

કલેક્ટર અને જિલ્લા મેજિસ્ટ્રેટની કચેરી, સુરત

જિલ્લા સેવા સદન-૨, બી-બ્લોક, પાંચમો માળ, અઠવાલાઇન્સ, સુરત - ૩૯૫૦૦૧ (ગુજરાત)

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

હુકમ નં. 2358/22/16/040/2022

તા. 09/11/2022

વંચાણે લીધા :-

(૧) અરજદારશ્રી મેસર્સ સહજાનંદ ડેવલપર્સ એક ભાગીદારી પેઢી અને તરફે ભાગીદાર વલ્લભભાઈ અરજણભાઈ પટેલ વગેરે રહે. ડી-૨૪-૨૫, રાઘેશ્યામ સોસાયટી, વાળીનાથ ચોક, સીંગણપોર ચાર રસ્તા, વેડ રોડ, સુરત-૩૯૫૦૦૪ ની તા. 25/08/2022 ની ઓનલાઇન અરજી તથા સોગંદનામું

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

(૩) મામલો કલેક્ટર શ્રી (સ્ટેમ્પ ડ્યુટી) નો તા.06/10/2022 નો અભિપ્રાય

મામલોતદાર અને કૃષિપંચ શ્રી (ALT) નો તા.22/10/2022 નો અભિપ્રાય

ડી.આઈ.એલ.આર. શ્રી નો તા.12/09/2022 નો અભિપ્રાય

હુકમ :

વંચાણે લીધેલ હુકમ (૧) ની અરજી તથા સોગંદનામા થી અરજદારશ્રી મેસર્સ સહજાનંદ ડેવલપર્સ એક ભાગીદારી પેઢી અને તરફે ભાગીદાર વલ્લભભાઈ અરજણભાઈ પટેલ વગેરે એ મોજે પાલણપોર તા. અડાજણ જિ. સુરત ના સરવે/બ્લોક નં. 150 ના ક્ષેત્રફળ 24,989.00 ચો.મી. પૈકી ક્ષેત્રફળ 1,100.00 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. 1316)
સરવે/બ્લોક નં. : 150 જુનો સરવે/બ્લોક નં. : --- ટી.પી. નં. : ૯- પાલણપોર- ભેંસાણ એફ.પી. નં.: ૬૪-એ ની ૬૭૫૨.૬૬	1,100.00	વલ્લભભાઈ અરજણભાઈ પટેલ દિલિપભાઈ મોહનભાઈ લાઠીયા મેસર્સ સહજાનંદ ડેવલપર્સ એક ભાગીદારી પેઢી સ્તુતિ એમ્પ્રેસ એક ભાગીદારી પેઢીના ભાગીદારો જાદવભાઈ મોહનભાઈ ભાવેશ જાદવભાઈ મુકતાબેન જાદવભાઈ ધર્મીષ્ઠા ભાવેશ જયંતીભાઈ તુલસીભાઈ જયંતીભાઈ તુલસીભાઈ (એચ.યુ.એફ.) લાભુબેન જયંતીભાઈ જલવંત જયંતીભાઈ અસ્મિતા જલવંત (ફા.પ્લોટ નં.૬૩ ક્ષે.૮૨૧૧ ચોમી) મેસર્સ ભવ્યરાજ રેસીડન્સી એક ભાગીદારી પેઢી(ફા.પ્લોટ નં.૬૪ પૈકી,સબ પ્લોટ નં.બી.ક્ષે.૨૫૨૯.૩૪ ચો.મી.)

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. હુકમના ઉપરોક્ત વંચાણે લીધેલ પત્રમાં જણાવેલ વિગતે અરજદારને રૂપાંતર કર, વિશેષ ધારો તથા અન્ય વેરાની રકમ સરકારશ્રીમાં ભરપાઇ 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/ તફાવત દર રૂ. પ્રતિ ચો.મી.	કુલ રકમ રૂ.
રૂપાંતર કર	569-0035-00-800-01	1,100.00	40.00	44,000.00
વિશેષ ધારો	570-0035-00-101-01	1,100.00	0.65	715.00
લોકલ ફંડ	574-0029-00-103-01	1,100.00	0.33	363.00
શિક્ષણ ઉપકર	575-0045-00-108-01	1,100.00	0.17	187.00
દંડનીય રકમ	570-0035-00-101-01	---	---	28,600.00
માપણી ફી	577-0029-00-106-01	1,100.00	---	1,200.00
કુલ રૂ.				75,065.00

સબબ, ઉપરોક્ત હકીકત ધ્યાનમાં લેતાં નીચે દર્શાવ્યા મુજબની જમીન અંગે, જમીન મહેસૂલ કાયદાની કલમ-૬૭(ક) હેઠળ નિયમાનુસાર દંડ વસુલ લઈ હુકમમાં જણાવેલ શરતોને આધીન જમીન મહેસૂલ કાયદાની કલમ-૬૫(અ) હેઠળ કાર્યવાહી થયા બાદ સક્ષમ સત્તાધિકારી દ્વારા મળવાપાત્ર બાંધકામના પ્રમાણિત નક્શા મુજબ બિનખેતી હેતુકેર [બહુહેતુક ઉપયોગ] કરવા પરવાનગી આપવા આથી હુકમ કરવામાં આવે છે.

