



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

संदर्भ संख्या: एएआई/एच/एटीसीओ-61/1308

By Hand
दिनांक: 03.05.2018

सेवा में,

श्री अमित धनानी, धनानी डेवलपर्स के पार्टनर
मारफ्त एचएस डीजाइन (तुषारभाईबलवंतभाई मोरी)
ब्लॉक नं.37/882, गुजरात हाऊसिंग बोर्ड,
मेघानीनगर का अन्तिम बस स्टॉप,
मेघानीनगर, अहमदाबाद-380016. (गुजरात)

विषय: अनापत्ति प्रमाणपत्र जारी करने हेतु, NOC ID: AHME/WEST/B/050118/302879

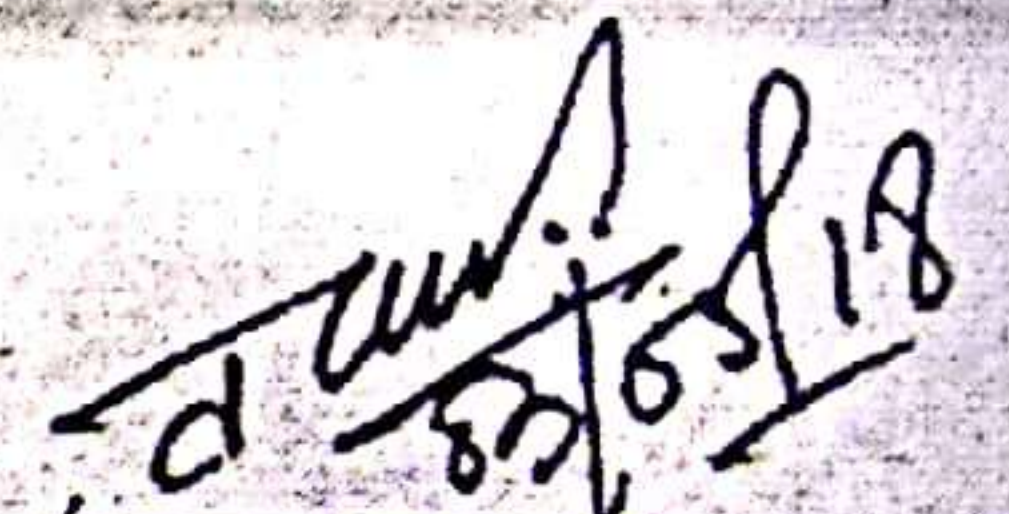
महोदय,

The NOC letter for NOC ID: AHME/WEST/B/050118/302879 is enclosed.

Name of the Owner as per NOCAS Application- Partner Of Dhanani Developers Mr. Amit
Dhanani

Site Address as per NOCAS Application- T.P.S.NO-412 Ranasan-Enasan. F.P.NO-112, New
Block No.-342, Old Block No.- 302, AT-Enasan , Taluka-Daskroi, Dist- Ahmedabad.

सधन्यवाद


(तपन नायक)

सा.महाप्रबंधक(वा.या.नि. - एन.ओ.सी)
कृते विमानपत्तन निदेशक

FOR, DHANANI DEVELOPERS


PARTNER

स.व.प. अन्तराष्ट्रीय हवाई अड्डा

अहमदाबाद-380003

दूरभाष : 22867261-62

फैक्स : 079-22863561

Scanned with

Ahemdabad-380003

Phone : 22867261-62

Fax : 079-22863561

CamScanner



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

Partner Of Dhanani Developers Mr. Amit Dhanani

Date: 03-05-2018

Fp No.-112, Nr. Shivdhara Campus, Nr.
Hanuman Temple, Enasan, Ahmedabad.

Valid Upto: 02-05-2026

No Objection Certificate for Height Clearance

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 for Safe and Regular Aircraft Operations.

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

NOC ID :	AHME/WEST/B/050118/302879
Applicant Name*	Tushar Mory
Site Address*	T.P.S.NO-412 Ranasan-Enasan. F.P.NO-112, New Block No.-342, Old Block No.-302, AT-Enasan , Taluka-Daskroi, Dist- Ahmedabad., Enasan, Ahmedabad, Gujarat
Site Coordinates*	72 41 37.22-23 05 42.58, 72 41 39.02-23 05 38.82, 72 41 39.39-23 05 43.56, 72 41 41.02-23 05 40.20,
Site Elevation in mtrs AMSL as submitted by Applicant*	62.35 M
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	138.88 M (Restricted)

*As provided by applicant

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

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The office in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994 1/2

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 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

c. 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.

d. 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.)

