

કલેક્ટર અને જિલ્લા મેજિસ્ટ્રેટની કચેરી, વડોદરા

કલેક્ટર કચેરી, કોઠી બિલ્ડિંગ, રાવપુરા, વડોદરા - ૩૯૦૦૦૧

ફોન નંબર : ૦૨૬૫-૨૪૩૩૦૦૦

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ગુજરાત જમીન મહેસૂલ અધિનિયમ-૧૯૭૯ ની કલમ-૬૫ હેઠળ [ બિનખેતી - બહુહેતુક ઉપયોગ ]

ફકમ નં. 1290/19/18/023/2021

તા. 18/10/2021

વંચાણે લીધા :-

(૧) અરજદારશ્રી GORDHANBHAI DAHYABHAI PATEL AND OTHERS

રહે. 22 BRAHMIN FALIYU, KADVA SHERI, GOTRI GAM VADODARA, VADODARA-390021 ની તા.27/08/2021 ની ઓનલાઇન અરજી (નં.31918202103968) તથા સોગંદનામું

(૨) મુંબઈ જમીન મહેસૂલ કાયદો ૧૯૭૯ ની કલમ - ૪૮, ૬૫, ૬૬ તથા ૬૭

(૩) ગુજરાત જમીન મહેસૂલ નિયમો, ૧૯૭૨ ના નિયમ ૮૧, ૧૦૦, ૧૦૧, ૧૦૨

(૪) સરકારશ્રીના મહેસૂલ વિભાગનાં ઠરાવ નં. બખપ/૧૦૦૬/૪૨૫/ક તા.૦૧/૦૭/૨૦૦૮

(૫) સરકારશ્રીના મહેસૂલ વિભાગનાં પરિપત્ર ક્રમાંક: બખપ/૧૦૨૦૧૮/૩૨૭/ક તા.૦૮/૦૫/૨૦૧૮

(૬) સરકારશ્રીના મહેસૂલ વિભાગના ઠરાવ ક્રમાંક: એસ/ટીપી/૧૨૨૦૯/૭૬૯/૧૧/હ.૧ તા.૩૧/૦૩/૨૦૧૧

(૭) સરકારશ્રીના મહેસૂલ વિભાગનાં ઠરાવ ક્રમાંક: બખપ/૧૦૨૦૧૮/૪૨૫/ક તા.૦૯/૦૧/૨૦૧૯

(૮) સરકારશ્રીના મહેસૂલ વિભાગનાં પરિપત્ર ક્રમાંક: બખપ/૧૦૨૦૧૮/૪૨૫/ક તા.૧૨/૦૨/૨૦૧૯

(૯) ચિટનીશ શ્રી નો તા.૦૪/૦૭/૨૦૨૧ નો અભિપ્રાય

(૧૦) iRCMS પોર્ટલ પરની કેસ વિગત

ફકમ :-

વંચાણે લીધેલ કમ (૧) ની અરજી તથા સોગંદનામા થી અરજદારશ્રી GORDHANBHAI DAHYABHAI PATEL AND OTHERS એ મોજે ગોત્રી તા. વડોદરા શહેર (પશ્ચિમ) જિ. વડોદરા ના સરવે/બ્લોક નં. ૩૬ ના ક્ષેત્રફળ ૮,૭૦૧.૦૦ ચો.મી. પૈકી ક્ષેત્રફળ ૬,૦૯૦.૦૦ ચો.મી ની જમીન અંગે ગુજરાત જમીન મહેસૂલ અધિનિયમ-૧૯૭૯ ની કલમ-૬૫ હેઠળ બિનખેતીના હેતુ માટે પરવાનગી આપવા વિનંતી કરેલ છે.

૨. સવાલવાળી જમીનના ગામ નમૂના નં. ૭/૧૨ માં કબજેદારોની વિગત નીચે મુજબ છે.

| સરવે/બ્લોક નંબર ટી.પી. નંબર એફ.પી. નંબર                  | માંગણીનું ક્ષેત્રફળ (ચો.મી.) | કબજેદારોના નામ (ખાતા નં. ૫૭)                                                                                                                                                                                                                                                                  | જમીનનો સત્તાપ્રકાર (૭/૧૨ મુજબ) |
|----------------------------------------------------------|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| સરવે/બ્લોક નં. : ૩૬<br>ટી.પી. નં. : ૬૦<br>એફ.પી. નં.: ૧૪ | ૬,૦૯૦.૦૦                     | પટેલ ગોરધનભાઈ ડાહ્યાભાઈ<br>પટેલ સવિતાબેન ભગવાનભાઈ<br>પટેલ દિનેશભાઈ ભગવાનભાઈ<br>પટેલ ચેતનભાઈ ભગવાનભાઈ<br>પટેલ વલ્લભભાઈ ડાહ્યાભાઈ<br>પટેલ મંજુલાબેન વલ્લભભાઈ<br>પટેલ કામીનીબેન વલ્લભભાઈ<br>પટેલ મોહીની વલ્લભભાઈ<br>પટેલ કાન્તાબેન ગોરધનભાઈ<br>પટેલ સંજયકુમાર ગોરધનભાઈ<br>પટેલ મનીષાબેન ગોરધનભાઈ | જુની શરત (જુ.શ)                |

૩. વસુલ કરવામાં આવેલ કરવેરાની વિગત નીચે મુજબ છે.

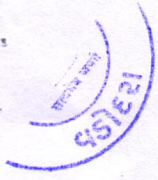
બેંકમાં ચલન ભર્યા તા.16/10/2021 નં.57000013551003516102179193

| કરની વિગત   | સદર                | માંગણીનું ક્ષેત્રફળ (ચો.મી.) | દર રૂ. પ્રતિ ચો.મી. | કુલ રકમ રૂ. |
|-------------|--------------------|------------------------------|---------------------|-------------|
| રૂપાંતર કર  | 569-0035-00-800-01 | 6,090.00                     | 40.00               | 2,43,600.00 |
| વિશેષ ધારો  | 570-0035-00-101-01 | 6,090.00                     | 0.65                | 3,959.00    |
| લોકલ ફંડ    | 574-0029-00-103-01 | 6,090.00                     | 1.80                | 10,962.00   |
| શિક્ષણ ઉપકર | 575-0045-00-108-01 | 6,090.00                     | 0.45                | 2,741.00    |
| માપણી ફી    | 577-0029-00-106-01 | 6,090.00                     | ---                 | 1,800.00    |
| કુલ રૂ.     |                    |                              |                     | 2,63,062.00 |

૪. ઉપર્યુક્ત તમામ હકીકતો ધ્યાને લઈ મોજે ગોત્રી તા. વડોદરા શહેર (પશ્ચિમ) જિ. વડોદરા ના સરવે/પ્લોટ નં. ૩૬ ના ક્ષેત્રફળ ૮,૭૦૧.૦૦ ચો.મી. પૈકી ક્ષેત્રફળ ૬,૦૯૦.૦૦ ચો.મી ની જમીનને નીચે જણાવેલ શરતોને આધિન ગુજરાત જમીન મહેસૂલ અધિનિયમ-૧૯૭૯ ની કલમ-૬૫ હેઠળ બિનખેતી હેતુ (બહુહેતુક ઉપયોગ) માટે પરવાનગી આપવા આથી હુકમ કરવામાં આવે છે.

