

AHMEDABAD MUNICIPAL CORPORATION
FIRE & EMERGENCY SERVICE
DANAPITH FIRE STATION, (H. Q.)AHMEDABAD - 380 001
PH. : (079) 22148466 / 67 / 68, 32981178, 32981500 FAX : (079)

No. - OPN065616022021 Dt.:16/02/2021

To,

MEGHREJI BUIDLCON PVT LTD,

409 INDRAPASTH BUSINESS PARK NR DAV SCHOOL MAKARBA AHMEDABAD 380051

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

Sir,

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

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

Staircase :

1.5 meters for 9 to 25 meters building heights.

2.00 meters for 25 meters to above building heights, clear in width.

The staircase and lift shafts shall not go to the basement but if they go they have to be protected by 2 hours fire resistant construction including the doors.

A motorable road with 45 ton load bearing capacity and minimum as mention in table; is required around the building without obstruction to a clear motorable passage for fire/rescue vehicles.

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

Margin for different types of building;

1) 8 to 25 Meters building - 3 meters

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

2) Up to 45 Meters building : 6 Meters

3) Up to 70 Meters building : 8 Meters

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

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

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

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3. Electric Cable Shaft should have fire resistant doors.

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

Builder name	MEGHREJI BUIDLCON PVT LTD					
Address	409 INDRAPASTH BUSINESS PARK NR DAV SCHOOL MAKARBA AHMEDABAD 380051					
T.P.No.	92/B (SARKHEJ OKAF)					
F.P.No.	36/1					
R.S.No.	605					
Sub Plot No.	NA					
Surrounding Margin from building						
Common Plot Margin from building						
Building Types	High Rise Building					
	A	B	C	D	E	F

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Fire Opinion Remarks	BASEMENT PARKING & HPP SHALL BE FULLY SPRINKLERED. HYDRANT SYSTEM (CONVENTION AL) ONLY CLASS-C PIPES TO BE USED FIRE PUMP NOT TO BE INSTALLED LOWER THAN 2ND BASEMENT. - FIRE PUMP CAPACITY TO DISCHARGE 900 LITERS PER MINUTE @ 3 BAR PRESSURE MEASURED AT TERRACE LEVEL. -ONE HYDRANT VALVE AND ONE HOSE REEL HOSE WITH ON / OFF SWITCH FOR THE FIRE PUMP (ONE SET PER FLOOR AREA OF 1000 SQ. METERS.) - RISER CUM DOWN COMMER TO BE PROVIDED 100 MM. DIAMETER UP TO 30 METERS, 150 METERS FOR BUILDINGS ABOVE 30 METERS. -ONE UNIT OF CO2 EXTINGUISHER 4.5 KGS AND ONE UNIT OF DCP EXTINGUISHER OF 6 KGS. PER FLOOR (ONE SET PER 1000 SQ. METERS) - FIRE SERVICE INLET TO BE PROVIDED AT THE GROUND LEVEL. •STAND ALONE WITH INBUILT BATTERY TYPE OF SMOKE/ HEAT DETECTORS ARE NOT PERMITTED IN ANY KIND OF	BASEMENT PARKING & HPP SHALL BE FULLY SPRINKLERED. 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	OCCUPANCY.		OCCUPANCY.		OCCUPANCY.		OCCUPANCY.		OCCUPANCY.		OCCUPANCY.	
Block Height From Ground Level to Top Slab(In Meter)	3.5		3.5		3.5		3.5		3.5		3.5	
	Use	Height(In Meter)	Use	Height(In Meter)	Use	Height(In Meter)	Use	Height(In Meter)	Use	Height(In Meter)	Use	Height(In Meter)
Basement 1	PARKING	3.2000	PARKING	3.2000	PARKING	3.2000	PARKING	3.2000	PARKING	3.2000	PARKING	3.2000
Hollow Plinth/ Ground Floor	PARKING	3.0500	PARKING	3.0500	PARKING	3.0500	PARKING	3.0500	PARKING	3.0500	PARKING	3.0500
Floor 1	RESI	3.0500	RESI +PODIUM	3.0500	RESI	3.0500	RESI	3.0500	RESI+PODIUM	3.0500	RESI	3.0500
Floor 2	RESI	3.0500	RESI	3.0500	RESI	3.0500	RESI	3.0500	RESI	3.0500	RESI	3.0500
Floor 3	RESI	3.0500	RESI	3.0500	RESI	3.0500	RESI	3.0500	RESI	3.0500	RESI	3.0500
Floor 4	RESI	3.0500	RESI	3.0500	RESI	3.0500	RESI	3.0500	RESI	3.0500	RESI	3.0500
Floor 5	RESI	3.0500	RESI	3.0500	RESI	3.0500	RESI	3.0500	RESI	3.0500	RESI	3.0500
Floor 6	RESI	3.0500	RESI	3.0500	RESI	3.0500	RESI	3.0500	RESI	3.0500	RESI	3.0500
Floor 7	RESI	3.0500	RESI	3.0500	RESI	3.0500	RESI	3.0500	RESI	3.0500	RESI	3.0500
Floor 8	RESI	3.0500	RESI	3.0500	RESI	3.0500	RESI	3.0500	RESI	3.0500	RESI	3.0500
Floor 9	RESI	3.0500	RESI	3.0500	RESI	3.0500	RESI	3.0500	RESI	3.0500	RESI	3.0500
Floor 10	RESI	3.0500	RESI	3.0500	RESI	3.0500	RESI	3.0500	RESI	3.0500	RESI	3.0500
Floor 11	RESI	3.0500	RESI	3.0500	RESI	3.0500	RESI	3.0500	RESI	3.0500	RESI	3.0500
Floor 12	RESI	3.0500	RESI	3.0500	RESI	3.0500	RESI	3.0500	RESI	3.0500	RESI	3.0500

