



AHMEDABAD MUNICIPAL CORPORATION

FIRE & EMERGENCY SERVICE

DANAPITH FIRE STATION, (H. Q.) AHMEDABAD - 380 001

PH. : (079) 22148466 / 67 / 68, 32981178, 32981500 FAX : (079) 22148598.

(No.101. Dt.:24/08/2018)

To
Sh. Rameshbhai K. Patel
Kavisha panorama,
Ghuma road,
Ahmedabad.

Sub: Fire safety & protection, opinion for a proposed high-rise building.
(31.10 & 34 meters)

Sir.

This is to intimate that , the plans submitted for high-rise Commercial cum Residential building with Block: A/B – basement parking + ground floor shops & HPP + 1st & 2nd floors shops & residence + 3rd to 9th floors residence, Block: C/D, E/F – basement parking + ground floor HPP + 1st to 10th floors residence. At F.P.no.159, R.S.no.384, T.P.no.69 (Chandkheda – Zundal – Tragad), Ahmedabad have all the required line drawings and write-up required for the opinion, are as per the requirement of fire prevention and protection.

All norms as per the GDCR (2021) by AUDA & Gujarat Fire Prevention & Life Safety Measures ACT, 2013 have to be followed as far as the construction and Fire Prevention and Protection system, are to be followed.

Moreover, it is required that all the staircases of the building shall be ventilated above the parapet wall at each floor level and shall be 2 meters clear in width. The staircase and lift shafts shall not go to the basement but if they go they have to be protected by 2 hours fire resistant construction including the doors.

A motorable road with 40 ton load bearing capacity and 6 metres wide, is required around the building without obstruction to a clear motorable passage for fire/rescue vehicles.

The gate (entry) to the premises shall be minimum 6 meters or more if required, in width, entry gate to be provided on both sides.

The building should have fire Protection system as per approved plans.

- **Basement parking, HPP and shops at all level shall be fully sprinklered.**

After, the building is built and all the required Fire safety and Protection equipment have been installed and after due inspection by the Fire service officer an NOC can be issued.

The copies of plans are returned herewith duly signed and have to be submitted during final inspection of the fire fighting system.



M.F. Dastoor
27/8/18
(M.F. Dastoor)
Chief Fire Officer



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

संदर्भ संख्या: एएआई/एएच/एटीसीओ-61/1038-1041/16/78-81
सेवामें,

द्रुतगामी डाक
दिनांक: 17-06-2016
20

श्री रागेशभाई पोपटलाल शाह, सहयोगी-शरनम कार्पोरेशन,
(श्री जगदीश भिखाभाई पटेल के द्वारा),
ढोलारिया डिजाइन, सी-17, द्वितीय तल, पद्मावती फ्लैट,
नारायण नगर सोसाइटी के समीप, मुकेश पावभाजी के ऊपर,
नरोडा, अहमदाबाद, गुजरात-382330।

विषय: अनापत्ति प्रमाणपत्र पहचान (NOC ID): AHME/WEST/B/061416/129180 का
अनापत्ति प्रमाणपत्र जारी करने हेतु।

महोदय,

अनापत्ति प्रमाणपत्र पहचान (NOC ID): AHME/WEST/B/061416/129180 के लिए संलग्न
अनापत्ति प्रमाणपत्र.

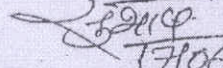
मालिक का नाम
(अनापत्ति प्रमाणपत्र पहचान के अनुसार)

: Sharnam Corporation Partner Rageshbhai
Popatlal Shah,

कार्यस्थल का पता
(अनापत्ति प्रमाणपत्र पहचान के अनुसार)

: TPS No 69 (Chandkheda-Tragad-Zundal), FP
No 159, Survey No 384, At: Zundal, Taluka:
Gandhinagar, District: Gandhinagar.

