



No. SEIAA/GUJ/EC/8(a)/ 3060 /2015

BY R.P.A.D

Date: 19-08-2015

Time Limit

Sub: Environment Clearance for the Residential & Commercial Building Construction Project at F.P.No.72, T.P.S.No.51 (Bodakdev-Makarba-Vejalpur), Ambli-Bopal road, Ahmedabad by M/s. Khandwala & Javeri Developers.....Construction project in Category 8 (a) of Schedule annexed with EIA Notification dated 14/9/2006.

Dear Sir,

This has reference to your application along with Form-I, Form-1 A dated 24/06/2014, seeking Environmental Clearance under Environment Impact Assessment Notification, 2006. The project was scheduled for hearing in the SEAC meeting held on 28/06/2014. The project proponent submitted additional information / documents vide letter dated 26/03/2015 to the SEAC.

The proposal is for Environmental Clearance for the **Residential & Commercial Building Construction Project at F.P.No.72, T.P.S.No.51 (Bodakdev-Makarba-Vejalpur), Ambli-Bopal road, Ahmedabad by M/s. Khandwala & Javeri Developers**. This is a new building construction project having plot area of 10,668.0 m² and the proposed built up area of the project will be 90,858.21 m². As the built up area is >20,000 m² and <1,50,000 m², it falls in the category 8(a) of the Schedule of EIA Notification, 2006.

The project will comprise of 3 buildings housing total 88 residential flats, 16 nos. of shops and 209 nos. of offices. Scope of two buildings in the project will be hollow plinth + 22 floors and scope of remaining 1 building (commercial) will be 3 level basement + ground floor + 22 floors having skip floors after 9th & 17th floor. Maximum building height in the project will be 69.92 m.

The project activity is covered in 8(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(i) III. Stage (3) (d) – Public Consultation of EIA Notification, 2006.

The SEAC, Gujarat had recommended the project vide their letter dated 13.07.2015 to grant Environmental Clearance to the SEIAA, Gujarat based on the decision taken during SEAC meeting held on 29.04.2015. The proposal was considered by SEIAA, Gujarat in its meeting held on 17.07.2015 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.

A. CONDITIONS:

A.1 CONSTRUCTION PHASE:

A.1.1 WATER:

1. Fresh water requirement during the construction phase shall be 9.75 KL/day and it shall be met through the local water tanker suppliers. No ground water shall be tapped during the construction phase.
2. Sewage generated during the construction phase shall be disposed off through mobile toilet van to treatment plant of AMC.
3. Water demand during construction shall be reduced by use of curing agents, super plasticizers and other best construction practices.

A.1.2 AIR:

4. Peripheral barricading shall be done to prevent dust emission spreading outside the project premises.
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. The ambient air quality shall be monitored in and around the project area during construction phase.
9. 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.

A.1.3 SAFETY:

10. Structural design of the project shall strictly adhere to the seismic zone norms for earthquake resistant structures.
11. During construction Personal Protective Equipment shall be provided to the construction workers and its usage shall be ensured and supervised.
12. First Aid Box shall be made readily available in adequate quantity at all the times.
13. Training shall be given to all workers on construction safety aspects.
14. The project proponent shall strictly comply with the Gujarat Building and other Construction Workers Act & Rules.

A.1.4 NOISE:

15. 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. The ambient noise levels shall conform to the standards prescribed under the Environment (Protection) Act and Rules.
16. 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 lack of wear and tear.
17. Use of diesel generator sets during construction phase shall be strictly with acoustic enclosure and shall conform to EPA Rules for air and noise emission standards.

