

भारतीय विमानपत्तन प्राधिकरण

पश्चिमी क्षेत्र मुख्यालय



AIRPORTS AUTHORITY OF INDIA
WESTERN REGION HQRS.

No. BT-1/WCC/15/SURA/9/239	1613	Date: 5/10/2015
SHIVATERRAI BACHUKRAI PANCHANG		
VIRENDRA A BALESHWARIA 4107 A 1 BEGAN PURA BUTLA MOOT HT POLE SURAT 395003		
NO Objection Certificate for Height Clearance		
This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order SO84 (E) dated 14th Jan. 2010 for Safe and Regular Aircraft Operations.		
1. References		
NOCID	SURA/WEST/BU072415/152012	
Applicant Letter	DATED 22.9.2015	
AAI Reference	15/SURA/9/239	
2. NOC Details for Height Clearance		
Applicant Name SHIVATERRAI BACHUKRAI PANCHANG		
Type of Structure Building		
Site Address	FP NO 129 OP NO 26 RS NO 18 TPS NO31 ADAJAN MOJE ADAJAN TAL CITY DIST SURAT	
Site Coordinates	21 11 30.38N -72 47 12.62E 21 11 30.03N -72 47 12.78E 21 11 30.08N -72 47 12.40E 21 11 29.54N -72 47 8.63E	
Site Elevation AMSL in Mtrs	6.70 Mtrs (Six decimal seven zero)	
Permissible height above Ground Level in Mtrs	69.50 Mtrs (Sixty nine decimal five zero)	
Permissible Top Elevation AMSL in Mtrs	76.20 Mtrs (Seventy six decimal two zero)	
3. This NOC is subject to the terms and conditions as given below.		
a. The site-elevation and site-coordinates provided by the applicant are taken for calculation of the permissible top elevation for the proposed structure. If, however, at any stage it is established that the actual data is different from the one, provided by the applicant, this NOC will be invalid.		
b. The issue of the "NOC" is further subject to the provisions of Section 3-A of the Indian Aircraft Act, 1934 and those of any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by buildings and trees etc.) Rules, 1994.		
c. No radio/TV Antenna, lighting arresters, staircase, Murrets, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation 76.20 Mtrs. indicated in para 2.		
d. The use of oil fired or electric fired furnace is mandatory, within 8 KM of the Aerodrome Reference Point.		
e. The certificate is valid for a period of 5 years from the date of its issue. If the		

क्षेत्रीय कार्यालय के निदेशक का कार्यालय, मारुतवाड़ा के सामने, सहार रोड, विरेन्द्रा (एन), मुंबई - 400 099.
Office of the Regional Executive Director, Opp. Pashwan, Sahar Road, Virendra (N), Mumbai - 400 099.

ए.टी.एस. कॉम्प्लेक्स, सहार कार्गो के पास, मुनार पक्का रोड, सहार, मुंबई - 400 099.
ATS Complex, Near Sahar Cargo, Sutar Palkad Road, Sahar, Mumbai - 400 099.

91-22-26817400
91-22-26817300

building/structure/Chimney is not constructed & completed within the period, the applicant will be required to obtain a fresh 'NOC' from the Designated Officer of Airports Authority of India. The date of completion of Building/Structure/Chimney should be intimated to this office of AAI. Request for revalidation of NOC will not be entertained after the expiry of its validity period.

f. No light or a combination of lights which by reason of its intensity, configuration or 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.

g. 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.

h. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.ae.in

i. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans as this NOC for height is for the purpose of to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

j. This NOC has been issued w.r.t. the Civil Airports as notified in SO 84(E). Applicant needs to seek separate NOC from Defence, if the site lies within jurisdiction of Defence Airport.

This certificate is issued for "HEIGHT CLEARANCE ONLY" with the approval of Competent Authority for Permissible Top Elevation 76.20 Mtrs.

