

કલેક્ટર અને જિલ્લા મેજિસ્ટ્રેટની કચેરી, ગાંધીનગર

સેક્ટર-૧૧, ઉદ્યોગ ભવન પાસે, ગાંધીનગર - ૩૮૨૦૧૧

ફોન નંબર : ૦૭૯-૨૩૨૫૯૦૩૯

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ગુજરાત જમીન મહેસૂલ અધિનિયમ-૧૯૭૯ ની કલમ-૬૫(અ) હેઠળ [બિનખેતી હેતુકેર] વાણિજ્ય

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વંચાણે લીધા :-

(૧) અરજદારશ્રી રવજીભાઈ પોપટભાઈ વસાણી

રહે. બી-૭, શબરી કુટીર, સરકારી વસાહત રોડ, વસ્ત્રાપુર, અમદાવાદ-૩૮૦૦૫૨ ની તા. ૦૭/૦૨/૨૦૨૨ ના ઓનલાઇન અરજી તથા સોગંદનામું

(૨) ગુજરાત જમીન મહેસૂલ અધિનિયમ-૧૯૭૯ ની કલમ-૬૫(અ), ૪૮ અને આનુષંગિક નિયમ ૬૨(અ) અને પરિપત્રોની જોગવાઈઓ.

(૩) મામલતદાર અને કૃષિપંચ શ્રી (ALT) નો તા.૨૨/૦૩/૨૦૨૨ નો અભિપ્રાય

સેવાઈ એલ.આર. શ્રી નો તા.૧૭/૦૨/૨૦૨૨ નો અભિપ્રાય

વંચાણે લીધેલ કમ (૧) ની અરજી તથા સોગંદનામા થી અરજદારશ્રી રવજીભાઈ પોપટભાઈ વસાણી એ મોજે અડાલજ તા.

ગાંધીનગર જિ. ગાંધીનગર ના સરવે/બ્લોક નં. ૮૪૯/અ/૨ ના ક્ષેત્રફળ ૧૨,૫૪૫.૦૦ ચો.મી. પૈકી ક્ષેત્રફળ ૨,૦૩૮.૦૦ ચો.મી ની જમીન અંગે ગુજરાત જમીન મહેસૂલ અધિનિયમ-૧૯૭૯ ની કલમ-૬૫(અ) હેઠળ બિનખેતી હેતુકેરની પરવાનગી મેળવવાની માગણી કરેલ છે.

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. ૧૫૫૬)
સરવે/બ્લોક નં. : ૮૪૯/અ/૨ જુનો સરવે/બ્લોક નં. : --- ટી.પી. નં. : ૧૦ એફ.પી. નં. : ૭૬ પૈકી	૨,૦૩૮.૦૦	રવજીભાઈ પોપટભાઈ વસાણી મધુભાઈ પોપટભાઈ વસાણી

સવાલવાળી જમીન અંગેના રજૂ થયેલ રેકર્ડની ચકાસણી કરતાં સદર જમીન હાલમાં બિનખેતી સત્તાપ્રકારે ચાલતી આવે છે. તેમજ અરજદારે સોગંદનામામાં જાહેર કરેલ હકીકત તથા અન્ય આધાર પુરાવાઓ ધ્યાને લેતા મહેસૂલી ટાઇટલ કિલચર હોવાનું જણાય છે. જેથી બિનખેતી હેતુકેરની પરવાનગી આપવાપાત્ર જણાય છે. કુકમના ઉપરોક્ત વંચાણે લીધેલ પત્રમાં જણાવેલ વિગતે અરજદારને રૂપાંતર કર, વિશેષ ધારો તથા અન્ય વેરાની રકમ સરકારશ્રીમાં ભરવાઈ કરવા ઓનલાઇન સિસ્ટમ દ્વારા તેઓને જાણ કરતાં, નીચે જણાવેલ વિગતે ઓનલાઇન સિસ્ટમ દ્વારા અરજદારે નાણા સરકારશ્રીમાં જમા કરાવેલ છે જે નીચેની વિગતે છે.

કરની વિગત	સદર	માંગણીનું ક્ષેત્રફળ (ચો.મી.)	દર/ તકાવત દર રૂ. પ્રતિ ચો.મી.	કુલ રકમ રૂ.
રૂપાંતર કર	569-0035-00-800-01	2,038.00	8.00	16,304.00
વિશેષ ધારો	570-0035-00-101-01	2,038.00	0.65	1,325.00
લોકલ ફંડ	574-0029-00-103-01	2,038.00	1.30	2,649.00
શિક્ષણ ઉપકર	575-0045-00-108-01	2,038.00	0.49	999.00
દંડનીય રકમ	570-0035-00-101-01	---	---	24,456.00
માપણી ફી	577-0029-00-106-01	2,038.00	---	1,200.00
			કુલ રૂ.	46,933.00

સબબ, ઉપરોક્ત હકીકત ધ્યાનમાં લેતાં નીચે દર્શાવ્યા મુજબની જમીન અંગે, જમીન મહેસૂલ કાયદાની કલમ-૬૩(ક) હેઠળ નિયમાનુસાર દંડ વસુલ લઈ હુકમમાં જણાવેલ શરતોને આધીન જમીન મહેસૂલ કાયદાની કલમ-૬૫(અ) હેઠળ કાર્યવાહી થયા બાદ સક્ષમ સત્તાધિકારી દ્વારા મળનાપાત્ર બાંધકામના પ્રમાણિત નકશા મુજબ બિનખેતી હેતુકેર [વાણિજ્ય] કરવા પરવાનગી આપવા આથી હુકમ કરવામાં આવે છે.

