

નંબર : સીડી/ LAND-I /એનએ/એસઆર- 1,201 /2010

જીલ્લા કલેક્ટરની કચેરી
સુભાષબ્રીજ સર્કલ, અમદાવાદ.
તારીખ : 11/02/2011

આ મુખ :

૧. સીડી મામલતદારશ્રીના પત્ર નં જમન/વર્ષ SR-432/10 તા. 21/12/2010 તથા
સીડી રેવ્યુ કલેક્ટરશ્રી, અમદાવાદના પત્ર નં સીડીસી/એલએ તા.
૨. જમીન મહેસૂલ અધિનિયમની કલમ-૬૫, ૬૬, ૬૭ તા અધિકારો તથા નિયમોના નિયમ-૧૦૦
૩. કબજેદારની તારીખ : 20/11/2010 ની અરજી તથા જવાબ.

હુકમ :

એપેન્ડીક્સ-એ, માં દર્શાવેલ જમીનના કબજેદાર દ્વારા આમુખ-(૩) તાળી અરજી અન્વયે બીજા ખેતીના હેતુ માટે ઉપયોગ કરવા નીચે દર્શાવેલ તિઓની માલિકીની જમીનની બીજા ખેતી માટેની પરવાનગીની માંગણી કરેલ છે. કબજેદારની રજૂઆત મુજબ તથા કામના કાગળોમાં રેકૉર્ડ ઉપર અરજદારનું નામ કબજેદાર તરીકે ચાલે છે તથા શહેરી જમીન ટોચ મપદા કાયદા અન્વયે પ્રશ્નવાળી જમીન ફાજલ થયેલ નથી કે સરકાર પક્ષે કબજો લેવાયેલ નથી તેમ કાગળો ઉપરથી ફલિત થાય છે. જે અંગે આમુખ-(૧) માં દર્શાવ્યા મુજબ સંબંધિત મામલતદારશ્રી તથા પ્રાંત અધિકારીશ્રીના હકારાત્મક અભિપ્રાય મળેલા છે. અરજદાર જે બાંધકામ કરવા માંગે છે તેના પ્લાનની નકલ રજૂ થયેલ છે.

એપેન્ડીક્સ-એ (જમીનની વિગત)

કરાવેલ વિશેષ ધારો :

Rs. 2461/-

મોજે : બોધપુર

તાલુકો : સીડી

ક્ષેત્રફળ : 4102.00 Sq.Mts.

સર્વે નંબર : 122 P

ટી.પી. 5

ફા.પ્લોટ નં. 19

સા.પ્લોટ નં.

બીજા ખેતી હેતુ :

વાણિજ્ય 4102.00 Sq.Mts.

એપેન્ડીક્સ-બી (કરવેરાની વિગત)

(૧) રૂપાતર કરની રકમ	Rs. 123060	/-	ચલન નંબર:-	70	તારીખ :-	08/02/2011
(૨) વિશેષ ધારો	Rs. 2461	/-	પહોચ નંબર:-	47	તારીખ :-	08/02/2011
(૪) લોકલ ફંડ	Rs. 1231	/-	પહોચ નંબર:-	47	તારીખ :-	08/02/2011
(૫) શિક્ષણ ઉપકર	Rs. 616	/-	પહોચ નંબર:-	142	તારીખ :-	08/02/2011

એપેન્ડીસ-એ, માં દર્શાવેલ જમીન સ્થળે ખુલ્લી છે. તથા અત્રેથી જણાવ્યા મુજબ રૂપોતર કરતી રકમ કબજેદારે જમા કરાવી, અને ચલન રજૂ કરેલ છે. જેથી કબજેદારની માંગણી તથા ઉપર મુજબની હકીકતે, નીચે દર્શાવેલ શરતોને આધીન, જમીન મહેસુલ અધિનિયમની કલમ-૬૫ હેઠળ, એપેન્ડીસ-એ, માં દર્શાવેલ ક્ષેત્રફળ વાળી જમીન ઉપર બીનખેતીનો ઉપયોગ કરવા પરવાનગી આપવામાં આવે છે.

