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File No: SIA/GJ/INFRA2/516202/84101/2024

Government of India

Ministry of Environment, Forest and Climate Change

(Issued by the State Environment Impact Assessment Authority(SEIAA),
GUJARAT)



Date 12/03/2025



To,

Dev Choudhary
SABARMATI RIVER FRONT DEVELOPMENT CORPORATION LIMITED
2nd Floor, Riverfront House, Behind H.K. Arts Colege, Pujiya Pramukh Swami Marg (Riverfront Road - West), Ahmedabad- 380009, AHMADABAD, GUJARAT, 380009
gm.planning@srfdcl.com

Subject: Grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 -regarding.

Sir/Madam,

This is in reference to your application submitted to SEIAA vide proposal number SIA/GJ/INFRA2/516202/2024 dated 01/01/2025 for grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 and as amended thereof.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24B3813GJ5847203N
(ii) File No.	SIA/GJ/INFRA2/516202/84101/2024
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vi) Name of Project	Environmental Clearance for Proposed Project Sabarmati Riverfront Development Phase 3 from Indira Bridge to Narmada Canal Syphon by Government of Gujarat at Taluka – Ahmadabad City & Gandhinagar, District - Ahmadabad & Gandhinagar, Gujarat
(vii) Name of Company/Organization	SABARMATI RIVER FRONT DEVELOPMENT CORPORATION LIMITED
(ix) Location of Project (District, State)	AHMADABAD, GUJARAT
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions as per EIA Notification, 2006	No

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A, B and C)/ EIA & EMP Reports were submitted to the SEIAA for an appraisal by the SEIAA under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by SEIAA in the meeting held on 30/11/2024. The minutes of the meeting and all the project documents are available on PARIVESH portal which can be accessed from the PARIVESH portal by scanning the QR Code above or through the following web link [click here](#).
5. The brief about configuration of products and byproducts as submitted by the Project Proponent in orm-1 (Part A, B and C)/ EIA & EMP Reports / presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on , based on information submitted viz: Form 1 (Part A, B and C), EIA/EMP report etc & clarifications provided by the project proponent and after detailed deliberations on all technical aspects and public hearing issues and compliance thereto furnished by the Project Proponent, recommended the proposal for grant of Environment Clearance under the provision of EIA Notification, 2006 and as amended thereof subject to compliance of Specific and Standard EC conditions as given in this letter.
7. The SEIAA has examined the proposal in accordance with the provisions contained in the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and based on the recommendations of the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee hereby accords Environment Clearance to the instant proposal of M/s. Dev Choudhary under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of the Specific and Standard EC conditions as given in Annexure (1)
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The Environmental Clearance to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
10. The Project Proponent is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC.
11. Validity of EC is upto 11/03/2025 to the start of production operations by the project or activity. Validity of EC becomes perpetual subject to the start of production operations by the project or activity on or before the [Project_Date] In case the project proponent fails to start the production operations within the EC validity date, application for EC validity extension shall be submitted to the regulatory authority as per the provision contained in the Para 9.0 of EIA notification, 2006 and its amendment.
12. General Instructions:
 - (a) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
 - (b) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
 - (c) The project proponent shall have a well laid down environmental policy duly approved by the Board of Directors (in case of Company) or competent authority, duly prescribing standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions.
 - (d) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the project proponent (during construction phase) and authorized entity mandated with compliance of conditions (during perational phase) shall be prepared. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Six monthly progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report.
 - (e) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
 - (f) The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
 - (g) Any appeal against this EC 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.

13. This issues with the approval of the Competent Authority

Annexure 1

Specific EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)