શરતો :-

- (૧) આ હુકમ મળ્યેથી બે માસમાં "એમ" નમૂનામાં સનદ પ્રાપ્ત થશે.
- (૨) જિલ્લા ઇન્સ્પેક્ટરશ્રી, જમીન રેકર્ડની કચેરીમાં માપણી ફી જમા કરાવેલ છે. જેથી માપણી કરી/ કરાવી આ હુકમ આધારે તેમજ મંજૂર થયેલ પ્લાન મુજબ દુરસ્તી પત્રક તૈયાર કરવાનું/ કરાવવાનું રહેશે અને દુરસ્તી પત્રકનો મહેસૂલી દફતરે અમલ થયા બાદ જ પ્રશ્નવાળી બિનખેતીની જમીન/ પ્લોટનું રજી. દસ્તાવેજથી થયેલ વેચાણ વ્યવહારના અમલ માટે નોંધ પાડવાની રહેશે.
- (૩) અરજદારે પ્રતિ વર્ષે ખેતી સિવાયનો ધારો (વિશેષધારો) દર પ્રતિ ચો.મી. ના રૂ. ૦.૬૫ પ્રમાણે રૂ. ૩,૯૫૯.૦૦ તેમજ નિયમ પ્રમાણે લોકલ ફંડ તથા શિક્ષણ સેસ ભરવો પડશે જે અંગેનો દર વખતોવખત ફેરફારને પાત્ર રહેશે.
- (૪) વડોદરા મહાનગરપાલિકા એ મંજૂર કરેલા પ્લાન મુજબ બાંધકામ કરવાનું રહેશે અને હુકમ થયા તારીખથી ત્રણ વર્ષમાં બાંધકામ પૂર્ણ કરવાનું રહેશે.
- (૫) સરકારશ્રીના મહેસૂલ વિભાગના ઠરાવ નં.બખપ/૧૦૯૩/૧૦૫૨/ક તા.૧૩/૦૯/૧૯૯૩ માં ઠરાવ્યા મુજબ સહીયારા/ કોમન પ્લોટ અને રસ્તાની જમીન સોસાયટીની માલિકીની અથવા સર્વે પ્લોટ હોલ્ડરની સહીયારી માલિકીની ગણાશે તે ઉપર મુજબ માલિકનો કોઈ હકક રહેશે નહિ.
- (૬) સરકારશ્રીના મહેસૂલ વિભાગના તા.૦૭/૦૮/૧૯૯૧ ના પરિપત્ર નં.બખપ-૧૦૯૧/૧૭૫૬/ક ની જોગવાઈ મુજબ બિન અધિકૃત બાંધકામ બાબતે બાંધકામ નિયંત્રણ કરતી સંબંધિત મહાનગરપાલિકા/ શહેરી વિસ્તાર સત્તા મંડળએ ધોરણસરનાં પગલાં લેવાના રહેશે.
- (૭) સદર જમીનમાંથી પેટ્રોલીયમ/ પાણીની કે અન્ય કોઈપણ પ્રકારની પાઇપલાઇન પસાર થતી હશે તો તે સંદર્ભે વિકાસ પરવાનગી આપનાર ઓથોરિટીએ સંબંધિતોનું ના-વાંધા પ્રમાણપત્ર મેળવી વિકાસ પરવાનગી આપવાની રહેશે.
- (૮) સરકારશ્રીના મહેસૂલ વિભાગના તા.૧૨/૦૨/૨૦૧૯ ના પરિપત્ર નં.બખપ/૧૦૨૦૧૮/૪૨૫/ક મુજબની નીચેની શરતોનું પાલન કરવાનું રહેશે.
  ૧. જો અગાઉ ચોક્કસ હેતુ માટે પ્રિમિયમ ભરપાઈ થયેલ હોય અને અન્ય હેતુ માટે વિકાસ પરવાનગી માંગેલ હોય/ નકશા મંજૂર કરવાના થતા હોય તો વિકાસ પરવાનગી આપતાં પહેલાં પ્રિમિયમ તફાવત ભરાયાની સંબંધિત સત્તામંડળે ખાતરી કરવાની રહેશે અને ત્યારબાદ જ વિકાસ પરવાનગી આપવાની રહેશે.
  ૨. જીડીસીઆર મુજબ જે તે હેતુ/ ઉપયોગ માટે પરવાનગી મળવાપાત્ર નહિ હોય તો તે ઉપયોગ કરી શકાશે નહિ.
  ૩. ખેતી ઝોનમાં જીડીસીઆર મુજબ જેટલું બાંધકામ મળવાપાત્ર હશે તેટલા જ ક્ષેત્રફળ માટે વિકાસ પરવાનગી આપવાની રહેશે.
  ૪. બિનખેતી પરવાનગી મળ્યા બાદ જો ખાસ મંજૂરી વિના ધાર્મિક ઉપયોગ માટે બાંધકામ કરેલ હશે તો તે શરતભંગ ગણાશે અને તે બાંધકામ દૂર કરવાપાત્ર થશે.
- (૯) સરકારશ્રીનાં મહેસૂલ વિભાગનાં તા.૦૧/૦૭/૨૦૦૮ ના ઠરાવ નં.બખપ/૧૦૦૬/૪૨૫/ક માં જણાવેલ નીચે મુજબની શરતોનું પાલન કરવાનું રહેશે.
  ૧. જિલ્લા ઇન્સ્પેક્ટરશ્રી, જમીન રેકર્ડ દ્વારા ઇસ્યુ કરાયેલ માપણી શીટ કે જેના ઉપર મૂળ ટિપ્પણની હદ પણ દર્શાવેલ હોવી જોઈએ. રજૂ કરાયેલ પ્લાન તથા લે-આઉટ પ્લાન સક્ષમ કક્ષાએ મંજૂર કરાયેલ હોવી જોઈએ.
  ૨. બાંધકામ શરૂ કરતા પહેલાં બાંધકામનાં નકશા સક્ષમ અધિકારી પાસે મંજૂર કરાવવાના રહેશે. પરંતુ અરજદાર બિનખેતી પરવાનગી મેળવ્યા વગર આવા બાંધકામની રજા ચિઠ્ઠી મેળવી શકશે નહિ.
  ૩. શહેરી વિસ્તાર જ્યાં ટાઉન પ્લાનિંગ સ્કીમ મંજૂર થઈ ગઈ છે ત્યાં જી.ડી.સી.આર. અને ઝોનિંગના નિયમો અનુસાર બાંધકામ કરવાનું રહેશે.