-: મોજે: પાલણપોર તાલુકા: અડાજણ ની જમીન બિનખેતી હેતુકેર કરવાની વિગત :-

સરવે/પ્લોટ નંબર ટી.પી. નંબર એફ.પી. નંબર	જમીનનું ૭/૧૨ 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. : 150 જુનો સરવે/પ્લોટ નં. : --- ટી.પી. નં. : ૯- પાલણપોર- ભેંસાણ એફ.પી. નં.: ૬૪-એ ની ૬૭૫૨.૬૬	24,989.00	17,493.00	1,100.00

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. દસ્તાવેજથી થયેલ વેચાણ વ્યવહારના અમલ માટે નોંધ પાડવાની રહેશે.
- (૩) અરજદારે પ્રતિ વર્ષે ખેતી સિવાયનો ધારો (વિશેષધારો) દર પ્રતિ ચો.મી. ના રૂ. 0.65 પ્રમાણે રૂ. 715.00 તેમજ નિયમ પ્રમાણે લોકલ ફંડ તથા શિક્ષણ સેસ ભરવો પડશે જે અંગેનો દર વખતોવખત ફેરફારને પાત્ર રહેશે.
- (૪) સુરત મહાનગરપાલિકા એ મંજૂર કરેલા પ્લાન મુજબ બાંધકામ 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 મુળ માલિકનો કોઇ 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 કોઇપણ પ્રકારની પાઇપલાઇન પસાર થતી હશે તો તે સંદર્ભે વિકાસ પરવાનગી આપનાર ઓથોરિટીએ સંબંધિતો ના-વાંધા પ્રમાણપત્ર મેળવી વિકાસ પરવાનગી આપવાની રહેશે.
- (૮) 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 પહેલા 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 કરતાં પહેલા જિલ્લા મેજિસ્ટ્રેટની જરૂરી મંજૂરી મેળવી આગળની કાર્યવાહી કરવાની રહેશે.
૮. ઇન્ડિયન એક્સપ્લોઝિવ એક્ટ અન્વયે મેગેનિઝ, ફાયર વર્ક્સ, 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 ઉંચાઈ તથા એરોડ્રામની દ્રષ્ટિએ જરૂરી એવું ના-વાંધા પ્રમાણપત્ર સિવિલ એવિએશન ખાતા પાસેથી મેળવવાનું રહેશે અને સિવિલ એવિએશન ખાતાના નિયમોનું પાલન કરવાનું રહેશે.
૧૨. ઓ.એન.જી.સી. ના કુવાની નજીકમાં આવેલ જમીનના કિસ્સામાં અરજદારે સંબંધિત નિયમોનું પાલન કરવાનું રહેશે.
૧૩. અરજદારે/ અન્ય સિંચાઈ કેનાલની નજીકમાં આવેલ જમીનની બાબતમાં અરજદારે સૂચિત બાંધકામ માટે જાળવવાના થતાં અંતર અંગેના નિયમોનું પાલન કરવાનું રહેશે.
૧૪. અરજદારે/ જ્યાં જરૂરી હોય ત્યાં કેન્દ્ર સરકાર કે રાજ્ય સરકારના કાયદા નીચે રક્ષિત સ્મારક (Protected Monuments) તરીકે જાહેર કરેલ પ્રાચીન સ્મારકથી નિયમ મુજબનું અંતર જાળવવાની પ્રવર્તમાન જોગવાઈઓનું પાલન કરવાનું રહેશે.
- (૯) જો આ જમીન પર કોઈ બેંક/ મંડળીનો બોજો બાકી હોય તો, તે ભરપાઈ કર્યા સિવાય આ મિલકત કોઈપણ પ્રકારે વેચાણ, ભેટ, વસિયત, બાનાખત, ગિરો કરી શકાશે નહિ અને કોઈપણ અન્યને પ્રત્યક્ષ કે પરોક્ષ રીતે માલિકી કે કબજો ભોગવતો તબદીલ કરી શકાશે નહિ.
- (૧૦) પ્રજાવાળી 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 કોઈપણ શરતનો ભંગ થયેથી જમીન મહેસૂલ કાયદાની કલમ-૬૭ મુજબ શિક્ષાત્મક પગલા લેવામાં આવશે તેમજ બીજી કોઈપણ શિક્ષાને પાત્ર હશે તો તેને બાધ આપ્યા સિવાય કે જે ફરમાવવાનું યોગ્ય લાગે તે પ્રમાણે દંડ અથવા આકાર લઈ સદરહુ જમીનનો કબજો કબજેદાર પાસે ચાલુ રહેવા દઈ શકાશે.
- (૧૩) ઉપરોક્ત શરતોમાં ગમે તે મજફૂર હોય તેમ છતાં, કલેક્ટરશ્રી સદરહુ હુકમ વિરૂધ્ધ બાંધેલા અથવા વધારાના કોઈપણ મકાન અથવા ઇમલાને 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 ભરપાઈ કરવાની રહેશે.

વધુમાં ઉપર્યુક્ત શરતોને આધિન અરજદાર દ્વારા રજૂ થયેલ સોગંદનામાની વિગતોમાં તેઓ દ્વારા જાહેર કરેલી 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.

રવાના કરવા માટે અધિકૃત

મામલતદાર (બીનખેતી)
કલેક્ટર કચેરી, સુરત



સહી/-
(આયુષ ઓક)
કલેક્ટર, સુરત

આર.પી.એ.ડી.

પ્રતિ,

મેસર્સ સહજાનંદ ડેવલપર્સ એક ભાગીદારી પેઢી અને તરફે ભાગીદાર વલ્લભભાઈ અરજણભાઈ પટેલ વગેરે
ડી-૨૪-૨૫, રાધેશ્યામ સોસાયટી, વાળીનાથ ચોક
સીંગણપોર ચાર રસ્તા, વેડ રોડ
સુરત-૩૯૫૦૦૪

નકલ રવાના:-

૧. નાયબ કલેક્ટરશ્રી, સુરત પ્રાંત, જિ. સુરત તરફ.
૨. મામલતદારશ્રી તા. અડાજણ જિ. સુરત તરફ.
૩. જિલ્લા ઈન્સ્પેક્ટરશ્રી જમીન રેકર્ડ સુરત તરફ.
૪. તલાટીશ્રી પાલણપોર તા. અડાજણ જિ. સુરત તરફ.
૫. કમિશ્નરશ્રી, સુરત મહાનગરપાલીકા, સુરત

* આ હુકમની ઉ-ધરા કેન્દ્ર, અડાજણ માં નોંધ નંબર ૪૧૭૦ થી મોજે.- પાલણપોર તા.- અડાજણ જિ.- સુરત માં નોંધ થયેલ છે.





भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

Bhavvaraj Residency Partnership Firm Akshay P. Panwala

Date: 29-12-2020

B-603 VastuShilp App. Near
Motibug Farm Motavaracha
,Surat.

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 :	SURA/WEST/B/122320/517997
Applicant Name*	Nikunj M. Gajera
Site Address*	Block No. 150, F.P.No. 64 , O.P.No. 74, T.P.S.No.9 (Palanpor-Bhesan), Moje.- Palanpor, Ta- Adajan, Dist. - Surat.
Site Coordinates*	21 12 29.52N 72 46 01.20E, 21 12 25.19N 72 46 01.53E, 21 12 29.68N 72 46 03.65E, 21 12 25.31N 72 46 03.22E
Site Elevation in mtrs AMSL as submitted by Applicant*	7.92 M
Type Of Structure*	Building

*As provided by applicant

Your site is located at a distance 10431 mts from ARP and lies in the grid F15 of the published CCZM of Surat airport. The Permitted top elevation for this grid is 69 mts.

Since the requested top elevation 62.92 mts in AMSL is below CCZM permitted top elevation, the NOC for height clearance is not required from Airports Authority of India.

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

a. The site-elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation for the proposed structure. If however, at any stage it is established that the actual data is different from the one provided by the applicant, this assessment will become invalid.

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, this assessment shall be treated as null and void.

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

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



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

e. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This assessment for height is to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

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

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

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

Designated Officer

Region Name: WEST

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

Email ID: nocwr@aai.aero

Contact No: 022-28300656



No. SEIAA/GUJ/EC/8(a)/346/43/2023

Date: 15 MAR 2023

BY R.P.A.D
Time Limit

Sub: Environment Clearance for the Building and Construction Project "EUPHORIA" at R T.P.S. No. 9 (Palanpor-Bhesan), Block No. 150, O.P. No. 74, F.P. No. 64/A, Moje: Palanpor, Ta. Adajan, Dist. Surat proposed by Laxmipati Developers. Construction project in Category 8 (a) of Schedule annexed with EIA Notification dated 14/09/2006.

Ref: Your Proposal No. SIA/GJ/INFRA2/401067/2022.

Dear Sir,

This has reference to your application along with Form-I, Form-1 A dated 22/12/2022, seeking Environmental Clearance under Environment Impact Assessment Notification, 2006. The project was scheduled for hearing in the SEAC meeting held on 20/01/2023.

The proposal is for Environmental Clearance for the Building and Construction Project "EUPHORIA" at R T.P.S. No. 9 (Palanpor-Bhesan), Block No. 150, O.P. No. 74, F.P. No. 64/A, Moje: Palanpor, Ta. Adajan, Dist. Surat proposed by Laxmipati Developers. This is a proposed building construction project having plot area of 6,752.66 m² and the proposed FSI area of the project is 18,225.57 m² with proposed built up area of 29,373.09 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 03 numbers of buildings. No. of Blocks: 04. Scope of buildings/blocks are: Basement + Ground Floor (HP) + 13 Floor and No. & size of Residential Units are: 208 Flats and No. & size of Commercial Units are: 31 Shops (G.F. only).

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 email dated 24/02/2023 to grant Environmental Clearance to the SEIAA, Gujarat based on the decision taken during SEAC meeting held on 20/01/2023. The proposal was considered by SEIAA, Gujarat in its meeting held on 15/03/2023 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:

1. Sewage shall be treated in proposed STP of capacity of 225 KL/ day.
2. No ground water shall be tapped during the operational stage, till obtaining necessary permission from CGWA.
3. PP shall provide recycling facilities of 83.5 KL/Day treated domestic wastewater with necessary storage tanks and pipeline infrastructure and adequate sprinklers. The details in this regard shall be submitted within 10 days' time period.
4. Unit shall provide total Car parking area of 255 cars.
5. Unit shall submit CER details each year wise along with details of various activities to be carried out within 10 days time period to this office.
6. Unit shall submit details of fire load calculation on different safety aspects to be taken as well as various fire fighting facilities to be provided and submit detail, to this office within 10 days time period.
7. Unit shall obtain necessary fire NOC from competent authority and submit to this office accordingly.

A.1 CONSTRUCTION PHASE:

A.1.1 WATER:

8. Fresh water requirement during the construction phase shall not exceed 14 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.

A.1.2 HEALTH & SAFETY:

11. 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.

A.2 OPERATION PHASE:

A.2.1 WATER

14. Total water requirement during the operation phase shall not exceed 251 KLD, out of which fresh water requirement of 184.75 KLD shall be met through S.M.C and the remaining 63.50 KLD of water requirement shall be met through treated sewage. Metering of the water shall be done and its records shall be maintained.
15. Sewage generation during operation phase shall not exceed 198.75 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 CPCB norms at the STP outlet. Treated sewage conforming to CPCB 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 S.M.C.
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.
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 02 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:

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.

A.2.3 SOLID WASTE:

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 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 S.M.C.