:- મોજે: અડાલજ તાલુકા: ગાંધીનગર ની જમીન બિનખેતી હેતુકેર કરવાની વિગત :-

સરવે/પ્લોટ નંબર ટી.પી. નંબર એફ.પી. નંબર	જમીનનું ૩/૧૨ મુજબ ક્ષેત્રફળ (ચો.મી.)	અગાઉના હુકમ મુજબ બાંધકામ સહિત બિનખેતી કરવામાં આવેલ જમીનનું ક્ષેત્રફળ (ચો.મી.)	આ હુકમથી બિનખેતી કરવામાં આવેલ જમીનનું ક્ષેત્રફળ (ચો.મી.)
સરવે/પ્લોટ નં. : ૮૪૯/અ/૨ જુનો સરવે/પ્લોટ નં. : --- ટી.પી. નં. : ૧૦ એફ.પી. નં.: ૯૬ પેકી	12,545.00	8,154.00	2,038.00

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. દસ્તાવેજી થયેલ વેચાણ વ્યવહારના અમલ માટે નોંધ પાડવાની રહેશે.
- (૩) અરજદારે પ્રતિ વર્ષ ખેતી સિવાયનો ધારો (વિશેષધારો) દર પ્રતિ ચો.મી. ના રૂ. ૦.૬૫ પ્રમાણે રૂ. ૧.૩૨૫.૦૦ તેમજ નિયમ પ્રમાણે લોકલ ફંડ તથા શિક્ષણ સેસ ભરવો પડશે જે અંગેનો દર વખતોવખત ફેરફારને પાત્ર રહેશે.
- (૪) ગાંધીનગર શહેરી વિકાસ સત્તા મંડળ એ મંજૂર કરેલા પ્લાન મુજબ બાંધકામ કરવાનું રહેશે.
- (૫) સરકારશ્રીના મહેસૂલ વિભાગના ઠરાવ નં. બખપ/૧૦૯૩/૧૦૫૨/૬ તા. ૧૩/૦૬/૧૯૯૩ માં ઠરાવ્યા મુજબ સહીયારા / કોમન પ્લોટ અને રસ્તાની જમીન સોસાયટીની માલિકીની અથવા સર્વે પ્લોટ હોલ્ડરની સહીયારી માલિકીની ગણાશે તે ઉપર મુજબ માલિકનો કોઈ હક્ક રહેશે નહિ.
- (૬) સરકારશ્રીના મહેસૂલ વિભાગના તા. ૦૭/૦૮/૧૯૯૧ ના પરિપત્ર નં. બખપ-૧૦૯૧/૧૭૫૬/૬ ની જોગવાઈ મુજબ બિન અધિકૃત બાંધકામ બાબતે બાંધકામ નિયંત્રણ કરતી સંબંધિત મહાનગરપાલિકા / શહેરી વિસ્તાર સત્તા મંડળએ ધોરણસરનાં પગલાં લેવાના રહેશે.
- (૭) સદર જમીનમાંથી પ્રોટેલીયમ / 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) સરકારશ્રીનાં મહેસૂલ વિભાગનાં તા. ૦૧/૦૭/૨૦૦૮ ના ઠરાવ નં. બખપ/૧૦૦૬/૪૨૫/૬ 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. ચંપ નાંખવા માટે બિનખેતી પરવાનગીના કામે બાંધકામ શરૂ કરતાં પહેલાં જિલ્લા મેજિસ્ટ્રેટની જરૂરી મંજૂરી મેળવી આગળની કાર્યવાહી કરવાની રહેશે.
 ૮. ઇન્ડિયન એક્સપ્લોઝિવ એક્ટ અન્વયે મેગેનિઝ, ફાયર વર્કસ, દારૂખાના માટે બિનખેતીની કાર્યવાહી કરતા પહેલાં જિલ્લા મેજિસ્ટ્રેટની જરૂરી મંજૂરી મેળવી આગળની કાર્યવાહી કરવાની રહેશે.

૯. સવાલવાળી જમીન જો રેલવે હદની નજીક હોય તો રેલવેની હદથી નિયમ મુજબ જગ્યા છોડી બાંધકામ કરવાનું રહેશે.
૧૦. સવાલવાળી જમીન ઉપરથી અથવા બાજુમાંથી વીજળી ગ્રિડના તાર/ હાઇટેન્શન પાવર અગર થાંભલા આવેલ હોય ત્યારે તે અન્વયે લાગુ પડતા નિયમોનું પાલન કરવા અને તે મુજબ બાંધકામ કરવાનું રહેશે.
૧૧. બિનખેતી માંગવામાં આવી હોય તેવી જમીન જો એરોડ્રામ આસપાસ નિયમ મુજબની ત્રિજ્યામાં આવતી હોય ત્યારે બાંધકામની 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.
- (૯) જો આ જમીન પર કોઇ બેંક/ મંડળીનો બોજો બાકી હોય તો, તે ભરપાઇ કર્યા સિવાય આ મિલકત કોઇપણ પ્રકારે વેચાણ, ભેટ, વસિયત, બાનાખત, ગિરો કરી શકાશે નહિ અને કોઇપણ અન્યને પ્રત્યક્ષ કે પરોક્ષ રીતે માલિકી કે કબજો ભોગવશે તબદીલ કરી શકાશે નહિ.
- (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) 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.
- (૧૩) ઉપરોક્ત શરતોમાં ગમે તે મજદૂર હોય તેમ છતાં, કલેક્ટરશ્રી સદરહુ હુકમ વિરુદ્ધ બાંધેલા અથવા વધારાના કોઇપણ મકાન અથવા ઇમલ્લાને 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.
- (૧૪) મંજૂરી હેઠળની જમીન પરત્વે અલગ અલગ હિસ્સા (સબ પ્લોટ) ના કિસ્સામાં સંબંધિત ડી.ઇ.લે.રે. કચેરીમાં માપણી ફી અલગ અલગ ભરપાઇ કરવાની રહેશે.

વધુમાં ઉપર્યુક્ત શરતોને આધિન અરજદાર દ્વારા રજુ થયેલ સોગંદનામાની વિગતોમાં તેઓ દ્વારા જાહેર કુચેલી હકીકતોને આધારે સવાલવાળી જમીનના બિનખેતી ઉપયોગ માટે પરવાનગી આપવામાં આવે છે. તદઅનુસાર સંબંધિત મામલતદારશ્રીએ આ હુકમની ગામના તથા તાલુકાના સંબંધિત રેકર્ડમાં નોંધ રાખી પ્રતિ વર્ષ વિશેષધારો તથા અન્ય ઉપકર વસુલ કરવાના રહેશે.