૪. મંજૂર થયેલ નકશા મુજબ આરોગ્ય અને સ્વાસ્થ્યની દ્રષ્ટિએ ગંદા પાણીનાં નિકાલની જોગવાઈ કરવાની રહેશે.
૫. અરજદારે રિબન ડેવલપમેન્ટ ટ્રસ્ટ નીચે જે તે રસ્તાનો પ્રકાર ધ્યાને લઈ રસ્તાના મધ્યબિંદુથી બાંધકામ વચ્ચે અંતર જાળવવાનું રહેશે અન્યથા અરજદારની જવાબદારી થશે.
૬. ફ્લોર, મિલ, સિનેમા/ ટુરિંગ સિનેમા/ થિયેટર માટે બિનખેતી પરવાનગીના કામે જિલ્લા મેજિસ્ટ્રેટની જરૂરી મંજૂરી મેળવી આગળની કાર્યવાહી કરવાની રહેશે.
૭. પેટ્રોલ, ડીઝલ, કેરોસીન, સી.એન.જી., એલ.પી.જી. પંપ નાંખવા માટે બિનખેતી પરવાનગીના કામે બાંધકામ શરૂ કરતાં પહેલાં જિલ્લા મેજિસ્ટ્રેટની જરૂરી મંજૂરી મેળવી આગળની કાર્યવાહી કરવાની રહેશે.
૮. ઇન્ડિયન એક્સપ્લોઝિવ એક્ટ અન્વયે મેગેનિઝ, ફાયર વર્ક્સ, દારૂખાના માટે બિનખેતીની કાર્યવાહી કરતા પહેલાં જિલ્લા મેજિસ્ટ્રેટની જરૂરી મંજૂરી મેળવી આગળની કાર્યવાહી કરવાની રહેશે.
૯. સવાલવાળી જમીન જો રેલવે હદની નજીક હોય તો રેલવેની હદથી નિયમ મુજબ જગ્યા છોડી બાંધકામ કરવાનું રહેશે.
૧૦. સવાલવાળી જમીન ઉપરથી અથવા બાજુમાંથી વીજળી ગ્રિડના તાર/ હાઇટેન્શન પાવર અગર થાંભલા આવેલ હોય ત્યારે તે અન્વયે લાગુ પડતા નિયમોનું પાલન કરવા અને તે મુજબ બાંધકામ કરવાનું રહેશે.
૧૧. બિનખેતી માંગવામાં આવી હોય તેવી જમીન જો એરોડ્રામ આસપાસ નિયમ મુજબની ત્રિજ્યામાં આવતી હોય ત્યારે બાંધકામની ઉંચાઈ તથા એરોડ્રામની દ્રષ્ટિએ જરૂરી એવું ના-વાંધા પ્રમાણપત્ર સિવિલ એવિએશન ખાતા પાસેથી મેળવવાનું રહેશે અને સિવિલ એવિએશન ખાતાના નિયમોનું પાલન કરવાનું રહેશે.
૧૨. ઓ.એન.જી.સી. ના કુવાની નજીકમાં આવેલ જમીનના કિસ્સામાં અરજદારે સંબંધિત નિયમોનું પાલન કરવાનું રહેશે.
૧૩. નર્મદા કેનાલ/ અન્ય સિંચાઈ કેનાલની નજીકમાં આવેલ જમીનની બાબતમાં અરજદારે સૂચિત બાંધકામ માટે જાળવવાના થતાં અંતર અંગેના નિયમોનું પાલન કરવાનું રહેશે.
૧૪. અરજદારે/ જ્યાં જરૂરી હોય ત્યાં કેન્દ્ર સરકાર કે રાજ્ય સરકારના કાયદા નીચે રક્ષિત સ્મારક (Protected Monuments) તરીકે જાહેર કરેલ પ્રાચીન સ્મારકથી નિયમ મુજબનું અંતર જાળવવાની પ્રવર્તમાન જોગવાઈઓનું પાલન કરવાનું રહેશે.
- (૧૦) જો આ જમીન પર કોઈ બેંક/ મંડળીનો બોજો બાકી હોય તો, તે ભરપાઈ કર્યા સિવાય આ મિલકત કોઈપણ પ્રકારે વેચાણ, ભેટ, વસિયત, બાનાખત, ગિરો કરી શકાશે નહિ અને કોઈપણ અન્યને પ્રત્યક્ષ કે પરોક્ષ રીતે માલિકી કે કબજો ભોગવટો તબદીલ કરી શકાશે નહિ.
- (૧૧) પ્રશ્નવાળી જમીનમાં નગરપાલિકા/ મહાનગરપાલિકા/ શહેરી વિકાસ સત્તા મંડળ દ્વારા જે શરતોએ પરવાનગી આપવામાં આવશે તે શરતોનું પાલન તથા બાંધકામ કરવાનું રહેશે.
- (૧૨) આ જમીનમાં વરસાદી પાણીના ભુગર્ભ વહન/ સંચય માટે દર મકાન/ બહુમાળી મકાન દીઠ એકના દરે આ જમીનમાં ઉપર પરકોલેટીંગ બોરવેલની વ્યવસ્થા અચૂક કરવાની રહેશે તથા વરસાદી પાણીના નિકાલની વ્યવસ્થા કરીને બાંધકામ કરવાનું રહેશે.
- (૧૩) પ્રશ્નવાળી જમીનમાં સ્થળે થયેલ બાંધકામ સ્થાનિક સ્વરાજની સંસ્થાના નિયમોનુસાર નહિ હોય તો સ્થાનિક સ્વરાજની સંસ્થા નિયમોનુસાર કાર્યવાહી કરી શકશે. તેમાં આ હુકમથી બાધ આવશે નહિ.
- (૧૪) અરજદારે ઉપરોક્ત શરતોનું પાલન કરવાનું રહેશે. જો તેમાં નિષ્ફળ જશે તો શરતભંગ ગણી સક્ષમ અધિકારી કાયદેસરની કાર્યવાહી કરશે.
- (૧૫) ઉપરની કોઈપણ શરતનો ભંગ થયેથી જમીન મહેસૂલ કાયદાની કલમ-૬૭ મુજબ શિક્ષાત્મક પગલા લેવામાં આવશે તેમજ બીજી કોઈપણ શિક્ષાને પાત્ર હશે તો તેને બાધ આપ્યા સિવાય કે જે ફરમાવવાનું યોગ્ય લાગે તે પ્રમાણે દંડ અથવા આકાર લઈ સદરહુ જમીનનો કબજો કબજેદાર પાસે ચાલુ રહેવા દઈ શકાશે.
- (૧૫) ઉપરોક્ત શરતોમાં ગમે તે મજફૂર હોય તેમ છતાં, કલેક્ટરશ્રી સદરહુ હુકમ વિરુદ્ધ બાંધેલા અથવા વધારાના કોઈપણ મકાન અથવા ઇમલારને કલેક્ટરશ્રીએ, આ અર્થે જે મુદત ઠરાવી હોય તે મુદત દરમિયાન તેવી રીતે ખસેડવામાં ન આવે કે સૂચવ્યા મુજબ ફેરફાર ન કરવામાં આવે તો તેમ કરવામાં જે ખર્ચ થાય તે કબજેદાર પાસેથી જમીન મહેસૂલની બાકી તરીકે વસુલ કરવાને મુખત્યાર છે.