1. Project Specific Conditions With Which Environment Clearance Is Recommended:

S. No	EC Conditions																																
1.1	<p>1. Salient features of the proposed Development namely “Sabarmati Riverfront Development, Phase 3” by Sabarmati Riverfront Development Corporation Limited [SRFDCL] shall be as below:</p> <table border="1" data-bbox="335 649 1388 1008"> <thead> <tr> <th>S. No.</th> <th>Parameter</th> <th>Area (Sq.m)</th> <th>Area (ha)</th> </tr> </thead> <tbody> <tr> <td></td> <td>Total Land Area</td> <td>7,63,198</td> <td>76.31</td> </tr> <tr> <td></td> <td>SRFD Road</td> <td>2,62,818</td> <td>26.28</td> </tr> <tr> <td></td> <td>Parking Area</td> <td>23,975</td> <td>2.39</td> </tr> <tr> <td></td> <td>Upper Promenade</td> <td>57,377</td> <td>5.73</td> </tr> <tr> <td></td> <td>Landscape Area</td> <td>1,62,889</td> <td>16.29</td> </tr> <tr> <td></td> <td>Lower walkway</td> <td>76,669</td> <td>7.66</td> </tr> <tr> <td></td> <td>Proposed Additional Land for Development</td> <td>1,79,470</td> <td>17.95</td> </tr> </tbody> </table> <p>2. Conservation Plan for schedule – I species observed in the study area shall be executed in consultation with the concerned authority. Recommendations of the concern authority shall be complied in letter and spirit.</p> <p>3. SRFDCL shall ensure</p> <ul style="list-style-type: none"> • The main objective of the proposed project shall be complied in letter & spirit. • There shall not have any change on the existing regime of flow, discharge characteristics and hydrological cycle, since the project basically is channelizing the Riverbanks by constructing retaining walls. • The River Sabarmati shall be channelized without altering the flood carrying capacity of the River. • To make the River pollution free, hence this shall improve waste assimilation capacity of the River system. • The natural drainage system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the project site. • There shall be no discharge of any wastewater outside premises on land or water bodies. • To explore possibilities of provision of Electric vehicle charging in project area. <p>4. Construction works for the proposed riverfront development shall include retaining wall, promenades, green area, pedestrian walkway, parking, traffic lane, kiosk, toilets, utilities, developable area etc. as proposed in the EIA report.</p> <p>5. The Environmental Clearance to the project is primarily under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes as applicable to the project. All the Terms & conditions stipulated in the clearance/approvals shall be strictly adhered to.</p> <p>6. SRFDCL shall provide adequate pollution control measures like wastewater management, Air Pollution Control Measures, Hazardous waste management etc.</p> <p>7. SRFDCL shall provide adequate amenities like drinking water facility, sanitation blocks separate</p>	S. No.	Parameter	Area (Sq.m)	Area (ha)		Total Land Area	7,63,198	76.31		SRFD Road	2,62,818	26.28		Parking Area	23,975	2.39		Upper Promenade	57,377	5.73		Landscape Area	1,62,889	16.29		Lower walkway	76,669	7.66		Proposed Additional Land for Development	1,79,470	17.95
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S. No	EC Conditions
	<p>for male & female, first aid facility etc. in the proposed project.</p> <p>8. 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.</p> <p>9. The EC for development in individual plots within the project area shall be sought separately as per the prevailing regulations and provisions as and when the same is taken up.</p> <p>a) Construction Phase:</p> <p>A) WATER:</p> <p>10. Fresh water requirement during the construction phase shall not exceed 65 KL/day and it shall be met through Ahmadabad Municipal Corporation. Prior permission shall be obtained from the concern authority.</p> <p>11. SRFDCL shall provide Mobile Toilets as onsite sanitation facilities and generation of sewage shall not exceed 19 KLD. Management of the waste water shall be as per the prevailing guidelines/regulations.</p> <p>12. Necessary arrangement shall be ensured during excavation of earth material to control fugitive emission.</p> <p>13. Sediments settled on the Riverbed shall be dredged and dredging material shall be used for reclamation/embankment.</p> <p>14. Construction waste shall be collected, segregated and disposed off as per C & D waste management rules, 2016.</p> <p>15. Necessary arrangement to ensure health & wellbeing of construction workers viz. Drinking water & tap water, sanitation facilities, first aid box, free medicines, doctor service, PPEs, rooms & welfare facilities shall be provided for workers. PP shall comply Building and Other Construction Worker (BOCW) Act 1996 requirement shall be fulfilled.</p> <p>16. Emergency Planning & Response plan considering construction scenario shall be prepared and implemented</p> <p>B) HEALTH & SAFETY:</p> <p>17. SRFDCL shall obtain Fire opinion/provisional fire NOC from the concern authority as per the prevailing Rules / Gujarat Fire Prevention and Life Safety Measures Act, 2016.</p> <p>18. SRFDCL shall obtain registration of the establishment under the Building and other Construction Workers' (Regulation of Employment & Conditions of Service) Act 1996 and shall comply with the provisions of the Act for the safety, health and welfare of construction workers.</p> <p>19. SRFDCL shall obtain registration of the construction workers as beneficiaries with the Gujarat Building and Other Construction Workers Welfare Board.</p> <p>b) Operation Phase:</p> <p>C) WATER:</p> <p>20. Total water requirement during the operation phase shall not exceed 934.9 KLD and it shall be met through Ahmadabad Municipal Corporation.</p> <p>21. Prior permission from concern authority shall be obtained. Metering of the water shall be done and its records shall be maintained</p> <p>22. Sewage shall be disposed of into AMC sewage line which shall be connected to Common STP of AMC. There shall be no discharge of any untreated waste water into River Sabarmati from the proposed project.</p> <p>23. Sewage shall be disposed into existing line of AMC by connecting the sewerage line of proposed project with AMC line which shall be connected to Common STP of AMC.</p> <p>24. The storm-water runoff in the project is proposed to be channelized and released freely into the River bed which shall allow the water to penetrate in the aquifer.</p> <p>25. The project proponent shall ensure there is no any wastewater outfall in the river from any source.</p> <p>D) AIR:</p> <p>26. D. G. sets (4 × 25 KVA) proposed as backup power shall be of enclosed type and confirm to prescribe standards under EPA rules. Necessary acoustic enclosures shall be provided at diesel generator set to mitigate the impact of noise.</p>

S. No	EC Conditions
	<p>27. 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.</p> <p>28. 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.</p> <p>E) SOLID WASTE:</p> <p>29. The solid waste generated shall be properly collected and segregated at source. The biodegradable waste shall be converted into useful product by treating it into the proposed onsite Organic Waste Convertor and the recyclable waste shall be sold to vendors whereas the other garbage shall be disposed off properly as per the provisions made by the concerned local body.</p> <p>F) SAFETY AND WELFARE:</p> <p>30. Fire fighting facilities like fire extinguishers, fire buckets near DG sets, in kiosk, toilets and parking area etc. shall be provided as proposed.</p> <p>31. Project Proponent shall obtain fire safety certificate / Fire No-Objection Certificate (NOC) from the concern authority as per the prevailing Rules / Gujarat Fire Prevention and Life Safety Measures Act, 2016.</p> <p>32. Fire fighting facilities like adequate nos. of fire extinguishers, fire buckets will be provided near DG sets, in kiosk, toilets and parking area shall be provided. A lightening arrester will be installed and properly earthed.</p> <p>33. Clear peripheral margin space of adequate width, in accordance with the concerned local by-laws, shall be provided for unobstructed & easy movement of vehicles in case of emergency.</p> <p>34. Sanitation facilities, drinking water & tap water, sewage disposal facility, first aid box, free medicines, doctor service, adequate PPEs etc. shall be provided for workers.</p> <p>G) PARKING / TRAFFIC CONGESTION:</p> <p>35. Total 1042 ECS along 23,975 m long parking area @ 23 sqm/ ECS as open surface parking shall be provided as proposed for common facility for industrial park Riverfront Development Project.</p> <p>36. SRFDCL shall ensure to provide adequate parking space for overall project activities and for Individual amenities/facilities as per NBC/GDCR norms.</p> <p>37. 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.</p> <p>H) ENERGY CONSERVATION:</p> <p>38. Energy conservation measures viz. maximum use of natural lighting through architectural design, energy efficient motors & pumps, water efficient taps, solar lights in open & solar streetlight, Solar trees generating approx. 400 kWhr, use of aerated blocks & RMC, use of LED lighting fixtures and low voltage lighting, roof-top thermal insulation etc. shall be implemented as proposed.</p> <p>I) GREEN BELT:</p> <p>39. Green area/common area of 16 ha shall be developed as proposed. The other open spaces inside the plot shall be suitably landscaped and covered with vegetation of indigenous tree species.</p> <p>J) BUDGETARY ALLOCATION FOR EMP:</p> <p>40. The Project proponent shall allot budget for Capital cost Rs. 7,45,50,000/- and Rs 60,75,400/- as recurring cost in Operation Phase.</p> <p>K) CORPORATE ENVIRONMENTAL RESPONSIBILITY:</p> <p>41. The project proponent shall allocate fund Rs. 5 Cr for Activities like Solar panels (At Anganwadi and schools) Tree Plantation and Avenue plantation Rain water harvesting (At Anganwadi and schools) School Infrastructure and Education Facilities & Anganwadi Infrastructure (Benches, stationary Items, bags and shoes, Drinking water facility, Smart Class, Toys, Posters, Painting, Play equipment etc.) Medical facility and health camps proposed under Corporate Environment Responsibility (CER) shall be part of Environment Management Plan (EMP) as per the MoEF&CC's OM no. F. No. 22-65/2017-IA.III dated 30.09.2020. The CER shall be monitored, and the monitoring report shall be submitted to the regional office of MoEF&CC as a part of half-yearly compliance report and to the District Collector. The monitoring report shall be posted on the</p>

