

કલેક્ટર અને જિલ્લા મેજિસ્ટ્રેટની કચેરી, ગાંધીનગર

સેક્ટર-૧૧, ઉદ્યોગ ભવન પાસે, ગાંધીનગર - ૩૮૨૦૧૧

ફોન નંબર : ૦૭૯-૨૩૨૫૯૦૩૯

ઇ-મેઇલ : collector-gnr@gujarat.gov.in

ગુજરાત જમીન મહેસૂલ અધિનિયમ-૧૯૭૯ ની કલમ-૬૫ હેઠળ [બિનખેતી - રહેણાંક અને વાણિજ્ય]

હુકમ નં. 1634/06/03/017/2021

તા. 01/09/2021

વંચાણે લીધા :-

(૧) અરજદારશ્રી નાથાલાલ પ્રભુદાસ પટેલ

રહે. 504/1, સેક્ટર -23, ગાંધીનગર, ગાંધીનગર-382024 ની તા.11/08/2021 ની ઓનલાઇન અરજી (નં.30603202104102) તથા સોગંદનામું

(૨) મુંબઇ જમીન મહેસૂલ કાયદો ૧૯૭૯ ની કલમ - ૪૮, ૬૫, ૬૬ તથા ૬૭

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

(૪) સરકારશ્રીના મહેસૂલ વિભાગનાં ઠરાવ નં. બખપ/૧૦૦૬/૪૨૫/ક તા.૦૧/૦૭/૨૦૦૮

(૫) સરકારશ્રીના મહેસૂલ વિભાગનાં પરિપત્ર ક્રમાંક: બખપ/૧૦૨૦૧૮/૩૨૭/ક તા.૦૮/૦૫/૨૦૧૮

(૬) સરકારશ્રીના મહેસૂલ વિભાગના ઠરાવ ક્રમાંક: એસ/ટીપી/૧૨૨૦૯/૭૬૯/૧૧/હ.૧ તા.૩૧/૦૩/૨૦૧૧

(૭) સરકારશ્રીના મહેસૂલ વિભાગનાં ઠરાવ ક્રમાંક: બખપ/૧૦૨૦૧૮/૪૨૫/ક તા.૦૯/૦૧/૨૦૧૯

(૮) સરકારશ્રીના મહેસૂલ વિભાગનાં પરિપત્ર ક્રમાંક: બખપ/૧૦૨૦૧૮/૪૨૫/ક તા.૧૨/૦૨/૨૦૧૯

(૯) મામલતદાર અને કૃષિપંચ શ્રી (ALT) નો તા.25/08/2021 નો અભિપ્રાય

(૧૦) IRCMS પોર્ટલ પરની કેસ વિગત

હુકમ :-

વંચાણે લીધેલ કમ (૧) ની અરજી તથા સોગંદનામા થી અરજદારશ્રી નાથાલાલ પ્રભુદાસ પટેલ એ મોજે પેથાપુર તા. ગાંધીનગર જિ. ગાંધીનગર ના સરવે/બ્લોક નં. ૩૮૯ ના ક્ષેત્રફળ 12,444.00 ચો.મી. પૈકી ક્ષેત્રફળ 8,089.00 ચો.મી ની જમીન અંગે ગુજરાત જમીન મહેસૂલ અધિનિયમ-૧૯૭૯ ની કલમ-૬૫ હેઠળ બિનખેતીના હેતુ માટે પરવાનગી આપવા વિનંતી કરેલ છે.

૨. સવાલવાળી જમીનના ગામ નમૂના નં. ૭/૧૨ માં કબજેદારોની વિગત નીચે મુજબ છે.

સરવે/બ્લોક નંબરટી.પી. નંબરએફ.પી. નંબર	માંગણીનું ક્ષેત્રફળ (ચો.મી.)	કબજેદારોના નામ (ખાતા નં. 2987)	જમીનનો સત્તાપ્રકાર (૭/૧૨ મુજબ)
સરવે/બ્લોક નં. : 389 ટી.પી. નં. : 16 એફ.પી. નં.: 175	8,089.00	પટેલ નાથાલાલ પ્રભુદાસ પટેલ જશવંતભાઈ સાંકળચંદ	પ્ર.સ.પ્ર.

૩. વસુલ કરવામાં આવેલ કરવેરાની વિગત નીચે મુજબ છે.

બેંકમાં ચલન ભર્યા તા.01/09/2021 નં.57000013551003527082174044

કરની વિગત	સદર	માંગણીનું ક્ષેત્રફળ (ચો.મી.)	દર રૂ. પ્રતિ ચો.મી.	કુલ રકમ રૂ.
રૂપાંતર કર	569-0035-00-800-01	8,089.00	40.00	3,23,560.00
વિશેષ ધારો	570-0035-00-101-01	8,089.00	0.65	5,258.00
લોકલ ફંડ	574-0029-00-103-01	8,089.00	1.30	10,516.00
શિક્ષણ ઉપકર	575-0045-00-108-01	8,089.00	0.49	3,964.00
માપણી ફી	577-0029-00-106-01	8,089.00	---	600.00
કુલ રૂ.				3,43,898.00

૪. ઉપર્યુક્ત તમામ હકીકતો ધ્યાને લઈ મોજે પેથાપુર તા. ગાંધીનગર જિ. ગાંધીનગર ના સરવે/બ્લોક નં. ૩૮૯ ના ક્ષેત્રફળ 12,444.00 ચો.મી. પૈકી ક્ષેત્રફળ 8,089.00 ચો.મી ની જમીનને નીચે જણાવેલ શરતોને આધિન ગુજરાત જમીન મહેસૂલ અધિનિયમ-૧૯૭૯ ની કલમ-૬૫ હેઠળ બિનખેતી હેતુ (રહેણાંક અને વાણિજ્ય) માટે પરવાનગી આપવા આથી હુકમ કરવામાં આવે છે.

શરતો :-

(૧) આ હુકમ મળ્યેથી બે માસમાં "એમ" નમૂનામાં સનદ પ્રાપ્ત થશે.

