



SANJIV TYAGI
MEMBER SECRETARY
SEIAA, GUJARAT

**STATE LEVEL ENVIRONMENT IMPACT
ASSESSMENT AUTHORITY**
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No. SEIAA/GUJ/EC/8(b)/ /2008

Date:

Time Limit

To,
M/s. Aqualine Properties Privated Limited,
Survey No. 4,5,6,7,8,9,10
village: Koba,
District:: Gandhinagar.

Sub: Environment Clearance for the proposed Mall & IT Park at Survey No. 4,5,6,7,8,9,10 at village: Koba, District:: Gandhinagar by M/s. Aqualine Properties Privated Limited.....commercial project in Category 8 (b) of Schedule annexed with EIA Notification dated 14/9/2006.

Dear Sir,

This has reference to your application made along with Application Form-1, Form-1A, Rapid Environment Impact Assessment and Compliance of the additional information sought submitted to SEAC, seeking Environmental Clearance under Environment Impact Assessment Notification, 2006.

The proposal is for Environmental Clearance for Mall & IT Park by M/s. Aqualine Properties Privated Limited, at Survey No. 4,5,6,7,8,9,10 at village: Koba, District:: Gandhinagar. The plot area for IT park will be 2,78,349 Sqm. and built up area 3,27,678.66 Sqm.. IT park shall consist of eight buildings each having stilts+ seven floors. The plot area for Mall will be 44,959 Sqm. and built up area 47,240 Sqm. The Mall shall consist of one building having basement, ground floor + three floors. The total cost of the project would be Rs.520.91 Crore.

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 building development project. The proposal was considered by SEIAA, Gujarat in its meeting held on 22.09.2008 at Gandhinagar. Since the EIA/ EMP Report 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 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. The construction site shall be provided with adequately barricades of at least 3m height on its periphery with adequate signage.
3. Adequate first aid facilities shall be provided in the project both during construction and operation of the project.
4. 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.
5. 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.
6. The project proponent shall ensure that the construction labours are provided with adequate amenities for lighting, drinking water, sanitation, etc. to ensure that they do not ruin the existing environmental condition.
7. 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.
8. All topsoil excavated during construction activities should be stored for use in horticultural / landscape development within the project site.
9. Disposal of debris including the excavated material during construction phase shall not create adverse effect on neighbouring communities and shall be disposed off only at the approved sites with the approval of the competent authority (e.g. GUDA) after taking the necessary precautions for general safety and health aspects.
10. Use of diesel generator sets during construction phase should be enclosed type and confirm to EPA Rules for air and noise emission standards.
11. 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.
12. 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.
13. Ready made mix concrete should be used so far as possible.
14. Water demand during construction should be reduced by use of curing agents, plasticizers and other best practices.
15. 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.
16. Fly ash should be used as building material in the construction as per provisions of Fly Ash Notification under EPA.
17. Structural design aspects in accordance to the seismic zone shall be strictly adhered to.
18. No construction shall be carried out in the flood prone area i.e. below HFL of the river Sabarmati, which is in the vicinity of the site.
19. Necessary permissions from the Ground Water Authority shall be obtained prior construction of the bore wells.
20. 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.
21. Prior permission of the Conservator of the Forest shall be obtained for the cutting of the existing trees.
22. Ambient Air Quality Monitoring / Noise monitoring shall be carried out during the construction. The location of

Ambient Air Quality Monitoring Stations and its frequency shall be decided in consultation with GPCB.

23. Environment Management Cell shall be formed, which will 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 Act and Rules including registration of the project under this act.

A.2 Operation Phase:

24. The main source of the fresh water shall be surface water from the Sardar Sarovar Narmada Nigam Ltd. (Narmada canal). Metering of the water shall be done and its records shall be maintained. Bore well water / ground water shall be used as the auxiliary source only after obtaining the permission from the CGWA. Its metering shall also be done and its records shall be maintained.
25. The project proponent shall install and operate their own sewage treatment plant (STP) as per the details submitted to the SEAC. The treated sewage shall be reused /recycled in the project for flushing, gardening, air conditioning etc after due treatment as per GPCB norms.
26. Best available technology such as Ultra violet radiation shall be used for disinfection of treated sewage before reuse / recycle / discharge.
27. Dual plumbing system as proposed shall be adopted for the re-use of treated sewage.
28. In no case, the wastewater / treated sewage shall be discharged outside the premises.
29. Rain water 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.
30. The Municipal Solid Waste shall be properly collected and segregated at source. The recyclable material shall be sold to proper vendor and organic wastes shall be vermi-composted with in the project site.
31. 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 plan submitted. The open spaces inside the plot shall be suitably landscaped and covered with vegetation of indigenous variety.
32. 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.
33. 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.
34. The project proponent shall install the electric utilities / devises, which are energy efficient and meeting with the Bureau of Energy Efficiency norms, wherever applicable.
35. The energy audit shall be conducted at regular interval for the project and the recommendations of the Audit report shall be implemented with spirit.
36. The area earmarked for the parking shall be used for parking only. No other activity shall be permitted in this area.
37. The area earmarked as green area shall be used only for greenbelt and shall not be altered for any other purpose.
38. Considering the size of the project, the project proponent shall plant 10000 trees in and around the region at appropriate places such as near by schools or along the sides of the roads or in area of the gram panchayat or GUDA or AMC area to be identified in consultation with the urban authorities and/or the Gujarat Pollution Control Board in phased manner in 5 years and shall maintain them appropriately.
39. If SEZ authority permits, the project proponent will provide one emergency gate other than the main gate to tackle the emergency situation.
40. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Necessary signage including continuous display of status of parking availability at entry, exit and all other appropriate places 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. 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.

41. The project proponent will provide dedicated parking space within plot area of IT Park-SEZ 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.
42. 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.
43. 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.
44. 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.
45. Training to the staff for the first aid and fire fighting along with regular mock drill shall be made an integral part of the disaster management plan of the project.
46. All the statutory clearances such as the approvals for storage of diesel from Chief controller of Explosives, Fire Department, Civil Aviation Department, if applicable, shall be obtained as applicable by the project proponents from the competent authorities.
47. Risk estimation will be carried out for the project and disaster management plan shall be prepared and its recommendations shall be implemented in the time bound manner..
48. Roof should meet regulatory requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirements.
49. Use of glass shall be minimal to reduce the electricity consumption and load on air conditioning.
50. Ozone Depleting Substances (Regulation & Control) Rules shall be followed while designing the air conditioning system of the project.
51. Diesel generator sets proposed as back up power shall be of enclosed type and confirm to prescribe standards under EPA rules. All exhausts shall be atleast 3 m above roof top.
52. Necessary acoustic enclosures shall be provided at diesel generator sets and all other noise generating systems such as air conditioning to mitigate the impact of noise.
53. Environment Management Cell 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 till the management of the project remains with the project proponent.

B. GENERAL CONDITIONS:

54. 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.
55. Environment Management Cell 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 till the management of the project remains with the project proponent.
56. The applicant 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.
57. 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.
58. 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.
59. 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.
 60. 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.
 61. The project authorities shall also adhere to the stipulations made by the Gujarat Pollution Control Board.
 62. 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.
 63. The SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not found satisfactory.
 64. 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.
 65. This environmental clearance is valid for five years from the date of issue.

With regards,
Yours sincerely,

(SANJIV TYAGI)
Member Secretary,
State Level Environment Impact Assessment Authority
Gujarat

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 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-382 010.
6. Select File.

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