

S. M. SAIYAD, IFS
MEMBER SECRETARY
SEIAA (GUJARAT)



STATE LEVEL ENVIRONMENT
IMPACT ASSESSMENT
AUTHORITY
GUJARAT

Government of Gujarat

No. SEIAA/GUJ/EC/8(a)/1775/2019

Date: 11 DEC 2019

BY R.P.A.D
Time Limit

Sub: Environment Clearance for the Building Construction Project - "Ratna Sagar Height" at S. No. 85, F.P. No. 6, O.P. No. 6, T.P.S. No.66 (Ranip - Chenpur - Chandlodiya), Ghatlodia, Ahmedabad proposed by Mr. Divyesh Bhagvanbhai Patel. Construction project in Category 8 (a) of Schedule annexed with EIA Notification dated 14/09/2006.

Ref: Your Proposal No. SIA/GJ/MIS/118082/2019.

Dear Sir,

This has reference to your application along with Form-I, Form-1 A dated 05/10/2019, seeking Environmental Clearance under Environment Impact Assessment Notification, 2006. The project was scheduled for hearing in the SEAC meeting held on 16/10/2019. The project proponent submitted additional information / documents vide letter dated 06/11/2019 to the SEAC.

The proposal is for Environmental Clearance for the Building Construction Project - "Ratna Sagar Height" at S. No. 85, F.P. No. 6, O.P. No. 6, T.P.S. No.66 (Ranip - Chenpur - Chandlodiya), Ghatlodia, Ahmedabad proposed by Mr. Divyesh Bhagvanbhai Patel. This is a proposed building construction project having plot area of 11,879.90 m² and the proposed FSI area of the project is 32,020.33 m² with proposed built up area of 53,123.45 m². As the built up area is >20,000 m² and <1,50,000 m², it falls in the category 8(a) of the Schedule of EIA Notification, 2006.

The project will comprise of 07 numbers of buildings. No. of Blocks: 18. Scope of buildings/blocks are: 3 buildings: Basement + ground floor + 7 floors, 4 buildings: Basement + hollow plinth + 7 floors and No.& size of Residential Units are: 502 units and No.& size of Commercial Units are: 44 units.

The project activity is covered in 8(a) and falls in Category 'B'. Since the proposed project is in item no.8 of the EIA notification, 2006, it does not need Public Consultation as per Para 7(i) III. Stage (3) (d) - Public Consultation of EIA Notification, 2006.

The SEAC, Gujarat had recommended the project vide their letter dated 22/11/2019 to grant Environmental Clearance to the SEIAA, Gujarat based on the decision taken during SEAC meeting held on 15/11/2019. The proposal was considered by SEIAA, Gujarat in its meeting held on 27/11/2019 at Gandhinagar. After careful consideration, the SEIAA hereby accords Environmental Clearance to above project under the provisions of EIA Notification dated 14th September, 2006 subject to the compliance of the following conditions.

A. PROJECT SPECIFIC CONDITIONS:

A.1 CONSTRUCTION PHASE:

A.1.1 WATER:

1. Fresh water requirement during the construction phase shall be 10.0 KL/day and it shall be met through the local water tankers. No ground water shall be tapped during the construction phase.
2. Sewage generated during the construction phase shall be disposed off through Septic tank via soak pit.

A.2 OPERATION PHASE:

A.2.1 WATER

3. Total water requirement during the operation phase shall be 284.3 KL/day, out of which fresh requirement of 184.1 KL/day shall be met through water supply system of Ahmedabad Municipal Corporation (AMC) and the remaining 100.2 KL/day of water requirement shall be met through treated sewage. No ground water shall be tapped during the operation phase. Metering of the water shall be done and its records shall be maintained.

Sewage generation during operation phase shall be 234.0 KL/day which shall be treated in the proposed onsite Sewage Treatment Plant.

