

मालिक का नाम एवं पता Abhishek Jayendrabhai Shah **दिनांक/DATE:** 02-01-2023
OWNERS Name & Address F.P.No.-151/4, B/H.Navratna Corporate Park, Bopal, **वैधता/ Valid Up to:** 01-01-2031
Ahmedabad.

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/121622/731996
आवेदक का नाम / Applicant Name*	Tushar Mory
स्थल का पता / Site Address*	T.P.S.No.- 51 – (Bodakdev-Makarba-Vejalpur), F.P. NO – 151/4, R.S.NO – 131 Plus 132/p, At – Bodakdev, Taluka - Ghatlodia, Dist-Ahmedabad.,Bodakdev,Ahmedabad,Gujarat
स्थल के निर्देशांक / Site Coordinates*	23 01 42.39N 72 29 34.26E, 23 01 43.77N 72 29 34.56E, 23 01 41.84N 72 29 37.27E, 23 01 43.20N 72 29 37.60E
स्थल की ऊँचाई एमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	49.67 M
अनुमन्य अधिकतम ऊँचाई एमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	149.67 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 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.

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 लाइटो 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 गतिविधि मान्य नहीं होगी।

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

- ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरुद्ध कोई शिकायत/ दावा नहीं किया जाएगा।
- j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.
- ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमानन आवश्यकताएं श्रृंखला 'बी' पार्ट I सेक्शन-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।
- m. This NOC ID has been assessed with respect to the Ahmedabad Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule – III, Schedule – IV(Part-I), Schedule- IV (Part-2; RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR770(E)
- त) यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसा कि जीएसआर 751 (ई) की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापत्ति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के नियम 13 के अनुसार, आवेदकों को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची- IV (भाग -2; आरसीएस हवाई अड्डों के अलावा) के रूप में सूचीबद्ध बिना लाइसेंस वाले विमान क्षेत्र के अधिकार क्षेत्र में आता है, तो संबंधित राज्य सरकार से भी अनापत्ति प्रमाणपत्र लेने की आवश्यकता है।
- n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule – V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction 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.

क्षेत्र का नाम / Region Name: पश्चिम/WEST

पदनामित अधिकारी/Designated Officer	 Digitally signed by MANEESH KUMAR Reason: Joint GM(ATM)-DoAS, Signed on behalf of DO NOCC Location: AAI, SVPI Airport, Ahmedabad-380003 Date: 2023-01-02 15:43+05:30
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 मे)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Ahmedabad	14393.74	251.84
NOCID	AHME/WEST/B/121622/731996	

AHMEDABAD MUNICIPAL CORPORATION

FIRE & EMERGENCY SERVICE

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

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

No. - OPN677228122022 Dt.:28/12/2022

To,

COMMERCIAL BUILDING,

CENTROID OPPOSITE HIRARUPA MARRIAGE HALL NEAR NAVRATNA AMBLI BOPAL ROAD

CENTROID OPPOSITE HIRARUPA MARRIAGE HALL NEAR NAVRATNA AMBLI BOPAL ROAD

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 MEASURES ACT - RULES / GDCR (2021) & CBD BY AUDA / SPECIAL INSTRUCTIONS GIVEN BY FIRE OFFICER HAVE TO BE FOLLOWED AS FAR AS THE CONSTRUCTION AND FIRE PREVENTION 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.

It is required that all staircases of the building shall be ventilated above the parapet wall at each floor level and shall be 2 meters 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.

All fire doors of the building shall be certified for stability, integrity & insulation by fire research laboratory, institute, roorkee-247-667.

A motorable road with 45 ton load bearing capacity and minimum as metion 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) 15 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

Name of Building	COMMERCIAL BUILDING	
Site Address	CENTROID OPPOSITE HIRARUPA MARRIAGE HALL NEAR NAVRATNA AMBLI BOPAL ROAD AHMEDABAD	
T.P.No.	51	
F.P.No.	151/4	
R.S.No.	131+132/4	
Sub Plot No.	0	
Surrounding Margin from building		
Common Plot Margin from building		
Building Type	High Rise Building	
	COMMERCIAL BUILDING	
Fire Opinion Remarks	WHOLE BUILDING INCLUDING ALL BASEMENTS PARKING SHALL BE FULLY SPRINKLERED. •ALL BASEMENTS SHOULD HAVE POSITIVE PRESSURE VENTILATION SYSTEM / NATURAL VENTILATION SYSTEM WITH REQUIRED DUCT. •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.	
Block Height From Ground Level to Top Slab(In Meter)	69.83	
	Use	Height(In Meter)
Basement 4	PARKING	4.5000
Basement 3	PARKING	4.5000
Basement 2	PARKING	4.5000
Basement 1	PARKING	4.5000
Hollow Plinth/Ground Floor	SHOP+PARKING	4.5000
Floor 1	SHOP	3.9600
Floor 2	SHOP	3.6600
Floor 3	SHOP	3.6600
Floor 4	OFFICE	3.3500
Floor 5	OFFICE	3.3500
Floor 6	OFFICE	3.3500
Floor 7	OFFICE	3.3500
Floor 8	OFFICE	3.3500

Floor 9	OFFICE	3.3500
Floor 10	OFFICE	3.3500
Floor 11	OFFICE	3.3500
Floor 12	OFFICE	3.3500
Floor 13	OFFICE	3.3500
Floor 14	OFFICE	3.3500
Floor 15	OFFICE	3.3500
Floor 16	OFFICE	3.3500
Floor 17	OFFICE	3.3500
Floor 18	OFFICE	3.3500
Floor 19	OFFICE	3.3500

Ramp only permitted for 15 to 25 meters building in margin.

