सत्यमेव जयते

File No:

Government of India

Ministry of Environment, Forest and Climate Change

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

***

Dated **20/10/2025**

To,

Mitesh Shah
ALPESHBHAI SHAH
D 611, 6th floor, West Gate, Near YMCA Club, S. G. Highway, Makarba, Ahmedabad,
AHMADABAD, GUJARAT, 380051
info@goodvaluellp.com

Subject: Grant of Transfer of Environmental Clearance (EC) to the project under the provision of the EIA Notification 2006 and as amended thereof regarding.

Sir/Madam,

This is in reference to your application submitted to SEIAA vide proposal number SIA/GJ/INFRA2/546938/2025 dated 20/10/2025 for grant of transfer of Environmental Clearance (EC) to the project under the provision of para 11 of the EIA Notification 2006-and as amended thereof.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC25C3801GJ5685860T
(ii) File No.	
(iii) Clearance Type	Transfer of EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vii) Name of Project	Westlands
(viii) Name of Company/Organization	ALPESHBHAI SHAH
(ix) Location of Project (District, State)	AHMADABAD, GUJARAT
(x) Issuing Authority	SEIAA
(xi) EC Date	20/10/2025
(xii) Details of Transferee	D 611, 6th floor, West Gate, Near YMCA Club, S. G. Highway, Makarba, Ahmedabad,Ahmedabad,438,24,380051
(xiii) Details of Transferor	ALPESHBHAI SHAH, The North, Opp Hotel Double tree by Hilton, Ambli Bopal Road, Ahmedabad,Ahmedabad,438,24,380058

Plot/Survey Khasra Nos.: Survey No: 495/A, O.P. Number: 140, F.P. Number:140 ,D. T.P. S. Number:52 , Ambli, Ahmedabad

1. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-7 were submitted to the SEIAA under the provision of Para 11 of the EIA notification 2006 and its subsequent amendments. Details in Form 7 can be accessed on PARIVESH portal by scanning the QR Code above and can also be accessed at click here.
2. The SEIAA has examined the requisite information/documents required for transfer of EC in accordance with the provisions contained in the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and hereby accords Transfer of EC dated Invalid date to D 611 under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of EC conditions issued vide EC letter dated 20/10/2025.
3. The SEIAA may revoke or suspend the clearance, if implementation of any of the EC conditions is not satisfactory. The SEIAA reserves the right to stipulate additional conditions, if found necessary.
4. The PP is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC issued vide dated 20/10/2025.
5. This issue with the approval of the Competent Authority.

Send Approval Copy To (In case of multiple use comma as separator)

Transfer of Environment Clearance Order No: - SEIAA/GUJ/EC/8(a)/974/2023 dated: 31/07/2023.
(Under the provision of Environmental Impact Assessment (EIA) Notification, 2006)

In exercise of power conferred under the provision of Environmental Impact Assessment (EIA) Notification, 2006 under sub-rule (3) of Rule 5 of the Environment (Protection) Rules, 1986, the Environment Clearance granted to Building Construction Project "West lands" at Survey No: 495/A, O.P. Number: 140, F.P. Number: 140 ,D. T.P. S. Number:52 , Ambli, Ahmedabad and developed by M/s. Alpesh **Vikrambhai Shah and Mrs. Sapna Samirbhai Mehta vide this office letter no. SEIAA/GUJ/EC/8(a)/974/2023 dated: 31/07/2023, is being subjected to EC transfer for the following change in developer of the project.**

And whereas SEIAA has granted Environment Clearance vide office order letter no. SEIAA/GUJ/EC/8(a)/974/2023 dated: 31/07/2023, under the provisions of the aforesaid Notification.

And whereas project proponent has applied for Name change and EC transfer in the environmental clearance vide their online application vide No. SIA/GJ/INFRA2/546938/2025. Dated:03/08/2025

The proposal was considered by SEIAA, Gujarat in its meeting held on 10/10/2025 at Gandhinagar. After careful consideration, Environment Clearance order dated 31/07/2023 is hereby transferred as under.

