

GAURAV DAHIYA, IAS
MEMBER SECRETARY
SEIAA (GUJARAT)



Government of Gujarat

STATE LEVEL ENVIRONMENT
IMPACT ASSESSMENT
AUTHORITY
GUJARAT

No. SEIAA/GUJ/EC/8(a)/702/2017

Date: 01-05-2017

BY R.P.A.D
Time Limit

Subj: Environment Clearance for the Building Construction Project - "Pioneer Dreams" at Block No. 83, O.P. No. 47, F.P. No. 47, TPS No. 71 (Vadod), Dist. Surat proposed by M/s. Pioneer Dreams Corporation.....Construction project in Category 8 (a) of Schedule annexed with EIA Notification dated 14/09/2006.

Ref: Your Proposal No. SIA/GJ/NCP/58424/2016.

Dear Sir

This has reference to your application along with Form I, Form-1 A dated 14/09/2016, seeking Environmental Clearance under Environment Impact Assessment Notification, 2006. The project was scheduled for hearing in the SEAC meeting held on 21/01/2017 & 28/03/2017. The project proponent submitted additional information / documents vide letter dated 28/03/2017 to the SEAC.

The proposal is for Environmental Clearance for the Building Construction Project - "Pioneer Dreams" at Block No. 83, O.P. No. 47, F.P. No. 47, TPS No. 71 (Vadod), Dist. Surat proposed by M/s. Pioneer Dreams Corporation. This is a proposed building construction project having plot area of 11,570.00 m² and the proposed built up area of the project is 38,745.33 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 6 residential buildings and 1 commercial building. Scope of buildings/blocks are: Residential Buildings - Basement + hollow plinth + 13 floors, Commercial building - Basement + ground floor + 4 floors and No. of Residential Units will be 312 and No. of Commercial Units will be 146 Nos. shops.

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 01/05/2017 to grant Environmental Clearance to the SEIAA, Gujarat based on the decision taken during SEAC meeting held on 28/03/2017. The proposal was considered by SEIAA, Gujarat in its meeting held on 01/05/2017 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.

PROJECT SPECIFIC CONDITIONS:

A.1 CONSTRUCTION PHASE:

A.1.1 WATER:

1. Fresh water requirement during the construction phase shall be 15.35 KL/day and it shall be met through ground water. Permission from the concerned authority shall be obtained for ground abstraction during the construction phase.
2. Sewage generated during the construction phase shall be disposed off through septic tank & soak pit system.

A.2 OPERATION PHASE:

A.2.1 WATER

3. Water requirement during the operation phase shall be 194.0 KL/day and it shall be met through the water supply system of Surat Municipal Corporation (SMC). No ground water shall be tapped during the operation phase. Metering of the water shall be done and its records shall be maintained.
4. No bore well shall be constructed and existing bore well/s, if any, shall be either sealed or converted into the recharge well.
5. Sewage generation during the operational phase shall be 151.30 KL/day and it shall be discharged through the drainage system of Surat Municipal Corporation (SMC).

6. Rain water harvesting from rooftop and paved areas and ground water recharge through 5 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.2.2 AIR:

7. A D. G. Set (1 x 125 KVA) proposed as back up power shall be of enclosed type and conform to prescribed standards under EPA rules. Necessary acoustic enclosures shall be provided at diesel generator set to mitigate the impact of noise.
8. The exhaust of the D. G. Set shall be at least 3 m above roof top.
9. 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.

A.2.3 SOLID WASTE:

10. 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 Surat Municipal Corporation (SMC).

A.2.4 SAFETY:

11. 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.
12. Fire fighting facilities like fire extinguishers, hose reel, down comer, automatic sprinkler system in basement, manually operated electric fire alarm system, underground fire water storage tank of 75 KL & terrace tank of 10 KL on each residential building, @200 KL capacity underground fire water tank & terrace water tank of 10 KL for commercial building, automatic fire detection & alarm system, provision of One electric pump of capacity 900 l/min having pressure 2.0 kg/cm² at the Terrace tank level etc. shall be provided as proposed.
13. In basement at least two separate ramps of adequate width and slope shall be provided, located preferably at opposite ends.
14. Provision for adequate air changes per hour in the basement shall be made so as to avoid build up of CO in the area.
15. Car park exhaust system equipped with CO (Carbon Monoxide) sensor shall be provided to ensure operation of exhaust fans as CO concentration levels.

A.2.5 PARKING / TRAFFIC CONGESTION:

16. Minimum parking space of 19,883.5 m² [2,364.0 m² as open surface parking + 1,610.0 m² in hollow plinth + 7,945.0 m² in basement+ 7,885.0 m² as mechanical parking in basement] shall be provided as proposed.

A.2.6 ENERGY CONSERVATION:

17. Energy conservation measures viz. Use of LED light in common areas, solar lights for landscape areas, maximum use of natural lighting, reflective / white tiles on terrace floor, etc. shall be provided as proposed.

