaluru.	Noted and strictly adhere to
11	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.	Already displayed at the entrance of the project site.
12	These stipulations would be enforced among others under the provisions of water (Prevention and Control of Pollution) act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.	Noted and strictly adhere to
13	Under the provisions of Environmental (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.	Construction was Initiated after Obtaining necessary approvals including EC
14	The issuance of Environment Clearance doesn't confer any right to the project proponent to operate/run the project without obtaining statutory clearance/sanctions from all other concerned authorities.	Agreed. All the statutory clearances/ Sanctions from the concerned authorities are already obtained

For BLUE HORIZON HOTELS PVT. LTD.


Director