SEAC deliberated that

- Proponent applied for EC transfer from Shri Alpesh Vikrambhai Shah and Mrs. Sapna Samirbhai Mehta to M/s. Good Value Properties India LLP.
- Proponent obtained EC dated 31/07/2023 in a name of M/S. Westlands proposed by M/s. Alpesh Vikrambhai Shah and Mrs. Sapna Samirbhai Mehta.
- Proponent submitted Index-2 copy in Name of M/s. Good Value Properties India LLP dated: 10.08.2023.
- PP submitted NOC of old developer i.e. M/s. Alpesh Vikrambhai Shah and Mrs. Sapna Samirbhai Mehta that they have no objection for EC-Transfer in new name has also been submitted.
- PP submitted reason for delay in seeking transfer of EC. Thereafter SEAC recommended to SEIAA for grant of EC transfer.

Authority reviewed SEAC deliberation & Recommendations of SEAC and after discussion, Environment Clearance transfer is Granted incorporating all conditions stipulated by SEAC and as under:

1. **EC transfer is accorded developer change from Shri Alpesh Vikrambhai Shah and Mrs. Sapna Samirbhai Mehta to M/s. Good Value Properties India LLP.**
2. **EC transfer does not give any legal right/ proof, nor it can be used as an legal evidence & it is only for purpose of EC.**
3. **PP shall strictly comply undertaking made between two parties.**
4. **PP shall submit List of Directors of both proponents on their letter pad to this office.**
5. **Proposed EC is not liable / binding for any legal / court issues or land ownership issues. Necessary permission in this regard has to be obtained by PP separately from concerned authority.**
6. **PP shall comply with notarized undertaking submitted as they have to accept all terms and conditions in the EC and shall comply with the same and submit 6 months compliance report to SEIAA and SEAC**
7. **PP shall strictly adhere to compliance of OM of MOEF & CC dated 23.11.2023 wrt EC- transfer. Any false submission or misleading information or data, of the application makes this EC transfer cancelled.**
8. **Further transferor & transferee both are responsible for misleading of any data submitted by you with reference to the EC transfer application and provision of OM dated 23.11.2023 of MoEF & CC.**
9. **All other conditions of EC order dated 31/07/2023 shall remain unchanged**

Rest of all the conditions of the Environment Clearance orders no SEIAA/GUJ/EC/8(a)/974/2023 dated: 31/07/2023 shall remain unchanged.

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. The Additional Principal Chief Conservator of Forests (Central), Ministry of Environment & Forests, Regional Office (WZ), E-5, Arera Colony, Link Road-3, Bhopal-462016, MP
5. Monitoring Cell, Ministry of Environment and Forests, Paryavaran Bhavan, CGO Complex, New Delhi.
6. The Member Secretary, Gujarat Pollution Control Board, Paryavaran Bhavan, Sector-10 A, Gandhinagar-10
7. Select File.

Validity unknown
Digitally Signed by : Mrs Dipali Tank
Member Secretary, SEIAA
Date: 20/10/2025

ASAV P. GADHVI
MEMBER SECRETARY
SEIAA (GUJARAT)

GOVERNMENT OF INDIA
MOEF & CC
STATE ENVIRONMENT IMPACT
ASSESSMENT AUTHORITY
GUJARAT

No. SEIAA/GUJ/EC/8(a)/ 974 /2023 **Date: 31 JUL 2023** **BY R.P.A.D**
Time Limit

Sub: Environment Clearance for the Building and Construction Project "Westlands" at Survey No: 495/A, O.P. Number: 140, F.P. Number: 140, D.T.P.S. Number: 52, Ambli, Ahmedabad proposed by M/s. Alpesh Vikrambhai Shah and Mrs. Sapna Samirbhai Mehta. Construction project in Category 8 (a) of Schedule annexed with EIA Notification dated 14/09/2006.

Ref: Your Proposal No. SIA/GJ/INFRA2/424040/2023.