શરતો :-

૧. આ પરવાનગી સ્થાનિક સત્તા મંડળ દ્વારા મંજૂર કરવામાં આવતાં નકશા તેમજ વિકાસ પરવાનગીની શરતોના અમલીકરણને આધીન રહેશે. વધુમાં વિકાસ પરવાનગી અન્વયે કરવામાં આવતો વિકાસ અને તેની વંપરાશ વિકાસ યોજનાના નિયંત્રણ, વિનિયમો તેમજ ઔડા / મ્યુનિ. કોર્પોરેશન અને સરકાર દ્વારા આપવામાં આવતો વખતો વખતના આદેશ / નિર્દેશનો આધીન રહેશે. જમીનના માલિક / કબજેદારોએ પરવાનગી હેઠળની જમીનનો વિકાસ સંબંધિત સત્તા મંડળની વિકાસ પરવાનગીને આધીન રહીને જ કરવાનો રહેશે.

૨. પરસાદી પ્રાણીના નિકાલ માટે પરકોલેટીંગ વેલની વ્યવસ્થા કરવાની રહેશે. તથા બાંધકામમાં ઉપયોગમાં લેવાની હોવાના કુલ જમીનના ૭૫%, ક્ષાપ એશપ્રીક્સ નો ઉપયોગ કરવાની રહેશે.

૩. એપેન્ડીસ-એ, માં દર્શાવેલ બીનખેતી હેતુ તેમજ ક્ષેત્રફળ મુજબ એપેન્ડીસ-૪ની મુજબ કરવેરા વસુલ લેવામાં આવેલા છે. તે સિવાય બાંધકામની અન્ય હેતુ માટે ઉપયોગ થઈ શકશે નહીં.

૪. આ પરવાનગી હેઠળની જમીનનો ઠરાવેલ વિશેષધારો, અત્રેથી ફેરફાર કરવામાં ન આવે ત્યાં સુધી દર વર્ષે પહેલી ઓગસ્ટ થી નિયત થયેલ મહેસુલી વર્ષથી ભરવાનો રહેશે. ઉપરાંત કબજેદારે તે ઉપર નકકી થતો લોકલ ફંડ, શિક્ષણ ઉપકર, તથા અન્ય કરવેરા પણ દર વર્ષે ચૂકવવાનો રહેશે. વિશેષધારો અમદાવાદ શહેરી વિસ્તાર પૂરતો, સુપ્રિમ કોર્ટમાં આ બાબતનો નિકાલ આવ્યેથી તે ચૂકાદાને આધીન રહીને ભરવાનો રહેશે. પરંતુ બીનખેતીનો ઉપયોગ શરૂ કરવામાં ન આવે ત્યાં સુધી ઉક્ત ઠરાવેલ વિશેષધારો દર વર્ષે બમણા દરે ભરવાનો રહેશે.

૫. આ પરવાનગીની તારીખથી દિન-૩૦ માં ડીસ્ટ્રીક્ટ ઈન્સપેક્ટરશ્રી, લેન્ડ રેકર્ડઝ મારફતે માપણી કરાવવાની રહેશે, જે માપણી મુજબ સાઈટ પ્લાનની નકલી અને રજૂ કરવાની રહેશે તથા ક્ષેત્રફળની વધવટ મુજબનો વિશેષધારો તેમજ અન્ય ઉપકરો કબજેદારે ભરવાના રહેશે.

૬. જમીનની તબદીલી, ફેરફાર તથા જમીન અંગેના અન્ય તમામ આનુસંગિક કાયદાઓને આધીન રહીને આ પરવાનગી આપવામાં આવેલ છે, જેથી અન્ય કોઈ કાયદા હેઠળ મેળવવાની થતી જરૂરી પરવાનગીઓ મેળવી લેવાની રહેશે.