Basic Fire Requirement Notes on plan

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.

(JAYESH N. KHADIA)



Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), GUJARAT)

To,

The -1

ABHISHEK SHAH

B/603, Shilp Aaron, Sindhubhavan Road, Ahmedabad-380058 -380058

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/GJ/INFRA2/425490/2023 dated 19 Apr 2023. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC23B038GJ179775
2. File No.	SIA/GJ/INFRA2/51604/2023
3. Project Type	New
4. Category	B
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Centroid
7. Name of Company/Organization	ABHISHEK SHAH
8. Location of Project	GUJARAT
9. TOR Date	N/A

The project details along with terms and conditions are appended herewith from page no 2 onwards.

Date: 29/08/2023

(e-signed)
Asav P. Gadhvi
Member Secretary
SEIAA - (GUJARAT)

Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH. Please quote identification number in all future correspondence.

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No. SEIAA/GUJ/EC/8(a)/1112 /2023

Date: 29 AUG 2023

BY R.P.A.D
Time Limit

Sub: Environment Clearance for the Building and Construction Project "Centroid" at Block/Survey No. 131 and 132/4, T.P.S. No. 51, F.P. No. 151/4, Village: Bodakdev, Taluka: Ghatlodiya, District: Ahmedabad, State: Gujarat Proposed by Mr. Abhishek Jayendrabhai Shah. Construction project in Category 8 (a) of Schedule annexed with EIA Notification dated 14/09/2006.

Ref: Your Proposal No. SIA/GJ/INFRA2/425490/2023.

Dear Sir,

This has reference to your application along with Form-I, Form-1 A dated 10/05/2023, seeking Environmental Clearance under Environment Impact Assessment Notification, 2006. The project was scheduled for hearing in the SEAC meeting held on 03/07/2023.

The proposal is for Environmental Clearance for the Building and Construction Project "Centroid" at Block/Survey No. 131 and 132/4, T.P.S. No. 51, F.P. No. 151/4, Village: Bodakdev, Taluka: Ghatlodiya, District: Ahmedabad, State: Gujarat Proposed by Mr. Abhishek Jayendrabhai Shah. This is a proposed building construction project having plot area of 3,788.00 m² and the proposed FSI area of the project is 25,812.83 m² with proposed built up area of 42,300.30 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 01 number of building. No. of Block: 01. Scope of buildings/blocks are: 01 Block + 04 Basements + Ground Floor + SP/HP + 1st to 19th Floor and No. & size of Commercial Units are: 184 (40 Shops & 144 Offices).

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 07/08/2023 to grant Environmental Clearance to the SEIAA, Gujarat based on the decision taken during SEAC meeting held on 03/07/2023. The proposal was considered by SEIAA, Gujarat in its meeting held on 20/08/2023 at Gandhinagar. After careful consideration, the SEIAA hereby accords Environmental Clearance to above project under the provisions of EIA Notification dated 14th September, 2006 subject to the compliance of the following conditions.

A. PROJECT SPECIFIC CONDITIONS:

1. Generated Sewage shall be treated in proposed STP having capacity of 110 KL/ day.
2. No ground water should be tapped without obtaining permission from CGWA.
3. PP shall provide recycling facilities of 79.4 KL/Day treated domestic wastewater with necessary storage tanks and pipeline infrastructure and adequate sprinklers. The details in this regard shall be submitted within 10 days' time period.
4. Unit shall provide total Car parking area of 1565 cars (515 CPS and 1040 two wheelers) and also provide electric charging facility of 20% of CPS.
5. Project proponent shall provide Environmental cell details with staff, for implementation of submitted Environment management plan with time period with relevant details of this office.
6. Proponent shall provide Organic waste convertor (OWC) for converting organic waste to compost manure, which shall be used as Manure in premises for Gardening/ plantation purpose.

A.1 CONSTRUCTION PHASE:

A.1.1 WATER:

7. Fresh water requirement during the construction phase shall not exceed 5 KLD and it shall be met through tanker. No ground water shall be tapped during the construction phase.
8. Sewage generated during the construction phase shall be disposed off through Septic tank / soak pit system.
9. Explore possibilities of provision of mobile toilets in construction phase.

A.1.2 HEALTH & SAFETY:

10. 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.
11. 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.
12. 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

13. Total water requirement during the operation phase shall not exceed 118.2 KLD, out of which fresh water requirement of 36.8 KLD shall be met through AMC and the remaining 79.4 KLD of water requirement shall be met through treated sewage. Metering of the water shall be done and its records shall be maintained.
14. Sewage generation during operation phase shall not exceed 93.0 KLD which shall be treated in the proposed onsite Sewage Treatment Plant.
15. The unit shall install and efficiently operate STP of adequate capacity for treating the sewage to be generated during operation phase to achieve the CPCB norms at the STP outlet. Treated sewage conforming to CPCB norms shall be utilized within premises for gardening & flushing purpose at the maximum extent possible. Only remaining quantity of treated sewage shall be disposed off through drainage line of AMC.
16. 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.
17. Dual plumbing system with separate tanks and lines shall be provided for utilization of treated sewage for flushing.
18. No bore well shall be constructed and existing bore well/s, if any, shall be either sealed or converted into the recharge well.
19. Rain water harvesting from rooftop and paved areas and ground water recharge through 01 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:

20. A D. G. set (120 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.
21. The exhaust of the D. G. Set shall be at least 3 m above roof top.
22. 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:

23. 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 AMC.

