



No. SEIAA/GUJ/EC/8(b)/ 47 /2019

Date: 5 JAN 2019

BY R.P.A.D  
Time Limit

Sub: Environment Clearance for the Building Construction Project – "Diamond Research and Mercantile City (DREAM City)" at Block No. 177 & others, Khajod, Surat proposed by M/s Diamond Research and Mercantile City Limited. Construction project in Category 8(b) of Schedule annexed with EIA Notification dated 14/09/2006.

Ref: Your Proposal No. SIA/GJ/NCP/24661/2018.

Dear Sir,

This has reference to your application along with EIA report dated 30/10/2018, seeking Environmental Clearance under Environment Impact Assessment Notification, 2006. The project was scheduled for hearing in the SEAC meeting held on 16/11/2018 & 12/12/2018. The project proponent submitted additional information / documents vide letter dated 07/12/2018 to the SEAC.

The proposal is for Environmental Clearance for the Building Construction Project – "Diamond Research and Mercantile City (DREAM City)" at Block No. 177 & others, Khajod, Surat proposed by M/s Diamond Research and Mercantile City Limited. This is a proposed building construction project having plot area of 68,16,826.00 m<sup>2</sup> with proposed built up area of 87,95,894.00 m<sup>2</sup>. As the land area is > 50 ha, and the built up area is > 1,50,000 m<sup>2</sup>, it falls in the category 8(b) of the Schedule of EIA Notification, 2006.

The project will comprise of following.

➤ Scope of buildings/blocks:

- A. Commercial Business 7,68,300 m<sup>2</sup>
- B. Mixed Uses 2,61,849 m<sup>2</sup>
- C. Institutional 43,601 m<sup>2</sup>
- D. Residential 20,09,042 m<sup>2</sup>
- E. Public Amenities & Utilities 2,36,844 m<sup>2</sup>
- F. Recreational 7,38,558 m<sup>2</sup>
- G. Transportation 11,70,097 m<sup>2</sup>

➤ Total Land Use Area 52,28,291 m<sup>2</sup>

- H. Sports Park 1,77,376 m<sup>2</sup>
- I. Surat Park 4,49,213 m<sup>2</sup>
- J. Regional Arterial Roads (DP Roads, Backbone, Ns & West avenue) 4,35,492 m<sup>2</sup>
- K. Area For Future Residential Development 61,960 m<sup>2</sup>
- L. Area For Future Development 4,64,494 m<sup>2</sup>

➤ Total Project Area 68,16,826 m<sup>2</sup>

- Details of amenities:- Sports park, transportation, main entrance lobby & reception, food zone, medical centre, conference hall, banquet hall, approach roads etc.

The project activity is covered in 8(b) and falls in Category 'B'. Public hearing was carried out on 25/09/2018.

The SEAC, Gujarat had recommended the project vide their letter dated 15/12/2018 to grant Environmental Clearance to the SEIAA, Gujarat based on the decision taken during SEAC meeting held on 12/12/2018. The proposal was considered by SEIAA, Gujarat in its meeting held on 19/12/2018 at Gandhinagar. After careful consideration, the SEIAA hereby accords Environmental Clearance to above project under the provisions of EIA Notification dated 14<sup>th</sup> September, 2006 subject to the compliance of the following conditions.

**A. PROJECT SPECIFIC CONDITIONS:**

1. The project proponent has submitted a Bank Guarantees as under for total amount of Rs. 26,60,00,000 (Rs. Twenty Six Crores Sixty Lacs) towards Remediation Plan and Natural & Community Resource Augmentation plan with Gujarat Pollution Control Board.

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- i. Bank Guarantee vide no. 05660100000119 dated 01/01/2019 of Rs. 9,00,00,000.00 (Rs. Nine Crores).
- ii. Bank Guarantee vide no. 05660100000122 dated 01/01/2019 of Rs. 8,10,00,000.00 (Rs. Eight Crores and Ten Lacs).
- iii. Bank Guarantee vide no. 05660100000118 dated 01/01/2019 of Rs. 5,00,00,000.00 (Rs. Five Crores).
- iv. Bank Guarantee vide no. 05660100000120 dated 01/01/2019 of Rs. 3,00,00,000.00 (Rs. Three Crores).
- v. Bank Guarantee vide no. 05660100000121 dated 01/01/2019 of Rs. 1,50,00,000.00 (Rs. One Crore and Fifty Lacs).

➤ Remediation Plan and Natural & Community Resource Augmentation plan.

