

ગુજરાત જમીન મહેસૂલ અધિનિયમ-૧૮૭૯ ની કલમ-૬૫ હેઠળ

હુકમ નં. 1516/07/17/057/2019
તા. 15/10/2019

વંચાણે લીધા :-

- (૧) અરજદારશ્રી ધનજીભાઈ ચેલાભાઈ પટેલ રહે. પટેલ વાસ, ઉમીયાનગર બાદરપુરા, બદરપુર કલુંસના, બનાસકાંઠા-૩૮૫૫૨૦ ની તા.12/09/2019 ની ઓનલાઇન અરજી (નં.3071705731537) તથા સોગંદનામું
- (૨) મુંબઈ 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 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.૦૮/૦૧/૨૦૧૯
- (૮) સરકારશ્રીના મહેસૂલ વિભાગનાં પરિપત્ર ક્રમાંક: બખપ/૧૦૨૦૧૮/૪૨૫/ક તા.૧૨/૦૨/૨૦૧૯
- (૯) iRCMS પોર્ટલ પરની કેસ વિગત

હુકમ :-

વંચાણે લીધેલ ક્રમ (૧) ની અરજી તથા સોગંદનામા થી અરજદારશ્રી ધનજીભાઈ ચેલાભાઈ પટેલ એ મોજે ગોતા તા. ઘાટલોડીયા જિ. અમદાવાદ ના સરવે/બ્લોક નં. 400 ના ક્ષેત્રફળ 8,596.00 ચો.મી. પૈકી ક્ષેત્રફળ 4,298.00 ચો.મી ની જમીન અંગે ગુજરાત જમીન મહેસૂલ અધિનિયમ-૧૮૭૯ 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. 1006)	જમીનનો સત્તાપ્રકાર (૭/૧૨ મુજબ)
સરવે/બ્લોક નં. : 400 જુનો સરવે/બ્લોક નં. : --- ટી.પી. નં. : 30 એફ.પી. નં.: 81	4,298.00	ધનજીભાઈ ચેલાભાઈ એચ.યુ.એફ. પીતાંબરભાઈ ગણેશભાઈ પટેલ એચ.યુ.એફ. દેવચંદભાઈ નરસીહભાઈ પટેલ એચ.યુ.એફ. જમનાબેન તે ચેલાભાઈ પશાભાઈ ની દિકરી તે મનુભાઈ રામચંદભાઈ પટેલની ઔરત (વ.વ.૧/૪ ચાને કે. ૨૫ % હિસ્સા ની હે.આરે.ચોમી.૦-૨૧-૪૯ પૈકી ની ૦-૧૭-૧૯ ચો.મી.જમીન) અમૃતભાઈ રામચંદભાઈ પટેલ	જુની શરત (જુ.શ)

૩. વસુલ કરવામાં આવેલ કરવેરાની વિગત નીચે મુજબ છે.

બેંકમાં ચલન ભર્યા તા.30/09/2019 નં.57000013551003530091918085

કરની વિગત	સદર	માંગણીનું ક્ષેત્રફળ (ચો.મી.)	દર રૂ. પ્રતિ ચો.મી.	કુલ રકમ રૂ.
રૂપાંતર કર	569-0035-00-800-01	4,298.00	40.00	1,71,920.00
વિશેષ ધારો	570-0035-00-101-01	4,298.00	0.60	2,579.00
લોકલ ફંડ	574-0029-00-103-01	4,298.00	0.30	1,289.00
શિક્ષણ ઉપકર	575-0045-00-108-01	4,298.00	0.15	645.00