A.2.4 SAFETY AND WELFARE:

24. 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.
25. Fire fighting facilities like fire extinguishers, hydrant system, sprinkler system, hose reel, fire pumps, manually operated electric fire alarm system, Electrical circuit breakers, A lightning arrester will be provided and properly earthed to prevent damage to the building when the lightning strikes, First aid emergency kits, Refuge Area has been provided on 4th, 6th, 11th, 15th & 19th Floor of the building, CO2 4.5 kg capacity 513 Nos. DCP 5 kg capacity 247 Nos, 52 Nos. of Wet Riser cum down comer, 1357 sprinklers, Two pumps of capacity 2280 lit/min with minimum pressure of 3.0 kg/cm² at Terrace Level, One pump of capacity 900 lit/min with minimum pressure of 3.0 kg/cm², terrace water tanks of 20 KL capacity each block, underground water tank of 250 KL etc shall be provided.
26. Staircase shall be provided:

Type & no. of buildings	No. of floors	Area for each Floor (m ²)	No. of staircase	Width of the staircase (m)	Total No of Lifts	No of fire lift	Travel distance(m)
1 Block	Ground Floor to 3 rd floor	Max. 1332.04	3	2.01 m	07	01	23.73
	4 th floor to 19 th floor	Max. 1306.46	2	2.01 m	06	01	25

27. All the staircases shall open out at ground level from the highest point of building [with access from each floor] for emergency evacuation.
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.

A2.5 PARKING / TRAFFIC CONGESTION:

32. Minimum parking space of 10171.18 m² (515 CPS) [9416.88 m² in Basement + 754.3 m² in Hollow Plinth] shall be provided as proposed.

A 2.6 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, 128.01 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 :

34. Green belt area of 395.01m² comprising of 158.89m² tree covered area with 95 trees within premises and 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:

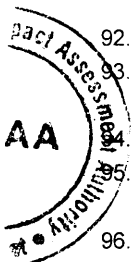
35. Mitigation of flood measures shall be undertaken. Height of the plinth and ramps will be increased so that flood water does not enter basement.
36. Project proponent shall explore possibilities to reuse the treated waste water for gardening and floor washing.
37. Roads leading to or at construction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



55. Adequate personal protective equipment's shall be provided to the construction workers to ensure their safety and the project proponent shall ensure its usage by the labours.
56. First Aid Box shall be made readily available in adequate quantity at all the times.
57. Training shall be given to all workers on construction safety aspects.
58. 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.
59. 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.
60. 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
61. 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.
62. 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.
63. Safe disposal of wastewater and municipal solid wastes generated during the construction phase shall be ensured.
64. All top soil excavated during construction activity shall be used in horticultural / landscape development within the project site.
65. 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.
66. 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.
67. 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.
68. Provisions of Construction & Demolition Waste Management Rules-2016 shall be strictly adhered to.
69. 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.
70. 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.
71. 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.
72. 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.

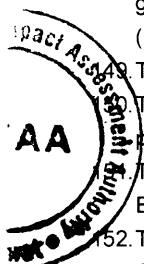
73. In case, if it comes to notice to SEAC/SEIAA, that PP has violated EC norms by starting construction before obtaining Environmental Clearance, necessary action shall be taken as per the provisions of OM of MoEF& CC, New Delhi dated 7.7.2021.
74. Project Proponent shall submit CER plan each year wise to respective Collectors, DDO and Municipal Commissioner/Urban Development Authority and implement of CER activities under intimation and guidance of the respective authorities.
75. PP shall take all required mitigation measures to comply with ambient noise levels standards of the residential area during day and night time as per Noise Pollution (Control and Regulation) Rules, 2000.
76. Necessary permission for drawing of water from concerned Corporation/ Authority shall be obtained.
77. Necessary permission for discharging of treated domestic wastewater in Drainage of concerned Corporation/ Authority has to be obtained.
78. Concerned Municipal Corporations/ Urban Development authority shall ensure the compliance of conditions given in the EC order.
79. Project proponent shall provide suitable storm water drainage facilities to avoid water logging.