- (૨) જિલ્લા ઇન્સ્પેક્ટરશ્રી, જમીન રેકર્ડની કચેરીમાં માપણી ફી જમા કરાવેલ છે. થી 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. ૦.૬૫ પ્રમાણે રૂ. ૫,૨૫૮.૦૦ તેમજ નિયમ પ્રમાણ લોકલ ફંડ તથા શિક્ષણ સેસ ભરવો પડશે જે અંગેનો દર વખતોવખત ફેરફારને પાત્ર રહેશે.
- (૪) ગાંધીનગર શહેરી વિકાસ સત્તા મંડળ એ મંજૂર કરેલા પ્લાન મુજબ બાંધકામ કરવાનું રહેશે અને હુકમ થયા તારીખથી ત્રણ વર્ષમાં બાંધકામ પૂર્ણ કરવાનું રહેશે.
- (૫) સરકારશ્રીના મહેસૂલ વિભાગના ઠરાવ નં.બખપ/૧૦૯૩/૧૦૫૨/ક તા.૧૩/૦૯/૧૯૯૩ માં ઠરાવ્યા મુજબ સહીયારા/ કોમન પ્લાન અને રસ્તાની જમીન સોસાયટીની માલિકીની અથવા સર્વે પ્લોટ હોલ્ડરની સહીયારી માલિકીની ગણાશે તે ઉપર મુજબ માલિકનો કોઈ હકક રહેશે નહિ.
- (૬) સરકારશ્રીના મહેસૂલ વિભાગના તા.૦૭/૦૮/૧૯૯૧ ના પરિપત્ર નં.બખપ-૧૦૯૧/૧૭૫૬/ક ની જોગવાઈ મુજબ બિન અધિકૃત બાંધકામ બાબતે બાંધકામ નિયંત્રણ કરતી સંબંધિત મહાનગરપાલિકા/ શહેરી વિસ્તાર સત્તા મંડળએ ધોરણસરનાં પગલાં લેવાનાં રહેશે.
- (૭) સદર જમીનમાંથી પેટ્રોલીયમ/ પાણીની કે અન્ય કોઈપણ પ્રકારની પાઇપલાઇન પસાર થતી હશે તો તે સંદર્ભે વિકાસ પરવાનગી આપનાર ઓથોરિટીએ સંબંધિતો ના-વાંધા પ્રમાણપત્ર મેળવી વિકાસ પરવાનગી આપવાની રહેશે.
- (૮) સરકારશ્રીના મહેસૂલ વિભાગના તા.૧૨/૦૨/૨૦૧૯ ના પરિપત્ર નં.બખપ/૧૦૨૦૧૮/૪૨૫/ક મુજબની નીચેની શરતોનું પાલન કરવાનું રહેશે.
 ૧. જો અગાઉ ચોકકસ હેતુ માટે પ્રિમિયમ ભરપાઇ થયેલ હોય અને અન્ય હેતુ માટે વિકાસ પરવાનગી માંગેલ હોય/ નકશા મંજૂર કરવાના થતા હોય તો વિકાસ પરવાનગી આપતાં પહેલાં પ્રિમિયમ તફાવત ભરાયેલા સંબંધિત સત્તામંડળે ખાતરી કરવાની રહેશે અને ત્યારબાદ જ વિકાસ પરવાનગી આપવાની રહેશે.
 ૨. જીડીસીઆર મુજબ જે તે હેતુ/ ઉપયોગ માટે પરવાનગી મળવાપાત્ર નહિં હોય તો તે ઉપયોગ કરી શકાશે નહિં.
 ૩. ખેતી ઝોનમાં જીડીસીઆર મુજબ જેટલું બાંધકામ મળવાપાત્ર હશે તેટલા જ ક્ષેત્રફળ માટે વિકાસ પરવાનગી આપવાની રહેશે.
 ૪. બિનખેતી પરવાનગી મળ્યા બાદ જો ખાસ મંજૂરી વિના ધાર્મિક ઉપયોગ માટે બાંધકામ કરેલ હશે તો તે શરતભંગ ગણાશે અને તે બાંધકામ દૂર કરવાપાત્ર થશે.
- (૯) સરકારશ્રીનાં મહેસૂલ વિભાગનાં તા.૦૧/૦૭/૨૦૦૮ ના ઠરાવ નં.બખપ/૧૦૦૬/૪૨૫/ક માં જણાવેલ નીચે મુજબની શરતોનું પાલન કરવાનું રહેશે.
 ૧. જિલ્લા ઇન્સ્પેક્ટરશ્રી, જમીન રેકર્ડ દ્વારા ઇસ્યુ કરાયેલ માપણી શીટ કે જેના ઉપર મૂળ ટિપ્પણની હદ પણ દર્શાવેલ હોવી જોઈએ. રજૂ કરાયેલ પ્લાન તથા લે-આઉટ પ્લાન સક્ષમ કક્ષાએ મંજૂર કરાયેલ હોવી જોઈએ.
 ૨. બાંધકામ શરૂ કરતા પહેલાં બાંધકામનાં નકશા સક્ષમ અધિકારી પાસે મંજૂર કરાવવાના રહેશે. પરંતુ અરજદાર બિનખેતી પરવાનગી મેળવ્યા વગર આવા બાંધકામની રજા ચિઠ્ઠી મેળવી શકશે નહિ.
 ૩. શહેરી વિસ્તાર જ્યાં ટાઉન પ્લાનિંગ સ્કીમ મંજૂર થઇ ગઇ 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 ટુલ્સ નીચે જે તે રસ્તાનો પ્રકાર ધ્યાને લઇ 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 પહેલાં જિલ્લા મેજિસ્ટ્રેટની જરૂરી મંજૂરી મેળવી આગળની કાર્યવાહી કરવાની રહેશે.
 ૮. ઇન્ડિયન એક્ષપ્લોઝિવ એક્ટ અન્વયે મેગેનિઝ, ફાયર વર્ક્સ, દારૂખાના માટે બિનખેતીની કાર્યવાહી કરતા પહેલાં જિલ્લા મેજિસ્ટ્રેટની જરૂરી મંજૂરી મેળવી આગળની કાર્યવાહી કરવાની રહેશે.
 ૯. સવાલવાળી જમીન જો રેલવે હદની નજીક હોય તો રેલવેની હદથી નિયમ મુજબ જગ્યા છોડી બાંધકામ કરવાનું રહેશે.
 ૧૦. સવાલવાળી જમીન ઉપરથી અથવા બાજુમાંથી વીજળી ગ્રિડના તાર/ હાઇટેન્શન પાવર અગર થાંભલા આવેલ હોય ત્યાં અન્વયે લાગુ પડતા નિયમોનું પાલન કરવા અને તે મુજબ બાંધકામ કરવાનું રહેશે.

