Attention is invited to this Authority’s letter of even number dated 30 March 2009 regarding Environmental Clearance for proposed Expansion at Hotel Ram Bagh Palace at Bhawani Singh Road, Jaipur, by M/s Ram Bagh Palace Hotel Pvt. Ltd. The following corrections are made in the above mentioned letter:-

1. The words “of Group Housing Complex” occurring in line 1-2 of second Para be read as “for Expansion of Hotel Ram Bagh Palace”.
2. The last sentence of third line of Para 2 “Total No. of flats are 152.” be read as “Total No. of Guest Room proposed are 257.”
3. The words “Bar and Restaurant 312.” occurring in fourth line in Para 2 be read as “Proposed increase in Bar and Restaurant capacity is 445.”
4. The figure “157” occurring in the bracket in 6th line of second Para be read as “160”.
5. The last sentence of Para 2 “The Power requirement is 4681KW (existing load is 1200 KW; from J.V.V.N.L 5540 KVA (post construction) from J.V.V.N.L; with existing 4 DG sets; one each of 1500,1000,415 & 125 KVA. to be used during power failure for critical load only” be read as “The Power requirement is 4681KW. It will be met through 33KV high tension line through J.V.V.N.L sub station at site. The back up of Power supply will be arranged through 6 DG sets of cumulative capacity of 5540 KVA (Proposed 2 nos, 1500 KVA -1 no. and 1000 KVA – 1 no., existing 4 nos.- 1500 KVA, 1no. – 1000 KVA, 1 no- 415 KVA, 1 no.- 125 KVA)”.
6. All other items remain unchanged.

(Sankatha Prasad)
Member Secretary
SEIAA Rajasthan

Copy to :

1. M/s Ram Bagh Palace Hotel Pvt. Ltd., Bhawani Singh Road, Jaipur-302005 with ref. to their letter dated 1-04-09 received on 13-04-09. In your proposal the existing fresh water requirement has been mentioned as 157 KLD in form 1 at two places in one application and in other application 157 KLD at one place and 160 KLD at other place. However the required corrections have been made as per your request. Condition of advertisement in the Local news paper has to be complied. Regarding condition of constructing temporary houses for labours, Your request will be put up in the next meeting of the Authority and necessary action will be taken after decision of the Authority.
2. Secretary, Ministry of Environment and Forest, Govt. of India, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi.
3. Principal Secretary Environment Department, Rajasthan, Jaipur.
4. Shri S.C. Derashri, Chairman, SEIAA Rajasthan, 90, Goejgarh Vihar, Hawa Sarak, Jaipur.
5. Shri R.S. Bhandari, Member, SEIAA Rajasthan, 2- Museum Road, Ram Niwas Bagh, Jaipur.
6. Member Secretary, Rajasthan State Pollution Control Board, Jaipur.
7. Member Secretary, SEAC Rajasthan.
9. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.

M.S. SEIAA (Rajasthan)
To,
M/s Ram Bagh Palace Hotel Pvt. Ltd.
Bhawani Singh Road
Jaipur-302005

Sub: EC for proposed Expansion at Hotel Ram Bagh Palace at Bhawani Singh Road, Jaipur; by M/s Ram Bagh Palace Hotel Pvt. Ltd.

Sir,

This has reference to your application No. Nil dated 9-9-2008 seeking environmental clearances for the above project under EIA Notification 2006. The proposal has been appraised as per prescribed procedure in the light of provisions under the EIA Notification 2006 on the basis of the mandatory documents enclosed with the application viz. the questionnaire, EIA, EMP and additional clarifications furnished in response to the observation of the State Level Expert Committee Rajasthan, in its meeting held 17-18 Nov.2008 and information submitted vide your letter dated 21-10-08, 2-2-09 & 6-2-09.

