



दुबई में प्रेषित
दिनांक: 07/08/2017
2017

संख्या: एअरपोर्ट्स/एअरपोर्ट्स/सीडी-एन.ए. (3) 3683

श्रीमान,

डी हिल प्लस को-ऑपरेटिव हाउसिंग सोसाइटी लि.,
महानगर इंटरनेशनल एयरपोर्ट (अंतर्राष्ट्रीय विमानचतुर्) परिसर,
सीमा, दुबई एमिरेट्स, संयुक्त अरब इमारेत,
महानगर का स्टॉप के पास, दुबई अंतर्राष्ट्रीय के अंतर,
महानगर, या सीटी, जिला: अल-रमल-382330

विषय: अंतर्राष्ट्रीय प्रवासात जारी करने हेतु, NOC ID: AHMF/WEST/B/922317/198075

संदर्भ:

The NOC letter for NOC ID: AHMF/WEST/B/922317/198075 is enclosed.

Name of the Owner as per NOCAS Application: The Hill Plaza Co-Operative Housing Society Limited

Site Address as per NOCAS Application: T. P. S. No. 21 (Ambawadi), F. R. No. 553, Survey No. 158 Park, Al Yassa Taluka Saharwal District Ahmedabad

103/9433

निदेशक नागरिक

या महानगरिक (या या नि. - एन.ओ.सी.)
एवं सहायक निदेशक (एन.ओ.सी.)
दुबई विमानचलन प्राधिकरण



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

The Hill Plaza Co-Operative Housing Society Limited

Near New Sanskrit English School,
Basant Shiksha Foundation, Opposite
Bharati School, Via Anandapur,
Marg, Anandapur, Ahmedabad - 38
00 12

Date: 07.09.2017

Valid Up-to: 08-03-2022

No Objection Certificate for Height Clearance

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) under (DRC-1) (I) dated 18th Sept. 2005 for Safe and Regular Aircraft Operations.

2. This office has no objection to the construction of the proposed structure as per the following details:

NOC No.:	AAI/NE/WEST/080331/170809
Applicant Name*	Jagdish B Patel
Site Address*	T. P. N. No. 21 (Anandapur), T. P. No. 453, Survey No. 186 Patil, At Yansa Taluka Sabarmati District Ahmedabad, At Yansa Taluka Sabarmati District Ahmedabad, Ahmedabad, Gujarat
Site Coordinates*	72 32 14.54-23 00 39.41, 72 32 16.21-23 00 54.05, 72 32 14.54-23 00 56.96, 72 32 17.76-23 00 59.95, 72 32 16.26-23 00 56.14
Site elevation in mms. AMSL as submitted by Applicant*	86.75 M
Permissible Top Elevation in mms Above Mean Sea Level (AMSL)	184.17 M (Restricted)

*As provided by applicant

3. This NOC is subject to the terms and conditions as given below:

a. Permissible Top elevation has been issued on the basis of the coordinates and site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The office is-charge of the concerned aerodrome may initiate action under the Aircraft (Demarcation of Obstructions caused by Buildings and Trees etc.) Rules, 1984

b. The Structure height (including any superstructure) shall be calculated by subtracting the site elevation in AMSL from the Permissible Top Elevation in AMSL, i.e. Maximum Structure Height = Permissible Top Elevation minus (i) Site Elevation

c. The issue of the NOC is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including the Aircraft (Demarcation of Obstructions caused by Buildings and Trees etc.) Rules, 1984

d. No radio/TV Antenna, lighting structure, staircase, staircase, threshold marker and obstructions of fixtures of any kind shall project above the Permissible Top Elevation of 184.17 M (Restricted) as indicated in Part 2

राजिव रावरी कान

महान् प्रशासनिक अधिकारी

एयरपोर्ट्स ऑफ़ इंडिया न्यू दिल्ली-110003

Satapada Airport, New Delhi-110003

07/09/2017

सुपर : 2482255

फ़ोन : 2482255



No. SEIAA/GUJREG/006/1/2017

Date: 01/05/2017

BY SPAD
Time Limit

Sub: Environment Clearance for the Building Construction Project - "Sun Avenue One" at Survey Number 188/2, P.P. Number 882, T.P. Number 21, Vasna, Ahmedabad proposed by The Hill Plaza Co-operative Housing Society Ltd -Wing 2.....Construction project is Category B (a) of Schedule annexed with EIA Notification dated 14/06/2006.