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

Basic Fire Requirement Notes on plan

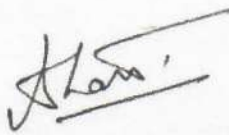
Take online print of approved opinion and submitted plan copy .The copies of plans are provide during final inspection of the fire fighting system.

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

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

MEGHREJI BUILDCON LLP


DESIGNATED PARTNER


(Rajesh Bhatt)

MEGHREJI BUILDCON LLP


DESIGNATED PARTNER



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

Meghreji Buildcon Pvt. Ltd. Director Saif Iqbalbhai Meghreji

Date: 18-08-2020

Zainab Residency-2, Nr. Ocean
Villa, Nr. Lokhandwala Party
Plot, Amber Tower Road,

System Generated Auto Assessment for Height Clearance

1. Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR 751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations has assessed the site data filled by the applicant.

2. Assessment details for Height Clearance:

NOC ID :	AHME/WEST/B/081720/477851
Applicant Name*	Mehul B Chaudhari (Mo. No. 7405448346)
Site Address*	Sur. No. 605, F.P.No. 36/1, T.P.S. No. 92/B (Sarkhej- Okaf), At. Sarkhej, Ta. Vejalpur, Dist. Ahmedabad.
Site Coordinates*	22 58 36.97N 72 30 27.34E, 22 58 40.18N 72 30 28.42E, 22 58 36.35N 72 30 30.12E, 22 58 39.31N 72 30 31.13E
Site Elevation in mtrs AMSL as submitted by Applicant*	41.14 M
Type Of Structure*	Building

*As provided by applicant

Your site is located at a distance 15961 mts from ARP and lies in the grid Q6 of the published CCZM of Ahmedabad airport. The Permitted top elevation for this grid is 135 mts.

Since the requested top elevation 97.14 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.

राजीव गांधी भवन
Rajiv Gandhi Bhawan

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

MEGHREJI BUILDCON LLP

दूरभाष : 24632950
Phone: 24632950

DESIGNATED PARTNER



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

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

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

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

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

Designated Officer

Region Name: WEST

Address: General Manager (ATM)

Email ID: vaah.noc@aai.aero

Contact No: 079-22858111

राजीव गांधी भवन
Rajiv Gandhi Bhawan

सफदरजंग हवाई अड्डा नई दिल्ली-110003

Safdarjung Airport, New Delhi-110003

MEGHREJI BUILDCON LLP

ME

DESIGNATED PARTNER

दूरभाष : 24632950

Phone: 24632950

નંબર : સી/બી/ LAND-2 /એનએ/એસઆર- 398 /2013

જીલ્લા કલેક્ટરની કચેરી
સુભાષભીજ સર્કલ, અમદાવાદ
તારીખ : 22/07/2013આ મુખ :

1. સીટી (પશ્ચિમ) મામલતદારશ્રીના પત્ર નં જમન/ વર્શ NA/SR. - 57/2013 તા. 18/03/2013
2. જમીન વહેંચણ અધિનિયમની કલમ-54, 55, 56 ના અધિકારો તથા નિયમોના નિયમ-100
3. કબજેદારની તારીખ : 29/04/2013 ની અરજી તથા જવાબ.

હુ ક મ

એપેન્ડિક્સ-એ, માં દર્શાવેલ જમીનના કબજેદાર ધ્વારા આમુખ-(3) વાળી અરજી અન્વયે બીનખેતીના હેતુ માટે ઉપયોગ કરવા નીચે દર્શાવેલ તેઓની માલિકીની જમીનની બીનખેતી માટેની પરવાનગીની માંગણી કરેલ છે. કબજેદારની રજૂઆત મુજબ તથા કામના કાગળોમાં રેકર્ડ ઉપર અરજદારનું નામ કબજેદાર તરીકે ચાલે છે તથા સહેરી જમીન તેમ મર્સાદ કાગલ અન્વયે પ્રસ્તવાળી જમીન ફાજલ થયેલ નથી કે સરકાર પહે કબજો લેવાયેલ નથી તેમ કાગળો ઉપરથી ક્લિત થાય છે. જે અંગે આમુખ-(1) માં દર્શાવ્યા મુજબ સંબંધીત મામલતદારશ્રીનો હકારાત્મક અભિપ્રાય મળેલ છે. અરજદાર જે બાંધકામ કરવા માંગે છે તેના સુચિત પ્લાનની નકલ રજૂ થયેલ છે.