માપણી ફી	577-0029-00-106-01	4,298.00	---	1,800.00
કુલ રૂ.				1,78,233.00

૪. ઉપર્યુક્ત તમામ હકીકતો ધ્યાને લઈ મોજે ગોતા તા. ઘાટલોડીયા જિ. અમદાવાદ ના સરવે/બ્લોક નં. 400 ના ક્ષેત્રફળ 8,596.00 ચો.મી. પૈકી ક્ષેત્રફળ 4,298.00 ચો.મી ની જમીનને નીચે જણાવેલ શરતોને આધિન ગુજરાત જમીન મહેસૂલ અધિનિયમ-૧૮૭૯ 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. 0.60 પ્રમાણે રૂ. 2,579.00 તેમજ નિયમ પ્રમાણે લોકલ ફંડ તથા શિક્ષણ સેસ ભરવો પડશે જે અંગેનો દર વખતોવખત ફેરફારને પાત્ર રહેશે.
- (૪) અમદાવાદ શહેરી વિકાસ સત્તા મંડળ 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 મૂળ 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 ચોકકસ હેતુ માટે પ્રિમિયમ ભરપાઇ 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 નહિં હોય તો તે ઉપયોગ કરી શકાશે નહિં.
 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 રુલ્સ 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 કરતા પહેલા જિલ્લા મેજિસ્ટ્રેટની જરૂરી મંજૂરી મેળવી આગળની કાર્યવાહી કરવાની રહેશે.
૮. ઇન્ડિયન એક્સપ્લોઝિવ એક્ટ અન્વયે મેગેનિઝ, ફાયર વર્કસ, દારૂખાના માટે બિનખેતીની કાર્યવાહી કરતા પહેલા 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 ઉંચાઇ 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 સિંચાઇ 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) પ્રશ્નવાળી જમીનમાં નગરપાલિકા/ મહાનગરપાલિકા/ શહેરી વિકાસ સત્તા મંડળ દ્વારા જે શરતોએ પરવાનગી આપવામાં આવશે તે શરતોનું પાલન તથા બાંધકામ કરવાનું રહેશે.
- (૧૧) 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.
- (૧૨) 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.
અરજદારે ઉપરોક્ત શરતોનું પાલન કરવાનું રહેશે. જો તેમાં નિષ્ફળ જશે તો શરતભંગ ગણી સક્ષમ અધિકારી કાયદેસરની કાર્યવાહી કરશે.
- (૧૩) 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 યોગ્ય લાગે તે પ્રમાણે દંડ અથવા આકાર લઇ સદરહુ જમીનનો કબજો કબજેદાર પાસે ચાલુ રહેવા દઇ શકાશે.
- (૧૪) ઉપરોક્ત શરતોમાં ગમે તે મજફૂર હોય તેમ છતાં, કલેક્ટરશ્રી સદરહુ હુકમ વિરુદ્ધ બાંધેલા અથવા વધારાના કોઇપણ 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.

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.પી.એ.ડી.

પ્રતિ,

ધનજીભાઈ ચેલાભાઈ પટેલ

પટેલ વાસ

ઉમીયાનગર બાદરપુરા

બદરપુર કલુંસના

બનાસકાંઠા-૩૮૫૫૨૦

નકલ રવાના:-

રવાના કરવા પ્રમાણિત
K. DOW
જિલ્લા કલેક્ટર, અમદાવાદ વતી.



(ડો. વિકાંત પાંડે)
કલેક્ટર, અમદાવાદ

૧. મુખ્ય ડાહ્યાના આવકારાશ્રી, અમદાવાદ શહેરો વિકાસ સત્તા મંડળ
૨. મામલતદારશ્રી તા. ઘાટલોડીયા જિ. અમદાવાદ (હુકમનો અમલ ગામ દફતરે રેકર્ડ ઓફ રાઈટ્સ મુજબ કરાવવા સારું.)
૩. જિલ્લા ઈન્સ્પેક્ટરશ્રી જમીન રેકર્ડ જિ. અમદાવાદ
૪. તલાટીશ્રી ગોતા તા. ઘાટલોડીયા જિ. અમદાવાદ તરફ.
૫. તલાટી કમ મંત્રીશ્રી, ગોતા
૬. ઇ ઘરા કેન્દ્ર, ઘાટલોડીયા
૭. રેકર્ડ શાખા, કલેક્ટર કચેરી અમદાવાદ
૮. સીલેક્ટ ફાઇલ, ચીટનીશ શાખા

* આ હુકમની ઇ-ઘરા કેન્દ્ર, ઘાટલોડીયા માં નોંધ નંબર 8097 થી મોજે.- ગોતા તા.- ઘાટલોડીયા જિ.- અમદાવાદ માં નોંધ થયેલ છે.

AHMEDABAD MUNICIPAL CORPORATION

FIRE & EMERGENCY SERVICE

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

PH : (079) 22148466 / 67 / 68, 32981178, 32981300 FAX : (079)

C/157
C/233
C/241

No. - OPN224721012020 Dt.:21/01/2020

To,

DECORA GROUP,

1010,1011 ADDOR ASPIRE GULBAI TEKRA AHD

1010,1011 ADDOR ASPIRE GULBAI TEKRA AHD

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 as per the requirement of fire prevention and protection.

