



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

द्रुतगामी डाक

दिनांक: 05.06.2013

संदर्भ संख्या: एएआई/एच/एटीसीओ-61/

सेवा में,

मेसर्स अम्बा टाऊनशीप प्राईवेट लिमिटेड,
सिमंधर सिटी, अहमदाबाद - कलोल हाईवे,
अडालज,
जिला - गांधीनगर

विषय: अनापत्ति प्रमाणपत्र जारी करने हेतु (केस नं. AH 30/2013)।

Issue of NOC, Case No. AH 30/2013, NOC ID: AHME/WEST/B/043013/041.

1. Please refer to your letter no. nil dated 04.30.2013 on the subject mentioned above.
2. This office has no objection to the construction of the proposed residential building by AMBA TOWNSHIP PVT. LTD., here in after referred to as the applicant(s) at BLOCK NO. 444/260P (PLOT NO. R1), AT- ADALAJ, TALUKA & District-GANDHINAGAR described by the following coordinates –

Point	Latitude	Longitude	Reduced level (in metres)
A	N23°11'21.984"	E72°34'44.987"	66.638 mt
B	N23°11'26.169"	E72°34'44.691"	67.814 mt
C	N23°11'24.341"	E72°34'50.734"	67.488 mt
D	N23°11'15.825"	E72°34'43.147"	67.215 mt
E	N23°11'21.406"	E73°34'37.035"	66.918 mt

to height of 47.35 meters (FOUR SEVEN DECI THREE FIVE METERS) ABOVE GROUND LEVEL, so that the top of the proposed structure when erected shall not exceed 67.814 meters (site elevation) + 47.35 meters (height of the structure) i.e. 115.164 meters ABOVE MEAN SEA LEVEL.

3. This no objection certificate is being issued on the express understanding that the site-elevation reduced level (height above mean sea level) viz 67.814 M, relative location of the proposed Bldg./Structure & its distances and Bearings from the ARP / Runway ends, as tendered by the applicant(s) are correct. If, However, at any stage it is established that the said data as tendered by the said applicant is actually different from the one tendered & which could adversely affect aircraft operations, the structure or part(s) thereof in respect of which this 'NOC' is being issued will have to be demolished at his own cost as may be directed by the Airports Authority of India.

The applicant(s) is /are therefore advised in his/their own interest to verify the elevation and other data furnished for the site, before embarking on the proposed construction.

(पृष्ठ 2 का 1)

4. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and those of any notifications issued thereunder from time to time and under which the applicant may be called upon by the Airports Authority of India to demolish in whole or in part the structure now being authorized vide this 'NOC'.
5. No radio/TV antenna, lighting arresters, staircase, mumtee, overhead water tank and attachments of fixtures of any kind shall project above the height indicated in para 2.
6. The use of oil fired or electric fired furnace is obligatory, within 8 kms. of the Aerodrome.
7. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.
8. The certificate is valid for a period of **FIVE years** from the date of its issue. If the building/structure/Chimney is not constructed & completed within the above mentioned period of **FIVE years** he will be required to obtain a fresh 'No Objection Certificate' from the Chairman, Airports Authority of India and / or the **AIRPORT DIRECTOR, AAI, AHMEDABAD**. The date of completion of Building / Structure / Chimney should be intimated to the AAI and / or **AIRPORT DIRECTOR, AAI, AHMEDABAD**. No light or a combination of lights which by reason of its intensity, configuration of colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time during or after the construction of the building.

Day & Night markings with secondary power supply may be provided as per ICAO standards.

"NOC FOR HEIGHT CLEARANCE ONLY"

This certificate is issued with the approval of Competent Authority.

सधन्यवाद

भवदीय

सुनील ०५.०६.१३

(सुनील कुमार सहरावत)

वरिष्ठ प्रबंधक (वा.या.नि./ अनापत्ति प्रमाणपत्र)

कृते विमानपत्तन निदेशक

प्रतिलिपि:- (सूचनार्थ)

