



SANJIV TYAGI
MEMBER SECRETARY
SEIAA, GUJARAT

**STATE LEVEL ENVIRONMENT IMPACT
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No. SEIAA/GUJ/EC/8(a)/ /2008

Date: . .2008

Time Limit

To,
M/s. Pushpa Commercial & Housing Co-Op. Soc. Ltd.
T.P.S. No.18,
F.P. No. 21, 22 & 27,
At Rajpur Hirpur, Ahmedabad

Sub: Environment Clearance for proposed Building Development Project "10 ACRES MALL" -The Ahmedabad City Mall at T.P.S. No.18 F.P. No. 21, 22 & 27, At Rajpur Hirpur, Ahmedabad by Pushpa Commercial & Housing Co-Op. Soc. 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 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 "10 ACRES MALL" -The Ahmedabad City Mall by Pushpa Commercial & Housing Co-Op. Soc. Ltd at T.P.S. No.18 F.P. No. 21, 22 & 27, At Rajpur Hirpur, Ahmedabad.** The plot area of the project is **34877.12 sq.m** and **54895 sq.m.** of built up area already constructed. Total **cost of the project** is Rs.47.22 Crore. The proposed project is a shopping mall consisting of commercial shops, and anchor shops, Multiplex area, food court, etc. The super structure of the building will be of ground floor, plus two floors and sub-structure with one basement mainly for parking.

The project activity is covered in 8(a) and is of 'B' Category. 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 27.06.2008 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 14th September, 2006 subject to the compliance of the following conditions.:

A. Conditions :

1. The applicant shall discharge its sewage from the project in to the sewer of the Ahmedabad Municipal Corporation for further treatment and no sewage shall be disposed either on road or under ground. All necessary payments shall be made to the urban local bodies for collection, treatment and safe disposal of sewage from time to time.
2. 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 must be done to remove suspended matter.
3. The groundwater extraction shall be stopped or minimized as soon as AMC Water is made available to the project. The applicant shall make all necessary efforts including payment of all necessary charges to utilize the AMC for their water requirements to avoid the impacts on the ground water.
4. Till the AMC water is available, the rain water harvesting shall be taken up in the nearby Schools / AUDA / AMC and Panchayat areas in consultation with the AMC and GPCB to augment the groundwater resources to compensate the impacts on groundwater due to extraction of bore well water for the requirements of the project.
5. 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.
6. 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 landscaped and covered with vegetation of indigenous variety.
7. 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.
8. 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.
9. The applicant shall install the electric utilities / devices, which are energy efficient and meeting with the Bureau of Energy Efficiency norms, wherever applicable.
10. The energy audit shall be conducted at regular interval for the project and the recommendations of the Audit report shall be implemented with spirit.

11. The area earmarked for the parking shall be used for parking only. No other activity shall be permitted in this area.
12. 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 5,000 trees at an appropriate area in Ahmedabad in consultation with the AMC / nearby schools / nearby Gram Panchayats within a period of 5 years.
13. 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.**
14. No public space including the service road 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 park their vehicles at appropriate parking places.
15. 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.
16. 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.
17. 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 untoward conditions.
18. Training to the staff for the first aide and fire fighting along with regular mock drill shall be made an integral part of the disaster management plan of the project.
19. 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.
20. Roof should meet regulatory requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirements.
21. Use of glass shall be minimal to reduce the electricity consumption and load on air conditioning.
22. 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.
23. Diesel generator sets proposed as back up power shall be of enclosed type and conform to prescribed 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.
24. 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:

25. **The applicant shall carry out scientific study for water management including water harvesting and percolation at the end of every Monsoon.**
26. 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.
27. 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.
 26. 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.
 27. 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.
 28. 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.
 29. 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.
 30. 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.
 31. 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.
 32. The project authorities shall also adhere to the stipulations made by the Gujarat Pollution Control Board.
 33. 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.
 34. The SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not found satisfactory.
 35. 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.

36. 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.
37. 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 applicant will give study report with a time bound programme for implementation of the same.
38. The company shall provide the solar panel and made operational within 6 Months which shall provide atleast 5% of their energy needs.
39. 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. Select File.