



File No: SEAC/GJ/INFRA2/462229/1002/2024
Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment Authority(SEIAA),
GUJARAT)



Dated 22/03/2024



To,

SAURAV JAIPURIYAR
SAURAV JAIPURIYAR

Office of the Principal Account General (Audit-II), Gujarat, Ahmedabad, "Audit Bhavan", Near Ishwar Bhavan, Navrangpura, Ahmedabad, Ahmedabad, AHMADABAD, GUJARAT, 380009
iaadgujarat@gmail.com

Subject: Grant of EC under the provision of the EIA Notification 2006-regarding.

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Construction of Office Building Including annex building and development of bulk services for Indian Audit & Account Department (IA&AD) at Sector 10 A, Gandhinagar Gujarat submitted to Ministry vide proposal number SIA/GJ/INFRA2/462229/2024 dated 08/02/2024.

2. The particulars of the proposal are as below :

| | |
|---|---|
| (i) EC Identification No. | EC24C3803GJ5229454N |
| (ii) File No. | SEAC/GJ/INFRA2/462229/1002/2024 |
| (iii) Clearance Type | EC |
| (iv) Category | B2 |
| (v) Project/Activity Included Schedule No. | 8(a) Building / Construction Construction of Office Building Including annex building and development of bulk services for Indian Audit & Account Department (IA&AD) at Sector 10 A, Gandhinagar Gujarat |
| (vii) Name of Project | SAURAV JAIPURIYAR |
| (viii) Name of Company/Organization | GANDHINAGAR, GUJARAT |
| (ix) Location of Project (District, State) | SEIAA |
| (x) Issuing Authority | no |
| (xii) Applicability of General Conditions | no |
| (xiii) Applicability of Specific Conditions | no |

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) were submitted to the Ministry for an appraisal by the State Environment Impact Assessment Authority (SEIAA) Appraisal Committee (SEIAA) in the Ministry under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by State Environment Impact Assessment Authority (SEIAA) Appraisal Committee of SEIAA in the meeting held on 22/03/2024. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.
5. The brief about configuration of plant/equipment, products and byproducts and salient features of the project along with environment settings, as submitted by the Project proponent in Form-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 22/03/2024, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of EC under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (2).
7. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the State Environment Impact Assessment Authority (SEIAA) Appraisal Committee hereby decided to grant EC for instant proposal of M/s. SAURAV JAIPURIYAR under the provisions of EIA Notification, 2006 and as amended thereof.
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The EC 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. This issues with the approval of the Competent Authority.

Copy To

N/A

Annexure 1

Specific EC Conditions for (Building / Construction)

1. C) Operation Phase:

| S. No | EC Conditions |
|-------|--|
| 1.1 | <p>(iii) WATER:</p> <p>14. Total water requirement during the operation phase shall not exceed 176 KLD, out of which fresh water requirement of 73 KLD shall be met through GWSSB and the remaining 103 KLD of water requirement shall be met through treated sewage. No ground water shall be tapped during the operation phase. Metering of the water shall be done and its records shall be maintained.</p> <p>15. Sewage generation during operation phase shall not exceed 114 KLD which shall be treated in the proposed onsite Sewage Treatment Plant.</p> <p>16. The unit shall install and efficiently operate STP of adequate capacity 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 purpose at the maximum extent possible. Only remaining quantity of treated sewage shall be disposed off through drainage line of GWSSB.</p> |

