



Ritaben S. Thakkar

Date: 27-01-2020

F.P.NO.-5/2, Nr.Ambli Bus
Stop, Nr.Shell Petrol Pump,
Ambli-Bopal Road, Ambli,

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 :	AHME/WEST/B/011820/438585
Applicant Name*	Tushar Mory
Site Address*	T.P.S.No.- 52 - Ambli, F.P. NO - 5/2, R.S.NO -3/C/1, At - Ambli, Taluka - Ghatlodia, Dist-Ahmedabad.
Site Coordinates*	23 01 42.27N 72 29 00.66E, 23 01 38.84N 72 29 01.27E, 23 01 42.59N 72 29 02.81E, 23 01 39.78N 72 29 03.31E
Site Elevation in mtrs AMSL as submitted by Applicant*	48.91 M
Type Of Structure*	Building

*As provided by applicant

Your site is located at a distance 15339 mts from ARP and lies in the grid N5 of the published CCZM of Ahmedabad airport. The Permitted top elevation for this grid is 135 mts.

Since the requested top elevation 103.91 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:

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 assessment will become invalid.

b. 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

c. 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.

d. 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.



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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 (ATM)

Email ID: vaah.noc@aai.aero

Contact No: 079-22858111

S. J. PANDIT, IFS (Retd.)
MEMBER SECRETARY
SEIAA (GUJARAT)



Government of Gujarat

STATE LEVEL ENVIRONMENT
IMPACT ASSESSMENT
AUTHORITY
GUJARAT

No. SEIAA/GUJ/EC/8(a)/ 1983 /2021

Date 20 DEC 2021 BY R.P.A.D
Time Limit

Sub: Environment Clearance for the Building Construction Project "Swati Senor" at F.P. No: 5/2 Of O.P. No: 5/2, R.S. No: 3/C/1 of Draft Sanctioned, T.P.S. No. 52 (AMBLI), Moje: Ambli, Tal: Ghatlodiya, Dist: Ahmedabad, State: Gujarat Proposed By M/s. Swati Construction. Construction project in Category 8 (a) of Schedule annexed with EIA Notification dated 14/09/2006.

Ref: Your Proposal No. SIA/GJ/MIS/225988/2021.

Dear Sir,

This has reference to your application along with Form-I, Form-1 A dated 24/09/2021, seeking Environmental Clearance under Environment Impact Assessment Notification, 2006. The project was scheduled for hearing in the SEAC meeting held on 12/10/2021.

The proposal is for Environmental Clearance for the Building Construction Project "Swati Senor" at F.P. No: 5/2 Of O.P. No: 5/2, R.S. No: 3/C/1 of Draft Sanctioned, T.P.S. No. 52 (AMBLI), Moje: Ambli, Tal: Ghatlodiya, Dist: Ahmedabad, State: Gujarat Proposed By M/s. Swati Construction. This is a proposed building construction project having plot area of 4590.0m² and the proposed FSI area of the project is 27,010.0 m² with proposed built up area of 46,277.22 m². As the built up area is >20,000 m² and <1,50,000 m², it falls in the category 8(a) of the Schedule of EIA Notification, 2006.

The project will comprise of 01 numbers of buildings. No. of Blocks: 01. Scope of buildings/blocks are: 03 Basement+ Ground Floor / Hollow Plinth + 1st to 20th Floor and No & size of Residential Units are: 54.

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 25/11/2021 to grant Environmental Clearance to the SEIAA, Gujarat based on the decision taken during SEAC meeting held on 12/10/2021. The proposal was considered by SEIAA, Gujarat in its meeting held on 03/12/2021 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:

A.1 CONSTRUCTION PHASE:

A.1.1 WATER:

1. Fresh water requirement during the construction phase shall not exceed 30 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 AMC Drainage.
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.

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.

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 201.38 KLD, out of which fresh water

requirement of 40.7 KLD shall be met through AMC and the remaining 28 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 46 KLD which shall be treated in the proposed onsite Sewage Treatment Plant.
9. The treated wastewater discharge to AMC drainage line shall not exceed 18 KLD. Necessary permission from AMC 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 AMC.
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 (320 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 Convertor and the recyclable waste shall be sold to vendors whereas the other garbage shall be disposed off properly as per the provisions made by the AMC.

