



No. SEIAA/GUJ/EC/8(b)/ 3813 /2015

BY R.P.A.D  
Date: 09-10-2015

Time Limit

Sub: Environment Clearance for the Township Project at F.P.No.324 to 329, S.P.No.1/B, T.P.S. No. 29, Naranpura, Ahmedabad proposed by Gujarat Housing Board. ....Construction project in Category 8 (b) of Schedule annexed with EIA Notification dated 14/9/2006.

Dear Sir,

This has reference to your application along with Form-I, Form-1 A dated 03.12.2014 seeking Environmental Clearance under Environment Impact Assessment Notification, 2006. The project proponent submitted EIA report submitted vide letter dated 15/06/2015 to the SEAC. The project was scheduled for hearing in the SEAC meeting held on 30.07.2015.

The proposal is for Environmental Clearance for the **Township Project** at F.P.No.324 to 329, S.P.No.1/B, T.P.S. No. 29 Naranpura, Ahmedabad proposed by **Gujarat Housing Board**. This is a proposed township project having total land Area of 48,830.32 sq.m., Net plot area is 41,630.0 sq.m. and the proposed built up area is 1,66,869.49 sq.m. As the built up area is >1,50,000 sq.m. it falls in the project / activity no. 8(b) of the Schedule of the EIA Notification, 2006.

The project will comprise of No. of Buildings:14 No. of Blocks:29 Scope of buildings/blocks: Ground floor (parking &/or shops) + 14 floors. No.& size of Residential Units:1568 nos. of residential units.

The project activity is covered in 8(B) 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 01.10.2015 to grant Environmental Clearance to the SEIAA, Gujarat based on the decision taken during SEAC meeting held on 28.09.2015. The proposal was considered by SEIAA, Gujarat in its meeting held on 03.10.2015 at Gandhinagar. After careful consideration, the SEIAA hereby accords Environmental Clearance to above project under the provisions of EIA Notification dated 14<sup>th</sup> September, 2006 subject to the compliance of the following conditions.

**A. SPECIFIC CONDITIONS:**

**A.1 CONSTRUCTION PHASE:**

1. All required sanitary and hygienic measures shall be provided before starting the construction activities and to be maintained throughout the construction phase.
2. Water requirement for the construction phase shall not exceed 19.75 KL/day and it shall be met through the local water tankers. No ground water shall be tapped during the construction phase.
3. Sewage generated during the construction phase shall be disposed off through septic tank/soak pit.
4. The construction site shall be provided with barricades of adequate height on its periphery with adequate signage. Individual building within the project site shall also be provided with barricades.
5. Water sprinkling shall be done in vulnerable areas for controlling fugitive emission.
6. Material shall be covered during transportation to avoid the fugitive emission.
7. The roads inside the project area and roads connected to the main road shall be paved or shall be water sprinkled to avoid the fugitive emissions during construction.
8. Adequate drinking water and sanitary facilities, electricity and ventilation, creches, canteen, rest rooms, safe disposal system for waste garbage and drainage water, first aid, medical and emergency facilities shall be provided for construction workers to ensure that they do no ruin the existing environmental condition.
9. 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.
10. 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.
11. All topsoil excavated during construction activities should be stored separately for use in horticultural / landscape development within the project site.
12. The excavated soil, construction debris etc. shall be reused in construction of roads, leveling the site etc. Waste packaging material, metal scraps etc. shall be sold to recyclers or shall be sent to the nearest municipal solid waste

landfill site.

13. The 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.
14. Entire quantity of demolition and construction debris to be generated during the construction phase shall be utilized within the project premises for the purposes like filling the low laying areas, plinth filling, road development etc.
15. Excavated earth to be generated during the construction phase shall be utilized within the premises at 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 neighboring communities.
16. Use of diesel generator sets during construction phase should be enclosed type and conforming to the EPA Rules for air and noise emission standards.
17. Vehicles hired for bringing construction material at site should be in good conditions and conform to applicable air and noise emission standards and should be operated only during non-peak hours.
18. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution load on the ambient air and noise quality should be closely monitored during construction phase.
19. Ready made mix concrete shall be used so far as possible.
20. Water demand during construction should be reduced by use of curing agents, plasticizers and other best practices.
21. Fly ash should be used as building material in the construction as per provisions of Fly Ash Notification under EPA.
22. Structural design aspects in accordance to the seismic zone shall be strictly adhered to. National and International standards /codes shall be practiced for the structural safety of the high rise building.
23. Use of glass shall be minimal and only low emissive glass with double glazed system will be used in the project to reduce the electricity consumption and load on air conditioning.
24. Various energy conservation measures shall be implemented viz. use of solar based street lights, sunscreen films on windows to reduce heating inside the buildings, use of energy efficient appliances, use of CFL's/LEDs, low voltage lighting etc.
25. 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 Rules.
26. The safe disposal of wastewater and solid wastes generated during the construction phase shall be ensured.
27. Prior permission from the competent authority shall be obtained for cutting of the existing trees before site preparation work is commenced.