S. No	EC Conditions
	<p>website of the project proponent</p> <p>c) OTHER CONDITION:</p> <p>10. The Project Proponent shall obtain other permissions required to be obtained for the proposed River development, details on the concerned authorities like ULB, Water Resources department, Urban development department, Revenue department, Forest department, Archeological department, Irrigation department, Airport and Defense Departments and other departments whichever applicable.</p> <p>11. The Project Proponent shall ensure the commitments in Form-1, Form-1A, EIA/EMP and other documenters submitted to the SEIAA and ensure the expenditure of approximate INR 95.26 Lakhs as capital cost and approx. INR 12.3 lakh per annum as recurring cost on environmental matter during operation phase of the project.</p> <p>12. Environmental Monitoring Cell (EMC) cell shall be set up to monitor the proposed mitigation measures. Environmental Air Quality Monitoring, Drinking Water Quality, Ambient Noise Level, Solid waste, Meteorology, Flue gas from DG set and Waste plant shall be monitored as per guidelines from CPCB. Compliance of all above EC conditions shall be accounted and submitted to Regional Officer, MoEF& CC and SEIAA</p>

Standard EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)

1. Statutory Compliance

S. No	EC Conditions
1.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
1.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
1.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
1.4	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
1.5	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
1.6	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
1.7	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

S. No	EC Conditions
1.8	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
1.9	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. Air Quality Monitoring And Preservation

S. No	EC Conditions
2.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
2.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
2.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
2.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
2.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
2.6	Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
2.7	Wet jet shall be provided for grinding and stone cutting.
2.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
2.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
2.10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.

S. No	EC Conditions
2.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
2.12	For indoor air quality the ventilation provisions as per National Building Code of India.

3. Water Quality Monitoring And Preservation

S. No	EC Conditions
3.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
3.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
3.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
3.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
3.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
3.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
3.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
3.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

S. No	EC Conditions
3.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
3.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
3.13	All recharge should be limited to shallow aquifer.
3.14	No ground water shall be used during construction phase of the project.
3.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
3.16	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
3.18	No sewage or untreated effluent water would be discharged through storm water drains.
3.19	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
3.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
3.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise Monitoring And Prevention

S. No	EC Conditions
4.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental

S. No	EC Conditions
	pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
4.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
4.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. Energy Conservation Measures

S. No	EC Conditions
5.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
5.2	Outdoor and common area lighting shall be LED.
5.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
5.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
5.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
5.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

6. Waste Management

S. No	EC Conditions
6.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
6.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring

S. No	EC Conditions
	communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
6.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
6.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
6.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
6.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
6.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
6.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
6.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

7. Green Cover

S. No	EC Conditions
7.1	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
7.2	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
7.3	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.

S. No	EC Conditions
7.4	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

8. Transport

S. No	EC Conditions
8.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
8.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

9.

S. No	EC Conditions
9.1	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

10. Human Health Issues

S. No	EC Conditions
10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
10.4	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking

S. No	EC Conditions
	water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

11. Miscellaneous

S. No	EC Conditions
11.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
11.2	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
11.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
11.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
11.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
11.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
11.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
11.8	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection)

S. No	EC Conditions
	Rules, 1986, as amended subsequently and put on the website of the company.
11.9	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
11.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
11.13	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.16	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
11.17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
11.18	Any appeal against this EC 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.

12. Specific Conditions

S. No	EC Conditions
12.1	The project proponent shall develop R& D facilities to develop their own technologies for propylene and polypropylene processing.

Additional EC Conditions

N/A

Details of the Project

S. No.	Particulars	Details	
a.	Details of the Project	Environmental Clearance for Proposed Project Sabarmati Riverfront Development Phase 3 from Indira Bridge to Narmada Canal Syphon by Government of Gujarat at Taluka – Ahmadabad City & Gandhinagar, District - Ahmadabad & Gandhinagar, Gujarat	
b.	Latitude and Longitude of the project site	23.0890822754434,72.63040797529288 23.12412497560728,72.65160395805341	
c.	Land Requirement (in Ha) of the project or activity	Nature of Land involved	Area in Ha
		Non-Forest Land (A)	76.31
		Forest Land (B)	0
		Total Land (A+B)	76.31
d.	Date of Public Consultation	Public consultation for the project was held on	
e.	Rehabilitation and Resettlement (R&R) involvement	NO	
f.	Project Cost (in lacs)	100000	
g.	EMP Cost (in lacs)	116.75	
h.	Employment Details		

Details of Products & By-products

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
Riverfront development	Product	76.31	Hectares (Ha)	Road	

