

Minutes of the 457th meeting of the State Level Expert Appraisal Committee held on 05/12/2018 at Geer Foundation, Indroda Park, Sector – 9, Gandhinagar.

The 457th meeting of the State Level Expert Appraisal Committee (SEAC) was held on 5th December, 2018 at Geer Foundation, Indroda Park, Sector – 9, Gandhinagar. Following members attended the meeting:

1. Dr. Dinesh Misra, Chairman, SEAC
2. Shri S.C. Srivastav, Vice Chairman, SEAC
3. Dr. V.K. Jain, Member, SEAC
4. Shri A.K. Muley, Member, SEAC
5. Shri Rajesh I. Shah, Member, SEAC
6. Shri V.N. Patel, Member, SEAC
7. Shri R.J. Shah, Member, SEAC
8. Shri K. C. Mistry, Secretary, SEAC.

The agenda of Category 8 (b) case was taken up. One case of category 8(b) was taken up. The applicant made presentations on the activities to be carried out along with other details furnished in the Form-1, Form-1A and EIA report.

1.	Surat Diamond Bourse	Block No. 177/P, Moje. Khajod, Surat	Appraisal
<p>The Terms of Reference were granted to the project by SEIAA Gujarat vide letter dated 13/06/2018 in terms of the provisions of the MoEF&CC's Notification S.O.804 (E) dated 14/03/2017 and its subsequent amendment vide Notification S.O. 1030 (E) dated 08/03/2018.</p> <p>In view of the order dated 14th March, 2018 of Hon'ble High Court of Judicature at Madras in case of WP No. 11189 of 2017 as well as the MoEF&CC's Office Memorandum F.No.Z-11013/22/2017-IA.II(M) dated 16/03/2018, the public hearing of the project was carried out on 25/09/2018.</p> <p>Project proponent vide their online proposal no. SIA/GJ/NCP/23673/2018 dated 30/10/2018 submitted EIA report prepared by M/s Envision Enviro Technologies Pvt. Ltd.</p> <p>The project proponent along with their expert/consultant i.e M/s Envision Enviro Technologies Pvt. Ltd. attended the SEAC meeting held on 16/11/2018. During the meeting held on 16/11/2018, in view of complaints received against the project, the project proponent was asked about the status of construction activity at the project site. The project proponent replied that the construction activity is continued because a large portion of the land has been excavated which cannot be left open as it is. The SEAC took it very seriously and the project proponent was asked to justify as to why the status quo was not maintained. After detailed discussion, it was decided to consider the project only after submission of the following:</p> <ol style="list-style-type: none"> 1. Detailed justification as to why the status quo was not maintained at the project site. 2. Point wise reply of the complaints received from 1. Brackish Water Research Centre 2. Samast Khajod Gaam Vikas Samiti and 3. Sai Yuvak Mandal Trust Khajod. 			

The project proponent was called during the meeting. The project proponent along with their expert/consultant i.e M/s Envision Enviro Technologies Pvt. Ltd. attended the SEAC meeting.

During the meeting, it was justified that in TOR letter received vide letter no. SEIAA/GUJ/TOR/8(b)/587/2018 dated 13/06/2018, the project proponent was asked to maintain status quo at the project site. By that time excavation was completed and partial work of footing was done. The construction work could not be stopped to maintain the status quo because the project area is having high water table with very high salinity. The water quality does not fulfill the criteria for RCC work and results in deterioration of RCC structure & reduced binding property of cement. Thus discontinuation of construction activity could have lead to water logging in footing area which could have resulted in attenuation in strength & stability of super structure. Due to high water table of the area, it was necessary to construct part of super structure to stabilize the foundation. Hence dewatering was started from the stage of excavation and the construction work could not be stopped to maintain status quo at the project site.

It was presented that the proposed project location does not fall in the CRZ area and does not attract the provisions of CRZ Notification-2011. It was assured that even the labor colony is outside CRZ area. Any Resettlement & Rehabilitation is not involved in development of the proposed commercial project of SDB. 14 to 15% of the total construction work is complete at the site. All the points & issues raised during the public consultation process and complaints received against the project along with the responses by the project proponent were deliberated during the meeting. It was noticed that the project site was visited by Gujarat Pollution Control Board through its regional office located at Surat on 02/07/2018. Credible legal action, against the violation, has been initiated by Gujarat Pollution Control Board through its regional office located at Surat by filing a case on 20/09/2018 vide case no. 49208/2018 in the court of Hon'ble Chief Judicial Magistrate, Surat.

Ecological Damage Assessment with reference to the environmental attributes of Air, water, solid & hazardous waste generation, noise & vibration, green belt, hydro-geology, associated risks & hazards, soil etc. during the construction phase has been carried out. Total ecological damage assessed amounts to Rs. 42,27,500 considering the recurring & non recurring cost during construction phase and total 330 days of violation.