Bineeta 12/10/2015
(P.V. Patil) 06/10/2015
OGM (ATM/NOC), WR
For GM (Aero), WR
Airports Authority Of India

Copy to:

1. The Executive Director(ATM), AAI, Rajiv Gandhi Bhavan, Safdarjung Airport, New Delhi-110003

2. GM(NOC)/Airport Director(Bundle).

3. Guard File

4. Airport Director, AAI, Surat Airport, Surat

5. Asstt. Town Planner, Surat Urban Development Authority, Surat

6. Dy. General Manager (Vigilance), WR

અવેલ-૧૪ની તેમજ અવેલ-૧૫ની આસપાસ તથા આસપાસની જમીનને પણ કોઈપણ નોંધ મંડે હાલ કોઈ કેસ ચાલતો નથી. તેમ જણાવેલ છે.

અમુક-૭ માં જણાવેલ પત્રથી ન્યાયલ કોર્ટમાંથી સીટી પાંત મુરતે પ્રજાવાલી જમીન અને મુનવણી ઉપર ચાલતો આર.ટી.એસ. કેસોની આગળ કરતાં આરટીએસ/આપીલ નં. ૩૩૮/૨૦૧૪ તથા આરટીએસ/આપીલ નં. ૨૩૧/૨૦૧૫ દાખલ થયેલ છે. જે અનુક્રમે તા. ૧૦/૧૧/૨૦૧૪ તથા તા. ૦૪/૦૮/૨૦૧૫ ના રોજ નિકાલ કરવામાં આવેલ છે. આ વિવાદ હાલમાં કોર્ટ આર.ટી.એસ. આપીલ દાખલ થયેલ નથી કે ચાલુમાં નથી. તેમ જણાવેલ છે.

અમુક-૮ માં જણાવેલ ઝોનિંગ સર્ટિફીકેટ મદદનીશ નગર નિયોજકથી, મુરત સ્ટેડી વિકાસ સત્તા મંડળ, મુરતે મોજે-અડાજણ તા. ચોર્યાસી (સત. તા. સીટી-અડાજણ) ના રે. સ. નં. ૧૮ ની જમીન રેસીડેન્સીયલ ઝોનમાં આવે છે. તેમ જણાવેલ છે.

અમુક-૯ માં જણાવેલ ઝોનિંગ સર્ટિફીકેટ મદદનીશ નગર નિયોજકથી, મુરત સ્ટેડી વિકાસ સત્તા મંડળ, મુરતે મોજે-અડાજણ તા. ચોર્યાસી (સત. તા. સીટી-અડાજણ) ના રે. સ. નં. ૬૬ ની જમીન રેસીડેન્સીયલ ઝોનમાં આવે છે. તેમ જણાવેલ છે.

અમુક-૧૦ માં જણાવેલ પત્રથી ટાઉન પ્લાનરથી, મુરત મહાનગરપાલિકા, મુરતે પ્રજાવાલી જમીનમાં આપીલ કરેલ રીવાઈઝડ પ્લાન સહ વાણિજ્ય ક્ષેત્ર મટે વિકાસ પાયાનાની અરજ સીદ્ધાંતિ રીતે મંજૂર કરેલ છે.

અમુક-૧૧ માં જણાવેલ પત્રથી નગર નિયોજકથી, સ્ટેડી વિકાસ(પર્યાય) આતું, મુરત મહાનગરપાલિકા, મુરતે પ્રજાવાલી જમીનમાં થયેલ અંધાકાર સીદ્ધાંતિ મંજૂર પ્લાન મુજબ થયેલ છે. તેમ જણાવેલ છે.

અમુક-૧૨ થી ૧૩ માં જણાવેલ જોગવાઈ સહ અમુક-૧૪ થી ૧૭ ની જોગવાઈ અવલોકનમાં હાઈ નીચે મુજબ વિશેષધારી રૂપાંતરકર તથા દંડ ની રકમ જમા કરાવવા અરજદારને અત્રેના પત્ર નં. ૧૭/૦૪/૨૦૧૬ કોડ નં. ૧૮૦૦/૦૨/૨૦૧૬ થી જણાવેલ.