Ref: Your Proposal No. SAAGUN/006/1/001/016.

Dear Sir,

This has reference to your application along with Form-I, Form-I A dated 07/02/2017, seeking Environmental Clearance under Environment Impact Assessment Notification, 2006. The project was scheduled for hearing in the SEAC meeting held on 18/04/2017.

The proposal is for Environmental Clearance for the Building Construction Project - "Sun Avenue One" at Survey Number 188/2, P.P. Number 882, T.P. Number 21, Vasna, Ahmedabad proposed by The Hill Plaza Co-operative Housing Society Ltd -Wing 2. This is a proposed building construction project having plot area of 8348.80 m² and the proposed built up area of the project is 29411.42 m². As the built up area is >20,000 m² and >1,00,000 m², it falls in the Category B(a) of the Schedule of EIA Notification, 2006.

The project will comprise of 1 number of building. No. of Block: 1. Stages of buildings/floors are: 2 Level Basement + Ground floor + 12 floors and No. of Commercial Units are: 60 shops +180 offices.

The project activity is covered in B(a) and falls in Category 'B'. Since the proposed project is in item no.8 of the EIA notification, 2006, it does not need Public Consultation as per Para 7(c) iii. Stage (3) (ii) - Public Consultation of EIA Notification, 2006.

The SEAC, Gujarat had recommended the project vide their letter dated 01/05/2017 to grant Environmental Clearance to the SEIAA, Gujarat based on the decision taken during SEAC meeting held on 18/04/2017. The proposal was considered by SEIAA, Gujarat in its meeting held on 01/05/2017 at Gandhinagar. After careful consideration, the SEIAA, hereby grants Environmental Clearance to above project under the provisions of EIA Notification dated 14th September, 2006 subject to the compliance of the following conditions.

ENVIRONMENTAL PROTECTION

1. No any kind of manufacturing activity shall be allowed in the proposed commercial project.
2. The project proponent shall not use / allow any commercial unit for storage of chemicals, flammable substances, explosives, fire crackers or any other material of hazardous characteristics.
3. Common amenities like drinking water facility, ventilation blocks separate for male & female, first aid facility etc. shall be provided as proposed by the project proponent.

WATER SUPPLY AND WASTE WATER

4. Fresh water requirement during the construction phase shall be 21.75 KLD/day and it shall be met through the local water supply suppliers. No ground water shall be tapped during the construction phase.

WASTE MANAGEMENT

5. Waste generated during the construction phase shall be disposed off through-septic tank & soak pit system.
6. Water requirement during the operation phase shall be 52.18 KLD/day and it shall be met through the water supply system of Ahmedabad Municipal Corporation (AMC). No ground water shall be tapped during the operation phase. Metering of the water shall be done and its records shall be maintained.
7. No bore well shall be constructed and existing bore wells, if any, shall be either sealed or converted into the recharge well.
8. Sewage generation during the operational phase shall be 52.80 KLD/day and it shall be discharged through the

Drainage systems of Attenuated Municipal Corporation (AMC)

- ii. Rain water harvesting from rooftop and paved areas and ground water recharge through 2 nos. of percolation wells shall be carried out as per the details submitted. Before recharging the runoff, pre-treatment must be done to remove suspended matter.

12. A D. G. Set (1 = 125 KW) proposed as back up power shall be of enclosed type and conform to prescriptive standards under EPA rules. Necessary acoustic enclosures shall be provided at diesel generator set to mitigate the impact of noise.
13. The exhaust of the D. G. Set shall be at least 3 m above roof top.
14. The gaseous emissions from the D.G. sets shall conform to the standards prescribed under EPA rules as amended from time to time. At no time, the emission levels shall go beyond the stipulated standards.

Abstract

12. The solid waste generated shall be properly collected and segregated at source. The recyclable material shall be sold to vendors whereas other garbage shall be disposed off properly as per the provisions made by the Ahmedabad Municipal Corporation (AMC).

TABLE 1

14. All the stairways and lifts shall open out at ground level from the highest point of building (with access from each floor) for emergency evacuation. Two staircases shall be provided in each building having floor area more than 500 sq m on each floor.
15. Fire fighting facilities like extinguishers, hose reel, manually operated steady fire alarm system, wet riser, automatic sprinkler system in basement, refuge area, underground static water storage tank-200 KL capacity, sewage tank-40 KL capacity (total capacity) etc shall be provided as proposed.
16. In basement at least two separate ramps of adequate width and slope shall be provided, located preferably at opposite ends.
17. Provision for adequate air changes per hour in the basement shall be made so as to avoid build up of CO₂ in the area.
18. Car park exhaust system equipped with CO (Carbon Monoxide) sensor shall be provided to ensure operation of exhaust fans as CO concentration levels.