- (૧૬) સવાલવાળી જમીન સંબંધે ભવિષ્યમાં તૈયાર થનાર વિકાસ યોજના અને નગર રચના યોજના સંબંધે સરકારશ્રી / સત્તામંડળ / નગર રચના અધિકારીશ્રી દ્વારા જે કોઈ દરખાસ્ત આપરી કરવામાં આવે તો તે અરજદારશ્રી / જમીન માલિક / મિલકતધારકોને બંધનકર્તા રહેશે.
૧૭. મહેસુલ વિભાગના પરીપત્ર ક્રમાંક બખપ/૧૦૨૦૧૮/૩૨૭/ક તા.૦૮/૦૫/૨૦૧૮ ની સુચના મુજબ શહેરી વિકાસ વિભાગના લાગુ પડતા સક્ષમ સત્તાધિકારીશ્રીઓ જમીનના ઉપયોગ પ્રમાણે પ્લાન રજુ થતા જે તે વિસ્તારના અમલી નિયમો પ્રમાણે નિર્ણય કરશે અને ભવિષ્યમાં જ્યારે મંજૂર થયેલ પ્લાન વિરુદ્ધ કોઈપણ બાંધકામ થાય અથવા તો કોઈપણ રીતે મંજૂરીનું ઉલ્લંઘન થાય તો નિયમોનુસારની કાર્યવાહી સક્ષમ સત્તાધિકારી કરશે.
૧૮. ભારતીય વાયુસેનાના હવાઈમથક તથા ઇન્સ્ટોલેશનથી બાંધકામ કરવાની મર્યાદા ભારત સરકારના સંરક્ષણ મંત્રાલય દ્વારા જાહેરનામાથી વખતો વખત બહાર પાડવામાં આવે તેટલી ત્રિજ્યા બહાર બાંધકામ કરવાનું રહેશે.
૧૯. સવાલવાળી જમીન જો જેલથી નજીક હોય તો ૧૮૪ મીટર છોડીને બાંધકામ કરવાનું રહેશે.
૨૦. જો અગાઉ કોઈ ચોકકસ હેતુ માટે પ્રિમીયમ ભરપાઇ થયેલ હોય અને અન્ય હેતુ માટે વિકાસ પરવાનગી માંગેલ હોય / નકશા મંજૂર કરવાના થતા હોય તો વિકાસ પરવાનગી આપતાં પહેલાં પ્રિમીયમ તફાવત ભરાયાની સંબંધિત સત્તામંડળે ખાતરી કરવાની રહેશે અને ત્યારબાદ જ વિકાસ પરવાનગી આપવાની રહેશે.
૨૧. જી.ડી.સી.આર મુજબ જે તે હેતુ / ઉપયોગ માટે પરવાનગી મળવાપાત્ર નહીં હોય તો તે ઉપયોગ કરી શકાશે નહીં.
૨૨. ખેતી ઝોનમાં જીડીસીઆર મુજબ જેટલું બાંધકામ મળવાપાત્ર હશે તેટલા જ ક્ષેત્રફળ માટે વિકાસ પરવાનગી આપવાની રહેશે.
૨૩. બિનખેતી પરવાનગી મળ્યા બાદ જો ખાસ મંજૂરી વિના ધાર્મિક ઉપયોગ માટે બાંધકામ કરેલ હશે તો તે શરતભંગ ગણાશે અને તે બાંધકામ દુર કરવાપાત્ર થશે.
૨૪. સવાલવાળી જમીનનો ટી.પી.સ્કીમમાં સમાવેશ થયેલ હોય ટી.પી.સ્કીમના પુનવહેયણીપત્રક મુજબ અમલ કરવાનો રહેશે.
૨૫. સવાલવાળી જમીનમાં ટી.પી. કપાતની જમીનમાં અરજદાર નો કોઈ માલીકી હકક રહેશે નહીં તથા તેમાં કોઈ તબદીલી કરી શકાશે નહીં.

વધુમાં ઉપર્યુક્ત શરતોને આધીન અરજદાર દ્વારા રજુ થયેલ સોગંદનામાની વિગતોમાં તેઓ દ્વારા જાહેર કરેલી હકીકતોને આધારે સવાલવાળી જમીનના બિનખેતી ઉપયોગ માટે પરવાનગી આપવામાં આવે છે.



( આર. બી. બારડ )  
કલેક્ટર, વડોદરા

આર.પી.એ.ડી.

પ્રતિ,

GORDHANBHAI DAHYABHAI PATEL AND OTHERS

22 BRAHMIN FALIYU

KADVA SHERI

GOTRI GAM VADODARA

VADODARA-390021

નકલ રવાના:-

૧. મુખ્ય અધિકારીશ્રી, વડોદરા મહાનગરપાલિકા
૨. મામલતદારશ્રી તા. વડોદરા શહેર (પશ્ચિમ) જિ. વડોદરા (હુકમનો અમલ ગામ દફતરે રેકર્ડ ઓફ રાઈટ્સ મુજબ કરાવવા સાડ.)
૩. જિલ્લા ઇન્સ્પેક્ટરશ્રી જમીન રેકર્ડ જિ. વડોદરા
૪. તલાટીશ્રી ગોત્રી તા. વડોદરા શહેર (પશ્ચિમ) જિ. વડોદરા તરફ.

\* આ હુકમની ઇ-ધરા કેન્દ્ર, વડોદરા શહેર (પશ્ચિમ) માં નોંધ નંબર 7461 થી મોજે.- ગોત્રી તા.- વડોદરા શહેર (પશ્ચિમ) જિ.- વડોદરા માં નોંધ થયેલ છે.



## भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

DINESHBHAI BHAGVANDAS PATEL

Date: 04-10-2021

Old post office faliya, Near  
patel faliya, Gotri gam,  
Vadodara - 390 021

### System Generated Auto Assessment for Height Clearance

1. 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 GSR 751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations has assessed the site data filled by the applicant.

2. Assessment details for Height Clearance:

|                                                        |                                                                                                                                       |
|--------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| NOC ID :                                               | VADO/WEST/B/093021/626066                                                                                                             |
| Applicant Name*                                        | Parth Thakkar                                                                                                                         |
| Site Address*                                          | R.S.No.36, O.P.No.14/1, F.P.No.14, T.P.No.60, At Village GOTRI, Taluka Vadodara and district Vadodara                                 |
| Site Coordinates*                                      | 22 19 08.39N 73 07 50.48E, 22 19 07.69N 73 07 50.58E, 22 19 07.33N 73 07 50.86E, 22 19 08.45N 73 07 52.34E, 22 19 07.38N 73 07 52.45E |
| Site Elevation in mtrs AMSL as submitted by Applicant* | 32.89 M                                                                                                                               |
| Type Of Structure*                                     | Building                                                                                                                              |

\*As provided by applicant

Your site is located at a distance 9158 mts from ARP and lies in the grid L7 of the published CCZM of Vadodara airport. The Permitted top elevation for this grid is 100 mts.

Since the requested top elevation 87.89 mts in AMSL is below CCZM permitted top elevation, the NOC for height clearance is not required from Airports Authority of India.

3. This assessment is subject to the terms and conditions as given below:

- 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 assessment will become invalid.
- The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, this assessment shall be treated as null and void.
- Airport operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that assessment terms & conditions are complied with.
- The assessment is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994.

राजीव गांधी भवन  
Rajiv Gandhi Bhawan

सफदरजंग हवाई अड्डा नई दिल्ली-110003  
Safdarjung Airport, New Delhi-110003

दूरभाष : 24632950  
Phone: 24632950



## भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

e. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This assessment for height is 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.

f. Use of oil, electric or any other fuel which does not create smoke hazard for flight operations is obligatory, within 8 KM of the Aerodrome Reference Point.

g. This assessment has been issued w.r.t. the Civil Airports as notified in GSR 751(E). Applicant needs to seek separate NOC for Defence, if the site lies within jurisdiction of Defence Airport. Applicants also need to seek clearance from state Govt. as applicable, for sites which lies in the jurisdiction of unlicensed civil aerodrome as outlined in Rule 13 of GSR751 (E).