Timeline of events for the project in its chronological sequence are as under:

Activity	Timeline
Land allotment from DEAM City with developmental rights (99 years lease)	17.10.2016
Permission from Urban Development & Urban Housing Department	15.03.2017
Fresh EC Application for TOR to MoEF&CC	05.11.2017
Construction Activity Started on	28.11.2017
Meeting for TOR & grant of TOR by MoEFCC	15.12.2017
Site visit by Gujarat Pollution Control	16.01.2018

Board	
Period of Violation	Approx. 11 Months – 330 Days
Present Status	80% foundation work is completed and 14 - 15 % of the total construction work is completed.
Court Case/ complaints	Complaints received from 1. Brackish Water Research Centre 2. Samast Khajod Gaam Vikas Samiti and 3. Sai Yuvak Mandal Trust Khajod.
Terms of Reference granted by SEIAA	13/06/2018
Public hearing carried out on	25/09/2018
Application for obtaining Environmental Clearance with EIA report	30/10/2018

Salient features of the project are as under:

Sr. No.	Particulars	Details
1.	Proposal is for	New Project [SIA/GJ/NCP/23673/2018]
2.	Type of Project	Proposed Commercial Complex
3.	Project / Activity No. [8(a) or 8(b)]	8(b)
4.	Name of the project	Surat Diamond Bourse
5.	Name of Developer	M/s. SDB Diamond Bourse
6.	Estimated Project Cost (Rs. In Crores)	Rs.2207.5Crores
7.	Whether construction work has been initiated at site? If yes, details thereof	Yes, Construction of foundation works is going on.
8.	Site coordinates	Latitude 21°6'36.87" N Longitude 72°47'42.80" E

9.	Project Details	<ul style="list-style-type: none"> Land / Plot Area (m²): 1,43,825.40 FSI area (m²): 3,98,176.42 Total BUA (m²): 6,31,826.7 <table border="1" data-bbox="479 268 1347 646"> <thead> <tr> <th></th> <th>Permissible</th> <th>Proposed</th> </tr> </thead> <tbody> <tr> <td>FSI Area (m²)</td> <td>3,75,616.65 [More than permissible 1.8 FSI shall be charged @40 % of jantry by the competent authority, as per Govt. Resolution]</td> <td>3,98,176.42</td> </tr> <tr> <td>Ground Coverage (m²)</td> <td></td> <td>32,885.75</td> </tr> <tr> <td>Common Plot Area (m²)</td> <td>-</td> <td>-</td> </tr> <tr> <td>Max. building height (m)</td> <td>-</td> <td>81.91</td> </tr> </tbody> </table>		Permissible	Proposed	FSI Area (m ²)	3,75,616.65 [More than permissible 1.8 FSI shall be charged @40 % of jantry by the competent authority, as per Govt. Resolution]	3,98,176.42	Ground Coverage (m ²)		32,885.75	Common Plot Area (m ²)	-	-	Max. building height (m)	-	81.91
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Common Plot Area (m ²)	-	-															
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10.	Building Details	<ul style="list-style-type: none"> No. of Buildings: One complex containing 9 towers No. of Blocks: Scope of buildings/blocks: Lower Basement + Upper Basement + Ground Floor + 1 building interconnected with 9 towers having 15 Floors structure in complex with 4697 nos. of office units. No. & size of Residential Units:- None No. & type of Commercial Units: 4697 nos. of office units Details of amenities if any: Main entrance lobby & reception, food zone, banks, medical centre / infirmary, health club, safe deposit vault, conference hall, banquet hall, approach roads etc. 															
11.	No. of expected residents / users	Permanent staff approx 23,485 approx 18,788 visitors are expected															
12.	Water & waste water details during construction phase	<ul style="list-style-type: none"> Water requirement (KL/day): 575 Source of water: SMC water supply through DREAM City watersupply system Waste water generation quantity (KL/day): 180 Mode of disposal: Into STP of SMC through DREAM City drainage network. 															
13.	Water & waste water details during operation phase	<ul style="list-style-type: none"> Total water requirement (KL/day): 1,790.0 Fresh water requirement (KL/day):900.0 Source of water: SMC water supply through DREAM City watersupply system Waste water generation quantity (KL/day): 980.0 Mode of disposal: Sewage to be generated will be treated in the proposed onsite STP. Treated sewage will be reused for gardening, chilling and flushing within premises and remaining quantity of treated sewage, if any, will be discharged through DREAM City drainage network.. STP Technology:- SBR Purposes for treated sewer utilization: for flushing, gardening and chilling. Quantity of treated sewage to be reused: <ol style="list-style-type: none"> Flushing (KL/day):- 260 Gardening (KL/day) :- 120 Chilling (KL/day):-510 															