The proposal is for Environmental Clearance for the “Sabarmati Riverfront Development Phase 3 from Indira Bridge to Narmada Canal Syphon by Government of Gujarat” at Taluka – Ahmadabad City & Gandhinagar, District - Ahmadabad & Gandhinagar, Gujarat. This is a proposed area development project for Riverfront Development having plot area of 7,63,198 sq mts. As the plot area is > 50 hectare & < 150 ha, it falls in the project/activity 8(b) of the Schedule of EIA Notification, 2006. Area Development is proposed as under:

S. No.	Parameter	Area (Sq.m)	Area (ha)
1.	Total Land Area	7,63,198	76.31
a.	SRFD Road	2,62,818	26.28
b.	Parking Area	23,975	2.39
c.	Upper Promenade	57,377	5.73
d.	Landscape Area	1,62,889	16.29
e.	Lower walkway	76,669	7.66
f.	Proposed Additional Land for Development	1,79,470	17.95

The project will comprise of 01 (Utility Building) numbers of building.

The project activity is covered in 8(b) 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.

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. PROJECT SPECIFIC CONDITIONS:

1. No ground water should be tapped without obtaining permission from CGWA.
2. Proponent shall carryout Periodical dredging of Sabarmati River and generated silt material shall be disposed as per the provision / guidelines of MoEF & CC, shall be used for reclamation purpose.
3. Unit shall provide Green belt area at least 10 % of their total plot area, to be developed in premises.
4. Generated domestic waste water of 32.5 KLD shall be treated in common STP of AMC capacity of 60 MLD). Necessary conveyance facilities of sewage shall be provided, for its discharge into main pipeline of AMC for its further disposal at common STP area.
5. Unit shall provide total Car parking area of 1042 cars and also provide electric charging facility of 20% of CPS.
6. Proponent shall provide EV charging facility of 210 Nos at periodical intervals.
7. Proponent shall provide sanitation facilities at periodical intervals at different location of site.
8. Generated municipal solid waste shall be disposed as per the provisions of Municipal solid waste 2016 and authorisation shall be obtained from GPCB
9. Proponent shall carry out flood management as per the techno feasible studies as well as geomorphological study from competent agency and take precautionary measures to avoid any river flood in and around surrounding area.
10. Proponent shall comply DMP as well as Risk assessment along with Health hazards as well as Occupational health etc and submit details to this office.
11. Proponent must provide copy of Environmental clearance to all concerned authorities like corporation / urban development authority & others etc for CER activity, EMP implementation in given time period, as proposed by proponent in their application.
12. Concerned Municipal Corporation / Urban development authority shall ensure for compliance of all EC conditions by proponent, before issuance of Building Use (BU) Permission by Concerned Municipal Corporation / urban development authority to proponent.
13. Proponent shall provide compliance of DMP as well as Risk assessment report including Health hazards as well as occupational health etc and submit details to this office.
14. Proponent shall provide all fire prevention and safety measures for fire control, even though fire NOC is not mandatory by Labour and Employment Department.
15. PP shall provide Environmental Cell details with staff, for implementation of submitted time bound Environment Management Plan for construction and operation phase, with relevant details of this office.

16. PP shall prepare the Air Pollution Control Action Plan and shall implement it in true letter and spirit and shall publish it at the main entrance of the unit.
17. Wherever essential permission is required for the use of government property to carry out proposed any CER activity, all requisite prior permissions of Govt. of Gujarat/ local body shall be obtained by PP.
18. Unit shall submit details of fire load calculation on different safety aspects to be taken as well as various firefighting facilities to be provided and submit detail, to this office within 10 day time period.
19. PP shall obtain NA permission of all land before starting of construction for Development of riverfront project.
20. The EC order should neither be considered to prove legal rights nor it can be used as an evidence for claiming any other benefit by the proponent and it is solely for purpose of responsible compliance of conditions laid in Environment Clearance so as to mitigate the effect of degradation of environment.
21. Proposed CER (Rs 500 Lakh) shall be part of EMP as per OM of MOEF & CC dated 30.9.2020, shall be implemented as per given plan, shall be restricted to the affected area around the project, which shall be monitored and the monitoring report shall be submitted to the regional office of MoEF & CC as a part of half-yearly compliance report and to District Collector. The monitoring report shall be posted on the website of the project proponent
22. Proponent shall provide CER breakup details of three years to this office within 10 days time period.
23. Project proponent shall inform to all the concerned authorities including Municipal Corporation and district collector and shall also give wide publicity through advertisement in minimum two local newspapers within seven days, about the environment clearance order accorded. Copy of EC shall be display at the site in prominent area for the public.
24. Project proponent shall appoint a key person in the organization who shall be responsible for compliance of above condition fully on behalf of the proponent. It will not mean that appointing a key person will exempt the project proponent from the responsibility of compliance. Any change in key person shall immediately be informed to SEIAA and all concerned authorities.
25. In case of violation reported upon, the project proponent shall be responsible for all the legal actions as per Environment Protection Act, 1986 including SEIAA may cancel, withdraw or keep in abeyance, the environment clearance accorded.
26. Proponent shall carryout bioremediation for reuse the treated water into the river
27. Rainwater harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rainwater.
28. Proponent shall submit compliance of report of National Institute of Hydrology, on the hydrology of the basin including water availability for the project, sedimentation rate, design discharge & its recurrence interval, ground & surface water quality in terms of physical, chemical & bacteriological parameters, soil characteristics in terms of physical & chemical parameters, flood carrying capacity etc within 10 days time period.
29. Assessment of effect of changes in hydrological balance, expected changes in water quality in the project area as a result of upstream water- regulatory works (i.e. reduced flow, temperature, dissolved salts, sediment load etc.), alteration of water flow downstream, assessment of effects of planned activities on run-off and sediment load of the river.