(ડૉ. કુલદીપ આર્થ)
કલેક્ટર, ગાંધીનગર

આર.પી.એ.ડી.

પ્રતિ,

રવજીભાઈ પોપટભાઈ વસાણી

બી-૭, શબરી કુટીર

સરકારી વસાહત રોડ

વસ્ત્રાપુર

અમદાવાદ-૩૮૦૦૫૨

નકલ રવાના:-

૧. નાયબ કલેક્ટરશ્રી, ગાંધીનગર પ્રાંત, જિ. ગાંધીનગર તરફ.

૨. મામલતદારશ્રી તા. ગાંધીનગર જિ. ગાંધીનગર તરફ.
૩. જિલ્લા ઇન્સ્પેક્ટરશ્રી જમીન રેકર્ડ ગાંધીનગર તરફ.
૪. તલાટીશ્રી અડાલજ તા. ગાંધીનગર જિ. ગાંધીનગર તરફ.

• આ હુકમની ઇ-ધરા કેન્દ્ર, ગાંધીનગર માં નોંધ નંબર 17036 થી મોજે.- અડાલજ તા.- ગાંધીનગર જિ.- ગાંધીનગર માં નોંધ થયેલ છે.





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मालिक का नाम एवं पता

1) Ravajibhai Popatbhai Vasani, 2) Madhubhai Popatbhai Vasani

दिनांक/DATE: 18-02-2022

OWNERS Name & Address

Parmeshwar Buildcon, Anavya
Parmeshwar, Old Block No. 849/B
Opposite Shantiniketan Senior
Living, Near Narmada Canal,
Sabarmati- Mehsana Highway, Ad

वैधता/ Valid Up to: 17-02-2030

ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र(एनओसी) No Objection Certificate for Height Clearance

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.



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2). इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।

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

अनापत्ति प्रमाणपत्र आईडी / NOC ID	AHME/WEST/B/020922/653565
आवेदक का नाम / Applicant Name*	Jagdish B Patel (+919825019983)
स्थल का पता / Site Address*	T. P. S. No. 10 (Adalaj), F. P. No. 96, Sub Plot No. 96/2, O. P. No. 96, Block. 849/A/2, At Adalaj, Taluka Gandhinagar, District Gandhinagar., At Adalaj Taluka Gandhinagar District Gandhinagar, Gandhinagar, Gujarat
स्थल के निर्देशांक / Site Coordinates*	23 09 28.38N 72 35 26.74E, 23 09 30.54N 72 35 26.74E, 23 09 30.52N 72 35 30.99E, 23 09 28.44N 72 35 31.04E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	66.16 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	136.16 M



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*** जैसा आवेदक द्वारा उपलब्ध कराया गया / As provided by applicant***

3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है: -

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

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमन्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की यथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है। यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा क़ानूनी कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफ्ट नियम 1994 (भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की जायगी।

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994",

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलग्नक में दिखाया गया है। आवेदक / मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए



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अनुरोध किया जाएगा।

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, Designated Officer shall be requested for cancellation of the NOC.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।

c. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी। अर्थात्, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई।

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934, के सैक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफ्ट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है।

e. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including,



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“The Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994”.

छ) कोई भी रेडियो/ टीवी एन्टीना, लाइटनिंग अरेस्टर, सीढ़िया, मुमटी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए।

f. No radio/TV Antenna, lightening arresters, staircase, Mumty, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in para 2.

ज) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धुएं का खतरा पैदा नहीं करता है, ही मान्य है।

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

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार रिवेलीडेशन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए।

h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटो का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक ग्राउन्ड



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लाइटों के साथ भ्रम उत्पन्न हो । विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी ।

i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.

ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरुद्ध कोई शिकायत/दावा नहीं किया जाएगा ।

j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमानन आवश्यकताएं श्रृंखला 'बी' पार्ट I सैक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएंगी ।

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

ढ) भवन के नक्शे के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊँचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता ।

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



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only to ensure safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Ahmedabad विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रों और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग- I), अनुसूची- IV (भाग -2; केवल RCS हवाई अड्डे) और अनुसूची- VII में सूचीबद्ध हैं, के लिए जारी किया गया है।

m. This NOC ID has been assessed with respect to the Ahmedabad Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule – III, Schedule – IV(Part-I), Schedule- IV (Part-2; RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR770(E)

त) यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसा कि जीएसआर 751 (ई) की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापत्ति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के नियम 13 के अनुसार, आवेदकों को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची- IV (भाग -2; आरसीएस हवाई अड्डों के अलावा) के रूप में सूचीबद्ध बिना लाइसेंस वाले विमान क्षेत्र के अधिकार क्षेत्र में आता है, तो संबंधित राज्य सरकार से भी अनापत्ति प्रमाणपत्र लेने की आवश्यकता है।

n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule – V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction



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of unlicensed aerodromes as listed in Schedule-IV (Part-2; other than RCS airports) of GSR 751 E amended by GSR770(E)

थ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा।

o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

द) स्थल की ऊँचाई और/या संरचना की ऊँचाई के किसी भी विवाद में अनुमन्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगी।

p. In case of any dispute with respect to site elevation and/or AGL height, Permissible Top Elevation in AMSL shall prevail.