A.2. OTHER CONDITIONS:

18. The safe disposal of wastewater and solid wastes generated during the construction phase shall be ensured.
19. The NBC norms shall be strictly adhered to.
20. Barricade of adequate height shall be provided on the periphery of the construction site with adequate signages.
21. All topsoil excavated during construction activity shall be used in horticultural / landscape development within the project site.
22. The debris generated during the construction work shall be re-used in filling and resurfacing of the area and recyclable scrap shall be sold to vendors.
23. Vehicles hired for bringing construction material at 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.
24. Project proponent shall ensure use of eco-friendly building materials including fly ash bricks, fly ash paving blocks and Ready mix concrete (RMC) in the project.
25. Necessary sanitary, hygiene and first aid measures shall be provided before starting the construction activities and to be maintained throughout the construction phase.
26. Adequate accommodation, drinking water, sanitary facilities, first aid center, utensils and cooking fuel shall be provided for construction workers at the site.
27. Adequate care shall be taken to see that the surrounding landscape at the project site is not environmentally degraded.
28. Fly ash shall be used in the construction wherever applicable as per provisions of Fly Ash Notification under the E.P. Act, 1986.
29. Used cement bags, waste paper and cardboard packing material shall be sold off to recyclers. Residual steel scrap shall be collected at site and sold to recyclers.
30. Only lead free paints shall be used in the project.

A.3 OPERATION PHASE:

A.3.1 WATER

31. Total water requirement during the operation phase shall be 178.0 KL/day, out of which 104.0 KL/day of fresh water requirement shall be met through the water supply system of Ahmedabad Municipal Corporation (AMC) and 74.0 KL/day water requirement for gardening & flushing shall be met by reuse of treated sewage from the proposed STP. Metering of the water shall be done and its records shall be maintained. No ground water shall be tapped during the operation phase of the project.
32. The sewage generation shall not exceed 144.0 KL/day, which shall be treated in the proposed sewage treatment plant (STP) of adequate capacity. The STP shall be operated regularly and efficiently so as to achieve the GPCB norms at the STP outlets.
33. Treated sewage shall be reused within the premises for gardening & flushing purpose at the maximum extent possible and only remaining quantity of treated sewage shall be discharged into the drainage line AMC.

34. 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.
35. 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.
36. Dual plumbing system with separate tanks and lines shall be provided for utilization of treated sewage for flushing.
37. No bore well shall be constructed and existing bore well/s, if any, shall be either sealed or converted into the recharge well upon completion of the construction work.
38. Rain water harvesting from rooftop and paved areas and ground water recharge through 3 nos. of percolation wells shall be carried out as per the details submitted. Before recharging the run off, pre-treatment must be done to remove suspended matter.
39. 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.

A.3.2-AIR:

40. D. G. Sets, if any provided in future 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.
41. The stack height of the D.G. Sets shall be equal to the height needed for the combined capacity of all proposed D.G. Sets.
42. 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 3.3 SOLID WASTE:

43. 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 AMC.
44. Used oil generated shall be sold only to the registered recycler.
45. The project must strictly comply with the rules and regulations with regards to handling and disposal of Hazardous waste in accordance with the Hazardous Waste (Management, Handling and Transboundary) Rules 2008. Authorization from the GPCB must be obtained for collection / treatment /storage /disposal of hazardous wastes.

A 3.4 SAFETY :

46. The planning, design and construction of all buildings shall be such as to ensure safety from fire.
47. Requisite fire fighting facilities shall be provided as per the requirements of the NBC and local by-laws, whichever is stringent.
48. Fire fighting facilities like fire alarm call point on each floor with siren/buzzer capable of being heard all throughout the building, fire extinguishers-1 CO₂ type on each floor and 1 DCP type on alternate floor, fire hydrant system at appropriate places, underground static fire water storage tank, of 200 KL capacity, overhead fire water tanks of 20 KL capacity, automatic sprinkler system in basement & passages of each floor etc. shall be provided as proposed.
49. Provision of refuge area & skip floors shall be made as per the requirement of concerned local bye-laws / NBC-2005.
50. The requirements for fire and life safety shall be fulfilled in the project, as per the National Building Code of India so as to minimize danger to life and property from fire.
51. Underground fire water storage tanks and terrace water storage tanks of adequate capacity shall be provided as proposed. Adequate provision shall be made to ensure that water from the Fire Water Tank shall not be used for any other purpose.
52. Dedicated power back up system shall be provided in the case of power failure & emergency of fire water pumps.
53. First Aid Boxes shall be made readily available in adequate quantity at all the times.
54. Main entry and exit shall be separate and clearly marked in the facility.
55. Necessary auto glow signages at all appropriate places shall be provided to guide the people towards exits and assembly points during power failure & other emergency.
56. The project proponent shall prepare an elaborate fire safety plan.
57. Necessary smoke detection systems, comprehensive fire fighting network along with adequate number of fire extinguishers shall be provided.
58. Automatic sprinklers shall be provided in the building at all appropriate locations based on the proper study to be conducted for this purpose.