*This assessment is system auto generated and thus does not require any signature*

Designated Officer

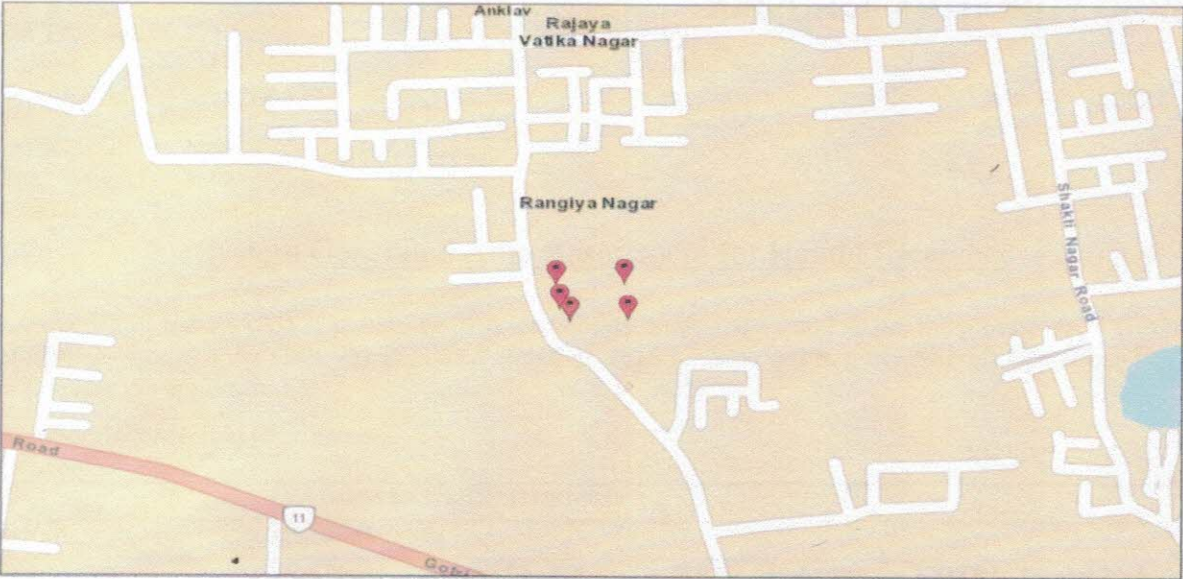
Region Name: WEST

Address: General Manager Airports  
Authority of India, Regional  
Headquarter, Western Region,  
Opp. Parsiwada, Sahar Road,  
Vale Parle (E)

Email ID: nocwr@aai.aero

Contact No: 022-28300656

Street View



September 30, 2021

0 0.03 0.06 0.09 0.11  
0 0.04 0.09 0.18  
1:3,600  
Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Esri Korea, Esri (Thailand), IGN, JP OpenStreetMap contributors, and the GIS User Community

AA

Satellite View



September 30, 2021

0 0.03 0.06 0.09 0.11  
0 0.04 0.09 0.18  
1:3,600  
Sources: Esri, Microsoft, GeoEye, Earthstar Geographics, CNR/Satellite DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

AA



**Government of India**  
**Ministry of Environment, Forest and Climate Change**  
**(Issued by the State Environment Impact Assessment**  
**Authority(SEIAA), Gujarat)**

To,

The Partner

SHREE HARI REALITY

A/502 Nirvana Residency, Opp. Shukan 3, Karelibaugh, Vadodara 390018  
 -390018

**Subject:** Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/GJ/MIS/237835/2021 dated 06 Dec 2021. The particulars of the environmental clearance granted to the project are as below.

|                                            |                                         |
|--------------------------------------------|-----------------------------------------|
| 1. EC Identification No.                   | EC22B038GJ131966                        |
| 2. File No.                                | SIA/GJ/225611/2021                      |
| 3. Project Type                            | New                                     |
| 4. Category                                | B2                                      |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project                         | Shree Aarna Skywaves                    |
| 7. Name of Company/Organization            | SHREE HARI REALITY                      |
| 8. Location of Project                     | Gujarat                                 |
| 9. TOR Date                                | N/A                                     |

The project details along with terms and conditions are appended herewith from page no 2 onwards.

Date: 15/03/2022

(e-signed)  
**S. J. Pandit**  
 Member Secretary  
 SEIAA - (Gujarat)

*Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH. Please quote identification number in all future correspondence.*

*This is a computer generated cover page.*

**PARIVESH**

*(Pro-Active and Responsive Facilitation by Interactive,  
 and Virtuous Environmental Single-Window Hub)*





No. SEIAA/GUJ/EC/8(a)/748/2022

Date: 10 MAR 2022 BY R.P.A.D  
Time Limit

Sub: Environment Clearance for the Building Construction Project "Shree Aarna Skywaves" at FP. No. 14, S. No. 36, T.P. No. 60, Beside Samanvay West Breeze, Radiyatba Nagar Road, Gotri, Vadodara proposed by Dineshbhai Patel. Construction project in Category 8 (a) of Schedule annexed with EIA Notification dated 14/09/2006.

Ref: Your Proposal No. SIA/GJ/MIS/237835/2021.

Dear Sir,

This has reference to your application along with Form-I, Form-1 A dated 10/11/2021, seeking Environmental Clearance under Environment Impact Assessment Notification, 2006. The project was scheduled for hearing in the SEAC meeting held on 06/01/2022.

The proposal is for Environmental Clearance for the Building Construction Project "Shree Aarna Skywaves" at FP. No. 14, S. No. 36, T.P. No. 60, Beside Samanvay West Breeze, Radiyatba Nagar Road, Gotri, Vadodara proposed by Dineshbhai Patel. This is a proposed building construction project having plot area of 6,090.00 m<sup>2</sup> and the proposed FSI area of the project is 16,438.18 m<sup>2</sup> with proposed built up area of 25,539.90 m<sup>2</sup>. As the built up area is >20,000 m<sup>2</sup> and <1,50,000 m<sup>2</sup>, it falls in the category 8(a) of the Schedule of EIA Notification, 2006.

The project will comprise of 03 numbers of buildings. No. of Blocks: 03. Scope of buildings/blocks are: Tower A & B: Basement + Ground Floor to 12<sup>th</sup> Floor; Tower C: Basement + Ground Floor to 11<sup>th</sup> floor and No.& size of Residential Units are: 136 flats and No.& size of Commercial Units are: 45 shops.

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 21/02/2022 to grant Environmental Clearance to the SEIAA, Gujarat based on the decision taken during SEAC meeting held on 06/01/2022. The proposal was considered by SEIAA, Gujarat in its meeting held on 24/02/2022 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:**

**A.1 CONSTRUCTION PHASE:**

**A.1.1 WATER:**

1. Fresh water requirement during the construction phase shall not exceed 25.5 KLD and it shall be met through tankers. No ground water shall be tapped during the construction phase.
2. Sewage generated during the construction phase shall be disposed off through Soak Pit.
3. Explore possibilities of provision of mobile toilets in construction phase.

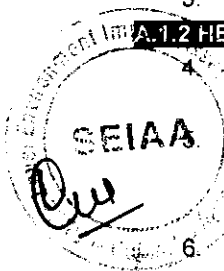
**A.1.2 HEALTH & SAFETY:**

4. 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.
5. 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.
6. The project proponent shall obtain registration of the construction workers as beneficiaries with the Gujarat Building and Other Construction Workers Welfare Board.

**A.2 OPERATION PHASE:**

**A.2.1 WATER**

7. Total water requirement during the operation phase shall not exceed 159.35 KLD, out of which fresh water



requirement of 120.1 KLD shall be met through VMSS and the remaining 69.3 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.

8. Sewage generation during operation phase shall not exceed 39.25 KLD which shall be treated in the proposed onsite Sewage Treatment Plant.
9. The treated wastewater discharge to VMSS drainage line shall not exceed 30.05 KLD. Necessary permission from VMSS shall be obtained for discharging of same in the drainage line. The treated water to be discharge should meet all standard limits prescribed as per the norms of GPCB/CPCB and competent authority which shall be displayed and inform to local bodies.
10. 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 VMSS.
11. 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.
12. Dual plumbing system with separate tanks and lines shall be provided for utilization of treated sewage for flushing.
13. No bore well shall be constructed and existing bore well/s, if any, shall be either sealed or converted into the recharge well.
14. Rain water harvesting from rooftop and paved areas and ground water recharge through 2 nos. of percolation wells shall be carried out as per the details submitted. Before recharging the runoff, pre-treatment must be done to remove suspended matter.