A.2.4 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 extinguisher, hose reel, Yard Hydrant, wet riser, automatic sprinkler system in basement, manually operated electric fire alarm system Underground fire water tank storage capacity 400 KL, Terrace fire water storage capacity 80 KL Total fire water storage capacity 480 KL 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	No of Fire Lifts	No of Passenger lift Lifts	Width of the staircase (m)	Travel distance (m)
A	G (H.P.) + 13	456.79	01	01	01	2.00	16.92
B	G(H.P.)+ 13	456.79	01	01	01	2.00	16.92
C	G(H.P.)+ 13	346.28	01	01	01	2.00	15.46
D	G(H.P.)+ 13	346.28	01	01	01	2.00	15.46

28. All the staircases shall open out at ground level from the highest point of building [with access from each floor] for emergency evacuation.
29. Provision for adequate air changes per hour in the basement shall be made so as to avoid build-up of CO in the area.

30. Car park exhaust system equipped with CO (Carbon Monoxide) sensor shall be provided to ensure operation of exhaust fans as CO concentration levels.
31. 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.
32. Sanitation facilities, drinking water & tap water, sewage disposal facility, first aid box, free medicines, doctor service, adequate PPEs etc. shall be provided for workers.

A2.5 PARKING / TRAFFIC CONGESTION:

33. Minimum parking space of 7440.59 m² (255 CPS) [5028.10 m² in Basement + 769.86 m² in Hollow Plinth + 1642.63 m² in open area] shall be provided as proposed.

A 2.6 ENERGY CONSERVATION:

34. 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, 50 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.

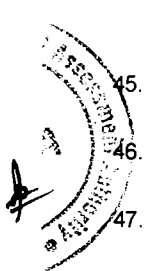
A 2.7 GREEN BELT :

35. Green belt area of 680 m² comprising of 290 m² tree covered area with 115 trees within premises shall be developed as proposed. The other open spaces inside the plot shall be suitably landscaped and covered with vegetation of indigenous tree species.

B. GENERAL CONDITIONS :

B1. PRE -CONSTRUCTION AND CONSTRUCTION PHASE:

36. Mitigation of flood measures shall be undertaken. Height of the plinth and ramps will be increased so that flood water does not enter basement.
37. Project proponent shall explore possibilities to reuse the treated waste water for gardening and floor washing.
38. Roads leading to or at construction site must be paved and blacktopped (i.e. – metallic roads).
39. No excavation of soil shall be carried out without adequate dust mitigation measures in place.
40. Grinding and cutting of building materials in open area shall be prohibited.
41. Construction material and waste should be stored only within earmarked area and road side storage of construction material and waste shall be prohibited.
42. Construction and demolition waste processing and disposal site shall be identified and required dust mitigation measures be notified at the site.
43. Various dust mitigation measure shall be displayed prominently at the construction site for easy public viewing.
44. 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.
45. Prior permission from the competent authority shall be obtained for cutting of the existing trees before site preparation work is commenced.
46. Water demand during construction shall be reduced by use of curing agents, super plasticizers and other best construction practices.
47. 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.
48. Regular water sprinkling shall be carried out in vulnerable areas for controlling dusting/ fugitive emissions.
49. No uncovered vehicles carrying construction material and waste shall be permitted.
50. 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.
51. Structural design of the project shall strictly adhere to the seismic zone norms for earthquake resistant structures.
52. The planning, designs and construction of all buildings shall be such as to ensure safety from fire.
53. The project proponent shall ensure maximum employment given to the local people nearby site area.
54. All required sanitary and hygienic measures shall be provided before starting the construction activities and to be maintained throughout the construction phase.
55. 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.



56. Adequate personal protective equipment's shall be provided to the construction workers to ensure their safety and the project proponent shall ensure its usage by the labours.
57. First Aid Box shall be made readily available in adequate quantity at all the times.
58. Training shall be given to all workers on construction safety aspects.
59. 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.
60. The overall noise level in and around the project area shall be kept well within the prescribed standards by providing noise control measures including acoustic insulation, hoods, silencers, enclosures vibration dampers etc. on all sources of noise generation.
61. 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
62. 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.
63. 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.
64. Safe disposal of wastewater and municipal solid wastes generated during the construction phase shall be ensured.
65. All top soil excavated during construction activity shall be used in horticultural / landscape development within the project site.
66. 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.
67. 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.
68. 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.
69. Provisions of Construction & Demolition Waste Management Rules-2016 shall be strictly adhered to.
70. 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.
71. 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.
72. 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.
73. 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:

74. In case, if it came to notice of SEAC/SEIAA, that PP has violated EC norms by starting construction before obtaining Environmental Clearance, necessary action shall be taken as per the provisions of OM of MoEF & CC, New Delhi dated 7.7.2021 & its amendment.
75. Necessary permission for drawing of water from concerned Corporation / Authority shall be obtained.
76. Necessary permission for discharging of treated domestic wastewater in drainage of concerned Corporation/ Authority has to be obtained.
77. Project Proponent shall submit CER plan each year wise to respective Collectors, DDO and Municipal Commissioner/Urban Development Authority and implement of CER activities under intimation and guidance of the respective authorities.
78. Construction activities will be allowed only during daytime period.
79. Bore well water shall be drawl only after obtaining necessary permission from CGWA.
80. If height of the building / block from the ground level is above 12.65 meters, then PP shall provide lift in building/block as per GDCR Rules.
81. PP shall provide one regular lift and one fire lift, if floor area of the block/building exceeds 497.61 sq mtr floor area.
82. PP shall take all required mitigation measures to comply with Ambient noise levels standards of the residential area during day and night time as per Noise Pollution (Control and Regulation) Rules, 2000.
83. Project Proponent shall prominently display the copy of Environment Clearance at site.