No.	Remediation Plan	Cost (Rs. in crores)					Total (Rs. in crores)
		1 <sup>st</sup> year	2 <sup>nd</sup> year	3 <sup>rd</sup> year	4 <sup>th</sup> year	5 <sup>th</sup> year	
1	Contribution in Tapi Pistia stratiotes (Jal Kumbhi) cleaning activities by Surat Municipal Corporation.	3	2	1.5	1	0	7.5
2	Mangroves Plantation on coastline of Gujarat	0.5	0	0	0	0	0.5
3	Contribution to Disaster Management fund	0	1	1	0	0	2.0
4	Setting up of a Center for Plastic Waste Collection	0.5	0.5	0.5	0	0	1.5
5	Contribution to Swachhh Bharat Mission	5	4.6	2	2	1.5	15.1
Total (INR)		9.0	8.1	5.0	3.0	1.5	26.6

2. The Bank Guarantee shall be released after successful implementation of the Remediation Plan and Natural & Community Resource Augmentation plan followed by recommendation of the regional office of the Ministry, State Level Expert Appraisal Committee and approval of the Regulatory Authority.
3. The project proponent shall submit action wise quantifiable, measurable action plan before execution of the Remediation Plan and Natural & Community Resource Augmentation plan.
4. Necessary permission/s from the concerned competent authority/ies shall be obtained for carrying out the activities under Remediation Plan and Natural & Community Resource Augmentation plan as proposed by them.
5. Gujarat Pollution Control Board shall initiate credible action against the project proponent after obtaining necessary permissions from appropriate authorities under the provisions of the Environment (Protection) Act, 1986.
6. Each individual member project / unit of the DREAM City shall obtain a separate Environmental Clearance as per the applicability of provisions of EIA Notification - 2006 as amended from time to time.
7. All the commitments & promises made during the public consultation process shall be fulfilled in true spirit and the same shall be abiding to the member projects/ units of the DREAM City.
8. Necessary permission from Airports Authority of India shall be obtained by the DREAM City and /or the member projects / units of the DREAM City.
9. It will be the responsibility of the project proponent to obtain all the necessary clearances/approvals & ensure compliances under all other relevant Acts/ Rules/ Regulations/ Guidelines/ Instructions/ Court orders/ Tribunal orders as applicable to the proposed development as per the prescribed time limits. All the Terms & Conditions stipulated in the clearances / approvals shall be strictly adhered to.
10. Any kind of manufacturing activity shall not be allowed in the proposed project.
11. The project proponent shall not sell / allot any unit for storage of chemicals, flammable substances, explosives, fire crackers or any other material of hazardous characteristics.

**A.1 CONSTRUCTION PHASE:**

**A.1.1 WATER:**

12. Fresh water requirement during the construction phase shall be 2.9 ML/day and it shall be met through the SMC water supply system. No ground water shall be tapped during the construction phase.
13. Sewage generated during the construction phase shall be disposed off through drainage line of SMC and will be treated in the STP of SMC at Khajod site.

**A.2 OPERATION PHASE:**

**A.2.1 WATER**

14. Total water requirement during the operation phase shall be 55.0 ML/day, out of which fresh water requirement of 15.0 ML/day shall be met through the water supply system of Surat Municipal Corporation and the remaining 40.0 ML/day of water requirement shall be met through treated sewage. Metering of the water shall be done and its records shall be maintained.
15. The sewage generation during the operation phase shall be 45.0 ML/day, which shall be treated in the STP of Surat Municipal Corporation at Khajod site.
16. The DREAM City, in joint venture of SMC, shall contribute to expand the capacity of existing STP of 30 ML/day capacity to 85 ML/day capacity. The STP shall be operated for treating the sewage to be generated during

- operation phase to achieve the GPCB norms at the STP outlet. Treated sewage conforming to GPCB norms shall be utilized within premises for gardening, flushing & other purposes by providing dual plumbing system. Remaining quantity of treated sewage if any, shall be discharged into the underground drainage system.
17. A proper logbook of STP operation and also showing the quantity of treated sewage utilization within premises shall be maintained and furnished to the GPCB from time to time.
  18. Dual plumbing system with separate tanks and lines shall be provided for utilization of treated sewage for flushing.
  19. Rain water harvesting from rooftop and paved areas and ground water recharge through storage basins shall be carried for the project as per the details submitted. Before recharging the runoff, pre-treatment must be done to remove suspended matter.

**A.2.2 AIR:**

20. D. G. sets (21 x 2000 KVA) proposed as backup power shall be of enclosed type and conform to prescribe standards under EPA rules. Necessary acoustic enclosures shall be provided at diesel generator set to mitigate the impact of noise.
21. 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.
22. 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:**

23. 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 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 authority.