80. This EC order should not be used as supportive evidence in regard of legal evidence in case of any disputes. This is only given for the purpose of Environmental Compliances and mitigation of various environmental Impact.
81. PP shall sponsor tree plantation of community / institution land with proper maintenance and provisions of fencing and watering in consultation with Deputy Conservator of Forest of concerned District as per the clarification given in para 3 of OM of MoEF&CC, GOI dated 25.02.2021. The expenditure of above supporting activities will be within the total outlay of CER committed by PP.
82. Project proponent or the maintenance society to whom the project has been handed over shall ensure allocation of parking to each and every member of the society as per the rules as soon as possible not later than 3 months and display the same in the society notice board
83. PP shall also comply EC conditions and inform to the local authorities like Municipal Corporation, UDA, RERA/ SEIAA and also ensure proper parking without fail. Basement parking should always maintain clean, free from hanging electric wires and provide adequate light and ventilation.
84. Proponent shall maintain traffic system within the premises to avoid congestion and unsafe parking in the premises, particularly safety parameters including fire, safety, installation of fire equipments, house pipes etc for regular maintenance check-up and hold mock drills from time-to-time. Any damage to the greenbelt area must be avoided.
85. Project proponent shall comply with all provisions of GDCR and its amendment for constructing Building.
86. The PP shall also ensure notarized undertaking from the maintenance society at the time of hand over to comply with all the conditions of EC scrupulously.
87. As regards obtaining for fire safety permissions, proponent have to inform to SEIAA before obtaining BU permissions from competent authority.
88. Proponent shall obtain Registration of the establishment under the Building and other construction workers (regulation of employment & condition of service before commencement of construction and inform to SEIAA.
89. Provision of fire lift may be provided; additional lift may be provided in high rise building for safety.
90. All vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment. Further, Regular maintenance of leakages of water and wastewater shall be carried out.
91. The competent authority like Municipal Corporation / Urban development authority / District collector / RERA or any other authority or officer authorised by MoEF & CC can inspect the site, all facilities, for verification of compliances of Environmental Clearances conditions and ensure its compliance before issuance of any permission given by competent authority.
92. Construction activities will be allowed only during daytime period.
93. If height of the building/block from the ground level is above 12.65 meters, then PP shall provide lift in building/block as per GDCR Rules.
94. PP shall provide one regular lift and one fire lift, if floor area of the block/building exceeds 497.61 sq mtrs.
95. Project proponent shall provide and operate necessary recycling facilities for reuse of treated domestic wastewater within premises.
96. Project proponent shall obtain all NA permission for all survey Nos before installation and commissioning of activities.
97. The project proponent shall provide water pumping arrangement and especially when the discharge into municipal drainage, for annual inspection and cleaning to avoid inundation and surface water pollution and health hazard.
98. The project proponent shall ensure the distance criteria is properly followed while undertaking construction in consistence with the existing directions of local self-government bodies.
99. The orders shall mention the limit of floors given in the proposal. Any deviation from that by the proponent changing the number of floors could attract withdrawal of the EC as a violation case.
100. Prior EC granted is subject to the proponent receiving all statutory permission / clearances / certificates and membership of respective agencies / authorities failing, which this provisional EC will stand withdrawn.
101. Proponent shall inform progress from time to time, in six monthly compliance report to MOEFCC / SEIAA / SEAC.
102. The above conditions are also applicable to the ECs already been accorded to Projects. This should be checked by respective agencies entrusted with the task of inspection and action.
103. Bore well water shall be drawl only after obtaining necessary permission from CGWA.
104. Project Proponent shall prominently display the copy of Environment Clearance at site.
105. Project proponent shall comply with all environmental facilities and requirement as per GDCR/Urban Development Authority.
106. Regular maintenance of leakages of water and wastewater shall be carried out.



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133. The design of building has to be earthquake resistant & duly certified by competent structural engineer of competent authority.
134. The project proponent shall explore the possibilities & adopt mitigation measures to minimize the impact of project with reference to Urban Heat Island (UHI) Phenomena.
135. 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.
136. Project proponent shall adopt the 4R concept of Reduce, Reuse, Recycle and Restore, while handing over the project to Maintenance Society shall ensure the compliances as required.
137. 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.
138. 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.
139. Used oil shall be sold only to the registered recycler.
140. Provisions of Solid Waste Management Rules-2016 shall be strictly adhered to.
141. 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.
142. Underground fire water storage tanks and terrace water storage tanks as well as storage of treated domestic waste water of adequate capacity shall be provided as proposed. Adequate provision shall be made to ensure that water from the Fire Water Tank shall not be used for any other purpose.
143. Dedicated power back-up system shall be provided in the case of power failure & emergency of fire water pumps.
144. First Aid Box shall be made readily available in adequate quantity at all the times.
145. Main entry and exit shall be separate and clearly marked in the facility
146. 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.
147. Sufficient peripheral open passage shall be kept in the margin area for free movement of fire tender/ emergency vehicle around the premises.
148. 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.
149. The area earmarked for the parking shall be used for parking only. No other activity shall be permitted in this area.
150. 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.
151. The project proponent shall install energy efficient devices, appliances, motors, and pumps conforming to the Bureau of Energy Efficiency norms.
152. The transformers and motors shall have minimum efficiency of 85%.
153. Only variable frequency motor drives shall be used in project.
154. 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.
155. Use of glass shall be minimal to reduce the heat island effect as well as to reduce the electricity consumption.
156. The area earmarked as green area shall be used only for plantation and shall not be altered for any other purpose.
157. Drip irrigation/low volume, low angle sprinkler system shall be used for the lawns and other green area including tree plantation.
158. 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.
159. 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.
160. All other statutory clearances such as N.A. permission, Fire NOC from Department, permission from Airports Authority of India, BU permissions, Development permissions etc including approvals for storage of diesel from concern authority shall be obtained by the project proponent from the competent authorities before commissioning of Project.