એપેન્ડિક્સ-એ (જમીનની વિગત)

ઠરાવેલ વિશેષ ધારો :

Rs. 1915 /-

મોજે : સરખેજ

તાલુકો : સીટી (પશ્ચિમ)

ક્ષેત્રફળ : 7660.00 Sq.Mts.

સર્વે નંબર : 605

ટી.પી. 92

ફા.પ્લોટ નં. 605/1

સ.પ્લોટ નં.

બીનખેતી હેતુ :

રહેણાંક 7660.00 Sq.Mts.

એપેન્ડિક્સ-બી (કરવેરાની વિગત)

- | | | | | | |
|---------------------|--------------|--------------|--------|---------|------------|
| (1) રૂપાતર કરની રકમ | Rs. 76600 /- | ચલન નંબર:- | 894/13 | તારીખ:- | 09/07/2013 |
| (2) વિશેષ ધારો | Rs. 1915 /- | પહોંચ નંબર:- | 51 | તારીખ:- | 03/07/2013 |
| (3) લોકલ ફંડ | : Rs. 958 /- | પહોંચ નંબર:- | 51 | તારીખ:- | 03/07/2013 |
| (4) શિક્ષણ ઉપકર | : Rs. 479 /- | પહોંચ નંબર:- | 92 | તારીખ:- | 03/07/2013 |

MEGHREJI BUILDCON LLP

DESIGNATED PARTNER

એપેન્ડીક્સ-એ, માં દર્શાવેલ જમીન સ્થળે ખુલ્લી છે. તથા અત્રેથી જણાવ્યા મુજબ રૂપાંતર કરતી રકમ કબજેદારે જમા કરાવી, અને ચલન રજૂ કરેલ છે. જેથી કબજેદારની માંગણી તથા ઉપર મુજબની હકીકતો, નીચે દર્શાવેલ શરતોને આધીન, જમીન મહેસુલ અધિનિયમની કલમ-૬૫ હેઠળ, એપેન્ડીક્સ-એ, માં દર્શાવેલ શેઠકળ વાળી જમીન ઉપર બીનખેતીનો ઉપયોગ કરવા પરવાનગી આપવામાં આવે છે.

શરતો :-

- આ પરવાનગી સ્થાનિક સત્તા મંડળ દ્વારા મંજૂર કરવામાં આવતાં નકશા તેમજ વિકાસ પરવાનગીની શરતોના અમલીકરણને આધીન રહેશે. વધુમાં વિકાસ પરવાનગી અન્વયે કરવામાં આવતો વિકાસ અને તેનો વપરાશ વિકાસ યોજનાના નિયંત્રણ, વિનિયમો તેમજ ઓડિટ / મ્યુનિ. કોર્પોરેશન અને રાજ્ય સરકાર દ્વારા આપવામાં આવતાં વખતો વખતના આદેશ / નિર્દેશનોને આધીન રહેશે. જમીનના માલિક / કબજેદારોએ પરવાનગી હેઠળની જમીનના વિકાસ સંબંધિત સત્તા મંડળની વિકાસ પરવાનગીને આધીન રહીને જ કરવાનો રહેશે.
- વરસાદી પાણીના નિકાલ માટે પરકોલેટીંગ વેલની વ્યવસ્થા કરવાની રહેશે. તથા બાંધકામમાં ઉપયોગમાં લેવાની ઈંટોના કુલ જથ્થાના ૭૫ % , કલાય એન્ડ બ્રીક્સ નો ઉપયોગ કરવાનો રહેશે.
- એપેન્ડીક્સ-એ, માં દર્શાવેલ બીનખેતી હેતુ તેમજ શેઠકળ મુજબ એપેન્ડીક્સ-બી મુજબ કરવેરા વસુલ લેવામાં આવેલ છે. તે સિવાય બાંધકામનો અન્ય હેતુ માટે ઉપયોગ થઈ શકશે નહીં.
- આ પરવાનગી હેઠળની જમીનોનો ઠરાવેલ વિશેષધારો, અત્રેથી ફેરફાર કરવામાં ન આવે ત્યાં સુધી દર વર્ષે પહેલી ઓગસ્ટ થી નિમ્ન થયેલ મહેસુલી વર્ષથી ભરવાનો રહેશે. ઉપરાંત કબજેદારે તે ઉપર નક્કી થતો લોકલ ટેડ, શિક્ષણ ઉપકર, તથા અન્ય કરવેરા પણ દર વર્ષે ચૂકવવાના રહેશે. વિશેષધારો અમદાવાદ શહેરી વિસ્તાર પૂરતો સુપ્રિમ કોર્ટમાં આ બાબતનો નિકાલ આવ્યેથી તે ચૂકાદાને આધીન રહીને ભરવાનો રહેશે. પરંતુ બીનખેતીનો ઉપયોગ શરૂ કરવામાં ન આવે ત્યાં સુધી ઉક્ત ઠરાવેલ વિશેષધારો દર વર્ષે બમણા દરે ભરવાનો રહેશે.
- આ પરવાનગીની તારીખથી દિન-૩૦ માં ડીસ્ટ્રીક્ટ ઇન્સપેક્ટરશ્રી, લેન્ડ રેકર્ડઝ ખાતરને માપણી કરાવવાની રહેશે, જે માપણી મુજબ સર્વેટ પ્લાનની નકલી અત્રે રજૂ કરવાની રહેશે તથા શેઠકળની વધઘટ મુજબનો વિશેષધારો તેમજ અન્ય ઉપકરો કબજેદારે ભરવાના રહેશે.
- જમીનની તબદીલી, ફેરફાર તથા જમીન અંગેના અન્ય તમામ આનુસંગિક કાયદાઓને આધીન રહીને આ પરવાનગી આપવામાં આવેલ છે, જેથી અન્ય કોઈ કાયદા હેઠળ મેળવવાની થતી જરૂરી પરવાનગીઓ મેળવી લેવાની રહેશે.
- સવાલવાળી જમીનમાંથી ઈલેક્ટ્રીક લાઈન, કે ટેલીફોન લાઈન પસાર થતી હશે તો, આવી લાઈન કે તેના થાંભલા ભવિષ્યમાં નાંખવાના થશે તો તે અંગે કોઈ વળતર મેળવવા સરકારને થઈ શકશે નહીં.
- આ પરવાનગીની તારીખથી ૬ (છ) માસમાં બાંધકામ શરૂ કરી ત્રણ વર્ષમાં બાંધકામ પુરું કરવાનું રહેશે.
- બાંધકામનો ઉપયોગ શરૂ કરતા પહેલાં બી. યુ. પરમીશન મેળવી લેવાની રહેશે.
- આ હુકમમાં અગર સનંદમાં કોઈ કારકુની અથવા ગણતરીની ભૂલ હશે તો, તેમાં સુધારો થઈ શકશે.
- આ પરવાનગીની તારીખ પછી નમુના-એમ માં સનંદ તૈયાર થયેથી, તથા અખીલ સમય પૂરો થયેથી અરજદારે સનંદ ભરાવી લેવાની રહેશે.