1. कार्यपालक निदेशक (वा.या.नि), भारतीय विमानपत्तन प्राधिकरण, राजीव गांधी भवन, सफदरजंग हवाई अड्डा, नई दिल्ली-110003
2. क्षेत्रीय कार्यपालक निदेशक (प.क्षे), भारतीय विमानपत्तन प्राधिकरण, नई एयरपोर्ट कोलोनी, पोर्टा केबिन, हनुमान रोड के सामने, पश्चिमी एक्सप्रेस हाईवे के पास, विले पार्ले (प.), मुंबई-99
3. महाप्रबंधक (विमानक्षेत्र), प.क्षे. मुख्यालय, भारतीय विमानपत्तन प्राधिकरण, नया एटीएस कॉम्प्लेक्स, सुतार पाकडी रोड, सहार कार्गो कॉम्प्लेक्स के नजदीक, सहार, मुंबई-99
4. प्रधान टाऊन प्लानर, गांधीनगर शहरी विकास सत्तामंडल (GUDA), ब्लोक नं.09, भूमि तल, उद्योग भवन, सेक्टर-11, गांधीनगर - 380011 - सूचनार्थ।
5. गार्ड फाईल
6. विमानपत्तन निदेशक के निजी सचिव।

सुनील ०५.०६.१३

(सुनील कुमार सहरावत)

वरिष्ठ प्रबंधक (वा.या.नि./ अनापत्ति प्रमाणपत्र)

कृते विमानपत्तन निदेशक

(पृष्ठ 2 का 2)



No. SEIAA/GUJ/EC/8(b)/149/2016

Date: 19-02-2016 BY R.P.A.D
Time Limit

Sub: Environment Clearance for the expansion of township project at Block No. 444/1 to 444/291, 477 & 478, Village: Adalaj, Ta: Kalol, Dist: Gandhinagar by Amba Township P. Ltd. Construction project in Category 8 (b) of Schedule annexed with EIA Notification dated 14/09/2006.

Dear Sir,

This has reference to your application along with Form I, Form-I A dated 31/12/2013, seeking Environmental Clearance under Environment Impact Assessment Notification, 2006. The project was scheduled for hearing in the SEAC meeting held on 10/05/2014 and 18/07/2015. The project proponent submitted additional information / EIA / documents vide letter dated 27/03/2016 and 04/12/2015 to the SEAC.

The proposal is for Environmental Clearance for the expansion of township project at Block No. 444/1 to 444/291, 477 & 478, Village: Adalaj, Ta: Kalol, Dist: Gandhinagar by Amba Township P. Ltd. This is an expansion of township project having plot area of 391653.07 m² and the proposed built up area of the project is 552761.00 m². As the built up area is > 1,50,000 m², it falls in the category 8(b) of the Schedule of EIA Notification, 2006.

The project will comprise of 4923 numbers of buildings, (Bungalows - 445, flats - 4138, commercial units - 338 and educational buildings - 2). The overall height of the buildings not exceeding 41.50 m.

The project activity is covered in 8(b) and falls in Category 'B'. Since the proposed project is in item no.5 of the EIA notification, 2006, it does not need Public Consultation as per Para 7(i) (ii), Stage (3) (d) - Public Consultation of EIA Notification, 2006.

The SEAC, Gujarat had recommended the project vide their letter dated 03/02/2016 to grant Environmental Clearance to the SEIAA, Gujarat based on the decision taken during SEAC meeting held on 29/12/2015. The proposal was considered by SEIAA, Gujarat in its meeting held on 12/02/2016 at Gandhinagar. After careful consideration, 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:

SPECIFIC CONDITION:

- > The original copy of Environmental Clearance granted vide No. SEIAA/GUJ/EC/8(b)/239/2011 dated 21/10/2011 shall be surrendered to the SEIAA within seven days.
- > This Environmental Clearance supersedes the Environmental Clearance granted vide No. SEIAA/GUJ/EC/8(b)/239/2011 dated 21/10/2011 & the same shall be treated as null & void.

A. PROJECT SPECIFIC CONDITIONS:

A.1 CONSTRUCTION PHASE:

A.1.1 WATER:

1. Fresh water requirement during the construction phase shall be 181.5 KL/day and it shall be met through the ground water. Permission of concerned authority shall be obtained for ground water abstraction.
2. Sewage generated during the construction phase shall be disposed off through soak pit and septic tank.

A.2 OPERATION PHASE:

A.2.1 WATER

3. Total water requirement during the operation phase shall be 2134.14 KL/day, out of which 1074.14 KL/day of fresh water requirement shall be met through the water supply from Gujarat Water Supply & Sewerage Board through Adajan Gram Panchayat. Remaining water requirement of 1060.0 KL/day for gardening and flushing purposes shall be met by reuse of treated sewage from the proposed on-site STPs. No ground water shall be tapped during the operation phase. Metering of water shall be done and its records shall be maintained.
4. The sewage generation during the operation phase shall be 1227.31 KL/day, which shall be treated in the

proposed sewage treatment plants (STPs) of adequate capacity. The STPs shall be operated regularly and efficiently so as to achieve the GPCB norms at the STP outlet.