૧૧. બિનખેતી માંગવામાં આવી હોય તેવી જમીન જો એરોડ્રામ આસપાસ નિયમ મુજબની ત્રિજ્યામાં આવતી હોય ત્યારે બાંધકામની ઉંચાઇ તથા એરોડ્રામની દ્રષ્ટિએ જરૂરી એવું ના-વાંધા પ્રમાણપત્ર સિવિલ એવિએશન ખાતા પાસેથી મેળવવાનું રહેશે અને સિવિલ એવિએશન ખાતાના નિયમોનું પાલન કરવાનું રહેશે.
૧૨. ઓ.એન.જી.સી. ના કુવાની નજીકમાં આવેલ જમીનના કિસ્સામાં અરજદારે સંબંધિત નિયમોનું પાલન કરવાનું રહેશે.
૧૩. નર્મદા કેનાલ/ અન્ય સિંચાઇ કેનાલની નજીકમાં આવેલ જમીનની બાબતમાં અરજદારે સૂચિત બાંધકામ માટે જાળવવાના થતાં અંતર અંગેના નિયમોનું પાલન કરવાનું રહેશે.
૧૪. અરજદારે/ જ્યાં જરૂરી હોય ત્યાં કેન્દ્ર સરકાર કે રાજ્ય સરકારના કાયદા નીચે રક્ષિત સ્મારક (Protected Monuments) તરીકે જાહેર કરેલ પ્રાચીન સ્મારકથી નિયમ મુજબનું અંતર જાળવવાની પ્રવર્તમાન જોગવાઈઓનું પાલન કરવાનું રહેશે.
- (૧૦) જો આ જમીન પર કોઇ બેંક/ મંડળીનો બોજો બાકી હોય તો, તે ભરપાઇ કર્યા સિવાય આ મિલકત કોઇપણ પ્રકારે વેચાણ, ભેટ, વસિયત, બાનાખત, ગિરો કરી શકાશે નહિ અને કોઇપણ અન્યને પ્રત્યક્ષ કે પરોક્ષ રીતે માલિકી કે કબજો ભોગવટો તબદીલ કરી શકાશે નહિ.
- (૧૧) પ્રશ્નવાળી જમીનમાં નગરપાલિકા/ મહાનગરપાલિકા/ શહેરી વિકાસ સત્તા મંડળ દ્વારા જે શરતોએ પરવાનગી આપવામાં આવશે તે શરતોનું પાલન તથા બાંધકામ કરવાનું રહેશે.
- (૧૨) 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.
- (૧૩) પ્રશ્નવાળી જમીનમાં સ્થળે થયેલ બાંધકામ સ્થાનિક સ્વરાજની સંસ્થાના નિયમોનુસાર નહિ હોય તો સ્થાનિક સ્વરાજની સંસ્થા નિયમોનુસાર કાર્યવાહી કરી શકશે. તેમાં આ હુકમથી બાધ આવશે નહિ.
- અરજદારે ઉપરોક્ત શરતોનું પાલન કરવાનું રહેશે. જો તેમાં નિષ્ફળ જશે તો શરતભંગ ગણી સક્ષમ અધિકારી કાયદેસરની કાર્યવાહી કરશે.
- (૧૪) ઉપરની કોઇપણ શરતનો ભંગ થયેથી જમીન મહેસૂલ કાયદાની કલમ-૬૭ મુજબ શિક્ષાત્મક પગલા લેવામાં આવશે તેમજ બીજી કોઇપણ શિક્ષાને પાત્ર હશે તો તેને બાધ આપ્યા સિવાય કે જે ફરમાવવાનું યોગ્ય લાગે તે પ્રમાણે દંડ અથવા આકાર લઇ સદરહુ જમીનનો કબજો કબજેદાર પાસે ચાલુ રહેવા દઇ શકાશે.
- (૧૫) ઉપરોક્ત શરતોમાં ગમે તે મજફૂર હોય તેમ છતાં, કલેક્ટરશ્રી સદરહુ હુકમ વિરુદ્ધ બાંધેલા અથવા વધારાના કોઇપણ 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.
- વધુમાં ઉપર્યુક્ત શરતોને આધીન અરજદાર દ્વારા રજુ થયેલ સોગંદનામાની વિગતોમાં તેઓ દ્વારા જાહેર કરેલી હકીકતોને આધારે સવાલવાળી જમીનના બિનખેતી ઉપયોગ માટે પરવાનગી આપવામાં આવે છે.

(ડૉ. કુલદીપ આર્ય)
કલેક્ટર, ગાંધીનગર

આર.પી.એ.ડી.

પ્રતિ,

નાથાલાલ પ્રભુદાસ પટેલ

504/1

સેક્ટર -23

ગાંધીનગર

ગાંધીનગર-382024

નકલ રવાના:-

૧. મુખ્ય કારોબારી અધિકારીશ્રી, ગાંધીનગર શહેરી વિકાસ સત્તા મંડળ
૨. મામલતદારશ્રી તા. ગાંધીનગર જિ. ગાંધીનગર (હુકમનો અમલ ગામ દફતરે રેકર્ડ ઓફ રાઈટ્સ મુજબ કરાવવા સારું.)
૩. જિલ્લા ઇન્સ્પેક્ટરશ્રી જમીન રેકર્ડ જિ. ગાંધીનગર
૪. તલાટીશ્રી પેથાપુર તા. ગાંધીનગર જિ. ગાંધીનગર તરફ.

* આ હુકમની ઇ-ધરા કેન્દ્ર, ગાંધીનગર માં નોંધ નંબર 19224 થી મોજે.- પેથાપુર તા.- ગાંધીનગર જિ.- ગાંધીનગર માં નોંધ થયેલ છે.



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

AHME/WEST/B/012022/649533

मालिक का नाम एवं पता

Patel Nathalal Prabhudas

दिनांक/DATE: 08-02-2022

OWNERS Name & Address

F. P. No. 175, Survey No. 389,
Opposite Shubh Reading Library,
Near Girnari Circle, Pethapur,
Gandhinagar.

वैधता/ Valid Up to: 07-02-2030

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

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

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

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

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

अनापत्ति प्रमाणपत्र आईडी / NOC ID	AHME/WEST/B/012022/649533
आवेदक का नाम / Applicant Name*	Vipul Prajapati
स्थल का पता / Site Address*	



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

AHME/WEST/B/012022/649533

	T. P. S. No. 16 (Pethapur), F. P. No. 175, Survey No. 389, At Pethapur Taluka Gandhinagar District Gandhinagar, At Pethapur Taluka Gandhinagar District Gandhinaga, Gandhinagar, Gujarat
स्थल के निर्देशांक / Site Coordinates*	23 15 39.75N 72 39 51.49E, 23 15 43.33N 72 39 52.22E, 23 15 43.45N 72 39 54.25E, 23 15 40.02N 72 39 54.80E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	83.45 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	143.45 M

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

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

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

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

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

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

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

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE.

Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

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

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

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

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



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

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

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

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

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

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

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

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

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटों का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक ग्राउन्ड लाइटों के साथ भ्रम उत्पन्न हो। विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी



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गतिविधि मान्य नहीं होगी।

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

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

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

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

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

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

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

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



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

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

n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule – V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2; other than RCS airports) of GSR 751 E amended by GSR770(E)

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

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

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

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



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क्षेत्र का नाम / Region Name: पश्चिम/WEST

पदनामित अधिकारी/Designated Officer	
नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	
द्वारा तैयार Prepared by	
द्वारा जांचा गया Verified by	

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

ANNEXURE/अनुलग्नक

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

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/ निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर में)	Bearing(Degree) from Nearest ARP/ निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Ahmedabad	21386.17	11.37
NOCID	AHME/WEST/B/012022/649533	





GANDHINAGAR MUNICIPAL CORPORATION

FIRE & EMERGENCY SERVICES

NEAR JILLA PANCHAYAT, 1ST FLOOR, SECTOR 17, GANDHINAGAR - 382017
PHONE NO. 079 23222100 & 079 23222742 EMAIL ID: gmcfire101@gmail.com



No. GMC/GFES/PREE-NOC/R-7/ 127 /2022

Date: - 09-05-2022

To,
Shree Nathabhai P. Patel and others,
01/125K, Patel Vas, Ubakhal,
Maheshana, Gujarat.

