



MEMBER SECRETARY
SEIAA (GUJARAT)

Government of Gujarat

STATE LEVEL ENVIRONMENT
IMPACT ASSESSMENT
AUTHORITY
GUJARAT

No. SEIAA/GUJ/EC/8(b)/276/2009

Date: 3 NOV 2009

Time Limit

Sub: Environment Clearance for proposed project- Gujarat International Finance Tec-City (GIFT) at Gandhinagar by M/s.Gujarat International Finance Tec-City (GIFT).....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 and Environment Management Plan in Rapid Environment Impact Assessment Report submitted to SEAC seeking Environmental Clearance under Environment Impact Assessment Notification, 2006.

The proposal is for Environmental Clearance for proposed project GIFT by M/s Gujarat International Finance Tec-City (GIFT) at Gandhinagar. The project is conceptualized as a Central Finance and Business District (CFBD)- global financial and IT services hub, a first of its kind in India. The project is located at about 12 kms from Ahmedabad International Airport and 8 kms from the State Capital City Gandhinagar. It will have close proximity to the National Highway (NH8) which is a four lane facility and connects Ahmedabad and Gandhinagar on its eastern periphery. The western periphery of the site abuts the Sabarmati river bank. The land for the project is Government Wasteland. No R & R issues are involved in the project. The land allotted for the project is 550 acres (222.57 Ha). The project proponent has approached to Govt of Gujarat for transfer of additional government land of 250 acres (101.17 Ha) for services, batching plant and labour colony etc. The total project area will become 550 acre plus 250 acres i.e., land under master plan of the project will be 800 acres (323.74 ha). The total built up area of the project will be 85,00,000 m² (Above-grade) and 50,00,000 m² (Below grade-basements). Total nos. of buildings proposed are 125. The maximum height of the building will be approx. 410m. There will be special structures like Diamond tower, Living bridge, Signature bridge, river tunnel, barrages in the project. The land area for proposed project will be 550 acres.

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.

The SEAC, Gujarat had recommended to the SEIAA, Gujarat, to grant the Environment Clearance to this project for the above-mentioned project. The proposal was considered by SEIAA, Gujarat in its meeting held on 09.10.2009 at Gandhinagar. Since the EIA/ EMP was found to be adequate and complete and the public consultation is not required for the project, 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 Specific and General conditions.

A. SPECIFIC CONDITIONS:

1. The Environment Clearance is recommended based on the submitted master plan approved by the GUDA. However, the project proponent will get approval of the individual building plans from GUDC prior commencement of the construction of individual block while incorporating the suggestions made by the SEAC during the appraisal process and the project proponent shall also comply with the provisions of the EIA Notification, 2006, as amended from time to time for this purpose.
2. 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.

B. PRE-CONSTRUCTION AND CONSTRUCTION PHASE:

3. A prior clearance from Narmada Water Supply Water Resources and Kalpsar Department as well as the District Collector, Irrigation Authority of Government of Gujarat, etc. shall be obtained before constructing any

- barrage / river front / river training works which are the part of the project. All the recommendations / conditions of such permissions specifically with respect to environmental protection, conservation and management shall be strictly adhered to.
4. Existing storm water drains flowing through the project land shall not be stopped. They shall be integrated in the project drainage network design in such a way that flooding in the surrounding does not occur due to upcoming of the project.
 5. Necessary permissions from Air Port Authority of India and other International Regulatory Agency for the skyscrapers.
 6. A colony for the workers with adequate houses and allied common infrastructure such as medical dispensary, crèche, primary school, training centre for the workers etc. shall be set up.
 7. All required sanitary and hygienic measures including sewage treatment plant and mobile toilets shall be provided before starting the construction activities and to be maintained throughout the construction phase.
 8. The construction site shall be provided with adequately barricades of at least 3m height on its periphery with adequate signage. Individual building within the project site shall also be provided barricades.
 9. Adequate dispensary with all first aid facilities and ambulance service shall be provided at the site during construction phase.
 10. Adequate drinking water, sanitation and other amenities shall be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
 11. Provision should be made for the supply of fuel (kerosene or cooking gas), utensils such as pressure cookers etc. to the labourers during construction phase.
 12. 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.
 13. Safety manual incorporating highest level of international and national standards shall be prepared for the project with all "do and don'ts" and implemented during construction and operation phase in true spirit.
 14. Monitoring of Ambient Air Quality, Noise level monitoring, ground and surface water monitoring throughout the construction phase of the project shall be carried out and results shall be prominently displayed at the site. The location of Ambient Air Quality Monitoring Stations and its frequency shall be decided in consultation with GPCB.
 15. Environment Management Cell shall be formed, which will supervise and monitor the environment related aspects of the project during construction and operational phases and maintains all the records.
 16. All minerals for the project shall be brought from the approved sources / quarries meeting with proper environmental and pollution control norms and having valid NOC / CCA from the Gujarat Pollution Control Board. The transportation of the raw materials shall be done in environmentally sound manner.
 17. All topsoil excavated during construction activities should be stored for use in horticultural / landscape development within the project site.
 18. Disposal of debris including the excavated material during construction phase shall not create adverse effect on neighbouring communities and shall be disposed off within the project site with the approval of the competent authority (e.g. GUDA) after taking the necessary precautions for general safety and health aspects.
 19. Use of diesel generator sets during construction phase should be enclosed type and confirm to EPA Rules for air and noise emission standards.
 20. Ready made mix concrete should be used in the project.
 21. Water demand during construction should be reduced by use of curing agents, plasticizers and other best practices.
 22. Vehicles hired for bringing construction material at site should be in good conditions and confirm to applicable air and noise emission standards and should be operated only during non-peak hours.
 23. Ambient noise levels should confirm 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.
 24. 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.
 25. Fly ash should be used as building material in the construction as per provisions of Fly Ash Notification under EPA.
 26. 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 buildings.
 27. No groundwater shall be used. "Narmada" water as proposed shall be used for the construction phase. In case surface water is not available due to some strategic reasons, necessary permissions from the Ground Water Authority shall be obtained prior to construction of the bore wells and equivalent quantity of rain water recharging shall be carried out within the premises and outside the premises at appropriate places.