Rule 1004

हवाई अड्डा निदेशक सरदार वल्लभ भाई पटेल अंतर्राष्ट्रीय हवाई अड्डा अहमदाबाद - 380 003 दूरभाष संख्या : 91-79-2286 9211
Airport Director, Sardar Vallabhbhai Patel International Airport, Ahmedabad-380 003 (Gujarat), Telephone - 91-79-2286 9211

FOR, DHANANI DEVELOPERS

(Signature)
PARTNER

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AHMEDABAD MUNICIPAL CORPORATION

FIRE & EMERGENCY SERVICE

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

PH. : (079) 22148466 / 67 / 68, 32981178, 32981500 FAX : (079)

No. - OPN010104012022 Dt.:04/01/2022

To,

AMIT DHANANI PARTNER OF DHANANI DEVELOPERS ,

TP 412/B , FP 112, SR.NO 302/A(OLD) 342 (NEW), ENASAN, DASKROI, AHMEDABAD

TP 412/B , FP 112, SR.NO 302/A(OLD) 342 (NEW), ENASAN, DASKROI, AHMEDABAD

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

Sir,

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

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

Staircase :

1.5 meters for 9 to 25 meters building heights.

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

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

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

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

Margin for different types of building;

1) 8 to 25 Meters building - 3 meters

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

2) Up to 45 Meters building : 6 Meters

3) Up to 70 Meters building : 8 Meters

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

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

1. All basements parking and HPP shall be fully sprinklered.

2. All lower basements should have positive pressure ventilation.

3. Electric Cable Shaft should have fire resistant doors.

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

Builder name		AMIT DHANANI PARTNER OF DHANANI DEVELOPERS		
Address		TP 412/B , FP 112, SR.NO 302/A(OLD) 342 (NEW), ENASAN, DASKROI, AHMEDABAD		
T.P.No.		412/B (ENASAN)		
F.P.No.		112		
R.S.No.		302/A(OLD) 342 (NEW)		
Sub Plot No.		0		
Surrounding Margin from building				
Common Plot Margin from building				
Building Types		High Rise Building		
	C+D		E+F	
Fire Opinion Remarks	BASEMENT PARKING, HPP & SHOPS SHALL BE FULLY SPRINKLERED. •ELECTRIC CABLE DUCT SHOULD HAVE FIRE RATED DOORS AT ALL LEVEL AND TO BE KEPT OPEN FROM TERRACE AND GROUND / LAST BASEMENT LEVEL. •STAIRCASE AND LIFT LOBBY TO BE ENCLOSED AT BASEMENT. HYDRANT SYSTEM (CONVENTIONAL) 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 MM. 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 OCCUPANCY.		SAME AS BLOCK - C+D	
Block Height From Ground Level to Top Slab(In Meter)	30.8		33.85	
	Use	Height(In Meter)	Use	Height(In Meter)
Basement 1	PARKING	3.8000	PARKING	3.8000
Hollow Plinth/Ground Floor	PARKING + SHOP	3.3500	PARKING	3.3500
Floor 1	RESI.+SHOP	3.0500	RESI.	3.0500
Floor 2	RESI.	3.0500	RESI.	3.0500
Floor 3	RESI.	3.0500	RESI.	3.0500
Floor 4	RESI.	3.0500	RESI.	3.0500
Floor 5	RESI.	3.0500	RESI.	3.0500
Floor 6	RESI.	3.0500	RESI.	3.0500
Floor 7	RESI.	3.0500	RESI.	3.0500
Floor 8	RESI.	3.0500	RESI.	3.0500

Floor 9	RESI.	3.0500	RESI.	3.0500
Floor 10			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.



(Rajesh Bhatt)

Chief Fire Officer (I/c)



CERTIFICATE
IN RESPECT OF ADEQUATE AND EFFECTIVE
INSTALLATION OF
FIRE SAFETY MEASURE IN A HIGH RISE BUILDING

No. - NOC477225012022 Dt.:09/02/2022

This is to certify that the high rise building details of which are given herein below is adequate and effectively installed With the Fire Prevention & Protection System as required under the provisions of the Bombay Provincial Municipal Corporation Act, 1949, and Urban Development and Urban Housing Department of the Government of Gujarat on 27-03-2001 under section 122 of the Gujarat Town Planning and Urban Development Act, 1976 and the Rules framed hereunder.