59. Necessary emergency lighting system along with emergency power back up system shall be provided. Further, necessary auto glow signage at all appropriate places shall be provided to guide the people towards exits and assembly points during emergency.
60. All the staircases 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 m² on each floor.
61. Sufficient peripheral open passage shall be kept in the margin area for free movement of fire tender/ emergency vehicle around the premises.
62. In basement at least two separate ramps of adequate width and slope shall be provided, located preferably at opposite ends.
63. Provision for adequate air changes per hour in the basement shall be made so as to avoid build up of CO in the area.
64. Car park exhaust system equipped with CO (Carbon Monoxide) sensor shall be provided to ensure operation of exhaust fans as CO concentration levels.

A 3.5 NOISE :

65. The acoustic enclosures shall be installed at all noise generating equipments to mitigate the impact of noise.
66. 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. The ambient noise levels shall conform to the standards prescribed under the Environment (Protection) Act and Rules.

A3.6 PARKING / TRAFFIC CONGESTION:

67. Parking space of 25,167.37 m² (23,010.43 m² in basement + 1,078.05 m² as open surface parking + 1,078.86 m² in hollow plinth) shall be provided as proposed.
68. The area earmarked for the parking shall be used for parking only. No other activity shall be permitted in this area.
69. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site shall be avoided.
70. 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).
71. 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.

A 3.7 ENERGY CONSERVATION:

72. The project proponent shall install energy efficient devices, appliances, motors and pumps conforming to the Bureau of Energy Efficiency norms.
73. Energy conservation measures like provision of solar street lights (28 nos.), LED lights in common foyer areas in each block, use of variable frequency drive motors, use of processed engineered wood instead of wood in furniture etc.
74. The transformers and motors shall have minimum efficiency of 85 %.
75. Only variable frequency motor drives shall be used in the project.
76. Solar lights shall be provided in the open sunlit areas.
77. Use of glass shall be minimal to reduce the heat island effect as well as to reduce the electricity consumption.

A 3.8 GREEN BELT :

78. Green belt area of 1,772.18 m² comprising of about 155 trees shall be developed as proposed. The other open spaces inside the plot shall be suitably landscaped and covered with vegetation of indigenous tree species.
79. The area earmarked as green area shall be used only for greenbelt and shall not be altered for any other purpose.
80. Drip irrigation / low-volume, low-angle sprinkler system shall be used for the lawns and other green area including tree plantation.

B. OTHER CONDITIONS :

81. All the statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Airports Authority of India etc., if applicable, shall be obtained by the project proponent from the competent authorities.
82. The project proponent shall strictly comply with the Gujarat Building and other Construction Workers Act & Rules as well as Gujarat Lifts & Escalators Rules.
83. The project proponent shall ensure maximum employment to the local people.
84. The project management shall also comply with all the environment protection measures, risk mitigation

measures and safeguards proposed by them.