A.2.7 GREEN BELT:

18. Green belt area of 1206.0 m² comprising of 426.0 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.

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 operational 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 signages. Individual 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, safe drinking water, medical healthcare, 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 labors.
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 1996 and Gujarat rules made there under and their subsequent amendments.
35. 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.
36. 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.
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 material), metal scraps etc. 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 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.
44. Vehicles hired 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.
45. Project proponent shall ensure use of eco-friendly building materials including fly ash bricks, fly ash paver blocks, Ready Mix Concrete [RMC] and lead free paints in the project.
46. 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.
47. 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.

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/ 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 & emergency 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 clearly marked in the facility.
56. Necessary emergency lighting system along with emergency power back up system shall be provided. necessary auto glow signage at all appropriate places shall be provided to guide the people towards exit assembly points during emergency.
57. Sufficient peripheral open passage shall be kept in the margin area for free movement of fire tender/ emergency vehicle around the premises.
58. The overall noise level in and around the project area shall be kept well within the prescribed standards providing noise control measures including acoustic insulation, hoods, silencers, enclosures vibrations etc. on all sources of noise generation including D.G.Sets. The ambient noise levels shall conform 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 the area.
60. 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.
61. The project proponent shall install energy efficient devices, appliances, motors, and pumps conforming Bureau of Energy Efficiency norms.
62. The transformers and motors shall have minimum efficiency of 85%.
63. Only variable frequency motor drives shall be used in project.
64. Application of solar energy shall be incorporated for illumination of common areas, lighting for garden 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 purpose.
67. Drip irrigation/low volume, low angle sprinkler system shall be used for the lawns and other green area including tree plantation.
68. The project proponent shall inform to SEAC / SEIAA regarding the transfer of management responsibility 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 conditions stipulated in the Environmental Clearance order.
69. Environmental Clearance granted for the project on the basis of documents related to land possession 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.
70. All other statutory clearances such as N.A. permission, approvals for storage of diesel from PESO Department, Airports Authority of India etc., if applicable, shall be obtained by the project proponent from competent authorities.
71. All the conditions as may be stipulated in the N.A. order, Development permission, Building Use permit, NOC obtained from Fire Department etc. shall be strictly complied with.
72. The project management shall also comply with all the environment protection measures, risk mitigation measures and safeguards proposed 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 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 modifications 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, 1981, the Environment (Protection) Act and the Hazardous Wastes (Management Handling and Transboundary) Rules, 2008, Building and other Construction Workers' (Regulation of Employment & Conditions of Service) Act-1996, The Gujarat Lifts & Escalators Act-2000 along with their amendments and rules.

B3. OTHER:

78. All the terms & conditions prescribed in the amendment of EIA Notification - 2006 published by the MoEF, vide its Notification No. S.O. 3999(E) dated 9th December, 2016 shall be complied with letter & spirit.
79. The project proponent 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 be used for the purpose of implementation of the conditions stipulated herein.

55. Main entry and exit shall be separate and clearly marked in the facility.
56. Necessary emergency lighting system along with emergency power back up system shall be provided. necessary auto glow signage at all appropriate places shall be provided to guide the people towards exit assembly points during emergency.
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B3. OTHER:

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79. The project proponent 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 be used for the purpose of implementation of the conditions stipulated herein.

- shall not be diverted for any other purpose.
80. 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.
 81. 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.
 82. The project authorities shall also adhere to the stipulations made by the Gujarat Pollution Control Board.
 83. 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.
 84. The SEIAA 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.
 85. 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 10 of the National Green Tribunal Act, 2010.
 86. 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 environment clearance cancelled.

With regards,
Yours sincerely,

(Dr. Gaurav Dahiya, IAS)
Member Secretary

Issued to:

Mr. Hasmukhbhai Shivalalbhai Suhagiya,
301, Vasudev Arcade,
Rupali Canal,
Bhatar Road, Surat-394540.

Copy to:-

1. The Secretary, SEAC, C/O, G.P.C.B, Gandhinagar - 382010.
2. The Secretary, Forests & Environment Department, Govt. of Gujarat, Block 14, 8th floor, Sachivalaya, Gandhinagar 382010
3. The Chairman, Central Pollution Control Board, Parivesh Bhavan, CBD cum-Office Complex, East Arjun Nagar, New Delhi-110032
4. The Chief Conservator of Forests (Central), Ministry of Environment & Forests, Regional Office (WZ), E-5, Arora Colony, Link Road-3, Bhopal-462016, MP
5. Monitoring Cell, Ministry of Environment and Forests, Paryavaran Bhavan, CGO Complex, New Delhi-110003.
6. The Member Secretary, Gujarat Pollution Control Board, Paryavaran Bhavan, Sector-10 A, Gandhinagar-382010.
7. Select File

(Dr. Gaurav Dahiya, IAS)
Member Secretary

MEMBER SECRETARY
State Level Environment
Impact Assessment Authority
(Gujarat)
Gujarat Pollution Control Board
"Paryavaran Bhavan"
Sector-10 A, Gandhinagar-10