| S. No | EC Conditions | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------------------|--|---------------------------------------|------------------|---------------------------------------|--------------------|----------------------------|---------------------|------------------|---------------------|--------|----------|------|---|---|---|---|-------|--------|------|---|---|---|---|-------|-----|------|---|---|---|---|-------|-----|------|---|---|---|---|-------|-----|------|---|---|---|---|-------|-----|------|---|---|---|---|-------|-----|------|---|---|---|---|-------|-----|------|---|---|---|---|-------|-----|------|---|---|---|---|-------|-----|------|---|---|---|---|-------|----------------------|--------|--------|---|----------|---|---|----|-----|--------|---|----------|---|---|----|-----|--------|---|----------|---|---|----|-----|--------|---|----------|---|---|----|-----|--------|---|----------|---|---|----|
| | <p>17. 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 and furnished to the GPCB from time to time.</p> <p>18. Dual plumbing system with separate tanks and lines shall be provided for utilization of treated sewage for flushing.</p> <p>19. No bore well shall be constructed and existing bore well/s, if any, shall be either sealed or converted into the recharge well.</p> <p>20. Rain water harvesting from rooftop and paved areas and ground water recharge through 1 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.</p> <p>(iv) AIR:</p> <p>21. A D. G. set (2 × 650 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> <p>22. The exhaust of the D. G. Set shall be at least 3 m above roof top.</p> <p>23. 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>(v) SOLIDWASTE:</p> <p>24. 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 GMC.</p> <p>(vi) SAFETY AND WELFARE:</p> <p>25. 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>26. Fire fighting facilities like Fire extinguishers, Hose Reel, Wet Risers, Automatic sprinkler system in Basement Manually Operated Electric Fire Alarm System, terrace water tanks of 20 KL capacity each block, underground water tank of 200 KL etc shall be provided.</p> <p>27. Staircase shall be provided:</p> <table><tr><th>Type & no. of buildings</th><th>No. of floors</th><th>Area for each Floor (m²)</th><th>No. of staircase</th><th>Width of the staircase (m)</th><th>Total No. of Lifts</th><th>No. of fire lift</th><th>Travel distance (m)</th></tr><tr><td rowspan="10">Office</td><td>Basement</td><td>5630</td><td>6</td><td>2</td><td>7</td><td>1</td><td>20-40</td></tr><tr><td>Ground</td><td>3250</td><td>6</td><td>2</td><td>7</td><td>1</td><td>20-40</td></tr><tr><td>1st</td><td>2890</td><td>6</td><td>2</td><td>7</td><td>1</td><td>11-23</td></tr><tr><td>2nd</td><td>2890</td><td>6</td><td>2</td><td>7</td><td>1</td><td>11-23</td></tr><tr><td>3rd</td><td>2890</td><td>6</td><td>2</td><td>7</td><td>1</td><td>11-23</td></tr><tr><td>4th</td><td>2396</td><td>6</td><td>2</td><td>7</td><td>1</td><td>11-23</td></tr><tr><td>5th</td><td>2663</td><td>5</td><td>2</td><td>7</td><td>1</td><td>11-23</td></tr><tr><td>6th</td><td>2396</td><td>5</td><td>2</td><td>7</td><td>1</td><td>11-23</td></tr><tr><td>7th</td><td>2396</td><td>5</td><td>2</td><td>7</td><td>1</td><td>11-23</td></tr><tr><td>8th</td><td>2396</td><td>5</td><td>2</td><td>7</td><td>1</td><td>11-23</td></tr><tr><td rowspan="5">Residential Building</td><td>Ground</td><td>700.78</td><td>2</td><td>1.8& 1.5</td><td>2</td><td>1</td><td>20</td></tr><tr><td>1st</td><td>634.12</td><td>2</td><td>1.8& 1.5</td><td>2</td><td>1</td><td>20</td></tr><tr><td>2nd</td><td>634.12</td><td>2</td><td>1.8& 1.5</td><td>2</td><td>1</td><td>20</td></tr><tr><td>3rd</td><td>504.28</td><td>2</td><td>1.8& 1.5</td><td>2</td><td>1</td><td>20</td></tr><tr><td>4th</td><td>504.28</td><td>2</td><td>1.8& 1.5</td><td>2</td><td>1</td><td>20</td></tr></table> | 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) | Office | Basement | 5630 | 6 | 2 | 7 | 1 | 20-40 | Ground | 3250 | 6 | 2 | 7 | 1 | 20-40 | 1st | 2890 | 6 | 2 | 7 | 1 | 11-23 | 2nd | 2890 | 6 | 2 | 7 | 1 | 11-23 | 3rd | 2890 | 6 | 2 | 7 | 1 | 11-23 | 4th | 2396 | 6 | 2 | 7 | 1 | 11-23 | 5th | 2663 | 5 | 2 | 7 | 1 | 11-23 | 6th | 2396 | 5 | 2 | 7 | 1 | 11-23 | 7th | 2396 | 5 | 2 | 7 | 1 | 11-23 | 8th | 2396 | 5 | 2 | 7 | 1 | 11-23 | Residential Building | Ground | 700.78 | 2 | 1.8& 1.5 | 2 | 1 | 20 | 1st | 634.12 | 2 | 1.8& 1.5 | 2 | 1 | 20 | 2nd | 634.12 | 2 | 1.8& 1.5 | 2 | 1 | 20 | 3rd | 504.28 | 2 | 1.8& 1.5 | 2 | 1 | 20 | 4th | 504.28 | 2 | 1.8& 1.5 | 2 | 1 | 20 |
| 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) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Office | Basement | 5630 | 6 | 2 | 7 | 1 | 20-40 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Ground | 3250 | 6 | 2 | 7 | 1 | 20-40 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 1st | 2890 | 6 | 2 | 7 | 1 | 11-23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 2nd | 2890 | 6 | 2 | 7 | 1 | 11-23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 3rd | 2890 | 6 | 2 | 7 | 1 | 11-23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 4th | 2396 | 6 | 2 | 7 | 1 | 11-23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 5th | 2663 | 5 | 2 | 7 | 1 | 11-23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 6th | 2396 | 5 | 2 | 7 | 1 | 11-23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 7th | 2396 | 5 | 2 | 7 | 1 | 11-23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 8th | 2396 | 5 | 2 | 7 | 1 | 11-23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Residential Building | Ground | 700.78 | 2 | 1.8& 1.5 | 2 | 1 | 20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 1st | 634.12 | 2 | 1.8& 1.5 | 2 | 1 | 20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 2nd | 634.12 | 2 | 1.8& 1.5 | 2 | 1 | 20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 3rd | 504.28 | 2 | 1.8& 1.5 | 2 | 1 | 20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 4th | 504.28 | 2 | 1.8& 1.5 | 2 | 1 | 20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| S. No | EC Conditions | | | | | | | |
|--|----------------|--------|--------|---|----------|---|---|----|
| | | 5th | 504.28 | 2 | 1.8& 1.5 | 2 | 1 | 20 |
| | | 6th | 504.28 | 2 | 1.8& 1.5 | 2 | 1 | 20 |
| | Annex Building | Ground | 464.0 | 1 | 1.8 | 1 | 0 | 16 |
| | | 1st | 464.0 | 1 | 1.8 | 1 | 0 | 16 |
| | | 2nd | 464.0 | 1 | 1.8 | 1 | 0 | 16 |
| | | 3rd | 464.0 | 1 | 1.8 | 1 | 0 | 16 |
| <p>28. All the staircases shall open out at ground level from the highest point of building [with access from each floor] for emergency evacuation.</p> <p>29. Provision for adequate air changes per hour in the basement shall be made so as to avoid build-up of CO in the area.</p> <p>30. Car park exhaust system equipped with CO (Carbon Monoxide) sensor shall be provided to ensure operation of exhaust fans as CO concentration levels.</p> <p>31. 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.</p> <p>32. 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>(vii) PARKING / TRAFFIC CONGESTION:</p> <p>33. Minimum parking space of 14379 m² (114 CPS) [11351.25 m² in Basement with Mechanical parking + 3028 m² in open area] shall be provided as proposed.</p> <p>34. Project proponent shall provide the height of Basement greater than 4.5 mts in order to accommodate futuristic parking demand through Mechanical Parking.</p> <p>(viii) ENERGY CONSERVATION:</p> <p>35. 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, 100 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.</p> <p>(ix) GREEN BELT:</p> <p>36. Green belt area of 3535.89 m² comprising of 1105 m² tree covered area with 442 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.</p> <p>37. Green belt to be developed shall include all trees with height not less than 7ft.</p> <p>(x) BUDGETARY ALLOCATION FOR EMP:</p> <p>38. The Project proponent shall allot budget for Capital cost Rs. 227 Lakhs and Recurring cost of Rs 22.35 Lakhs in Construction Phase& Operation Phase.</p> <p>(xi) CORPORATE ENVIRONMENTAL RESPONSIBILITY:</p> <p>39. The project proponent shall allocate the separate fund of Rs. 3.18 Cr as committed before SEAC for activities like Tree plantation with tree guard on Road and location other than project site, Installation and commissioning of solar street light on Road and location other than project site and Provision of rain water harvesting Pits at project site) etc.</p> <p>40. 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.</p> <p>41. The said activities shall be completed within 3 years from the commencement of the project.</p> <p>42. 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.</p> | | | | | | | | |