MEGHREJI BUILDCON LLP

DESIGNATED PARTNER

૧૨. સરકારશ્રીના મહેસુલ વિભાગના તા. ૧/૭/૨૦૦૮ ના ઠરાવ ક્રમાંક: બપપ/૧૦૦૬/૪૨૫/૩, ના પરિશિષ્ટ-૪ માં ઉલ્લેખેલ તમામ શરતોનું ગુસ્તપણે પાલન કરવાનું રહેશે.

૧૩. આ પરવાનગી અરજદારે રજુ કરેલ વિગતોને આધારે આપવામાં આવેલ છે. રજુ થયેલ કોઈ વિગત ખોટી હોવાનું જાહેર થયેથી કે ઉપરની કોઈપણ શરતોનો ભંગ થયેથી આ પરવાનગી આપોઆપ રદ થયેલી ગણાશે તથા જમીન મહેસુલ કાયદા કલમ-૭૮/એ, હેઠળ પગલાં લેવાને પાત્ર રહેશે. અને તત્કાલિન અમલમાં હોય તેવા બીજા કોઈપણ કાયદાની જોગવાઈઓના બાધ વિના ઈન્ડીયન પીનલ કોડ હેઠળ કબજેદારો કોજદારી ગુન્હા માટે શિક્ષાત્મક પગલા લેવાને પાત્ર બનશે. તથા જમીન મહેસુલ કાયદાની કલમ-૬૬ તથા નિયમોના નિયમ-૧૦૦ અનુસાર યોગ્ય તે દંડાત્મક કાર્યવાહી કરવામાં આવશે અને બાંધકામ દુર કરાવવા સહિતના એક કે વધુ પગલાં લેવામાં આવશે.



રવાના કરવા માટે પ્રમાણીત,

વીટનીસ ટુ કલેક્ટર, અમદાવાદ.



સહી/-
(રૂપવંત સિંહ)
કલેક્ટર, અમદાવાદ

પ્રતિ,

જયંતિભાઈ કાળુભાઈ વિગેરે
ગોપાલકવાસ, મુખીની શેરી,
સરખેજ, અમદાવાદ.

નકલ રવાના :-

૧. મામલતદારશ્રી, સીટી (પશ્ચિમ) તરફ
ર/- આગળની જરૂરી કાર્યવાહી તથા સનંદ ભરાવવા અંગે ઘટતી કાર્યવાહી હાથ ધરવા સારું.
૨. તલાટીશ્રી સરખેજ તરફ આગળની કાર્યવાહી તથા ગામ નમુના નં. ૨, માં જરૂરી નોંધ કરવા સારું.
૩. ડીસ્ટ્રીક્ટ ઈન્સ્પેક્ટરશ્રી, લેન્ડ રેકર્ડ્ઝ, મોજણી ભવન, ભીમજીપુરા, નવા વાડજ, અમદાવાદ
૪. મ્યુનિસિપલ કમિશનરશ્રી (એસ્ટેટ) દાણાપીઠ, અમદાવાદ/ મુખ્ય કારોબારી અધિકારીશ્રી, ઓડા, ઉસ્માનપુરા, અમદાવાદ
૫. જન સેવા કેન્દ્ર તરફ, અરજી નં. 3463 અન્વયે જાણ તથા અપડેશન કરવા સારું.
૬. સિલેક્ટ ફાઈલે.