5. Treated sewage conforming to GPCB norms shall be reused within the premises for gardening & flushing purpose at the maximum extent possible. Only remaining quantity of treated sewage shall be discharged into the drainage line Gandhinagar Urban Development Authority (GUDA).
6. A proper logbook of STP operation and also showing the quantity of treated sewage reused in flushing, quantity utilized in plantation / gardening and quantity discharged into the drainage line etc. shall be maintained and furnished to the GPCB from time to time.
7. Dual plumbing system with separate tanks and lines shall be provided for utilization of treated sewage for flushing.
8. Rain water harvesting from rooftop and paved areas and ground water recharge through 105 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.

A.3.2 AIR:

9. D. G. Sets, if any provided in place as back up power shall be of enclosed type and conform to prescribed standards under the EPA rules. Necessary acoustic enclosures shall be provided at diesel generator set to mitigate the impact of noise.
10. The stack height of the D.G. Sets shall be equal to the height needed for the combined capacity of all the D.G. Sets.
11. The gaseous emissions from the D.G. Sets shall conform to the standards prescribed by GPCB. At no time, the emission levels shall go beyond the stipulated standards.

A.2.3 SOLID WASTE:

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 Adalaj Gram Panchayat.
13. Biological sludge from the STPs shall be used as manure.

A.2.4 SAFETY:

14. Adequate number of staircases and lifts shall open out at ground level for emergency evacuation.

A.2.5 PARKING / TRAFFIC CONGESTION:

15. Parking space of 101940.36 m² / 45970.86 m² in basement + 45019.38 m² in hollow p' nth + 10050.0 m² as open surface parking shall be provided as proposed.
16. 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.

A.2.6 ENERGY CONSERVATION:

17. The energy audit shall be conducted at regular interval for this project and the recommendations of the Audit Report shall be implemented with spirit.

A.2.7 GREEN BELT:

18. The greenbelt with 8000 no. of trees shall be developed as per the plan submitted. The project proponent shall grow as many trees as possible in the green belt and common plots rather than developing only lawns. The open spaces inside the project shall be suitably landscaped and covered with vegetation of indigenous variety.

B. GENERAL CONDITIONS:

B1. PRE-CONSTRUCTION AND CONSTRUCTION PHASE:

19. Environment Management Cell shall be formed, which shall supervise and monitor the environment related aspects of the project during construction and operations phases in addition to observance of Gujarat Building and other Construction Workers' (Regulation of Employment & Conditions of Service) Rules 2003.
20. Prior permission from the competent authority shall be obtained for cutting of the existing trees before site preparation work is commenced.
21. Water demand during construction shall be reduced by use of curing agents, super plasticizers and other best construction practices.
22. Temporary wind shield shall be done to prevent dust emission spreading outside the project premises. Barricade of adequate height shall be provided on the periphery of the construction site with adequate signage. In visual building within the project site shall also be provided with barricades.
23. Regular water sprinkling shall be done in vulnerable areas for controlling fugitive emission.
24. Material shall be covered during transportation to avoid the fugitive emission.
25. Uniform piling and proper storage of sand to avoid fugitive emissions shall be ensured.
26. Structural design of the project shall strictly adhere to the seismic zone norms for earthquake resistant structures.
27. The planning, designs and construction of all buildings shall be such as to ensure safety from fire.