84. PP shall sponsor tree plantation of community / institution land with proper maintenance and provisions of fencing and watering in consultation with Deputy Conservator of Forest of concerned District before completion of the project as per the clarification given in para 3 of OM of MoEF&CC, GOI dated 25.02.2021. The expenditure of above supporting activities will be within the total outlay of CER committed by PP.
85. Project proponent or the maintenance society to whom the project has been handed over shall ensure allocation of parking to each and every member of the society as per the rules as soon as possible not later than 3 months and display the same in the society notice board and inform the local authorities like Municipal Corporation, UDA, RERA/ SEIAA and ensure proper parking without fail. Basement parking should always maintain clean, free from hanging electric wires and provide adequate light.
86. Proponent shall maintain traffic system within the premises to avoid congestion and unsafe parking in the premises, particularly safety parameters including fire, safety, installation of fire equipments, house pipes etc for regular maintenance check-up and hold mock drills from time-to-time. Any damage to the greenbelt area must be avoided unless approved by the competent authority.
87. The PP shall also ensure notarized undertaking from the maintenance society at the time of hand over to comply with all the conditions of EC scrupulously failing which the EC will be liable to be withdrawn.
88. Regular maintenance of leakages of water and wastewater shall be carried out.
89. The above conditions are also applicable to the ECs already been accorded to Projects. This should be checked by respective agencies entrusted with the task of inspection and action.
90. All vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
91. All construction activities will be allowed only during daytime period.
92. Lubrication will be carried out periodically for all plant machinery.
93. Project proponent shall provide and operate necessary recycling facilities for reuse of treated domestic wastewater within premises.
94. Project proponent shall obtain all NA permission for all survey Nos before installation and commissioning of activities.
95. The project proponent shall provide water pumping arrangement and especially when the discharge into municipal drainage, for annual inspection and cleaning to avoid inundation and surface water pollution and health hazard.
96. The project proponent shall ensure the distance criteria are properly followed while undertaking construction in consistence with the existing directions of local self-government bodies.
97. The orders shall mention the limit of floors given in the proposal. Any deviation from that by the proponent changing the number of floors could attract withdrawal of the EC as a violation case.
98. Prior EC granted is subject to the proponent receiving all statutory permission / clearances / certificates and membership of respective agencies / authorities failing which this provisional EC will stand withdrawn.
99. Proponent shall inform progress from time to time, in six monthly compliance report to MOEF&CC / SEIAA / SEAC.
100. The project proponent shall prepare, display at prominent place in the construction site and implement the fire and safety SOPs for fall protection, ladders and staircase, scaffolds, trenching and excavation, electrical safety, crane operations, occupational noise mitigation procedure, welding and cutting including provision of PPE kits etc.
101. When the property is handed over to society, the proponent should ensure by notarized undertaking to abide by all the conditions of EC and copy of the such transfer letter with notarized undertaking shall send to GPCB / SEAC & SEIAA.
102. The proponent shall ensure that the occupants of the society are allotted parking space as approved in EC order and put-it on display the allotment of parking to the occupants in the society maintenance of it.
103. If there is Basement parking in proposed in the project then they should always maintain clean, free from hanging electric wires and provide adequate light.
104. Separate Entries and Exits shall be provided to the project on the approach road.
105. PP shall provide Electric vehicle charging points in the parking area.
106. Project Proponent shall provide adequate fund for Environment Monitoring and Staff training in the Environment Management Plan.
107. In Municipal Corporation before approval of plan layout it shall be ensure that the project proponent has projected the space for tree plantation with tree guard in a space between municipal road & their premises.
108. The project proponent shall take written undertaking from the society association to maintain compliance of conditions pertaining to tree plantation, maintaining hygienic condition in and around the premises for building construction projects.

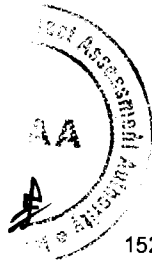
109. Notwithstanding the provision of EMP/CER, the proponent shall incur full expenditure as may be required at the time of execution of the project.
110. The project proponent shall take written undertaking from the Society Association to ensure compliance of environment conditions when it is handed over to them.
111. Project proponent shall take proper maintenance of electrification with respect to human safety.
112. Tree Plantation prescribed in the EC shall be maintained by the Society Association.
113. Proponent as well as successor society shall maintain hygienic conditions and cleanliness in and around the project site all the time.
114. The design of building has to be earthquake resistant & duly certified by competent structural engineer of competent authority.
115. The project proponent shall explore the possibilities & adopt mitigation measures to minimize the impact of project with reference to Urban Heat Island (UHI) Phenomena.
116. The project proponent shall allocate funds as may be required for the compliance of Environment Management plan & CER activity proposed at the time of execution of the project.
117. Project proponent shall adopt the 4R concept of Reduce, Reuse, Recycle and Restore, while handing over the project to Maintenance Society shall ensure the compliances as required.
118. 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.
119. 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.
120. Used oil shall be sold only to the registered recycler.
121. Provisions of Solid Waste Management Rules-2016 shall be strictly adhered to.
122. 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.
123. Underground fire water storage tanks and terrace water storage tanks as well as storage of treated domestic waste water 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.
124. Dedicated power back up system shall be provided in the case of power failure & emergency of fire water pumps.
125. First Aid Box shall be made readily available in adequate quantity at all the times.
126. Main entry and exit shall be separate and clearly marked in the facility
127. 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.
128. Sufficient peripheral open passage shall be kept in the margin area for free movement of fire tender/ emergency vehicle around the premises.
129. 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.
130. The area earmarked for the parking shall be used for parking only. No other activity shall be permitted in this area.
131. 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.
132. The project proponent shall install energy efficient devices, appliances, motors, and pumps conforming to the Bureau of Energy Efficiency norms.
133. The transformers and motors shall have minimum efficiency of 85%.
134. Only variable frequency motor drives shall be used in project.
135. 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.
136. Use of glass shall be minimal to reduce the heat island effect as well as to reduce the electricity consumption.
137. The area earmarked as green area shall be used only for plantation and shall not be altered for any other purpose.
138. Drip irrigation/low volume, low angle sprinkler system shall be used for the lawns and other green area including tree plantation.
139. 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.