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

Sir,

This is to intimate that, the plans submitted for,

Site Name : NA [Block -A+B, C+D+E+F, G+H+I+J, Commercial & Residential], [B2+B1+ H/G+10]
Address : Pethapur, Gandhinagar, Gujarat.
Survey No. : 389,
FP No. : 175
OP No. : 175
T.P.S. No. : 16 (Pethapur)

Have all the required line drawings and write-up as per the requirement of fire prevention and protection.

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

Staircase:

- For building height of 9 to 25 meters - 1.5 meters
- For building height of 25 meters or above - 2.00 meters
- The staircase and lift shafts shall not go to the basement but if they go they have to be protected by 2 hours fire resistant construction including the doors.
- Staircase of the building shall be naturally ventilated above the parapet wall.

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

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

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

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





GANDHINAGAR MUNICIPAL CORPORATION

FIRE & EMERGENCY SERVICES

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PHONE NO. 079 23222100 & 079 23222742 EMAIL ID: gmcfire101@gmail.com



Date: - 09-05-2022

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

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

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

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

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

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



**FIRE OFFICER,
GANDHINAGAR MUNICIPAL CORPORATION**

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

14	SIA/GJ/MIS/273314/2022	Satyamev Royal 5 Sr. No. 389, Pethapur, Gandhinagar.	EC-New
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- This office has received an application for Environment Clearance of the above project vide proposal no. SIA/GJ/MIS/273314/2022 dated: 17-05-2022.
- This is a proposed Residential building construction project having net plot area of 8089.00 m², FSI area of 30,298.82 m² and the proposed built-up area of the project is 56,320.41 m², As the built-up area is >20,000 m² and <1,50,000 m², it falls in the category 8(a) of the Schedule of EIA Notification, 2006.
- The project proponent along with their expert / consultant attended the meeting on 30-06-2022.
- The project was appraised based on the information furnished in Form-1, Form-1A & Conceptual Plan, Environment Management Plan and details presented before the Committee.
- Committee deliberated on the Land Possession Documents, Lay out & Scope of Project along with Building Plans, Air Port NOC, OWC, Detailed Designed of STP, Provided Parking, EMP, CER etc.

1. Details of the Application:

1.1. Type of application:	EC-New
1.2. Proposal no.	SIA/GJ/MIS/273314/2022
1.3. Category of Project :	8(a)
1.4. Date of application :	17/05/2022
1.5. Documents Submitted by Project Proponent(PP)	Form -1,Form-1-A, Conceptual plan, EMP.
1.6. TOR No. &Date :	Not applicable as project is categorized as B2
1.7. Technical expert /	KishanSarvaiya (Ekta Consultancy)

448th meeting of SEAC-Gujarat, Dated 30-06-2022

Environmental Consultant :	
1.8. SEAC Meeting No. and Date:	448 th meeting, Date: 30/06/2022
1.9. ADS vide letter dated :	--
1.10. Reply Submitted by PP dated:	--
1.11. Revised Consideration SEAC Meeting No. and Date:	--
1.12. Date of Recommendation: (Not Applicable for PP)	--

2. Salient features of the project:

Sr No.	Particulars	Details
1.	Name of the project	Satyamev Royal 5
2.	Address of the project	Sr. No. 389, FP No. 175, OP No. 175, TPS No. 16,Vill: Pethapur, Ta &Dist: Gandhinagar
3.	Name of Developer	Vijay Naranbhai Patel
4.	Estimated Project Cost (Rs. In Crores)	88.00
5.	Whether construction work has been initiated at site? If yes, details thereof And if No, Date up to which construction has not	NO

448th meeting of SEAC-Gujarat, Dated 30-06-2022

	started.			
6.	Site coordinates	(with all coordinates of the polygon)		
		A	72 3951.49 E	23 1539.75 N
		B	72 3952.22 E	23 1543.33 N
		C	72 3954.25 E	23 1543.45 N
		D	72 3954.80 E	23 1540.02 N
7.	Project Details	• Land / Plot Area (m ²): 8089.00		
		• FSI area (m ²):30,298.82		
		• Total BUA (m ²):56,320.41		
			Permissible	Proposed
		FSI Area(m ²)	32,356.00	30,298.82
		Ground Coverage(m ²)	--	3988.36
		Common Plot Area(m ²)		808.99
	Max. building height(m)	60.00	38.75	
8.	Building Details	No. of Buildings:		03
		No. of Blocks:		10
		Scope of buildings/blocks:		Block A + B: Residential plus commercial (76 Flats and 28 Shops) C + D + E + F: Residential (160 flats) G + H + I + J: Residential (160 flats) Ground floor + 10 Floor + 2 basement.
		No. & size of Residential Units:		396nos of flats 396nos of flats are below 90 m2.
		No. & type of Commercial Units:		28nos of shops
		Details of amenities if any:		Conference hall of society, club house
9.	No. of expected residents / users	1584 permanent resident 177nos of people for commercial offices 200 nos of visitors		

10.	Water & waste water details during construction phase and operation phase	CONSTRUCTION PHASE	
		Water requirement (KL/day):	11.5
		Source of water/Supply from-	water supply through tanker
		Waste water generation quantity (KL/day):	3.8
		Mode of disposal:	Disposed into the soak pit through septic tank
		Details of reuse of water, if any:	3 KLD wash water shall be reused in curing activities.
		OPERATION PHASE	
		Total water Consumption (KL/day):	256
		Fresh water requirement (KL/day):	172.895 KLD
		Recycle of treated w/w	83.105 KLD
		A. Gardening	7.40 KLD
		B. Flushing	75.705 KLD
		Source of water:	Water supply from GUDA
		Total Waste water generation quantity (KL/day):	198.88 KLD
		Treated Waste water to be reused	83.105 KLD
		Quantity and type (treated/untreated) of water to be discharged:	115.775 KLD, Treated water will be discharged through GUDA drainage line.
		In case of STP provision, capacity of STP:	Yes, 200 KLD
		STP Technology:	Conventional Type
		Provision of dual plumbing system (Yes/No):	Yes
11.	Status of water supply	Provided by GUDA	

	and drainage line				
12.	Solid waste Managemen t	Construction Phase:			
			Generation (m ³)	Quantity to be reused (m ³)	Mode of Dispo sal / Reus e
		Top Soil	1620.00	1620.00	To devel op green belt area
		Other excavated earth	72,800	72,800	Will be used as buildi ng mater ials and land filling of the site
		Construction debris	200 Approx	200 Approx	Will be reuse d
		Steel scrap	08Approx	08Aprox	Will be reuse d
		Discarded packing materials	18Approx	18Approx	Shall be given back to the

						suppliers
		Operation Phase:				
		Type of waste	Generation Quantity (Kg/day)	Mode of waste collection	Mode of Disposal / Reuse	
		Dry waste	510	Dustbin	Shall be given to the GUDA waste collection	
		Wet waste	340	Dustbin	Shall be treated in OWC	
		STP Sludge	30	Sludge Drying Bed	Shall be used as fertilizers	
		Details of segregation if to be done:			Wet waste and Dry waste shall be segregated at the source in two separate dustbins.	
		Capacity and no. of community bins to be placed within premises:			53nos of dustbin with capacity of 80 liters	
		Landfill site where waste will be ultimately disposed by local authority:			GUDA solid waste dumping site	
13.	Details on staircase:	Block	Nos of lifts	Nos of Staircase	Width	Travel distance
		A + B	4	4	2.03	< 21.00 m
		C + D + E + F	4	2	2.03	<30.00 m
		G + H + I + J	4	2	2.03	< 30.00 m
14.	Parking Details	As below:			Sq. mtrs.	CPS