161. 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.
162. The project management shall also comply with all the environment protection measures, risk mitigation measures and safeguards proposed by them.
163. All commitments / undertakings given to the SEAC during the appraisal process for the purpose of environmental protection and management shall be strictly adhered to.
164. The project proponent shall also comply with any additional condition that may be imposed by the SEAC or by SEIAA or any other competent authority for the purpose for the environmental protection and management.
165. 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.
166. 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.
167. 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.
168. 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.
169. 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.

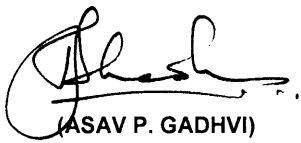
B3. OTHER:

170. The project proponent shall allocate the separate fund as committed before SEAC for activities like Roadside tree plantation adjacent to our project site on Draft T.P. Scheme No. 51 up to 1 km distance. Conducting tree plantation programs and its maintenance in following listed public schools within a radius of 5 km: Ramdevnagar Primary School, Jodhpur Primary School No. 2, Thaltej Public School Providing roof top solar panels in following public schools within a radius of 5 km: Ramdevnagar Primary School, Jodhpur Primary School No. 2, Thaltej Public School Providing Rainwater Harvesting systems in public schools within a radius of 5 kms : Ramdevnagar Primary School, Jodhpur Primary School No. 2, Thaltej Public School Development, beautification and maintenance of the following lakes: Ratna Lake, Mahakali Lake. 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.
171. 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.
172. 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.
173. The applicant shall inform the public that the project has been accorded environmental clearance by the SEIAA and that the copies of the clearance letter are available with SEIAA and may also be seen at the Website of SEIAA/ SEAC.
174. 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.
175. 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.
176. 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.
177. 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:

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

179. 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.
180. Designated key person shall submit six monthly compliance report to SEIAA/SEAC, MOEF&CC, GPCB and Nodal Department of the Government.
181. 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.
182. 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.
183. All complains and public grievance or representations may be addressed to SEIAA/SEAC in the email addresses (a) msseiaagi@gmail.com & (b) seacgujarat@gmail.com.


(ASAV P. GADHVI)
Member Secretary

Issued to:

Mr. Abhishek Jayendrabhai Shah
B/603, Shilp Aaron,
Sindhubhavan Road, Ahmedabad-380058

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. 81 of this order.
8. The Deputy Conservator of Forests, Social Forestry Division Ahmedabad, Block-A, 3rd Floor, Bhaumali Bhavan, Manjushree Mill Compound, Girdharnagar, Asarwa, Ahmedabad,.....for information and necessary action as per condition no. 81 of this order.
9. The Municipal Commissioner, Ahmedabad Municipal Corporation Sardar Vallabhbhai Patel Bhavan, Khamsa, Near Danapith, Gollimda Municipal Kotha, Ahmedabad - 380001.....for further necessary action please for compliance of above conditions.
10. Secretary, Gujarat Real Estate Regulatory Authority, 4th Floor, Sahyog Sankul, Sector-11, Gandhinagar-382010.....for information & necessary action please.
11. Select



Signature Not Verified
Digitally signed by Asav P. Gadhvi
Member Secretary
Date: 8/29/2023 5:06:06 PM