5. The unit shall install and efficiently operate STP of adequate capacity for treating the grey sewage to be generated during operation phase to achieve the GPCB norms at the STP outlet. Treated grey sewage conforming to GPCB norms shall be utilized within premises for gardening & flushing purpose at the maximum



extent possible. Only remaining quantity of treated grey sewage along with the untreated black sewage shall be disposed off through drainage line of Ahmedabad Municipal Corporation (AMC):

6. A proper logbook of STP operation and also showing the quantity of treated sewage utilization within premises & quantity of treated sewage discharged into the drainage line shall be maintained and furnished to the GPCB from time to time.
7. Dual plumbing system with separate tanks and lines shall be provided for utilization of treated sewage for flushing.
8. No bore well shall be constructed and existing bore well/s, if any, shall be either sealed or converted into the recharge well.
9. Rain water harvesting from rooftop and paved areas and ground water recharge through 3 no. of percolation wells shall be carried out as per the details submitted. Before recharging the run off, pre-treatment must be done to remove suspended matter.

A.2.2 AIR:

10. D. G. sets (2 x 125 KVA) proposed as backup power shall be of enclosed type and confirm to prescribe standards under EPA rules. Necessary acoustic enclosures shall be provided at diesel generator set to mitigate the impact of noise.
11. The gaseous emissions from the D.G. Sets shall conform to the standards prescribed under EPA Rules as amended from time to time. At no time, the emission levels shall go beyond the stipulated standards.
12. The stack height of the D.G.sets shall be equal to the height needed for the combined capacity of all proposed D.G.sets.

A 2.3 SOLID WASTE:

13. The solid waste generated shall be properly collected and segregated at source. The biodegradable waste shall be converted into useful end product by treating it into the proposed onsite Organic Waste Converter and the recyclable waste shall be sold to vendors whereas the other garbage shall be disposed off properly as per the provisions made by the Ahmedabad Municipal Corporation (AMC).

A 2.4 SAFETY :

14. Fire fighting facilities like fire extinguishers at each floor, underground fire water storage tank, smoke detectors, fire sprinklers, basement sprinkler etc. shall be provided as proposed.
15. All the staircases and lifts shall open out at ground level from the highest point of building [with access from each floor] for emergency evacuation. Two staircases shall be provided in each building having floor area more than 500 m² on each floor.
16. In basement at least two separate ramps of adequate width and slope shall be provided, located preferably at opposite ends.
17. Provision for adequate air changes per hour in the basement shall be made so as to avoid build up of CO in the area.
18. Car park exhaust system equipped with CO (Carbon Monoxide) sensor shall be provided to ensure operation of exhaust fans as CO concentration levels.
19. Clear peripheral margin space of atleast 4 m, excluding the width for tree plantation, shall be provided for unobstructed & easy movement of vehicles in case of emergency.

A2.5 PARKING / TRAFFIC CONGESTION:

20. Minimum parking space of 11,788.06 m² [8,656.09 m² in basement +3,131.97 m² in hollow plinth] shall be provided as proposed.

A 2.6 ENERGY CONSERVATION:

21. Energy conservation measures viz. use of transformers and motors having minimum efficiency of 85%, use of LED lights in common areas, use of light colors to reduce the light absorption and minimize cooling requirement, roof top solar panels of 261.6 KWh/day capacity for street LED lights, LED lights for common building passage & for water pump etc. shall be implemented as proposed.

A 2.7 GREEN BELT :

22. Green belt area of 1,741.0 m² comprising of 596.0 m² tree covered area with 298 trees within premises shall be developed as proposed. The other open spaces inside the plot shall be suitably landscaped and covered with vegetation of indigenous tree species.