ક્રમ	વિગત	અવકાશ નો કોડ	વર્ષ પ્રમાણે ગણતરી કરેલ રકમ	અનુલ ઉપવાચક રકમ
૧	વિશેષધારી આપીલ LMO-૬૭	કોડ ૨૦૧૬-૧૬ સી. ૮૮૧૧ એવી. • ૩.૦-૧૦ વેલ - ૩.૫૨૮૬-૦૦ વેલ	૩.૫૨૮૬-૦૦ વેલ	૫૧૮૦-૦૦
૨	રૂપાંતરકર આપીલ LMO-૬૭	સી. ૮૮૧૧-૦૦ એવી. • ૩.૧૦-૦૦ વેલ - ૩.૫૨૮૬-૦૦ વેલ	૩.૫૨૮૬-૦૦ વેલ	૫૬૨૧૦-૦૦
૩	દંડ LMO-૬૭	સી. ૮૮૧૧ એવી. • ૩.૦-૧૦ વેલ - ૩.૫૨૮૬-૦૦ વેલ	૩.૫૨૮૬-૦૦ વેલ	૨૧૧૮૦-૦૦
૪				કોડ નં. ૧૮૦૦/૦૨/૨૦૧૬ થી જણાવેલ

અમુક-૧૮ માં જણાવેલ પત્રથી અરજદારે ઉપર પ્રમાણે સારી દંડ તથા વિશેષધારી રકમ સીટી તબક્કાથી અડાજણની કચેરીમાં પહોંચ નં. ૮૮, ૮૯ તા. ૦૪/૦૨/૨૦૧૬ થી તથા પહોંચ નં. ૪૫, તા. ૦૪/૦૨/૨૦૧૬ થી સિલણ ઉપર તથા સ્ટેટ બેંક બોફ ઇન્ડિયા નાનપુરા મુરત શાખામાં ચાલુ નં. ૬૪/૨૦૧૫-૧૬ તા. ૦૪/૦૨/૨૦૧૬ થી રૂપાંતરકરની રકમ જમા કરાવી અસલ પહોંચ તેમજ ચાલુ અને રજૂ કરેલ છે. તેમજ અધિક નિયોજી અધિકારીઓ તા. ૧૬/૦૨/૨૦૧૬ ના પત્રથી રૂપાંતરકરની રકમ ભરવાઈ થયા અને ચાલુ માર્ગે કરી પ્રમાણપત્ર મોકલેલ છે.

સામાન્ય ઉપયોગના હેતુઓ માટેના જમીનના હકોની વિગતો જાણવા માટે આ દસ્તાવેજી તૈયાર કરવામાં આવી છે. આ દસ્તાવેજી માત્ર સૂચનારક છે અને કોઈપણ કાયદાકીય અંગત અથવા અન્ય હેતુ માટે તેનો ઉપયોગ ન કરવો. આ દસ્તાવેજી તૈયાર કરવામાં આવેલ છે.

જોડેલામાં નોંધાયેલા જમીનના હકોની વિગતો જાણવા માટે આ દસ્તાવેજી તૈયાર કરવામાં આવી છે.

સર્વે નંબર	જમીનનું ક્ષેત્ર મુજબ સેકશન (ચો.મી.)	સી.પી.સી.નું નંબર	કા.પોલ નંબર	કા.પોલ મુજબ સેકશન	પાસપાસ મુજબ સીલ અંતરિક્ષ સેકશન (ચો.મી.)	પાસ પાસ અંતરિક્ષ સીલ અંતરિક્ષ સેકશન (ચો.મી.)	કા.પોલ મુજબ સીલ અંતરિક્ષ સેકશન (ચો.મી.)	અંતરિક્ષ સેકશન (ચો.મી.)
૧૮/૧૬	૫૨૧૬	૩૧(અડધા)	૧૨૦	૫૨૧૬	સી.પી.સી. અંતરિક્ષ સેકશન	૮૮૧૧	૮૮૧૧	
૫૬	૫૮૮૦ ચો.મી. ૨૫૮૪ ચો.મી.		૧૨૦ પેઠી અંતરિક્ષ નં.૨	૨૫૮૪				