सधन्यवाद

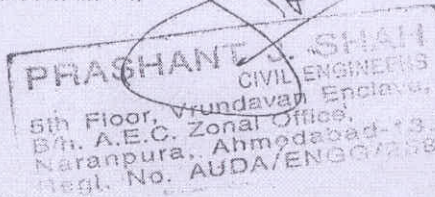

17/06/16
(सुभाष चन्द्र)

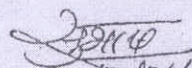
वरिष्ठ प्रबन्धक (वा. या. नि. - एन. ओ. सी.)
एवं सदस्य सचिव (एन. ओ. सी. सी.)
कृते विमानपत्तन निदेशक

प्रतिलिपि: - (सूचनार्थ)

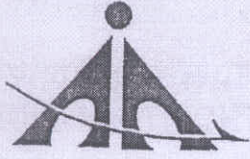
1. शहरी विकास अधिकारी (टीडीओ), अहमदाबाद महानगरपालिका, सरदार पटेल भवन दानापीठ, अहमदाबाद-
सूचनार्थ।
2. गार्ड फाइल।
3. विमानपत्तन निदेशक के निजी सचिव।

Umesh M. Ninama
29/343, Yogeshwar Appt.,
Sola Road, Naranpura,
Ahmedabad - 380063.
AUDA Engg. Lic. No.: ENGG/1021


PRASHANT J. SHAH
CIVIL ENGINEER
5th Floor, Vrundavan Enclave,
B/h. A.E.C. Zonal Office,
Naranpura, Ahmedabad-380013.
Regl. No. AUDA/ENGG/258


17/06/16
(सुभाष चन्द्र)

वरिष्ठ प्रबन्धक (वा. या. नि. - एन. ओ. सी.)
एवं सदस्य सचिव (एन. ओ. सी. सी.)
कृते विमानपत्तन निदेशक



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

- f. The certificate is valid for a period of 5 years from the date of its issue. If the construction of structure/Chimney is not commenced within the period, a fresh 'NOC' from the Designated Officer of Airports Authority of India shall be obtained. However, if construction work has commenced, onetime revalidation request, as per the rules, may be considered. The date of completion of the Structure should be intimated to this office.
- g. 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. No activity shall be allowed which may affect the safe operations of flights
- h. 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.
- i. 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.nic.in
- j. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances 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.
- k. This NOC has been issued w.r.t. the Civil Airports. Applicant needs to seek separate NOC from Defence, if the site lies within their jurisdiction.
- l. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.
- m. In case of any dispute w.r.t site elevation and/or AGL height, top elevation in AMSL shall prevail.

Chairman NOC Committee

Region Name: WEST

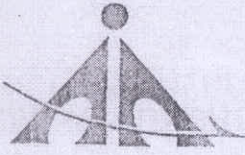
Address: Jt. General Manager Airports
Authority of India, SVP
International Airport
Ahmedabad-3800003(Gujrat)

Email ID: nocahm@aai.aero

Contact No: 079-22863396

17/06/16

वरिष्ठ प्रबंधक (एटीएम-एन.ओ.सी.)
Sr. Manager (ATM-NOC)
सदस्य सचिव (एन.ओ.सी. कक्ष)
Member Secretary (NOC Cell)
स.व.प. अंतर्राष्ट्रीय हवाई अड्डा
SVP International Airport,
अहमदाबाद/Ahmedabad-3.



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

177/16

Sharnam Corporation Partner Rageshbhai Popatlal Sh
Dev Prime, Near Dev Paradise,
Behind Satyamev Hospital,
Opposite K. B. Royal Altezza,
Chandkheda, Ahmedabad - 382424

Date: 17-06-2016

Valid Upto: 16-06-2021

No Objection Certificate for Height Clearance

1. 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 GSR751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations.

2. This office has no objection to the construction of the proposed structure as per the following details:

NOC ID :	AHME/WEST/B/061416/129180
Applicant Name :	Jagdish B Patel
Site Address :	TPS No 69 Chandkheda Tragad Zundal FP No 159 Survey No 384 At Zundal Taluka Gandhinagar District Gandhinagar
Site Coordinates :	72 34 06.22-23 07 07.57, 72 34 06.30-23 07 03.81, 72 34 07.06-23 07 05.50, 72 34 08.06-23 07 07.62, 72 34 08.22-23 07 03.96,
Site Elevation in mtrs AMSL as submitted by Applicant:	57.655 M
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	147.66M

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 become invalid and action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994 may be initiated by the concerned Airport Operator

b. The Structure height shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e Maximum Structure Height = Permissible Top Elevation - Site Elevation. = 90.005 M

c. The issue of the 'NOC' 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.

d. No radio/TV Antenna, lighting arresters, staircase, Mumtee, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation of 147.66M, as indicated in para 2.

e. The use of oil fired or electric fired furnace is mandatory, within 8 KM of the Aerodrome Reference Point.