This Certificate is issued subject to the following conditions:-

1. The Builder / Owner / Occupier / Chairperson / Secretary of the Association / High Rise Building shall give / has given an Annual Maintenance Contract to a competent Agency engaged in the business of supplying Fire Prevention & Protection Systems within a period of two weeks from the date of issuance of this Certificate, which shall be for a period of 3 / Three years.
2. A Certificate certifying that the Fire Prevention & Protection Systems in the said High Rise Building are fully operational and functioning effectively, shall be submitted to the Chief Fire Officer , Ahmedabad Fire & Emergency Services Department ,Danapith, Ahmedabad –380 001 on completion of 11 months from the date of issuance of this Certificate, by the Builder / Owner Occupier / Chairperson / Secretary of the Association in the said High Rise Building and subsequently it will be checked by the Ahmedabad Fire & Emergency Services and should be found in order.
3. The Fire Prevention & Protection System in the said High Rise Building shall at all times fully operational.
4. The Builder / Owners / Occupiers / Chairperson / Secretary of Association of the said High Rise Building agree/s to Inspection of Fire Prevention & Protection System in said Building by the Ahmedabad Fire & Emergency Services Department officers and the Further undertake/ to pay the inspection charges to the inspecting officer for the inspection thereof.

Breach of any of the above conditions shall automatically render this Certificate invalid and cancelled and will render the Concerted Builder / Owner / Occupiers / Chairperson / Secretary of the Association of the said High Rise Building liable for Action under the provisions of the Gujarat Provincial Municipal Corporations(Amendment) Act, 2017, and may also include cancellation Of the Building Use Permission and / or disconnection of essential supplies to the building.

This Certificate does not include or qualify use of the building in question and the same shall be in strict conformity with the Provisions of the Gujarat Provincial Municipal Corporations(Amendment) Act, 2017, and the Rules framed here under and also in Conformity with the order issued by the Urban Development & Urban Housing Department of the Government of Gujarat on 27-03-2001, under section 122 of Gujarat Town Planning & Urban Development Act, 1976 and the Rules framed here under.

The Certificate is subject to any order that may be passed by the Hon'ble High Court of Gujarat in the matters pertaining to Fire Safety and other cognate matters.

Building Name & Type	Address & Zone	T.P. No.	Final Plot No.	Survey Number	Sub Plot Number.	No. of Stories	NOC Validity
SHIVDHARA CAMPUS (BLOCK-A), Commercial and Residential	ADDRESS : NR.SHYAMVIHAR-2,NR.BILASIYA BUS STOP,NARODA-DEHGAM HIGHWAY,ENASAN, NARODA,AHMEDAB AD., ZONE :	412/B (EANASN A)	112			1 Basement + Ground Floor + 10 Stories (33.00 meters)	09/02/2023
SHIVDHARA CAMPUS (BLOCK-B), Commercial and Residential	ADDRESS : NR.SHYAMVIHAR-2,NR.BILASIYA BUS STOP,NARODA-DEHGAM HIGHWAY,ENASAN, NARODA,AHMEDAB AD., ZONE :	412/B (EANASN A)	112			1 Basement + Ground Floor + 10 Stories (33.00 meters)	09/02/2023

(Rajesh Bhatt)
Chief Fire Officer (I/c)



CERTIFICATE
IN RESPECT OF ADEQUATE AND EFFECTIVE
INSTALLATION OF
FIRE SAFETY MEASURE IN A HIGH RISE BUILDING

No. - NOC662015042022 Dt.:05/05/2022

This is to certify that the high rise building details of which are given herein below is adequate and effectively installed With the Fire Prevention & Protection System as required under the provisions of the Bombay Provincial Municipal Corporation Act, 1949, and Urban Development and Urban Housing Department of the Government of Gujarat on 27-03-2001 under section 122 of the Gujarat Town Planning and Urban Development Act, 1976 and the Rules framed hereunder.

This Certificate is issued subject to the following conditions:-

1. The Builder / Owner / Occupier / Chairperson / Secretary of the Association / High Rise Building shall give / has given an Annual Maintenance Contract to a competent Agency engaged in the business of supplying Fire Prevention & Protection Systems within a period of two weeks from the date of issuance of this Certificate, which shall be for a period of 3 / Three years.
2. A Certificate certifying that the Fire Prevention & Protection Systems in the said High Rise Building are fully operational and functioning effectively, shall be submitted to the Chief Fire Officer , Ahmedabad Fire & Emergency Services Department ,Danapith, Ahmedabad –380 001 on completion of 11 months from the date of issuance of this Certificate, by the Builder / Owner Occupier / Chairperson / Secretary of the Association in the said High Rise Building and subsequently it will be checked by the Ahmedabad Fire & Emergency Services and should be found in order.
3. The Fire Prevention & Protection System in the said High Rise Building shall at all times fully operational.
4. The Builder / Owners / Occupiers / Chairperson / Secretary of Association of the said High Rise Building agree/s to Inspection of Fire Prevention & Protection System in said Building by the Ahmedabad Fire & Emergency Services Department officers and the Further undertake/ to pay the inspection charges to the inspecting officer for the inspection thereof.

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This Certificate does not include or qualify use of the building in question and the same shall be in strict conformity with the Provisions of the Gujarat Provincial Municipal Corporations(Amendment) Act, 2017, and the Rules framed here under and also in Conformity with the order issued by the Urban Development & Urban Housing Department of the Government of Gujarat on 27-03-2001, under section 122 of Gujarat Town Planning & Urban Development Act, 1976 and the Rules framed here under.

