



SANJIV TYAGI
MEMBER SECRETARY
SEIAA, GUJARAT

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No. SEIAA/GUJ/EC/8(a)/2008

Date:

Time Limit

To,
M/s. Dhanlaxmi Infrastructure Pvt. Ltd.,
Survey No. 1,2,7-10,12-37,
T.P.Scheme no.4 [Rudh-Magdalla]
Rudh, Surat.

Sub: Environment Clearance for the proposed Building Construction Project Iscon Mega Mall at Survey No 1,2,7-10,12-37, T.P.Scheme no 4 [Rudh-Magdalla] Rudh, Surat by M/s. Dhanlaxmi Infrastructure Pvt Ltd.....commercial project in Category 8 (a) of Schedule annexed with EIA Notification dated 14/9/2006.

Dear Sir,

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

The proposal is for Environmental Clearance for Building Construction Project "Iscon Mega Mall" by M/s. Dhanlaxmi Infrastructure Pvt. Ltd. at Survey No 1,2,7-10,12-37, T.P.Scheme no 4 [Rudh-Magdalla] Rudh, Surat. The plot area is 20,127.91 sq mtr and built up area 40,255.50 sq mtr. The building shall consist of basement + ground floor + three floors. The building shall include one shopping mall, one multiplex and a food court. The total cost of the project would be Rs.30 Crore.

The project activity is covered in 8(a) and is of 'B' Category. Since the proposed project is in item no.8 of the notification,2006, it does not need Public Consultation as per Para 7(i) III. Stage (3) (b) – 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 30.08.2008 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.1 WATER:

1. Water supply for the project shall be sourced from the Surat Mahanagar Seva Sadan and no groundwater shall be trapped.
2. Sewage generated during the construction phase shall be discharged into soak pit and during the operational phase shall be discharged into drainage system of Surat Mahanagar Seva Sadan.
3. The rain water harvesting as per the details furnished in their application for roof run-off and surface run-off, as per the plan submitted shall be implemented. Before recharging the surface run off, pre- treatment shall be done to remove oil & grease and suspended matter.

A.2 AIR:

4. The applicant shall use natural gas for the D.G.Sets instead of HSD as & when natural gas is available.
5. The stack height of the DG Sets should be equal to the height needed for the combined capacity of all proposed DG sets.
6. 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.
7. The ambient air quality shall be monitored in and around the project area during construction phase.
8. Water sprinkling shall be done in vulnerable areas for controlling fugitive emission.
9. Material shall be covered during transportation to avoid the fugitive emission.
10. The roads inside the project area and roads connected to the main road shall be paved or having water sprinkled to avoid the fugitive emissions during construction.

A.3 SOLID WASTE:

11. The solid waste generated shall be properly collected and segregated at source. The recyclable material shall be sold to vendors and other garbage shall be disposed to the sanitary landfill site of Surat Mahanagar Seva Sadan.
12. Used oil / waste oil shall be sold to only to the registered recycler.
13. The project must strictly comply with the rules and regulations with regards to handing and disposal of Hazardous waste in accordance with the Hazardous Waste (Management and Handing) Rules 2003. Authorization from the GPCB must be obtained for collection / treatment /storage /disposal of hazardous wastes.

A.4 SAFETY:

14. Structural design of the project shall strictly adhere to the seismic zone norms for earthquake resistant structures.
15. During construction Personal Protective Equipment shall be provided to the construction workers and its usage shall be ensured and supervised.
16. First Aid Box shall be made readily available in adequate quantity at all the times.
17. Training shall be given to all workers on construction safety aspects.
18. Entry and exit shall be at different sides of the facility.
19. The project management shall prepare a detailed Disaster Management Plan (DMP) for the operational phase of the project.
20. Compulsory 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.