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राजीव गांधी भवन
Rajiv Gandhi Bhawan

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

दूरभाष : 24632950
Phone: 24632950

Umesh M. Ninama
29/06/2016

PRASHANT J. SINGH

D. T. VASAVADA, IFS
MEMBER SECRETARY
SEIAA (GUJARAT)



Government of Gujarat

STATE LEVEL ENVIRONMENT
IMPACT ASSESSMENT
AUTHORITY
GUJARAT

No. SEIAA/GUJ/EC/8(a)/1269/2017

Date: 19 DEC 2017

BY R.P.A.D
Time Limit

Sub: Environment Clearance for the Building Construction Project – "Dev Param" at S.No. 384, O.P. No. 159, F.P. No. 159, DTSP No.69, At Zundal, Dist: Gandhinagar proposed by M/s. Soham Land Developers.....Construction project in Category 8 (a) of Schedule annexed with EIA Notification dated 14/09/2006.

Ref: Your Proposal No. SIA/GJ/NCP/65934/2017.

Dear Sir,

This has reference to your application along with Form-I, Form-1 A dated 19/07/2017, seeking Environmental Clearance under Environment Impact Assessment Notification, 2006. The project was scheduled for hearing in the SEAC meeting held on 03/08/2017. The project proponent submitted additional information / documents vide letter dated 04/08/2017 to the SEAC.

The proposal is for Environmental Clearance for the Building Construction Project – "Dev Param" at S.No. 384, O.P. No. 159, F.P. No. 159, DTSP No.69, At Zundal, Dist: Gandhinagar proposed by M/s. Soham Land Developers. This is a proposed building construction project having plot area of 6311.00 m² and the proposed built up area of the project is 39424.33 m². As the built up area is >20,000 m² and <1,50,000 m², it falls in the category 8(a) of the Schedule of EIA Notification, 2006.

The project will comprise of 6 numbers of buildings. No. of Blocks: 6. Scope of buildings/blocks are: Basement + Ground floor + 14 floors and No. of Residential Units are: 336.

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 01/12/2017 to grant Environmental Clearance to the SEIAA, Gujarat based on the decision taken during SEAC meeting held on 08/11/2017. The proposal was considered by SEIAA, Gujarat in its meeting held on 08/12/2017 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:

- The original copy of Environmental Clearance granted vide No. SEIAA/GUJ/EC/8(a)/443/2017 dated 29/04/2017 shall be surrender to the SEIAA within seven days.
- This Environmental Clearance supersedes the Environmental Clearance granted vide No. SEIAA/GUJ/EC/8(a)/443/2017 dated 29/04/2017 and the same shall be treated as null & void.

A.1 CONSTRUCTION PHASE:

A.1.1 WATER:

- Fresh water requirement during the construction phase shall be 30.0 KL/day and it shall be met through the local water tankers. No ground water shall be tapped during the construction phase.
- Sewage generated during the construction phase shall be disposed off through septic tank & soak pit system.

A.2 OPERATION PHASE:

A.2.1 WATER:

- Water requirement during the operation phase shall be 185.0 KL/day and it shall be met through the water supply system of Ahmedabad Urban Development Authority (AUDA). No ground water shall be tapped during the operation phase. Metering of the water shall be done and its records shall be maintained.

- No bore well shall be constructed and existing bore well/s, if any, shall be either sealed or converted into the recharge well.

Sewage generation during the operation phase shall be 100.0 KL/day and it shall be discharged through the drainage system of Ahmedabad Urban Development Authority (AUDA).

MEMBER SECRETARY
State Level Environment
Impact Assessment Authority

Omesh M. Ninema

PRASHANT K. SHAH
CIVIL ENGINEER
Vrindavan Engrs.
B/H. A.E.C. Zangod
Bh. A.E.C. Zangod
Ahmedabad
Gandhinagar, AUDA/ENG-02

- 173/C
6. 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:

7. A D. G. Set (1 x 360 KVA) proposed as back up power shall be of enclosed type and confirm to prescribe standards under EPA rules. Necessary acoustic enclosures shall be provided at diesel generator set to mitigate the impact of noise.
8. The exhaust of the D. G. Set shall be at least 3 m above roof top.
9. 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:

10. 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 Ahmedabad Urban Development Authority (AUDA).