85. 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 of the environmental protection and management.
86. 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.
87. 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 Waste (Management Handling and Transboundary) Rules, 2008 along with their amendments and rules.
88. 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.
89. 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.
90. 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.
91. The project authorities shall also adhere to the stipulations made by the Gujarat Pollution Control Board.
92. 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.
93. The SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not found satisfactory.
94. This environmental clearance is valid for seven years from the date of issue.
95. 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,



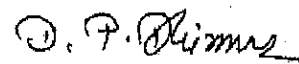
(DARPANA DHIMMAR)
Member Secretary

Issued to:

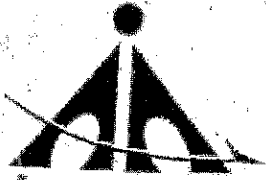
Dhaval Brahmabhatt,
Dy. Chief Engineer,
✓ **Safal House, Behind Mirch Masala Restaurant,**
Near Tej Motors, Off S.G.Road,
Bodakdev, Ahmedabad

Copy to:-

1. The Secretary, SEAC, C/O. G.P.C.B. Gandhinagar - 382010.
2. The Chairman, Central Pollution Control Board, Parivesh Bhavan, CBD -cum-Office Complex, East Arjun Nagar, New Delhi-110032
3. The Chief Conservator of Forests (Central), Ministry of Environment & Forests, Regional Office (WZ), E-5, Arera Colony, Link Road-3, Bhopal-462016, MP
4. Monitoring Cell, Ministry of Environment and Forests, Paryavaran Bhavan, CGO Complex, New Delhi-110003.
5. The Member Secretary, Gujarat Pollution Control Board, Paryavaran Bhavan, Sector-10 A, Gandhinagar-382010
6. Select File



(DARPANA DHIMMAR)
Member Secretary



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

दुतगामी डाक

संदर्भ संख्या: एएआई/एएच/एटीसीओ-61/ 7650-55

दिनांक: 21.03.2014

सेवा में,

खंडेलवाल एवम जवेरि डेवलोपर्स,
मारफत डोलरीया डिजाईन (श्री जगदीश भीखाभाई पटेल),
सी-17, दूसरी मंजिल, पदमावती फ्लैट, नारणनगर बस स्टॉप के पास,
मुकेश भाजीपाठ के उपर, एट-नरोडा,
तालुका, सीटी एवं जिला -अहमदाबाद-382330

विषय: अनापत्ति प्रमाणपत्र जारी करने हेतु, NOC ID: AHME/WEST/B/010714/21275, AH33/2014.

Please refer to your NOC application dated 25.02.2014 on the subject mentioned above. The NOC letter for NOC ID: AHME/WEST/B/010714/21275, AH33/2014 is enclosed.

सधन्यवाद

भवदीय

(तपन नायक)

वरिष्ठ प्रबंधक (वा.या.नि.-अनापत्ति प्रमाणपत्र)
एवं सदस्य सचिव (एन.ओ.सी)
कृते विमानपत्तन निदेशक

प्रतिलिपि:- (सूचनार्थ।)

1. कार्यपालक निदेशक (वा.या.नि), भारतीय विमानपत्तन प्राधिकरण, राजीव गांधी भवन, सफदरजंग हवाई अड्डा, नई दिल्ली-110003
2. महाप्रबंधक (विमानक्षेत्र), प.क्षे. मुख्यालय, भारतीय विमानपत्तन प्राधिकरण, नया एटीएस कॉम्प्लेक्स, सुतार पाकड़ी रोड, सहार कार्गो कॉम्प्लेक्स के नजदीक, सहार, मुंबई-99
3. शहरी विकास अधिकारी (TDO), अहमदाबाद महानगरपालिका, सरदार पटेल भवन, दनापिठ, अहमदाबाद -सूचनार्थ।
4. गार्ड फाईल
5. विमानपत्तन निदेशक के निजी सचिव।

(तपन नायक)

वरिष्ठ प्रबंधक (वा.या.नि.-अनापत्ति प्रमाणपत्र)
एवं सदस्य सचिव (एन.ओ.सी)
कृते विमानपत्तन निदेशक



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

No. AAI/AH/ATCO-61/

Date: 21/3/2014

M/S. Khandwala & Zaveri Developers

C/o. Dholariya Design, (Jagdish Bhikhabhai Patel), C/17, Second Floor, Padmavati Flat, Near Narannagar Bus Stop, Above Mukesh Bhaji Pav, At: Maroda, Taluka: City, Dist: Ahmedabad. PIN- 38 23 30.