		<ul style="list-style-type: none"> • Provision of dual plumbing system (Yes/No): -Yes • Mode of disposal: Sewage to be generated will be treated in the proposed onsite STP. Treated sewage will be reused for gardening, chilling and flushing within premises and remaining quantity of treated sewage, if any, will be discharged through DREAM City drainage network.. 																
14.	Status of water supply and drainage line	Water supply will be provided by DREAM City.																
15.	Solid waste Management	<p>Operation Phase:</p> <table border="1"> <thead> <tr> <th>Type of waste</th> <th>Generation Quantity (Kg/day)</th> <th>Mode of waste collection</th> <th>Mode of Disposal / Reuse</th> </tr> </thead> <tbody> <tr> <td>Dry waste</td> <td>6,225</td> <td>Collection in specific bins and Segregation at Common OWC/Garbage processing Room.</td> <td>Will be handed over to concerned local authority.</td> </tr> <tr> <td>Wet waste</td> <td>4,300 kg/day</td> <td>Collection in specific bins and Segregation at Common OWC/Garbage processing Room.</td> <td>Will be composted & utilized as manure.</td> </tr> <tr> <td>STP Sludge</td> <td>144 kg/day</td> <td></td> <td>Composting and utilizing as manure.</td> </tr> </tbody> </table> <ul style="list-style-type: none"> • Details of segregation if to be done :Separate bins for dry and wet waste to be provided • Capacity and no. of community bins to be placed within premises : 28 community bins for organic waste & 191 bins for non-biodegradable waste. • Landfill site where waste will be ultimately disposed by local authority: Will be handed over to concerned local authority. 	Type of waste	Generation Quantity (Kg/day)	Mode of waste collection	Mode of Disposal / Reuse	Dry waste	6,225	Collection in specific bins and Segregation at Common OWC/Garbage processing Room.	Will be handed over to concerned local authority.	Wet waste	4,300 kg/day	Collection in specific bins and Segregation at Common OWC/Garbage processing Room.	Will be composted & utilized as manure.	STP Sludge	144 kg/day		Composting and utilizing as manure.
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16.	Parking Details	<ul style="list-style-type: none"> • Total parking area requirement for the project as per GDCR: 1,99,453.21 m² • Total Parking area provided (m²) & No. of CPS: 2,14,757.42 m² & 7,266 nos. CPS. • Parking area provided in basement (m²) & No. of CPS: 1,69,426.03 m² & 5,295 CPS. • Parking area provided in hollow plinth (m²) & No. of CPS:45,331.39 m² & 1,971 CPS. 																
17.	Traffic Management	<ul style="list-style-type: none"> • Width of adjacent public roads: 45 m wide road. • Number of Entry & Exit provided on approach road/s : Seven separate entry and exit will be provided • Width of Entry & Exit provided on approach road/s: 9 m • Minimum width of open path all around the buildings for easy access of fire tender (excluding the width for the plantation): 6 m • Width of all internal roads: 6 m & 9 m 																
18.	Details of Green	Maximum utilization of natural light, CFL lighting fixtures in the																