140. 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.
141. All other statutory clearances such as N.A. permission, Fire NOC from Department, permission from Airports Authority of India, BU permissions, Development permissions etc including approvals for storage of diesel from concern authority shall be obtained by the project proponent from the competent authorities before commissioning of Project.
142. 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.
143. The project management shall also comply with all the environment protection measures, risk mitigation measures and safeguards proposed by them.
144. All commitments / undertakings given to the SEAC during the appraisal process for the purpose of environmental protection and management shall be strictly adhered to.
145. The project proponent shall also comply with any additional condition that may be imposed by the SEAC or by SEIAA or any other competent authority for the purpose for the environmental protection and management.
146. 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.
147. 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.
148. 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.
149. 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.
150. The project proponent shall obtain the requisite permissions / clearance under the provisions of the Indian Forest Act 1927, Forest Conservation Act 1980 and Wildlife (Protection) Act 1972.

B3. OTHER:

151. The project proponent shall allocate the separate fund as committed before SEAC for activities like Provision of Sanitation facilities for poor peoples (Accessible Toilet). Considering 1 set of Gents & Ladies toilet with soak pit, fresh water tank, piping etc. total 10 nos. at Bus Stop or near Public Place or at village school Water purification of lake water, Beatification of Village Lake & walkway along the surrounding lake, Provision of rain water harvesting system in village. Activities proposed under Corporate Environment Responsibility (CER) shall be part of Environment Management Plan (EMP) as per the MoEF&CC's OM no. F. No. 22-65/2017-IA.III dated 30.09.2020. The said activities shall be completed within 3 years from the commencement of the project. The CER shall be monitored and the monitoring report shall be submitted to the regional office of MoEF&CC as a part of half-yearly compliance report and to the District Collector. The monitoring report shall be posted on the website of the project proponent.
152. 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.
153. 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.
154. 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 SEIAA and may also be seen at the Website of SEIAA/ SEAC.
155. It shall be mandatory for the project management to uploaded half yearly compliance report on website of Gujarat Real Estate Regulatory Authority, on 1st June and 1st December of each calendar year.
156. 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.
157. 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.



158. Submission of any false or misleading information or data which is material to screening or scoping or appraisal or decision on the application makes this environment clearance cancelled.

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

159. Project proponent shall inform to all the concerned authorities including Municipal Corporation, District collector, UDA & RERA and shall also give wide publicity through advertisement in minimum two local newspapers within seven days, about the environment clearance order accorded.

160. 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.

161. Designated key person shall submit six monthly compliance report to SEIAA/SEAC, MOEF&CC, GPCB and Nodal Department of the Government.

162. The concern authority like Municipal Corporation, district collector, UDA & RERA 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.

163. 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.

164. 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.

165. All complains and public grievance or representations may be addressed to SEIAA/SEAC in the email addresses (a) msseiaagj@gmail.com & (b) seacgujarat@gmail.com.

(PRAKASH K. MAJMUDAR)
Member Secretary

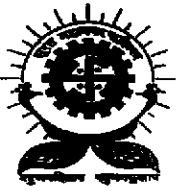
Issued to:

Laxmipati Developers
214, Marvella Business Hub,
Opp. Pal RTO, Adajan, Surat-395009



Copy to:-

1. The Secretary, SEAC, C/O. G.P.C.B. Gandhinagar - 382010.
2. The Additional Chief Secretary, Forests & Environment Department, Govt. of Gujarat, Block 14, 8th floor, Sachivalaya, Gandhinagar-382010.
3. The Chairman, Central Pollution Control Board, Parivesh Bhavan, CBD -cum-Office Complex, East Arjun Nagar, New Delhi-110032
4. Scientist C, Integrated Regional Office, Ministry of Environment and Forests, Aranya Bhavan, Sector-10, Gandhinagar - 382010.
5. Monitoring Cell, Ministry of Environment and Forests, Paryavaran Bhavan, CGO Complex, New Delhi-110003.
6. The Member Secretary, Gujarat Pollution Control Board, Paryavaran Bhavan, Sector-10 A, Gandhinagar-382010
7. The Additional Secretary, Forest and Environment Department, Government of Gujarat, Sachivalay,.....for information and necessary action as per condition no. 84 of this order.
8. The Deputy Conservator of Forests, Van Bhavan, Shivaji Chowk, Gangeshwar Mahadev Road, Adajan, Surat-395009,.....for information and necessary action as per condition no. 84 of this order.
9. The Municipal Commissioner Surat Municipal Corporation, Municipal shopping centre, Adarshnagar Society, Athwalines, Surat, Gujarat- 395001.....for further necessary action please for compliance of above conditions.
10. Secretary, Gujarat Real Estate Regulatory Authority, 4th Floor, Sahyog Sankul, Sector-11, Gandhinagar-382010.....for information & necessary action please.
11. Select File



**SURAT MUNICIPAL CORPORATION
FIRE & EMERGENCY SERVICES
HEAD QUATERS, MUGLISARA,
SURAT - 395003**

Ph.: S.M.C. : 0261 - 2423750 TO 56, CONTROL : 2414195 -96, FAX : 2451935, 9724345553

Sub :- N.O.C./OPINION Fire & Emergency Services Dept. for High Rise Mix-Use Building.