૭. સવાલવાળી જમીનમાંથી ઇલેક્ટ્રીક લાઈન, કે ટેલીફોન લાઈન પસાર થતી હશે તો, આવી લાઈન કે તેના થાંભલા ભવિષ્યમાં નાંખવાના થશે તો તે અંગે કોઈ વળતર મેળવવા હકકદાવી થઈ શકશે નહીં.

૮. આ પરવાનગીની તારીખથી ૬ (છ) માસમાં બાંધકામ શરૂ કરી ત્રણ વર્ષમાં બાંધકામ પુરું કરવાનું રહેશે.

૯. બાંધકામનો ઉપયોગ શરૂ કરતા પહેલાં બી. યુ. પરમીશન મેળવી લેવાની રહેશે.

૧૦. આ હુકમમાં અગર સનંદમાં કોઈ કારકુની અથવા ગણતરીની ભૂલ હશે તો, તેમાં સુધારો થઈ શકશે.

૧૧. આ પરવાનગીની તારીખ પછી નમુના-એમ માં સનંદ તૈયાર થયેથી, તથા અપીલ સમય પૂરો થયેથી અરજદારે સનંદ ભરાવી લેવાની રહેશે.



૧૨. સરકારશ્રીના મહેસુલ વિભાગના તા.૧/૭/૨૦૦૮ ના ઠરાવ ક્રમાંક: બબપ/૧૦૦૬/૪૨૫/ક, ના પરિશિષ્ટ-૪ માં ઉલ્લેખેલ તમામ શરતોનું ચુસ્તપણે પાલન કરવાનું રહેશે.

૧૩. આ પરવાનગી અરજદારે રજુ કરેલ વિગતોને આધારે આપવામાં આવેલ છે. રજુ થયેલ કોઈ વિગત ખોટી હોવાનું જાહેર થયેથી કે ઉપરની કોઈપણ શરતોની ભંગ થયેથી આ પરવાનગી આપોઆપ રદ થયેલી ગણાશે તથા જમીન મહેસુલ કાયદા કલમ-૭૮/એ, હેઠળ પગલાં લેવાને પાત્ર રહેશે. અને તત્કાલિન અમલમાં હોય તેવા બીજા કોઈપણ કાયદાની જોગવાઈઓના બાધ વિના ઈન્ડિયન પીનલ કોડ હેઠળ કબજેદારો કોજદારી ગુન્હા માટે શિક્ષાત્મક પગલા લેવાને પાત્ર બનશે. તથા જમીન મહેસુલ કાયદાની કલમ-૬૬ તથા નિયમોના નિયમ-૧૦૦ અનુસાર યોગ્ય તે દંડાત્મક કાર્યવાહી કરવામાં આવશે અને બાંધકામ દુર કરાવવા સહિતના એક કે વધુ પગલાં લેવામાં આવશે.

રવાના કરવા માટે પ્રમાણીત,



સહી/- (હારીત શુક્લ)
કલેક્ટર, અમદાવાદ.

સીટનીસ ટુ કલેક્ટર, અમદાવાદ.

પ્રતિ,

મહાલક્ષ્મી કો.ઓ.હા.સો.લી.ના ચેરમેન
શ્રી ભાવિનભાઈ એચ. મહેતા

ગણેશ કોર્પોરેટ હાઉસ,
100 હેબતપુર-થલતેજ રોડ,

અમદાવાદ

નકલ રવાના :-

૧. મામલતદારશ્રી, સીટી તરફ (અમલદારશ્રી)

૨/- આગળની જરૂરી કાર્યવાહી તથા સનંદ ભરાવવા અંગે ઘટતી કાર્યવાહી હાથ ધરવા સારું.

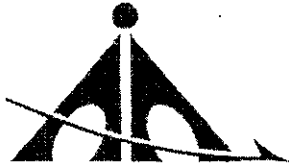
૨. તલાટીશ્રી જોધપુર તરફ આગળની કાર્યવાહી તથા ગામ નમુનો નં.૨, માં જરૂરી નોંધ કરવા સારું.