જિલ્લા કલેક્ટરની કચેરી, સુભાષબ્રીજ પાસે,

અમદાવાદ

તા.૦૭/૦૭/૨૦૧૭

વંચાણમાં લીધું:-

- (૧) અરજદારશ્રી જયેન્દ્રભાઈ નંગીનદાસ શાહ વિગેરે રહે, જ્વલોક, નેચર્સ કોર્નર, હીરાડૂપા હોલની સામે, આંબલી બોપલ રોડ, અમદાવાદની જમીન મહેસુલ કાયદાની ક્લમ - ૬૫ હેઠળ બીનખેતીની પરવાનગી મેળવવાની નિયત નમુનાની તા.૧૫/૦૬/૨૦૧૭ની અરજી
- (૨) કલેક્ટરશ્રી, અમદાવાદનો હુકમ નંબર સીબી / સીટીએસ-૨/ ન.શ / પ્રિમીયમ / બોડકદેવ / સ.નં. / બ્લોક નંબર ૧૩૧ + ૧૩૨/૪ / એસઆર - ૧૩૮૨ / ૨૦૧૩ / F.M.P.S.NO - 1388, તા.૨૫/૦૫/૨૦૧૭થી નવી શરતના નિયંત્રણો દૂર કરવાનો હુકમ.
- (૩) અરજદારશ્રીએ તા.૦૮/૦૬/૨૦૧૭ના રોજ તત્કાલ બીનખેતી અંગેનું સોગંધનામું તથા બાંહેધરીપત્ર.
- (૪) સક્ષમ અધિકારી અને નાયબ કલેક્ટરશ્રી, શહેરી જમીન ટોચ મર્યાદા, અમદાવાદનો તા.૦૮/૦૫/૨૦૧૬ના પત્ર નંબર યુએલસી / બોડકદેવ / બીનખેતી પ્રિમીયમ / એસઆર - ૨૦૩ / ૨૦૧૩નો શહેરી જમીન ટોચ મર્યાદા સંબંધે હકારાત્મક અભિપ્રાય.
- (૫) વેચારાના ખાસ જમીન સંપાદન અધિકારીશ્રીના તા.૦૭/૦૫/૨૦૧૩ના પત્ર નંબર એલએક્યુ / એન.એ અભિપ્રાય / ૧૧૮૮ / ૨૦૧૩નો સંપાદન અંગેનો હકારાત્મક અભિપ્રાય.
- (૬) બીજા વેચારાના ખાસ જમીન સંપાદન અધિકારીશ્રીના તા.૧૩/૦૬/૨૦૧૩ના પત્ર નંબર એલએક્યુ / બિ.ખે. અભિપ્રાય / એસઆર - ૨૨૮૧ / ૨૦૧૩નો સંપાદન અંગેનો હકારાત્મક અભિપ્રાય.
- (૭) જમીન કચેરીના લીગલ શાખાના તા.૦૬/૦૬/૨૦૧૩ના શેરા નંબર એલબી / અપીલ / બોડકદેવ / ૧૩૧ + ૧૩૨/૪ / ૨૦૧૩ અંગેનો હકારાત્મક અભિપ્રાય.
- (૮) જમીન મહેસુલ અધિનિયમ-૧૮૭૮ની ક્લમ-૬૫, ૬૬, ૬૭થી મળેલ અધિકારો તથા નિયમોના નિયમ-૧૦૦/૧૦૧ મુજબ.
- (૯) સરકારશ્રીના મહેસુલ વિભાગના ઠરાવ ક્રમાંક : બખપ/૧૦૦૬/૪૨૫/ક, તા.૧૭/૦૮ તથા તા.૮/૪/૧૧.
- (૧૦) સરકારશ્રીના મહેસુલ વિભાગના પરિપત્ર નં.: બખપ/૧૦૨૦૦૧૩/૭૧/ક, તા.૧૧/૩/૧૩

હુકમ ::

અરજદારશ્રી જયેન્દ્રભાઈ નંગીનદાસ શાહ વિગેરેએ તેઓના ખાતાની મોજે બોડકદેવ, તા.ઘાટલોડીયાના સ.નં. / બ્લોક નંબર ૧૩૧ + ૧૩૨/૪, ટીપી - ૫૧, ફ્લોટ - ૧૫૧/૪ની ૪૩૫૩ ચો.મી વાણિજ્ય હેતુ માટે જમીન બીનખેતી ઉપયોગ કરવા માટે જમીન મહેસુલ કાયદાની ક્લમ-૬૫ હેઠળ પરવાનગી મેળવવા માંગણી કરેલ છે. અરજી સાથે નિયત નમુનાનું તત્કાલ એન.એ. સોગંધનામું તથા જે બાંધકામ કરવા માંગે છે તેના સુચિત પ્લાનની નકલ વિગેરે રજૂ કરેલ છે.

આમુખ-(૨) ના તા.૨૫/૦૫/૨૦૧૭ના હુકમથી નવી શરતના નિયંત્રણો દુર કરેલ છે.

આમુખ-(૩) થી અરજદારશ્રીઓએ તા.૦૮/૦૬/૨૦૧૭ના રોજ તત્કાલ બીનખેતી અંગેના સોગંધનામું તથા બાંહેધરીપત્ર રજૂ કરેલ છે.

આમુખ-(૪)થી સક્ષમ અધિકારી અને નાયબ કલેક્ટરશ્રી, શહેરી જમીન ટોચ મર્યાદા, અમદાવાદ આ જમીનની બીનખેતી પરવાનગી આપવા અંગે રાજ્યમાંથી તા. ૩૦/૩/૮૮ના રોજ શહેરી જમીન ટોચ મર્યાદા ધારો-૧૯૭૬ રદ કરી રીપીલ એક્ટ-૧૯૮૮ની જોગવાઈ લાગુ કરવામાં આવેલ છે અને કાયદો રદ થતાં તેમજ કરવામાં આવેલ કબજો લીધેલ ફાજલ જમીનોની યાદીમાં પ્રશ્નવાળી જમીનનો સમાવેશ થતો ન હોઈ, બીનખેતી પરવાનગી આપવામાં આવે તો યુ.એલ.સી. કાયદા અંતર્ગત વાંધાસરખું નથી તેમ હકારાત્મક અભિપ્રાય આપેલ છે.

આમુખ-(૫) અને (૬) થી સંપાદન અધિકારીશ્રીઓએ આ જમીનની બીનખેતીની પરવાનગી આપવા નગે સદર જમીન હાલમાં સંપાદન અંગે કોઈ કાર્યવાહી ચાલુમાં નથી કે સંપાદન હેઠળ નથી તેમ જણાવેલ છે.

આમુખ-(૭)થી અત્રેની લીગલ શાખામાં આ જમીન બાબતે હાલમાં કોઈ અપીલ/રીવીઝન પેન્ડીંગ નથી તેમ જણાવેલ છે.

