



**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

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

Date:

**Time Limit**

To,  
M/s. Parsvnath Developers Limited  
Plot No. 293/1, Anand Nagar-1,  
TPS No. 3, Moje: Vejalpur,  
Ahmedabad.

**Sub: Environment Clearance for proposed Building Development Project "Parsvnath City Center" at Plot No. 293/1, Anand Nagar-1, TPS No. 3, Moje : Vejalpur, Ahmedabad by M/s. Parsvnath Developers Limited.....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 MoEF, seeking Environmental Clearance under Environment Impact Assessment Notification, 2006. Later, SEAC had received this application from the Ministry of Environment & Forest, Government of India, after formation of the State Level Environment Impact Assessment Authority (SEIAA), Gujarat and the State Level Expert Appraisal Committee (SEAC), Gujarat.

It is noted that the proposal is for Environmental Clearance for Building Development Project "Parsvanath City Center" by M/s. Parsvnath Developers Limited, Plot No. 293/1, Anand Nagar-1, TPS No. 3, Moje : Vejalpur, Ahmedabad. The unit is located in notified industrial estate. The plot area of the project is approx 22366.8 Sq.m. Total cost of the project is 175.23 Crores. The proposed project is a shopping mall consisting of commercial shops, and anchor shops, multiplex with seating capacity of 950, banquet hall, hotel, office area, bar, lounge, food court, etc. The super structure of the building will be of Ground floor + Nine floors and sub-structure with two lower ground floors mainly for parking.

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

project is in notified industrial area, 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 products. The proposal was considered by SEIAA, Gujarat in its meeting held on 02.06.2008 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 14<sup>th</sup> September, 2006 subject to the compliance of the following Specific and General conditions.:

### **A.1 Construction Phase:**

1. The construction site shall be provided with adequately barricades of at least 3m height on its periphery with adequate signage.
2. Adequate first aid facilities shall be provided in the project both during construction and operation of the project.
3. 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.
4. 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.
5. 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.
6. All topsoil excavated during construction activities should be stored for use in horticultural / landscape development within the project site.
7. 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.
8. Use of diesel generator sets during construction phase should be enclosed type and conform to EPA Rules for air and noise emission standards.
9. 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.

10. 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.
11. Ready made mix concrete should be used so far as possible.
12. Water demand during construction should be reduced by use of curing agents, plasticizers and other best practices.
13. Fly ash should be used as building material in the construction as per provisions of Fly Ash Notification under EPA.
14. Structural design aspects in accordance to the seismic zone shall be strictly adhered to.
15. Necessary permissions from the Ground Water Authority shall be obtained prior construction of the bore wells.
16. 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.
17. 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 Rules.
18. The applicant shall install and operate their own sewage treatment plant (STP) as per the details submitted to the SEAC. Discharge of the treated sewage from the STP shall confirm to the norms specified below and the treated sewage shall be reused /recycled to the extent possible :

Sr. No.	Parameter	Permissible Limit
1	BOD (5 days 200C)	20 mg/l
2	Suspended Solids	30 mg/l
3	Residual chlorine	0.5 mg/l minimum

19. Best available technology such as Ultra violet radiation shall be used for disinfection of sewage before reuse / recycle / discharge.
20. 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.
21. 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 / AUDA.
22. 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.
  23. 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.
  24. 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.
  25. The applicant shall install the electric utilities / devises, which are energy efficient and meeting with the Bureau of Energy Efficiency norms, wherever applicable.
  26. The energy audit shall be conducted at regular interval for the project and the recommendations of the Audit report shall be implemented with spirit.
  27. The area earmarked for the parking shall be used for parking only. No other activity shall be permitted in this area.
  28. The area earmarked as green area shall be used only for greenbelt and shall not be altered for any other purpose. Further, the applicant shall carry out tree plantation activity and shall plant and maintain 10,000 trees at an appropriate area in Ahmedabad in consultation with the AMC / AUDA within a period of 5 years.
  29. 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.
  30. 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.
  31. 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.