#### **A.2.2 AIR:**

15. A D. G. set (2 X 250 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.
16. The exhaust of the D. G. Set shall be at least 3 m above roof top.
17. The gaseous emissions from the D.G. Sets shall conform to the standards prescribed under EPA rules as amended from time to time. At no time, the emission levels shall go beyond the stipulated standards.

#### **A.2.3 SOLID WASTE:**

18. 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 provisions made by the VMSS.

#### **A.2.4 SAFETY AND WELFARE:**

19. Project Proponent shall obtain fire safety certificate / Fire No-Objection Certificate (NOC) from the concerned authority as per the prevailing Rules / Gujarat Fire Prevention and Life Safety Measures Act, 2016.
20. Fire fighting facilities like Fire extinguisher, hose reel, wet riser, automatic sprinkler system in basement, manually operated electric fire alarm system, underground water tank of 75 KL x 03 Nos. capacity, terrace tank of 20 KL x 09 Nos. capacity, two electric & one diesel pump of capacity 2500 L/min. & two electric pump of capacity 200 L/min. having pressure 4.0 kg/cm<sup>2</sup> at terrace level etc shall be provided. A lightning arrester will be installed and properly earthed.
21. Staircase shall be provided: 2 nos of 2.1 mts width in each block. All the staircases shall open out at ground level from the highest point of building [with access from each floor] for emergency evacuation. Minimum 2 nos of lifts shall be provided in each building.
22. Provision for adequate air changes per hour in the basement shall be made so as to avoid build-up of CO in the area.
23. Car park exhaust system equipped with CO (Carbon Monoxide) sensor shall be provided to ensure operation of exhaust fans as CO concentration levels.
24. 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.
25. Sanitation facilities, drinking water & tap water, sewage disposal facility, first aid box, free medicines, doctor service, adequate PPEs etc. shall be provided for workers.

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

26. Minimum parking space of 4,722.48 m<sup>2</sup> (213 CPS) [3795.98 m<sup>2</sup> in Basement + 508.35 m<sup>2</sup> in Hollow Plinth + 418.15 m<sup>2</sup> in open area ] shall be provided as proposed.

#### **A 2.6 ENERGY CONSERVATION:**

27. 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, 431.85 KW solar power generation, use of aerated blocks & RMC, use of LED lighting fixtures and low voltage lighting, roof-top thermal insulation etc. shall be implemented as proposed.

#### **A 2.7 GREEN BELT:**

28. Green belt area of 1020 m<sup>2</sup> comprising of 104 m<sup>2</sup> tree covered area with 100 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:**

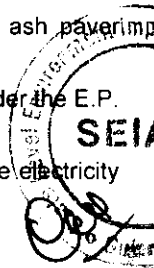
29. Mitigation of flood measures shall be undertaken. Height of the plinth and ramps will be increased so that flood water does not enter basement.
30. PP shall try to retain maximum nos. of existing trees at the site and essential trees to be cut shall be done after obtaining prior permission from the competent Authority and compensatory plantation should be carried out accordingly.
31. Project proponent shall explore possibilities to reuse the treated waste water for gardening and floor washing.
32. Roads leading to or at construction site must be paved and blacktopped (i.e. – metallic roads).
33. No excavation of soil shall be carried out without adequate dust mitigation measures in place.
34. Grinding and cutting of building materials in open area shall be prohibited.
35. Construction material and waste should be stored only within earmarked area and road side storage of construction material and waste shall be prohibited.
36. Construction and demolition waste processing and disposal site shall be identified and required dust mitigation measures be notified at the site.
37. Dust mitigation measure shall be displayed prominently at the construction site for easy public viewing.
38. 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.
39. Prior permission from the competent authority shall be obtained for cutting of the existing trees before site preparation work is commenced.
40. Water demand during construction shall be reduced by use of curing agents, super plasticizers and other best construction practices.
41. Wind – breaker of appropriate height i.e. 1/3rd of the building height and maximum up to 10 meters shall be provided. Individual building within the project site shall also be provided with barricades.
42. Regular water sprinkling shall be done in vulnerable areas for controlling fugitive emission.
43. No uncovered vehicles carrying construction material and waste shall be permitted.
44. No loose soil or sand or construction & demolition waste or any other construction material that cause dust shall be left uncovered. Uniform piling and proper storage of sand to avoid fugitive emissions shall be ensured.
45. Structural design of the project shall strictly adhere to the seismic zone norms for earthquake resistant structures.
46. The planning, designs and construction of all buildings shall be such as to ensure safety from fire.
47. The project proponent shall ensure maximum employment to the local people.
48. All required sanitary and hygienic measures shall be provided before starting the construction activities and to be maintained throughout the construction phase.
49. Provision shall be made for housing of construction labor within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical healthcare, crèches, electricity & ventilation, canteen, rest rooms, safe disposal system for garbage, first aid, medical and emergency facilities etc. to ensure that they do no ruin the existing environmental condition. The housing may be in the form of temporary structures to be removed after completion of the project.
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 labours.
51. First Aid Box shall be made readily available in adequate quantity at all the times.

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JULY 2022

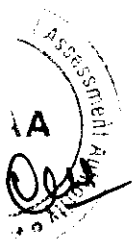
52. Training shall be given to all workers on construction safety aspects.
53. The project proponent shall strictly comply with the Building and other Construction Workers'(Regulation of Employment & Conditions of Service) Act 1996 and Gujarat rules made there under and their subsequent amendments.
54. 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.
55. 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
56. 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.
57. 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.
58. Safe disposal of wastewater and municipal solid wastes generated during the construction phase shall be ensured.
59. All topsoil excavated during construction activity shall be used in horticultural / landscape development within the project site.
60. 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.
61. Construction debris shall be reused in construction of roads, levelling the site etc. Waste packaging material (like used cement bags, waste paper, cardboard packing material), metal scraps etc. shall be sold to recyclers or shall be sent to the nearest municipal solid waste landfill site.
62. 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.
63. Provisions of Construction & Demolition Waste Management Rules-2016 shall be strictly adhered to.
64. 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.
65. Project proponent shall ensure use of eco-friendly building materials including fly ash bricks, fly ash paverimp blocks, Ready Mix Concrete [RMC] and lead free paints in the project.
66. 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.
67. Use of glass shall be minimal and only low emissive glass shall be used in the project to reduce the electricity consumption and load on air conditioning.

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

68. Separate Entries and Exits shall be provided to the project on the approach road.
69. Separate Entry and Exit to the basement shall be provided.
70. Explore possibilities of provision of Electric vehicle charging points in the basement.
71. Project Proponent shall provide adequate fund for Environment Monitoring and Staff training in the Environment Management Plan.
72. In Municipal Corporation before approval of plan layout it shall be ensure that the project proponent has projected the space for tree plantation with tree guard in a space between municipal road & their premises.
73. The project proponent shall take written undertaking from the society association to maintain compliance of conditions pertaining to tree plantation, maintaining hygienic condition in and around the premises for building construction projects.
74. Notwithstanding the provision of EMP/CER, the proponent shall incur full expenditure as may be required at the time of execution of the project.
75. The project proponent shall take written undertaking from the Society Association to ensure compliance of environment conditions when it is handed over to them.
76. Project proponent shall ensure fire safety and safe lift installation by getting the due certification from competent authority.
77. Project proponent shall take proper maintenance of electrification with respect to human safety.
78. Project Proponent shall prominently display the copy of Environment Clearance at site.