A.1 CONSTRUCTION PHASE:

A.1.1 WATER:

30. Fresh water requirement during the construction phase shall not exceed 65 KL/day and it shall be met through Ahmadabad Municipal Corporation. Prior permission shall be obtained from the concern authority.
31. SRFDCL shall provide Mobile Toilets as onsite sanitation facilities and generation of sewage shall not exceed 19 KLD. Management of the waste water shall be as per the prevailing guidelines/ regulations.
32. Necessary arrangement shall be ensured during excavation of earth material to control fugitive emission.
33. Sediments settled on the Riverbed shall be dredged and dredging material shall be used for reclamation/embankment.
34. Construction waste shall be collected, segregated and disposed off as per C & D waste management rules, 2016.
35. Necessary arrangement to ensure health & wellbeing of construction workers viz. Drinking water & tap water, sanitation facilities, first aid box, free medicines, doctor service, PPEs, rooms & welfare facilities shall be provided for workers. PP shall comply Building and Other Construction Worker (BOCW) Act 1996 requirement shall be fulfilled.
36. Emergency Planning & Response plan considering construction scenario shall be prepared and implemented

A.1.2 HEALTH & SAFETY:

37. SRFDCL shall obtain Fire opinion/provisional fire NOC from the concern authority as per the prevailing Rules / Gujarat Fire Prevention and Life Safety Measures Act, 2016.
38. SRFDCL shall obtain registration of the establishment under the Building and other Construction Workers' (Regulation of Employment & Conditions of Service) Act 1996 and shall comply with the provisions of the Act for the safety, health and welfare of construction workers.
39. SRFDCL shall obtain registration of the construction workers as beneficiaries with the Gujarat Building and Other

A.2 OPERATION PHASE:

A 2.1 WATER

40. Total water requirement during the operation phase shall not exceed 934.9 KLD and it shall be met through Ahmadabad Municipal Corporation.
41. Prior permission from concern authority shall be obtained. Metering of the water shall be done and its records shall be maintained
42. Sewage shall be disposed of into AMC sewage line which shall be connected to Common STP of AMC. There shall be no discharge of any untreated waste water into River Sabarmati from the proposed project.
43. Sewage shall be disposed into existing line of AMC by connecting the sewerage line of proposed project with AMC line which shall be connected to Common STP of AMC.
44. The storm-water runoff in the project is proposed to be channelized and released freely into the River bed which shall allow the water to penetrate in the aquifer.
45. The project proponent shall ensure there is no any wastewater outfall in the river from any source.

A.2.2 AIR:

46. D. G. sets (4 x 25 KVA) proposed as backup power shall be of enclosed type and confirm to prescribe standards under EPA rules. Necessary acoustic enclosures shall be provided at diesel generator set to mitigate the impact of noise.
47. 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.
48. 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.

A 2.3 SOLID WASTE:

49. The solid waste generated shall be properly collected and segregated at source. The biodegradable waste shall be converted into useful product by treating it into the proposed onsite Organic Waste Converter and the recyclable waste shall be sold to vendors whereas the other garbage shall be disposed off properly as per the provisions made by the concerned local body.

A 2.4 SAFETY AND WELFARE:

50. Fire fighting facilities like fire extinguishers, fire buckets near DG sets, in kiosk, toilets and parking area etc. shall be provided as proposed.
51. Project Proponent shall obtain fire safety certificate / Fire No-Objection Certificate (NOC) from the concern authority as per the prevailing Rules / Gujarat Fire Prevention and Life Safety Measures Act, 2016.
52. Fire fighting facilities like adequate nos. of fire extinguishers, fire buckets will be provided near DG sets, in kiosk, toilets and parking area shall be provided. A lightning arrester will be installed and properly earthed.
53. Clear peripheral margin space of adequate width, in accordance with the concerned local bye-laws, shall be provided for unobstructed & easy movement of vehicles in case of emergency.
54. Sanitation facilities, drinking water & tap water, sewage disposal facility, first aid box, free medicines, doctor service, adequate PPEs etc. shall be provided for workers.

A2.5 PARKING / TRAFFIC CONGESTION:

55. Total 1042 ECS along 23,975 m long parking area @ 23 sqm/ ECS as open surface parking shall be provided as proposed for common facility for industrial park Riverfront Development Project.
56. SRFDCL shall ensure to provide adequate parking space for overall project activities and for Individual amenities/facilities as per NBC/GDCR norms.
57. 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.

A 2.6 ENERGY CONSERVATION:

58. Energy conservation measures viz. maximum use of natural lighting through architectural design, energy efficient motors & pumps, water efficient taps, solar lights in open & solar streetlight, Solar trees generating approx. 400 kWhr, use of aerated blocks & RMC, use of LED lighting fixtures and low voltage lighting, roof-top thermal insulation etc. shall be implemented as proposed.

A 2.7 GREEN BELT :

59. Green area/common area of 16 ha shall be developed as proposed. The other open spaces inside the plot shall be suitably landscaped and covered with vegetation of indigenous tree species.

A 2.8 CORPORATE ENVIRONMENTAL RESPONSIBILITY:

60. The project proponent shall allocate fund Rs. 5 Cr for Activities like Solar panels (At Anganwadi and schools) Tree Plantation and Avenue plantation Rain water harvesting (At Anganwadi and schools) School Infrastructure and Education Facilities & Anganwadi Infrastructure (Benches, stationary Items, bags and shoes, Drinking water facility, Smart Class, Toys, Posters, Painting, Play equipment etc.) Medical facility and health camps proposed under Corporate Environment Responsibility (CER) shall be part of Environment Management Plan (EMP) as per the MoEF&CC's OM no. F. No. 22-

office of MoEF&CC as a part of half-yearly compliance report and to the District Collector. The monitoring report shall be posted on the website of the project proponent.

61. Activities proposed under Corporate Environment Responsibility (CER) shall be part of Environment Management Plan (EMP) as per the MoEF&CC's OM no. F. No. 22-65/2017-IA.III dated 30.09.2020.
62. The said activities shall be completed within 3 years from the commencement of the project.
63. The CER shall be monitored and the monitoring report shall be submitted to the regional office of MoEF&CC as a part of half-yearly compliance report and to the District Collector. The monitoring report shall be posted on the website of the project proponent.

