



SANJIV TYAGI
MEMBER SECRETARY
SEIAA, GUJARAT

**STATE LEVEL ENVIRONMENT IMPACT
ASSESSMENT AUTHORITY**
Paryavaran Bhavan
Sector-10 A, Gandhinagar-382 010, GUJARAT
Phone : (079) 232-32152
Fax : (079) 232-22784
E-mail : seiaaguj@yahoo.com
www.seiaa.gujarat.gov.in

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

Date:

Time Limit

To,
M/s Neesa Leisure Ltd.,
Final Plot No. 8,
T.P.Scheme No. 1,
Thaltej, Ahmedabad

Sub: Environment Clearance for proposed Building Development Project "Cambay hotel and shopping mall complex" at Final Plot No. 8, T.P. Scheme No. 1, Thaltej, Ahmedabad by M/s. Neesa Leisure 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, EIA/ EMP and feasibility report and submitted to SEAC, seeking Environmental Clearance under Environment Impact Assessment Notification, 2006.

The proposal is for Environmental Clearance for Building Development Project "Cambay hotel and shopping mall complex" by M/s. Neesa Leisure Ltd. at Final Plot No. 8, T.P. Scheme No. 1, Thaltej, Ahmedabad. The plot area of the project is 6973 Sqm and 28485 Sqm of built up area. Total cost of the project would be Rs.90 Crore (approx.). The proposed project is a five star hotel and a shopping mall consisting of lower basement + upper basement + ten floors above ground and 28,485 Sqm of built up area.

The project activity is covered in 8(a) and is of 'B' Category. Since the proposed project is at 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.:

CONSTRUCTION PHASE:

1. All necessary statutory permissions / clearances including the same from the Air Ports Authority, Fire Department of AMC / AUDA, etc. shall be obtained before commencing the construction activities.
2. All required sanitary and hygienic measures shall be provided before starting the construction activities and to

be maintained throughout the construction phase.

3. The construction site shall be provided with adequately barricades of at least 3m height on its periphery with adequate signage.
4. Adequate first aid facilities shall be provided in the project both during construction and operation of the project.
5. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
6. 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.
7. The applicant shall ensure that the construction labour are provided with adequate amenities for lighting, drinking water, sanitation, etc. to ensure that they do not ruin the existing environmental condition.
8. Adequate personal protective equipments shall be provided to the construction workers to ensure their safety and the applicant shall ensure its usage by the labours.
9. All topsoil excavated during construction activities should be stored for use in horticultural / landscape development within the project site.
10. Disposal of debris including the excavated material during construction phase shall not create adverse effect on neighbouring communities and disposed off taking the precautions for general safety and health aspects only at the approved sites with the approval of the competent authority.
11. Use of diesel generator sets during construction phase should be enclosed type and conform to EPA Rules for air and noise emission standards.
12. Vehicles hired for bringing construction material at site should be in good conditions and conform to applicable air and noise emission standards and should be operated only during non-peak hours.
13. Ambient noise levels should conform to the residential standards both during day and night times. Incremental pollution load on the ambient air and noise quality should be closely monitored during construction phase.
14. Ready made mix concrete should be used as far as possible.
15. Water demand during construction should be reduced by use of curing agents, plasticizers and other best practices.
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. Necessary permissions from the Ground Water Authority shall be obtained prior construction of the bore wells.
19. 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.
20. 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 the compliance of the **Gujarat Building and other Construction Workers (Regulation of Employment & Conditions of Service) Act, 1996 & Rules.**

OPERATION PHASE:

21. The main source for the fresh water requirement -148 m³/day shall be Narmada (surface) water to be

- obtained through AMC/AUDA. If total quantity of the water is not supplied, remaining quantity of water shall be obtained from the bore well (ground water) after obtaining permission from the ground water authority. The water meter shall be provided and maintained at the all points of water intake and its records shall be maintained.
22. 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.
 23. The sewage treatment plant of 160m³/day capacity having primary, secondary and tertiary facility shall be provided and operated to treat the generated domestic water up to the norms prescribed by the GPCB.
 24. The treated wastewater shall be re-used after the treatment up to the GPCB norms in to the gardening, flushing of the water closets and cooling tower make up water.
 25. Best available technology such as Ultra violet radiation shall be used for disinfection of sewage before reuse / recycle / discharge.
 26. Sludge generated from the STP shall be used as the soil conditioner in the green belt development with in premises.
 27. The units of the STP shall be covered adequately and all necessary measures shall be adopted to avoid the odour nuisance.
 28. Dual plumbing system shall be provided to recycle the treated wastewater in to the project.
 29. Only 4m³/day of the treated wastewater shall be discharged in to the AMC underground drain leading to STP of the AMC. Metering of the treated wastewater to be discharged in to the AMC drain shall be done and its records shall be maintained.
 30. 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.
 31. 2 Nos. of boilers having 300 Kg/hr capacity and 1 No. of thermic fluid heater of 356 Mcal/hr shall be provided to meet laundry and hot water requirement. Piped natural gas shall be used as the fuel. The chimney height of the above boilers/heater shall be 2.4m above the building height.
 32. Adequate ventilation in basements (parking) shall be ensured all the time to maintain the CO (carbon monoxide) level below the limits prescribed by the CPCB / MoEF, GOI.
 33. Use of solar energy shall be done for the water heating in the bathrooms of the hotel rooms and other utilities.
 34. The Municipal Solid Waste shall be properly collected and segregated at source. The recyclable material shall be sold to proper vendor and other garbage shall be disposed to the sanitary landfill site of Ahmedabad Municipal Corporation.
 35. 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.
 36. The applicant 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.
 37. The applicant shall install the electric utilities / devises, which are energy efficient and meeting with the Bureau of Energy Efficiency norms, wherever applicable.
 38. The energy audit shall be conducted at regular interval for the project and the recommendations of the Audit report shall be implemented with spirit.

39. The area earmarked for the parking shall be used for parking only. No other activity shall be permitted in this area.
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. 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. To manage the traffic in and around the site, dedicated fleet of the security shall be deployed.
41. 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.
42. 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.
43. 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.
44. Training to the staff for the first aide and fire fighting alongwith regular mock drill shall be made an integral part of the disaster management plan of the project.
45. 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 applicants from the competent authorities.
46. Roof should meet regulatory requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirements.
47. Use of glass shall be minimal to reduce the electricity consumption and load on air conditioning. Further, to avoid the nuisance due to reflection from the glasses, the same should be avoided to the extent possible in East and West directions.
48. Ozone Depleting Substances (Regulation & Control) Rules shall be followed while designing the air conditioning system of the project.
49. Diesel generator sets proposed as back up power shall be of enclosed type and conform to prescribe standards under EPA rules. All exhausts shall be 4 m above roof top. Necessary acoustic enclosures shall be provided at diesel generator set to mitigate the impact of noise.
50. 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. General Conditions:

51. 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.
52. The project management shall also comply with all the environment protection measures, risk mitigation measures and safeguards recommended in the EIA / EMP report as well as other proposals made by them.
53. The company shall develop rain water harvesting structures to harvest the run off water for recharge of ground water. Also harvesting of surface as well as rainwater from the rooftops of the building proposed in

the project shall be undertaken and the same shall be used for the various activities of the projects to conserve fresh water.

54. 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.
55. 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.
56. 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.
57. 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.
58. 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.
59. The project authorities shall also adhere to the stipulations made by the Gujarat Pollution Control Board.
60. 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.
61. The SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not found satisfactory.
62. 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.
63. 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 Deklhi-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-382010,
6. Select File.