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AHME/WEST/B/020922/653565

क्षेत्र का नाम / Region Name: पश्चिम/WEST

पदनामित अधिकारी/Designated Officer नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	 Digitally signed by MANEESH KUMAR Reason: Joint GM(ATM)-DoAS, Signed on behalf of DO NOCC Location: AAI, SVPI Airport, Ahmedabad-380003 Date: 2022-02-18 17:09+05:30
द्वारा तैयार Prepared by	
द्वारा जांचा गया Verified by	

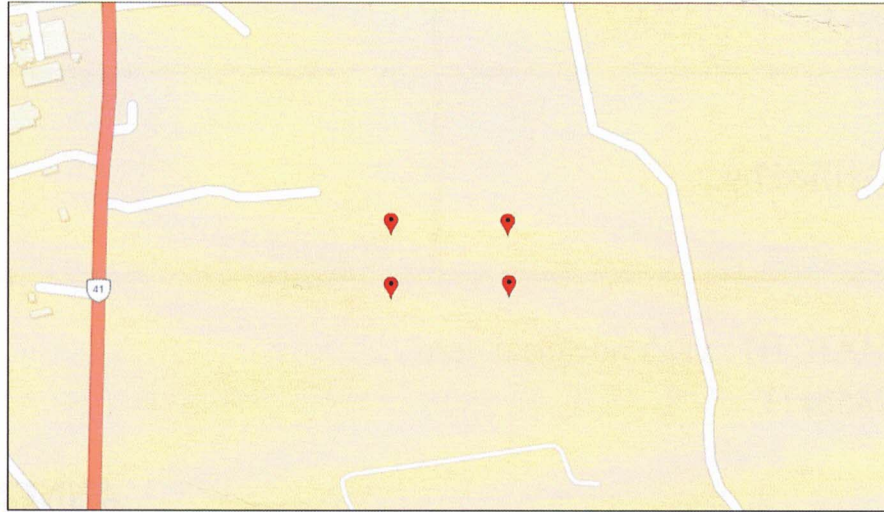
ईमेल आईडी / EMAIL ID : vaah.noc@aai.aero
फोन/ Ph: 079-22858111

ANNEXURE/अनुलग्नक

Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/ निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर मे)	Bearing(Degree) from Nearest ARP/ निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Ahmedabad	10234.84	340.74
NOCID	AHME/WEST/B/020922/653565	

Street View



February 9, 2022

1:3,600
0 0.03 0.06 0.11 mi
0 0.04 0.09 0.17 km
Sources: Esri, DeLorme, GeoEye, USGS, AeroGRID, IGN, Sway, NASA, IGN, etc.
Map data © OpenStreetMap contributors, and the GIS User Community

AAI

Satellite View



February 9, 2022

1:3,600
0 0.03 0.06 0.11 mi
0 0.04 0.09 0.17 km
Source: Geo-Master, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA,
USGS, AeroGRID, IGN, and the GIS User Community

AAI



SATATE FIRE PREVENTION SERVICES

GANDHINAGAR REGION

NEAR JILLA PANCHAYAT, 1ST FLOOR, SECTOR 17, GANDHINAGAR - 382017
PHONE NO. 75670 24759, EMAIL ID: rfogandhinagar101@gmail.com



No. SFPS/PREE-NOC/ 010 /2022

Date: - 05-03-2022

To,
Shree Ravjibhai Popatbhai Vasani,
B-06, Sabari kutir Bunglow,
Vastrapur, 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,

Site Name : Anant Parmeshwar [$A+B+C+F = C+R$], [$D \& E = R$] [$B2+B1+G+14$]
Address : Opp. Water Tank, Adalaj, Gandhinagar.
Survey No. : 849/A/P
SP No. : 96/2
FP No. : 96
T.P.S. No. : 10 (Adalaj)

Have all the required line drawings and write-up 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 GUDA/ 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 is concerned are to be followed as below.

Staircase:

- For building height of 9 to 25 meters - 1.5 meters
- For building height of 25 meters or above - 2.00 meters
- 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.
- Staircase of the building shall be ventilated above the parapet wall.

A clear motorable road with 45 ton load bearing capacity is required around the building without obstruction to provide passage for fire/rescue vehicles.

Any transformer installed shall be away from the building leaving open space required around the building.

Open space Margin for different heights of building is as below;

- ❖ 8 to 25 Meters building - 3 Meters (for plot area below 750 sq.mt) and 4 Meters (for plot area more than 750 sq.mt)
 - 6 meter clear motorable road is required between building blocks
- ❖ Up to 45 Meters building: 6 Meters
 - 9 meter clear motorable road is required between building blocks
- ❖ Up to 70 Meters building: 8 Meters
 - 12 meter clear motorable road is required between building blocks





SATATE FIRE PREVENTION SERVICES

GANDHINAGAR REGION

NEAR JILLA PANCHAYAT, 1ST FLOOR, SECTOR 17, GANDHINAGAR - 382017
PHONE NO. 75670 24759, EMAIL ID: rfogandhinagar101@gmail.com



Date: - 05-03-2022

Clear load bearing motorable road will be required on all sides of building block mentioned as above measured from the outer most part of the building block to common plot area/ Building block.

The gate (entry) to the premises shall be minimum 6 meters or more in clear width and at least 6 Meters in height. Moreover the entry gate is to be provided on both sides.

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

- ❖ All basements parking and HPP shall be fully sprinklered and Commercial Shops shall be fully sprinklered.
- ❖ All lower basements should have positive pressure ventilation.
- ❖ 2nd basements should have Mechanical ventilation.
- ❖ Electric Cable Shaft should have fire resistant doors.
- ❖ Double hydrant point on terrace level is required to test Fire Pump capacity i.e. 900 LPM at 3.5 Bars on the topmost level for all buildings.
- ❖ Ramp Gradient min 1:7
- ❖ Parking or parking shed will not be permitted in required margin as per the height of building.

Ramp in margin will only permitted for buildings with 18 to 25 meters of height. Extra necessary points to be incorporated regarding fire prevention and protection might be noted on the signed plans. No changes shall be made after the fire plans are approved by the Fire authority.

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.




REGIONAL FIRE OFFICER,
STATE FIRE PREVENTION SERVICES
GANDHINAGAR REGION

compliance. Any change in key person shall immediately be informed to SEIAA and all concerned authorities. 3. Designated key person shall submit six monthly compliance report to SEIAA/SEAC, MOEF&CC, GPCB and Nodal Department of the Government. 4. 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. 5. 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. 6. 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. 7. All complains and public grievance or representations may be addressed to SEIAA/SEAC in the email addresses a. msseiaagj@gmail.com & j. seacgujarat@gmail.com			
11	SIA/GJ/MIS/261434/2022	Anant Parmeshwar Survey Number 849/A/P, S.P. No: 96/2 of F.P. Number: 96, O.P. No: 96, T.P. S. Number: 10, Adalaj, Gandhinagar	EC
• This office has received an application for Environment Clearance of the above project vide proposal no. SIA/GJ/MIS/261434/2022 dated: 12-03-2022.			