Dear Sir,

This has reference to your application along with Form-I, Form-1 A dated 02/05/2023, seeking Environmental Clearance under Environment Impact Assessment Notification, 2006. The project was scheduled for hearing in the SEAC meeting held on 21/06/2023.

The proposal is for Environmental Clearance for the **Building and Construction Project "Westlands" at Survey No: 495/A, O.P. Number: 140, F.P. Number: 140, D.T.P.S. Number: 52, Ambli, Ahmedabad proposed by M/s. Alpesh Vikrambhai Shah and Mrs. Sapna Samirbhai Mehta.** This is a proposed building construction project having plot area of 5,467.00 m^2 and the proposed FSI area of the project is 20,835.58 m^2 with proposed built up area of 37,223.37 m^2. As the built up area is >20,000 m^2 and <1,50,000 m^2, it falls in the category 8(a) of the Schedule of EIA Notification, 2006.

The project will comprise of 01 number of building. No. of Blocks: 04. Scope of buildings/blocks are: 2 Level Basement + Ground Floor/Hollow plinth + 1st Floor (Parking) + 10 floors and No.& size of Residential Units are: 65 (4BHK).

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 07/07/2023 to grant Environmental Clearance to the SEIAA, Gujarat based on the decision taken during SEAC meeting held on 21/06/2023. The proposal was considered by SEIAA, Gujarat in its meeting held on 20/07/2023 at Gandhinagar. After careful consideration, the SEIAA hereby accords Environmental Clearance to above project under the provisions of EIA Notification dated 14th September, 2006 subject to the compliance of the following conditions.

A. PROJECT SPECIFIC CONDITIONS:

1. **Generated Sewage shall be treated in proposed STP having capacity of 70 KL/ day.**
2. **No ground water should be tapped without obtaining permission from CGWA.**
3. **PP shall provide recycling facilities of 23.68 KL/Day treated domestic wastewater with necessary storage tanks and pipeline infrastructure and adequate sprinklers. The details in this regard shall be submitted within 10 days' time period**
4. **Unit shall provide total Car parking area of 396 cars and also provide electric charging facility of 20% of CPS.**

A.1 CONSTRUCTION PHASE:

A.1.1 WATER:

5. Fresh water requirement during the construction phase shall not exceed 17.5 KLD and it shall be met through tanker water supply. No ground water shall be tapped during the construction phase.
6. Sewage generated during the construction phase shall be disposed off through Soak Pit.
7. Explore possibilities of provision of mobile toilets in construction phase.

A.1.2 HEALTH & SAFETY:

8. Project Proponent 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.
9. The project proponent 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.

10. The project proponent shall obtain registration of the construction workers as beneficiaries with the Gujarat Building and Other Construction Workers Welfare Board.

A.2 OPERATION PHASE:

A 2.1 WATER

11. Total water requirement during the operation phase shall not exceed 71.83 KLD, out of which fresh water requirement of 48.14 KLD shall be met through AMC and the remaining 23.68 KLD of water requirement shall be met through treated sewage. Metering of the water shall be done and its records shall be maintained.
12. Sewage generation during operation phase shall not exceed 55.5 KLD which shall be treated in the proposed onsite Sewage Treatment Plant.
13. The unit shall install and efficiently operate STP of adequate capacity for treating the sewage to be generated during operation phase to achieve the CPCB norms at the STP outlet. Treated sewage conforming to CPCB norms shall be utilized within premises for gardening & flushing purpose at the maximum extent possible. Only remaining quantity of treated sewage shall be disposed off through drainage line of AMC.
14. A proper logbook of STP operation and also showing the quantity of treated sewage utilization within premises & quantity of treated sewage discharged into the drainage line shall be maintained.
15. Dual plumbing system with separate tanks and lines shall be provided for utilization of treated sewage for flushing.
16. No bore well shall be constructed and existing bore well/s, if any, shall be either sealed or converted into the recharge well.
17. Rain water harvesting from rooftop and paved areas and ground water recharge through 2 nos. of percolation wells shall be carried out as per the details submitted. Before recharging the runoff, pre-treatment must be done to remove suspended matter.