Abstract The purpose of this study was to determine the effect of a 12-week, low-intensity, supervised walking program on the physical and psychological health of sedentary, middle-aged women. The study was a randomized, controlled trial. The subjects were 40 sedentary, middle-aged women who were randomly assigned to either a supervised walking program or a control group. The walking program consisted of 12 weeks of supervised walking, 3 times per week, for 30 minutes per session. The control group consisted of 20 women who did not participate in the walking program. The subjects were assessed at baseline and at 12 weeks. The walking program had a significant positive effect on the physical and psychological health of the subjects. The walking program significantly improved the subjects' physical health, as measured by the 6-minute walk test, and their psychological health, as measured by the Beck Depression Inventory and the State-Trait Anxiety Inventory. The walking program also had a significant positive effect on the subjects' quality of life, as measured by the SF-36. The walking program was well tolerated and had no adverse effects. The results of this study suggest that a 12-week, low-intensity, supervised walking program can improve the physical and psychological health of sedentary, middle-aged women.

19. Minimum parking space of 17,877.8-sq-ft (1659.87 m² in basement + 736 m² as open surface parking + 1583.05 m² as Hallow plinth parking + 1659.87 m² as mechanical parking in basement) shall be provided as proposed.
20. 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 (valet parking).
21. 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.

2.3.3. *How to use the data*

20. Energy conservation measures vs. maximum use of natural lighting through architectural design, energy efficient motors & pumps, water efficient taps, water meters, maximum use of RMC & casted blocks, use of LED lighting fixtures and low voltage lighting, solar lighting in open and landscape areas- 18 numbers of solar lighting, roof top thermal insulation etc. shall be implemented as proposed.
21. The energy audit shall be conducted at regular interval for the project and the recommendations of the Audit Report shall be implemented with spirit.

References

24. Green belt area of 348.78 m² comprising of 208 m² tree covered area shall be developed as proposed. The other open spaces inside the plot shall be suitably landscaped and covered with vegetation of indigenous tree species.

01 JAN 1986

THE UNIVERSITY OF CHICAGO PRESS

20. Environment Management Cell shall be formed, which shall supervise and monitor the environment related aspects of the project during construction and operational phases in addition to observance of Tajawal Building and other Construction Workers/Regulation of Employment & Conditions of Service) Rules 2003.
21. Prior permission from the competent authority shall be obtained for cutting of the existing trees before site preparation work is commenced.
22. Water demand during construction shall be reduced by use of curing agents, super plasticisers and other best construction practices.