A.2.4 SAFETY:

11. 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.
12. Fire fighting facilities like dedicated underground fire water tank of 225 KL capacity, terrace water tank of 1 x 20 KL for each building, fire extinguishers, fire alarms, hose reels, external hydrants & wet risers, automatic sprinkler system in basement, pumping arrangement system-riser with pressure pump, first aid box, displaying of important telephone numbers etc. shall be provided as proposed.
13. In basement at least two separate ramps of adequate width and slope shall be provided, located preferably at opposite ends.
14. Provision for adequate air changes per hour in the basement shall be made so as to avoid build up of CO in the area.
15. 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:

16. Minimum parking space of 10,079.61 m² [2,773.94 m² in hollow plinth + 4,531.73 m² in basement + 2,773.94 m² as mechanical parking in hollow plinth] shall be provided as proposed.

A.2.6 ENERGY CONSERVATION:

17. Energy conservation measures viz. Use of energy efficient electrical appliances, like CFL & PL. Maximum use of natural light through proper building orientation etc. shall be implemented as proposed.

A.2.7 GREEN BELT:

18. Green belt area of 631.36 m² comprising of 256.65 m² tree covered area with 64 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:

19. 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.
20. Prior permission from the competent authority shall be obtained for cutting of the existing trees before site preparation work is commenced.
21. Water demand during construction shall be reduced by use of curing agents, super plasticizers and other best construction practices.
22. Temporary wind shield shall be done to prevent dust emission spreading outside the project premises. Barricade of adequate height shall be provided on the periphery of the construction site with adequate signages. Individual building within the project site shall also be provided with barricades.
23. Regular water sprinkling shall be done in vulnerable areas for controlling fugitive emission.
24. Material shall be covered during transportation to avoid the fugitive emission.
25. Uniform piling and proper storage of sand to avoid fugitive emissions shall be ensured.
26. Structural design of the project shall strictly adhere to the seismic zone norms for earthquake resistant structures.
27. The planning, designs and construction of all buildings shall be such as to ensure safety from fire.
28. The project proponent shall ensure maximum employment to the local people.
29. Adequate sanitary and hygienic measures shall be provided before starting the construction activities and to be maintained throughout the construction phase.

- 17/1/2016
30. Provision shall be made for housing of construction labor within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical healthcare, crèches, electricity & ventilation, canteen, rest rooms, safe disposal system for garbage, first aid, medical and emergency facilities etc. to ensure that they do not ruin the existing environmental condition. The housing may be in the form of temporary structures to be removed after completion of the project.
 31. 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.
 32. First Aid Box shall be made readily available in adequate quantity at all the times.
 33. Training shall be given to all workers on construction safety aspects.
 34. 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.
 35. 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.
 36. 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
 37. 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.
 38. 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.
 39. Safe disposal of wastewater and municipal solid wastes generated during the construction phase shall be ensured.
 40. All topsoil excavated during construction activity shall be used in horticultural / landscape development within the project site.
 41. 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.
 42. 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.
 43. 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.
 44. Provisions of Construction & Demolition Waste Management Rules-2016 shall be strictly adhered to.
 45. 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.
 46. 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.
 47. 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.
 48. 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

49. 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.
50. 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.
51. Used oil shall be sold only to the registered recycler.
52. Provisions of Solid Waste Management Rules-2016 shall be strictly adhered to.
53. 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.
54. 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.
55. Dedicated power back up system shall be provided in the case of power failure & emergency of fire water pumps.

- 169/C 376
58. 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.
 59. Sufficient peripheral open passage shall be kept in the margin area for free movement of fire tender/ emergency vehicle around the premises.
 60. 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.
 61. The area earmarked for the parking shall be used for parking only. No other activity shall be permitted in this area.
 62. 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.
 63. The project proponent shall install energy efficient devices, appliances, motors, and pumps conforming to the Bureau of Energy Efficiency norms.
 64. The transformers and motors shall have minimum efficiency of 85%.
 65. Only variable frequency motor drives shall be used in project.
 66. 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.
 67. Use of glass shall be minimal to reduce the heat island effect as well as to reduce the electricity consumption.
 68. The area earmarked as green area shall be used only for plantation and shall not be altered for any other purpose.
 69. Drip irrigation/low volume, low angle sprinkler system shall be used for the lawns and other green area including tree plantation.
 70. 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.
 71. 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.
 72. 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.
 73. 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.
 74. The project management shall also comply with all the environment protection measures, risk mitigation measures and safeguards proposed by them.
 75. 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.
 76. 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.
 77. 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.
 78. 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.
 79. 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.
 80. 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.