All norms as per the GDCR (2021) & CBD by AUDA have to be followed as far as the construction and Fire Prevention and Protection system, are to be followed.

1.5 Meters for - 18 to 25 meters building heights,

2.00 meters for 25 meters to above height, 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 mention 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	DECORA GROUP	
Address	1010,1011 ADDOR ASPIRE GULBAI TEKRA AHD	
T.P.No.	30 (GOTA)	
F.P.No.	81	
R.S.No.	-100/P	
Sub Plot No.		
Surrounding Margin from building		
Common Plot Margin from building		
Building Types	High Rise Building	
Fire Opinion Remarks	A •ALL BASEMENTS PARKING, HPP & SHOPS/SHOWROOMS AT ALL LEVEL SHALL BE FULLY SPRINKLERED. •ALL BASEMENTS SHOULD HAVE POSITIVE PRESSURE VENTILATION. •ELECTRIC CABLE DUCT SHOULD HAVE FIRE RATED DOORS AT ALL LEVEL AND TO BE KEPT OPEN FROM TERRACE AND LAST BASEMENT LEVEL. •STAIRCASE AND LIFT LOBBY TO BE ENCLOSED AT BASEMENT.	
Block Height From Ground Level to Top Slab(In Meter)	44.75	
	Use	Height(In Meter)
Basement 3	PARKING	4.6500
Basement 2	PARKING	4.6500
Basement 1	PARKING	5.1000
Hollow Plinth/Ground Floor	HPP+SHOWROOM	4.4000
Floor 1	SHOWROOM	3.7000
Floor 2	SHOWROOM	3.7000
Floor 3	SHOWROOM	3.7000
Floor 4	OFFICE	3.2000
Floor 5	OFFICE	3.2000
Floor 6	OFFICE	3.2000
Floor 7	OFFICE	3.2000
Floor 8	OFFICE	3.2000
Floor 9	OFFICE	3.2000
Floor 10	OFFICE	3.2000
Floor 11	OFFICE	3.2000
Floor 12	OFFICE	3.2000

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

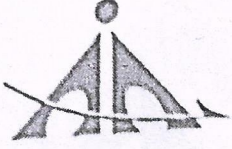
Basic Fire Requirement Notes on plan

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.



Dhanjibhai Chelabhai
F.P.No. 81, Opp. Lambda
House, Nr. Silver Oak College,
Gota, Ahmedabad.

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

Date: 03-01-2020

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/R/123119/437553
Applicant Name*	Bhargav Savaliya
Site Address*	Sur. No. 400, F.P.No. 81, T.P.S. No. 30 (Gota), At. Gota, Ta. Ghatlodiya, Dist. Ahmedabad.
Site Coordinates*	23 05 22.04 N 72 31 51.68E, 23 05 22.40N 72 31 55.65E, 23 05 23.47N 72 31 55.80E, 23 05 24.63N 72 31 52.33E
Site Elevation in mtrs AMSL as submitted by Applicant*	55.47 M
Type Of Structure*	Building

*As provided by applicant

Your site is located at a distance 9874 mts from ARP and lies in the grid J7 of the published CCZM of Ahmedabad airport. The Permitted top elevation for this grid is 135 mts.

Since the requested top elevation 108.47 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.

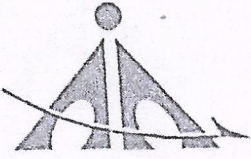
d. The assessment is further subject to the provisions of Section 9-A of the Indian Aircraft Rules, 1934 and any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994.

राजीव गांधी भवन
Rajiv Gandhi Bhawan

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

Mr. Nirant P. ... (CIVIL)
LIC No.: A.M.C. 004040821 R1

5-31-R



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

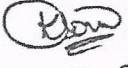
Designated Officer

Region Name: WEST

Address: General Manager (ATM)

Email ID: vaah.noc@aai.aero

Contact No: 079-22858111


KINAL D. SONI B.E. (CIVIL)
C-28, Sudarshan Tower,
Nr. Nirant Park, Sun-N-Step Road,
Thaltej, AHMEDABAD-380059.
LIC No.: A.M.C. ER-0804040821 R1