395th meeting of SEAC-Gujarat, Dated 05.04.2022

- This is a proposed Residential building construction project having net plot area of 8154.52m², FSI area of 29356.21 m² and the proposed built-up area of the project is 51904.38 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 proponent along with their expert / consultant attended the meeting on 05-04-2022.
- The project was appraised based on the information furnished in Form-1, Form-1A & Conceptual Plan, Environment Management Plan and details presented before the Committee.
- Committee deliberated on the Land Possession Documents, Lay out & Scope of Project along with Building Plans, Air Port NOC, OWC, Detailed Designed of STP, Provided Parking, EMP, CER etc.

1. Details of the Application:

1.1. Type of application:	EC-New
1.2. Proposal no.	SIA/GJ/MIS/261434/2022
1.3. Category of Project :	8(a)
1.4. Date of application :	12.03.2022
1.5. Documents Submitted by Project Proponent(PP)	Form -1,Form-1-A, Conceptual plan, EMP.
1.6. TOR No. & Date :	Not applicable as project is categorized as B2
1.7. Technical expert / Environmental Consultant :	HitendraKela
1.8. SEAC Meeting No. and Date:	SEAC Meeting No : Date:
1.9. ADS vide letter dated :	-
1.10. Reply Submitted by PP dated:	-
1.11. Revised Consideration SEAC Meeting No. and Date:	-

395th meeting of SEAC-Gujarat, Dated 05.04.2022

1.12. Date of Recommendation: (Not Applicable for PP)		-
2. Salient features of the project:		
Sr No	Particulars	Details
1.	Name of the project	Anant Parmeshwar
2.	Address of the project	Survey Number 849/A/P, S.P. No: 96/2 of F.P. Number: 96, O.P. No: 96, T.P. S. Number: 10, Adalaj, Gandhinagar
3.	Name of Developer	Mr. Ravjibhai P Vasani and Mr. Madhubhai P Vasani
4.	Estimated Project Cost (Rs. In Crores)	51.50 Cr
5.	Whether construction work has been initiated at site? If yes, details thereof And if No, Date up to which construction has not started.	No

6.	Site coordinates	(with all coordinates of the polygon)		
		A	23° 9' 30.52"N	72°35'31.08"E
		B	23° 9' 28.44"N	72°35'30.97"E
		C	23° 9' 28.34"N	72°35'26.76"E
		D	23° 9' 30.52"N	72°35'26.77"E
7.	Project Details	• Land / Plot Area (m ²): 8154.52		
		• FSI area (m ²):29356.21		
		• Total BUA (m ²):51904.38		
			Permissible	Proposed
		FSI Area(m ²)	29356.27	29356.21
		Ground Coverage(m ²)	-	3246.79
		Common Plot Area(m ²)	815.45	1112.44
8.	Building Details	No. of Buildings:	3	
		No. of Blocks:	6	
		Scope of buildings/blocks:	2 Level Basement + Ground Floor/Hollow plinth + 14 floors	
		No. & size of Residential Units:	Total 324 units [102.71 to 102.74 Sq Meter (3 BHK)-108 units and 78.19 Sq Meter (2 BHK)-216]	
		No. & type of Commercial Units:	41	
		Details of amenities if any:	Society offices	

9.	No. of expected residents / users	1702 occupants and 500 visitors																													
10.	Water & waste water details during construction phase and operation phase	<table><tr><td colspan="2">CONSTRUCTION PHASE</td></tr><tr><td>Water requirement (KL/day):</td><td>17.5</td></tr><tr><td>Source of water:</td><td>Water supply from Tanker</td></tr><tr><td>Waste water generation quantity (KL/day):</td><td>3.6</td></tr><tr><td>Mode of disposal:</td><td>Disposal into underground drainage of Soak Pits</td></tr><tr><td>Details of reuse of water, if any: washing water of construction equipments will be reused for curing</td><td>No</td></tr><tr><td colspan="2">OPERATION PHASE</td></tr><tr><td>Total water requirement (KL/day):</td><td>259.19</td></tr><tr><td>Fresh water requirement (KL/day):</td><td>174.24</td></tr><tr><td>Source of water:</td><td>Water supply from GUDA</td></tr><tr><td>Waste water generation quantity (KL/day):</td><td>203.35</td></tr><tr><td>Mode of disposal:</td><td>Treated Sewage will be reused in Gardening and Toilet flushing, Irrigation purpose .Remaining treated water will be disposed into underground drainage of GUDA</td></tr><tr><td>In case of STP provision, capacity of STP:</td><td>Yes, 225 KLD</td></tr><tr><td>STP Technology:</td><td>MBBR</td></tr></table>		CONSTRUCTION PHASE		Water requirement (KL/day):	17.5	Source of water:	Water supply from Tanker	Waste water generation quantity (KL/day):	3.6	Mode of disposal:	Disposal into underground drainage of Soak Pits	Details of reuse of water, if any: washing water of construction equipments will be reused for curing	No	OPERATION PHASE		Total water requirement (KL/day):	259.19	Fresh water requirement (KL/day):	174.24	Source of water:	Water supply from GUDA	Waste water generation quantity (KL/day):	203.35	Mode of disposal:	Treated Sewage will be reused in Gardening and Toilet flushing, Irrigation purpose .Remaining treated water will be disposed into underground drainage of GUDA	In case of STP provision, capacity of STP:	Yes, 225 KLD	STP Technology:	MBBR
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In case of STP provision, capacity of STP:	Yes, 225 KLD																														
STP Technology:	MBBR																														