28. The project proponent shall ensure maximum employment to the local people.
29. All required sanitary and hygienic measures shall be provided before starting the construction activities and to be maintained throughout the construction phase.
30. 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 STP, drinking water, medical assistance, crèches, electricity & ventilation, canteen, rest rooms, safe disposal system for garbage, first aid 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.
31. 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 laborers.
32. First Aid Box shall be made readily available in adequate quantity at all the times.
33. Training shall be given to all workers on construction safety aspects.
34. The project proponent shall strictly comply with the Building and other Construction Workers (Regulation of Employment & Conditions of Service) Act, 1998 and subsequent rules made there under and their subsequent amendments.
35. The overall noise level in and around the project area shall be controlled within the prescribed standards by providing noise control measures including acoustic insulation, hoods, silencers, enclosures, vibration dampers etc. on all sources of noise generation.
36. Ambient noise levels shall conform to residential standards both during day and night, in order that vibration load on the ambient air and noise quality shall be closely monitored during construction phase.
37. 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.
38. 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.
39. Safe disposal of wastewater and municipal solid wastes generated during the construction phase shall be ensured.
40. All topsoil excavated during construction activity shall be used in horticultural / landscape development within the project site.
41. 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.
42. Construction debris shall be reused in construction of roads, leveling the site etc. Waste packaging material like used cement bags, waste paper, cardboard, packing materials, plastic containers shall be sold to recyclers or shall be sent to the nearest municipal solid waste landfill site.
43. Excavated earth to be generated during the construction phase shall be utilized 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.
44. Vehicles hired for bringing construction material to 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.
45. Project proponent shall ensure use of eco-friendly building materials including fly ash bricks, fly ash paver blocks, Ready Mix Concrete (RMC) and other products etc.
46. Fly ash shall be used in construction wherever applicable as per provisions of Fly Ash Notification under the E.P.A. Act, 1986 and its subsequent amendments from time to time.
47. Use of gas shall be minimal and only low emissive gas shall be used in the project to reduce the electricity consumption and load on air conditioning.

B2. OPERATION PHASE AND LIFE TIME:

48. Low water consuming devices shall be provided. Fixtures for showers, toilet, flushing and drinking shall be of low flow either by use of aerators or diffusers or pressure reducing devices etc.
49. 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.
50. Used oil shall be sold only to the registered recycler.
51. Requisite fire fighting facilities as per the requirement of NBC and Gujarat Fire Prevention and Life Safety Measures Act-2013 & rules made there under shall be provided.
52. Underground fire water storage tanks and terrace 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.
53. Dedicated power back up system shall be provided in the case of power failure & a hierarchy of fire water pumps.

54. First Aid Box shall be made readily available in adequate quantity at all the times.
55. Main entry and exit shall be separate and clear marked in the facility.
56. Adequate emergency lighting system along with emergency power back up system shall be provided. Further, mandatory emergency signage at all appropriate places shall be provided to guide the people towards exits and assembly points during emergency.
57. Sufficient unobstructed passage shall be kept in the main areas for free movement of fire tender emergency vehicles and fire personnel.
58. The overall noise level in and around the project area shall be kept well within the prescribed standards by suitable noise control measures including acoustic insulation, hoods, silencers, enclosures, vibrations dampers etc. on all sources of noise generation including P.G.Sets. The ambient noise levels shall conform to the standards prescribed under the Environment (Protection) Act and Rules.
59. The area earmarked for the parking shall be used for parking only. No other activity shall be permitted in this area.
60. Traffic congestion over 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.
61. The project proponent shall install energy efficient devices, appliances, motors, and pumps conforming to the Bureau of Energy Efficiency norms.
62. The transformers and motors shall have minimum efficiency of 55%.
63. Only star or high frequency motor or fans shall be used in project.
64. 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.
65. Use of glass shall be minimal to reduce the heat island effect as well as to reduce the electricity consumption.
66. The area earmarked as green area shall be used only for plantation and shall not be altered for any other purpose.
67. Drip irrigation system, low angle sprayer system shall be used for the lawns and other green areas including tree plantation.
68. The project proponent shall inform to SEAC / SEIAA 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 report.
69. 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 E.C.
70. All other statutory clearances such as N.A. permission, approvals for storage of diesel from PESO, Fire Department, Airports Authority of India etc., if applicable, shall be obtained by the project proponent from the concerned authorities.
71. All the conditions as may be stipulated in the N.A. order, Development permission, Building Use permission, NOC obtained from the Department etc. shall be strictly complied with.
72. The project management shall also comply with all the environment protection measures, risk mitigation measures and contingencies provided by them.
73. 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.
74. The project proponent 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 for the environmental protection and management.
75. The project proponent shall strictly comply with the Gujarat Building and other Construction Workers (Regulation of Employment & Conditions of Service) Rules 2003 as well as Gujarat Lifts & Escalators Rules as amended from time to time.
76. No further expansion or modification in the project likely to cause environmental impacts shall be carried out without obtaining prior Environment Clearance from the concerned authority.
77. The above conditions shall be enforced, inter-alia under the provisions of the water (Prevention & Control of Pollution) Act, 1974, Air (Prevention & Control of Pollution) Act, 1986, the Environment (Protection) Act, 1986 and the Hazardous Wastes (Management Handling and Trans boundary) Rules, 2008, Building and Other Construction Workers (Regulation of Employment & Conditions of Service) Act 1996, The Gujarat Lifts and Escalators Act-2006 along with their amendments and rules.

