



**SANJIV TYAGI**  
**MEMBER SECRETARY**  
**SEIAA, GUJARAT**

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**No. SEIAA/GUJ/EC/8 (b)/ /2008**

**Date:**

**Time Limit**

**To,**  
**M/s. Vadinar Properties Limited,**  
**No. 138,139/1,141,**  
**143,146-152,157-160,**  
**Vadinar, Dist.: Jamnagar**

**Sub: Environment Clearance for proposed Township & Area Development Project "Essar Oil Township, M/s. Vadinar Properties Limited" at Survey No. 138,139/1,141,143,146-152,157-160, Vadinar, Dist.: Jamnagar by Vadinar Properties Ltd.....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, EIA/ EMP and feasibility report submitted to MoEF, seeking Environmental Clearance under Environment Impact Assessment Notification, 2006. Later, SEAC had received this application from the Ministry of Environment & Forests, 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 Township & Area Development Project "Essar Oil Township Vadinar Properties Limited" by M/s. Vadinar Properties Limited, Survey No. 138,139/1,141,143,146-152,157-160, Vadinar, Dist.: Jamnagar. The plot area of the project is 224 acres (9,06,506 Sqm) and built up area will be 2,19,846 sq.m. The proposed project is a township of 1506 dwelling units and other community facilities like school, temple, shopping complex, dispensary, recreation centre, community centre etc.

The project activity is covered in 8 (b) 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 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 as 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 conditions:

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

1. This recommendation is based on the building conceptual plan of the project and the construction shall be carried out only after obtaining the necessary permissions from the competent authority for approval of the building plans.
2. All required sanitary and hygienic measures shall be provided before starting the construction activities and to be maintained throughout the construction phase.
3. No ground water shall be tapped during the construction phase. Water required during this phase shall be either obtained from Gujarat Water Infrastructure Limited i.e. Narmada water or from the desalination units of Essar refinery.
4. The construction site shall be provided with adequately barricades of at least 3m height on its periphery with adequate signage.
5. Adequate first aid facilities shall be provided in the project both during construction and operation of the project.
6. 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.
7. 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.
8. 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.
9. 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.
10. All topsoil excavated during construction activities should be stored for use in horticultural / landscape development within the project site.
11. 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.
12. Use of diesel generator sets during construction phase should be enclosed type and conform to EPA Rules for air and noise emission standards.
13. 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.
14. Ambient noise levels should conform 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.
15. Ready made mix concrete should be used so far as possible.
16. Water demand during construction should be reduced by use of curing agents, plasticizers and other best practices.
17. Fly ash should be used as building material in the construction as per provisions of Fly Ash Notification under EPA.
18. Structural design aspects in accordance to the seismic zone shall be strictly adhered to.
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 observance of Gujarat Building and other Construction Workers Rules.

## **B. Operation Phase:**

21. The recommendation of Environment Clearance is made only for the phase-I of the project i.e. for 1506 dwelling units and other development activities associated with it, which comprises the total built up area of 2,19,846 sq.m. The project proponent shall approach the SEAC and the SEIAA for Environment Clearance for the remaining phases of project development as and when proposed.
22. No ground water or local surface water, which may deprive the local people from their use, shall be tapped during the entire operation phase of the project. Water required shall be either obtained from Gujarat Water Infrastructure Limited i.e. Narmada water or from the desalination plant of Essar refinery after obtaining all necessary permissions from the competent authority.
23. The project proponent 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 conform to the norms specified by the Gujarat Pollution Control Board and the treated sewage shall be used for green belt development.
24. Best available technology such as Ultra violet radiation shall be used for disinfection of sewage before reuse / recycle / discharge.
25. Rain water harvesting for roof run-off and surface run-off, as per the details submitted shall be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter.
26. 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 composted within premises to make manure.
27. Biomedical wastes generating from the project if any, shall be disposed as per the Bio-medical Wastes (Management and Handling Rules), 1998 amended from time to time.
28. Hazardous wastes generating from the project if any, shall be disposed as per the Hazardous Waste (Management and Handling Rules), 1989 amended from time to time.
29. 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.
30. 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.
31. 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.
32. The project proponent shall install the electric utilities / devises, which are energy efficient and meeting with the Bureau of Energy Efficiency norms, wherever applicable.
33. The energy audit shall be conducted at regular interval for the project and the recommendations of the Audit report shall be implemented with spirit.
34. The area earmarked for the parking shall be used for parking only. No other activity shall be permitted in this area.
35. The area earmarked as green area shall be used only for greenbelt and shall not be altered for any other purpose.
36. Traffic congestion near the entry and exit points on the roads adjoining the proposed project site must be avoided. Necessary signage for this shall be provided especially on the SH-25
37. Common utilities like drinking water facility, Toilets etc. shall be provided at appropriated places with adequate signage thereof. Adequate distance shall be maintained between the drinking water and toilet blocks.
38. Due to proximity of the Essar refinery, north western tip of the project is vulnerable to the risk. There shall

not be any housing development or any habitation in the vulnerable area identified in the risk analysis. This area shall be used for green belt development.

39. Necessary emergency lighting system alongwith emergency power back up system shall be provided. In addition, emergency siren/public address system arrangement shall be provided in the colony.
40. Necessary signage /maps at all appropriate places shall be provided to guide the people towards exits and assembly points during the unforeseen emergency and untoward conditions.
41. 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.
42. Roof should meet regulatory requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirements.
43. Use of glass shall be minimal to reduce the electricity consumption and load on air conditioning in community buildings.
44. Ozone Depleting Substances (Regulation & Control) Rules shall be followed while designing the air conditioning system of the project.
45. 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 of the nearest building. Necessary acoustic enclosures shall be provided at diesel generator set to mitigate the impact of noise.
46. Environment Management Cell shall be formed during operation phase which will supervise and monitor the environment related aspects of the project including performance of the Sewage Treatment Plant, incremental pollution loads on the ambient air quality, noise and water quality periodically.

#### **B. General Conditions:**

47. The applicant shall undertake safety measures in refinery. They shall also ensure that there is no odour due to mercaptans.
48. 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.
49. 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.
50. 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.
51. 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.
52. 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.
53. 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.

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