21. Dedicated power back up system shall be provided in the case of power failure & emergency.
22. Necessary emergency lighting system along with 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.
23. Necessary auto glow signage at all appropriate places shall be provided to guide the people towards exits and assembly points during power failure & emergency.
24. Additional emergency staircase shall be provided on the third floor also.
25. All the lifts and staircases shall open out at ground level for emergency evacuation
26. The planning design and construction of all buildings shall be such as to ensure safety from fire.
27. The applicant shall prepare a elaborate fire safety plan.
28. One fire water tank on the terrace and another fire water tank in the underground shall be provided with sufficient quantity of water to firefight for minimum one hour period. These tanks shall be exclusive for fire fighting. Both tanks shall be connected with fire hydrant system. Electric pump shall be installed and in addition to this pump, diesel powered jockey pump shall also be installed.
29. Adequate number of fire extinguishers shall be provided.
30. Necessary smoke detection systems, comprehensive fire fighting network along with adequate number of fire extinguishers shall be provided.
31. Sprinklers shall be provided in the basement area for fire fighting.

A.5 NOISE:

32. The acoustic enclosures shall be installed at all noise generating equipments such as DG sets, air conditioning systems, etc to mitigate the impact of noise.
33. The overall noise level in and around the project area shall be kept well within the prescribed standards by providing noise control measures including acoustic insulation, hoods, silencers, enclosures vibration dampers etc. on all sources of noise generation. The ambient noise levels shall conform to the standards prescribed under the Environment (Protection) Act and Rules.

A.6 ENERGY CONSERVATION:

34. Energy Conservation Building Code [ECBC] norms shall be implemented in the project.
35. The applicant shall install energy efficient devices and appliances conforming to the Bureau of Energy Efficiency norms.
36. The energy audit shall be conducted at regular intervals and the recommendations of the audit report shall be implemented.
37. The applicant shall implement the application of solar energy which shall be utilized for illumination of common areas, lighting of internal roads and passages in addition to solar water heating.
38. The transformers and motors shall have minimum efficiency of 85 %.

A.7 GREEN BELT:

39. Gardening area of minimum 1529.383 sq mtrs shall be provided.
40. The green belt along the periphery of the plot shall be provided in the open space available. The other open spaces inside the plot shall be suitably covered with vegetation of local variety.

41. The area earmarked as green area shall be used only for greenbelt and shall not be altered for any other purpose.

OTHER SPECIFIC CONDITIONS :

B.1 CONSTRUCTION PHASE

42. Barricade of at least 3m height shall be provided on the periphery of the construction site with adequate signages.
43. All topsoil excavated during construction activity shall be used in horticultural / landscape development within the project site.
44. The debris generated during the construction work shall be re-used in filling and resurfacing of the area.
45. Vehicles hired for bringing construction material at site shall be in good conditions and conform to applicable air and noise emission standards and shall be operated only during non-peak hours.
46. Applicant shall ensure use of eco-friendly building materials including fly ash bricks, fly ash paving blocks.
47. The ready mix concrete shall be used in the project to the extent possible.
48. Project shall strictly comply with the National Building Code guidelines especially for the parking, margin, greenbelt / common plots and all such requirements.
49. Necessary sanitary, hygiene and first aid measures shall be provided before starting the construction activities and to be maintained throughout the construction phase.
50. Adequate drinking water and sanitary facilities shall be provided for construction workers at the site.
51. Adequate care shall be taken to see that the surrounding landscape at the project site is not environmentally degraded.
52. Fly ash shall be used in the construction wherever applicable as per provisions of Fly Ash Notification under EPA.

B.2 OPERATION PHASE

53. Parking space as per NBC norms shall be strictly adhered to. Minimum parking area of 10082.88 sq mtrs shall be provided.
54. The area earmarked for the parking shall be used for parking only. No other activity shall be permitted in this area.
55. The minimum width of access provided to street from parking space shall be 3.0 meters.
56. Clear head way of 2.4 meters, shall be provided on every access leading to parking space and at any point in parking space.
57. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided.
58. 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.
59. No public space including the service road shall be used or blocked for the parking and trained staff shall be deployed to guide the visitors for parking and helping the senior citizens and physically challenged people to park their vehicles at appropriate parking places.
60. 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.

61. Ozone Depleting Substances (Regulation & Control) Rules shall be followed. The existing air conditioning system of the project shall be modified if required for the same.
62. 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.