The Certificate is subject to any order that may be passed by the Hon'ble High Court of Gujarat in the matters pertaining to Fire Safety and other cognate matters.

Building Name & Type	Address & Zone	T.P. No.	Final Plot No.	Survey Number	Sub Plot Number.	No. of Stories	NOC Validity
SHIVDHARA CAMPUS (BLOCK-G), Commercial and Residential	ADDRESS : NR,SHYMVIHAR-2NR,BILASHIYA BUS STOP,NARODA-DEHGAM HIGHWAY,ENASAN, NARODA-AHMEDABAD., ZONE :	412/B (EANASN A)	112			1 Basement + Ground Floor + 10 Stories (33.00 meters)	05/05/2025
SHIVDHARA CAMPUS (BLOCK-H), Commercial and Residential	ADDRESS : NR,SHYMVIHAR-2NR,BILASHIYA BUS STOP,NARODA-DEHGAM HIGHWAY,ENASAN, NARODA-AHMEDABAD., ZONE :	412/B (EANASN A)	112			1 Basement + Ground Floor + 10 Stories (33.00 meters)	05/05/2025



(JAYESH N. KHADIA)
Chief Fire Officer (I/c)



No. SEIAA/GUJ/EC/8(a)/699/2022

Date: 05 MAR 2022 BY R.P.A.D
Time Limit

Sub: Environment Clearance for the Building Construction Project "Shree Ganga" at R.Sur. No. 342 (New), O.P. No. 112, F.P. No. 112 Of D.T.P.S. No. 412/B, Enasan, Daskroi, Ahmedabad proposed by M/s. Dhanani Developers. Construction project in Category 8 (a) of Schedule annexed with EIA Notification dated 14/09/2006.

Ref: Your Proposal No. SIA/GJ/MIS/234447/2021.

Dear Sir,

This has reference to your application along with Form-I, Form-1 A dated 16/10/2021, seeking Environmental Clearance under Environment Impact Assessment Notification, 2006. The project was scheduled for hearing in the SEAC meeting held on 04/01/2022.

The proposal is for Environmental Clearance for the Building Construction Project "Shree Ganga" at R.Sur. No. 342 (New), O.P. No. 112, F.P. No. 112 Of D.T.P.S. No. 412/B, Enasan, Daskroi, Ahmedabad proposed by M/s. Aristo Residency LLP. This is a proposed building construction project having plot area of 8,438.00 m² and the proposed FSI area of the project is 22,779.67 m² with proposed built up area of 36,328.89 m². As the built up area is >20,000 m² and <1,50,000 m², it falls in the category 8(a) of the Schedule of EIA Notification, 2006.

The project will comprise of 04 numbers of buildings. No. of Blocks: 08. Scope of buildings/blocks are: Block A+B: 1 Basement +Ground Floor (HP/SP) + 1st to 10th Floor; Block C+D: 1 Basement +Ground Floor (HP/SP) + 1st to 9th Floor; Block E+F: 1 Basement +Ground Floor (HP) + 1st to 10th Floor; Block G+H: 1 Basement +Ground Floor (HP) + 1st to 10th Floor and No. & size of Residential Units are: 288 and No. & size of Commercial Units are: 56.

The project activity is covered in 8(a) and falls in Category 'B'. Since the proposed project is in item no.8 of the EIA notification, 2006, it does not need Public Consultation as per Para 7(i) III. Stage (3) (d) – Public Consultation of EIA Notification, 2006.

The SEAC, Gujarat had recommended the project vide their letter dated 04/02/2022 to grant Environmental Clearance to the SEIAA, Gujarat based on the decision taken during SEAC meeting held on 04/01/2022. The proposal was considered by SEIAA, Gujarat in its meeting held on 19/02/2022 at Gandhinagar. After careful consideration, the SEIAA hereby accords Environmental Clearance to above project under the provisions of EIA Notification dated 14th September, 2006 subject to the compliance of the following conditions.

A. PROJECT SPECIFIC CONDITIONS:

A.1 CONSTRUCTION PHASE:

A.1.1 WATER:

1. Fresh water requirement during the construction phase shall not exceed 35 KLD and it shall be met through tankers. No ground water shall be tapped during the construction phase.
2. Sewage generated during the construction phase shall be disposed off through Soak Pit.
3. Explore possibilities of provision of mobile toilets in construction phase.

A.1.2 HEALTH & SAFETY:

4. 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.
5. 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.
6. The project proponent shall obtain registration of the construction workers as beneficiaries with the Gujarat Building and Other Construction Workers Welfare Board.