**A 2.4 SAFETY :**

24. Each individual member project / unit of the DREAM City shall provide requisite fire fighting facility as per the concerned bye-laws.
25. All the staircases and lifts shall open out at ground level from the highest point of building [with access from each floor] for emergency evacuation. Two staircases shall be provided in each building having floor area more than 500 m<sup>2</sup> on each floor.
26. In basement at least two separate ramps of adequate width and slope shall be provided, located preferably at opposite ends.
27. Provision for adequate air changes per hour in the basement shall be made so as to avoid build up of CO in the area.
28. Car park exhaust system equipped with CO (Carbon Monoxide) sensor shall be provided to ensure operation of exhaust fans as CO concentration levels.

**A2.5 PARKING / TRAFFIC CONGESTION:**

29. Each individual member project / unit of the DREAM City shall provide adequate parking facilities, including parking for visitors, within their own premises as per the concerned bye-laws.
30. No public space including the service road shall be used or blocked for the parking and the trained staff shall be deployed to guide the visitors for parking and helping the senior citizens and physically challenged people to park their vehicles at appropriate parking places (valet parking).
31. Necessary signage including continuous display of status of parking availability at entry, exit and all other appropriate places shall be provided which should have appropriate size of letters and shall be visible from the at least 50 meter distance.

**A 2.6 ENERGY CONSERVATION:**

32. Energy conservation measures viz. Maximum utilization of natural light, CFL lighting fixtures in the common areas, appropriate design to shut out excess heat and gain loss, use of solar energy in external lighting (landscape lighting), energy efficient transformers etc. shall be implemented as proposed.
33. The energy audit shall be conducted at regular interval for the project and the recommendations of the Audit Report shall be implemented with spirit.

**A 2.7 GREEN BELT :**

34. Green belt area of 11,81,174 m<sup>2</sup> comprising of 2,91,870 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.

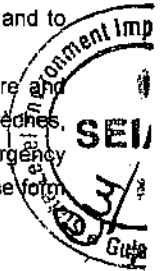
**B. GENERAL CONDITIONS :**

**B1. PRE -CONSTRUCTION AND CONSTRUCTION PHASE:**

35. 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.
36. Prior permission from the competent authority shall be obtained for cutting of the existing trees, if any, before site preparation work is commenced.
  37. Water demand during construction shall be reduced by use of curing agents, super plasticizers and other best construction practices.
  38. Temporary wind shield shall be done to prevent dust emission spreading outside the project premises. Barricade of adequate height shall be provided on the periphery of the construction site with adequate signages. Individual building within the project site shall also be provided with barricades.
  39. Regular water sprinkling shall be done in vulnerable areas for controlling fugitive emission.
  40. The roads inside the project area and roads connected to the main road shall be paved or shall be water sprinkled to avoid the fugitive emissions during vehicular movement.
  41. Material shall be covered during transportation to avoid the fugitive emission.
  42. Uniform piling and proper storage of sand to avoid fugitive emissions shall be ensured.
  43. Structural design of the project shall strictly adhere to the seismic zone norms for earthquake resistant structures.
  44. The planning, designs and construction of all buildings shall be such as to ensure safety from fire.
  45. The project proponent shall ensure maximum employment to the local people.
  46. All required sanitary and hygienic measures shall be provided before starting the construction activities and to be maintained throughout the construction phase.
  47. Provision shall be made for housing of construction labor within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical healthcare, crèches, electricity & ventilation, canteen, rest rooms, safe disposal system for garbage, first aid, medical and emergency facilities etc. to ensure that they do not ruin the existing environmental condition. The housing may be in the form of temporary structures to be removed after completion of the project.
  48. First Aid Box shall be made readily available in adequate quantity at all the times.
  49. Training shall be given to all workers on construction safety aspects.
  50. Adequate personal protective equipments shall be provided to the construction workers to ensure their safety and the project proponent shall ensure its usage by the labors.
  51. 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.
  52. 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.
  53. 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
  54. 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.
  55. 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.
  56. Safe disposal of wastewater and municipal solid wastes generated during the construction phase shall be ensured.
  57. All topsoil excavated during construction activity shall be used in horticultural / landscape development within the project site.
  58. 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.
  59. Construction debris shall be reused in construction of roads, leveling the site etc. Waste packaging material (like used cement bags, waste paper, cardboard packing material), metal scraps etc. shall be sold to recyclers or shall be sent to the nearest municipal solid waste landfill site.
  60. 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.



61. All the relevant duties & criteria mentioned in the Construction & Demolition Waste Management Rules-2016 shall be fulfilled in true spirit.
62. 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.
63. 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.
64. 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.
65. 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.