B.3 OTHER CONDITIONS:

63. All the statutory clearances such as the approvals for storage of HSD from Chief controller of Explosives, Fire Department, Directorate of Civil Aviation etc, shall be obtained by the applicant before commencing any project activity.
64. The applicant shall strictly comply with the Gujarat Building and other Construction Workers Act & Rules as well as Gujarat Lifts & Escalators Rules.
65. The applicant shall ensure maximum employment to the local people.
66. A separate Environment Management Cell shall be set up to carry out the Environment Management and monitoring functions in the operational phase.

C. GENERAL CONDITIONS:

67. The company shall undertake eco-developmental measures including community welfare program most useful in the project area for the overall improvement of the environment. The eco-development plan shall be submitted to GPCB within three months of receipt of this letter.
68. The project management shall also comply with all the environment protection measures, risk mitigation measures and safeguards recommended in the Form-1 and Form-1A as well as other proposals made by them.
69. 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.
70. 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.
71. 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.
72. 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.
73. 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.

74. The project authorities shall also adhere to the stipulations made by the Gujarat Pollution Control Board.
75. 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.
76. The SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not found satisfactory.
77. 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.
78. 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. Gujarat Pollution Control Board, Paryavaran Bhavan, Sector-10-A, Gandhinagar-382 010.
6. Select File.



No. SEIAA/GUJ/EC/8(a)/ /2013

Date:

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. Dhanlaxmi Infrastructure Pvt. Ltd.** for the construction / development of "Iscon Mega Mall" at Survey No. 1,2,7-10,12-37, T.P.S. No. 4 [Rundh-Magdalla], Rundh, Surat, vide order no. **SEIAA/GUJ/EC/8(a)/115/2008** dated **25/09/2008** for the built-up area of 40,225.50 m², is being subjected to amendment for the following condition only.

And whereas SEIAA has granted Environment Clearance vide office order letter no. **SEIAA/GUJ/EC/8(a)/115/2008** dated **25/09/2008** under the provisions of the aforesaid Notification.

And whereas SEIAA has received recommendation from SEAC, for the amendment of Environment Clearance of this SEIAA under the provision of the aforesaid Notification. The proposal was considered by SEIAA, Gujarat in its meeting held on 30.03.2013 at Gandhinagar. Environment Clearance is hereby amended as under, subjected to amendment for the following condition only.

The Environment Clearance order no. **SEIAA/GUJ/EC/8(a)/115/2008** dated **25/09/2008** shall be read henceforth as under.

- In subject matter and second paragraph on page no. 1 name of project shall be read as "**Virtuous Retail – Surat**" instead of "Iscon Mega Mall".
- In second paragraph, the plot area shall be read as **20,152 m²** instead of 20,127.91 m² and the built-up area shall be read as **52,643.99 m²** instead of 40,225.50 m².
- **Conditions no. 3, 39 and 53** shall be read as under:
 - 3. Sewage generated during the construction phase shall be discharged into soak pit and during the operational phase it shall be treated in the MBBR technology based STP and reused in HVAC, flushing and plantation / gardening to the maximum extent possible and balance shall be discharged into drainage system of Surat Mahanagar Seva Sadan.**
 - 39. Gardening area of minimum 2,295 m² consisting of 695 m² tree covered area and 1600 m² lawn covered area shall be provided.**

53. Parking space as per the NBC norms shall be strictly adhered to. Minimum parking area of 21,030.33 m² [14,700.00 m² in basement + 6330.33 m² open surface parking area] shall be provided.

The other conditions of the Environment Clearance order no. **SEIAA/GUJ/EC/8(a)/115/2008** dated **25/09/2008** shall remain unchanged.

The Environment Clearance is subject to the conditions as may be specified in the rules from time to time under the Environmental Impact Assessment (EIA) Notification, 2006 and Environment (Protection) Rules, 1986.

With regards,
Yours sincerely,

(A.A.Dolti)
Member Secretary

Issued to:

**Shri Kumaran W. R., Vice President - Development,
M/s. Dhanlaxmi Infrastructure Pvt. Ltd. [Project: "Virtuous Retail – Surat"]
Virtuous Retail Services Pvt. Ltd.
F. P. No. 29, Rundh Village,
Dumas Road, Magdalla,
Surat – 395 007..... For information please.**

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

(A.A.Dolti)
Member Secretary