૩. ડીસ્ટ્રિક્ટ ઈન્સ્પેક્ટરશ્રી, લેન્ડ રેકર્ડઝ, સર્વેયુવન, લાલદરવાજા, અમદાવાદ

૪. મ્યુનિસિપલ કમિશનરશ્રી (એસ્ટેટ) દાણાપીઠ, અમદાવાદ/ મુખ્ય કારોબારી અધિકારીશ્રી, ઓડા, ઉસ્માનપુરા, અમદાવાદ

૫. જમ સેવા કેન્દ્ર તરફ, અરજી નં. 396361 અન્વયે જાણ તથા અપડેશન કરવા સારું.

૬. સિલેક્ટ ફાઈલે.



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

दुतगामी डाक
दिनांक: 16.09.15

संदर्भ संख्या: एएआई/एच/एटीसीओ-67/

सेवा में,
Chairman/Secretary
Mahalaxmi Co.O.H.Soc.LTD.
Ganesh Corporate House,
Sola bridge,
Thaltej,
Ahmedabad

विषय: अनापत्ति प्रमाणपत्र जारी करने हेतु (केस नं. AH 239/2015)

Issue of NOC, Case No. AH 239/2015, NOC ID: AHME/WEST/B/180615/037

1. Please refer to your letter no. nil on the subject mentioned above.
2. This office has No objection to the construction of the PROPOSED RESIDENTIAL BUILDING BY CHAIRMAN - SECRETARY MAHALAKSHMI CO. OP. HOUSING SOCIETY LTD., here in after referred to as the applicant(s) at LOCATION T.P.S.NO. 5 , AT- JODHPUR , F.P.NO.19 , R.S.NO.122 , TALUKA, CITY & DISTRICT-AHMEDABAD, described by the following coordinates-

Point	Latitude	Longitude	Reduced level (in metres)
A	N22°02'42.3197325"	E72°34'04.9628065"	59.871 mt
B	N22°02'42.3224594"	E72°34'03.7103955"	59.287 mt
C	N22°02'41.8438927"	E72°34'05.8388058"	58.995 mt
D	N22°02'41.7944568"	E72°34'06.6548385"	59.399 mt
E	N22°02'42.3483313"	E72°34'05.0881382"	59.495 mt

to height of 53.230 meters (FIVE THREE DECI TWO THREE ZERO METERS) ABOVE GROUND LEVEL, so that the top of the proposed structure when erected shall not exceed 59.495 meters (site elevation) + 53.230 meters (height of the structure) i.e 78.675 meters ABOVE MEAN SEA LEVEL.

3. This no objection certificate is being issued on the express understanding that the site-elevation reduced level (height above mean sea level) viz 54.995M, relative location of the proposed Bldg./Structure & its distances and Bearings from the ARP / Runway ends, as tendered by the applicant(s) are correct. If, However, at any stage it is established that the said data as tendered by the said applicant is actually different from the one tendered & which could adversely affect aircraft operations, the structure or part(s) thereof in respect of which this 'NOC' is being issued will have to be demolished at his own cost as may be directed by the Airports Authority of India. The applicant(s) is /are therefore advised in his/their own interest to verify the elevation and other data furnished for the site, before embarking on the proposed construction.