B3. OTHER:

78. 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.
79. 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 accessed on the Website of SEIAA/SEAC/GPCB. This shall be advertised within seven days from the date of the clearance order 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.

80. It shall be mandatory for the project management to submit half yearly compliance reports 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.
81. The project authorities shall also adhere to the stipulations made by the Gujarat Pollution Control Board.
82. The project authorities shall inform the GPCB, Regional Office of MP 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.
83. The SEIAA may revoke or suspend the clearance, if implementation of any of the above condition is not found satisfactory. This environmental clearance is valid for seven years from the date of issue.
84. Any appeal against this environmental clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

With regards,
Yours sincerely,


(M. M. JOSHI)
Member Secretary

Issued to:

To,
Mr. Ashish Soni
Director,
✓ **Amba Township Pvt. Ltd.,**
103, Sundaram - 3, Amba Business Park,
B/h Trimandir, Adalaj,
Gandhinagar.

Copy to:-

1. The Secretary, SEAC, C/O. G.P.C.B. Gandhinagar - 382010.
2. The Chairman, Central Pollution Control Board, Parvosh Bhavan, CGO Court-Office Complex, East Arjun Nagar, New Delhi-110002.
3. The Chief Conservator of Forests (Central), Ministry of Environment & Forests, Regional Office (WZ), L-5, Anara Colony, Link Road-3, Banpur-462016, MP.
4. Monitoring Cell, Ministry of Environment and Forests, Parvosh Bhavan, CGO Complex, New Delhi-110002.
5. The Member Secretary, Gujarat Pollution Control Board, Parvosh Bhavan, Sector-10 A, Gandhinagar-382010.
6. Self File


(M. M. JOSHI)
Member Secretary



No. SEIAA/GUJ/EC/8(b)/ 239 /2011

Date 21 OCT 2011
Time Limit /R.P.A.D.

Sub: Environment Clearance for proposed township project at P.No.: 444, 445,449+471, 464, 467, 468, 469, 473, 477, 478, 486, 504 & 511, Village: Adalaj, Ta: Kalol, Dist: Gandhinagar, proposed by Amba Township P. Ltd.,..... Construction project in Category 8 (b) of Schedule annexed with EIA Notification dated 14/9/2006.

Dear Sir,

This has reference to your Application of the project (Form 1 & Form 1A), EIA Report submitted vide letter dated 09/07/2011, Details submitted vide letter dated 30/08/2011 submitted to the SEAC, seeking Environmental Clearance under Environment Impact Assessment Notification, 2006.

The proposal is for Environmental Clearance for the proposed township project at P.No.: 444, 445,449+471, 464, 467, 468, 469, 473, 477, 478, 486, 504 & 511, Village: Adalaj, Ta: Kalol, Dist: Gandhinagar, proposed by Amba Township P. Ltd. This is an existing township project developed for spiritual activities on total land area of 3,91,653.07 sq.m. having built up area of 85,283.5 sq.m. They are now proposing the expansion of the existing township by addition of 3,37,244.5 sq.m. built up area. Hence, total built up area after the proposed expansion will be 4,22,528 sq.m. As the built up area is >1,50,000 sq m.

The project will comprise of a day school, 277 tenaments (94 existing + 183 proposed), 10 commercial blocks comprising of 170 commercial units (shops & offices), 113 blocks (26 existing + 87 proposed) comprising of 3586 flats of 1 to 4 BHK, 1 room+ kitchen, 1 room, 1 drawing room + kitchen. The overall height of the buildings not exceeding 16.05 m.

The project activity is covered in 8(b) and is of 'B' Category. Since the proposed project is in item no.8 of the EIA notification, 2006, it does not need Public Consultation as per Para 7(i) III. Stage (3) (d) – 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 **Construction project**. The proposal was considered by SEIAA, Gujarat in its meeting held on 11.10.2011 at Gandhinagar. Since 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 Specific, Other conditions and General conditions.:

A. SPECIFIC CONDITIONS:

1. During operation phase, entire fresh water requirement for the proposed township shall be met only through water supply from the GUDA. No ground water shall be tapped for meeting the project requirements in the operation phase. The existing bore well/s shall be either sealed or converted into recharge wells once the water supply is availed from the GUDA.

