



No. SEIAA/GUJ/EC/8(b)/3354/2015

Date: 24-08-2015

BY R.P.A.D.

Amendment to Environment Clearance Order No:-

(Under the provision of Environmental Impact Assessment (EIA) Notification, 2006)

In exercise of the power conferred under the provision of Environmental Impact Assessment (EIA) Notification, 2006 under sub-rule (3) of Rule 5 of the Environment (Protection) Rules, 1986, the Environment Clearance granted to **M/s. J.P.Iscon Ltd. for development of residential building construction project named "Iscon Platinum" at Survey No: 298 (A+B), 299, 302, 307, 308/C, 458, 459, O.P./F.P. No: 28, 31, 155 (1+2), T.P.S.No: 3, Vill: Bopal, Dist: Ahmedabad**, vide this office letter no. **SEIAA/GUJ/EC/ 8(a)/202/2011 dated 13/09/2011**, is being subjected to amendment for the following change in the project.

And whereas SEIAA has granted Environment Clearance vide office order letter no. **SEIAA/GUJ/EC/ 8(a)/202/2011 dated 13/09/2011**, under the provisions of the aforesaid Notification.

And whereas **M/s. J.P. Iscon "Iscon Platinum"** has applied for amendment in the environmental clearance vide their letter dated 26/08/2014. The project was scheduled for hearing in the SEAC meetings held on 26/09/2014 & 22/04/2015. The project proponent submitted EIA report dated 31/12/2014; additional information / documents vide letters dated 21/06/2015 to the SEAC.

The SEAC, Gujarat had recommended the project vide their letter dated 04.08.2015 to grant Environmental Clearance to the SEIAA, Gujarat based on the decision taken during SEAC meeting held on 30.06.2015. The proposal was considered by SEIAA, Gujarat in its meeting held on 14.08.2015 at Gandhinagar. After careful consideration, Environment Clearance order dated 13.09.2011 is hereby amended as under, subject to amendment with respect to change in the scope of the project based on the additional FSI available as per Revised/Amended General Development Control Regulation (GDCR) as shown below:

	AS PER GRANTED EC	REVISED EC DATA
Address	Survey No: 298(A+B), 299, 302, 307, 308/C, 458, 459, O.P. /F.P.No: 28, 31, 155(1+2), T.P. S.No: 3, Vill: Bopal, Dist: Ahmedabad	Survey No: 298(A+B), 299, 302, 307, 308/C, 458, 459, O.P./F.P.No: 28, 31, 155(1+2), 30, 154/2, 168+ 173/1 & 173/2, T.P.S.No: 3, Vill: Bopal, Dist: Ahmedabad
Total Plot Area	35,208.0 m ²	44,899.0 m ²
Built Up Area	1,22,712.23 m ²	2,51,737.42 m ²
F.S.I. Area	80,522.72 m ²	1,71,986.64 m ²
Ground Coverage Area	8,956.19 m ²	15,138.63 m ²
No. of Floors	8 buildings-H.P.+12 floors 4 buildings-H.P.+11 floors	8 buildings-H.P.+G+11 floors, 2 buildings-H.P.+G+10 floors 2 buildings-H.P.+G+20 floors, 2 buildings-H.P.+G+21 floors, 5 buildings-H.P.+G+22 floors.
Total number of Buildings	12 building blocks	19 building blocks
Number of units	516	1028
Maximum Bldg. Height	36.97 m	74.46 m
Lawn Area	3,645.10 m ²	3,802.85 m ²
Tree Plantation Area	2,552.78 m ²	2,731.8 m ²
D. G Set	1 x 320 KVA	2 x 320 KVA
Water Requirement	490.0 m ³ /day	880.0 m ³ /day
Wastewater Generation	378.0 m ³ /day	635.0 m ³ /day
Disposal mode of Sewage	Reuse of treated sewage completely for plantation/ gardening within premises as well as for landscaping and irrigation	Into drainage line of AUDA

	purpose outside the premises on road divider	
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Subject shall be changed to read as under:

Environment Clearance for the Housing Construction Project - "Iscon Platinum" at Survey No: 298(A+B), 299, 302, 307, 308/C, 458, 459, O.P./F.P. No: 28, 31, 155(1+2), 30, 154/2, 168+173/1 & 173/2, T.P.S. No: 3, Vill: Bopal, Dist: Ahmedabad proposed by M/s. J. P. Iscon Ltd., Construction project in Category 8 (b) of Schedule annexed with EIA Notification dated 14/9/2006.