MEGHREJI BUILDCON LLP

DESIGNED BY PAPER



**HARDIK SHAH
SECRETARY**

State Level Expert Appraisal Committee

**STATE LEVEL EXPERT APPRAISAL
COMMITTEE, GUJARAT.**

Office : Gujarat Pollution Control Board,
"Paryavaran Bhavan", Sector 10-A,
Gandhinagar-382010, GUJARAT
Phone: 079 -23232152.
Fax : 079 -23222784.
email : sec.seacgujarat@gmail.com

Ref. No. : EIA-10-2014-3834-E-2941

To,

Shri N.K.Patel, Member Secretary,
State Level Environmental Impact Assessment Authority,
Gujarat Pollution Control Board,
Sector-10-A, Gandhinagar.

14 NOV 2014

Sub: Recommendation to grant Environment Clearance for the Building Construction Project-**"Zainab Heights"**, at Survey No. 605, F.P. No. 36/1, O.P. No. 36, T.P.S. No. 92 (Sarkhej-Okaf-Makarba-Fatehwadi), Sarkhej, Dist: Ahmedabad proposed by **M/s Meghrej Buildcon Pvt Ltd.**

Category of the unit : 8(a)

Dear Sir,

- I. This office has received an application for Environment Clearance of the above project on 18/12/2013.
- II. This is a new building construction project having plot area of 7,660.0 m² and the proposed built up area of 35,615.74 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.
- III. The project proponent was called for presentation and discussion in the meeting of SEAC held on 14/08/2014.
- IV. The project proponent along with their expert / consultants attended the SEAC meeting held on 14/08/2014 and made presentation before the committee. During the meeting, the project was appraised based on the information furnished in Form-1 & Form1A as well as details presented before the committee.
- V. During the meeting held on 14/08/2014, after deliberation on various aspects of the projects, it was decided to recommend the project subject to the satisfactory submission of the following:
 1. Copy of all the full size project plans with floor wise & building wise built up area and FSI area table, plot area details etc.
- VI. The project proponent submitted the project plans vide their letter dated 24/09/2014.
- VII. Salient features of the project are as under:

Sr. No.	Particulars	Details
1.	Proposal is for	New Project
2.	Type of Project	Residential

Sr. No.	Particulars	Details															
3.	Project / Activity No. [8(a) or 8(b)]	8 (a)															
4.	Name of the project	Zainab Heights															
5.	Name of Developer	M/s. Meghrej Buildcon Pvt Ltd															
6.	Estimated Project Cost (Rs. In Crores)	38 Crores															
7.	Whether construction work has been initiated at site? If yes, details thereof	No															
8.	Project Details	Land / Plot Area (m²) : 7,660.0 FSI area (m²):20,576.97 Non FSI area (m²):23,006.52 Total BUA (m²):35,615.74 <table><tr><td></td><td>Permissible</td><td>Proposed</td></tr><tr><td>FSI Area</td><td>20,682</td><td>20,576.97</td></tr><tr><td>Ground Coverage</td><td>NA</td><td>2257.07</td></tr><tr><td>Common Plot Area</td><td>766</td><td>769.03</td></tr><tr><td>Max. building height</td><td>NA</td><td>45</td></tr></table>		Permissible	Proposed	FSI Area	20,682	20,576.97	Ground Coverage	NA	2257.07	Common Plot Area	766	769.03	Max. building height	NA	45
	Permissible	Proposed															
FSI Area	20,682	20,576.97															
Ground Coverage	NA	2257.07															
Common Plot Area	766	769.03															
Max. building height	NA	45															
9.	Building Details	No. of Buildings:6 Scope of buildings/blocks: Basement + hollow plinth + 12 floors No. & size of Residential Units: total 288 units. 192 units are less than 90 m² and 96 units more than 100 m² Details of amenities if any: One Club house															
10.	No. of expected residents / users	1296 number of residents and 150 number of Visitors															
11.	Water & waste water details during construction phase	Water requirement (KL/day): 21.75 Source of water: Water Tankers Waste water generation quantity (KL/day): 5.73 Mode of disposal: Septic Tank Details of reuse of water, if any: No															
12.	Water & waste water details during operation phase	Fresh water requirement (KL/day):180.28 Source of water: Ahmedabad Municipal Corporation Waste water generation quantity (KL/day):141.76 Mode of disposal: Municipal sewer line of AMC.															
13.	Status of water supply and drainage line	Available at site															
14.	Solid waste Management	Construction Phase: <table><tr><td></td><td>Generation (m³)</td><td>Quantity to be reused (m³)</td><td>Mode of Disposal / Reuse</td></tr><tr><td>Top Soil</td><td>1150</td><td>1150</td><td>Reuse in Landscaping area</td></tr><tr><td>Other excavated earth</td><td>21,850</td><td>10,350</td><td>Will be used in backfilling & development of internal</td></tr></table>		Generation (m ³)	Quantity to be reused (m ³)	Mode of Disposal / Reuse	Top Soil	1150	1150	Reuse in Landscaping area	Other excavated earth	21,850	10,350	Will be used in backfilling & development of internal			
	Generation (m ³)	Quantity to be reused (m ³)	Mode of Disposal / Reuse														
Top Soil	1150	1150	Reuse in Landscaping area														
Other excavated earth	21,850	10,350	Will be used in backfilling & development of internal														