B. GENERAL CONDITIONS :

B1. PRE -CONSTRUCTION AND CONSTRUCTION PHASE:

23. Environment Management Cell shall be formed, which shall supervise and monitor the environment related aspects of the project during construction and operational phases in addition to observance of Gujarat Building and other Construction Workers'(Regulation of Employment & Conditions of Service) Rules 2003.
24. Prior permission from the competent authority shall be obtained for cutting of the existing trees before site preparation work is commenced.
25. Water demand during construction shall be reduced by use of curing agents, super plasticizers and other best construction practices.
26. Temporary wind shield shall be done to prevent dust emission spreading outside the project premises. Barricade of adequate height shall be provided on the periphery of the construction site with adequate signages. Individual building within the project site shall also be provided with barricades.
27. Regular water sprinkling shall be done in vulnerable areas for controlling fugitive emission.
28. Material shall be covered during transportation to avoid the fugitive emission.
29. Uniform piling and proper storage of sand to avoid fugitive emissions shall be ensured.
30. Structural design of the project shall strictly adhere to the seismic zone norms for earthquake resistant structures.
31. The planning, designs and construction of all buildings shall be such as to ensure safety from fire.
32. The project proponent shall ensure maximum employment to the local people.
33. All required sanitary and hygienic measures shall be provided before starting the construction activities and to be maintained throughout the construction phase.
34. Provision shall be made for 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 healthcare, crèches, electricity & ventilation, canteen, rest rooms, safe disposal system for garbage, first aid, medical and emergency facilities etc. to ensure that they do no ruin the existing environmental condition. The housing may be in the form of temporary structures to be removed after completion of the project.
35. Adequate personal protective equipments shall be provided to the construction workers to ensure their safety and the project proponent shall ensure its usage by the labours.
36. First Aid Box shall be made readily available in adequate quantity at all the times.
37. Training shall be given to all workers on construction safety aspects.
38. The project proponent shall strictly comply with the Building and other Construction Workers'(Regulation of Employment & Conditions of Service) Act 1996 and Gujarat rules made there under and their subsequent amendments.
39. The overall noise level in and around the project area shall be kept well within the prescribed standards by providing noise control measures including acoustic insulation, hoods, silencers, enclosures vibration dampers etc. on all sources of noise generation.
40. Ambient noise levels shall conform to residential standards both during day and night. Incremental pollution load on the ambient air and noise quality shall be closely monitored during construction phase
41. The noise generating equipments, machinery and vehicles shall not be operated during the night hours and shall be maintained properly to avoid generation of high noise due to wear and tear.
42. Use of diesel generator sets during construction phase shall be strictly with acoustic enclosure and shall conform to the EPA Rules for air and noise emission standards.
43. Safe disposal of wastewater and municipal solid wastes generated during the construction phase shall be ensured.
44. All topsoil excavated during construction activity shall be used in horticultural / landscape development within the project site.
45. Construction materials and debris shall be properly stored and handled to avoid negative impacts such as air pollution and public nuisances by blocking the roads and public passages.
46. Construction debris shall be reused in construction of roads, levelling the site etc. Waste packaging material (like used cement bags, waste paper, cardboard packing material), metal scraps etc. shall be sold to recyclers or shall be sent to the nearest municipal solid waste landfill site.
47. Excavated earth to be generated during the construction phase shall be utilized within the premises to the maximum extent possible and balance quantity of excavated earth shall be disposed off with the approval of the competent authority after taking the necessary precautions for general safety and health aspects. Disposal of



- the excavated earth during construction phase shall not create adverse effect on neighbouring communities.
48. Provisions of Construction & Demolition Waste Management Rules-2016 shall be strictly adhered to.
 49. Vehicles hired for bringing construction material at the site shall be in good conditions and conform to applicable air and noise emission standards and shall be operated only during day time and non-peak hours.
 50. Project proponent shall ensure use of eco-friendly building materials including fly ash bricks, fly ash paver blocks, Ready Mix Concrete [RMC] and lead free paints in the project.
 51. Fly ash shall be used in construction wherever applicable as per provisions of Fly Ash Notification under the E.P. Act, 1986 and its subsequent amendments from time to time.
 52. Use of glass shall be minimal and only low emissive glass shall be used in the project to reduce the electricity consumption and load on air conditioning.