શરતો :-

- (૧) આ હુકમ માલિકી બે માસમાં (પરતુ અપીલ પીલીયડ પુરી થયા બાદ) "એમ" નમુનામાં સહી કરવામાં આવશે.
- (૨) જીલ્લા ઈન્સપેક્ટર જમીન રેકૉર્ડ સુરતની કચેરીમાં માપણી કરી જમા કરાવેલ છે. જેથી માપણી કરી/કરાવી આ હુકમ અધિકારી તેમજ મંજૂર થયેલ પાસ પાસ મુજબ ટ્રસ્ટી પત્રક તૈયાર કરવાનું / કરાવવાનું રહેશે અને ટ્રસ્ટી પત્રકનો મહેસૂલી દફતરે અમલ થાય બાદ જ પાસપાસી બીનમેટીની જમીન/પોલેટનું રજીસ્ટ્રારવેજથી સંબંધિત વેચાણ વ્યવહારના અમલ માટે નોંધ પાડવાની રહેશે.
- (૩) દર વર્ષે પ્રમુલ સે. ૮૮૧૧ ચો.મી. જમીનનો વાર્ષિક દર ૦.૫૦ પૈસા હેતુ માટે વિશેષધારી તેમજ ઉપર થતું લોકલ ફંડ, સિસ્ટમ ઉપર વિગતે લેવા પડશે તેમજ વસતી વગત સુધારેલ દરે લેવામાં કરવામાં રહેશે.
- (૪) સુરત મહાનગરપાલિકાએ મંજૂર કરેલ પાસ પાસ મુજબ અંતરિક્ષ કરવાનું રહેશે અને હુકમ થયા તારીખથી ત્રણ વર્ષમાં અંતરિક્ષ પૂર્ણ કરવાનું રહેશે.
- (૫) વાર્ષિક દર હેતુ સિવાયનો ઉપયોગ કરવાનો થાય ત્યારે પ્રથમ પાસ પાસ મંજૂર કરાવી જમીન મહેસૂલ કાયદાની કલમ-૫૭-એ હેઠળ કલેક્ટરશ્રીની હેતુકેરની મંજૂરી મેળવવાની રહેશે.
- (૬) સરકારશ્રીનાં મહેસૂલ સિસ્ટમનાં પરિપત્ર ક્રમાંક અન-૧૦૨૦૦૨-૧૦૦૦૬ તારીખ ૨/૨/૦૩ ની મુજબ મુજબ "વરસાદી પાણીના ભંડાર વગત / સંઘસ માટે દર મહત્તમ / બહુમાની મહત્તમ (નકલ મંજૂર કરવાની સાથે પસંદગી સાથે તંત્રમાં અપેલ મંજૂરી મુજબ) ટીક બેંકના દરે પરોક્ષીય બેંકોરવેલની વ્યવસ્થા અપૂર્ણ કરવાની રહેશે."
- (૭) આ હુકમ જમીન મહેસૂલ કાયદાની કલમ-૫૭ તથા નિયમ-૧૦૦ ની જોગવાઈઓને અધિકાર કરેલ છે. તે સિવાય કબજેદારે અન્ય સંબંધીત કાયદાકીય પરવાનગી લેવાની થતી હશે તે તેમજ અંતરિક્ષી બેંકની લેવાની રહેશે.

જોડેસર તા.અડાજણના સ.નં.૧૮/વેકી. ૬૬ નંબર. ૬૬૮૦૦ ચો.મી. હી.પી.સી.મ નં.૩૧/અડાજણના સ.પોસ્ટ નં.૧૦૨ વેકી સમપોસ્ટ નં.૨ & ૧૨૯ છે.૮૮૧૧ ચો.મી. જમીન અને અરેની કચેરીના કુલ ૫૫ નં.જોડેસર તા.અડાજણના સ.પોસ્ટ નં.૧૦૨ વેકી સમપોસ્ટ નં.૧૦૨