Sr. No.	Particulars	Details			
					roads & other paved areas. Balanced quantity will be used in other projects in the vicinity
		Construction debris	350	200	Will be used for backfilling & internal road development. Balanced quantity will be handed over to AMC.
		Steel scrap	10	0	Sold to vendors
		Discarded packing materials	8	0	Sold to vendors
		Operation Phase:			
		Type of waste	Generation Quantity (Kg/day)	Mode of waste collection	Mode of Disposal / Reuse
		Dry waste	484.6	White bins	Sold to vendors
		Wet waste	323	Green bins	Municipal bins
		Details of segregation if to be done: Yes			
		Capacity and no. of community bins to be placed within premises: 15 kg and 30 number of community bins provided at open space			
		Landfill site where waste will be ultimately disposed by local authority: AMC			
15.	Parking Details	Total parking area requirement for the project as per GDCR: 4,115.39 m ² Parking area requirement for residential units as per GDCR: 4,115.39 m ² Total number of CPS requirement for the project as per NBC :192 Number of CPS requirement for residential units as per NBC: 192 Total Parking area provided (m ²) & No. of ECS:9,284.45 m ² and 310 ECS Parking area provided in basement (m ²) & No. of ECS:6,217.19 m ² and 194 ECS Parking area provided in hollow plinth (m ²) & No. of ECS:2,142.26 m ² and 76 ECS Parking area provided as open surface (m ²) & No. of ECS:925 m ² and 40 ECS			
16.	Traffic Management	Width of adjacent public roads: 18 m wide road Number of Entry & Exit provided on approach road/s: one entry and one exit Width of Entry & Exit provided on approach road/s: 7.5 m Minimum width of open path all around the buildings for easy access of fire tender (excluding the width for the plantation):			

Sr. No.	Particulars	Details				
		minimum 5.0 m Width of all internal roads: minimum 6.0 m, 7.5 m & 9.2 m				
17.	Details of Green Building measures proposed.	Use of RMC concrete, water efficient taps, flow control devices, water meters, maximum use of natural lighting through architectural design, energy efficient motors & pumps, maximum use of aerated block, use of CFL lighting fixtures and low voltage lighting, solar lighting in open and landscape areas, roof-top thermal insulation				
18.	Energy Requirement, Source and Conservation	Power supply: Maximum demand:1700 KVA Connected load:2000 KVA Source: Torrent Energy saving by Non-conventional Methods: No Energy saving measures: % of saving with calculations: ~30% by use of CFL and star rated energy efficient electronic consumer durables DG Sets: No. and capacity of the DG sets: 1X 40 KVA Fuel & its quantity: HSD and 9 litre/hr				
19.	Fire and Life Safety Measures	During Construction Phase: Provision Personal Protective Equipment's (PPEs) for construction workers and its usage shall be ensured and supervised, training shall be given to all workers on construction safety aspects, first aid room with first aid kit, doctor & ambulance service etc. During Operation Phase: Fire extinguishers, hose reel, wet riser, manually operated electric fire alarm system, automatic sprinkler system (Basement), underground static water storage tank-200 KL, terrace tank -10 KL (each block), pump near underground static water storage tank (fire pump) with minimum pressure of 3.5 kg/cm ² at terrace level –one electric and one diesel pump of capacity 2 280 lit/min and one electric pump of capacity 180 lit/min.				
20.	Details on staircase					
	Type & no. of buildings	No. of floors	Floor area (m ²)	No. of staircase	Width of the staircase (m)	Travel distance (m)
	A	H + 12	405.61	1	2.06	20
	B	H + 12	405.61	1	2.06	20
	C	H + 12	344.60	1	2.06	20
	D	H + 12	344.60	1	2.06	20
	E	H + 12	320.92	1	2.06	20
	F	H + 12	320.92	1	2.06	20
21.	Rain Water Harvesting (RWH)	Level of the Ground water table: 16 m No. & dimensions of RWH tank(s) :2 no and 2m X 2m X 2.5 m No. and depth of percolations wells :2 no and 12 m depth Details on Pre-treatment facilities : Oil and grease removal, filter media				
22.	Green area details	Tree covered area (m ²) :200 Area covered by shrubs and bushes (m ²):100 Lawn covered area (m ²):469.03 Total Green Area (m ²):769.03				

Sr. No.	Particulars	Details			
		Green Area % of plot area:10 No. of trees and species to be planted: 115 number of trees and Limbdo, KaadoSiris, Jambu, Asopalav, DesiBadam and Gulmohar			
23.	Budgetary allocation for Environmental Management Plan (Rs. in lacs)	Head	Approximate recurring cost per annum (Rs. in lacs)	Approximate Capital cost (Rs. In lacs)	Basis for cost estimates
		Air	1.0	2.5	Stack and DG room
		Solid and hazardous waste management	2.0	3.0	Provide bins door to door and transportation cost
		Environment monitoring	3.5	0	The recurring cost would be incurred on hiring of consultants and payment of various statutory fees to regulatory agencies.
		Rain water	2.0	8.0	Collection system, treatment and recharge well
		Green belt	1.0	3.0	-
		Total	9.5	16.5	
24.	Proposed dust control measures	Dust suppression by spraying of water, peripheral barricading the project site, covering the construction material during transportation and storage etc.			