A.2.4 SAFETY AND WELFARE:

19. Project Proponent shall obtain fire safety certificate / Fire No-Objection Certificate (NOC) from the concern authority as per the prevailing Rules / Gujarat Fire Prevention and Life Safety Measures Act, 2016.
20. Firefighting facilities like Fire Extinguishers/Fire Hydrant System will be provided. One CO2 type extinguisher of 4.5 kg and one DCP type extinguisher of 5 kg on each floor, hose reels and wet risers will be provided, Basement parking & HPP shall be fully sprinkled system, Fire lifts, Smoke detector, electric fire alarm system, Each floor having a fire alarm call point installed, Separate electric power supply to the entire fire safety system, A lightning arrester will be installed and properly earthed, electric cable duct should have fire rated doors at all level. Underground fire water storage tank will be provided of 2,00,000litres capacity shall be provided. A lightning arrester will be installed and properly earthed.
21. Staircase shall be provided: 1nos of 1.63, 2.13 mts width. All the staircases shall open out at ground level from the highest point of building [with access from each floor] for emergency evacuation. 8nos 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 11302.09 (359 ECS) m² [10127.04 m² in Basement + 1175.05 m² in Hollow Plinth] 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, 173 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 645.84 m² comprising of 145.84 m² tree covered area with 115 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. Roads leading to or at construction site must be paved and blacktopped (i.e. – metallic roads).
30. No excavation of soil shall be carried out without adequate dust mitigation measures in place.
31. Grinding and cutting of building materials in open area shall be prohibited.
32. Construction material and waste should be stored only within earmarked area and road side storage of construction material and waste shall be prohibited.
33. Construction and demolition waste processing and disposal site shall be identified and required dust mitigation measures be notified at the site.
34. Dust mitigation measure shall be displayed prominently at the construction site for easy public viewing.
35. 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.
36. Prior permission from the competent authority shall be obtained for cutting of the existing trees before site preparation work is commenced.
37. Water demand during construction shall be reduced by use of curing agents, super plasticizers and other best construction practices.
38. 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.
39. Regular water sprinkling shall be done in vulnerable areas for controlling fugitive emission.
40. No uncovered vehicles carrying construction material and waste shall be permitted.
41. 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.
42. Structural design of the project shall strictly adhere to the seismic zone norms for earthquake resistant structures.
43. The planning, designs and construction of all buildings shall be such as to ensure safety from fire.
44. The project proponent shall ensure maximum employment to the local people.
45. All required sanitary and hygienic measures shall be provided before starting the construction activities and to be maintained throughout the construction phase.
46. 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.
47. 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.
48. First Aid Box shall be made readily available in adequate quantity at all the times.
49. Training shall be given to all workers on construction safety aspects.
50. 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.
51. 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.

52. 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
53. 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.
54. 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.
55. Safe disposal of wastewater and municipal solid wastes generated during the construction phase shall be ensured.
56. All topsoil excavated during construction activity shall be used in horticultural / landscape development within the project site.
57. 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.
58. 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.
59. 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.
60. Provisions of Construction & Demolition Waste Management Rules-2016 shall be strictly adhered to.
61. 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.
62. 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.
63. 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.
64. 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:

65. Separate Entries and Exits shall be provided to the project on the approach road.
66. Separate Entry and Exit to the basement shall be provided.
67. Explore possibilities of provision of Electric vehicle charging points in the basement.
68. Project Proponent shall provide adequate fund for Environment Monitoring and Staff training in the Environment Management Plan.
69. 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.
70. 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.
71. Notwithstanding the provision of EMP/CER, the proponent shall incur full expenditure as may be required at the time of execution of the project.
72. The project proponent shall take written undertaking from the Society Association to ensure compliance of environment conditions when it is handed over to them.
73. Project proponent shall ensure fire safety and safe lift installation by getting the due certification from competent authority.
74. Project proponent shall take proper maintenance of electrification with respect to human safety.
75. Tree Plantation prescribed in the EC shall be maintained by the Society Association.
76. Proponent as well as successor society shall maintain hygienic conditions and cleanliness in and around the project site all the time.
77. Project proponent shall ensure fire safety by getting the due certification from competent authority.
78. The design of building has to be earthquake resistant & duly certified by competent structural engineer of competent authority.
79. The project proponent shall explore the possibilities & adopt mitigation measures to minimize the impact of project with reference to Urban Heat Island (UHI) Phenomena.
80. 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.