B. GENERAL CONDITIONS :

B1. PRE-CONSTRUCTION AND CONSTRUCTION PHASE:

64. Mitigation of flood measures shall be undertaken. Height of the plinth and ramps will be increased so that flood water does not enter basement.
65. Project proponent shall explore possibilities to reuse the treated waste water for gardening and floor washing.
66. Roads leading to or at construction site must be paved and blacktopped (i.e. – metallic roads).
67. No excavation of soil shall be carried out without adequate dust mitigation measures in place.
68. Grinding and cutting of building materials in open area shall be prohibited.
69. Construction material and waste should be stored only within earmarked area and road side storage of construction material and waste shall be prohibited.
70. Construction and demolition waste processing and disposal site shall be identified and required dust mitigation measures be notified at the site.
71. Various dust mitigation measure shall be displayed prominently at the construction site for easy public viewing.
72. 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.
73. Prior permission from the competent authority shall be obtained for cutting of the existing trees before site preparation work is commenced.
74. Water demand during construction shall be reduced by use of curing agents, super plasticizers and other best construction practices.
75. Wind – breaker of appropriate height i.e. 1/3rd of the building height and maximum up to 10 meters shall be provided. Individual building within the project site shall also be provided with barricades.
76. Regular water sprinkling shall be carries out in vulnerable areas for controlling dusting/ fugitive emissions.
77. No uncovered vehicles carrying construction material and waste shall be permitted.
78. No loose soil or sand or construction & demolition waste or any other construction material that cause dust shall be left uncovered. Uniform piling and proper storage of sand to avoid fugitive emissions shall be ensured.
79. Structural design of the project shall strictly adhere to the seismic zone norms for earthquake resistant structures.
80. The planning, designs and construction of all buildings shall be such as to ensure safety from fire.
81. The project proponent shall ensure maximum employment given to the local people nearby site area.
82. All required sanitary and hygienic measures shall be provided before starting the construction activities and to be maintained throughout the construction phase.
83. 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 no ruin the existing environmental condition. The housing may be in the form of temporary structures to be removed after completion of the project.
84. Adequate personal protective equipment's shall be provided to the construction workers to ensure their safety and the project proponent shall ensure its usage by the labours.
85. First Aid Box shall be made readily available in adequate quantity at all the times.
86. Training shall be given to all workers on construction safety aspects.
87. 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.
88. 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.
89. 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
90. 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.

91. 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.
92. Safe disposal of wastewater and municipal solid wastes generated during the construction phase shall be ensured.
93. All top soil excavated during construction activity shall be used in horticultural / landscape development within the project site.
94. 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.
95. Construction debris shall be reused in construction of roads, levelling 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.
96. 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 neighbouring communities.
97. Provisions of Construction & Demolition Waste Management Rules-2016 shall be strictly adhered to.
98. 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.
99. 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.
100. 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.
101. 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:

102. In case, if it comes to notice to SEAC/SEIAA, that PP has violated EC norms by starting construction before obtaining Environmental Clearance, necessary action shall be taken as per the provisions of OM of MoEF& CC, New Delhi dated 7.7.2021.
103. Project Proponent shall submit CER plan each year wise to respective Collectors, DDO and Municipal Commissioner/Urban Development Authority and implement of CER activities under intimation and guidance of the respective authorities.
104. PP shall take all required mitigation measures to comply with ambient noise levels standards of the residential area during day and night time as per Noise Pollution (Control and Regulation) Rules, 2000.
105. Necessary permission for drawing of water from concerned Corporation/ Authority shall be obtained.
106. Necessary permission for discharging of treated domestic wastewater in Drainage of concerned Corporation/ Authority has to be obtained.
107. Concerned Municipal Corporations/ Urban Development authority shall ensure the compliance of conditions given in the EC order.
108. Project proponent shall provide suitable storm water drainage facilities to avoid water logging.
109. This EC order should not be used as supportive evidence in regard of legal evidence in case of any disputes. This is only given for the purpose of Environmental Compliances and mitigation of various environmental Impact.
110. Project proponent or the maintenance society to whom the project has been handed over shall ensure allocation of parking to each and every member of the society as per the rules as soon as possible not later than 3 months and display the same in the society notice board
111. PP shall also comply EC conditions and inform to the local authorities like Municipal Corporation, UDA, RERA/ SEIAA and also ensure proper parking without fail. Basement parking should always maintain clean, free from hanging electric wires and provide adequate light and ventilation.
112. Proponent shall maintain traffic system within the premises to avoid congestion and unsafe parking in the premises, particularly safety parameters including fire, safety, installation of fire equipments, house pipes etc for regular maintenance check-up and hold mock drills from time-to-time. Any damage to the greenbelt area must be avoided.
113. Project proponent shall comply with all provisions of GDCR and its amendment for constructing Building.
114. The PP shall also ensure notarized undertaking from the maintenance society at the time of hand over to comply with all the conditions of EC scrupulously.
115. As regards obtaining for fire safety permissions, proponent have to inform to SEIAA before obtaining BU permissions from competent authority.
116. Proponent shall obtain Registration of the establishment under the Building and other construction workers (regulation of employment & condition of service before commencement of construction and inform to SEIAA.