	Building measures proposed.	common areas, appropriate design to shut out excess heat and gain loss, use of solar energy in external lighting (landscape lighting), aerated block [cement + fly ash + air mixture] will be used to reduce heat stress inside building etc.																					
19.	Energy Requirement, Source and Conservation	<ul style="list-style-type: none"> Power supply: Maximum demand: 18.8 MW Connected load: - Source: DGVCL Energy saving measures: Maximum utilization of natural light, CFL lighting fixtures in the common areas, appropriate design to shut out excess heat and gain loss, use of solar energy in external lighting (landscape lighting), aerated block [cement + fly ash + air mixture] will be used to reduce heat stress inside building etc. DG Sets: No. and capacity of the DG sets: 7 x 2000 KVA each Fuel & its quantity : diesel (2,380Litre/h) Note : D.G. Sets will be used in case of power failure or any emergency 																					
20.	Fire and Life Safety Measures	Two nos. of underground static fire water storage tanks of 900 KL capacity, fire hydrant system, fire detectors like smoke detectors, alarm control panel, terrace water tank of 20 KL on each tower, automatic sprinklers in entire building, hose reels, yard hydrant, fire extinguishers, wet risers, down comer, yard hydrant, manually operated electric fire alarm system, automatic detection and alarm system etc.																					
21.	Details on staircase																						
	Type & no. of buildings	No. of floors	Max. Floor area	No. of staircase	Width of the staircase	Travel distance (m)																	
	9 towers	2B+HP+15	26,074.12	21	2.0	<25																	
22.	Rain Water Harvesting (RWH)	Two nos. of rain water storage tanks will be provided to collect the rain water from roof top of all the 9 towers. The collected rain water will be used for domestic purpose after treatment.																					
23.	Green area details	<ul style="list-style-type: none"> Tree covered area (m²) :7,000.0 Area covered by shrubs and bushes (m²): - Lawn covered area (m²):7,380.0 Total Green Area (m²): 14,380 Green Area % of plot area: 10% No. of trees and species to be planted : 1,600 																					
24.	Budgetary allocation for Environmental Management Plan (Rs. in lacs)	<table border="1"> <thead> <tr> <th>Sr. No</th> <th>EMP Aspect</th> <th>Cost in Rs. (Lakh)</th> </tr> </thead> <tbody> <tr> <td colspan="3">Capital Investment</td> </tr> <tr> <td>1</td> <td>Sewage Treatment Plant</td> <td>180</td> </tr> <tr> <td>2</td> <td>Rainwater harvesting facilities</td> <td>25</td> </tr> <tr> <td>3</td> <td>Landscape development</td> <td>30</td> </tr> <tr> <td>4</td> <td>Acoustic & Stacks for DG sets</td> <td>24</td> </tr> <tr> <td>5</td> <td>Organic Waste Converter</td> <td>65</td> </tr> </tbody> </table>	Sr. No	EMP Aspect	Cost in Rs. (Lakh)	Capital Investment			1	Sewage Treatment Plant	180	2	Rainwater harvesting facilities	25	3	Landscape development	30	4	Acoustic & Stacks for DG sets	24	5	Organic Waste Converter	65
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		Operation Investment	
		6	STP Operation & Maintenance
		7	Landscape Maintenance
		8	EMP Cell
		9	Environmental Monitoring-Air, Water, Noise
			Total
			367
25.	Proposed dust control measures during the construction phase	Loading & transportation in covered trucks, covered shed provided for cement unloading activity, temporarily wind screen around project site will be constructed, sprinkling of water on roads and in vicinity of storage area.	
26.	Eco friendly building material usage details.	Fly as brick, aerated block, paving block, RMC, Lead free paints.	
27.	Details on Corporate Environment Responsibility(R s. In Lacks)	It is proposed to allocate fund of Rs. 11 crores (i.e amount double than that arise from the actual provision as per the MOEF&CC's office Memorandum No: F NO 22-65/2017-IA-III dated 01/05/2018) for activities like contribution to Khajod Urban Development Authority for development of roads, payment of students' fees/contribution towards development of education infrastructure as promoting education of the area, flood protection measures, contribution towards installation of renewable resources in Govt. hospitals, colleges, offices, schools, R & D projects initiated by Govt. in field of environment etc. to be carried out under Corporate Environment Responsibility.	
28.	Details of the basic amenities & facilities to be provided to construction workers	Full body harness, safety net, PPEs like dust mask, ear plug, helmet, safety belt, water spray etc, sanitation facilities, first aid kit, safe drinking water, transportation facility during emergency, displaying the important telephone numbers at various locations etc.	
29.	Documents related to land possession.	Land acquired on 99 years of lease period from DREAM City.	
30.	Details of EIA report	<ul style="list-style-type: none"> • EIA report prepared by: M/s Envision Enviro Technologies Pvt. Ltd., Surat [Certificate no. NABET/EIA/1821/RA0102, valid till – 06/12/2020] • Collection and analysis of data for assessment of ecological damage, preparation of remediation plan and natural and community resource augmentation plan has been done by laboratory of Unistar Environment and Research Labs Pvt. Ltd. (Laboratory division) [NABL/MoEF certificate no. T-2239 & T-2240] • Study period: 12/03/2018 to 11/06/2018. • Study area: 10 km radial area from the boundary of the project site. 	

		<ul style="list-style-type: none"> • Environmental attributes considered for EIA study: Air, water (surface & ground water), noise, soil environment, biological environment, socio-economic, land use, geomorphological, geological, hydrogeological status etc. • Observations: Baseline ambient air quality in terms of PM₁₀, PM_{2.5}, SO_x, NO_x was well within the NAAQM standards.
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During the meeting, after detailed discussion, it was decided to consider the project only after submission of the following:

1. Detailed justification as to why the status quo was not maintained at the project site.
2. The Environment Management Plan comprising of the remediation plan and community & natural resource augmentation plan corresponding to the ecological damage assessed, economic benefits derived due to violation and the socio-economic aspects in the study area.

Meeting was concluded with thanks to the Chair.

Minutes approved by:

Sr. No.	Name & designation	Sign
1.	Dr. Dinesh Misra, Chairman, SEAC	
2.	Shri S.C. Srivastav, Vice Chairman, SEAC	
3.	Dr. V.K. Jain, Member, SEAC	
4.	Shri A.K. Muley, Member, SEAC	
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