VIII. The applicant has submitted the following documents (a set enclosed):

(1) Application in Form-1 & Form-1 A.

(2) Project plans submitted vide letter dated 24/09/2014

IX. Considering the above facts and merits of the case, the SEAC hereby recommend to grant Environment Clearance to the project subject to the strict compliance of the following conditions:

Conditions with which Environment Clearance is recommended:

CONSTRUCTION PHASE :

WATER:

1. Fresh water requirement during the construction phase shall be 21.75 KL/day and it shall be met through the local water tanker suppliers. No ground water shall be tapped during the construction phase.
2. Sewage generated during the construction phase shall be disposed off through the septic tank - soak pit.

3. Water demand during construction shall be reduced by use of curing agents, super plasticizers and other best construction practices.

AIR:

4. Peripheral barricading of 3 m height and compaction during various construction activity shall be provided to prevent dust emission spreading outside the project premises
5. Regular water sprinkling shall be done in vulnerable areas for controlling fugitive emission.
6. The ambient air quality shall be monitored in and around the project area during construction phase.
7. The 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.

SAFETY:

8. Structural design of the project shall strictly adhere to the seismic zone norms for earthquake resistant structures.
9. During construction Personal Protective Equipment shall be provided to the construction workers and its usage shall be ensured and supervised.
10. First Aid Box shall be made readily available in adequate quantity at all the times.
11. Training shall be given to all workers on construction safety aspects.
12. The project proponent shall strictly comply with the Gujarat Building and other Construction Workers Act & Rules.

NOISE:

13. 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. The ambient noise levels shall confirm to the standards prescribed under the Environment (Protection) Act and Rules.
14. 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 lack of wear and tear.
15. Use of diesel generator sets during construction phase shall be strictly with acoustic enclosure and shall confirm to EPA Rules for air and noise emission standards.

OTHER CONDITIONS:

16. The safe disposal of wastewater and solid wastes generated during the construction phase shall be ensured.
17. The NBC norms shall be strictly adhered to.
18. Barricade of adequate height shall be provided on the periphery of the construction site with adequate signages.
19. All topsoil excavated during construction activity shall be used in horticultural / landscape development within the project site.

20. The debris generated during the construction work shall be re-used in filling and resurfacing of the area and recyclable scrap shall be sold to vendors.
21. Vehicles hired for bringing construction material at site shall be in good conditions and confirm to applicable air and noise emission standards and shall be operated only during day time and non-peak hours.
22. Project proponent shall ensure use of eco-friendly building materials including fly ash bricks, fly ash paving blocks and Ready mix concrete [RMC] in the project.
23. Necessary sanitary, hygiene and first aid measures shall be provided before starting the construction activities and to be maintained throughout the construction phase.
24. Adequate accommodation, drinking water, sanitary facilities, first aid center, utensils and cooking fuel shall be provided for construction workers at the site.
25. Adequate care shall be taken to see that the surrounding landscape at the project site is not environmentally degraded.
26. Fly ash shall be used in the construction wherever applicable as per provisions of Fly Ash Notification under the E.P. Act, 1986.
27. Used cement bags, waste paper and cardboard packing material shall be sold off to recyclers. Residual steel scrap shall be collected at site and sold to recyclers.
28. Only lead free paints shall be used in the project.

OPERATION PHASE:

WATER:

29. Water requirement during the operation phase shall be 180.28 KL/day and it shall be met through water supply from the Ahmedabad Municipal Corporation. No ground water shall be tapped during the operation phase. Metering of the water shall be done and its records shall be maintained.
30. 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.
31. Sewage generation during the operational phase shall be 141.76 KL/day and it shall be discharged into the Ahmedabad Municipal Corporation drain.
32. Rain water harvesting from rooftop and paved areas and ground water recharge through 2 nos. of percolation wells shall be carried out as per the details submitted. Before recharging the runoff, pre-treatment must be done to remove suspended matter.

AIR:

33. A D. G. Set (40 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.
34. The exhaust of the D. G. Set shall be at least 3 m above roof top.

35. The gaseous emissions from the D.G. Sets shall conform to the standards prescribed by GPCB. At no time, the emission levels shall go beyond the stipulated standards.