		Purposes for treated water utilization:	Gardening & Flushing			
		Quantity of treated water to be reused:	1.Gardening (KL/day): 5.00 KLD 2. Flushing (KL/day): 79.95 KLD			
		Provision of dual plumbing system (Yes/No):	Yes			
		Quantity and type (treated/untreated)of water to be discharged:	118.4 KLD, Treated water will be discharged through drainage line of GUDA.			
11.	Status of water supply and drainage line	Available at 750 m from the Site				
12.	Solid waste Management	Construction Phase:				
			Generation (m³)	Quantity to be reused (m³)	Mode of Disposal / Reuse	
		Top Soil	1000	1000	Will be used for greenbelt development.	
		Other excavated earth	49000	17500 m3 will be used for back filling	Remaining will be send to their other project site for filling up of the low lying areas.	
		Construction debris	500	75 m3 will be used for development of internal road and back filling.	Balance debris will be handed over to GUDA	
		Steel scrap	50	0	Sold to vendors	
		Discarded packing	30	0	Sold to vendors	

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		materials			
		Operation Phase:			
		Type of waste	Generation Quantity (Kg/day)	Mode of waste collection	Mode of Disposal / Reuse
		Dry waste	353.56	White bins	Sold to vendors
		Wet waste	525.84	Green Bins	OWC
		STP Sludge	125	Green Bins	OWC
		Details of segregation if to be done:		Yes	
		Capacity and no. of community bins to be placed within premises:		50	
		Landfill site where waste will be ultimately disposed by local authority:		GUDA	

13.	Details on staircase:	Type & no. of buildings	No. of floors	Area for each Floor (m ²)	No. of staircase	Width of the staircase (m)	No of Lifts	Travel distance (m)
		A	G/HP + 14	407.77	1	2.00	2	21
		B	G/HP + 14	495.2	1	2.00	2	24
		C	G/HP + 14	407.77	1	2.00	2	21
		D	HP + 14	407.77	1	2.00	2	21
		E	HP + 14	398.24	1	2.00	2	19
		F	G/HP + 14	523.80	2	2.00	2	21
14.	Parking Details	As below:				Sq. mtrs.	CPS	
Total parking area requirement for the project as per GDCR:						6241.29	-	
Parking area requirement for residential units as per GDCR:						5624.54	-	
Parking area requirement for commercial units as per GDCR:						616.75	-	
Parking area requirement as per GDCR for (specify in case of any other):						-	-	
Total number of CPS requirement for the project as per NBC						-	365	
Total parking area provided (m ²) & No. of CPS:						13977.71	449	
Parking area provided in basement (m ²) & No. of CPS:						11736.56	366	
Parking area provided in hollow plinth (m ²) & No. of CPS:						1741.15	62	

	Parking area provided as open surface (m ²) & No. of CPS:		500	21
15.	Traffic Management	Width of adjacent public roads:	18 m and 12 m	
		Number of Entry & Exit provided on approach road/s:	Two Entry and Two Exit	
		Number of Entry and Exit ramp to the basement:	One Entry and one Exit	
		Width of Entry & Exit provided on approach road/s:	6.5 m	
		Width of the Roads:	Permissible	Proposed
		Minimum width of open path all around the buildings for easy access of fire tender (excluding the width for the plantation) i.e peripheral width:	6.0	6.0
		Width of all internal roads:	6.0	6.0
16.	Details of Green Building measures proposed.	Maximum use of natural lighting through architectural design, energy efficient motors & pumps, water efficient taps, solar lights in open & landscape areas –20 solar street lights, 78 KW Roof top solar panel, use of aerated blocks & RMC, use of LED lighting fixtures and low voltage lighting, roof-top thermal insulation, rain water harvesting & ground water recharge through 3 nos. of percolating wells etc.		
17.	Energy Requirement, Source and Conservation	Power supply:	Torrent	
		Maximum demand:	1200 KW	
		Connected load:		
		Source:		
		Energy saving measures:	Use of LED lighting fixtures and low voltage lighting	
		Power Generation:	Required	Provided
		Solar power generation (Capacity in KW):	60 KW (5% of connected load)	78 KW

		DG Sets: No. and capacity of the DG sets: Fuel & its quantity:	-	1 X 125 HSD, 25 l/h
18.	Fire and Life Safety Measures	During the construction phase:	During the construction phase: Provision of Personal Protective Equipment's (PPEs) to the construction workers and its usage shall be ensured and supervised, training to all workers on construction safety aspects, first aid room with first aid kit, doctor & ambulance service	
		During the operation phase(including capacity of underground water tank and terrace water tank capacity) :	During operation phase: Fire extinguishers, hose reel, wet riser, manually operated electric fire alarm system, automatic sprinkler system in basement , Shops, and HP, underground static water storage tank- 200 KL capacity, terrace tank -120 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.	
		Nearest fire station, distance & time required for the fire tender to reach at the project site :	Chandkheda Fire Station is ~ 4.2 km in SE direction and The Fire Tender will take @ 10 minutes to reach the Project site during emergency	
19.	Rain Water Harvesting (RWH)	Level of the Ground water table:	22 m	

		RWH/Percolation well details:	Required	Provided
		No. & dimensions of RWH tank(s) :	3	3 2.5mx2.0mx 3.0m
		No. and depth of percolations wells :	-	18 m
		Details on Pre-treatment facilities :	oil and grease removal and filter	oil and grease removal and filter
20.	Green area details	Details:	Required as per prevailing Laws/policy/rule	Provided
		Tree covered area (m ²) :	-	500
		Area covered by shrubs and bushes (m ²):	-	62.44
		Lawn covered area (m ²):	-	550
		Total Green Area (m ²):	815.45	1112.44
		Green Area % of plot area:	10	10
		No. of trees and species to be planted:		204 number of trees and Limbdo, KaadoSiris, Jambu, Asopalav, Saptaparni, Borsali

						and Gulmohar	
21.	Basic amenities to be provided to construction workers.	Sanitation facilities, maintaining hygienic condition at the project site to avoid health problems, safe drinking water, welfare facilities as per the Gujarat Building & Other Construction Workers Rules.					
22.	Environment Management plan (EMP):	Sr. No.	Head	Basis for cost estimates	Capital cost (Rs. In lacs)	Recurring cost per annum (Rs. in lacs)	Implementation Plan For Capital Expenditure
		1.	Air	Dust Mitigation Measures	18.0	0.5	During Construction Phase
				Stack and DG room	3	1.0	Before Operation Phase
		2.	Water	225 KLD – MBBR Type STP, Area Require – 200 Sq. m.,	35.0	3.0	Before Operation Phase
		3.	Solid and hazardous waste management	1000 Kg/Day – Automatic OWC Area require – 19 Sq.m.	12.0	2.5	Before Operation Phase
		4.	Environment monitoring	The recurring cost would be incurred on hiring of consultants and payment	0	2.5	Construction and Operation Phase