(पृष्ठ 2 का 1)

4. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and those of any notifications issued thereunder from time to time and under which the applicant may be called upon by the Airports Authority of India to demolish in whole or in part the structure now being authorized vide this 'NOC'.
5. No radio/TV antenna, lighting arresters, staircase, mumtee, overhead water tank and attachments of fixtures of any kind shall project above the height indicated in para 2.
6. The use of oil fired or electric fired furnace is obligatory, within 8 kms. of the Aerodrome.
7. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.
8. The certificate is valid for a period of **FIVE years** from the date of its issue. If the building/structure/Chimney is not constructed & completed within the above mentioned period of **FIVE years** he will be required to obtain a fresh 'No Objection Certificate' from the Chairman, Airports Authority of India and / or the **AIRPORT DIRECTOR, AAI, AHMEDABAD**. The date of completion of Building / Structure / Chimney should be intimated to the AAI and/or **AIRPORT DIRECTOR, AAI, AHMEDABAD**. No light or a combination of lights which by reason of its intensity, configuration of colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time during or after the construction of the building. **Day & Night markings with secondary power supply may be provided as per ICAO standards.**

"NOC FOR HEIGHT CLEARANCE ONLY"

This certificate is issued with the approval of Competent Authority.



(अ.क जंगल)

वा.प्रबंधक (वा.या.नि./ अनापत्ति प्रमाणपत्र)

कृते विमानपत्तन निदेशक

प्रतिलिपि:

1. कार्यपालक निदेशक (वा.या.नि), भारतीय विमानपत्तन प्राधिकरण, राजीव गांधी भवन, सफदरजंग हवाई अड्डा, नई दिल्ली-110003-सूचनार्थ।
2. क्षेत्रीय कार्यपालक निदेशक (प.क्षे), भारतीय विमानपत्तन प्राधिकरण, नई एयरपोर्ट कोलोनी, पोर्टा केबिन, हनुमान रोड के सामने, पश्चिमी एक्सप्रेस हाईवे के पास, विले पार्ले (प.), मुंबई-99-सूचनार्थ।
3. महाप्रबंधक (विमानक्षेत्र), प.क्षे. मुख्यालय, भारतीय विमानपत्तन प्राधिकरण, नया एटीएस कॉम्प्लेक्स, सुतार पाकड़ी रोड, सहार कार्गो कॉम्प्लेक्स के नजदीक, सहार, मुंबई-99-सूचनार्थ।
4. शहरी विकास अधिकारी (TDO), अहमदाबाद महानगरपालिका, उत्तरी क्षेत्र, राजीव गांधी भवन, मेम्को, नरोडा रोड, अहमदाबाद -सूचनार्थ।
5. गार्ड फाईल
6. विमानपत्तन निदेशक के निजी सचिव।



(अ.क जंगल)

वा.प्रबंधक (वा.या.नि./ अनापत्ति प्रमाणपत्र)

कृते विमानपत्तन निदेशक



No. SEIAA/GUJ/EC/8(a)/ 3870 /2015

Date:28-08-2015

BY R.P.A.D
Time Limit

Sub: Environment Clearance for the Commercial Building Construction Project – "Vivan Square" at S.No. 122 (216), F.P.No.19 ,TPS No.5 , Jodhpur , Ahmedabad proposed by M/s Vivan Infra(P)Ltd.
.....Construction project in Category 8 (a) of Schedule annexed with EIA
Notification dated 14/9/2006.

Dear Sir,

This has reference to your application along with Form-I, Form-1 A dated 30/09/2014, seeking Environmental Clearance under Environment Impact Assessment Notification, 2006. The project was scheduled for hearing in the SEAC meeting held on 09/02/2015. The project proponent submitted additional information / documents vide letter dated 01/05/2015 to the SEAC.

The proposal is for Environmental Clearance for the Commercial Building Construction Project – "Vivan Square" at S.No. 122 (216) , F.P.No.19 , TPS No. 5 , Jodhpur , Ahmedabad proposed by Vivan Infra (P) Ltd . This is a commercial building construction project having plot area of 4,102.0 m² and the proposed built up area of the project is 26,908.55 m². As the built up area is >20,000 m² and <1,50,000 m², it falls in the category 8(a) of the Schedule of EIA Notification, 2006.

The project will comprise of 01 building consisting of 01 building block. The project will comprise of 06 Shops & 90 Offices. Scope of the building in the project will be 3 level basement + ground floor +11 floors. Maximum height of the buildings will be 44.98 m.