117. Provision of fire lift may be provided; additional lift may be provided in high rise building for safety.
118. All vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment. Further, Regular maintenance of leakages of water and wastewater shall be carried out.
119. The competent authority like Municipal Corporation / Urban development authority / District collector / RERA or any other authority or officer authorized by MoEF&CC can inspect the site, all facilities, for verification of compliances of Environmental Clearances conditions and ensure its compliance before issuance of any permission given by competent authority.
120. Construction activities will be allowed only during daytime period.
121. If height of the building/block from the ground level is above 12.65 meters, then PP shall provide lift in building/block as per GDCR Rules.
122. PP shall provide one regular lift and one fire lift, if floor area of the block/building exceeds 497.61 sq mtrs.
123. Project proponent shall provide and operate necessary recycling facilities for reuse of treated domestic wastewater within premises.
124. Project proponent shall obtain all NA permission for all survey Nos before installation and commissioning of activities.
125. The project proponent shall provide water pumping arrangement and especially when the discharge into municipal drainage, for annual inspection and cleaning to avoid inundation and surface water pollution and health hazard.
126. The project proponent shall ensure the distance criteria is properly followed while undertaking construction in consistence with the existing directions of local self-government bodies.
127. The orders shall mention the limit of floors given in the proposal. Any deviation from that by the proponent changing the number of floors could attract withdrawal of the EC as a violation case.
128. Prior EC granted is subject to the proponent receiving all statutory permission / clearances / certificates and membership of respective agencies / authorities failing, which this provisional EC will stand withdrawn.
129. Proponent shall inform progress from time to time, in six monthly compliance report to MOEFCC / SEIAA / SEAC.
130. The above conditions are also applicable to the ECs already been accorded to Projects. This should be checked by respective agencies entrusted with the task of inspection and action.
131. Bore well water shall be drawl only after obtaining necessary permission from CGWA.
132. Project Proponent shall prominently display the copy of Environment Clearance at site.
133. Project proponent shall comply with all environmental facilities and requirement as per GDCR/Urban Development Authority.
134. Regular maintenance of leakages of water and wastewater shall be carried out.
135. All construction activities will be allowed only during daytime period.
136. Lubrication will be carried out periodically for all plant machinery.
137. The project proponent shall prepare, display at prominent place in the construction site and implement the fire and safety SOPs for fall protection, ladders and staircase, scaffolds, trenching and excavation, electrical safety, crane operations, occupational noise mitigation procedure, welding and cutting including provision of PPE kits etc.
138. When the property is handed over to society, the proponent should ensure by notarized undertaking to abide by all the conditions of EC and copy of the such transfer letter with notarized undertaking shall send to SEAC & SEIAA.
139. The proponent shall ensure that the occupants of the society are allotted parking space as approved in EC order and put-it on display the allotment of parking to the occupants in the society maintenance of it.
140. If there is Basement parking in proposed in the project then they should always maintain clean, free from hanging electric wires and provide adequate light.
141. Separate Entries and Exits shall be provided to the project on the approach road.
142. PP shall provide Electric vehicle charging points in the parking area.
143. Project Proponent shall provide adequate fund for Environment Monitoring and Staff training in the Environment Management Plan.
144. Builder/Maintenance Society shall take all required mitigation measures to comply with ambient noise levels standards of Residential area during day and night time as per Noise Pollution (Control and Regulation) Rules, 2000.
145. This EC order should not be used as supportive evidence in regard of legal evidence in case of any dispute in ownership. This is only given for the purpose of Environmental Compliances and mitigation of Environmental Impact.
146. Project proponent or maintenance society to whom the project has been handed over shall ensure allocation of parking to each and every member of the society as per the rules as soon as possible and display the same in the society notice board
147. Builder/Maintenance Society shall maintain basement parking area, which should be clean, free from hanging electric wires and provide adequate lighting and ventilation at site.

148. **Builder/Maintenance Society shall maintain traffic system within the premises to avoid congestion and unsafe parking in the premises, particularly safety parameters including fire, safety, installation of fire equipments, house pipes etc for regular maintenance check-up and hold mock drills from time-to-time. Any damage to the greenbelt area must be avoided.**
149. **Builder/Maintenance Society shall ensure that entry as well as exit gate of site shall be open all the time, failing which necessary action shall be taken by Competent Authority like Corporation/Urban Development Authority as per the provisions of GDCR/NBC.**
150. **Builder/Maintenance Society shall strictly ensure to comply with all the conditions of EC scrupulously failing which necessary action shall be taken by Competent Authority like Corporation/Urban Development Authority as per the provisions of GDCR/NBC.**
151. **Builder/Maintenance Society shall ensure that all residents shall carry out necessary segregation & timely disposal at source of solid waste.**
152. **The above conditions are also applicable to the ECs already been accorded to Projects. This should be checked by respective agencies entrusted with the task of inspection and action.**
153. **Society shall display visitor's parking facility at suitable location at site.**
154. **Looking to the traffic management, at no point of time entry gate should be closed except reasons of security as may be directed by competent authorities.**
155. **To stop emission of PM10, the builders shall ensure the paving of the dusty edges of the bitumen road.**
156. **The builder and the maintenance society shall ensure the cleanliness and disposal of garbage and waste all the time and give wide publicity to environmental measures time to time.**
157. **Annual maintenance certificate of Lift shall be displayed on notice board at all the time.**
158. In Municipal Corporation before approval of plan layout it shall be ensure that the project proponent has projected the space for tree plantation with tree guard in a space between municipal road & their premises.
159. The project proponent shall take written undertaking from the society association to maintain compliance of conditions pertaining to tree plantation, maintaining hygienic condition in and around the premises for building construction projects.
160. Notwithstanding the provision of EMP/CER, the proponent shall incur full expenditure as may be required at the time of execution of the project.
161. The project proponent shall take written undertaking from the Society Association to ensure compliance of environment conditions when it is handed over to them.
162. Project proponent shall take proper maintenance of electrification with respect to human safety.
163. Tree Plantation prescribed in the EC shall be maintained by the Society Association.
164. Proponent as well as successor society shall maintain hygienic conditions and cleanliness in and around the project site all the time.
165. The design of building has to be earthquake resistant & duly certified by competent structural engineer of competent authority.
166. The project proponent shall explore the possibilities & adopt mitigation measures to minimize the impact of project with reference to Urban Heat Island (UHI) Phenomena.
167. The project proponent shall allocate funds as may be required for the compliance of Environment Management plan & CER activity proposed at the time of execution of the project.
168. Project proponent shall adopt the 4R concept of Reduce, Reuse, Recycle and Restore, while handing over the project to Maintenance Society shall ensure the compliances as required.
169. 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.
170. 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.
171. Used oil shall be sold only to the registered recycler.
172. Provisions of Solid Waste Management Rules-2016 shall be strictly adhered to.
173. Requisite fire fighting facilities as per the requirement of NBC and Gujarat Fire Prevention and Life Safety Measures Act-2013 along with the rules & regulations made there under shall be provided.
174. Underground fire water storage tanks and terrace water storage tanks as well as storage of treated domestic waste water 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.
175. Dedicated power back up system shall be provided in the case of power failure & emergency of fire water pumps.
176. First Aid Box shall be made readily available in adequate quantity at all the times.
177. Main entry and exit shall be separate and clearly marked in the facility
178. 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.