26. 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. Appropriate barricading shall be done and signboards shall be put at such sites.
25. Prior permission from the Forest Department shall be obtained for the cutting of the existing trees before site preparation work is commenced.
30. The project proponent will observe various provisions of Gujarat Building and other Construction Workers Act and Rules including registration of the project under this act.
31. A detailed Disaster Management Plan for preparedness to meet with all types of disasters and unforeseen conditions shall be prepared before commencing the construction activities. Necessary rehearsals, mock drills and trainings shall be conducted from time to time involving all stakeholders during construction and operation phases.

C. OPERATION PHASE:

32. The main source of the fresh water shall be surface water from the Sardar Sarovar Narmada Nigam Ltd (Narmada canal) to be supplied by the concern authority. Metering of the water shall be done and its records shall be maintained. Bore well water / ground water shall be used if inevitable as the auxiliary source only after obtaining the permission from the CGWA. Its metering shall also be done and its records shall be maintained.
33. The project proponent shall install and operate own sewage treatment plant (STP) having primary, secondary and tertiary treatment with advance technology. The treated sewage after achieving the norms prescribed by the Gujarat Pollution Control Board, shall be reused / recycled in the project for flushing, gardening, air conditioning etc within premises.
34. Best available technology such as Ultra violet radiation shall be used for disinfection of treated sewage before reuse / recycle / discharge.
35. Dual plumbing system shall be adopted for the recycle / re-use of treated sewage as committed during the appraisal.
36. In no case the wastewater / treated sewage shall be discharged outside the premises. All necessary care shall be taken to ensure that either untreated or treated sewage is not discharged into the river or nallah.
37. Rainwater harvesting for roof run-off and surface run-off, as per the plan submitted shall be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter.
38. The project shall be self sustainable in the management and disposal of the Municipal Solid Waste to be generated from the project. The MSW shall be properly collected and segregated at source. The plasma torch technology to generate energy from the waste generating from the project as submitted shall be implemented.
39. The project proponent with co-ordinate with state Government/ Central Government continuously to ensure that the transport infrastructure of transport like BRTS, MRTS etc. and others common infrastructures come up simultaneously and maintain pace with the project.
40. Necessary parking space to meet with the NBC norms or international norms for project of this magnitude whichever is higher shall be provided. The space provided for the parking shall not be utilized for other purposes.
41. The green belt along the periphery of the plot shall be provided at least having three tiers of the trees of local species as per the p/lan submitted. The open spaces inside the plot shall be suitably landscaped and covered with vegetation of indigenous variety.
42. The project proponent shall explore the application of solar energy & it shall be incorporated for illumination of common areas, lighting of internal roads and passages in addition to solar water heating, if any. The project proponent should endeavor to use.
43. 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.
44. The project proponent shall install the electric utilities / devices, which are energy efficient and meeting with the Bureau of Energy Efficiency norms, wherever applicable.
45. The energy audit shall be conducted at regular interval for the project and the recommendations of the Audit report shall be implemented with spirit.
46. The area earmarked for the parking shall be used for parking only. No other activity shall be permitted in this area.
47. The area earmarked as green area shall be used only for greenbelt and shall not be altered for any other purpose.
48. Considering the size of the project, the project proponent shall plant 50,000 trees against the commitment of 10,000 trees, in addition to the equivalent tree plantation condition that may be imposed by the Forest