B2. OPERATION PHASE AND LIFE TIME:

53. Low water consuming devices shall be provided. Fixtures for showers, toilet, flushing and drinking shall be of low flow either by use of aerators/ diffusers or pressure reducing devices etc.
54. A water meter shall be installed on rain water harvesting & ground water recharge well system & compliance report of the same shall be submitted to concerned authorities.
55. Used oil shall be sold only to the registered recycler.
56. Provisions of Solid Waste Management Rules-2016 shall be strictly adhered to.
57. Requisite fire fighting facilities as per the requirement of NBC and Gujarat Fire Prevention and Life Safety Measures Act-2013 along with the rules & regulations made there under shall be provided.
58. Underground fire water storage tanks and terrace water storage tanks of adequate capacity shall be provided as proposed. Adequate provision shall be made to ensure that water from the Fire Water Tank shall not be used for any other purpose.
59. Dedicated power back up system shall be provided in the case of power failure & emergency of fire water pumps.
60. First Aid Box shall be made readily available in adequate quantity at all the times.
61. Main entry and exit shall be separate and clearly marked in the facility
62. Necessary emergency lighting system along with emergency power back up system shall be provided. Further, necessary auto glow signage at all appropriate places shall be provided to guide the people towards exits and assembly points during emergency.
63. Sufficient peripheral open passage shall be kept in the margin area for free movement of fire tender/ emergency vehicle around the premises.
64. The overall noise level in and around the project area shall be kept well within the prescribed standards by providing noise control measures including acoustic insulation, hoods, silencers, enclosures vibrations dampers etc. on all sources of noise generation including D.G.Sets. The ambient noise levels shall conform to the standards prescribed under the Environment (Protection) Act and Rules.
65. The area earmarked for the parking shall be used for parking only. No other activity shall be permitted in this area.
66. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site shall be avoided. No public space including the service road shall be used or blocked for the parking.
67. The project proponent shall install energy efficient devices, appliances, motors, and pumps conforming to the Bureau of Energy Efficiency norms.
68. The transformers and motors shall have minimum efficiency of 85%.
69. Only variable frequency motor drives shall be used in project.
70. Application of solar energy shall be incorporated for illumination of common areas, lighting for gardens and street lighting. In addition the provision for solar water heating system shall also be provided.
71. Use of glass shall be minimal to reduce the heat island effect as well as to reduce the electricity consumption.
72. The area earmarked as green area shall be used only for plantation and shall not be altered for any other purpose.
73. Drip irrigation/low volume, low angle sprinkler system shall be used for the lawns and other green area including tree plantation.
74. The project proponent shall inform to SEAC / SEIAA regarding the transfer of management responsibility to the Society / Association to be formed for the proposed project with all the supporting documents. The Society / Association formed for further management of the proposed project shall be responsible for compliance of all the

conditions stipulated in the Environmental Clearance order.