Reference :- A letter from T.D.O. Shri bearing No. T.D.O.3902, Dt. 21/10/2022.

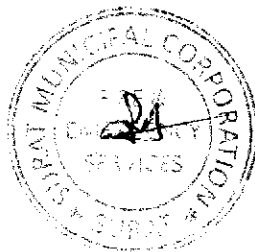
PROPOSED SITE :- PROPOSED RESIDENCE CUM COMMERCIAL BUILDING PLAN ON BLOCK NO. 150, T.P.S. NO. 09 (PALANPOR-BHESAN), O.P. NO. 74, F.P. NO. 64 PAIKEE SUB DIVISION - A, PALANPOR, DIST. SURAT.

Submitted,

As per said plan the above building is a High Rise Mix-Use Building. A-B,C,D (Basement + Ground Floor + 13th Floor) with Height of 44.74 Mtrs.

As per N.B.C. 2016 the aforesaid buildings are to be considered as High Rise Mix-Use Building. Hence this dept. has No Objection if the applicant concerned makes necessary fire fighting arrangement in said building as per N.B.C. norms, Existing CGDCR norms, Gujarat Fire Prevention Life Safety Regulation 2017 and Submitted Drawing. Subject to compliance of following fire safety recommendations by the developer/owner during & after construction.

1. Parking shall not be permitted in courtyards and drive ways of fire appliances.
2. Courtyard shall be kept free from encumbrances & encroachments.
3. No structure of any type shall be permitted in courtyard of the building.
4. There shall not be any trees obstructing fire appliances reach in compulsory open spaces required as per CGDCR.
5. The gradient of the ramp shall not be steeper than 1:07.
6. The access provided to the basement shall be kept unobstructed.
7. Repairing/servicing of cars, use of naked light shall not be permitted in the car parking areas.
8. Dwelling, use of naked light / flame, repairing / maintenance of vehicles shall be strictly prohibited in the parking area.
9. The driveways shall be property marked and maintained unobstructed, proper illuminated signage shall be provided for escape route.
10. Car parking shall be permitted in the designated area only.
11. The fins with RCC, brick work, hallow blocks or any such construction materials shall not be permitted.
12. The driveways shall be properly marked and maintained unobstructed, proper illuminated signage shall be provided for escape route, car lifts, etc. at prominent location.
13. The layout of staircase shall be enclosed type throughout its height and shall be approached at each floor level.
14. Externally located staircases adequately ventilated to outside air.
15. Permanent vent at the top equal to 5 % of the cross sectional area of the staircase shall be provided.



16. Structural steel members connected to staircase shall be protected with fire retardant coatings.
17. No combustibles shall be kept or stored in staircase / passages.
18. The staircase should not be encroached by shoe-rack, decorative items, earthen pots etc.
19. Walls enclosing lift shaft shall have a fire resistance of not less than two hours.
20. Shaft shall have permanent vent of not less than 0.2 sq. meters in clear area immediately under the machine room.
21. Landing door and lift car door of the lifts shall be of steel shuttered with fire resistance of one hour. No collapsible shutter shall be permitted.
22. The Fire lift shall have a floor area of not less than 1.4 sq. meters it shall have loading capacity of not less than 545 kgs (8 persons lift) with automatic closing doors of minimum 0.8 m. width.
23. The electric supply of fire lift shall be on a separate service from electric supply mains in a building and the cables run in a route safe from fire i.e. within the lift shaft. Light & fans in the elevators having wooden paneling or sheet steel constriction shall be operated on 24 volt supply.
24. Fire lift should be provided with a ceiling hatch for use in case for emergency. So that when the car gets stuck up, it shall be easily openable.
25. In case of failure normal electric supply, it shall automatically changeover to alternate supply. For apartment houses, this changeover of supply could be done through manually operated changeover switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level and comes to stand-still with door open.
26. The operation of fire lift should be by a simple toggle or two button switch situated in glass-fronted box adjacent to the lift at the entrance level. When the switch is on, landing call point will become inoperative and the lift will be on car control only or on a priority control devices. When the switch is off, the lift will return to normal working. This lift can be used by the occupants in normal times.
27. The words 'fire lift' shall be conspicuously displayed in fluorescent paints on the lift landing doors at each floor level.
28. The speed of the fire lift shall be such that it can reach the top floor from ground level within one minute. Fire lift shall be constructed as per prevailing standard.
29. Corridor / lift lobby at each floor level shall be naturally ventilated as shown in plan for the upper floors.
30. The common corridor / lift lobby at each floor level shall be kept free from obstruction at all times.
31. Self-glowing / fluorescent exit signs in green colour shall be provided showing the means of escape at each floor of building. Portable lights / insta lights shall be provided at strategic location in the staircase and lift lobby.
32. The staircase and corridor lighting shall be on separate circuits and shall be independently connected so that they could be operated by one switch installation on the ground floor easily accessible to fire fighting staff at any time irrespective of the position of the individual control of the light points, if any.
33. Staircase and corridor lighting shall also be connected to alternate supply.
34. Double throw switches shall be installed to ensure that lighting in the staircase and the corridor do not get connected to two sources of supply simultaneously. A double throw switch shall be installed in the service room to terminate the stand-by-supply.
35. Emergency lights shall be provided in the staircase / corridors.
36. Electric cable shaft shall be exclusively used for electric cables and should not be open in staircase enclosure.
37. Electric shaft shall be sealed at each floor level with non-combustible material such as