ઉક્ત વિગતોએ અરજદારશ્રીની માંગણી મુજબ એપેન્ડીક્ષ-એ ની જમીન બીનખેતીની પરવાનગી આપવા હરકત સરખું ન હોવાનું જણાયેલ છે. જેથી આ જમીનના રૂપાંતર કર, વિશેષ ધારો તથા અન્ય વેરાની થતી રકમ, સરકારશ્રીમાં જમા કરાવવા અત્રેથી અરજદારશ્રીને જણાવતા તેઓશ્રીએ આ રકમ ભારતીય સ્ટેટ બેંક ખાતે બીનખેતી ધારાની રકમ ગામે તલાટીશ્રી પાસે જમા કરાવી પહોંચો રજૂ કરેલ છે જેની વિગત એપેન્ડીક્ષ-બી માં જણાવેલ છે.

❖ ઠરાવેલ વિશેષધારો - Rs.2612/-

એપેન્ડીક્ષ - એ (જમીનની વિગત)					
ગામ	તાલુકો	સ.નં. / બ્લોક	ક્ષેત્રફળ (ચોમી)	ટીપી / ફા.પ્લોટ	બીનખેતી હેતુ
બોડકટેવ	ઘાટલોડીયા	૧૩૧ + ૧૩૨/૪	૪૩૫૩ ચો.મી	ટીપી - ૫૧ ફા.પ્લોટ - ૧૫૧/૪	વાણિજ્ય હેતુ માટે
				સબ પ્લોટ -	

એપેન્ડીક્ષ - બી (વસુલ આવેલ કરવેરાની વિગત)				
રૂપાંતર કરની રકમ	Rs.130590/-	ચલણ નંબર	203/2017	19/07/2017
વિશેષધારાની રકમ	Rs.2612/-	પહોંચ નંબર	42	21/07/2017
લોકલ ફંડની રકમ	Rs.1306/-	પહોંચ નંબર	42	21/07/2017
શિક્ષણ ઉપકરની રકમ	Rs.653/-	પહોંચ નંબર	31	21/07/2017

એપેન્ડીક્ષ-એ માં જણાવ્યા મુજબ રૂપાંતર કર તથા અન્ય વેરાઓની રકમ કબજેદારે એપેન્ડીક્ષ-બીમાં જણાવેલ વિગતે જમા કરાવી અત્રે ચલન, પહોંચો રજૂ કરેલ છે. જેથી કબજેદારની માંગણી મુજબની હકીકતે, સદર જમીન અંગે અરજદારની બીનખેતીના હેતુ માટે ઉપયોગ કરવા એપેન્ડીક્ષ-એ માં દર્શાવેલ તેઓની માલિકીની જમીન આમુખ-(૮) અને (૧૦)માં જણાવેલ મુંબઈ જમીન મહેસુલ સંહિતા અને જમીન મહેસુલ નિયમોની જોગવાઈઓ / ઠરાવોને આધિન રહીને નીચેની વધારાની શરતોને આધિન બીનખેતી પરવાનગી આપવા હુકમ કરવામાં આવે છે.