## **A.2 OPERATION PHASE:**

### **Operation Phase:**

28. Total water requirement during the operation phase shall be 978.3 KL/day. From the total water requirement, fresh water requirement during the operation phase shall be 890.1 KL/day and it shall be met through water supply system of AMC. Water requirement for gardening & flushing in HIG & commercial units shall be met by reuse of treated sewage from the proposed STP. Metering of the water shall be done and its records shall be maintained. No ground water shall be tapped during the operation phase.
29. The sewage generation shall not exceed 768.23 KL/day, out of which sewage to be generated from the HIG units shall be treated in the proposed sewage treatment plant (STP) of adequate capacity. The STP shall be operated regularly and efficiently so as to achieve the GPCB norms at the STP outlet.
30. Treated sewage shall be completely reused for gardening & flushing purpose within premises. Untreated sewage to be generated from LIG, MIG & commercial units shall be discharged into the drainage line of AMC.
31. A proper logbook of STP operation and also showing the quantity of treated sewage utilized in plantation / gardening and for flushing shall be maintained and furnished to the GPCB from time to time.
32. 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.
33. Rain water harvesting from rooftop and paved areas and ground water recharge through 11 nos. of percolation wells shall be carried out as per the details submitted. Before recharging the runoff, pre-treatment must be done to remove suspended matter.
34. It shall be ensured that the natural drainage pattern of the site shall not be disturbed /obstructed.
35. During operation phase, solid waste to be generated shall be segregated at source. Bio-degradable waste & STP sludge shall be composted and shall be used as manure within the premises. Non bio-degradable waste shall be send to MSW disposal site of concerned local authority.
36. Hazardous wastes i.e. used oil generated from DG set / other machinery overhauling and transformer oil replacement shall be sold off to the registered recyclers and any other type of hazardous waste generating from the project if any, shall be disposed as per the Hazardous Waste (Management, Handling and Transboundary Movement) Rules 2008, as may be amended from time to time.
37. The electronic waste shall be disposed off as per E-waste (Management & Handling) Rules,2011.
38. The stack height of the DG Sets shall be equal to the height needed for the combined capacity of all proposed DG