The second paragraph of Environment Clearance order no. SEIAA/GUJ/EC/ 8(a)/202/2011 dated 13/09/2011 has been amended and read as under:

The proposal is for Environmental Clearance for the Housing Construction Project - "Iscon Platinum" at Survey No: 298(A+B), 299, 302, 307, 308/C, 458, 459, O.P./F.P. No: 28, 31, 155(1+2), 30, 154/2, 168+173/1 & 173/2, T.P.S. No :3, Vill: Bopal, Dist: Ahmedabad proposed by M/s. J. P. Iscon Ltd. This is a proposed high rise residential building construction project having total plot area of 44,899.0 sq.m. and built up area of 2,51,737.42 sq.m.

The Third paragraph of Environment Clearance order no. SEIAA/GUJ/EC/ 8(a)/202/2011 dated 13/09/2011 has been amended and read as under:

The project will comprise of 19 towers housing total 1028 residential units (2 - 6 BHK flats) with amenities like club house with swimming pool, play area, water body etc. Scope of the buildings in the project will be 8 buildings-H.P. + Ground floor + 11 floors, 2 buildings-H.P.+ Ground floor + 10 floors, 2 buildings-H.P.+ Ground floor + 20 floors, 2 buildings- H.P.+ Ground floor + 21 floors, 5 buildings-H.P.+ Ground floor + 22 floors with maximum building height of 74.46 m.

The Forth paragraph of Environment Clearance order no. SEIAA/GUJ/EC/ 8(a)/202/2011 dated 13/09/2011 has been amended and read as under:

The project activity is covered in 8(b) and is of 'B' Category. 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.

Condition nos. 1,2,4,7,9,10,11,12,17,29 and 38 of Operational phase of the environmental clearance order no. SEIAA/GUJ/EC/ 8(a)/202/2011 dated 13/09/2011 have been amended and read as under:

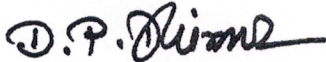
1. Total water requirement during the operation phase shall be 880.0 KL/day, out of which fresh water requirement shall be met from the water supply system of Ahmedabad Urban Development Authority (AUDA) and water requirement for gardening & flushing shall be met by reuse of treated sewage from the proposed STP. Metering of the water shall be done and its records shall be maintained. No ground water shall be tapped during the operation phase of the project
2. No bore well shall be constructed and existing bore well/s shall be either sealed or converted into the recharge well upon completion of the construction work.
4. Sewage generation during the operational phase shall not exceed 635.0 KL/day which shall be treated in the proposed STP.
7. Treated sewage shall be reused within the premises for gardening & flushing purpose at the maximum extent possible and only remaining quantity of treated sewage shall be discharged into the drainage line AUDA.
9. Rain water harvesting from rooftop and paved areas and ground water recharge through 12 nos. 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.
10. D. G. sets (2 x 320 KVA) proposed as back up 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 by GPCB. At no time, the emission levels shall go beyond the stipulated standards.

12. 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
17. Fire control measures viz. On/Off switches at each floor located near the hose reel or hydrant outlet, external fire hydrant system, wet riser, underground fire water storage tanks of total 200 KL, OHWT of capacity 20 KL on each block, automatic sprinkler system in basement per 12 m2 of area, fire indication panel at ground level, fire alarm system, 280 nos. of CO2 Type (4.5 kg capacity) and 280 nos. of DCP type (5 kg) fire extinguishers etc. shall be provided as proposed.
29. Minimum parking area of 46,141.12 m2 [28,367.76 m2 in basement + 15,778.02 m2 in hollow plinth + 1,102.14 m2 as open surface parking + 893.20 m2 as open surface parking for club house] shall be provided as proposed.
38. Minimum 6,534.65 m2 area including 2,731.80 m2 tree covered area with 674 nos. of trees shall be developed as the green belt within the premises.

Rest of all the content and conditions of the Environmental Clearance order no. **SEIAA/GUJ/EC/ 8(a)/202/2011** dated **13/09/2011** shall remain unchanged.

With regards,

Yours sincerely,



(DARPANA DHIMMAR)

Member Secretary

Issued to:

M/s. J. P. Iscon Limited ["Iscon Platinum"]

Iscon House,

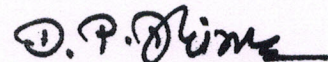
✓ Opp. Associated Petrol Pump,

Off C.G. road,

Ahmedabad.

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