2. A) Preconstruction Phase

| S. No | EC Conditions |
|-------|---------------|
| 2.1 | |

3. B) Construction Phase:

| S. No | EC Conditions |
|-------|--|
| 3.1 | <p>(i) WATER:</p> <p>8. Fresh water requirement during the construction phase shall not exceed 11 KLD and it shall be met through tanker. No ground water shall be tapped during the construction phase.</p> <p>9. Sewage generated during the construction phase shall be disposed off through disposal into septic tank.</p> <p>10. Explore possibilities of provision of mobile toilets in construction phase.</p> <p>(ii) HEALTH & SAFETY:</p> <p>11. 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.</p> <p>12. 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.</p> <p>The project proponent shall obtain registration of the construction workers as beneficiaries with the Gujarat Building and Other Construction Workers Welfare Board.</p> |

4. General Conditions.

| S. No | EC Conditions |
|-------|---|
| 4.1 | <p>Compliance of Environment Clearance/ Inspection / Reporting/ Administration/ Appeal</p> <ol style="list-style-type: none"> 1. 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. 2. 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. 3. Designated key person shall submit six monthly compliance report to SEIAA/SEAC, MOEF&CC, GPCB and Nodal Department of the Government. 4. 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. 5. 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. 6. 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 |

| S. No | EC Conditions |
|-------|---|
| | <p>16 of National Green Tribunal Act 2010.</p> <p>7. All complains and public grievance or representations may be addressed to SEIAA/SEAC in the email addresses a. msseiaagj@gmail.com&seacgujarat@gmail.com</p> |

5. Compensatory Plantation

| S. No | EC Conditions |
|-------|---------------|
| 5.1 | |

Additional EC Conditions

N/A

Annexure 2

Details of Products & By-products

| Name of the product /By-product | Product / By-product | Quantity | Unit | Mode of Transport / Transmission | Remarks (eg. CAS number) |
|--|--|----------|--|--|--------------------------|
| Not Applicable it is a building construction project | Not Applicable it is a building construction project | 0 | Not Applicable it is a building construction project | Not Applicable it is a building construction project | |