SOLID WASTE:

36. The solid waste generated shall be properly collected and segregated at source. The recyclable material shall be sold to vendors whereas other garbage shall be disposed off properly as per the provisions made by the AMC.
37. Used oil shall be sold only to the registered recycler.
38. The project must strictly comply with the rules and regulations with regards to handling and disposal of Hazardous waste in accordance with the Hazardous Waste (Management, Handling and Transboundary) Rules 2008. Authorization from the GPCB must be obtained for collection / treatment /storage /disposal of hazardous wastes.

SAFETY:

39. The planning, design and construction of all buildings shall be such as to ensure safety from fire.
40. Fire fighting facilities like fire extinguishers, hose reel, wet riser, manually operated electric fire alarm system, automatic sprinkler system (Basement), underground static water storage tank-200 KL, terrace tank -10 KL (each block), shall be provided as proposed.
41. Compulsory Training to the staff for the first aid and fire fighting along with regular mock drill shall be made as an integral part of the emergency management plan of the project.
42. Underground fire water storage tanks and terrace water storage tanks of adequate capacity shall be provided as proposed. Adequate provision shall be made to ensure that water from the Fire Water Tank shall not be used for any other purpose.
43. Dedicated power back up system shall be provided in the case of power failure & emergency of fire water pumps.
44. First Aid Boxes shall be made readily available in adequate quantity at all the times.
45. Main entry and exit shall be separate and clearly marked in the facility.
46. 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.
47. All the staircases and lifts shall open out at ground level from the highest point of building [with access from each floor] for emergency evacuation. Two staircases shall be provided in each building having floor area more than 500 m² on each floor.
48. Sufficient peripheral open passage shall be kept in the margin area for free movement of fire tender/ emergency vehicle around the premises.

49. In basement at least two separate ramps of adequate width and slope shall be provided, located preferably at opposite ends.
50. Provision for adequate air changes per hour in the basement shall be made so as to avoid build up of CO in the area.
51. Car park exhaust system equipped with CO (Carbon Monoxide) sensor shall be provided to ensure operation of exhaust fans as CO concentration levels.

NOISE:

52. The acoustic enclosures shall be installed at all noise generating equipments such as DG set etc to mitigate the impact of noise.
53. 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. The ambient noise levels shall confirm to the standards prescribed under the Environment (Protection) Act and Rules.

PARKING / TRAFFIC CONGESTION:

54. Parking space of 9,284.45 m² [6,217.19 m² in basement + 2,142.26 m² at Hollow Plinth + 925.0 m² at open surface] shall be provided as proposed.
55. The area earmarked for the parking shall be used for parking only. No other activity shall be permitted in this area.
56. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site shall be avoided.
57. No public space including the service road shall be used or blocked for the parking.

ENERGY CONSERVATION:

58. Energy conservation measures viz. maximum use of natural light, reflective white tiles for flooring on terrace, LED lighting fixtures in common areas, use of solar energy in landscape lighting, use of aerated blocks etc. shall be implemented as proposed.
59. The project proponent shall install energy efficient devices, appliances, motors and pumps conforming to the Bureau of Energy Efficiency norms.
60. The transformers and motors shall have minimum efficiency of 85 %.
61. Only variable frequency motor drives shall be used in the project.
62. Solar lights shall be provided in the open sunlit areas.
63. Use of glass shall be minimal to reduce the heat island effect as well as to reduce the electricity consumption.

GREEN BELT:

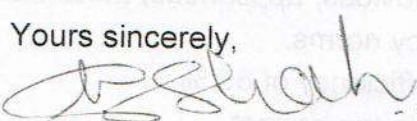
64. Green belt area of 769.03 m², comprising of 200.0 m² tree covered area with 115 trees shall be developed as proposed. The other open spaces inside the plot shall be suitably landscaped and covered with vegetation of indigenous tree species.
65. The area earmarked as green area shall be used only for greenbelt and shall not be altered for any other purpose.
66. Drip irrigation / low-volume, low-angle sprinkler system shall be used for the lawns and other green area including tree plantation.

OTHER CONDITIONS:

67. All the statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Airports Authority of India etc., if applicable, shall be obtained by the project proponent from the competent authorities.
68. The project proponent shall strictly comply with the Gujarat Building and other Construction Workers Act & Rules as well as Gujarat Lifts & Escalators Rules.
69. The project proponent shall ensure maximum employment to the local people.
70. The project management shall also comply with all the environment protection measures, risk mitigation measures and safeguards proposed by them.
71. The project proponent shall also comply with any additional condition that may be imposed by the SEAC or the SEIAA or any other competent authority for the purpose of the environmental protection and management.
72. 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.
73. The above conditions will 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 Hazardous Waste (Management Handling and Transboundary) Rules, 2008 along with their amendments and rules.
74. Any appeal against this environmental clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

With regards,

Yours sincerely,



(HARDIK SHAH)

Secretary, State Level Expert Appraisal Committee

Encl : As above.

Copy to :

Mr. Mohd. Aijaz M Meghreja, Director
(M/s Zainab Heights)
2, Chinar Park, B/h Gulzar Park,
Sarkhej Road,
Juhapura,
Ahmedabad – 380 055

- For information with a request not to commence any construction activity until environmental clearance from the SEIAA is obtained.