B. CONSTRUCTION PHASE:

2. All required sanitary and hygienic measures shall be provided before starting the construction activities and to be maintained throughout the construction phase.
3. Water requirement for the construction phase shall not exceed 181.5 KL/day and it shall be met through bore well/s. Requisite permission of Central Ground Water Authority shall be obtained for withdrawal of ground water.
4. The construction site shall be provided with barricades of adequate height on its periphery with adequate signage.
5. Water sprinkling shall be done in vulnerable areas for controlling fugitive emission.
6. Material shall be covered during transportation to avoid the fugitive emission.
7. The roads inside the project area and roads connected to the main road shall be paved or shall be water sprinkled to

- avoid the fugitive emissions during construction.
8. Adequate drinking water and sanitary facilities, electricity and ventilation, crèches, canteen, rest rooms, safe disposal system for waste garbage and drainage water, first aid, medical and emergency facilities shall be provided for construction workers to ensure that they do no ruin the existing environmental condition.
 9. Provision should be made for the supply of fuel (kerosene or cooking gas), utensils such as pressure cookers etc. to the labours during construction phase.
 10. 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.
 11. All topsoil excavated during construction activities should be stored separately for use in horticultural / landscape development within the project site.
 12. The excavated soil, construction debris etc. shall be reused in construction of roads, leveling the site etc. Waste packaging material, metal scraps etc. shall be sold to recyclers or shall be sent to the nearest municipal solid waste landfill site.
 13. 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.
 14. Use of diesel generator sets during construction phase shall be enclosed type and conforming to the EPA Rules for air and noise emission standards.
 15. Vehicles hired for bringing construction material at site shall be in good conditions and conform to applicable air and noise emission standards and should be operated only during non-peak hours.
 16. Ambient noise levels shall conform to residential standards both during day and night. Incremental pollution load on the ambient air and noise quality shall be closely monitored during construction phase.
 17. Ready made mix concrete should be used so far as possible.
 18. Water demand during construction shall be reduced by use of curing agents, plasticizers and other best practices.
 19. Fly ash shall be used as building material in the construction as per provisions of Fly Ash Notification under EPA.
 20. Structural design aspects in accordance to the seismic zone shall be strictly adhered to.
 21. Water proofing material shall be used in terrace construction and china mosaic flooring shall be done on terrace of each building.
 22. 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.
 23. Various energy conservation measures shall be implemented viz. use of solar based traffic signals & street lights, use of energy efficient appliances, use of CFL's, low voltage lighting etc.
 24. 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 Gujarat Building and other Construction Workers Rules.

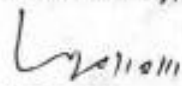
C. OPERATIONAL PHASE :

25. The total water requirement during the operation phase shall be 1568.55 KL/day, out of which fresh water requirement of 1114.05 KL/day shall be met through water supply from the GUDA whereas water requirement of 454.5 KL/day for flushing shall be met by reuse of treated sewage from the STP. Metering of fresh water intake shall be done and its records shall be maintained.
26. No ground water shall be tapped for the project requirements in any case. The existing bore well/s shall be either sealed or converted into recharge well/s once the GUDA water supply is availed.
27. The sewage generation shall not exceed 1254.84 KL/day. The sewage shall be segregated into grey water and black water and collected into separate collection sumps with help of dual plumbing system.
28. The black water shall be treated in the existing Sewage Treatment Plant [STP] whereas grey water shall be treated in the proposed STP.
29. The existing as well as proposed STPs shall be operated regularly and efficiently so as to achieve the GPCB norms at the STP outlets.
30. The treated sewage shall be partly reused for flushing and green belt development and surplus quantity of treated sewage shall be discharged into the underground drainage of GUDA.
31. Dual plumbing system with separate tanks and lines shall be provided for reuse of treated sewage.
32. A proper logbook of STP operation and also showing the quantity of treated sewage reused in flushing, green belt development etc. shall be maintained and furnished to the GPCB from time to time.
33. Low water consuming devices 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.
34. Harvesting of roof top, paved area & green area runoff and recharging of ground water shall be carried out through