A.2.2 AIR:

18. A D. G. set (1 X 125 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.
19. The exhaust of the D. G. Set shall be at least 3 m above roof top.
20. 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:

21. The solid waste generated shall be properly collected and segregated at source. The biodegradable waste shall be converted into useful end 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 AMC.

A 2.4 SAFETY AND WELFARE:

22. 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.
23. Fire fighting facilities like Fire extinguishers, hose reel, wet riser, manually operated electric fire alarm system, automatic sprinkler system (Basement, 1st Floor and HP), terrace water tanks of 80 KL capacity, underground water tank of 200 KL, etc shall be provided.
24. Staircase shall be provided:

Type & no. of buildings	No. of floors	Area for each Floor (m^2)	No. of staircase	Width of the staircase (m)	Total No of Lifts	No of fire lift	Travel distance (m)
A	G/HP + 10	663.06	1	2.03	3	1	23
B	G/HP + 10	683.06	1	2.03	3	1	24
C	G/HP + 10	683.06	1	2.03	3	1	24
D	G/HP + 10	653.06	1	2.03	3	1	24

25. All the staircases shall open out at ground level from the highest point of building [with access from each floor] for emergency evacuation.
26. Provision for adequate air changes per hour in the basement shall be made so as to avoid build-up of CO in the area.
27. Car park exhaust system equipped with CO (Carbon Monoxide) sensor shall be provided to ensure operation of exhaust fans as CO concentration levels.
28. 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.
29. 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:

30. Minimum parking space of 12085.2 m^2 (396 CPS) [7780.66 m^2 in Basement + 1652.27 m^2 in Hollow Plinth + 2652.27 m^2 in 1st Floor] shall be provided as proposed.

A 2.6 ENERGY CONSERVATION:

31. Energy conservation measures viz. maximum use of natural lighting through architectural design, energy efficient motors & pumps, water efficient taps, solar lights in open & solar street light, 48 KW solar power generation, 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 :

32. Green belt area of 546.70 m^2 comprising of 275 m^2 tree covered area with 137 trees within premises 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:

33. Mitigation of flood measures shall be undertaken. Height of the plinth and ramps will be increased so that flood water does not enter basement.
34. Project proponent shall explore possibilities to reuse the treated waste water for gardening and floor washing.
35. Roads leading to or at construction site must be paved and blacktopped (i.e. – metallic roads).
36. No excavation of soil shall be carried out without adequate dust mitigation measures in place.
37. Grinding and cutting of building materials in open area shall be prohibited.
38. Construction material and waste should be stored only within earmarked area and road side storage of construction material and waste shall be prohibited.
39. Construction and demolition waste processing and disposal site shall be identified and required dust mitigation measures be notified at the site.
40. Various dust mitigation measure shall be displayed prominently at the construction site for easy public viewing.
41. 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.
42. Prior permission from the competent authority shall be obtained for cutting of the existing trees before site preparation work is commenced.
43. Water demand during construction shall be reduced by use of curing agents, super plasticizers and other best construction practices.
44. 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.
45. Regular water sprinkling shall be carries out in vulnerable areas for controlling dusting/ fugitive emissions.
46. No uncovered vehicles carrying construction material and waste shall be permitted.
47. 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.
48. Structural design of the project shall strictly adhere to the seismic zone norms for earthquake resistant structures.
49. The planning, designs and construction of all buildings shall be such as to ensure safety from fire.
50. The project proponent shall ensure maximum employment given to the local people nearby site area.
51. All required sanitary and hygienic measures shall be provided before starting the construction activities and to be maintained throughout the construction phase.
52. 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.
53. 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.
54. First Aid Box shall be made readily available in adequate quantity at all the times.
55. Training shall be given to all workers on construction safety aspects.
56. 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.
57. 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.