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 11.08.2015 to grant Environmental Clearance to the SEIAA, Gujarat based on the decision taken during SEAC meeting held on 29.05.2015. The proposal was considered by SEIAA, Gujarat in its meeting held on 07.08.2015 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.

CONDITIONS:

A.SPECIFIC CONDITIONS:

1. No manufacturing activity shall be allowed in the project premises.
2. The project proponent shall not sold / allot any commercial 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:

3. Fresh water requirement during the construction phase shall be 457.0 KL/day and it shall be met through borewell water. Permission of concerned authority shall be obtained for ground water abstraction.
4. Sewage generated during the construction phase shall be disposed off through the septic tank -soak pit.
5. Water demand during construction shall be reduced by use of curing agents, super plasticizers and other best construction practices.

A.1.2 AIR:

6. Peripheral barricading shall be done to prevent dust emission spreading outside the project premises.
7. Water sprinkling shall be done in vulnerable areas for controlling fugitive emission.

8. Material shall be covered during transportation to avoid the fugitive emission.
9. 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 construction.
10. The ambient air quality shall be monitored in and around the project area during construction phase.
11. The 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.

A.1.3 SAFETY:

12. Structural design of the project shall strictly adhere to the seismic zone norms for earthquake resistant structures.
13. During construction Personal Protective Equipment shall be provided to the construction workers and its usage shall be ensured and supervised.
14. First Aid Box shall be made readily available in adequate quantity at all the times.
15. Training shall be given to all workers on construction safety aspects.
16. The project proponent shall strictly comply with the Gujarat Building and other Construction Workers Act & Rules.

A.1.4 NOISE :

17. 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. The ambient noise levels shall conform to the standards prescribed under the Environment (Protection) Act and Rules.
18. 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 lack of wear and tear.
19. Use of diesel generator sets during construction phase shall be strictly with acoustic enclosure and shall confirm to EPA Rules for air and noise emission standards.

A.2. OTHER CONDITIONS :

20. The safe disposal of wastewater and solid wastes generated during the construction phase shall be ensured.
21. The NBC norms shall be strictly adhered to.
22. Barricade of adequate height shall be provided on the periphery of the construction site with adequate signages.
23. All topsoil excavated during construction activity shall be used in horticultural / landscape development within the project site.
24. The debris generated during the construction work shall be re-used in filling and resurfacing of the area and recyclable scrap shall be sold to vendors.
25. Vehicles hired for bringing construction material at site shall be in good conditions and confirm to applicable air and noise emission standards and shall be operated only during day time and non-peak hours.
26. Project proponent shall ensure use of eco-friendly building materials including fly ash bricks, fly ash paving blocks and Ready mix concrete [RMC] in the project.
27. Necessary sanitary, hygiene and first aid measures shall be provided before starting the construction activities and to be maintained throughout the construction phase.
28. Adequate accommodation, drinking water, sanitary facilities, first aid center, utensils and cooking fuel shall be provided for construction workers at the site.
29. Adequate care shall be taken to see that the surrounding landscape at the project site is not environmentally degraded.
30. Fly ash shall be used in the construction wherever applicable as per provisions of Fly Ash Notification under the E.P. Act, 1986.
31. Used cement bags, waste paper and cardboard packing material shall be sold off to recyclers. Residual steel scrap shall be collected at site and sold to recyclers.
32. Only lead free paints shall be used in the project.

A.3 OPERATION PHASE:

A.3.1 WATER

33. Total water requirement during the operation phase shall be 126.0 KL/day, out of which fresh water requirement shall be met from the water supply system of Ahmedabad Municipal Corporation (AMC) and water requirement for gardening & flushing shall be met by reuse of treated sewage from the proposed STP. Metering of the water shall be done and its records shall be maintained. No ground water shall be tapped during the operation phase of the project.
34. The sewage generation shall not exceed 97.0 KL/day, which shall be treated in the proposed sewage treatment plant (STP) of adequate capacity. The STP shall be operated regularly and efficiently so as to achieve the GPCB norms at the STP outlets.
35. Treated sewage shall be reused within the premises for gardening & flushing purpose at the maximum extent possible and only remaining quantity of treated sewage shall be discharged into the drainage line AMC.