राजीव गांधी भवन
Rajiv Gandhi Bhawan

सफदरजंग हवाई अड्डा नई दिल्ली-110003
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दूरभाष : 24632950
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AHMEDABAD MUNICIPAL CORPORATION
FIRE & EMERGENCY SERVICE
DANAPITH FIRE STATION, (H. Q.)AHMEDABAD - 380 001
PH. : (079) 22148466 / 67 / 68, 32981178, 32981500 FAX : (079)

No. - OPN027422012021 Dt.:22/01/2021

To,

SHUBHAMDECORA DEVELOPERS LLP,

F.P NO 81,OPP LAMBDA HOUSE S.G HIGHWAY AHMEDABAD

F.P NO 81,OPP LAMBDA HOUSE S.G HIGHWAY 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 mention 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		SHUBHAMDECORA DEVELOPERS LLP		
Address		F.P NO 81,OPP LAMBDA HOUSE S.G HIGHWAY AHMEDABAD		
T.P.No.		30(GOTA)		
F.P.No.		81		
R.S.No.		400/P		
Sub Plot No.				
Surrounding Margin from building				
Common Plot Margin from building				
Building Types		High Rise Building		
	A+B		C	
Fire Opinion Remarks	•ALL BASEMENTS PARKING, HPP & SHOPS/SHOWROOMS AT ALL LEVEL SHALL BE FULLY SPRINKLERED. •ALL BASEMENTS SHOULD HAVE POSITIVE PRESSURE VENTILATION. •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.		•ALL BASEMENTS PARKING, HPP & SHOPS/SHOWROOMS AT ALL LEVEL SHALL BE FULLY SPRINKLERED. •ALL BASEMENTS SHOULD HAVE POSITIVE PRESSURE VENTILATION. •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.	
Block Height From Ground Level to Top Slab(In Meter)	44.9		44.8	
	Use	Height(In Meter)	Use	Height(In Meter)
Basement 2	PARKING	4.5000	PARKING	4.5000
Basement 1	PARKING	4.5000	PARKING	4.5000
Hollow Plinth/Ground Floor	SHOWROOM+PARKING	4.9500	PARKING	3.5000
Floor 1	SHOWROOM	3.3500	RESI	2.9500
Floor 2	RESI	3.0500	RESI	2.9500
Floor 3	RESI	3.0500	RESI	2.9500
Floor 4	RESI	3.0500	RESI	2.9500
Floor 5	RESI	3.0500	RESI	2.9500
Floor 6	RESI	3.0500	RESI	2.9500
Floor 7	RESI	3.0500	RESI	2.9500
Floor 8	RESI	3.0500	RESI	2.9500
Floor 9	RESI	3.0500	RESI	2.9500
Floor 10	RESI	3.0500	RESI	2.9500
Floor 11	RESI	3.0500	RESI	2.9500
Floor 12	RESI	3.0500	RESI	2.9500
Floor 13	RESI	3.0500	RESI	2.9500
Floor 14			RESI	2.9500

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.



(M.F.Dastoor)

Chief Fire Officer



No. SEIAA/GUJ/EC/8(a)/834/2021

Date: 7 JUN 2021 BY R.P.A.D
Time Limit

Sub: Environment Clearance for the Building and Construction Project "Rudram Sky Vue" at Survey Number: 400, O.P. No: 81, F.P. No: 81, D.T.P.S. No: 30, Gota, Ahmedabad proposed by M/s. Shubham Decora Developers LLP. Construction project in Category 8 (a) of Schedule annexed with EIA Notification dated 14/09/2006.

Ref: Your Proposal No. SIA/GJ/MIS/197712/2021.

Dear Sir,

This has reference to your application along with Form-I, Form-1 A dated 11/02/2021, seeking Environmental Clearance under Environment Impact Assessment Notification, 2006. The project was scheduled for hearing in the SEAC meeting held on 31/03/2021.