58. 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
59. 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.
60. 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.
61. Safe disposal of wastewater and municipal solid wastes generated during the construction phase shall be ensured.
62. All top soil excavated during construction activity shall be used in horticultural / landscape development within the project site.
63. 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.
64. 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.
65. 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.
66. Provisions of Construction & Demolition Waste Management Rules-2016 shall be strictly adhered to.
67. 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.
68. 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.
69. 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.
70. 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:

71. **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.**
72. **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.**
73. **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.**
74. **Necessary permission for drawing of water from concerned Corporation/ Authority shall be obtained.**
75. **Necessary permission for discharging of treated domestic wastewater in Drainage of concerned Corporation/ Authority has to be obtained.**
76. **Concerned Municipal Corporations/ Urban Development authority shall ensure the compliance of conditions given in the EC order.**
77. **Project proponent shall provide suitable storm water drainage facilities to avoid water logging.**
78. **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.**
79. **PP shall sponsor tree plantation of community / institution land with proper maintenance and provisions of fencing and watering in consultation with Deputy Conservator of Forest of concerned District as per the clarification given in para 3 of OM of MoEF&CC, GOI dated 25.02.2021. The expenditure of above supporting activities will be within the total outlay of CER committed by PP.**
80. **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**
81. **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.**

82. 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.
83. Project proponent shall comply with all provisions of GDCR and its amendment for constructing Building.
84. 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.
85. As regards obtaining for fire safety permissions, proponent have to inform to SEIAA before obtaining BU permissions from competent authority.
86. 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.
87. Provision of fire lift may be provided; additional lift may be provided in high rise building for safety.
88. 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.
89. The competent authority like Municipal Corporation / Urban development authority / District collector / RERA or any other authority or officer authorised 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.
90. Construction activities will be allowed only during daytime period.
91. 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.
92. PP shall provide one regular lift and one fire lift, if floor area of the block/building exceeds 497.61 sq mtrs.
93. Project proponent shall provide and operate necessary recycling facilities for reuse of treated domestic wastewater within premises.
94. Project proponent shall obtain all NA permission for all survey Nos before installation and commissioning of activities.
95. 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.
96. 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.
97. 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.
98. 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.
99. Proponent shall inform progress from time to time, in six monthly compliance report to MOEFCC / SEIAA / SEAC.
100. 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.
101. Bore well water shall be drawl only after obtaining necessary permission from CGWA.
102. Project Proponent shall prominently display the copy of Environment Clearance at site.
103. Project proponent shall comply with all environmental facilities and requirement as per GDCR/Urban Development Authority.
104. Regular maintenance of leakages of water and wastewater shall be carried out.
105. All construction activities will be allowed only during daytime period.
106. Lubrication will be carried out periodically for all plant machinery.
107. 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.
108. 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.
109. 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.
110. 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.
111. Separate Entries and Exits shall be provided to the project on the approach road.

112. **PP shall provide Electric vehicle charging points in the parking area.**
113. **Project Proponent shall provide adequate fund for Environment Monitoring and Staff training in the Environment Management Plan.**
114. **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.**
115. **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.**
116. **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**
117. **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.**
118. **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.**
119. **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.**
120. **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.**
121. **Builder/Maintenance Society shall ensure that all residents shall carry out necessary segregation & timely disposal at source of solid waste.**
122. **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.**
123. **Society shall display visitor's parking facility at suitable location at site.**
124. 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.
125. 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.
126. Notwithstanding the provision of EMP/CER, the proponent shall incur full expenditure as may be required at the time of execution of the project.
127. The project proponent shall take written undertaking from the Society Association to ensure compliance of environment conditions when it is handed over to them.
128. Project proponent shall take proper maintenance of electrification with respect to human safety.
129. Tree Plantation prescribed in the EC shall be maintained by the Society Association.
130. Proponent as well as successor society hall maintain hygenic conditions and cleanliness in and around the project site all the time.
131. The design of building has to be earthquake resistant & duly certified by competent structural engineer of competent authority.
132. The project proponent shall explore the possibilities & adopt mitigation measures to minimize the impact of project with reference to Urban Heat Island (UHI) Phenomena.
133. 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.
134. 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.
135. 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.
136. 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.
137. Used oil shall be sold only to the registered recycler.