81. 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.
82. 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.
83. 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.
84. Used oil shall be sold only to the registered recycler.
85. Provisions of Solid Waste Management Rules-2016 shall be strictly adhered to.
86. 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.
87. 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.
88. Dedicated power back up system shall be provided in the case of power failure & emergency of fire water pumps.
89. First Aid Box shall be made readily available in adequate quantity at all the times.
90. Main entry and exit shall be separate and clearly marked in the facility
91. 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.
92. Sufficient peripheral open passage shall be kept in the margin area for free movement of fire tender/ emergency vehicle around the premises.
93. 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.
94. The area earmarked for the parking shall be used for parking only. No other activity shall be permitted in this area.
95. 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.
96. The project proponent shall install energy efficient devices, appliances, motors, and pumps conforming to the Bureau of Energy Efficiency norms.
97. The transformers and motors shall have minimum efficiency of 85%.
98. Only variable frequency motor drives shall be used in project.
99. 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.
100. Use of glass shall be minimal to reduce the heat island effect as well as to reduce the electricity consumption.
101. The area earmarked as green area shall be used only for plantation and shall not be altered for any other purpose.
102. Drip Irrigation/low volume, low angle sprinkler system shall be used for the lawns and other green area including tree plantation.
103. 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.
104. 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.
105. 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.
106. 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.
107. The project management shall also comply with all the environment protection measures, risk mitigation measures and safeguards proposed by them.
108. All the commitments / undertakings given to the SEAC during the appraisal process for the purpose of

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- environmental protection and management shall be strictly adhered to.
109. 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.
110. 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.
111. 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.
112. 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.
113. 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.
114. 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:

115. PP will provide 3000 (three thousand) tree guard and shall support tree plantation by providing 4000 (four thousand) running meter barbed wire fencing in consultation and as per the direction of Ahmedabad Municipal Corporation 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 of tree plantation will be within the total outlay of CER committed by PP.
116. The project proponent shall carry out the activities like Cleaning, development and beautification of Shilaj lake Ambli lake, Providing roof top solar panels at Ambli Primary School, Shela Primary School Vejalpur Gujarati Public School, Bopal Primary School, Construction of a bore well and providing rain water harvesting structure at Thaltej Village, Bopal Village, Shilaj Village. Providing RO water systems in public schools at Ambali Primary School, Shela Primary School Vejalpur Gujarati Public School, Providing medical funds towards equipments such as X-ray machines, Sonography machines, etc., development of infrastructure and other medical facilities at Jodhpur Urban Health Center. 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.
117. 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.
118. 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.
119. 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.
120. It shall be mandatory for the project management to upload half yearly compliance report on website of Gujarat Real Estate Regulatory Authority, on 1st June and 1st December of each calendar year.
121. The project authorities shall also adhere to the stipulations made by the Gujarat Pollution Control Board.
122. 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.
123. 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.
124. 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:

125. 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.
126. 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.
127. Designated key person shall submit six monthly compliance report to SEIAA/SEAC, MOEF&CC, GPCB and Nodal Department of the Government.
128. 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.
129. 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.
130. 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.
131. 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.

With regards,
Yours sincerely,


(S. J. PANDIT)
Member Secretary

Issued to:

Ashok Radheshyam Agrawal
11th floor, Signature-1,
Opp. Andaz party plot, S. G. Highway,
Makarba, Ahmedabad

AHMEDABAD MUNICIPAL CORPORATION

FIRE & EMERGENCY SERVICE

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

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

No. - OPN089609032021 Dt.:09/03/2021

To,

5/2,

ISCON HOUSE C.G.ROAD AHMEDABAD

ISCON HOUSE C.G.ROAD AHMEDABAD

Sub: Fire safety & protection, opinion for a proposed high-rise building / Low-Rise Building - High Rise Building

Sir,

This is to intimate that , the plans submitted for, High Rise Building , have all the required line drawings and write-up are as per the requirement of fire prevention and protection.

All norms as per the NBC-2016 part-IV fire and life safety guidelines / Gujarat State Fire Prevention & life safety measures Act - Rules / GDCR (2021) & CBD by AUDA / special instructions given by fire officer in charge or Chief Fire Officer have to be followed as far as the construction and Fire Prevention and Protection system, are to be followed as below.

Staircase :

1.5 meters for 9 to 25 meters building heights.

2.00 meters for 25 meters to above building heights, 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 45 ton load bearing capacity and minimum as metion in table; is required around the building without obstruction to a clear motorable passage for fire/rescue vehicles.

Any transformer to be installed shall be away from the building & leaving open Space required around the building and below building height wise open space required around the building.

Margin for different types of building;

1) 8 to 25 Meters building - 3 meters

Plot area more than 750 sq. mt. : 4 Meters

2) Up to 45 Meters building : 6 Meters

3) Up to 70 Meters building : 8 Meters

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 Fire Protection system shall be as mentioned in the approved plans.

1. All basements parking and HPP shall be fully sprinklered.
2. All lower basements should have positive pressure ventilation.