The proposal is for Environmental Clearance for the Building and Construction Project "Rudram Sky Vue" at Survey Number: 400, O.P. No: 81, F.P. No: 81, D.T.P.S. No: 30, Gota, Ahmedabad proposed by M/s. Shubham Decora Developers LLP. This is a proposed building construction project having plot area of 4,298.00 m² and the proposed FSI area of the project is 17,073.83 m² with proposed built up area of 27,219.64 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 02 numbers of buildings. No. of Blocks: 03. Scope of buildings/blocks are: Block A+ B, Height: 44.9 m, 2 Level Basement + Ground Floor/Hollow plinth + 13 floors; Block C, Height: 44.8 m, 2 Level Basement + Hollow plinth + 14 floors and No. & size of Residential Units are: 152 [111.28 (3 BHK), 96 units and 74.27 (2 BHK) 56 units] and No. & size of Commercial Units are: 24 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 19/05/2021 to grant Environmental Clearance to the SEIAA, Gujarat based on the decision taken during SEAC meeting held on 31/03/2021. The proposal was considered by SEIAA, Gujarat in its meeting held on 21/05/2021 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 be 17.5 KL/day 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.

A.1.2 HEALTH & SAFETY:

3. 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.

4. 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

6. Total water requirement during the operation phase shall be 122.9 KL/day, out of which fresh water requirement



of 82.26 KL/day shall be met through water supply system of AMC and the remaining 40.64 KL/day 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.

7. Sewage generation during operation phase shall be 96.52 KL/day which shall be treated in the proposed onsite Sewage Treatment Plant.
8. 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.
9. 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.
10. Dual plumbing system with separate tanks and lines shall be provided for utilization of treated sewage for flushing.
11. No bore well shall be constructed and existing bore well/s, if any, shall be either sealed or converted into the recharge well.
12. 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:

13. A D. G. set (62.5 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.
14. The exhaust of the D. G. Set shall be at least 3 m above roof top.
15. 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:

16. 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 the provisions made by the AMC.

A 2.4 SAFETY AND WELFARE:

17. 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. 24. Fire fighting facilities like Fire extinguishers, hose reel, wet riser, manually operated electric fire alarm system, automatic sprinkler system in basement, HP & Shops, underground static water storage tank-200 KL capacity, terrace tank -60 KL capacity (total capacity), pump near underground static water storage tank (fire pump) with minimum Pressure of 7 bar at terrace level –One Electric and one diesel pump etc. shall be provided. A lightning arrester will be installed and properly earthed. 25. Staircase shall be provided: Block A,B, 1nos of staircase 2.03 mts wide, Block C-1 nos of staircase 2.03 mts wide. 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. Total 4 nos. of Lift shall be provided in the project. 26. In basement at least two separate ramps of adequate width and slope shall be provided, located preferably at opposite ends. 27. Provision for adequate air changes per hour in the basement shall be made so as to avoid build-up of CO in the area. 28. Car park exhaust system equipped with CO (Carbon Monoxide) sensor shall be provided to ensure operation of exhaust fans as CO concentration levels. 29. 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. 30. Sanitation facilities, maintaining hygienic condition at the project site to avoid health problems, safe drinking water, PPEs, first aid room with first aid kit & welfare facilities as per the Gujarat Building & Other Construction Workers Rules.etc shall be provided for workers.

A2.5 PARKING / TRAFFIC CONGESTION:

18. Minimum parking space of 7305.77 m² (236 CPS) [6106.72 m² in Basement + 699.05 m² in Hollow Plinth + 500 m² in open area] shall be provided as proposed.

A 2.6 ENERGY CONSERVATION:

19. Energy conservation measures viz. maximum use of natural lighting through architectural design, energy

efficient motors & pumps, water efficient taps, solar lights in open & landscape areas— 30 solar street light, 30 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 :

20. Green belt area of 499.70 m² comprising of 250 m² tree covered area with 108 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:

21. Roads leading to or at construction site must be paved and blacktopped (i.e. – metallic roads).
22. No excavation of soil shall be carried out without adequate dust mitigation measures in place.
23. Grinding and cutting of building materials in open area shall be prohibited.
24. Construction material and waste should be stored only within earmarked area and road side storage of construction material and waste shall be prohibited.
25. Construction and demolition waste processing and disposal site shall be identified and required dust mitigation measures be notified at the site.
26. Dust mitigation measure shall be displayed prominently at the construction site for easy public viewing.
27. 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.
28. Prior permission from the competent authority shall be obtained for cutting of the existing trees before site preparation work is commenced.
29. Water demand during construction shall be reduced by use of curing agents, super plasticizers and other best construction practices.
30. 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.
31. Regular water sprinkling shall be done in vulnerable areas for controlling fugitive emission.
32. No uncovered vehicles carrying construction material and waste shall be permitted.
33. 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.
34. Structural design of the project shall strictly adhere to the seismic zone norms for earthquake resistant structures.
35. The planning, designs and construction of all buildings shall be such as to ensure safety from fire.
36. The project proponent shall ensure maximum employment to the local people.
37. All required sanitary and hygienic measures shall be provided before starting the construction activities and to be maintained throughout the construction phase.
38. 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.
39. 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.
40. First Aid Box shall be made readily available in adequate quantity at all the times.
41. Training shall be given to all workers on construction safety aspects.
42. 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.
43. 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.
44. 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
45. 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.
46. 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.
 47. Safe disposal of wastewater and municipal solid wastes generated during the construction phase shall be ensured.
 48. All topsoil excavated during construction activity shall be used in horticultural / landscape development within the project site.
 49. 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.
 50. 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.
 51. 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.
 52. Provisions of Construction & Demolition Waste Management Rules-2016 shall be strictly adhered to.
 53. 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.
 54. 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.
 55. 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.
 56. 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:

57. Separate Entries and Exits shall be provided to the project on the approach road.
58. Separate Entry and Exit to the basement shall be provided
59. 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.
60. 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.
61. Used oil shall be sold only to the registered recycler.
62. Provisions of Solid Waste Management Rules-2016 shall be strictly adhered to.
63. 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.
64. 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.
65. Dedicated power back up system shall be provided in the case of power failure & emergency of fire water pumps.
66. First Aid Box shall be made readily available in adequate quantity at all the times.
67. Main entry and exit shall be separate and clearly marked in the facility
68. 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.
69. Sufficient peripheral open passage shall be kept in the margin area for free movement of fire tender/ emergency vehicle around the premises.
70. 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.
71. The area earmarked for the parking shall be used for parking only. No other activity shall be permitted in this area.



72. 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.
73. The project proponent shall install energy efficient devices, appliances, motors, and pumps conforming to the Bureau of Energy Efficiency norms.
74. The transformers and motors shall have minimum efficiency of 85%.
75. Only variable frequency motor drives shall be used in project.
76. 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.
77. Use of glass shall be minimal to reduce the heat island effect as well as to reduce the electricity consumption.
78. The area earmarked as green area shall be used only for plantation and shall not be altered for any other purpose.
79. Drip irrigation/low volume, low angle sprinkler system shall be used for the lawns and other green area including tree plantation.
80. 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.
81. 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.
82. 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.
83. 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.
84. The project management shall also comply with all the environment protection measures, risk mitigation measures and safeguards proposed by them.
85. 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.
86. The project proponent shall also comply with any additional condition that may be imposed by the SEAC or the SEIAA or any other competent authority for the purpose for the environmental protection and management.
87. 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.
88. 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.
89. 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.
90. 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.

B3. OTHER:

91. The project proponent shall allocate the separate fund of Rs.85.5 Lacs committed before SEAC. The entire activities [Upgrade and renovate Ranip Public Health Center with waiting area, health worker sit out, providing LED fittings & Fixtures, Paved area etc. Construct paved area, flooring work and RO water with storage tank at Govtment Primary School at Ranip Percolation Well- 5 Number each at Chharodi and Ognaj Village 200 tree plantation (maintain for 5 year) and 35 solar street light around Gota Pond] 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. This 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.



92. 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.
93. 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.
94. The applicant shall inform the public that the project has been accorded environmental clearance by the SEIAA and that the copies of the clearance letter are available with the GPCB and may also be seen at the Website of SEIAA/ SEAC/ GPCB. This shall be advertised within seven days from the date of the clearance letter, in at least two local newspapers that are widely circulated in the region, one of which shall be in the Gujarati language and the other in English. A copy each of the same shall be forwarded to the concerned Regional Office of the Ministry.
95. 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 and shall be uploaded on website of Gujarat Real Estate Regulatory Authority, on 1st June and 1st December of each calendar year.
96. The project authorities shall also adhere to the stipulations made by the Gujarat Pollution Control Board.
97. 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.
98. 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.
99. 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.
100. 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,


(S. J. PANDIT)
Member Secretary

Issued to:

Mr. Smeet Rojivadia
608/A, Pinnacle, Opp Royal Arcade,
Near Prahladnagar AUDA Garden,
Prahladnagar, Amedabad