83. OTHER

81. 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.

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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.

83. 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.
84. The project authorities shall also adhere to the stipulations made by the Gujarat Pollution Control Board.
85. 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.
86. 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.
87. Any appeal against this environmental clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
88. Submission of any false or misleading information or data which is material to screening or scoping or appraisal or decision on the application makes this environment clearance cancelled.

With regards,
Yours sincerely,

(D. T. VASAVADA)
Member Secretary

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

Issued to:

Mr. Hiteshkumar Patel,
404/E, Sahjanad Shopping Centre,
Opp. Swaminarayan Temple,
Shahibaug, Ahmedabad-380004

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નં. સીબી/જમીન/બી.ખે./એસ.આર. ૨૯/૧૧/રીવાઈઝ/વશી. ૩૯૭૧૮ થી ૩૯૭૩૧/૨૦૧૮

ક્લેક્ટર અને જિલ્લા મેજીસ્ટ્રેટની
કચેરી, ગાંધીનગર.

તારીખ:-૧૯/૧૧/૨૦૧૮

વંચાણે લીધું:-

- (૧) અત્રેનો હુકમ નં.સીબી/જમીન/બી.ખે./એસ.આર. ૨૯/૧૧/વશી. ૧૪૮૫૬ થી ૧૪૮૭૧/૨૦૧૧, તા.૦૨.૦૯.૨૦૧૧
- (૨) અરજદારશ્રી સોહમ લેન્ડ ડેવલપર્સ વતી શ્રી હિતેશકુમાર મોતીલાલ પટેલ, રહે.ઝૂંડાલ, તા.જિ.ગાંધીનગરની તા.૨૦.૦૭.૨૦૧૮ તથા તા.૦૪.૧૦.૨૦૧૮ ની અરજી.
- (૩) સિનિયર નગર નિયોજકશ્રી, અમદાવાદ શહેરી વિકાસ સત્તામંડળ, અમદાવાદનો પત્ર ક્રમાંક : ઓડા/પ્લાનીંગ/ઝૂંડાલ/સર્વે નં.૩૮૪, નં.૦૮૪૨૩, તા.૦૮.૦૮.૨૦૧૮
- (૪) મામલતદારશ્રી ગાંધીનગરના પત્ર ક્રમાંક : મામ/જમીન/વશી. ૪૨૫૮/૨૦૧૮, તા.૦૧.૦૯.૨૦૧૮
- (૫) કારણદર્શક નોટીસ નં.સીબી/જમીન/રૂબરૂ સુનાવણી/એસ.આર. ૧૧૭/૧૮, તા.૦૧.૦૯.૧૮
- (૬) અરજદારશ્રીનો તા.૦૪.૧૦.૨૦૧૮ ની મુદતે રજુ થયેલ લેખિત જવાબ.
- (૭) અત્રેનો પત્ર ક્રમાંક : સીબી/જમીન/વશી. ૩૭૪૧૬ થી ૩૭૪૧૮/૨૦૧૮, તા.૨૯.૧૦.૨૦૧૮
- (૮) અરજદારશ્રીની તા.૩૦.૧૧.૨૦૧૮ ની અરજી તથા તે સાથે રજુ થયેલ ચલણ/પાવતી.
- (૯) જિલ્લા તિજોરી અધિકારીશ્રી, ગાંધીનગરના પત્ર ક્રમાંક : તજર/ગાંધી/બુક/વેરીફિકેશન/૧૧/૨૦૧૮/૪૦૬૬, તા.૦૨.૧૧.૨૦૧૮
- (૧૦) મુંબઈ જમીન મહેસુલ કાયદો-૧૮૭૯ અને ગુજરાત જમીન મહેસુલ નિયમો-૧૯૭૨.