3. Electric Cable Shaft should have fire resistant doors.

In this Filed we can write what system they required in building – So whatever here we write that can be mention in final opinion letters

Builder name	5/2	
Address	ISCON HOUSE C.G.ROAD AHMEDABAD	
T.P.No.	52	
F.P.No.	5/2	
R.S.No.	3/C/1	
Sub Plot No.	---	
Surrounding Margin from building		
Common Plot Margin from building		
Building Types	High Rise Building	
	A	
Fire Opinion Remarks	•ALL BASEMENTS PARKING & HPP SHALL BE FULLY SPRINKLERED. •ALL BASEMENTS SHOULD HAVE POSITIVE PRESSURE VENTILATION SYSTEM / NATURAL VENTILATION SYSTEM WITH REQUIRED DUCT. •ELECTRIC CABLE DUCT SHOULD HAVE FIRE RATED DOORS AT ALL LEVEL AND TO BE KEPT OPEN FROM TERRACE AND GROUND / LAST BASEMENT LEVEL. •STAIRCASE AND LIFT LOBBY TO BE ENCLOSED AT BASEMENT. HYDRANT SYSTEM (CONVENTIONAL) ONLY CLASS-C PIPES TO BE USED FIRE PUMP NOT TO BE INSTALLED LOWER THAN 2ND BASEMENT. -FIRE PUMP CAPACITY TO DISCHARGE 900 LITERS PER MINUTE @ 3 BAR PRESSURE MEASURED AT TERRACE LEVEL. - ONE HYDRANT VALVE AND ONE HOSE REEL HOSE WITH ON / OFF SWITCH FOR THE FIRE PUMP (ONE SET PER FLOOR AREA OF 1000 SQ. METERS.) -RISER CUM DOWN COMMER TO BE PROVIDED 100 MM. DIAMETER UP TO 30 METERS, 150 METERS FOR BUILDINGS ABOVE 30 METERS. -ONE UNIT OF CO2 EXTINGUISHER 4.5 KGS AND ONE UNIT OF DCP EXTINGUISHER OF 6 KGS. PER FLOOR (ONE SET PER 1000 SQ. METERS) -FIRE SERVICE INLET TO BE PROVIDED AT THE GROUND LEVEL. •STAND ALONE WITH INBUILT BATTERY TYPE OF SMOKE/ HEAT DETECTORS ARE NOT PERMITTED IN ANY KIND OF OCCUPANCY. BUILDING WITH 3 OR MORE THAN 3 BASEMENTS SHOULD HAVE PRESSURISED STAIRCASE WITH LIFT TO GO DOWN AT ANY BASEMENT LEVEL AND HAVE FIRE DOORS ALONG WITH DOWN COMMER ATTACHED WITH HYDRANT & HOSE REEL HOSE.	
Block Height From Ground Level to Top Slab(In Meter)	44.96	
	Use	Height(In Meter)
Basement 3	PARKING	3.5800
Basement 2	PARKING	3.5800
Basement 1	PARKING	4.3400
Hollow Plinth/Ground Floor	AMENITY+PARKING	3.2300
Floor 1	RESIDENCE	3.1800
Floor 2	RESIDENCE	3.1800
Floor 3	RESIDENCE	3.1800
Floor 4	RESIDENCE	3.1800
Floor 5	RESIDENCE	3.1800
Floor 6	RESIDENCE	3.1800
Floor 7	RESIDENCE	3.1800
Floor 8	RESIDENCE	3.1700
Floor 9	RESIDENCE	3.1700
Floor 10	RESIDENCE	3.1700
Floor 11	RESIDENCE	3.1700
Floor 12	RESIDENCE	3.1700
Floor 13	RESIDENCE	3.1700

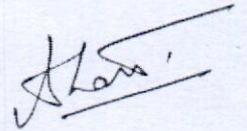
Ramp only permitted for 18 to 25 meters building in margin.

Basic Fire Requirement Notes on plan

Take online print of approved opinion and submitted plan copy .The copies of plans are provide during final inspection of the fire fighting system.

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.

**Note : if plans are submitted for only industrial building approval, Industrial Building -
Information about all processes, raw material and finished material shall be mentioned in plan.**



(Rajesh Bhatt)

Chief Fire Officer (I/c)

કલેક્ટર અને જિલ્લા મેજિસ્ટ્રેટની કચેરી, AHMEDABAD

સરનામું:- કલેક્ટર ઓફીસ અને જિલ્લા મેજિસ્ટ્રેટની કચેરી, સુભાષ બ્રિજ સર્કલ, આશ્રમ રોડ, અમદાવાદ, ગુજરાત - ૩૮૦૦૨૭

ફોન:- 27561970 ફેક્સ નંબર 27552144

ઇ-મેઇલ:- chitnish-ahd@gujarat.gov.in

હુકમ નંબર:- CB/NA/AHMEDABAD/AMBALI/35/p/1003977/2019

તારીખ:- 22/03/2019

વંચાણે લીધા:-

(૧) અરજદારશ્રી Sanjaybhai Haribhai Others ની તારીખ: '29/01/2019' ની અરજી તથા તારીખ: '26/01/2019' નું સોગંદનામું.