75. Environmental Clearance granted for the project on the basis of documents related to land possession submitted shall become invalid in case the actual land for the project site turns out to be different from the land considered at the time of appraisal of the project and mentioned in the EC.
76. All other statutory clearances such as N.A. permission, approvals for storage of diesel from PESO; Fire Department, Airports Authority of India etc., if applicable, shall be obtained by the project proponent from the competent authorities.
77. All the conditions as may be stipulated in the N.A. order, Development permission, Building Use permission, NOC obtained from Fire Department etc. shall be strictly complied with.
78. The project management shall also comply with all the environment protection measures, risk mitigation measures and safeguards proposed by them.
79. All the commitments / undertakings given to the SEAC during the appraisal process for the purpose of environmental protection and management shall be strictly adhered to.
80. The project proponent shall also comply with any additional condition that may be imposed by the SEAC or the SEIAA or any other competent authority for the purpose for the environmental protection and management.
81. All the terms & conditions prescribed in the amendment of EIA Notification – 2006 published by the MoEF&CC vide its Notification No. S.O. 3999(E) dated 9th December, 2016 shall be complied with letter & spirit.
82. The project proponent shall strictly comply with the Gujarat Building and other Construction Workers' (Regulation of Employment & Conditions of Service) Rules 2003 as well as Gujarat Lifts & Escalators Rules as amended from time to time.
83. No further expansion or modifications in the project likely to cause environmental impacts shall be carried out without obtaining prior Environment Clearance from the concerned authority.
84. The above conditions shall be enforced, inter-alia under the provisions of the water (Prevention & Control of Pollution) Act, 1974, Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act 1986 and the Hazardous Wastes (Management Handling and Tran boundary) Rules, 2008, Building and Other Construction Workers' (Regulation of Employment & Conditions of Service) Act-1996, The Gujarat Lifts and Escalators Act-2000 along with their amendments and rules.



B3. OTHER:

85. The project proponent shall allocate separate funds of Rs.138 lakhs for the activities like providing books & stationary to the poor students, carrier guide & other motivation program, distribution of sports kit & awards to talented students & plantation of trees in campus of Shakti Vidhyalay, Chandlodia. Free uniform, stationary & books to poor girls, drinking RO water facilities, medical check-up with necessary treatments & tree plantation in campus of Gyanda Girls School, Ghatlodia. Organizing medical camps for poor people of villages around Ahmedabad, free education, uniform, necessary stationary & books to the students of N.K.Primary School, Sarsapur for next five years in accordance to the MoEFCC's Office Memorandum No. F.No.22-65/2017-IA.III dated 01/05/2018. The entire activities proposed under CER shall be monitored and the monitoring report shall be submitted to the regional office of MoEFCC as a part of half-yearly compliance report and to district collector. The monitoring report shall be posted on the website of the project proponent.
86. The project authorities shall earmark adequate funds to implement the conditions stipulated by SEIAA as well as GPCB along with the implementation schedule for all the conditions stipulated herein. The funds so provided shall not be diverted for any other purpose.
87. The project proponent shall adhere to provisions made for Corporate Environment Responsibility "CER" in Office Memorandum dated 01/05/2018 by Ministry of Environment, Forests & Climate Change and its amendments from time to time in a letter and spirit.
88. The applicant shall inform the public that the project has been accorded environmental clearance by the SEIAA and that the copies of the clearance letter are available with the GPCB and may also be seen at the Website of SEIAA/ SEAC/ GPCB. This shall be advertised within seven days from the date of the clearance letter, in at least two local newspapers that are widely circulated in the region, one of which shall be in the Gujarati language and the other in English. A copy each of the same shall be forwarded to the concerned Regional Office of the Ministry.
89. It shall be mandatory for the project management to submit half-yearly compliance report in respect of the stipulated prior environmental clearance terms and conditions in hard and soft copies to the regulatory authority concerned and shall be uploaded on website of Gujarat Real Estate Regulatory Authority, on 1st June and 1st

December of each calendar year.

90. The project authorities shall also adhere to the stipulations made by the Gujarat Pollution Control Board.
91. The project authorities shall inform the GPCB, Regional Office of MoEF&CC and SEIAA about the date of financial closure and final approval of the project by the concerned authorities and the date of start of the project.
92. The SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not found satisfactory. This environmental clearance is valid for seven years from the date of issue.
93. 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.
94. Submission of any false or misleading information or data which is material to screening or scoping or appraisal or decision on the application makes this environment clearance cancelled.

With regards,
Yours sincerely,



(S. M. SAIYAD)
Member Secretary

Issued to:

**Mr. Divyesh Bhagvanbhai Patel,
4/ Ichhaba Nagar, Opp. Gyanjyot School
K.K. Nagar Road, Ghatlodiya,
Ahmedabad-380061**