- vermiculite concrete. No storage shall be permitted in electric cabin or shaft.
38. Inspection door for the shaft shall have two hours fire resistance.
 39. Electric wiring / cable shall be of non-toxic, non-flammable, low smoke hazard having copper core fire resistance for the entire building with provision of ELCB/MCB.
 40. Electric meter room shall be adequately ventilated, accessible & shall not be under staircase, basement, lift-lobby.
 41. Electric wiring shall be having copper core having the fire resistance and low smoke hazard cables for the entire building with provision of ELCB/MCB.
 42. Low and medium voltage wiring running in shaft and in false ceiling should run in separate conduits.
 43. Water mains, telephone lines, intercom lines, gas pipes or any other services should not be laid in the duct for electric cable; use of bus bar/solid rising mains instead of cables is preferred.
 44. Separate circuits for fire fighting pumps, lifts, staircase and corridor lighting and blowers for pressurizing system shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes so that fuse in one circuit will not affect the others. Such circuits shall be protected at origin by an automatic circuit breaker with its no-volt coil removed.
 45. Master switches controlling essential services shall be clearly labeled & provide in the lobby for emergency operation.
 46. False ceiling if provided in the building shall be of non-combustible material. Similarly, the suspenders of the false ceiling shall be of non-combustible materials.
 47. Materials For Interior Decoration / Furnishing :
The use of materials which are combustible in nature and may spread toxic fumes/gases should not be used for interior decoration/furnishing, etc.
 48. (A) Basement shall be ventilated naturally/mechanically. If naturally ventilated vents with cross sectional area (Aggregate) not less than 2.5 percent of the floor area spread evenly around the perimeter of the basement shall be provided.
(B) The basement shall be used for designated purpose only as shown in the plan.
 49. The staircase of the basement shall be of enclosed type and entry to basement areas shall be through two hours higher resistance self closing door provided in the enclosed wall of the staircase and through smoke check/cut off lobby.
 50. Suitable signage's shall be provided in the basement showing exit direction way to exit etc.
 51. Exhaust duct, mechanical ventilation duct should not pass through exit or entry.
 52. The basement beyond building line shall be paved; suitably to bear the load of fire engines weighing up to 40 m. tones each with point load of 10 kgs. /sq. cms.
 53. Fire drill / evacuation drill :
Fire drill and evacuation drill shall be conducted regularly in accordance with fire safety plan of building at least once in a three month in consultation with Surat Fire Brigade and log of the same shall be maintained.
 54. Signage's :
Self-glowing/fluorescent exit signs in green color shall be provided showing the means of escape of the building.
 55. Fire Escape Chute :**NOT APPLICABLE.**
 56. Refuge area : External balcony/deck in Bldg. A-B,C,D is considered as a Refuge Area.
Therefore any alteration in future shall not be allowed .
 57. The entry/exit shall be kept free for any obstruction.
 58. Astro turf etc. shall not be permitted in the courtyard and in the drive way.
 59. A certificate to the effect that the fire resistance protection has been provided as above shall be furnished from the Structural Engineer/Architect at the time of applying for occupation of the building.

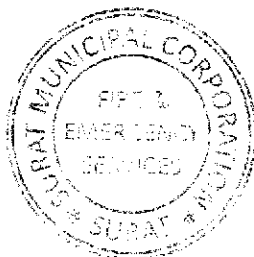
60. All gaps between floor-slabs and to facade assembly shall be sealed at all levels by approved fire resistant Seal and material of 02 hrs fire rating.
61. Sprinkler system for glass facade providing full coverage to the glass.
62. Addressable Fire Alarm & Detection System as per NBC-2016 (Table-7).
63. Openable panels shall be provided on each floor and shall be spaced not more than 10 mt apart measured along the external wall from centre to centre of the access opening.
64. This NOC is issued from fire risk point of view only.
65. Trained man power shall be available for the fire fighting and lift rescue in the building premises round the clock.
66. Any deviation w.r.t. construction shall be verified by the concerned building sanctioning authority.
67. The certificate may not be treated in any case for regularisation for unauthorised construction if any.
68. Form 16 from FPCOR to be submitted at the time of Fire Inspection of building.
69. The opinion is given on the basis of submitting drawings /documents only.
70. Facade & Elevation Design & Drawing shall have to be approved by Registered Facade Consultant.
71. Any other instructions given by the fire department from time to time about fire safety of the Building premises to be followed norms.
72. Fire officer can check the arrangements of Fire safety at any time, this certificate will be withdrawn without any notice if any deficiency is found.
73. Occupants /Owner should apply for renewal of fire safety certificate 01 Month prior expiry of this certificate.
74. Trained officers / security guards :
The trained security / fire supervisor along with trained staff having basic knowledge of firefighting & fix firefighting installation shall be provided / posted in the building.
They will be responsible for the following;
 - (a) Maintenance of all the first aid firefighting equipment, fixed installations & other firefighting equipment / appliance in good working condition at all times.
 - (b) Imparting training to the occupants of the building in the use of firefighting equipment provided on the premises & keep them informed about fire & other emergency evacuation procedures.
 - (c) To liaise with the city fire brigade on regular & continual basis.
 - (d) The mock drill with the designated fire marshal for any operation of disaster management plan shall be out regularly after occupation as per National Building Code.
75. The fire department of SMC will not responsible for any loss of life and property due to Fire / Emergency incident.
76. Fully Covered Paramount Grills shall not be allowed in Balconies.
77. One set of pumps shall be provided for each 100 hydrants or part thereof, with a maximum of two sets. In case of more than one pump set intallation, both pump sets shall be interconnected as their delivery headers.

Note : Front, rear & side margin & width of staircase to be checked by your department.

T.D.O. Shri,
For information & further process please.

[Signature]
2-11-2022
I/C Dy Chief Fire Officer

FES/ OUTWARD/NOC 680
DT. 02-11-2022



[Signature]
I/C CHIEF FIRE OFFICER
Surat Municipal Corporation