NO Objection Certificate for Height Clearance

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) order SO84 (E) dated 14th Jan. 2010 for Safe and Regular Aircraft Operations.

1. References:

NOCID	AHME/WEST/B/010714/19890
Applicant Letter	NIL DATED 06.02.2014
AAI Reference	AH33/2014

2. NOC Details for Height Clearance:

Applicant Name	M/S. Khandwala & Zaveri Developers
Type of Structure	Building
Site Address	T. P. S. No. 51 (Bodakdev - Makarba - Vejalpur), F. P. No. 72, Sup Plot No. 1, (Vejalpur Old Survey No. 1064), Survey No. 389 + 390/3, At: Jodhpur, Taluka: Ahmedabad (West), Dist: Ahmedabad. At: Jodhpur, Taluka: Ahmedabad (West), Dist: Ahmed
Site Coordinates	23 01 41.44N -72 30 19.38E 23 01 43.50N -72 30 20.83E 23 01 39.52N -72 30 20.38E 23 01 39.74N -72 30 17.71E 23 01 43.65N -72 30 17.56E
Site Elevation AMSL in Mtrs	51.849Mtrs FIVE ONE DECIMAL EIGHT FOUR NINE METERS.
Permissible height above Ground Level in Mtrs	100.00 Mtrs ONE ZERO ZERO DECIMAL ZERO ZERO METERS.
Permissible Top Elevation AMSL in Mtrs	151.849Mtrs ONE FIVE ONE DECIMAL EIGHT FOUR NINE METERS.

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

- The site-elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation for the proposed structure. If, however, at any stage it is established that the actual data is different from the one, provided by the applicant, this NOC will be invalid.
- 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 there under from time to time including the Aircraft (Demolition of Obstruction caused by buildings and trees etc.) Rules, 1994.
- No radio/TV Antenna, lighting arresters, staircase, Muntree, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation 151.849 Mtrs, indicated in para 2.
- The use of oil fired or electric fired furnace is mandatory, within 8 KM of the Aerodrome Reference Point.
- The certificate is valid for a period of 5 years from the date of its issue. If the building/structure/Chimney is not constructed & completed within the period, the applicant will be required to obtain a fresh 'NOC' from the Designated Officer of Airports Authority of India. The date of completion of Building/Structure/Chimney should be intimated to this office of AAI. Request for revalidation of NOC will not be entertained after the expiry of its validity period.

21/03/14

f. No light or a combination of lights which by reason of its intensity, configuration or 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.

g. 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.

h. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in

i. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans as this NOC for height is for the purpose of 'to ensure the safe and regular aircraft operations' and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc

j. This NOC has been issued w.r.t. the Civil Airports as notified in S0 84(E). Applicant needs to seek separate NOC from Defence, if the site lies within jurisdiction of Defence Airport.

This certificate is issued for "HEIGHT CLEARANCE ONLY" with the approval of Competent Authority for Permissible Top Elevation 151.849 Mtrs.

(Signature)
21/08/14
(Tapan Nayak)
Senior Manager (ATM-NOC)
Member Secretary NOC
For Airport Director

Airports Authority Of India

Copy to :

1. The Executive Director(ATM), AAI, Rajiv Gandhi Bhavan, Safdarjung Airport, New Delhi-110003
2. GM(NOC)/Airport Director(Bundle).
3. Guard File
4. GM (Aero),WR, AAI, New ATS Complex, Sutar Pakadi Road, Near Sahar Cargo Complex, Sahar, Mumbai-99.
5. Town Development Officer, AMC, Mahanagar Sewa Sadan, Third Floor, Sardar Patel Bhawan, Danapith, Ahmedabad-380001.