૫૪૩

બિનમેલીનું બંધાકામ નિવામકપદ કરી આપેલ જમીનની વિગત તથા કબજેદારનું નામ.		પંચકાયક મુજબ બંધાકામનું ફેરફાર		૧૮૦૦ મુજબ નિવામકપદ કરેલ બંધાકામ નો બિનમેલી ઉપયોગનો પ્રકાર તથા તેના વિશેષધારના દરની વિગત.	
(૧)	(૨)		(૩)		
મોજેસર તા.અડાજણના સ.નં.૧૮/વેકી. ૬૬ નંબર. ૬૬૮૦૦ ચો.મી. હી.પી.સી.મ નં.૩૧/અડાજણના સ.પોસ્ટ નં.૧૦૨ વેકી સમપોસ્ટ નં.૨ છે.૮૬૮૪ ચો.મી. & ૧૨૯ છે.૬૧૨૩ ચો.મી. અહીં કુલ છે.૮૮૧૧ ચો.મી.	કો.૧૭૫ ચો.મી.		વાણિજ્ય વિષયક : કો.૮૮૧૧ ચો.મી. • ૩૦-૬૦ પેસા - ૩૫૨૮૬-૬૦ પેસા ૧૦. ૩૫૨૮૬-૦૦ પેસા વાળા અન્ય ઉપકર		
કબજેદાર ભુપતભાઈ રામભાઈ પરશભાઈ રામભાઈ કચેરી તા.અડાજણના સ.પોસ્ટ નં.૧૦૨ વેકી સમપોસ્ટ નં.૧૦૨			વધુમાં વધુમાં આપેલ		
વિશેષધારની રકમ			દંડની રકમ	રૂપાંતરકરની રકમ	વસુલ લીધેલ રકમ
(૪)	(૫)	(૬)	(૭)	(૮)	(૯)
રૂ.૫૨૮૭૦/- પછીય નં.૦૮ તા.૦૫/૦૨/૧૬	રૂ.૧૧૪૮૦/- પછીય નં.૦૮ તા.૦૫/૦૨/૧૬	રૂ.૧૭૨૨૦/- ચલણ નં.૦૪/૧૫-૧૬ તા.૦૫/૦૨/૧૬	રૂ.૩૭૨૮૮/-	નિયમોનુસાર	સને ૨૦૧૫-૧૬ માં
મુખ્ય સદર-૦૦૩૫-કૃષિ વિષયક જમીન સિવાયની સ્થાવર મિલકત પર કર.ઝોણ સદર-૧૦૧-સામાન્ય પ્રાપ્તિ. પેસા સદર-(૧)- બિનમેલી આકારથી દરની પ્રાપ્તિ.			મુખ્ય સદર-૦૦૩૫-કૃષિ વિષયક જમીન સિવાયની સ્થાવર મિલકત પર કર. ઝોણ સદર-૮૦૦-અન્ય પ્રાપ્તિ. પેસા સદર-(૧)- બિનકૃષિ વિષયક રૂપાંતર કર		



રવાના કરવા માટે અધિકૃત
 મામલતદાર (બિનમેલી)
 કલેક્ટર કચેરી, સુરત

સહી/XXX
 (ડો.રાજેન્દ્ર કુમાર)
 કલેક્ટર સુરત



No. SEIAA/GJ/ECr(a)/585/2017

Date: 30-04-2017

BY R.P.A.D.
Time Limit

Subj: Environment Clearance for the Building Construction Project - "Walk Way The Mall" F.P.No.127/p sub plot no. 2 and F.P.No.129, T.P.S.No.31, R.S.No.66 & 15, O.P.No.85 & 26, Adajan, Surat proposed by M/s. Bhakti Buildcon.....Construction project in Category B (a) of Schedule annexed with EIA Notification dated 14/09/2006.

Ref: Your Proposal No. SIA/GJ/INCP/53115/2017.

Dear Sir,

This has reference to your application along with Form-1, Form-1 A dated 15/03/2017, seeking Environmental Clearance under Environment Impact Assessment Notification, 2006. The project was scheduled for hearing in the SEAC meeting held on 28/03/2017. The project proponent submitted additional information / documents vide letter dated 02/05/2017 to the SEAC.

The proposal is for Environmental Clearance for the Residential Building Construction Project - "Walk Way The Mall" F.P.No.127/p sub plot no. 2 and F.P.No.129, T.P.S.No.31, R.S.No.66 & 15, O.P.No.85 & 26, Adajan, Surat proposed by M/s. Bhakti Buildcon. This is a proposed building construction project having plot area of 8,811.0 m² and the proposed built up area of the project is 34,180.76 m². As the built up area is >20,000 m² and <1,50,000 m², it falls in the category B(a) of the Schedule of EIA Notification, 2006.

The project will comprise of one numbers of building. Scope of the building is: 2 level basement +ground floor+4 floors comprising of 223 shops/office and 9 cinema screens.