1. Adequate height shall be provided on the periphery of the construction site with adequate signage. Individual

- building within the project site shall also be provided with barricades.
29. Regular water sprinkling shall be done in vulnerable areas for controlling fugitive emissions.
 30. Material shall be covered during transportation to avoid the fugitive emission.
 31. Uniform piling and proper storage of sand to avoid fugitive emissions shall be ensured.
 32. Structural design of the project shall strictly adhere to the seismic zone norms for earthquake resistant structures.
 33. The planning, designs and construction of all buildings shall be such as to ensure safety from fire.
 34. The project proponent shall ensure maximum employment to the local people.
 35. All required sanitary and hygienic measures shall be provided before starting the construction activities and to be maintained throughout the construction phase.
 36. Provision shall be made for housing of construction labor within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile BTP, safe drinking water, medical healthcare, canteen, electricity & ventilation, canteen, rest rooms, safe disposal system for garbage, fire, old, medical and emergency facilities etc. to ensure that they do not ruin the existing environmental condition. The housing may be in the form of temporary structures to be removed after completion of the project.
 37. 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 labors.
 38. First Aid Box shall be made readily available in adequate quantity at all the times.
 39. Training shall be given to all workers on construction safety aspects.
 40. The project proponent shall strictly comply with the Building and other Construction Rules/Regulation of Employment & Conditions of Service Act 1980 and Gujarat rules made there under and their subsequent amendments.
 41. 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.
 42. Ambient noise levels shall conform to residential standards both during day and night. Incremental pollution level in the ambient air and noise quality shall be closely monitored during construction phase.
 43. The noise generating equipments, machinery and vehicles shall not be operated during the night hours and shall be maintained properly to avoid generation of high noise due to wear and tear.
 44. Use of diesel generator sets during construction phase shall be strictly with acoustic enclosure and shall conform to the EPA Rules for air and noise emission standards.
 45. Safe disposal of wastewater and municipal solid wastes generated during the construction phase shall be ensured.
 46. All topsoil excavated during construction activity shall be used in horticultural /landscape development within the project site.
 47. 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.
 48. Construction debris shall be reused in construction of roads, leveling the site etc. Waste packaging material like used cement bags, waste paper, cardboard packing material, metal scraps etc. shall be sold to recyclers or shall be sent to the nearest municipal solid waste landfill site.
 49. Excavated earth to be generated during the construction phase shall be utilized within the premises to the maximum extent possible and balance quantity of excavated earth shall be disposed off with the approval of the competent authority after taking the necessary precautions for general safety and health aspects. Disposal of the excavated earth during construction phase shall not create adverse effect on neighboring communities.
 50. Vehicles used for bringing construction material at the site shall be in good conditions and conform to applicable air and noise emission standards and shall be operated only during day time and non-peak hours.
 51. Project proponent shall ensure use of acoustically building materials including fly ash bricks, fly ash cover blocks, Ready Mix Concrete (RMC) and least three joints in the project.
 52. Fly ash shall be used in construction wherever applicable as per provisions of Fly Ash Notification under the E.P. Act, 1986 and its subsequent amendments from time to time.
 53. Use of glass shall be minimal and only low emissive glass shall be used in the project to reduce the electricity consumption and load on air conditioning.
- ENVIRONMENTAL AND OTHER**
54. Low water consuming device shall be provided. Fixtures for showers, toilet, flushing and drinking shall be of low flow either by use of aerators/ diffusers or pressure-reducing devices etc.
 55. A water meter shall be installed on rain water harvesting & ground water recharge well system & compliance report of the same shall be submitted to concerned authorities.
 56. Used oil shall be sold only to the registered recycler.
 57. Appropriate fire fighting facilities as per the requirement of NBC and Gujarat Fire Prevention and Life Safety

Measures. All 2017 & rules made there under shall be provided

58. Underground fire water storage tanks and surface water storage tanks of adequate capacity shall be provided. Adequate provision shall be made to ensure that water from the Fire Water Tank shall not be used for any other purpose.
59. Dedicated power back up system shall be provided in the case of power failure & emergency of fire water pumps.
60. First Aid Box shall be made readily available in adequate quantity at all the times.
61. Main entry and exit shall be separate and clearly marked in the facility.
62. Necessary emergency lighting system along with emergency power back up system shall be provided. Further, necessary exit glow signage at all appropriate places shall be provided to guide the people towards exits and assembly points during emergency.
63. Sufficient peripheral open passage shall be kept in the margin area for free movement of fire tender/ emergency vehicle around the premises.
64. 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 vibrations dampers etc. in all sources of noise generation including E-O Sets. The ambient noise levels shall conform to the standards prescribed under the Environment (Protection) Act and Rules.
65. The area earmarked for the parking shall be used for parking only. No other activity shall be permitted in this area.
66. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site shall be avoided. No public space including the service road shall be used or blocked for the parking.
67. The project proponent shall install energy efficient devices, appliances, motors, and pumps conforming to the Bureau of Energy Efficiency norms.
68. The transformers and motors shall have minimum efficiency of 95%.
69. Only variable frequency motor drives shall be used in project.
70. Application of solar energy shall be incorporated for illumination of common areas, lighting for gardens and street lighting in addition the provision for solar water heating system shall also be provided.
71. Use of glass shall be minimal to reduce the heat island effect as well as to reduce the electricity consumption.
72. The area earmarked as green area shall be used only for plantation and shall not be altered for any other purpose.
73. Drip irrigation/soil valve, low angle sprinkler system shall be used for the lawns and other green area including the plantation.
74. The project proponent shall inform to SEAC / SEMA regarding the transfer of management responsibility to the Society / Association to be formed for the proposed project with all the supporting documents. The Society / Association formed for further management of the proposed project shall be responsible for compliance of all the conditions stipulated in the Environmental Clearance order.
75. Environmental Clearance granted for the project on the basis of documents related to land possession submitted shall become invalid in case the actual land for the project site turns out to be different from the land considered at the time of appraisal of the project and mentioned in the EC.
76. All other statutory clearances such as N.A. permission, approvals for storage of diesel from PWD, Fire Department, Airports Authority of India etc., if applicable, shall be obtained by the project proponent from the competent authorities.
77. All the conditions as may be stipulated in the N.A. order, Development permission, Building Use permission, NOC obtained from Fire Department etc. shall be strictly complied with.
78. The project management shall also comply with all the environment protection measures, risk mitigation measures and safeguards proposed by them.
79. All the commitments / undertakings given to the SEAC during the appraisal process for the purpose of environmental protection and management shall be strictly adhered to.
80. The project proponent shall also comply with any additional condition that may be imposed by the SEAC or the SEMA or any other competent authority for the purpose for the environmental protection and management.
81. The project proponent shall strictly comply with the Gujarat Building and other Construction Workers' Regulation of Employment & Conditions of Service Rules 2000 as well as Gujarat Lift & Escalators Rules as amended from time to time.
82. No further expansion or modifications in the project likely to cause environmental impacts shall be carried out without obtaining prior Environment Clearance from the concerned authority.
83. The above conditions shall be enforced, interspersed 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 Waste Management Handling and Trans boundary Rules, 2008, Building and Other Construction Workers' Regulation of Employment & Conditions of Service Act-1986, The Gujarat Lift and