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	Total parking area requirement for the project as per GDCR:		6413.036	
	Parking area requirement for residential units as per GDCR:		5971.446	
	Parking area requirement for commercial units as per GDCR:		441.59	
	Parking area requirement as per GDCR for (specify in case of any other):		--	--
	Total number of CPS requirement for the project as per NBC			432
	Total parking area provided (m ²) & No. of CPS:		18,460.74	596
	Parking area provided in basement (m ²) & No. of CPS:		14,614.46	456
	Parking area provided in hollow plinth (m ²) & No. of CPS:		3347.56	119
	Parking area provided as open surface (m ²) & No. of CPS:		498.72	21
15.	Traffic Management	Width of adjacent public roads:	12 m	
		Number of Entry & Exit provided on approach road/s:	01	
		Number of Entry and Exit ramp to the basement:	02	
		Width of Entry & Exit provided on approach road/s:	7.50 m	
		Width of the Roads:	Permissible	Proposed
		Minimum width of open path all around the buildings for easy access of fire tender (excluding the width for the plantation) i.e peripheral width:	--	7.5 m
		Width of all internal roads:	--	6 m to 7.5 m
16.	Details of Green Building measures proposed.	We shall use fly ash bricks. Solar street lights shall be used. All common facilities like lifts, common lights, pumps, basement lights shall be run through power generated from solar panel.		
17.	Energy	Power supply:		

	Requirement , Source and Conservation	Maximum demand: Connected load: Source:	1332KvA Proposed Source: UGVCL	
		Energy saving measures:		
		Power Generation:	Required	Provided
		Solar power generation (Capacity in KW):		85 KW
		DG Sets: No. and capacity of the DG sets: Fuel & its quantity:		2nos of 100KvA (stand by) 60 liters/hour (Diesel)
18.	Fire and Life Safety Measures	During the construction phase:	Fall Protection - The Contractor is required to provide fall protection to employees who are working at heights equal to or greater than 1.8 m. fall protection can be in the form of perimeter protection such as guardrails and toe rails, personal protective equipment (PPE), a safety monitoring system, or a fall protection plan. Activities that require personal fall protection systems include steel erection bolting, riveting, fitting-up and plumbing-up, work over water and some deep excavation work. - On buildings or structures not adaptable to temporary floors, and where scaffolds are not used, safety nets will be installed and maintained whenever the	

			potential fall distance exceeds two storeys. • The PPE standard should cover occupational foot, head, hearing, and eye protection. • Foot Protection: If machines or operations present the potential for foot injury, the Contractor must provide foot protection, which is of safe design and construction for the work to be performed. Workers and visitors should not be allowed on a construction site without safety boots. • Head Protection: If head hazards remain after all steps have been taken to control them (safety nets for work at heights, proper housekeeping), the Contractor must provide employees with appropriate head protection. • Noise Protection: Workers should be wearing hearing protection devices (ear plugs, ear muffs, canal caps) that are in good condition whenever they are involved in noisy activities. • Eye Protection: When machines or operations present potential eye injury from physical or
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			chemical elements, the Contractor must select, provide, maintain and required affected employees to use appropriate eye protection. Eye protection (safety glasses and goggles, face shields and welding helmets) must be adequate and reasonably comfortable. • To the greatest extent possible, working surfaces must be kept dry to prevent slips and falls and to reduce the chance of nuisance odors from pooled water. • All equipment and materials should be stored in designated storage areas that are labeled as such. Ladders and Stairs • The Contractor is required to inspect and maintain all ladders and temporary/portable steps to ensure that they are in good working condition. • Portable ladders used for access to an upper landing surface must extend a minimum of 1.8 m above the landing surface, or where not practical, be provided
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			with grab rails and be secured against movement while in use. • All ladders must be used only on stable and level surfaces unless secured to prevent accidental movement. Ladders must not be used on slippery surfaces unless secured or provided with slip resistant feet to prevent accidental movement. • The Contractor should provide a ladder (or stairway) at all work points of access where there is a break in elevation of 0.5 m or more. • When there is only one point of access between levels, it must be kept clear to permit free passage by workers. If free passage becomes restricted, a second point of access must be provided and used. At all times, at least one point of access must be kept clear. • All required stairway and ladder fall protection systems must be provided and installed before employees begin work that requires them to use stairways or ladders.
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			Scaffolds • Access to Scaffolds - access to and between scaffold platforms more than 0.6 m above or below the point of access will be made by portable/attachable ladders or ramps. • Employees must never use makeshift devices, such as boxes and barrels, to increase the scaffold platform working level height. Trenching and Excavation • The area around the trench/excavation would be kept clear of surface encumbrances. • Water should not be allowed to accumulate in the excavation. • Adjacent structures would be shored in accordance with the design documents to prevent collapse. • Guardrails or some other means of protecting people from falling into the trench/excavation would be present. • The trench or excavation would be shored or sloped to prevent cave-ins. Electrical Safety
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			• If work has to be done near an overhead power line, the line must be de-energized and grounded before work is started. • A licensed electrician would have completed all temporary wiring and electrical installations required for construction activities. • Fuses and circuit breakers would be used to protect motherboards, conductors and equipment. • Extension cords for equipment or as part of a temporary wiring system will not be damaged or compromised in any way and insulation must be of the highest grade. • Anytime electrical equipment is deactivated for repair, or circuits are shut off, the equipment will be locked out and tagged at the point where it can be energized. • Temporary lights may not be suspended by their cords. • The Contractor would provide the necessary safety equipment, supplies and monitoring equipment to their personnel.
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			Cranes • A competent person has been designated to supervise activities that require the use of cranes. • Cranes would not be operated near any power lines. • All picks would be carefully planned to ensure that the crane adequately hoist the load. • The hoisting signals would be posted on the exterior of the crane. Occupational Noise Exposure • The Contractor should implement engineering controls to reduce noise levels. • The Contractor should provide hearing protection to employees that are exposed to noise levels above the permissible limit. Welding and Cutting • The Contractor's employees would be trained in hot work procedures. • There should be adequate ventilation to reduce the buildup of metal fume. • The hot work operators would
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			use proper personal protective equipment (i.e., welding helmet, burning goggles, face shield, welding gloves, and apron). • There would be a fire extinguisher present at all welding and burning activities. • Extinguishers would also be placed at locations where slag and sparks may fall. • Oxygen and flammable gas bottles are separated by at least 7 m when not in use. • The Contractor would control the release of gases, vapors, fumes, dusts, and mists with engineering controls (e.g., adequate ventilation). • General Guidelines • Signs and symbols would be visible during any construction activity that presents a hazard. Upon completion of such activity, the postings must be removed immediately. • The Contractor would post specific DANGER signs when an immediate hazard exists and specific CAUTION signs when the potential for a hazard exists. EXIT, NOTICE and specific
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			safety signs may also be posted in the work area. Signage for traffic control, including directional signs, is applicable when the Contractor is disrupting traffic along a public way. • Danger signs are posted at all immediate hazards (i.e. Danger: Open Hole). • Caution signs are posted at all potential hazards (i.e. Caution: Construction Area, Caution: Buried Cable). • The floor that is being used as the erection floor must be solidly planked or decked over its entire surface except for access openings. • Every floor, working place and passageway would be kept free from protruding nails, splinters, holes or loose boards. • Combustible scrap and debris (wood, clearing/grubbing material) would be removed from the site daily or should be securely stored in covered containers. • The Contractor would have a spill prevention control and countermeasure plan that limits
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			the risk of releases of oil or hazardous materials to the environment.
		During the operation phase(including capacity of underground water tank and terrace water tank capacity) :	The proposed commercial + residential building construction project "Satyamev Royal 5" will provide adequate fire protection facilities & all the required safety aspects within the premises as per the Indian standards. Following components will be provided for the same; • Fire extinguishers • Hose Reel • Fire pump at the underground water tank (3,00,000 liters) with a capacity to discharge @ 7.5 bar pressure as measured at the terrace level. • Down Comer • Bore nozzle at alternate floors • Fire service inlet near the entry gate • Fire Lift • Automatic Sprinkler System (in basement only) • Fire alarm system • Overhead (on terrace) tank of 50,000 liters • Staircase pressurization system • Lightening Arresters • Photo luminescent (auto glow) signage's • Electric power supply to the entire fire safety system
		Nearest fire station, distance & time required for the fire tender to reach at the project site :	Gandhinagar Fire station, Gandhinagar