The project activity is covered in B(a) and falls in Category 'B'. Since the proposed project is in item no.5 of the EIA notification, 2006, it does not need Public Consultation as per Para 7(b) iii. Stage (3) (b) - Public Consultation of EIA Notification, 2006.

The SEAC, Gujarat had recommended the project vide their letter dated 28/04/2016 to grant Environmental Clearance to the SEIAA, Gujarat based on the decision taken during SEAC meeting held on 28/03/2017. The proposal was considered by SEIAA, Gujarat in its meeting held on 30/04/2017 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. No any kind of manufacturing activity shall be allowed in the proposed commercial project.
2. The project proponent shall not sell / allot any stall/ house for storage of chemicals, flammable substances, explosives, fire crackers or any other material of hazardous characteristics.
3. Common amenities like drinking water facility, sanitation blocks separate for male & female, first aid facility etc. shall be provided as proposed by the project proponent.

A.1 CONSTRUCTION PHASE

A.1.1 WATER

4. Fresh water requirement during the construction phase shall be 14.56 KL/day and it shall be met through the water supply from Surat Municipal Corporation (SMC). No ground water shall be tapped during the construction phase.
5. Sewage generated during the construction phase shall be discharged through drainage line of Surat Municipal Corporation (SMC).

A.2 OPERATION PHASE

A.2.1 WATER

6. Fresh water requirement during the operation phase shall be 97.98 KL/day and it shall be met through the water supply from Surat Municipal Corporation (SMC). No ground water shall be tapped during the operation phase.

- phase. Metering of the water shall be done and its records shall be maintained.
- No bore well shall be constructed and existing bore wells, if any, shall be either sealed or converted into recharge well.
 - Sewage generation during the operational phase shall be 74.71 KL/day and it shall be discharged through the drainage system of Surat Municipal Corporation (SMC).
 - 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.2.2 AIR

- D. G. sets (2 x 132 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.
- 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.
- 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

- 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 Surat Municipal Corporation (SMC).

A.2.4 SAFETY

- 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 m² on each floor.
- Fire fighting facilities like Sprinklers in entire building, ABC type & Co2 type fire extinguishers on each floor & in both the level basements, manual alarm call point, hose reel, terrace water tanks of 10 KL capacity, underground water tank of 200 KL etc shall be provided as proposed.
- In basement at least two separate ramps of adequate width and slope shall be provided, located preferably at opposite ends.
- Provision for adequate air changes per hour in the basement shall be made so as to avoid build up of CO in the area.
- Car park exhaust system equipped with CO (Carbon Monoxide) sensor shall be provided to ensure operation of exhaust fans as CO concentration levels.

A.2.5 PARKING / TRAFFIC CONGESTION

- Minimum Parking space of 10,543.33 m² [1,222.21 m² as open surface parking + 15,421.12 m² in basement] shall be provided as proposed.
- 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).
- 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 at least 50 meter distance.

A.2.6 ENERGY CONSERVATION

- Energy conservation measures viz maximum utilization of natural light, roof top thermal insulation, LED lighting fixtures in the common areas, use of solar energy in external lighting, appropriate design to shut out excess heat & gain loss etc. shall be implemented as proposed.
- 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

- Green belt area of 919.0 m² comprising of 248.31 m² tree covered area 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

B.1. PRE-CONSTRUCTION AND CONSTRUCTION PHASE

- 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 Construction Workers Regulation of Employment & Conditions of Service Rules 2003.