Department, in and around the site at appropriate places such as near by schools or along the sides of the roads or in area of the gram panchayat or Government wasteland or area owned by either GUDA or AUDA to be identified in consultation with the urban authorities and/or the Gram Panchayat or Forest Department / Gujarat Pollution Control Board in phased manner in five years and shall maintain them appropriately for 5 years

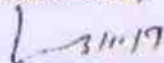
- 49 Traffic congestion on the roads approaching to the proposed project site and nearby highways (main roads) must be avoided by taking appropriate measures including the road signage, online / automatic displays, etc
- 50 Necessary signage including continuous display of status of parking availability at entry, exit and all other appropriate places within the site shall be provided which should have appropriate size of letters and shall be visible from the at least 50 meter distance from the adjacent road -
- 51 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
- 52 The project proponent will provide dedicated parking space within plot area of project for the parking of the staff bus fleet. These buses shall be always parked within project campus when off-road and shall not block the approach road to the site or any other roads in the region
- 53 Common utilities like drinking water facility, Toilets etc shall be provided on each floor with adequate signage thereof. Adequate distance shall be maintained between the drinking water and toilet blocks
- 54 Necessary emergency lighting system alongwith emergency power back up system shall be provided. In addition, emergency public address system arrangement and signage for emergency exit route shall be provided on each floor
- 55 Necessary auto glow signage at all appropriate places shall be provided to guide the people towards exits and assembly points during the unforeseen emergency and eventuality conditions
- 56 Training to the staff for the first aide and fire fighting along with regular mock drill shall be conducted regularly and shall be made an integral part of the disaster management plan of the project
- 57 All the statutory clearances such as the approvals from Chief controller of Explosives for the storage of the diesel, Fire Department, Civil Aviation Department, if applicable, shall be obtained before commencing the work on site
- 58 Risk estimation will be carried out for the project and disaster management plan shall be prepared within three months and its recommendations shall be implemented in the time bound manner.
- 59 The roof should meet regulatory requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirements
- 60 Ozone Depleting Substances (Regulation & Control) Rules shall be followed while designing the air conditioning system of the project.
- 61 Diesel generator sets proposed as back up power shall be of enclosed type and conform to prescribe standards under EPA rules.
- 62 Environment Management Cell as submitted shall be formed during operation phase which will supervise and monitor the environment related aspects of the project including incremental pollution loads on the ambient air quality, noise and water quality periodically to ensure that the same meet with the best international standards as committed.
- 63 As part of the CSR, the project proponent shall carry out the needs assessment study for the nearby communities and shall take up various socio-economic upliftment activities in consultation with the District Collector, District Development Officer and other concerned Departments / Agencies of the State Government. A separate budget shall be earmarked for this purpose every year and shall not be used for purpose other than CSR activities.
- 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

C. GENERAL CONDITIONS:

- 65 The GIFT shall carry out a study regarding impact due to reflection and heat because of glass facade in building proposed and submit the same every three years to the SEIAA and any additional condition that may be required as an outcome of such study would be imposed by the SEIAA or any such competent Authority and those conditions would also have to be complied with by the GIFT City Limited.
- 66 The applicant shall participate in the traffic study jointly with other Malls/ Housing Projects who come for Environment Clearance to the Authority and shall bear their share of cost for such a study
- 67 No further expansion or modifications in the plant shall be carried out without prior approval of the MoEF/ SEIAA, as the case may be. In case of deviations or alterations in the project proposal from those submitted

- to MoEF/ SEIAA/ SEAC for clearance, a fresh reference shall be made to the SEIAA/ SEAC to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any
- 68 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
 - 69 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
 - 70 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
 - 71 The project authorities shall also adhere to the stipulations made by the Gujarat Pollution Control Board
 - 72 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.
 - 73 The SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not found satisfactory
 - 74 The company in a time bound manner shall implement these conditions. The SEIAA reserves the right to stipulate additional conditions, if the same is found necessary. 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, Hazardous Wastes (Management and Handling) Rules, 2003 and the Public Liability Insurance Act, 1991 along with their amendments and rules
 - 75 This environmental clearance is valid for five years from the date of issue

With regards
Yours sincerely,


(R.G. SHAH)
Member Secretary
Gujarat

Issued to:
Gujarat International Finance Tec-City (GIFT)
Gandhinagar

Copy to -

- 1 The Secretary, Department of Environment and Forests, Govt. of Gujarat, Secretariat, Gandhinagar-382010
- 2 The Chairman, Central Pollution Control Board, Parivesh Bhavan, CBD-cum-Office Complex, East Anand 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

(R.G. SHAH)
Member Secretary