A.2 OPERATION PHASE:

A.2.1 WATER

7. Total water requirement during the operation phase shall not exceed 232 KLD, out of which fresh water requirement of 152 KLD shall be met through AUDA and the remaining 80 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.
8. Sewage generation during operation phase shall not exceed 182 KLD which shall be treated in the proposed onsite Sewage Treatment Plant.
9. The treated wastewater discharge to AUDA drainage line shall not exceed 102 KLD. Necessary permission from AUDA shall be obtained for discharging of same in the drainage line. The treated water to be discharge should meet all standard limits prescribed as per the norms of GPCB/CPCB and competent authority which shall be displayed and inform to local bodies.
10. 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 AUDA.
11. 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.
12. Dual plumbing system with separate tanks and lines shall be provided for utilization of treated sewage for flushing.
13. No bore well shall be constructed and existing bore well/s, if any, shall be either sealed or converted into the recharge well.
14. Rain water harvesting from rooftop and paved areas and ground water recharge through 3 nos. of percolation wells shall be carried out as per the details submitted. Before recharging the runoff, pre-treatment must be done to remove suspended matter.

A.2.2 AIR:

15. A D. G. set (125 KVA) proposed as backup power shall be of enclosed type and conform to prescribe standards under EPA rules. Necessary acoustic enclosures shall be provided at diesel generator set to mitigate the impact of noise.
16. The exhaust of the D. G. Set shall be at least 3 m above roof top.
17. The gaseous emissions from the D.G. Sets shall conform to the standards prescribed under EPA rules, as amended from time to time. At no time, the emission levels shall go beyond the stipulated standards.

A.2.3 SOLID WASTE:

18. 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 AUDA.

A.2.4 SAFETY AND WELFARE:

19. 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.
20. Fire fighting facilities like Fire Extinguishers/Fire Hydrant System will be provided. One CO₂ type extinguisher of 4.5 kg and one DCP type extinguisher of 5 kg on each floor, hose reels and wet risers will be provided, Sprinkler system in the basement, hollow plinth and all commercial units, Fire lifts, Auto glow signage on each floor, Manually operated electric fire alarm system, Each floor having a fire alarm call point installed, Electric power supply to the entire fire safety system, A lightning arrester will be installed and properly earthed shall be provided. A lightning arrester will be installed and properly earthed.
21. Staircase shall be provided: 1 nos of 2.08 mts width. All the staircases shall open out at ground level from the highest point of building [with access from each floor] for emergency evacuation. Minimum 2 nos of lifts shall be provided in each building.
22. Provision for adequate air changes per hour in the basement shall be made so as to avoid build-up of CO in the area.
23. Car park exhaust system equipped with CO (Carbon Monoxide) sensor shall be provided to ensure operation of exhaust fans as CO concentration levels.
24. 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.

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

A2.5 PARKING / TRAFFIC CONGESTION:

26. Minimum parking space of 6599.65 m² [4482 m² in Basement + 1762.69 m² in Hollow Plinth + 354.96 m² in open area] shall be provided as proposed.

A 2.6 ENERGY CONSERVATION:

27. 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, 85.03 KW solar power generation, use of aerated blocks & RMC, use of LED lighting fixtures and low voltage lighting, roof-top thermal insulation etc. shall be implemented as proposed.

A 2.7 GREEN BELT :

28. Green belt area of 1129.11 m² comprising of 273.63 m² tree covered area with 211 trees within premises shall be developed as proposed. The other open spaces inside the plot shall be suitably landscaped and covered with vegetation of indigenous tree species.

B. GENERAL CONDITIONS :

B1. PRE -CONSTRUCTION AND CONSTRUCTION PHASE:

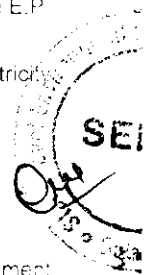
29. Mitigation of flood measures shall be undertaken. Height of the plinth and ramps will be increased so that flood water does not enter basement.
30. Project proponent shall explore possibilities to reuse the treated waste water for gardening and floor washing.
31. Roads leading to or at construction site must be paved and blacktopped (i.e. – metallic roads).
32. No excavation of soil shall be carried out without adequate dust mitigation measures in place.
33. Grinding and cutting of building materials in open area shall be prohibited.
34. Construction material and waste should be stored only within earmarked area and road side storage of construction material and waste shall be prohibited.
35. Construction and demolition waste processing and disposal site shall be identified and required dust mitigation measures be notified at the site.
36. Dust mitigation measure shall be displayed prominently at the construction site for easy public viewing.
37. Environment Management Cell shall be formed, which shall supervise and monitor the environment related aspects of the project during construction and operational phases in addition to observance of Gujarat Building and other Construction Workers'(Regulation of Employment & Conditions of Service) Rules 2003.
38. Prior permission from the competent authority shall be obtained for cutting of the existing trees before site preparation work is commenced.
39. Water demand during construction shall be reduced by use of curing agents, super plasticizers and other best construction practices.
40. Wind – breaker of appropriate height i.e. 1/3rd of the building height and maximum up to 10 meters shall be provided. Individual building within the project site shall also be provided with barricades.
41. Regular water sprinkling shall be done in vulnerable areas for controlling fugitive emission.
42. No uncovered vehicles carrying construction material and waste shall be permitted.
43. No loose soil or sand or construction & demolition waste or any other construction material that cause dust shall be left uncovered. Uniform piling and proper storage of sand to avoid fugitive emissions shall be ensured.
44. Structural design of the project shall strictly adhere to the seismic zone norms for earthquake resistant structures.
45. The planning, designs and construction of all buildings shall be such as to ensure safety from fire.
46. The project proponent shall ensure maximum employment to the local people.
47. All required sanitary and hygienic measures shall be provided before starting the construction activities and to be maintained throughout the construction phase.
48. Provision shall be made for housing of construction labor within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical healthcare, crèches, electricity & ventilation, canteen, rest rooms, safe disposal system for garbage, first aid, medical and emergency facilities etc. to ensure that they do no ruin the existing environmental condition. The housing may be in the form of temporary structures to be removed after completion of the project.
49. Adequate personal protective equipments shall be provided to the construction workers to ensure their safety and the project proponent shall ensure its usage by the labours.
50. First Aid Box shall be made readily available in adequate quantity at all the times.
51. Training shall be given to all workers on construction safety aspects.



52. The project proponent shall strictly comply with the Building and other Construction Workers'(Regulation of Employment & Conditions of Service) Act 1996 and Gujarat rules made there under and their subsequent amendments.
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.
54. Ambient noise levels shall conform to residential standards both during day and night. Incremental pollution load on the ambient air and noise quality shall be closely monitored during construction phase
55. The noise generating equipments, machinery and vehicles shall not be operated during the night hours and shall be maintained properly to avoid generation of high noise due to wear and tear.
56. Use of diesel generator sets during construction phase shall be strictly with acoustic enclosure and shall conform to the EPA Rules for air and noise emission standards.
57. Safe disposal of wastewater and municipal solid wastes generated during the construction phase shall be ensured.
58. All topsoil excavated during construction activity shall be used in horticultural / landscape development within the project site.
59. 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.
60. Construction debris shall be reused in construction of roads, levelling the site etc. Waste packaging material (like used cement bags, waste paper, cardboard packing material), metal scraps etc. shall be sold to recyclers or shall be sent to the nearest municipal solid waste landfill site.
61. Excavated earth to be generated during the construction phase shall be utilized within the premises to the maximum extent possible and balance quantity of excavated earth shall be disposed off with the approval of the competent authority after taking the necessary precautions for general safety and health aspects. Disposal of the excavated earth during construction phase shall not create adverse effect on neighbouring communities.
62. Provisions of Construction & Demolition Waste Management Rules-2016 shall be strictly adhered to.
63. Vehicles hired for bringing construction material at the site shall be in good conditions and conform to applicable air and noise emission standards and shall be operated only during day time and non-peak hours.
64. Project proponent shall ensure use of eco-friendly building materials including fly ash bricks, fly ash paver blocks, Ready Mix Concrete [RMC] and lead free paints in the project.
65. Fly ash shall be used in construction wherever applicable as per provisions of Fly Ash Notification under the E.P Act, 1986 and its subsequent amendments from time to time.
66. Use of glass shall be minimal and only low emissive glass shall be used in the project to reduce the electricity consumption and load on air conditioning.

B2. OPERATION PHASE AND LIFE TIME:

67. Separate Entries and Exits shall be provided to the project on the approach road.
68. Separate Entry and Exit to the basement shall be provided.
69. Explore possibilities of provision of Electric vehicle charging points in the basement.
70. Project Proponent shall provide adequate fund for Environment Monitoring and Staff training in the Environment Management Plan.
71. In Municipal Corporation before approval of plan layout it shall be ensure that the project proponent has projected the space for tree plantation with tree guard in a space between municipal road & their premises.
72. The project proponent shall take written undertaking from the society association to maintain compliance of conditions pertaining to tree plantation, maintaining hygienic condition in and around the premises for building construction projects.
73. Notwithstanding the provision of EMP/CER, the proponent shall incur full expenditure as may be required at the time of execution of the project.
74. The project proponent shall take written undertaking from the Society Association to ensure compliance of environment conditions when it is handed over to them.
75. Project proponent shall ensure fire safety and safe lift installation by getting the due certification from competent authority.
76. Project proponent shall take proper maintenance of electrification with respect to human safety.
77. Project Proponent shall prominently display the copy of Environment Clearance at site.
78. Tree Plantation prescribed in the EC shall be maintained by the Society Association.