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Cell

- preparation work is commenced.
27. Water demand during construction shall be reduced by use of curing agents, super plasticizers and other best construction practices.
 28. Temporary wind shield shall be done to prevent dust emission spreading outside the project premises. Baricade 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.
 29. Regular water sprinkling shall be done in vulnerable areas for controlling fugitive emission.
 30. Material shall be covered during transportation to avoid the fugitive emission.
 31. Uniform piling and proper storage of sand to avoid fugitive emissions shall be ensured.
 32. Structural design of the project shall strictly adhere to the seismic zone norms for earthquake resistant structures.
 33. The planning, designs and construction of all buildings shall be such as to ensure safety from fire.
 34. The project proponent shall ensure maximum employment to the local people.
 35. All required sanitary and hygienic measures shall be provided before starting the construction activities and to be maintained throughout the construction phase.
 36. 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 run the existing environmental condition. The housing may be in the form of temporary structures to be removed after completion of the project.
 37. 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.
 38. First Aid box shall be made readily available in adequate quantity at all the times.
 39. Training shall be given to all workers on construction safety aspects.
 40. The project proponent shall strictly comply with the Building and other Construction Workers (Regulation of Employment & Conditions of Service) Act, 1966 and Gujarat rules made there under and their subsequent amendments.
 41. 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.
 42. 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.
 43. 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.
 44. 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.
 45. Safe disposal of wastewater and municipal solid wastes generated during the construction phase shall be ensured.
 46. All topsoil excavated during construction activity shall be used in horticultural / landscape development within the project site.
 47. 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.
 48. 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.
 49. 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 neighboring communities.
 50. 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.
 51. 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.
 52. 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.
 53. 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.

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12. OPERATION PHASE AND LIFE TIME

54. 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.
55. 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.
56. Used oil shall be sold only to the registered recycler.
57. Requeste fire fighting facilities as per the requirement of NSC and Gujarat Fire Prevention and Life Safety Measures Act-2013 & rules made there under shall be provided.
58. Underground fire water storage tanks and terrace water storage tanks of adequate capacity shall be provided. Adequate provision shall be made to ensure that water from the Fire Water Tank shall not be used for any other purpose.
59. Dedicated power back up system shall be provided in the case of power failure & emergency of fire water pumps.
60. First Aid Box shall be made readily available in adequate quantity at all the times.
61. Main entry and exit shall be separate and clearly marked in the facility.
62. 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.
63. Sufficient peripheral open passage shall be kept in the margin area for free movement of fire tender/ emergency vehicle around the premises.
64. 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 it standards prescribed under the Environment (Protection) Act and Rules.
65. The area earmarked for the parking shall be used for parking only. No other activity shall be permitted in this area.
66. 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.
67. The project proponent shall install energy efficient devices, appliances, motors, and pumps conforming to the Bureau of Energy Efficiency norms.
68. The transformers and motors shall have minimum efficiency of 85%.
69. Only variable frequency motor drives shall be used in project.
70. 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.
71. Use of glass shall be minimal to reduce the heat island effect as well as to reduce the electricity consumption.
72. The area earmarked as green area shall be used only for plantation and shall not be altered for any other purpose.
73. Drip irrigation/low volume, low angle sprinkler system shall be used for the lawns and other green area including free plantation.
74. 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.
75. 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.
76. 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.
77. 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.
78. The project management shall also comply with all the environment protection measures, risk mitigation measures and safeguards proposed by them.
79. 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.
80. 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.
81. The project proponent shall strictly comply with the Gujarat Building and other Construction Workers (Regulation of Conditions of Service) Rules 2003 as well as Gujarat Lifts & Escalators Rules as amended.

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State Level Environment

Department

20/01/2024

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20/01/2024

82. 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.
83. 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 Transboundary) Rules, 2008, Building and Other Construction Workers (Regulation of Employment & Conditions of Service) Act-1996, The Coastal Litter and Escalators Act-2000 along with their amendments and rules.

8. OTHER

84. All the terms & conditions prescribed in the amendment of EIA Notification - 2006 published by the MoEF&CC vide its Notification No. S.O. 3666(E) dated 9th December, 2016 shall be complied with letter & spirit.
85. 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.
86. 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.
87. 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.
88. The project authorities shall also adhere to the stipulations made by the Gujarat Pollution Control Board.
89. 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.
90. 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.
91. Any appeal against this environmental clearance shall lie with the National Green Tribunal, if permitted, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
92. Submission of any false or misleading information or data which is material to screening or appraisal or decision on the application makes this environment clearance cancelled.