- sets. The gaseous emissions from the D. G. Sets shall conform to the standards prescribed by GPCB. At no time, the emission levels shall go beyond the stipulated standards.
39. The greenbelt shall be developed over the area of 4,200.0 sq.m. and at least 625 trees shall be planted as per the plan submitted. The project proponent shall grow as many trees as possible in the green belt and common plots rather than developing only lawns. The open spaces inside the project shall be suitably landscaped and covered with vegetation of indigenous variety. The area earmarked as green area shall be used only for greenbelt and shall not be altered for any other purpose.
  40. The project proponent shall install the electric utilities / devises, which are energy efficient and meeting with the Bureau of Energy Efficiency norms, wherever applicable. Energy Conservation Building Code [ECBC] norms shall be implemented in the project.
  41. The energy audit shall be conducted at regular interval for the project and the recommendations of the Audit Report shall be implemented with spirit.
  42. Solar lights shall be incorporated for illumination of common areas, lighting of internal roads/streets and passages.
  43. The roof should meet regulatory requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirements.
  44. Ozone Depleting Substances (Regulation & Control) Rules shall be followed while designing the air conditioning system of the project.
  45. The acoustic enclosures shall be installed at all noise generating equipments such as DG sets, air conditioning systems, etc. and the noise level shall be maintained as per the MoEF / CPCB guidelines / norms both during day and night time.
  46. Parking space of at least 24,732.14 m<sup>2</sup> (9,727.73 m<sup>2</sup> in hollow plinth + 15,004.41 m<sup>2</sup> as open surface parking) shall be provided as proposed. The area earmarked for the parking shall be used for parking only. No other activity shall be permitted in this area.
  47. No public space shall be used or blocked for the parking and the trained staff shall be deployed to guide the visitors for parking and helping the senior citizens and physically challenged people.
  48. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided.
  49. All the staircases and lifts shall open out at ground level for emergency evacuation.
  50. Staircases, lifts and escalators shall be provided as per the provisions of Gujarat Lift & Escalator Rules.
  51. The planning design and construction of all buildings shall be such as to ensure safety from fire.
  52. Adequate continuous peripheral path not less than 10 feet in width, all round the periphery shall be provided for turning around of the passage of fire tender/emergency vehicle without reversing.
  53. Requisite fire fighting facilities as per the requirement of NBC or local by-laws, whichever is stringent, shall be provided.
  54. Fire 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.
  55. Compulsory training for the first aid and fire fighting along with regular mock drill shall be imparted to the Security personnel, STP operators and wireman cum D.G. Operator.
  56. The project management shall prepare a detailed Disaster Management Plan (DMP) for the operational phase of the project.
  57. Necessary emergency lighting system alongwith emergency power back up system shall be provided. In addition, emergency siren/public address system arrangement shall be provided.
  58. Necessary signage/maps at all appropriate places shall be provided to guide the people towards exits and assembly points during the unforeseen emergency and untoward conditions.
  59. 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.
  60. All the recommendations and mitigation measures suggested in the EIA report as well as conservation measures proposed for scheduled species of the area shall be implemented and fulfilled in true spirit.
  61. All the statutory clearances such as the approvals for storage of diesel from Chief controller of Explosives, Fire Department, if applicable, shall be obtained from the competent authorities.
  62. The project proponent shall strictly comply with the Gujarat Building and other Construction Workers Act & Rules as well as Gujarat Lifts & Escalators Rules.
  63. Environment Management Cell shall be formed during operation phase which will supervise and monitor the environment related aspects of the project including performance of the Sewage Treatment Plant, incremental pollution loads on the ambient air quality, noise and water quality periodically.
  64. The project proponent shall also comply with any additional conditions that may be imposed by the SEAC or the SEIAA or any other competent authority for the purpose of the environmental protection and management.

#### **B. OTHER CONDITIONS :**

65. The project proponent shall ensure maximum employment to the local people.
66. The project management shall also comply with all the environment protection measures, risk mitigation measures and safeguards proposed by them.

67. 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 of the environmental protection and management.
68. 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.
69. The above conditions will 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 Hazardous Waste (Management Handling and Transboundary) Rules, 2008 along with their amendments and rules.
70. 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.
71. 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.
72. 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, on 1st June and 1st December of each calendar year.
73. The project authorities shall also adhere to the stipulations made by the Gujarat Pollution Control Board.
74. The project authorities shall inform the GPCB, Regional Office of MoEF 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.
75. The SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not found Satisfactory.
76. This environmental clearance is valid for seven years from the date of issue.
77. 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.

With regards,  
Yours sincerely,

**(DARPANA DHIMMAR)**

**Member Secretary**

**Issued to:**

**Mr. Maulik Katariya  
Executive Engineer,  
Office of the Executive Engineer,  
3<sup>rd</sup> floor, Gujarat Housing Board,  
Pragatinagar, Ahmedabad – 380013.**

Copy to:-

1. The Secretary, SEAC, C/O. G.P.C.B. Gandhinagar - 382010.
2. The Chairman, Central Pollution Control Board, Parivesh Bhavan, CBD -cum-Office Complex, East Arjun Nagar, New Delhi-110032
3. The Chief Conservator of Forests (Central), Ministry of Environment & Forests, Regional Office (WZ), E-5, Arera Colony, Link Road-3, Bhopal-462016, MP
4. Monitoring Cell, Ministry of Environment and Forests, Paryavaran Bhavan, CGO Complex, New Delhi-110003.
5. The Member Secretary, Gujarat Pollution Control Board, Paryavaran Bhavan, Sector-10 A, Gandhinagar-382010
6. Select File

**( DARPANA DHIMMAR)**  
**Member Secretary**