36. A proper logbook of STP operation and also showing the quantity of treated sewage reused in flushing, quantity utilized in plantation / gardening and quantity discharged into the drainage line etc. shall be maintained and furnished to the GPCB from time to time.
37. 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.
38. Dual plumbing system with separate tanks and lines shall be provided for utilization of treated sewage for flushing.
39. No new bore well shall be constructed and existing bore well/s shall be either sealed or converted into the recharge well upon completion of the construction work.
40. Rain water harvesting from rooftop and paved areas and ground water recharge through 3 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.3.2 AIR:

41. A D. G. Set (200 KVA) proposed as back up 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.
42. The exhaust of the D. G. Set shall be at least 3 m above roof top.
43. The gaseous emissions from the D.G. Sets shall conform to the standards prescribed by GPCB. At no time, the emission levels shall go beyond the stipulated standards.

A 3.3 SOLID WASTE:

44. The solid waste generated shall be properly collected and segregated at source. The recyclable material shall be sold to vendors whereas other garbage shall be disposed off properly as per the provisions made by the AMC.
45. Used oil generated shall be sold only to the registered recycler.
46. The project must strictly comply with the rules and regulations with regards to handing and disposal of Hazardous waste in accordance with the Hazardous Waste (Management, Handling and Transboundary) Rules 2008. Authorization from the GPCB must be obtained for collection / treatment /storage /disposal of hazardous wastes.

A 3.4 SAFETY :

47. The planning, design and construction of all buildings shall be such as to ensure safety from fire.
48. Requisite fire fighting facilities shall be provided as per the requirements of the NBC and local by-laws, whichever is more stringent.
49. Fire fighting facilities like Underground fire water tank with storage capacity of 100 KL, automatic sprinkler system @ one no. per 12 m² of floor area in all basements and fire indication panel at ground level, fire alarm system, external fire hydrant system, hose pipe and fire extinguishers on each floor, yard hydrant system, one wet riser extended from the basement to the terrace floor, a hose box near each internal hydrant, one CO₂ (4.5 kg) and one Dry Chemical Powder (5.0 kg) type extinguishers on each floor etc. shall be provided as proposed.
50. The requirements for fire and life safety shall be fulfilled in the project, as per the National Building Code of India so as to minimize danger to life and property from fire.
51. Compulsory Training to the staff for the first aid and fire fighting along with regular mock drill shall be made as an integral part of the emergency management plan of the project.
52. 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.
53. Dedicated power back up system shall be provided in the case of power failure & emergency of fire water pumps.
54. First Aid Boxes shall be made readily available in adequate quantity at all the times.
55. Main entry and exit shall be separate and clearly marked in the facility.
56. Necessary emergency lighting system along with emergency power back up system shall be provided. Further, necessary auto glow signage at all appropriate places shall be provided to guide the people towards exits and assembly points during emergency.
57. The project management shall prepare a detailed Disaster Management Plan (DMP) for the operational phase of the project.
58. The project proponent shall prepare an elaborate fire safety plan.
59. Necessary smoke detection systems, comprehensive fire fighting network along with adequate number of fire extinguishers shall be provided.
60. Automatic sprinklers shall be provided in the building at all appropriate locations based on the proper study to be conducted for this purpose.
61. Adequate number of staircases and lifts shall open out at ground level for emergency evacuation.

62. Sufficient peripheral open passage shall be kept in the margin area for free movement of fire tender/ emergency vehicle around the premises.
63. In basement at least two separate ramps of adequate width and slope shall be provided, located preferably at opposite ends.
64. Provision for adequate air changes per hour in the basement shall be made so as to avoid build up of CO in the area.
65. Car park exhaust system equipped with CO (Carbon Monoxide) sensor shall be provided to ensure operation of exhaust fans as CO concentration levels.