With regards,
Yours sincerely,


(Mr. Pradipkumar M. Patel)
Member Secretary

Issued to:

Mr. Pradipkumar M. Patel,
"Bhakti House",
3, Samarpan Society,
Opp. Bhavani Farsan,
Near Choksi Wadi,
Adajan, Surat-395007,

MEMBER SECRETARY
State Level Environmental
Impact Assessment Authority
Gujarat Pollution Control Board,
"Parvash Bhawan",
Sector-10A, Gandhinagar-382010

Copy to:-

1. The Secretary, SEAC, C/O, G.P.C.B. Gandhinagar - 382010
2. The Secretary, Forests & Environment Department, Govt. of Gujarat, Block 14, 6th floor, Sector-10A, Gandhinagar-382010.
3. The Chairman, Central Pollution Control Board, Parvash Bhawan, CBD - cum-Office Complex, East Arjun Nagar, New Delhi-110032

4. The Chief Conservator of Forests (Central), Ministry of Environment & Forests, Regional Office (R2), P.S. Aras Colony, Link Road-3, Bhopal-462016, MP
5. Monitoring Cell, Ministry of Environment and Forests, Paryavaran Bhawan, CGO Complex, New Delhi-110003
6. The Member Secretary, Gujarat Pollution Control Board, Paryavaran Bhawan, Sector-10 A, Gandhinagar-382010
7. Select File


 (Dr. Gaurav Dahiya, (AS))
 Member Secretary

MEMBER SECRETARY
 - State Level Environment
 Impairment Assessment Authority
 Gujarat Pollution Control Board,
 "Paryavaran Bhawan"
 Sector-10-A, Gandhinagar-10

T. D. O.
D.P.A. No. 4448
Date 05/10/2015



CTDO/OUT/30062017/152
Date : 30/06/2017

Surat Municipal Corporation
Town Development Department
Development Permission

T.D.O./DP/No.: 154
Date 23-07-2017

With reference to the Application for Development Permission DPA No
WZ/05102015/430 Dated 05/10/2015 Permission is hereby granted under Section
29(1)(i)/29(1)(ii), 34, 49(1)(b) of the Gujarat Town Planning and Urban Development Act, 1976, under
Section 253 and 254 of Bombay Provincial Municipal Corporation Act, 1949,

To,

PRADIPKUMAR MAFATLAL PATEL PARTNER OF BHAKTI BUILDCON and Others
B-6, AASHIRWAD RESIDENCY, NEW CITY LIGHT ROAD, J M ROAD, SURAT

C/o,

Sanjay Radhishankar Joshi

Architect

TDO/AR/158

Address :- 201, 202, 2nd Floor, Riz Square, Ghoddod Road, Surat.

Name of Developer:- Banti Nanshikumar Sadadiwala

Reg No.:- TDO/DNR/2946

Address:- 9, Bhakti Vihar Society, opp. Preeti park, Honey Park Road, Adajan, Surat- 395009

**Subject:- Development Permission Application On Development Scheme :- TP Scheme no.
31(Adajan)**

R.S. No.	Block No.	D.P. No.	F.P. No.	C.S. No.
66+18/P	-	85+26	127 PAIKEE SUB PLOT NO.2+129	-

Case No. :- WZ/05102015/430

Development Type:-	Lowrise Special Structure	Building Type:-	Multiplex with Mall
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Conditions:-

1	Laminated copy of the Sanctioned plan shall have to be displayed/made available at the site.
2	Illegal construction against the sanctioned plan shall not be regularized in any case.
3	Certificate of Registration from the Competent Authority under provisions of the Building and other Construction Workers (Regulation of Employment, and Condition of Service) Act, 1996 shall have to be submitted to the Surat Municipal Corporation.
4	Name and details of buildings/project should be written in Gujarati language also. The Size of such display/ board should be larger than display in English language.
5	Revised Development Permission for Low Rise Special Structure Building Construction is granted as per plans attached herewith.
6	The conditions mentioned in the Environment Clearance certificate no. SEIAA/GJ/EC/8(a)/585/2017 dated 30/04/2017 shall be binding.
7	This permission is issued subject to the order no. TPS-142015-4976-L, dated : 20/02/2017 under section 29 (1) (i) of the Gujarat Town Planning & Urban Development Act, 1976 by the Govt. of Gujarat. All the conditions mentioned in the said order shall have to be fulfilled.

Subject to the submission of detailed working drawing, and structural drawing(s) along with soil investigation report before the commencement of the work.

By Order,

I/c Town Planner
Town Development
Department

Surat Municipal Corporation