## **B2. OPERATION PHASE AND LIFE TIME:**

66. 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.
67. 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.
68. Used oil shall be sold only to the registered recycler.
69. Provisions of Solid Waste Management Rules-2016 shall be strictly adhered to.
70. 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.
71. Underground fire water storage tanks and terrace water storage tanks of adequate capacity shall be provided as proposed. Adequate provision shall be made to ensure that water from the Fire Water Tank shall not be used for any other purpose.
72. Dedicated power back up system shall be provided in the case of power failure & emergency of fire water pumps.
73. First Aid Box shall be made readily available in adequate quantity at all the times.
74. Main entry and exit shall be separate and clearly marked in the facility
75. 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.
76. Compulsory training for the first aid and fire fighting along with regular mock drill shall be imparted to the Security personnel, STP operators and wireman cum D.G. Operator.
77. Sufficient peripheral open passage shall be kept in the margin area for free movement of fire tender/ emergency vehicle around the premises.
78. 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.
79. The area earmarked for the parking, shall be used for parking only. No other activity shall be permitted in this area.
80. 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.
81. The project proponent shall install energy efficient devices, appliances, motors, and pumps conforming to the Bureau of Energy Efficiency norms.
82. The transformers and motors shall have minimum efficiency of 85%.
83. Only variable frequency motor drives shall be used in project.
84. 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.
85. Use of glass shall be minimal to reduce the heat island effect as well as to reduce the electricity consumption.
86. The area earmarked as green area shall be used only for plantation and shall not be altered for any other purpose.
87. Drip irrigation/low volume, low angle sprinkler system shall be used for the lawns and other green area including tree plantation.
88. 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.

89. 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.
90. 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.
91. All the recommendations and mitigation measures suggested in the EIA report shall be implemented and fulfilled in true spirit.
92. All other statutory clearances such as N.A. permission, approvals for storage of diesel from PESO, Fire Department, Airports Authority of India etc., if applicable, shall be obtained by the project proponent from the competent authorities.
93. 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.
94. The project management shall also comply with all the environment protection measures, risk mitigation measures and safeguards proposed by them.
95. Environment Management Cell shall be formed during operation phase which will supervise and monitor the environment related aspects of the project including performance of the Sewage Treatment Plant, incremental pollution loads on the ambient air quality, noise and water quality periodically.
96. 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 later & spirit.
97. 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.
98. The project proponent shall also comply with any additional condition that may be imposed by the SEAC or the SEIAA or any other competent authority for the purpose for the environmental protection and management.
99. 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.
100. 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.

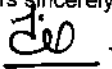
### **E3. OTHER**

101. The project proponent shall allocate the separate fund of Rs. 53.2 Crores (26.6 crores X 2) for activities like contribution to Khajod Urban Development Authority for development of roads, payment of students' fees/contribution towards development of education infrastructure as promoting education of the area, contribution towards development of sports playground/ garden within study area, flood protection measures, contribution towards installation of renewable resources in Govt. hospitals, colleges, offices, schools etc., check dam near Budiya village for agricultural activities, R & D projects initiated by Govt. in field of environment, setting up / improvisation of library in Govt. colleges in study area, paying fund on behalf of community and repairing roads for setting up gas pipeline in villages, contribution CM's National Relief Fund etc. in accordance to the MoEFCC's Office Memorandum No. F.No.22-65/2017-IA.III dated 01/05/2018. The entire activities proposed under CER shall be monitored and the monitoring report shall be submitted to the regional office of MoEFCC 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.
102. 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.
103. 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.
104. The applicant shall inform the public that the project has been accorded environmental clearance by the SEIAA

and that the copies of the clearance letter are available with the GPCB and may also be seen at the Website of SEIAA/ SEAC/ GPCB. This shall be advertised within seven days from the date of the clearance letter, in at least two local newspapers that are widely circulated in the region, one of which shall be in the Gujarati language and the other in English. A copy each of the same shall be forwarded to the concerned Regional Office of the Ministry.

105. It shall be mandatory for the project management to submit half-yearly compliance report in respect of the stipulated prior environmental clearance terms and conditions in hard and soft copies to the regulatory authority concerned and shall be uploaded on website of Gujarat Real Estate Regulatory Authority, on 1st June and 1st December of each calendar year.
106. The project authorities shall also adhere to the stipulations made by the Gujarat Pollution Control Board.
107. 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.
108. 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.
109. Any appeal against this environmental clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
110. Submission of any false or misleading information or data which is material to screening or scoping or appraisal or decision on the application makes this environment clearance cancelled.

With regards,  
Yours sincerely,

  
(S. M. SAIYAD)  
Member Secretary

Issued to:

**The Managing Director,  
M/s Diamond Research and Mercantile City Limited,  
A Government of Gujarat owned company,  
SUDA Bhavan, Nanpura, Surat – 395001.**