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			of various statutory fees to regulatory agencies.			
	5.	Rain water	Collection system, treatment and recharge well - 3 nos. P. W.C.	3.0	0.2	Before Operation Phase
	6.	Green belt	204 nos. Trees and 612.44 Sq meter Lawn Area Development	3.0	0.5	Before Operation Phase
	7.	Solar Energy	Roof Top Solar – 78 KW; Terrace Space require – 1050 Sq.m.	40	0.5	Before Operation Phase
	8	Fire & Safety	Provide Fire Fighting Systems as per Fire Opinion from GUDA and Fire and Safety Equipment and PPE's will be provided to workers during Construction Phase.	135	0.5	Before Operation Phase
				14	0.5	During construction phase

		9.	CER	Provide Fund for Adalaj Garden for infrastructure facilities like Paved Walking area, Sloar trees and Sanitation. And maintenance for next three years (Rs. 6 Lac)	103	0	Within three year
				Roof top solar, RO water Facility and Renovation of 5 Class room with sanitation facilities at Municipal School, Por Village Tree Plantation and solar street light on both adjoining road			
		10.	Amenities	Providing of amenities facility for worker (Sanitation, Drinking water etc)	6	0.5	During construction phase
		Total			372	12.2	

- The said submission of the project proponent was considered by the Committee and the submitted documents were found satisfactory, it was unanimously decided to recommend

the project to SEIAA Gujarat for granting Environment Clearance subject to the strict compliance of the following project specific conditions as well as the standard conditions finalized during the meeting of SEAC held on 02/08/2017 and approved during the meeting of SEIAA held on 08/09/2017 The Building Construction projects falling under project activity no. 8(a) as per the schedule of the EIA Notification 2006:

D-1. Project Specific Conditions for Environment Clearance:

a. Preconstruction Phase

1. Mitigation of flood measures shall be undertaken. Height of the plinth and ramps will be increased so that flood water does not enter basement.
2. The project proponent shall construct 3nos of buildings [2 Basement + Ground Floor + 14 Floors].
3. The height of the building shall not be higher than 44.94 mts.
4. The Peripheral margin shall be 6 mts and Internal roads shall be 6 mts wide.
5. Separate Entries and Exits shall be provided to the project on the approach road.
6. The Project Proponent shall explore possibilities of provision of Electric vehicle charging in parking area.
7. Project proponent shall explore possibilities to reuse the treated waste water for gardening and floor washing.

b. Construction Phase:

(iii) WATER:

8. Fresh water requirement during the construction phase shall not exceed 17.5 KLD and it shall be met through tanker. No ground water shall be tapped during the construction phase.
9. Sewage generated during the construction phase shall be disposed off through Soak Pit.
10. Explore possibilities of provision of mobile toilets in construction phase.

(iv) HEALTH & SAFETY:

1. 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.

12. 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.
13. The project proponent shall obtain registration of the construction workers as beneficiaries with the Gujarat Building and Other Construction Workers Welfare Board.

D. Operation Phase:

(iii) WATER:

14. Total water requirement during the operation phase shall not exceed 259.19 KLD, out of which fresh water requirement of 174.24KLD shall be met through GUDA and the remaining 84.95 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.
15. Sewage generation during operation phase shall not exceed 203.35 KLD which shall be treated in the proposed onsite Sewage Treatment Plant.
16. 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 GUDA.
17. 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.
18. Dual plumbing system with separate tanks and lines shall be provided for utilization of treated sewage for flushing.
19. No bore well shall be constructed and existing bore well/s, if any, shall be either sealed or converted into the recharge well.
20. Rain water harvesting from rooftop and paved areas and ground water recharge through 3 nos. of percolation wells shall be carried out as per the details submitted. Before recharging the runoff, pre-treatment must be done to remove suspended matter.

(iv) AIR:

21. A D. G. set (125 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.
22. The exhaust of the D. G. Set shall be at least 3 m above roof top.
23. 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.

(v) SOLIDWASTE:

24. 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 GUDA.

(vi) SAFETY AND WELFARE:

25. 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.
26. Fire fighting facilities like Fire Opinion is already taken for proposed project and there will 1,00,000 KL 2 Underground water tank and 20,000 KL of overhead water tank over each building will be provided. Sprinkler system, Hose pie and fire alarm system will be provided as per the direction in fire opinion shall be provided. A lightening arrester will be installed and properly earthed.
27. Staircase shall be provided:

Type & no. of buildings	No. of floors	Area for each Floor (m ²)	No. of staircase	Width of the staircase (m)	No of Lifts	Travel distance (m)
A	G/HP + 14	407.77	1	2.00	2	21
B	G/HP + 14	495.2	1	2.00	2	24
C	G/HP + 14	407.77	1	2.00	2	21

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D	HP + 14	407.77	1	2.00	2	21
E	HP + 14	398.24	1	2.00	2	19
F	G/HP + 14	523.80	2	2.00	2	21

All the staircases shall open out at ground level from the highest point of building [with access from each floor] for emergency evacuation. 2 nos of lifts shall be provided in each building.

28. Provision for adequate air changes per hour in the basement shall be made so as to avoid build-up of CO in the area.
29. Car park exhaust system equipped with CO (Carbon Monoxide) sensor shall be provided to ensure operation of exhaust fans as CO concentration levels.
30. 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.
31. Sanitation facilities, drinking water & tap water, sewage disposal facility, first aid box, free medicines, doctor service, adequate PPEs etc. shall be provided for workers.

(vii) PARKING / TRAFFIC CONGESTION:

32. Minimum parking space of 13977.71 m² (449CPS) [11736.66 m² in Basement + 1741.15 m² in Hollow Plinth + 500 m² in open area] shall be provided as proposed.