હુકમ ::

આમુખ-(૧) ના અત્રેના હુકમથી મોજે.ઝૂંડાલ, તા.જી.ગાંધીનગરના સર્વે નં.૩૮૪ (એફ.પી.નં.૧૫૯) ની ૬,૩૧૧ ચો.મી. જમીનમાં રહેણાંકના હેતુ માટે બીનખેતી પરવાનગી આપવા હુકમ કરેલ છે. પરંતુ, હાલના અરજદારશ્રી સવાલવાળી રહેણાંક હેતુ માટે બીનખેતી થયેલ જમીનમાં રહેણાંક તથા વાણીજ્ય હેતુ માટે પણ ઉપયોગ કરવા માંગતા હોય ક્ષે.૬,૩૧૧ ચો.મી. જમીનમાં રહેણાંક તથા વાણીજ્ય હેતુ માટે આમુખ-(૨) ની અરજીથી રીવાઈઝ બીનખેતી પરવાનગી મેળવવા માંગણી કરેલ છે.

માંગણી અંગે અમદાવાદ શહેરી વિકાસ સત્તામંડળનો અભિપ્રાય મેળવતાં, આમુખ-(૩) થી રજુ થયેલ અભિપ્રાયની વિગતે માંગણીવાળી જમીનમાં રહેણાંક તથા વાણીજ્ય હેતુ માટે બીનખેતી પરવાનગી મળવાપાત્ર હોવાનું જણાવેલ છે. પરંતુ, આમુખ-(૪) ના પત્રથી રજુ થયેલ અહેવાલ મુજબ, સવાલવાળી જમીનમાં બાંધકામ હજુ ચાલુમાં હોવાનું જણાવેલ છે, જેથી આમુખ-(૧) ના હુકમને સને.૨૦૧૦-૧૧ થી ૨૦૧૭-૧૮ સુધી ૮-વર્ષ જેટલો સમય પસાર થયેલ હોવા છતાં, હુકમની શરતો મુજબ નિયત સમયમાં બાંધકામ પુર્ણ ન કરી, જમીન મહેસુલ કાયદાની કલમ-૬૫ હેઠળ આપેલ બીનખેતી પરવાનગી હુકમની શરત નં.૧૦ નો ભંગ કરેલ હોય, જમીન મહેસુલ કાયદાની કલમ-૬૭ હેઠળ કાર્યવાહી કરવાની થતી હોય અત્રેના આમુખ-(૫) ના પત્રથી જમીનના કબજેદારોને કારણદર્શક નોટીસ આપી ખુલાશો મેળવતા અરજદારશ્રીએ સવાલવાળી જમીનમાં સમયસર ન કરવા બાબતે આમુખ-(૬) ના લેખિત જવાબ મુજબ, ઓડામાં પ્લાન મંજૂર કરાવવામાં કાયદાકીય અને આર્થિક સ્થિતિને કારણે વિલંબ થયેલ છે, જે બદલ નિયમોનુસાર જે કોઈ દંડની રકમ સરકારશ્રીમાં ભરપાઈ કરવાની થાય તે ભરવા સંમતિ આપેલ છે.