Regulations Act-2000 along with their amendments and rules.

NOTES

84. All the terms & conditions prescribed in the amendment of EIA Notification - 2009 published by the MoEF&O vide its Notification No. S.O. 3098(E) dated 8th December, 2013 shall be complied with letter & spirit.
85. The project authorities shall earmark adequate funds to implement the conditions stipulated by SEMA 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.
86. The applicant shall inform the public that the project has been accorded environmental clearance by the SEMA, and that the copies of the clearance letter are available with the GPCB and may also be seen at the Website of SEMA/SEAO/GPCB. This shall be advertised within seven days from the date of the clearance letter, in atleast 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.
87. It shall be mandatory for the project management to submit half-yearly compliance report in respect of the stipulated pre 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.
88. The project authorities shall also adhere to the stipulations made by the Gujarat Pollution Control Board.
89. The project authorities shall inform the GPCB, Regional Office of SE&EF and SEMA, about the date of financial closure and final approval of the project by the concerned authorities and the date of start of the project.
90. The SEMA may revoke or suspend the clearance, if implementation of any of the above conditions is not found satisfactory. This environmental clearance is valid for seven years from the date of issue.
91. Any appeal against this environmental clearance shall lie with the National Green Tribunal, if preferred, within a period of 90 days as prescribed under Section 10 of the National Green Tribunal Act, 2010.
92. Submission of any false or misleading information or data which is material to screening or scoping or appraisal or decision on the application makes this environmental clearance voidable.

Yours faithfully,
Yours sincerely,

(Dr. Ganesh Dahiya, IAS)
Member Secretary

Forwarded to:-

Mr. Deep M. Patel,
C/o. Sun Builder Group, B/h. Rajpath Club,
Opp. Sahyam Corporate Square Building,
Bodkader, Ahmedabad-380006

Copy to:-

1. The Secretary, SEAO, C/O. D.P.O.B. Gandhinagar - 382015.
2. The Secretary, Forests & Environment Department, Govt. of Gujarat, Block 14, 5th floor, Sachinwala, Gandhinagar - 382015.
3. The Chairman, Central Pollution Control Board, Parkview Bhawan, CBD Court Office Complex, East Arjun Nagar, New Delhi-110002.
4. The Chief Conservator of Forests (Central), Ministry of Environment & Forests, Regional Office (NCE), B-3, Anand Colony, Link Road-3, (Bopal-462016), MP.
5. Monitoring Cell, Ministry of Environment and Forests, Parkview Bhawan, CBD Complex, New Delhi-110002.
6. The Member Secretary, Gujarat Pollution Control Board, Parkview Bhawan, Sector 10 A, Gandhinagar-382015.
7. Self File

MEMBER SECRETARY
State Level Environment
Impact Assessment Authority
SEIAA
Gujarat Pollution Control Board,
"Parkview Bhawan"
Sector-10 A, Gandhinagar-15

(Dr. Ganesh Dahiya, IAS)
Member Secretary