19.	Rain Water Harvesting (RWH)	Level of the Ground water table:	70 to 80 m approx.	
		RWH/Percolation well details:	Required	Provided
		No. & dimensions of RWH tank(s) :		02 2 * 2 * 2.5 m
		No. and depth of percolations wells :		02 nos. 10 m depth
		Details on Pre-treatment facilities :		Catch pit with Filtration by different size of gravels shall be provided.
20.	Green area details	Details:	Required as per prevailing Laws/policy/rule	Provided
		Tree covered area (m ²) :		1010.00
		Area covered by shrubs and bushes (m ²):	--	--
		Lawn covered area (m ²):		808.99
		Total Green Area (m ²):		1818.99
		Green Area % of plot area:		22.48 %
		No. of trees and species to be planted:	202	202
21.	Basic amenities to be provided to construction	We shall follow the labour rules to provide basic amenities for the construction workers.		

	workers.						
22.	Environment Management plan	Sr. No.	Head	Basis for cost estimates	Capital cost (Rs. In lacs)	Recurring cost per annum (Rs. in lacs)	Implementation Plan For Capital Expenditure
		1.	Air	Dust Mitigation Measures	--	0.20	Separate budget has been allocated for EMP and CER.
				Stack and DG room	2.00	0.10	
		2.	Water	200 KLD – Conventional Type STP, Area Require –250 Sq. m.,	30.00	2.50	
		3.	Solid and hazardous waste management	847.58 Kg/Day – Automatic OWC Area require – 12 Sq.m.	6.00	0.50	
		4.	Environment monitoring	The recurring cost would be incurred on hiring of consultants and payment of various statutory fees to regulatory agencies.	--	0.25	
		5.	Rain water	Collection system, treatment and recharge well - 02 nos. P. W.C.	5.00	0.10	
		6.	Green belt	202 nos. Trees and 808.99 m2 Lawn Area Development	6.10	0.50	
		7.	Solar Energy	Roof Top Solar – 85 KW; Terrace Space require – 1275.00 Sq.m.	34.00	0.50	
		8.	Fire & Safety	Provide Fire Fighting Systems as per Fire Opinion from GUDA and Fire and Safety Equipment and PPE's will be provided to	80.00	1.00	

			workers during Construction Phase.			
		9.	CER	--	176.00	--
		10.	Amenities	Providing of amenities facility for worker	5.00	0.30
		11.	Noise Pollution Control	Acoustic enclosure for DG Set. Lubrications of machineries to control Noise pollution.	2.0	0.10
		12.	Worker's health and safety	Regular medical check-up of workers and provision of PPE's for workers safety	2.0	0.50
		Total			348.10	6.55

- Committee deliberated on the following:

- ✓ The Project proponent was asked to clarify about Details of CER Activities Plan of Balcony in each flat for rescue in-case of Fire.
- ✓ The project proponent replied vide email dated 08-07-2022 and mentioned the details of the CER activities and plan of balcony in each flat in case of fire.

The said submission of the project proponent was considered by the Committee and the submitted documents were found satisfactory, it was unanimously decided to recommend the project to SEIAA Gujarat for granting Environment Clearance subject to the strict compliance of the following project specific conditions as well as the standard conditions finalized during the meeting of SEAC held on 02/08/2017 and approved during the meeting of SEIAA held on 08/09/2017 The Building Construction projects falling under project activity no. 8(a) as per the schedule of the EIA Notification 2006:

D-1. Project Specific Conditions for Environment Clearance:

a. Preconstruction Phase

- Mitigation of flood measures shall be undertaken. Height of the plinth and ramps will be

increased so that flood water does not enter basement.

2. The project proponent shall construct 10 nos of blocks.
3. The height of the building shall not be higher than 38.75 mts.
4. The Peripheral margin shall be 6 mts and Internal roads shall be 6 – 7.5 mts wide.
5. Separate Entries and Exits shall be provided to the project on the approach road.
6. The Project Proponent shall explore possibilities of provision of Electric vehicle charging in parking area.
7. Project proponent shall explore possibilities to reuse the treated waste water for gardening and floor washing.

b. Construction Phase:

(i) WATER:

8. Fresh water requirement during the construction phase shall not exceed 11.5 KLD and it shall be met through tanker. No ground water shall be tapped during the construction phase.
9. Sewage generated during the construction phase shall be disposed off through Soak Pit.
10. Explore possibilities of provision of mobile toilets in construction phase.

(ii) HEALTH & SAFETY:

23. 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.
24. 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.
25. The project proponent shall obtain registration of the construction workers as beneficiaries with the Gujarat Building and Other Construction Workers Welfare Board.