(૨) મુંબઇ જમીન મહેસૂલ કાયદો ૧૮૭૯ ની કલમ- ૪૮, ૬૫, ૬૬, તથા ૬૭.

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

(૪) સરકારશ્રીના મહેસૂલ વિભાગનાં ઠરાવ ક્રમાંક: બખપ/૧૦૦૬/૪૨૫/૬ તા.૧/૭/૦૮.

(૫) સરકારશ્રીના મહેસૂલ વિભાગનાં પરિપત્ર ક્રમાંક: બખપ/૧૦૨૦૧૮/૩૨૭/૬ તા.૮/૫/૧૮.

(૬) નં. Revenue/1003977/AHMEDABAD/GHATLODIA/AMBALI, તા 11/03/2019

(૭) સરકારશ્રીના મહેસૂલ વિભાગનાં પરિપત્ર ક્રમાંક: બખપ/૧૦૨૦૧૮/૪૨૫/૬ તા.૧૬/૮/૧૮.

(૮) સરકારશ્રીના મહેસૂલ વિભાગનાં પરિપત્ર ક્રમાંક: બખપ/૧૦૨૦૧૫/૧૨૦૬/૬ તા. ૬/૮/૧૮.

હુકમ:-

વંચાણે લીધેલ કમ-(૧) ની અરજી તથા સોગંદનામા શ્રી અરજદારશ્રી Sanjaybhai Haribhai Others , રહે -, Dev house , Nr.rajpath club bodkdev, Ahmadabad (Part), Ahmedabad City, Ahmedabad Gujarat INDIA એ મોજે: AMBALI , તા GHATLODIA જિ AHMEDABAD ના સર્વે નંબર 35/p , ટીપી સ્કીમ નં 52 , એકપી નં 5/2 ના ક્ષેત્રફળ: 6880.00 ચો.મી. પૈકી સબ પ્લોટ નં N.A. નું ક્ષેત્રફળ 6195.00 ચો.મી. જમીન અંગે મહેસૂલ કાયદાની હેઠળ બિનખેતી પરવાનગી મેળવવાની માંગણી કરેલ છે.

૨. સવાલવાળી જમીન અંગેના નમુના નં.૭-૧૨ કબજેદારની વિગત નીચે મુજબ છે.

સર્વે નંબર/ બ્લોક નંબર/ રી-સર્વે નંબર	ટીપી સ્કીમ નંબર	ફા.પ્લોટ નંબર	ક્ષેત્રફળ (ચો.મી.)	કબજેદારોના નામ
35/p /	52	5/2	6195.00	Sanjaybhai Haribhai & Others

૩. સવાલવાળી જમીન અંગેના રજુ થયેલ રેકર્ડ ની ચકાસણી કરતાં સદર જમીન હાલમાં જુની શરત સત્તાપ્રકારે ચાલતી આવે છે. તેમજ અરજદારે સોગંદનામામાં જાહેર કરેલ હકીકત તથા અન્ય આધાર પુરાવાઓ જોતાં મહેસૂલી ટાઇટલ ક્લીયર હોવાનું જણાતું હોય, બિનખેતી પરવાનગી આપવામાં વાંધાસરખું જણાતું ન હોય, હુકમના વંચાણે લીધેલ કમ નં. ૬માં જણાવેલ વિગતે અરજદારને રૂપાંતર કર, વિશેષધારો તથા અન્ય વેરાની રકમ સરકારશ્રીમાં ભરપાઇ કરવા ઓનલાઇન સિસ્ટમ દ્વારા તેઓને અરજીમાં દર્શાવેલ ઇલેક્ટ્રોનિક માધ્યમ દ્વારા ઓનલાઇન ચુકવણું કરવા જણા કરતાં; નીચે જણાવેલ વિગતેની રકમ ઓનલાઇન સિસ્ટમ દ્વારા અરજદારે સરકારશ્રીમાં જમા કરાવેલ હોવાનું જણાય છે.