(viii) ENERGY CONSERVATION:

33. 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, 78 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.

(ix) GREEN BELT:

34. Green belt area of 1112.44 m² comprising of 500 m² tree covered area with 204 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.

(x) BUDGETARY ALLOCATION FOR EMP:

35. The Project proponent shall allot budget for Capital cost Rs. 372 Lakhs and Recurring

cost of Rs 12.2 Lakhs in Construction Phase & Operation Phase.

(xi) CORPORATE ENVIRONMENTAL RESPONSIBILITY:

36. The project proponent shall allocate the separate fund of Rs. 103 Lakhs as committed before SEAC for activities like Provide Fund for Adalaj Garden for infrastructure facilities like Paved Walking area, Solar trees and Sanitation. And maintenance for next three years (Rs. 6 Lac) Roof top solar, RO water Facility and Renovation of 5 Class room with sanitation facilities at Municipal School, Por Village. Tree Plantation and solar street light on both adjoining road.
37. 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.
38. The said activities shall be completed within 3 years from the commencement of the project.
39. 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.

D-2 General Conditions.

J. Compliance of Environment Clearance/ Inspection / Reporting/ Administration/ Appeal

1. 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. Copy of EC shall be display at the site in prominent area for the public.
2. 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.

3. Designated key person shall submit six monthly compliance report to SEIAA/SEAC, MOEF&CC, GPCB and Nodal Department of the Government.
4. 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.
5. 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.
6. 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.
7. All complains and public grievance or representations may be addressed to SEIAA/SEAC in the email addresses a. msseiaagj@gmail.com&

k. seacgujarat@gmail.com

12	SIA/GJ /MIS/2 61664/ 2022	Signor Skyline Survey no. 471/2; F.P.No. 125/2, T.P.S no 409/B At- Zundal, Tal- Gandhina gar, Dist- Gandhina gar	EC
- This office has received an application for Environment Clearance for expansion of the above project vide proposal no. SIA/GJ/MIS/261664/2022 dated: 14-03-2022. - The project proponent has obtained Environmental Clearance obtained vide order SEIAA/GUJ/EC/8(a)/1980 /2021 Dated:17/12/2021. - This is a proposed Residential building construction project having net plot area of			



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Certificate No. : IN-GJ63895189325396U

Certificate Issued Date : 24-May-2022 05:50 PM

Account Reference : IMPACC (CA)/ gj13365506/ GULBAI TEKRA/ GJ-AH

Unique Doc. Reference : SUBIN-GJGJ1336550659337400328684U

Purchased by : AJAYBHAI KALUBHAI VEKARIYA

Description of Document : Article 14 Bond

Description : AFFIDAVIT CUM DECLARATION

Consideration Price (Rs.) : 0
(Zero)

First Party : AJAYBHAI KALUBHAI VEKARIYA

Second Party : Not Applicable

Stamp Duty Paid By : AJAYBHAI KALUBHAI VEKARIYA

Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



Sr. No. 2671F.....2022

Handwritten signature

G. D. SOLANKI
NOTARY
GOVT. OF GUJARAT

24 MAY 2022



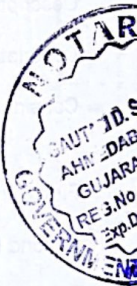
IN-GJ63895189325396U

ICC 0033018413

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2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

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00303076413

Affidavit Cum Declaration

Affidavit cum declaration of Mr. Ajaybhai Kalubhai Vekariya authorised signatory of PARMESHWAR REALITY for the project ANANT PARMESHWAR situated at opp. Anavya Parmeshwar, Nr. Water tank, Sabarmati-Mehsana highway, Adalaj-382421.

As we have build-up area above 20000 sq mt for development permission P.R.M/ADALAJ/106/03/2022/1868/2022 dated 31.03.2022 so we are liable for Environment Clearance Certificate.

We have applied for Environment Clearance Certificate dated 12.03.222 via proposal no. SIA/GJ/MIS/261434/2022 (Copy of application attached).

We hereby undertake that once we received Environment Clearance certificate we will submit to GujRERA authority.

We request you to kindly Approve our RERA application based on our declaration.

Deponent
FOR, PARMESHWAR REALITY

PARTNER

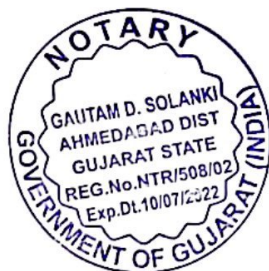
Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing has been concealed by me therefrom.

Verify by me at Ahmedabad on 25th day of May 2022.

IDENTIFIED BY ME
MANISH S. AHIR
(ADVOCATE)
G / 1079 / 2017

Deponent



SOLEMNLY AFFIRMED
BEFORE ME


G. D. SOLANKI
NOTARY
GOVT. OF GUJARAT

24 MAY 2022



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्वामी लेखा संख्या कार्ड
Permanent Account Number Card

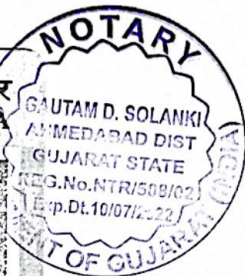
ADSPV3356K

नाम / Name
VEKARIYA AJAY KALUBHAI

पिता का नाम / Father's Name
KALUBHAI ANANDERHAI VEKARIYA

जन्म की तिथि / Date of Birth
01/06/1981

16052019



भारत सरकार
GOVERNMENT OF INDIA

वेकरीया अजय
Vekariya Ajay

जन्म तिथि/DOB: 01/06/1981

पुरुष/ MALE

8021 9889 1215

भारो आधार, भारी ओळख

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

अधार
अधार संख्या :
वेकरीया अजय, 9 क्रिस्टल बंग्लोव्स,
इतिहास रेसिडेंसी साठे, निकोल नरोडा रोड,
निकोल, अहमदाबाद,
गुजरात - 382350

Address :
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Crystal Bunglows, Opp
Itihas Residency, Nikol
Naroda Road, Nikol, Nikol,
Ahmedabad,
Gujarat - 382350

1547
1200 300 1547

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Bengaluru-560 051