2. It is interalia noted that the project involve the construction of Group Housing Complex on a Plot Area of 184435.29 M². The total built up area proposed is 97667.76 M². (Existing 35565.51, Proposed 62102.25 M²). Total number of flats proposed are 152. Bar & Restaurant 312. Total Parking (Cars & Scooters) 1557 ECU (Exiting 680, Proposed 877). The Total water requirement is 13 KLD for 200 persons @ 65 lpd (construction phase,) 252 KLD (post construction; existing demand is 157 & future demand will be 252 KLD) to be met from PHED and exiting bore well. About 221 KLD of daily requirement will be met treated waste water to be used for flushing (18 KLD), Chiller maker (144 KLD) & landscaping (59 KLD). Volume of waste water 241 M³/day (with incremental pollution load of 136 KLD)). Capacity of STP is 250 KLD to be operated on SAFF (existing 200 KLD STP to be discontinued in future. The power requirement is 4681 KW (existing load is 1200 KW: from J.V.V.N.L 5540 KVA (post construction) from J.V.V.N.L: with existing 4 DG sets; one each of 1500, 1000, 415 & 125 KVA, to be used during power failure for critical load only.

3. The SEAC Rajasthan after due considerations of the relevant documents submitted by the project proponent and additional clarifications/documents furnished to it have recommended for Environmental Clearance with certain stipulations. The SEIAA Rajasthan after considering the proposal and recommendations of the SEAC Rajasthan hereby accord Environmental Clearance to the project as per the provisions of Environmental Impact Assessment Notification 2006 and its subsequent amendments, subject to strict compliance of the terms and conditions as follows:
I. CONSTRUCTION PHASE

i) For conservation of electricity and reduce energy losses the management should ensure that the electrical power is stepped down from 33 KVA to 11 KVA and distributed at this level and finally brought to 440 volts.

ii) “Consent to Establish” shall be obtained from Rajasthan State Pollution Control Board and a copy shall be submitted to the SEIAA, Rajasthan before start of any construction work at site.

iii) Provision shall be made for the housing of construction labor within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

iv) All required sanitary and hygienic measures shall be in place before starting construction activities. The safe disposal of waste water and solid waste generated during the contraction phase should be ensured.

v) Adequate drinking water facilities shall be provided for construction workers at the site.

vi) Provisions should be made for the supply of fuel (kerosene or cooking gas); utensils such as pressure cookers etc. to the labourers.

vii) All the labourers engaged for construction should be screened for health and adequately treated before engaging them to work at the site.

viii) For disinfection of waste water, appropriate tertiary treatment may be given.

ix) All the topsoil excavated during the construction should be stored for use in horticulture/landscape development within the project site.

x) Disposal of muck 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 the people, only in approved sites with the approval of competent authority.

xi) Soil and ground water samples will be tested to ascertain that, there is no threat to the ground water quality by leaching of heavy metals and other toxic contaminants. Ground Water to be got tested by approved laboratories.

xii) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate water courses and the dump sites for such material must be secured so that they do not leach into the ground water.

xiii) The diesel generator sets to be used during the construction phase should be low-sulphur-diesel type and should conform to Environment (Protection) Rules for air and noise emission standards.

xiv) Vehicles hired for bringing construction material and labourers to the site should be in good conditions and should conform to applicable air and noise emission standards and should be operated during non-peak/approved hours.

xv) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.

xvi) Fly ash should be used as building material in the construction as per the provisions of Fly Ash notification of September, 1999 and amended as on August, 2003 (The above condition is applicable only if the project is within 100 km of Thermal Power Station).

xvii) Ready mixed concrete must be used in building construction.
xviii) Storm water control and its re-use as per CGWA and BIS standards for various applications.
xix) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents and other best practices referred.
xx) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
xxi) Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
xxii) Treatment of 100% grey water by decentralized treatment should be done.
xxiii) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators of pressure reducing devices of sensor based control.
xxiv) Use of glass may be reduced by up to 40% to reduce the electricity consumption and load in air-conditioning. If necessary, use high quality double glass with special reflective coating windows.
xxv) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
xxvi) Adequate measures shall be taken to reduce air and noise pollution during construction keeping in mind CPCB norms on noise limits.
xxvii) Opaque walls should meet prescriptive requirement as per Energy Conservation Building Code for all air-conditioned spaces, whereas, for non-air-conditioned spaces, by use of appropriate thermal insulation material to fulfill the requirement.
xxviii) A First Aid Room will be provided in the project both during construction and operation of the project.
xxix) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary authorization from Rajasthan Pollution Control Board.
xxx) The approval of the competent authority shall be obtained for structural safety of the building due to earthquake, adequacy of fire fighting equipments, etc as per National Building Code including protection measures from lightening etc.
xxx) Regular supervision of the above and other measures for monitoring should be in place throughout the construction phase, so as to avoid nuisance to the surroundings.