79. Proponent as well as successor society shall maintain hygienic conditions and cleanliness in and around the project site all the time.
80. Project proponent shall ensure fire safety by getting the due certification from competent authority.
81. The design of building has to be earthquake resistant & duly certified by competent structural engineer of competent authority.
82. The project proponent shall explore the possibilities & adopt mitigation measures to minimize the impact of project with reference to Urban Heat Island (UHI) Phenomena.
83. The project proponent shall allocate funds as may be required for the compliance of Environment Management plan & CER activity proposed at the time of execution of the project.
84. Project proponent shall adopt the 3R concept of Reduce, Reuse and Recycle and while handing over the project to Maintenance Society shall ensure the compliances as required.
85. 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.
86. A water meter shall be installed on rain water harvesting & ground water recharge well system & compliance report of the same shall be submitted to concerned authorities.
87. Used oil shall be sold only to the registered recycler.
88. Provisions of Solid Waste Management Rules-2016 shall be strictly adhered to.
89. Requisite fire fighting facilities as per the requirement of NBC and Gujarat Fire Prevention and Life Safety Measures Act-2013 along with the rules & regulations made there under shall be provided.
90. 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.
91. Dedicated power back up system shall be provided in the case of power failure & emergency of fire water pumps.
92. First Aid Box shall be made readily available in adequate quantity at all the times.
93. Main entry and exit shall be separate and clearly marked in the facility
94. 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.
95. Sufficient peripheral open passage shall be kept in the margin area for free movement of fire tender/ emergency vehicle around the premises.
96. The overall noise level in and around the project area shall be kept well within the prescribed standards by providing noise control measures including acoustic insulation, hoods, silencers, enclosures vibrations dampers etc. on all sources of noise generation including D.G.Sets. The ambient noise levels shall conform to the standards prescribed under the Environment (Protection) Act and Rules.
97. The area earmarked for the parking shall be used for parking only. No other activity shall be permitted in this area.
98. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site shall be avoided. No public space including the service road shall be used or blocked for the parking.
99. The project proponent shall install energy efficient devices, appliances, motors, and pumps conforming to the Bureau of Energy Efficiency norms.
100. The transformers and motors shall have minimum efficiency of 85%.
101. Only variable frequency motor drives shall be used in project.
102. Application of solar energy shall be incorporated for illumination of common areas, lighting for gardens and street lighting. In addition the provision for solar water heating system shall also be provided.
103. Use of glass shall be minimal to reduce the heat island effect as well as to reduce the electricity consumption.
104. The area earmarked as green area shall be used only for plantation and shall not be altered for any other purpose.
105. Drip irrigation/low volume, low angle sprinkler system shall be used for the lawns and other green area including tree plantation.
106. The project proponent shall inform to SEAC / SEIAA regarding the transfer of management responsibility to the Society / Association to be formed for the proposed project with all the supporting documents. The Society / Association formed for further management of the proposed project shall be responsible for compliance of all the conditions stipulated in the Environmental Clearance order.



107. Environmental Clearance granted for the project on the basis of documents related to land possession submitted shall become invalid in case the actual land for the project site turns out to be different from the land considered at the time of appraisal of the project and mentioned in the EC.
108. All other statutory clearances such as N.A. permission, approvals for storage of diesel from PESO, Fire Department, Airports Authority of India etc., if applicable, shall be obtained by the project proponent from the competent authorities.
109. All the conditions as may be stipulated in the N.A. order, Development permission, Building Use permission, NOC obtained from Fire Department etc. shall be strictly complied with.
110. The project management shall also comply with all the environment protection measures, risk mitigation measures and safeguards proposed by them.
111. All the commitments / undertakings given to the SEAC during the appraisal process for the purpose of environmental protection and management shall be strictly adhered to.
112. The project proponent shall also comply with any additional condition that may be imposed by the SEAC or the SEIAA or any other competent authority for the purpose for the environmental protection and management.
113. All the terms & conditions prescribed in the amendment of EIA Notification – 2006 published by the MoEF&CC vide its Notification No. S.O. 3999(E) dated 9th December, 2016 shall be complied with letter & spirit.
114. The project proponent shall strictly comply with the Gujarat Building and other Construction Workers' (Regulation of Employment & Conditions of Service) Rules 2003 as well as Gujarat Lifts & Escalators Rules as amended from time to time.
115. 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.
116. The above conditions shall be enforced, inter-alia under the provisions of the water (Prevention & Control of Pollution) Act, 1974, Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act 1986 and the Hazardous Wastes (Management Handling and Tran boundary) Rules, 2008, Building and Other Construction Workers' (Regulation of Employment & Conditions of Service) Act-1996, The Gujarat Lifts and Escalators Act-2000 along with their amendments and rules.
117. The project proponent shall obtain the requisite permissions / clearance under the provisions of the Indian Forest Act 1927, Forest Conservation Act 1980 and Wildlife (Protection) Act 1972.