આમુખ-(૧) થી (૬) ની વિગતો ધ્યાને લેતાં, મોજે.જુંડાલ, તા.જિ.ગાંધીનગરના સર્વે/બ્લોક નં.૩૮૪ (એફ.પી. નં.૧૫૯) ની રહેણાંક હેતુ માટે બીનખેતી થયેલ ક્ષે.૬,૩૧૧ ચો.મી. જમીનમાં રહેણાંક તથા વાણીજય હેતુ માટે રીવાઈઝ બીનખેતી પરવાનગી આપવાના કામે, પ્રતિ ચો.મી.ના રૂ.૮/- લેખે રૂપાંતર કરની રકમ (ક્ષે.૬,૩૧૧ ચો.મી. × રૂ.૮/-) રૂ.૫૦,૪૮૮/- (અંકે રૂપિયા પચાસ હજાર ચારસો ઈંઠ્યાસી પુરા) તથા જમીન મહેસુલ કાયદાની કલમ-૬૭ હેઠળ દંડની રકમ (ક્ષે.૬,૩૧૧ ચો.મી. × ૧૦ પટ × રૂ.૦.૨૫/- × ૮) રૂ.૧,૨૬,૨૨૪/- (અંકે રૂપિયા એક લાખ છવીસ હજાર બસો ચોવીસ પુરા) મળી કુલ રકમ રૂ.૧,૭૬,૭૧૨/- (અંકે રૂપિયા એક લાખ છોત્તેર હજાર સાતસો બાર પુરા) સરકારશ્રીમાં ભરપાઈ કરવા અત્રેના આમુખ-(૭) ના પત્રથી જાણ કરતાં, આમુખ-(૮) મુજબ અરજદારશ્રીએ ઉક્ત રકમ ચલણ નં.૨૮૧, ૨૮૨/૨૦૧૮-૧૯, તા.૩૦.૧૦.૨૦૧૮ થી સરકારશ્રીમાં ભરપાઈ કરી તે અંગેના અસલ ચલણ અત્રે રજુ કરેલ છે. જે રકમ સરકારશ્રીમાં ભરપાઈ થયા અંગે જિલ્લા તિજોરી અધિકારીશ્રી, ગાંધીનગરએ મેળવણુ કરી, આમુખ-(૯) થી અત્રે અસલ ચલણ પરત કરેલ છે. તેમજ વર્ષ ૧-૮-૧૮ થી ૩૧-૭-૨૦ સુધીના જમીન મહેસુલ, શિક્ષણ ઉપકર તથા લોકલફંડના નાણાં રૂ.૨૪,૬૧૫/- (અંકે રૂપિયા ચોવીસ હજાર છસો પંદર પુરા) સરકારશ્રીમાં જમા થયા અંગેની તલાટી કમ મંત્રીશ્રી, જુંડાલની તા.૦૨.૧૧.૨૦૧૮ ની પહોંચ નો.૨૪, ૧૦૬ તથા ૧૨૫ રજુ થયેલ છે.

સબબ, મોજે.જુંડાલ, તા.જિ.ગાંધીનગરના સર્વે/બ્લોક નં.૩૮૪ (એફ.પી. નં.૧૫૯) ની રહેણાંક હેતુ માટે બીનખેતી થયેલ ક્ષે.૬,૩૧૧ ચો.મી. જમીનમાં રહેણાંક તથા વાણીજય હેતુ માટે આમુખ-(૧) ની શરતો ઉપરાંત નીચેની શરતોને આધિન રીવાઈઝ બિનખેતી મંજુરી આપવા આથી હુકમ કરવામાં આવે છે.

શ ર તો ::

- (૧) આમુખ-(૧) ના હુકમની બાકીની જોગવાઈ અને શરતો યથાવત રહેશે.
- (૨) પ્રશ્નવાળી જમીનનો દર વર્ષે બિનખેતી ધારો રૂ.૦.૬૦ વસુલ લેવાનો રહેશે.
- (૩) સવાલવાળી જમીનમાં શહેરી વિકાસ સત્તામંડળ ધ્વારા નકશા મંજુર કરતાં, પહેલાં ચીફ મેનેજરશ્રી, ઓ.એન.જી.સી. અવની ભવન, ચાંદખેડા, અમદાવાદ પાસેથી પરવાનગી મેળવવાની રહેશે.
- (૪) જનરલ મેનેજરશ્રી, ઓ.એન.જી.સી., અવની ભવન, ચાંદખેડા, અમદાવાદના પત્ર ક્રમાંક : એએમડી/એલએકયુ/ઓએનજીસી/એનઓસી/૨૦૧૬/૭૨૭૬૮૧, તા.૨૫.૦૮.૨૦૧૬ થી આપેલ સુચના મુજબ, ઓ.એન.જી.સી.ની હયાત પાઈપ લાઈનથી ઓછામાં ઓછુ ૧૫ મીટર નું અંતર તથા ઈન્સ્ટોલેશન પ્લાન્ટથી ૬૦ મીટર નું અંતર તથા વેલ હેડ ફેર પોઈન્ટના પરિઘથી ઓછામાં ઓછુ ૮૦ મીટર નું અંતર છોડવાનું રહેશે.
- (૫) અરજદારશ્રીએ છ માસમાં સક્ષમ ઓધોરીટી (ઑડા/ગુડા) પાસે બીનખેતી લે-આઉટ પ્લાન મંજુર કરાવવાનો રહેશે અને તેની એક નકલ તરત જ જિલ્લા જમીન દફતર નિરીક્ષકશ્રી (ડી.આઈ.એલ.આર.)ને મોકલી આપવાની રહેશે.
- (૬) ડી.આઈ.એલ.આર.શ્રી ગાંધીનગરની કચેરીને અરજદારશ્રી ધ્વારા છ-માસમાં લે-આઉટ પ્લાનની નકલ રજુ કરવામાં ન આવે તો ડી.આઈ.એલ.આર.કચેરીએ અત્રેની કચેરીને શરતભંગની કાર્યવાહી કરવા જાણ કરવાની રહેશે.