79. Tree Plantation prescribed in the EC shall be maintained by the Society Association.
80. Proponent as well as successor society shall maintain hygienic conditions and cleanliness in and around the project site all the time.
81. Project proponent shall ensure fire safety by getting the due certification from competent authority.
82. The design of building has to be earthquake resistant & duly certified by competent structural engineer of competent authority.
83. The project proponent shall explore the possibilities & adopt mitigation measures to minimize the impact of project with reference to Urban Heat Island (UHI) Phenomena.
84. The project proponent shall allocate funds as may be required for the compliance of Environment Management plan & CER activity proposed at the time of execution of the project.
85. Project proponent shall adopt the 3R concept of Reduce, Reuse and Recycle and while handing over the project to Maintenance Society shall ensure the compliances as required.
86. 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.
87. 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.
88. Used oil shall be sold only to the registered recycler.
89. Provisions of Solid Waste Management Rules-2016 shall be strictly adhered to.
90. 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.
91. 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.
92. Dedicated power back up system shall be provided in the case of power failure & emergency of fire water pumps.
93. First Aid Box shall be made readily available in adequate quantity at all the times.
94. Main entry and exit shall be separate and clearly marked in the facility
95. 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.
96. Sufficient peripheral open passage shall be kept in the margin area for free movement of fire tender/ emergency vehicle around the premises.
97. 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.
98. The area earmarked for the parking shall be used for parking only. No other activity shall be permitted in this area.
99. 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.
100. The project proponent shall install energy efficient devices, appliances, motors, and pumps conforming to the Bureau of Energy Efficiency norms.
101. The transformers and motors shall have minimum efficiency of 85%.
102. Only variable frequency motor drives shall be used in project.
103. 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.
104. Use of glass shall be minimal to reduce the heat island effect as well as to reduce the electricity consumption.
105. The area earmarked as green area shall be used only for plantation and shall not be altered for any other purpose.
106. Drip irrigation/low volume, low angle sprinkler system shall be used for the lawns and other green area including tree plantation.
107. 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

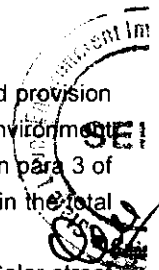


conditions stipulated in the Environmental Clearance order.

108. 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.
109. 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.
110. 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.
111. The project management shall also comply with all the environment protection measures, risk mitigation measures and safeguards proposed by them.
112. 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.
113. 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.
114. All the terms & conditions prescribed in the amendment of EIA Notification – 2006 published by the MoEF&CC vide its Notification No. S.O. 3999(E) dated 9th December, 2016 shall be complied with letter & spirit.
115. 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.
116. 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.
117. 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.
118. The project proponent shall obtain the requisite permissions / clearance under the provisions of the Indian Forest Act 1927, Forest Conservation Act 1980 and Wildlife (Protection) Act 1972.

### **B3. OTHER:**

119. PP shall sponsor tree plantation in 3 ha of community / institution land with proper maintainance and provision of fencing and watering in consultation with District Forest Officer, Vadodara and Forests and Environment Department, Sachivalaya, Gandhinagar before completion of the project as per the clarification given in para 3 of OM of MoEF&CC, GOI dated 25.02.2021. The expenditure of supporting above activities will be within the total outlay of CER committed by PP.
120. The project proponent shall allocate the separate fund as committed before SEAC for activities like Solar street lights provision paving around common amenities, RWH provision, organic waste converter and organ donation program as well organ donation emergency van services. Activities proposed under Corporate Environment Responsibility (CER) shall be part of Environment Management Plan (EMP) as per the MoEF&CC's OM no. F. No. 22-65/2017-IA.III dated 30.09.2020. The said activities shall be completed within 3 years from the commencement of the project. The CER shall be monitored and the monitoring report shall be submitted to the regional office of MoEF&CC as a part of half-yearly compliance report and to the District Collector. The monitoring report shall be posted on the website of the project proponent.
121. 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.
122. 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.
123. 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.
124. It shall be mandatory for the project management to uploaded half yearly compliance report on website of Gujarat Real Estate Regulatory Authority, on 1st June and 1st December of each calendar year.



125. The project authorities shall also adhere to the stipulations made by the Gujarat Pollution Control Board.
126. 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.
127. 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.
128. Submission of any false or misleading information or data which is material to screening or scoping or appraisal or decision on the application makes this environment clearance cancelled.

**B4. COMPLIANCE OF ENVIRONMENT CLEARANCE/REPORTING/ADMINISTRATION/APPEAL:**

129. 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.
130. 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.
131. Designated key person shall submit six monthly compliance report to SEIAA/SEAC, MOEF&CC, GPCB and Nodal Department of the Government.
132. 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.
133. 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.
134. Any person including the project proponent affected by this environment clearance order may file appeal to Honorable National Green Tribunal West Zone branch, Pune, preferably within a period of thirty days from the date of issue of environment clearance as prescribe under section 16 of National Green Tribunal Act 2010.
135. All complains and public grievance or representations may be addressed to SEIAA/SEAC in the email addresses (a) msseiaagj@gmail.com & (b) seacgujarat@gmail.com.

(S. J. PANDIT)

Member Secretary

Issued to:

Dineshbhai B Patel  
A/502, Nirvana Residency,  
Opp. Shukan 3, Karelibaugh,  
Vadodara

Copy to:-

1. The Secretary, SEAC, C/O. G.P.C.B. Gandhinagar - 382010.
2. The Additional Chief Secretary, Forests & Environment Department, Govt. of Gujarat, Block 14, 8<sup>th</sup> floor, Sachivalaya, Gandhinagar-382010.
3. The Chairman, Central Pollution Control Board, Parivesh Bhavan, CBD -cum-Office Complex, East Arjun Nagar, New Delhi-110032
4. Scientist C, Integrated Regional Office, Ministry of Environment and Forests, Aranya Bhavan, Sector-10, Gandhinagar - 382010.
5. Monitoring Cell, Ministry of Environment and Forests, Paryavaran Bhavan, CGO Complex, New Delhi-110003.
6. The Member Secretary, Gujarat Pollution Control Board, Paryavaran Bhavan, Sector-10 A, Gandhinagar-382010
7. The Additional Secretary, Forest and Environment Department, Government of Gujarat, Sachivalay,.....for information and necessary action as per condition no. 119 of this order.
8. The District Forest Officer, Vadodara, Kothi Anexy Building, Behind Raopura, Jambubet, Vadodara.....for information and necessary action as per condition no. 119 of this order.
9. Select File





## Vadodara Fire & Emergency Services

Vadodara Municipal Corporation.

1st Floor, City Command Control Centre

Badamdi Baug, Vadodara- 390209

Phone 0265-241 36 35, 241 37 54, 242 08 81, 241 37 53

E-Mail - cfo@vmc.gov.in



### Fire Safety Opinion

Outward No.-2701/21-22

Date: 27-09-2021

To,

Shri Dinesh Bhagvandas Patel,

Moje: Gotri, Vadodara.



**Subject:** Fire Safety Opinion for the application made by concern person to Vadodara Fire and Emergency Services department for Building to be constructed at site details given below.

**Reference:** File submitted by you with Plan/Drawing Dated 27-09-2021 File No: 99

**Site Details:** Moje: Gotri, Vadodara, RS No.36 FP No.14 TP No.60, OP No.14/1, Land to be used for construction of High-rise / Commercial / Residential Building. Height of the propose building is 41.60 & 39.00 Meters.

**Type of Occupancy:** Mix Occupancy

**Building usage:** Commercial+Residencial

This is to inform the Applicant about the application made by him/her on date 27-09-2021 at the concern office with Application Letter and Plan/Drawing for issuing fire safety opinion for the place of Construction mentioned in subject. Considering your application for High-rise / Commercial / Residential Building necessary firefighting system installation and fire safety recommendation for public safety should be followed by Builder/Owner/Occupant all the time. Gujarat Fire Prevention and Life Safety Measures Act, 2013 Rules 2014/2021 and Regulations 2016/2018/2019 along with CGDCR Norms as applicable and NBC guidelines for fire safety should be strictly followed as per the nature of construction.