32. 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.
33. 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.
34. 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.
35. Roof should meet regulatory requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirements.
36. Use of glass shall be minimal to reduce the electricity consumption and load on air conditioning.
37. Ozone Depleting Substances (Regulation & Control) Rules shall be followed while designing the air conditioning system of the project.
38. 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.
39. 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:**

40. The company shall undertake the co-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.
41. 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.
42. 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.
43. 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.
  44. 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.
  45. It was decided to get, the study of fallouts in the ambient air quality by traffic movement generally by the intended construction of in the city area, done by a reputed agencies like ORG-MARG. Ernst & Young etc. The applicants shall provide the necessary fund for such a study/environment project. The TORs of such a study would be decided by the authority and the report of the same would also be submitted by the agency to the authority directly.
  46. The company shall go in for solar power wherein atleast 5% of the total powers needs are met from the latter and there should be effort to increase this progressively. The project proponent will give study report with a time bound programme for implementation of the same.
  47. 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.
  48. 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.
  49. 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.

50. The project authorities shall also adhere to the stipulations made by the Gujarat Pollution Control Board.
51. 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.
52. The SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not found satisfactory.
53. 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.
54. 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 Member Secretary, Gujarat Pollution Control Board, Paryavaran Bhavan, Sector-10 A, Gandhinagar-382010,
4. The Chief Conservator of Forests (Central), Ministry of Environment & Forests, Regional Office (WZ), E-5, Arera Colony, Link Road-3, Bhopal-462016, MP
5. Monitoring Cell, Ministry of Environment and Forests, Paryavaran Bhavan, CGO Complex, New Delhi-110003.
6. Select File.



No. SEIAA/GUJ/EC/8(a)/ /2011

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 **Parsvnath Developers Limited "Parsvnath City Center"** vide order no. **SEIAA/GUJ/ EC/ 8(a)/ 60/ 2008** dated **19/06/2008**, 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)/ 60/ 2008** dated **19/06/2008** 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 23.11.2012 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)/ 60/ 2008** dated **19/06/2008**, shall be read henceforth as under.

1. In Subject and second paragraph on Page No. I, name of the project shall be read as **"Titanium City Center"** instead of "Parsvnath City Center" whereas name of the proposer shall be read of **M/s. Gokuldharm Developers** instead of M/s. Parsvnath Developers Limited.
2. In Subject and second paragraph on Page No. I, location address of the project shall be read as **"F. P. No. 293/1, Anand Nagar 100" Ft Road, TPS Number 3, Vejalpur, Tal: Daskroi, Dist: Ahmedabad** instead of "Plot No. 293/1, Anand Nagar 1, TPS number 3, Moje: Vejalpur, Ahmedabad".
3. In second paragraph on Page No. I, the plot area shall be read as **22,365 sq.m.** instead of 22,366.8 sq.m.
4. In second paragraph on Page No. I, the scope of the project shall be read as **"The proposed project is a commercial building project having total built-up area of 88,249.78 sq.m. and consisting of 393 no. of shops, 1200 no. of offices and 1 club**



house. The super structure of the building will be of Ground floor + 12 floors and sub-structure will be of two level basements mainly for parking.”

5. Condition no. 27 on Page No. IV shall be changed to read as under :

**27. Minimum 29,155.19 m<sup>2</sup> area [19,114.47 m<sup>2</sup> in basement + 3,025.72 m<sup>2</sup> in hollow plinth + 7,015.00 m<sup>2</sup> open surface parking area] shall be provided for the parking purpose. The area earmarked for the parking shall be used for parking only. No other activity shall be permitted in this area.**

The other conditions of the Environment Clearance order no. **SEIAA/GUJ/ EC/ 8(a)/ 60/ 2008** dated **19/06/2008** 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,

**(R.G.SHAH)**  
**Member Secretary**

**Issued to:**

**Shri Sandip Goyal, Director,  
M/s. Gokuldharm Developers (Project : “Titanium City Center”)  
10<sup>th</sup> Floor, Commerce House - 4,  
Besides Reliance Petrol Pump,  
100 ft Road, Prahladnagar,  
Satellite, Ahmedabad – 380015..... 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

**(R.G.SHAH)**  
**Member Secretary**

SEIAA