A 3.5 NOISE :

66. The acoustic enclosures shall be installed at all noise generating equipments to mitigate the impact of noise.
67. 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. The ambient noise levels shall conform to the standards prescribed under the Environment (Protection) Act and Rules.

A 3.6 PARKING / TRAFFIC CONGESTION :

68. Parking space of 5992.55 m² [4908.55 m² in basement + 342.0 m² as open surface parking + 742.0 as parking in h.p] shall be provided as proposed.
69. The area earmarked for the parking shall be used for parking only. No other activity shall be permitted in this area.
70. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site shall be avoided.
71. 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).
72. 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 3.7 ENERGY CONSERVATION :

73. Energy conservation measures viz. solar passive techniques in a building design and enhanced building material specifications to minimize load on conventional systems (ventilation and lighting), use of efficient lamps, luminaries & control devices, time switches for automatic switching off lighting of buildings and street lights, use of transformers and motors having minimum efficiency of 85%, use of light colors for the walls and ceiling to reduce the UV absorption and minimize the associated cooling requirement, use of building materials, having lower U-value and the insulating material having higher R-value, regular energy auditing of buildings etc. shall be implemented as proposed.
74. The project proponent shall install energy efficient devices, appliances, motors and pumps conforming to the Bureau of Energy Efficiency norms.
75. The transformers and motors shall have minimum efficiency of 85 %.
76. Only variable frequency motor drives shall be used in the project.
77. Solar lights shall be provided in the open sunlit areas.
78. Use of glass shall be minimal to reduce the heat island effect as well as to reduce the electricity consumption.

A 3.8 GREEN BELT :

79. Green belt area of 630.60 m² comprising of 526.50 m² tree covered area with 139 nos. of trees shall be developed as proposed. The other open spaces inside the plot shall be suitably landscaped and covered with vegetation of indigenous tree species.
80. The area earmarked as green area shall be used only for greenbelt and shall not be altered for any other purpose.
81. Drip irrigation / low-volume, low-angle sprinkler system shall be used for the lawns and other green area including tree plantation.

B. OTHER CONDITIONS :

82. All the statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Airports Authority of India etc., if applicable, shall be obtained by the project proponent from the competent authorities.
83. The project proponent shall strictly comply with the Gujarat Building and other Construction Workers Act & Rules as well as Gujarat Lifts & Escalators Rules.
84. The project proponent shall ensure maximum employment to the local people.

85. The project management shall also comply with all the environment protection measures, risk mitigation measures and safeguards proposed by them.
86. 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 of the environmental protection and management.
87. 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.
88. The above conditions will 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 Hazardous Waste (Management Handling and Transboundary) Rules, 2008 along with their amendments and rules.
89. 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.
90. 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.
91. It shall be mandatory for the project management to submit half-yearly compliance report in respect of the stipulated prior environmental clearance terms and conditions in hard and soft copies to the regulatory authority concerned, on 1st June and 1st December of each calendar year.
92. The project authorities shall also adhere to the stipulations made by the Gujarat Pollution Control Board.
93. The project authorities shall inform the GPCB, Regional Office of MoEF and SEIAA about the date of financial closure and final approval of the project by the concerned authorities and the date of start of the project.
94. The SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not found satisfactory.
95. This environmental clearance is valid for seven years from the date of issue.
96. 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.

With regards,

Yours sincerely,



(DARPANA DHIMMAR)

Member Secretary

Issued to:

Vivan Infra(P) Ltd.

Ganesh Corporate House,

100 ft. Hebatpur – Thaltej Road,

Near Sola Bridge, Off S.G.Highway,

Ahmedabad – 380 054.

Copy to:-

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



(DARPANA DHIMMAR)

Member Secretary