બિનખેતી કરવાની થતી જમીનનું ક્ષેત્રફળ: : 6195.00

ક્રમ	વિગત	રૂપાંતર કર/ બિનખેતી આકાર (દર ચો.મી.દીઠ)	વિગત			
			ચલણ/પહોંચ નંબર- તારીખ	પેમેન્ટ ની તારીખ	રકમ રૂ.	રકમ ભરપાઇ કર્યાનું સ્થળ
1	Rupantar Kar	6195.00 X 40.00 = 247800.00	100001044559	12/03/2019	247800.00	ONLINE
2	Vishesh Dharo	6195.00 X 0.60 = 3717.00	100001044559	12/03/2019	3717.00	ONLINE
3	Local Fund	6195.00 X 0.30 = 1864.69	100001044559	12/03/2019	1864.69	ONLINE
4	Shikshan Upkar	6195.00 X 0.15 = 935.44	100001044559	12/03/2019	935.44	ONLINE

૪. ઉપરોક્ત તમામ હકીકતો ધ્યાને લેતાં પેરા નં. ૨માં દર્શાવેલ જમીન સબંધે નીચે જણાવેલ શરતોને આધીન જમીન મહેસૂલ કાયદા તથા હુકમના વંચાણે લીધેલ ક્રમ નં. ૪ તથા પમાં દર્શાવેલ સરકારશ્રીના વખતો વખતના ઠરાવ તથા પરિપત્રમાં જણાવેલ જોગવાઈઓને આધીન મલ્ટીપરપઝ / બહુ હેતુક હેતુ માટે બિનખેતી પરવાનગી આપવા આથી હુકમ કરવામાં આવે છે.