(૭) બેઝમેન્ટમાં વાણીજ્યના હેતુના એકમના ઓનર્સ તથા વાણીજ્ય હેતુ માટે આવતા કસ્ટમર્સ માટે વિના મુલ્યે વાહન પાર્કિંગની સવલત પુરી પાડવાની રહેશે.

રવાના કરવા પ્રમાણિત કર્યું

સહી/—

(એસ.કે.લાંગા)

કલેક્ટર, ગાંધીનગર

રજી. પો. એ. ડી. થી

પ્રતિ,

સોહમ લેન્ડ ડેવલપર્સ વતી

શ્રી હિતેશકુમાર મોતીલાલ પટેલ,

રહે.ઝુંડાલ, તા.જિ.ગાંધીનગર

(કે.ટી. નક્ષત્ર)

ચિટનીશ ટુ કલેક્ટર

ગાંધીનગર



નકલ સવિનય રવાના:—

૧. નાયબ સચિવશ્રી, મહેસુલ વિભાગ, ગુજરાત સરકાર, સચિવાલય, ગાંધીનગર.

નકલ રવાના:—

૧. સિનિયર નગર નિયોજકશ્રી, અમદાવાદ શહેરી વિકાસ સત્તામંડળ, ઉસ્માનપુરા, આશ્રમ રોડ, અમદાવાદ તરફ જાણ તથા ઓએનજીસી અવની ભવનનું ના-વાંધા પ્રમાણપત્ર મેળવીને નકશા મંજૂર કરવા સારું.
૨. પ્રાંત અધિકારીશ્રી, ગાંધીનગર.
૩. નાયબ કલેક્ટરશ્રી, જ.સુ., અપીલ, ગાંધીનગર
૪. ખાસ જમીન સંપાદન અધિકારીશ્રી, ગાંધીનગર.
૫. ચીફ મેનેજરશ્રી, ઓ.એન.જી.સી.અવની ભવન, ચાંદખેડા, અમદાવાદ તરફ જાણ તેમજ આપના તા.૨૫.૦૮.૨૦૧૬ ના પત્રમાં જણાવેલ વિગતે ખાત્રી કરી (ગુડા/ઔડાને) નકશા મંજૂર કરવા એન.ઓ.સી. આપવા સારું.
૬. નાયબ કલે. અને ખાસ જમીન સંપાદન અધિકારીશ્રી, ઓ.એન.જી.સી., અમદાવાદ
૭. મામલતદારશ્રી, ગાંધીનગર તરફ સનંદો અંગે ઘટીત કાર્યવાહી કરવા સારું.
૮. મામલતદાર અને કૃષિપંચશ્રી, ગાંધીનગર.
૯. ડી.આઈ.એલ.આર.શ્રી, ગાંધીનગર તરફ જાણ તેમજ અરજદારશ્રી ધ્વારા છ-માસમાં સક્ષમ અધિકારીશ્રી (ઔડા/ગુડા) ના મંજૂર કરાવેલ નકશાની નકલ રજુ ન થાય તો શરતભંગની કાર્યવાહી કરવા અત્રે રીપોર્ટ કરવા સારું.
૧૦. નાયબ મામલતદારશ્રી (ઈ-ધરા), મામલતદાર કચેરી, ગાંધીનગર તરફ ગામ દફતરે નોંધ કરવા અને તેની નકલ અત્રે મોકલવા સારું.
૧૧. તલાટી કમ મંત્રીશ્રી, ઝુંડાલ, તા. જી.ગાંધીનગર તરફ જાણ તથા જરૂરી કાર્યવાહી સારું.
૧૨. સિલેક્ટ ફાઈલ.