179. Sufficient peripheral open passage shall be kept in the margin area for free movement of fire tender/ emergency vehicle around the premises.
180. 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. on all sources of noise generation including D.G. Sets. The ambient noise levels shall conform to the standards prescribed under the Environment (Protection) Act and Rules.
181. The area earmarked for the parking shall be used for parking only. No other activity shall be permitted in this area.
182. 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.
183. The project proponent shall install energy efficient devices, appliances, motors, and pumps conforming to the Bureau of Energy Efficiency norms.
184. The transformers and motors shall have minimum efficiency of 85%.
185. Only variable frequency motor drives shall be used in project.
186. 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.
187. Use of glass shall be minimal to reduce the heat island effect as well as to reduce the electricity consumption.
188. The area earmarked as green area shall be used only for plantation and shall not be altered for any other purpose.
189. Drip irrigation/low volume, low angle sprinkler system shall be used for the lawns and other green area including tree plantation.
190. 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 order.
191. 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.
192. All other statutory clearances such as N.A. permission, Fire NOC from Department, permission from Airports Authority of India, BU permissions, Development permissions etc including approvals for storage of diesel from concern authority shall be obtained by the project proponent from the competent authorities before commissioning of Project.
193. 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.
194. The project management shall also comply with all the environment protection measures, risk mitigation measures and safeguards proposed by them.
195. All commitments / undertakings given to the SEAC during the appraisal process for the purpose of environmental protection and management shall be strictly adhered to.
196. The project proponent shall also comply with any additional condition that may be imposed by the SEAC or by SEIAA or any other competent authority for the purpose for the environmental protection and management.
197. All the terms & conditions prescribed in the amendment of EIA Notification 2006 published by the MoEF&CC vide its Notification No. S.O. 3999(E) dated 9th December, 2016 shall be complied with letter & spirit.
198. 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.
199. 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.
200. 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 1986 and the Hazardous Wastes (Management Handling and Tran boundary) Rules, 2008, Building and Other Construction Workers' (Regulation of Employment & Conditions of Service) Act-1996, The Gujarat Lifts and Escalators Act-2000 along with their amendments and rules.
201. The project proponent shall obtain the requisite permissions / clearance under the provisions of the Indian Forest Act 1927, Forest Conservation Act 1980 and Wildlife (Protection) Act 1972.

B3. OTHER:

202. The Project Proponent shall obtain other permissions required to be obtained for the proposed River development, details on the concerned authorities like ULB, Water Resources department, Urban development department, Revenue department, Forest department, Archeological department, Irrigation department, Airport and Defense Departments and other departments whichever applicable.

the SEIAA and ensure the expenditure of approximate INR 95.26 Lakhs as capital cost and approx. INR 12.3 lakh per annum as recurring cost on environmental matter during operation phase of the project.

204. Environmental Monitoring Cell (EMC) cell shall be set up to monitor the proposed mitigation measures. Environmental Air Quality Monitoring, Drinking Water Quality, Ambient Noise Level, Solid waste, Meteorology, Flue gas from DG set and Waste plant shall be monitored as per guidelines from CPCB. Compliance of all above EC conditions shall be accounted and submitted to Regional Officer, MoEF& CC and SEIAA
205. 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.
206. The project proponent shall adhere to provisions made for Corporate Environment Responsibility "CER" in Office Memorandum dated 01/05/2018 by Ministry of Environment, Forests & Climate Change and its amendments from time to time in a letter and spirit.
207. 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 SEIAA and may also be seen at the Website of SEIAA/ SEAC.
208. It shall be mandatory for the project management to upload half yearly compliance report on website of Gujarat Real Estate Regulatory Authority, on 1st June and 1st December of each calendar year.
209. The project authorities shall inform the GPCB, Regional Office of MoEF&CC 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.
210. 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.
211. 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.

B4. COMPLIANCE OF ENVIRONMENT CLEARANCE/REPORTING/ADMINISTRATION/APPEAL:

212. Project proponent shall inform to all the concerned authorities including Municipal Corporation and district collector and shall also give wide publicity through advertisement in minimum two local newspapers within seven days, about the environment clearance order accorded. Copy of EC shall be display at the site in prominent area for the public.
213. Project proponent shall appoint a key person in the organization who shall be responsible for compliance of above condition fully on behalf of the proponent. It will not mean that appointing a key person will exempt the project proponent from the responsibility of compliance. Any change in key person shall immediately be informed to SEIAA and all concerned authorities.
214. Designated key person shall submit six monthly compliance report to SEIAA/SEAC, MOEF&CC, GPCB and Nodal Department of the Government.
215. The Nodal Department or any authority or officer authorized by MOEF&CC/SEIAA can inspect the site of the project and all the facilities, for verification of compliances of environment clearance conditions.
216. In case of violation reported upon, the project proponent shall be responsible for all the legal actions as per Environment Protection Act, 1986 including SEIAA may cancel, withdraw or keep in abeyance, the environment clearance accorded.
217. Any person including the project proponent affected by this environment clearance order may file appeal to Honorable National Green Tribunal West Zone branch, Pune, preferably within a period of thirty days from the date of issue of environment clearance as prescribe under section 16 of National Green Tribunal Act 2010.
218. All complains and public grievance or representations may be addressed to SEIAA/SEAC in the email addresses msseiaaqj2024@gmail.com & seacgujarat@gmail.com.

Copy to:-

1. The Secretary, SEAC, C/O. G.P.C.B. Gandhinagar - 382010.
2. The Additional Chief 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. Scientist C, Integrated Regional Office, Ministry of Environment and Forests, Aranya Bhavan, Sector-10, Gandhinagar – 382010.
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. Secretary, Gujarat Real Estate Regulatory Authority, 4th Floor, Sahyog Sankul, Sector-11, Gandhinagar-382010.....for information & necessary action please.
8. Select File