શરતો:-

- (૧) આ હુકમ મળ્યેથી બે માસમાં (પરંતુ અપીલ પીરીયડ પુરો થયા બાદ) “એમ” નમુનામાં સનદ કરી આપવી પડશે.
- (૨) જીલ્લા ઇન્સ્પેક્ટરશ્રી, જમીન રેકર્ડની કચેરીમાં માપણી ફી જમા કરાવવાની રહેશે. 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 (બિનખેતી દર) હેતુ માટે દર ચો.મી.ના પૈસા પ્રમાણે રૂ. તેમજ નિયમ પ્રમાણે લોકલ ફંડ તથા શિક્ષણ ઉપકર ભરવો પડશે જે અંગેનો દર વખતોવખત ફેરફારને પાત્ર રહેશે.
- (૪) સંબંધિત નગરપાલિકા/ મહાનગરપાલિકા/શહેરી વિકાસ વિસ્તાર સત્તા મંડળ ધ્વારા મંજૂર કરેલા પ્લાન મુજબ બાંધકામ કરવાનું રહેશે અને હુકમ થયા તારીખથી ત્રણ વર્ષમાં બાંધકામ પૂર્ણ કરવાનું રહેશે.
- (૫) આ હુકમ જમીન મહેસૂલ કાયદાની કલમ-૬૭ તથા નિયમ-૧૦૦ ની જોગવાઈઓને આધારે કરેલ છે. તે સિવાય કબજેદારે અન્ય સંબંધિત કાયદાકીય પરવાનગી લેવાની થતી હશે તે તેમણે અલાયદી મેળવી લેવાની રહેશે.
- (૬) સરકારશ્રીના મહેસૂલ વિભાગના ઠરાવ નં.બખપ/૧૦૯૩/૧૦૫૨/૬ તા.૧૩/૯/૯૩ 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 નહીં.
- (૭) સરકારશ્રીના મહેસૂલ વિભાગના તા.૭/૮/૯૧ ના પરિપત્ર નં. બખપ-૧૦૯૧-૧૭૫૬-૬ ની જોગવાઈ મુજબ બિન અધિકૃત બાંધકામ બાબતે બાંધકામ નિયંત્રણ કરતી સંબંધિત મહાનગરપાલિકા/શહેરી વિકાસ વિસ્તાર સત્તા મંડળએ ધોરણસરનાં પગલા લેવાના રહેશે.
- (૮) સદર જમીનમાંથી પેટ્રોલીયમ/પાણીની કે અન્ય કોઈપણ પ્રકારની પાઇપલાઇન પસાર થતી હશે તો તે સંદર્ભે વિકાસ પરવાનગી આપનાર ઓથોરીટીએ સંબંધિતોનું ના-વાંધા પ્રમાણપત્ર મેળવી વિકાસ પરવાનગી આપવાની રહેશે.
- (૯) સરકારશ્રીનાં મહેસૂલ વિભાગનાં તા.૧/૭/૨૦૦૮ ના ઠરાવ નં. બખપ/૧૦૦૬/૪૨૫/૬ માં જણાવેલ નીચે મુજબની શરતોનું પાલન કરવાનું રહેશે.
 ૧. ડીસ્ટ્રીક્ટ ઇન્સ્પેક્ટર ઓફ લેન્ડ રેકર્ડ્સ ધ્વારા ઇસ્તુ કરાયેલ માપણી શીટ કે જેના ઉપર મૂળ ટિપ્પણની હદ પણ દર્શાવેલ હોવી જોઈએ. રજૂ કરાયેલ પ્લાન તથા લે-આઉટ પ્લાન સક્ષમ કક્ષાએ મંજૂર કરાયેલ હોવો જોઈએ.
 ૨. બાંધકામ શરૂ કરતા પહેલા બાંધકામનાં નકશા સક્ષમ અધિકારી પાસે મંજૂર કરાવવાના રહેશે. પરંતુ અરજદાર બિનખેતી પરવાનગી મેળવ્યા વગર આવા બાંધકામની રજાચિઠ્ઠી મેળવી શકશે નહીં.
 ૩. શહેરી વિસ્તાર જ્યાં ટાઉન પ્લાનીંગ સ્કીમ મંજૂર થઇ ગઇ છે ત્યાં જી.ડી.સી.આર. અને ઝોનીંગના નિયમો અનુસાર બાંધકામ કરવાનું રહેશે.
 ૪. મંજૂર થયેલ નકશા મુજબ આરોગ્ય અને સ્વાસ્થ્યની દ્રષ્ટિએ ગંદા પાણીનાં નિકાલની જોગવાઈ કરવાની રહેશે.
 ૫. અરજદારે રીબન ડેવલપમેન્ટ રૂલ્સ નીચે જે તે રસ્તાનો પ્રકાર ધ્યાને લઈ રસ્તાના મધ્યબિંદુથી બાંધકામ વચ્ચે અંતર જાળવવાનું રહેશે અન્યથા અરજદારની જવાબદારી થશે.
 ૬. ફ્લોર મીલ, સિનેમા/ટુરીંગ સિનેમા/થીયેટર માટે બિનખેતી પરવાનગીના કામે જીલ્લા 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. ઇન્ડીયન એક્સપ્લોઝીવ એક્ટ અન્વયે મેગેનીઝ, ફાયર વર્ક્સ, દારૂખાના માટે બિનખેતીની કાર્યવાહી કરતા પહેલાં જીલ્લા મેજિસ્ટ્રેટની જરૂરી મંજૂરી મેળવી આગળની કાર્યવાહી કરવાની રહેશે.
 ૯. સવાલવાળી જમીન જો રેલવે હદની નજીક હોય તો રેલવેની હદથી (ત્રીસ)૩૦ મીટર જગ્યા છોડી બાંધકામ કરવાનું રહેશે.
 ૧૦. સવાલવાળી જમીન ઉપરથી અથવા બાજુમાંથી વીજળી ગ્રીડના 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 આસપાસના ૨૦ કિ.મી. ની ત્રિજ્યામાં આવતી હોય ત્યારે બાંધકામની ઉંચાઈ તથા એરોડ્રામની દ્રષ્ટિએ જરૂરી એવું ના-વાંધા પ્રમાણપત્ર સીવીલ એવીએશન ખાતા પાસેથી મેળવવાનું રહેશે અને સીવીલ એવીએશન ખાતાના નિયમોનું પાલન કરવાનું રહેશે.
 ૧૨. ઓ.એન.જી.સી. ના કુવા 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 ૧૦૦ મીટર સુધીનું અંતર જાળવવાની પ્રવર્તમાન જોગવાઈઓનું પાલન કરવાનું રહેશે.
- (૧૦) પ્રશ્નવાળી જમીનમાં નગરપાલિકા/મહાનગરપાલિકા/શહેરી વિકાસ વિસ્તાર સત્તા મંડળ ધ્વારા જે શરતોએ પરવાનગી આપવામાં આવશે તે શરતોનું પાલન તથા બાંધકામ કરવાનું રહેશે.
- (૧૧) આ જમીનમાં વરસાદી પાણીના ભુગર્ભ વહન એટલે કે 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.
- (૧૨) અરજદાર ધ્વારા બિનખેતી પરવાનગીની માંગણીવાળી જમીનને નગરપાલિકાના હયાત રોડથી ઓછામાં ઓછા ૧૨ મી. નો. એપ્રોચ રોડ મળે છે તે મુજબની ખાતરી આપવાની રહેશે.

(૧૩) પ્રશ્નવાળી જમીનમાં સ્થળે થયેલ બાંધકામ સ્થાનિક સ્વરાજની સંસ્થાના નિયમોનુસાર નહિં હોય તો સ્થાનિક સ્વરાજની સંસ્થા નિયમોનુસાર કાર્યવાહી કરી શકશે. તેમાં આ હુકમથી બાધ આવશે નહીં.