B3. OTHER:

118. PP shall sponsor tree plantation in 3.5 ha of community / institution land with proper maintainance and provision of fencing and watering in consultation with District Forest Officer, Ahmedabad and Forests and Environment Department, Sachivalaya, Gandhinagar before completion of the project as per the clarification given in para 3 of OM of MoEF&CC, GOI dated 25.02.2021. The expenditure of supporting above activities will be within the total outlay of CER committed by PP.
119. The project proponent shall allocate the separate fund as committed before SEAC for activities like Providing Solar lights /roof top solar panels: Urban Health Centre, Nikol, Urban Health Centre, Arbudanagar, Development and beautification of Bilasiya Lake, Providing Solar lights /roof top solar panels at Nikol Prathmik School, Kathwada Prathmik School. Activities proposed under Corporate Environment Responsibility (CER) shall be part of Environment Management Plan (EMP) as per the MoEF&CC's OM no. F. No. 22-65/2017-IA.III dated 30.09.2020. The said activities shall be completed within 3 years from the commencement of the project. The CER shall be monitored and the monitoring report shall be submitted to the regional office of MoEF&CC as a part of half-yearly compliance report and to the District Collector. The monitoring report shall be posted on the website of the project proponent.
120. The project authorities shall earmark adequate funds to implement the conditions stipulated by SEIAA as well as GPCB along with the implementation schedule for all the conditions stipulated herein. The funds so provided shall not be diverted for any other purpose.
121. The project proponent shall adhere to provisions made for Corporate Environment Responsibility "CER" in Office Memorandum dated 01/05/2018 by Ministry of Environment, Forests & Climate Change and its amendments from time to time in a letter and spirit.
122. The applicant shall inform the public that the project has been accorded environmental clearance by the SEIAA and that the copies of the clearance letter are available with the GPCB and may also be seen at the Website of SEIAA/ SEAC/ GPCB.
123. It shall be mandatory for the project management to upload half yearly compliance report on website of Gujarat Real Estate Regulatory Authority, on 1st June and 1st December of each calendar year.

124. The project authorities shall also adhere to the stipulations made by the Gujarat Pollution Control Board.
125. The project authorities shall inform the GPCB, Regional Office of MoEF&CC and SEIAA about the date of financial closure and final approval of the project by the concerned authorities and the date of start of the project.
126. The SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not found satisfactory. This environmental clearance is valid for seven years from the date of issue.
127. Submission of any false or misleading information or data which is material to screening or scoping or appraisal or decision on the application makes this environment clearance cancelled.

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

128. 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.
129. 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.
130. Designated key person shall submit six monthly compliance report to SEIAA/SEAC, MOEF&CC, GPCB and Nodal Department of the Government.
131. 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.
132. 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.
133. 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.
134. All complains and public grievance or representations may be addressed to SEIAA/SEAC in the email addresses (a) msseiaagj@gmail.com & (b) seacgujarat@gmail.com.

(S. J. PANDIT)

Member Secretary

Issued to:

Amit K Dhanani
Vil. Enasan, Ta. Daskroi,
Ahmedabad

Copy to:-

1. The Secretary, SEAC, C/O. G.P.C.B. Gandhinagar - 382010.
2. The Additional Chief Secretary, Forests & Environment Department, Govt. of Gujarat, Block 14, 8th floor, Sachivalaya, Gandhinagar-382010.
3. The Chairman, Central Pollution Control Board, Parivesh Bhavan, CBD -cum-Office Complex, East Arjun Nagar, New Delhi-110032
4. Scientist C, Integrated Regional Office, Ministry of Environment and Forests, Aranya Bhavan, Sector-10, Gandhinagar - 382010.
5. Monitoring Cell, Ministry of Environment and Forests, Paryavaran Bhavan, CGO Complex, New Delhi-110003.
6. The Member Secretary, Gujarat Pollution Control Board, Paryavaran Bhavan, Sector-10 A, Gandhinagar-382010
7. The Additional Secretary, Forest and Environment Department, Government of Gujarat, Sachivalay.....for information and necessary action as per condition no. 118 of this order.
8. The Deputy Conservator of Forests, Social Forestry Division Ahmedabad, Block-A, 3rd Floor, Bhaumali Bhavan, Manjushree Mill Compund, Girdharnagar, Asarwa, Ahmedabad - 380016,.....for information and necessary action as per condition no. 118 of this order.
9. Select File