II OPERATION PHASE

1. For conservation of electricity and reduce energy losses the management should ensure that the electrical power is stepped down from 33 KVA to 11 KVA and distributed at this level and finally brought to the level of 440 volts.

2. 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 RPCB, before the project is commissioned for operation. Discharge of treated sewage shall conform to the norms & standards of the Rajasthan State Pollution Control Board.

3. 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. The RWH plan should as per GoI manual.

4. The solid waste generated should be properly collected & segregated before disposal to the City Municipal Facility. The In-vessel bio-conversion technique should be used for composting the organic waste.

5. Any hazardous waste including biomedical waste should be disposed of as per applicable Rules & norms with necessary approvals of the Rajasthan State Pollution Control Board.
6. 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. The open space inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.

7. The D. G. sets to be operated with stack height as per RPCB norms.

8. Incremental pollution loads on the ambient air quality noise and water quality should be periodically monitored after commissioning of the project.

9. Application of solar energy should be incorporated to illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating. A hybrid system or fully solar system for a portion should be provided.

10. Proper system of channelizing excess storm water shall be provided.

11. 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.


13. The power factor should be maintained near unity.

14. Trees and shrubs of local species should be planted to allow habitat for birds with appropriate distance from the boundary.

15. No puzzle parking shall be allowed.

16. Re-cycled water to match standards for cooling water system.

17. Chillers should use treated water only and should not be connected to fresh water line.

18. Adequate measures should be taken to prevent odour from solid waste processing and STP.

PART – B. GENERAL CONDITIONS:

1. The environmental safeguards contained in Form 1-A should be implemented in letter and spirit.

2. Six monthly monitoring reports should be submitted to Rajasthan and Rajasthan State Pollution Control Board.

3. Officials of the RPCB, who would be monitoring the implementation of environmental safeguards, should be given full cooperation facilities and documents/data by the PP during their inspection. A complete set of all the documents submitted to SEIAA, Rajasthan should be forwarded to the DoE, Rajasthan and Rajasthan State Pollution Control Board.

4. In case of any change(s) in the scope of the project, the PP requires a fresh appraisal by SEIAA/SEAC, Rajasthan.

5. The SEIAA/SEAC, Rajasthan 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.

6. All the other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire department, Civil Aviation Department, Forest
Conservation Act, 1980 and Wildlife (protection) Act, 1972 etc. shall be obtained, as may be applicable, by PP from the competent authority.

7. The PP should ensure advertising in at least two local newspapers widely circulated in the region, one of which shall be in vernacular language that, the project has been accorded environmental clearance and copies of the clearance letters are available with SEIAA, Rajasthan and the Rajasthan State Pollution Control Board and may also be seen on the website of the Board at www.rpcb.nic.in. The advertisement should be made within 7 (seven) days from the date of issue of the environmental clearance and a copy should also be forwarded to the SEIAA, Rajasthan and Regional Office, Jaipur(S) of the Board.

8. These stipulations would also be enforced amongst the 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.

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

10. Environment 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 the year 2004 as may be applicable to this project.

Yours faithfully,

(Sankatha Prasad)
Member Secretary
SEIAA Rajasthan

Copy to following for information and necessary action:

1. Secretary, Ministry of Environment and Forest, Govt. of India, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi.
2. Principal Secretary Environment Department, Rajasthan, Jaipur.
4. Shri R.S. Bhandari, Member, SEIAA Rajasthan, 2- Museum Road, Ram Niwas Bagh, Jaipur.
5. Member Secretary, Rajasthan State Pollution Control Board, Jaipur.
6. Member Secretary, SEAC Rajasthan.
8. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.

M.S. SEIAA (Rajasthan)