અરજદારે ઉપરોક્ત શરતોનું ચુસ્તપણે પાલન કરવાનું રહેશે. જો તેમાં નિષ્ફળ જશે તો શરતભંગ ગણી સક્ષમ અધિકારી કાયદેસરની કાર્યવાહી કરશે.

(૧૪) ઉપરની કોઇપણ શરતનો ભંગ થયેથી જમીન મહેસૂલ કાયદાની કલમ-૬૭ મુજબ શિક્ષાત્મક પગલા લેવામાં આવશે તેમજ બીજી કોઇપણ શિક્ષાને પાત્ર હશે તો તેને બાધ આપ્યા સિવાય કે જે ફરમાવવાનું ચોક્કસ લાગે તે પ્રમાણે દંડ અથવા આકાર લઇ સદરહુ જમીનનો કબજો કબજેદાર પાસે ચાલુ રહેવા દઇ શકાશે.

(૧૫) ઉપરોક્ત શરતોમાં ગમે તે મજફૂર હોય તેમ છતાં, કલેક્ટરશ્રી સદરહુ હુકમ વિરુદ્ધ બાંધેલ. અથવા વધારાના કોઇપણ મકાન અથવા ઈમલાને કલેક્ટરશ્રીએ આ અર્થે જે મુદત ઠરાવી હોય તે મુદત દરમિયાન તેવી રીતે ખસેડવામાં ન આવે કે સુચવ્યા મુજબ ફેરફાર ન કરવામાં આવે તો તેમ કરવામાં જે ખર્ચ થાય તે કબજેદાર પાસેથી જમીન મહેસૂલની બાકી તરીકે વસુલ કરવાને મુખત્યાર છે.

(૧૬) આ પરવાનગી અરજદારે રજૂ કરેલ વિગતોને આધારે આપવામાં આવેલ છે. રજૂ થયેલ કોઇ વિગત ખોટી હોવાનું જાહેર થયેથી કે ઉપરની કોઇપણ શરતોનો ભંગ થયેથી આ પરવાનગી આપો આપ રદ થયેલી ગણાશે તથા સોગંદનામામાં દર્શાવેલ કાયદા હેઠળની જોગવાઈ હેઠળ પગલાં લેવાને પાત્ર રહેશે અને તત્કાલિન અમલમાં હોય તેવા બીજા કોઇપણ કાયદાની જોગવાઈઓના બાધ વિના ઇન્ડિયન પીનલ કોડ હેઠળ ફોજદારી ગુના માટે શિક્ષાત્મક પગલા લેવાને પાત્ર બનશે તથા જમીન મહેસૂલ કાયદો તથા નિયમોની જોગવાઈ અનુસાર ચોક્કસ તે શિક્ષાત્મક કાર્યવાહી કરવામાં આવશે અને બાંધકામ દુર કરવા કે સરકાર સંપ્રાપ્ત સહીતના એક કે વધુ પગલાં લેવાશે.

(૧૭) પ્રકરણે રજૂ થયેલ ગામ નમુના નં. ૭/૧૨ના રેકર્ડ ચાલતાં ખાતેદારને તેણે ધારણ કરેલ હુકમમાં દર્શાવેલ જમીનમાં ફક્ત ખેતી સિવાયના ઉપયોગ કરવાની પરવાનગી આપતો સદર હુકમ કરેલ છે જેનાથી ટાઇટલ / માલિકીપણાના હક્ક પ્રસ્થાપિત થતાં નથી કે સદર હુકમથી આ કાયદો કે તેને અંતર્ગત નિયમો કે અન્ય કોઇ પ્રવર્તમાન કાયદા હેઠળ ચાલતાં કે ભવિષ્યમાં ઉપસ્થિત થનાર લીટીગેશનનો બાધ રહેશે નહીં.

(૧૮) પ્રકરણે રજૂ થયેલ હકીકત. દસ્તાવેજી પુરાવાને આધારે પરવાનગી આપવામાં આવેલ છે. ભવિષ્યમાં કોઇ પુરાવો કે અન્ય કોઇ વિપરીત બાબત ધ્યાનમાં આવશે તો મુંબઇ જનરલ કલોઝીઝ એક્ટની જોગવાઈઓ હેઠળ આપમેળે સદર પરવાનગી રદ કરી શકાશે.

વધુમાં, ઉપર્યુક્ત શરતોને આધિન અરજદાર ધ્વારા રજૂ થયેલ સોગંદનામાની વિગતોમાં તેઓ ધ્વારા જાહેર કરેલી હકીકતોને આધારે સવાલવાળી જમીનના બિનખેતી ઉપયોગ માટે પરવાનગી આપવામાં આવે છે.

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(ડો. વિકાંત પાંડે)

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