C. Operation Phase:

(iii) WATER:

14. Total water requirement during the operation phase shall not exceed 256 KLD, out of which fresh water requirement of 172.895 KLD shall be met through GUDA and the remaining 83.105 KLD of water requirement shall be met through treated sewage. No ground water shall be tapped during the operation phase. Metering of the water shall be done and its records shall be maintained.
15. Sewage generation during operation phase shall not exceed 198.88 KLD which shall be treated in the proposed onsite Sewage Treatment Plant.
16. The unit shall install and efficiently operate STP of adequate capacity for treating the sewage to be generated during operation phase to achieve the GPCB norms at the STP outlet. Treated sewage conforming to GPCB norms shall be utilized within premises for gardening & flushing purpose at the maximum extent possible. Only remaining quantity of treated sewage shall be disposed off through drainage line of GUDA.
17. A proper logbook of STP operation and also showing the quantity of treated sewage utilization within premises & quantity of treated sewage discharged into the drainage line shall be maintained and furnished to the GPCB from time to time.
18. Dual plumbing system with separate tanks and lines shall be provided for utilization of treated sewage for flushing.
19. No bore well shall be constructed and existing bore well/s, if any, shall be either sealed or converted into the recharge well.
20. Rain water harvesting from rooftop and paved areas and ground water recharge through 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.

(iv) AIR:

21. A D. G. set (2 nos of 100 KVA) proposed as backup power shall be of enclosed type and confirm to prescribe standards under EPA rules. Necessary acoustic enclosures shall be provided at diesel generator set to mitigate the impact of noise.
22. The exhaust of the D. G. Set shall be at least 3 m above roof top.
23. The gaseous emissions from the D.G. Sets shall conform to the standards prescribed under EPA rules as amended from time to time. At no time, the emission levels shall go beyond the stipulated standards.

(v) SOLIDWASTE:

24. The solid waste generated shall be properly collected and segregated at source. The

biodegradable waste shall be converted into useful end product by treating it into the proposed onsite Organic Waste 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 GUDA.

(vi) SAFETY AND WELFARE:

25. Project Proponent shall obtain fire safety certificate / Fire No-Objection Certificate (NOC) from the concern authority as per the prevailing Rules / Gujarat Fire Prevention and Life Safety Measures Act, 2016.

26. Fire fighting facilities like The proposed commercial + residential building construction project "Satyamev Royal 5" will provide adequate fire protection facilities & all the required safety aspects within the premises as per the Indian standards. Following components will be provided for the same; Fire extinguishers Hose Reel Fire pump at the underground water tank (3,00,000 liters) with a capacity to discharge @ 7.5 bar pressure as measured at the terrace level. Down Comer Bore nozzle at alternate floors Fire service inlet near the entry gate Fire Lift Automatic Sprinkler System (in basement only) Fire alarm system Overhead (on terrace) tank of 50,000 liters Staircase pressurization system Lightning Arresters Photo luminescent (auto glow) signage's Electric power supply to the entire fire safety system A lightning arrester will be installed and properly earthed.

27. Staircase shall be provided: 2 nos of 2.03 mts width in each block. All the staircases shall open out at ground level from the highest point of building [with access from each floor] for emergency evacuation. 2 nos of lifts shall be provided in each building.

28. Provision for adequate air changes per hour in the basement shall be made so as to avoid build-up of CO in the area.

29. Car park exhaust system equipped with CO (Carbon Monoxide) sensor shall be provided to ensure operation of exhaust fans as CO concentration levels.

30. Clear peripheral margin space of adequate width, in accordance with the concerned local bye-laws, shall be provided for unobstructed & easy movement of vehicles in case of emergency.

31. Sanitation facilities, drinking water & tap water, sewage disposal facility, first aid box, free medicines, doctor service, adequate PPEs etc. shall be provided for workers.

(vii) PARKING / TRAFFIC CONGESTION:

32. Minimum parking space of 18460.74 m² (596 CPS) [14614.46 m² in Basement + 3347.56 m² in Hollow Plinth + 498.72 m² in open space] shall be provided as proposed.

(viii) ENERGY CONSERVATION:

33. Energy conservation measures viz. maximum use of natural lighting through

architectural design, energy efficient motors & pumps, water efficient taps, solar lights in open & solar street light, 85 KW solar power generation, use of aerated blocks &RMC, use of LED lighting fixtures and low voltage lighting, roof-top thermal insulation etc. shall be implemented as proposed.

(ix) GREEN BELT:

34. Green belt area of 1818.99 m2 comprising of 1010 m2 tree covered area with 202 trees within premises shall be developed as proposed. The other open spaces inside the plot shall be suitably landscaped and covered with vegetation of indigenous tree species.

(x) BUDGETARY ALLOCATION FOR EMP:

35. The Project proponent shall allot budget for Capital cost Rs. 348.10 Lakhs and Recurring cost of Rs 6.55 Lakhs in Construction Phase& Operation Phase.

(xi) CORPORATE ENVIRONMENTAL RESPONSIBILITY:

36. The project proponent shall allocate the separate fund of Rs. 176.00 Lakhs as committed before SEAC for activities like Deepening the lake of village Sherisa. Plantation of trees around the lake of village Sherisa. Providing benches around the periphery of the village lake of Sherisa. Beautification of the village lake Sherisa . Providing Solar Panel at the school of village Sherisa and providing solar paneled street light at village Sherisa. Providing benches in the garden area of village Sherisa. Provide two nos. percolation well at village Sherisa to recharge the Ground Water level.

37. Activities proposed under Corporate Environment Responsibility (CER) shall be part of Environment Management Plan (EMP) as per the MoEF&CC's OM no. F. No. 22-65/2017-IA.III dated 30.09.2020.

38. The said activities shall be completed within 3 years from the commencement of the project.

39. The CER shall be monitored and the monitoring report shall be submitted to the regional office of MoEF&CC as a part of half-yearly compliance report and to the District Collector. The monitoring report shall be posted on the website of the project proponent.

D-2 General Conditions.

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

1. Project proponent shall inform to all the concerned authorities including Municipal Corporation and district collector and shall also give wide publicity through advertisement in minimum two local newspapers within seven days, about the environment clearance order accorded. Copy of EC shall be display at the site in prominent area for the public.
2. Project proponent shall appoint a key person in the organization who shall be responsible for compliance of above condition fully on behalf of the proponent. It will not mean that appointing a key person will exempt the project proponent from the responsibility of compliance. Any change in key person shall immediately be informed to SEIAA and all concerned authorities.
3. Designated key person shall submit six monthly compliance report to SEIAA/SEAC, MOEF&CC, GPCB and Nodal Department of the Government.
4. The Nodal Department or any authority or officer authorized by MOEF&CC/SEIAA can inspect the site of the project and all the facilities, for verification of compliances of environment clearance conditions.
5. In case of violation reported upon, the project proponent shall be responsible for all the legal actions as per Environment Protection Act, 1986 including SEIAA may cancel, withdraw or keep in abeyance, the environment clearance accorded.
6. Any person including the project proponent affected by this environment clearance order may file appeal to Honorable National Green Tribunal West Zone branch, Pune, preferably within a period of thirty days from the date of issue of environment clearance as prescribe under section 16 of National Green Tribunal Act 2010.
7. All complains and public grievance or representations may be addressed to SEIAA/SEAC in the email addresses a. msseiaagj@gmail.com&seacgujarat@gmail.com

Minutes approved by:

1.	Shri Akshay Kumar Saxena, Chairman, SEAC	
2.	Dr. S. C. Pant, Vice Chairman, SEAC	
3.	Shri D. C. Chaudhari, Member, SEAC	
4.	Shri J. K. Vyas, Member, SEAC	
5.	Shri Anand Zinzala, Member, SEAC	
6.	Shri B. M. Tailor, Member, SEAC	
7.	Shri D.M.Thaker, Secretary, SEAC	



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

₹300

Certificate No. : IN-GJ46275214601046U
Certificate Issued Date : 15-Oct-2022 05:23 PM
Account Reference : IMPACC (AC)/ gj13316411/ GULBAI TEKRA/ GJ-AH
Unique Doc. Reference : SUBIN-GJGJ1331641121574115497413U
Purchased by : SHREE GAYATRI SATYAMEV REALTY PRIVATE LTD
Description of Document : Article 14 Bond
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : SHREE GAYATRI SATYAMEV REALTY PRIVATE LTD
Second Party : Not Applicable
Stamp Duty Paid By : SHREE GAYATRI SATYAMEV REALTY PRIVATE LTD
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



IN-GJ46275214601046U

JD 0012181222

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2. The onus of checking the legitimacy is on the users of the certificate
3. In case of any discrepancy please inform the Competent Authority

SR. NO.

SHAMALBHAI M. DESAI
NOTARY
GOVT. OF GUJARAT

15 OCT 2022 2022

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સૂચના

- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રની વિગતો www.shcilestamp.com દ્વારા અથવા સ્ટોક હોલ્ડિંગની "ઈસ્ટેમ્પિંગ" મોબાઈલ એપ્લિકેશન અથવા સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર (જેની વિગતો www.stockholding.com પર ઉપલબ્ધ છે) પર જઈ ને ચકાસી શકાય છે.
- આ પ્રમાણપત્રમાં કરેલ કોઈપણ ફેરફાર અમાન્ય છે અને તે ફોજદારી ગુનો બને છે.
- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રમાં કોઈપણ વિસંગતતા જણાય તો સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર પર સંપર્ક કરવો.
- ઈ-સ્ટેમ્પિંગ સંબંધિત જાણકારી માટે અમને estamp.ahmedabad@stockholding.com પર ઈ-મેઈલ કરવો અથવા અમારી શાખા / કેન્દ્ર ની મુલાકાત લેવી.

એફીડેવીટ

આથી અમો નીચે સહી કરનાર શ્રી ગાયત્રી સત્યમેવ રીયલ્ટી રીયલ્ટી પ્રા. લી. એ વતી તેના ડાયરેક્ટર વિજયકુમાર નારણભાઈ પટેલ, ઉ.વ.આ. પુષ્પ, ધર્મે - હિન્દુ, રહેવાસી : ૪૬૯/૩, ભારત લેમ્પ પાસે, ચાંદખેડા, અમદાવાદ ના તે આથી અમો અમારા ધર્મના સોગંદ ઉપર આ એફીડેવીટ કરી જણાવીએ છીએ કે.,

- (૧) અમો એફીડેવીટ કરનાર ઉપરોક્ત જણાવેલ સરનામે રહીએ છીએ.
- (૨) જત રજીસ્ટ્રેશન ડિસ્ટ્રીક્ટ સબ ડિસ્ટ્રીક્ટ ગાંધીનગરના મોજે પેથાપુરની સીમમાં આવેલ સર્વે નં. ૩૮૯ વાળી બિનખેતીની જમીન ઉપર બાંધવામાં આવનાર રહેણાંક તથા વાણિજ્ય હેતુસાડુના ફ્લેટો તથા દુકાનોની સ્કીમ કે જે “સત્યમેવ રોયલ-પ” એ નામથી ઓળખાય છે સદરહુ પરીયોજના અન્વયે અમોએ પર્યાવરણ વન અને આબોહવા પરિવર્તન મંત્રાલય વિભાગમાં ઇ.સી. અંગેની એન.ઓ.સી. મેળવવા તા. ૧૭-૦૫-૨૦૨૨ ના રોજ અરજી કરેલ. જેમાં હાલમાં પ્રક્રિયા ચાલુમાં છે. જે એન.ઓ.સી. અમો મેળવીને તે એન.ઓ.સી. મેળવી રેરા રજીસ્ટ્રેશન વિભાગમાં જમા કરાવી આપીશું જેની આથી અમો પાકી ખાતરી અને બાંહેધરી લખી આપીએ છીએ.
- (૩) સદર એફીડેવીટ અમારે પર્યાવરણ ક્લીયરન્સ વિભાગની એન.ઓ.સી. મેળવી રેરા રજીસ્ટ્રેશન વિભાગમાં જમા કરાવીશું તેના પુરાવા રૂપે રેરા રજીસ્ટ્રેશન, ગાંધીનગર ખાતે આપવાની હોઈ કરવી પડેલ છે.

ઉપરની તમામ હકીકત મારા જાણવા તથા જણાવ્યાં મુજબની સાચી અને ખરી છે.

તા. ૧૫-૧૦-૨૦૨૨

સ્થળ : અમદાવાદ

15 OCT 2022



For, SHREE GAYATRI SATYAMEV REALTY PVT. LTD.

[Signature]

DIRECTOR

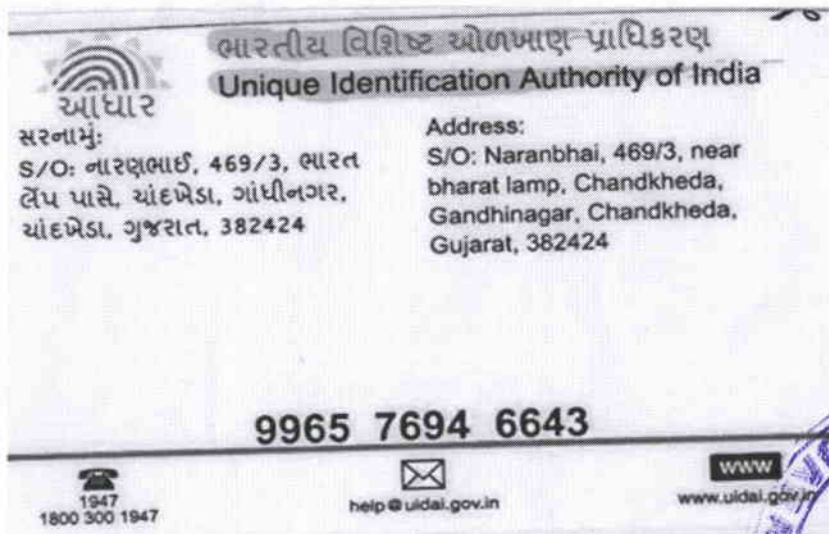
એફીડેવીટ કરનારની સહી



SOLEMNLY AFFIRMED
BEFORE ME
[Signature]
SHAMBHAJI M. DESAI
NOTARY
GOVT. OF GUJARAT (INDIA)

15 OCT 2022





For, SHREE GAYATRI SATYAMEV REALTY PVT. LTD.

DIRECTOR