- 105 nos. of recharging wells of adequate depth. Recharging wells shall be provided in low contour. Before recharging the surface run off, pre-treatment must be done to remove suspended matter.
35. A water meter shall be installed with rain water harvesting & ground water recharge well system & compliance report of the same shall be submitted to SEIAA.
 36. During operation phase, approximately 3197.5 Kg/day of solid waste shall be generated. 500 nos of bins each of 80 lit capacity shall be provided for collection of municipal solid waste. The recyclable waste shall be sold off to recyclers and the non recyclable solid waste shall be regularly transferred to the nearest designated collection point of GUDA / Adalaj Gram Panchayat.
 37. Biological sludge from the STPs shall be used as manure.
 38. Hazardous wastes i.e. used oil generated from DG Set / other machinery overhauling and transformer oil replacement shall be sold off to the registered recyclers and any other type of hazardous waste generating from the project if any, shall be disposed as per the Hazardous Waste (Management, Handling and Transboundary Movement) Rules 2008, as may be amended from time to time.
 39. The stack height of the DG Sets shall be equal to the height needed for the combined capacity of all proposed DG sets. The gaseous emissions from the D. G. Sets shall conform to the standards prescribed by GPCB. At no time, the emission levels shall go beyond the stipulated standards.
 40. The greenbelt with 6000 no. of trees shall be developed as per the plan submitted. The project proponent shall grow as many trees as possible in the green belt and common plots rather than developing only lawns. The open spaces inside the project shall be suitably landscaped and covered with vegetation of indigenous variety. The area earmarked as green area shall be used only for greenbelt and shall not be altered for any other purpose.
 41. The project proponent shall install the electric utilities / devises, which are energy efficient and meeting with the Bureau of Energy Efficiency norms, wherever applicable. Energy Conservation Building Code [ECBC] norms shall be implemented in the project.
 42. The energy audit shall be conducted at regular interval for the project and the recommendations of the Audit Report shall be implemented with spirit.
 43. 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.
 44. Parking area of 61167.3 sq.m. [hollow plinth - 46127.3 + open surface - 15040 sq.m.] for residential flats, 1000 sq.m. open surface parking area for school, 10008.12 sq.m. parking area [basement - 3681.9 sq.m.+ surface- 6362.22 sq.m.] for commercial units and 9050 sq.m. parking space for bungalows / tenements shall be provided as proposed.
 45. The area earmarked for the parking shall be used for parking only. No other activity shall be permitted in this area. The area earmarked for the parking shall be used for parking only. No other activity shall be permitted in this area.
 46. 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.
 47. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided.
 48. All the staircases and lifts shall open out at ground level for emergency evacuation.
 49. Adequate continuous peripheral path not less than 10 feet in width shall be provided for turning around of the passage of fire tender/emergency vehicle without reversing.
 50. The planning design and construction of all buildings shall be such as to ensure safety from fire. Adequate fire and life safety measures shall be taken as per the provisions of the NBC and requirements of the Fire & Emergency Services department of the GUDA.
 51. Compulsory training for the first aid and fire fighting along with regular mock drill shall be imparted to the security personnel, STP operators and wireman cum D.G. Operator.
 52. The project management shall prepare a detailed Disaster Management Plan (DMP) for the operational phase of the project.
 53. 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 township.
 54. 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.
 55. All the statutory clearances such as the approvals for storage of diesel from Chief controller of Explosives, Airport Authority of India, Central Ground Water Authority, Fire Department, if applicable, shall be obtained from the competent authorities.
 56. 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.
57. The project proponent shall also comply with any additional conditions that may be imposed by the SEAC or the SEIAA or any other competent authority for the purpose of the environmental protection and management.
 58. 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.
 59. 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.
 60. 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.
 61. 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.
 62. The project authorities shall also adhere to the stipulations made by the Gujarat Pollution Control Board.
 63. 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.
 64. The SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not found satisfactory.
 65. 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 and Hazardous Wastes (Management Handling and Transboundary) Rules, 2008 along with their amendments and rules.
 66. This environmental clearance is valid for five years from the date of issue.

With regards,
Yours sincerely,


(R.G.SHAH)
Member Secretary

Issued to:-

Mr. Alpesh Patel, Director,
Amba Township Pvt. Ltd.,
5, Mamatapark society,
B/h. Navgujarat Collage,
Usmanpura, Ahmedabad.

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. The Member Secretary, Gujarat Pollution Control Board, Paryavaran Bhavan, Sector-10 A, Gandhinagar-382010
6. Select File

(R.G.SHAH)
Member Secretary