138. Provisions of Solid Waste Management Rules-2016 shall be strictly adhered to.
139. 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.
140. 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.
141. Dedicated power back up system shall be provided in the case of power failure & emergency of fire water pumps.
142. First Aid Box shall be made readily available in adequate quantity at all the times.
143. Main entry and exit shall be separate and clearly marked in the facility
144. 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.
145. Sufficient peripheral open passage shall be kept in the margin area for free movement of fire tender/ emergency vehicle around the premises.
146. 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 confirm to the standards prescribed under the Environment (Protection) Act and Rules.
147. The area earmarked for the parking shall be used for parking only. No other activity shall be permitted in this area.
148. 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.
149. The project proponent shall install energy efficient devices, appliances, motors, and pumps conforming to the Bureau of Energy Efficiency norms.
150. The transformers and motors shall have minimum efficiency of 85%.
151. Only variable frequency motor drives shall be used in project.
152. 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.
153. Use of glass shall be minimal to reduce the heat island effect as well as to reduce the electricity consumption.
154. The area earmarked as green area shall be used only for plantation and shall not be altered for any other purpose.
155. Drip irrigation/low volume, low angle sprinkler system shall be used for the lawns and other green area including tree plantation.
156. 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.
157. 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.
158. 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.
159. 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.
160. The project management shall also comply with all the environment protection measures, risk mitigation measures and safeguards proposed by them.
161. All commitments / undertakings given to the SEAC during the appraisal process for the purpose of environmental protection and management shall be strictly adhered to.
162. 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.
163. 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.
164. 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.

165. 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.

166. 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.

167. 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:

168. The project proponent shall allocate the separate fund as committed before SEAC for activities like Development of AMC Garden behind Prahladnagar Fire Station Tree plantation (2500 No) and solar lights (30 No) maintenance for next five years; Roof top solar, Flooring work, RO water Facility, Tree Plantation and Renovation of 7 Class room at Thaltej Primary Government school and Tree Plantation (100 No) and Solar street light (25No) on adjoining road. 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. The said activities shall be completed within 3 years from the commencement of the project. 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.

169. 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.

170. 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.

171. 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.

172. It shall be mandatory for the project management to uploaded half yearly compliance report on website of Gujarat Real Estate Regulatory Authority, on 1st June and 1st December of each calendar year.

173. 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.

174. 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.

175. 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:

176. Project proponent shall inform to all the concerned authorities including Municipal Corporation, District collector, UDA & RERA and shall also give wide publicity through advertisement in minimum two local newspapers within seven days, about the environment clearance order accorded.

177. 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.

178. Designated key person shall submit six monthly compliance report to SEIAA/SEAC, MOEF&CC, GPCB and Nodal Department of the Government.

179. 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.

180. 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.

181. All complains and public grievance or representations may be addressed to SEIAA/SEAC in the email addresses (a) msseiaagj@gmail.com & (b) seacgujarat@gmail.com.

(ASAV P. GADHVI)
Member Secretary

Issued to:

Prayosha Developers
27, New Sarita Society,
Opp. Harshad Society,
Bapunagar, Ahmedabad-382350

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. The Additional Secretary, Forest and Environment Department, Government of Gujarat, Sachivalay,.....for information and necessary action as per condition no. 79 of this order.
8. The Deputy Conservator of Forests, Social Forestry Division Ahmedabad, Block-A, 3rd Floor, Bhaumali Bhavan, Manjushree Mill Compund, Girdharnagar, Asarwa, Ahmedabad,.....for information and necessary action as per condition no. 79 of this order.
9. The Municipal Commissioner, Ahmedabad Municipal Corporation Sardar Vallabhbhai Patel Bhavan , Khamsa, Near Danapith, Gollimda Municipal Kotha, Ahmedabad – 380001.....for further necessary action please for compliance of above conditions.
10. Secretary, Gujarat Real Estate Regulatory Authority, 4th Floor, Sahyog Sankul, Sector-11, Gandhinagar-382010.....for information & necessary action please.
11. Select