Building Plan/Drawing submitted by the applicant (Preferably from Registered Organization or Architect) should have all Firefighting arrangements as recommended in Gujarat Fire Prevention and Life Safety Measures Act, 2013, Rules 2014/2021, Regulations 2016/2018/2019, Chapter 04 of National Building Code 2016 and Comprehensive General Development Control Regulations 2017 at all-time as applicable.

*Note: For any Building that falls under category where public safety comes under threat as per norms and was constructed before 2017 in person inspection will be done by concern Officer and changes if required will be recommended as per Gujarat Fire Prevention and Life Safety Measures Act, 2013, Rules 2014/2021, Regulations 2016/2018/2019, Chapter 04 of National Building Code 2016 and CGDCR, such changes must be done as suggested without any delay. (Important for TDO Department to take note of)*

Details of the Plan/Drawing submitted by the applicant are found as per rules and regulations at time of application.

If in case any changes, addition or subtraction done by the Builder/Owner/Occupant in presented Plan/Drawing after getting necessary approval, the issued opinion certificate will be considered as terminated.

**Site Details as per Plan/Drawing:**

|                           |                                           |
|---------------------------|-------------------------------------------|
| Type & Occupancy:         | <u>Mix Occupancy,</u>                     |
| Height of Building:       | <u>41.60 &amp; 39.00 Meters.</u>          |
| Area of Construction:     | <u>25539.90 Square Mt.</u>                |
| Number of Towers:         | <u>03</u>                                 |
| Number of Basement/Floor: | <u>B+G+12 Floor(A,B), B+G+11 Floor(C)</u> |

Name and Number will be mentioned as per TDO Letter only, in case of any changes in name and number or Dispute, Department of Vadodara Fire & Emergency Services will not take any responsibility.

Once the construction of Building is done, inspection will be done by the concern officer if construction is found as per the proposed plan presented and satisfactory only then Fire Safety Certificate will be issued.

**Note :** For The Issued NOC Construction Should be done only till 44 meters of Heights as VFES Vadodara holds ALP 44 meters, Any height above 44 meters cannot be served in case of Emergency. Construction resume notice will be issued once Vehicle procurement is done.



**Parth Brahmhatt**  
I/C Chief Fire Officer

**Vadodara Municipal Corporation**  
**Vadodara**

(R.S.No.=Revenue Survey Number, CS No.=City Survey Number, FP=Final Plot, TP=Town Planning Scheme)

Copy to: Town Development officer Vadodara Municipal Corporation Vadodara. Process initiated as per the law at our end.

**General Requirement for Buildings:**

- In reference to Chapter 4 of National Building Code of India all rules to be followed for Fire and Safety.
- Every tower should have 4inch Diameter GI pipe with Wet Riser system properly painted in red also Pipes which are underground should be covered and coated.
- On every floor of tower there should be proper Hose Box with Hose pipe of 63mm Diameter 1 Branch pipe with Valve on riser line. This condition should be applicable to all towers in case of multiple towers.
- Fire alarm should be placed on each and every floor, which should be audible to entire tower in case of emergency.
- 6KG Capacity ABC Stored pressure Fire Extinguisher & CO2 fire extinguisher of 9Ltr Capacity 1 on every floor with ISI approved "Certificate" with Tower name.

- Courtyard/Margin should be as per standard and motorable road should be obstacle free for Hydraulic Elevated Platform to work in case of fire. (As per Drawing)
- Staircase should be constructed in such a way that Travel Distance should not exceed 22.5 Meters between two Staircase
- For hollow parking sprinkler system is must with Yard Hydrant.
- Emergency Close Valve to be placed at Height of 4 Feet on Fire Hydrant Raiser line in each tower.
- All Fire Fighting Instruments irrespective to size must have Buildings name engraved or painted on it.
- All side of the Construction site should be clear for operation by Fire Department in case of emergency, In case if there are any Telecom Electric or Trees planted such obstacles should be cleared.
- All Drain covers and flooring within premises should be of heavy duty with minimum load bearing capacity of 25 Tons if building is below 45 meters height and 50 Tons if building is above 45 Meters.
- Four way collecting head should be out of premises but on front side of tower, and Two Way collecting head for each tower separately.
- Proper Ventilation should be taken care of, Smoke management system should be connected with generator.
- Emergency Lift, Staircases, Ramp, Water tank OH/UG (Inlet should be connected to VMC water supply line), Passage & Corridors should be kept as per guideline of NBC 2016. (Applicable to 18 Meters & above: Every Tower should have Individual Underground water tank with Capacity of 1 Lakh Liters and Overhead tank with Capacity of 20000 Liters connected to Fire Pump supported by Generator/Diesel Pump. Testing of water pressure will be done once pump is connected with GEB & Generator connection)
- In case of any specific suggestion or changes guided by Chief Fire Officer should also be done on priority basis.
- Fix Firefighting systems & instruments should be of ISI Standards.
- GEB Transformers should not be in motorable road.
- The Highest point of the tower should have approved Lightning arrester.
- FSC will be issued for the purpose that is mentioned at time of application if the structure is used for other then mentioned one, the Given FSC will stand terminated
- Entrance gate of the society should be minimum 6 Meters in width and 5Meters in height.
- In case if you are appointing Fire Safety Vendors they should Registered Fire Vendors.
- If Floor area is big, than for every Staircase there should be separate Riser Line.
- Isolation Valve with Two way collecting head to be placed on all Raiser Line.
- 3KG Flow pressure on terrace should be maintained.
- Smoke management system should be installed in basement with sprinklers system in case if area if more than 200 Sq. meters.
- Basement, Semi Basement and Second Basement all should have positive air pressure.
- External Staircase should be made available in case if needed or instructed.
- ACP/Glass facade elevation should be properly Ventilated and Openable on every floor. Glass quality for elevation should be as per standards of NBC for which certificate need to be provided.
- In case of Roof top shades be it any material are used it should be done such a way that they should not be obstacle in case of Fire Emergency.
- Electric wiring/cable installed in the premises should be as per Electricity Acts & Rules and should be tested from Government approved Electrical Inspector.
- Roads construction should be as it is mentioned/presented in plan. Quality of road should be of either Bituminous or Concrete.
- All Fire Signage should be installed with Emergency Evacuation plan (Auto Glow).
- Sky light wired Glass should be minimum of 30 minutes fire resistance as per NBC and certificate for the same to be produced.
- HFL Levels should be maintained at time of Construction (D-Watering pumping System should be installed).
- If construction work is not completed within 3 years from the date of Opinion certificate issued, in such case NOC will be considered as terminated.
- If any wrong information if provided for the road in the given Map NOC will not be considered valid.
- Other than Special Building construction like Residential Building, Commercial Building, Residence + Commercial, School/College, Hospitals, Hotel/Restaurants/Party Plot/Petrol Pump/ Classes and any others places where public gatherings are done will have to follow all above given instruction at all time in case of violation the issued NOC will be "Canceled".

I \_\_\_\_\_ the undersigned have read and understood all the above instructions.

Designation of Receiver: \_\_\_\_\_

Contact details: \_\_\_\_\_

Signature \_\_\_\_\_

VFES/FSAP/OUTWARD: \_\_\_\_\_

Date: \_\_\_\_\_

2701/21-22

27-09-2021

Receivers