શરતો :-

- (૧) અરજદારે પ્રતિ વર્ષ ખેતી વિશેષ ધારો (બીનખેતી દર) વાણિજ્યના હેતુ માટે દર ચોમીના ૦.૬૦ પૈસા પ્રમાણે રૂ. ૨૬૧૨/- નિયમ પ્રમાણે લોકલ ફંડ તથા શિક્ષણ શેષ ભરવો પડશે જે અંગેનો દર વખતો - વખત ફેરફારને પાત્ર રહેશે.
- (૨) અરજદારે બીનખેતીના પ્લોટની માપણી પોતાના ખર્ચે માસ-ત્રણ માં કરાવવી પડશે. માપણી થયેથી આ એન.એ. પ્લોટનું ક્ષેત્રફળ ફેરફારને પાત્ર રહેશે અને ત્યારબાદ સનદ આપવાની રહેશે તથા ડી.આઈ.એલ.આર.શ્રીએ માપણી મુજબ રેકર્ડ દુરસ્તીની નોંધ કરી સક્ષમ અધિકારીને જાણ કરવાની રહેશે.
- (૩) બાંધકામ શરૂ કરતાં પહેલા અમદાવાદ મ્યુ. કોર્પો. / ઓડા પાસેથી બાંધકામ અંગેના વિગતવાર પ્લાન મંજૂર કરવી બાંધકામની રજાચીફ્ઠી મેળવવાની રહેશે અને તે પ્રમાણે બાંધકામ કર્યા પછી થયેલ બાંધકામ અંગે અમદાવાદ મ્યુ. કોર્પો. / ઓડા પાસેથી "બિલ્ડીંગ વપરાશ પ્રમાણપત્ર" મેળવ્યા પછી જ ઉપયોગ કરી શકાશે.
- (૪) આ બીનખેતી હુકમથી આ જમીનમાં એફ.એસ.આઈ. અંગેની કોઈ પરવાનગી આપવામાં આવતી નથી. એફ.એસ.આઈ. અંગે અરજદારે અમદાવાદ મ્યુ. કોર્પો. / ઓડા ખાતેથી જરૂરી પરવાનગી મેળવવાની રહેશે.
- (૫) શહેરી વિસ્તાર જ્યાં ટાઉન પ્લાનિંગ સ્કીમ મંજૂર થઈ ગઈ છે ત્યાં જી.ડી.સી.આર. અને ઝોનીંગના નિયમો અનુસાર બાંધકામ કરવાનું રહેશે.
- (૬) બાંધકામ બિલ્ડીંગ રેગ્યુલેશન અને રીબર્ન ડેવલપમેન્ટ રૂલ્સથી ઠરાવેલ ધોરણોને પાત્ર રહી કરવાનું રહેશે. આ જમીનની બાજુમાં જો કોઈ રોડ - રસ્તો પસાર થતો હશે તો જે તે રસ્તાના પ્રકાર ધ્યાને લઈ રસ્તાના મધ્યેથી બાંધકામ વચ્ચે નિયમોનુસાર અંતર જાળવવાનું રહેશે. અન્યથા અરજદારની જવાબદારી થશે. આ જમીનની બાજુમાંથી પસાર થતાં ટી.પી./ડી.પી. રોડથી નિયત અંતર છોડીને બાંધકામ કરવાનું રહેશે.
- (૭) આ જમીનનો ઉપયોગ પરવાનગી આપેલ બીનખેતીના હુકમના કામે જ કરવાનો રહેશે. અન્ય ઉપયોગ કરી શકાશે નહિ.
- (૮) અરજદારે હુકમની તારીખથી છ માસમાં બાંધકામ શરૂ કરી ત્રણ વર્ષમાં સંપૂર્ણ પૂરું કરવું પડશે. આ અંગે અરજદારે ખેતી સિવાયનો ઉપયોગ શરૂ કર્યેથી એક માસમાં કલેક્ટરશ્રી તથા મામલતદારશ્રીને તલાટીશ્રી મારફત લેખીત ખબર આપવી પડશે તથા બાંધકામ પૂર્ણ થયે એક માસમાં કલેક્ટરશ્રીને જાણ કરવાની રહેશે.
- (૯) બીનખેતી માટે પરવાનગી આપેલ જમીનમાં કલેક્ટરશ્રીની અગાઉની પરવાનગી મેળવ્યા સિવાય પરવાનગી આપેલ હેતુ સિવાયનું તથા મંજૂર કરેલ બાંધકામ વિસ્તાર સિવાયની જમીન ઉપર કોઈપણ બાંધકામ કરવાનું રહેશે નહીં. પ્લાન મંજૂર કરાવી તેમાં દર્શાવેલ બાંધકામ વિસ્તાર સિવાયની માલ્ખન, કોમન પ્લોટ, પાર્કિંગ, રસ્તાની જગ્યા આકાશ તરફ ખુલ્લી રાખવાની રહેશે અને તેમાં કોઈપણ પ્રકારનું બાંધકામ કરવાનું રહેશે નહીં.
- (૧૦) આ જમીનમાંથી પસાર થતી ૬૬ કે.વી. તથા ૧૧ કે.વી. વીજલાઈનથી બાંધકામનું સમક્ષિતિજ અંતર ઓછામાં ઓછું અનુક્રમે ૮ મીટર તથા ૩ મીટર જાળવવાનું રહેશે.
- (૧૧) આ જમીન ઉપરથી પસાર થતી વીજલાઈન નીચે કોઈપણ પ્રકારનું બાંધકામ જેમ કે દુકાન, કોટ બાઉન્ડ્રી કરી શકાશે નહીં. તેમજ એન્ટેનાનો કેબલ કે ટીવી વાયર (કેબલ) પસાર કરી શકાશે નહિ.

- (૧૨) આ જમીનમાંથી પસાર થતી વિજલાઈનના સમારકામ માટે વિદ્યુત કંપનીના અધિકૃત માણસો, વાહનો કોઈપણ સમયે પસાર થઈ શકશે. અને તેમ કરતા ભવિષ્યમાં પણ કોઈ રોક ટોક કરવામાં આવશે નહિ.
- (૧૩) પ્રશ્નવાળી જમીનમાંથી ઇલેક્ટ્રીક લાઈન કે ટેલિફોન લાઈન પસાર થતી હશે તો, આવી લાઈન કે તેના થાંભલા ભવિષ્યમાં નાંખવાનો થશે તો તે અંગે કોઈ વળતર મેળવવા હક્કદાવો થઈ શકશે નહિ.
- (૧૪) આ જમીનમાંથી ઉપરથી પસાર થતી વીજલાઈનથી બાંધકામ નિયમ મુજબનું, પુરતું અંતર રાખીને કરેલ નહિ હોય તો આ બાંધકામ તોડવાને પાત્ર ગણાશે અને તોડી નાખવાનું રહેશે.
- (૧૫) બાંધકામમાં ઝડપી સળગી ઉઠે તેવા સ્ફોટક પદાર્થો વાપરી શકાશે નહિ.
- (૧૬) આ જમીનમાં આવવા - જવાના રસ્તા અંગે કે વરસાદના પાણીનો નિકાલ બાબતે જો કોઈ પ્રશ્ન ઉપસ્થિત થશે તો તે અંગેના નિકાલની વ્યવસ્થા કરવાની જવાબદારી અરજદાર - ખાતેદારની રહેશે. ચોમાસાનું પાણી ભરાઈ ન રહે તવું પુરાણ કરી રોડ લેવલ કરતા ખીચ ઉંચી લેવાની રહેશે.
- (૧૭) આ જમીનમાં વરસાદી પાણીના ભુગર્ભ વહન એટલે કે સંચય માટે મકાન / બહુમાળી મકાન દીઠ એકના દરે આ જમીનમાં પરક્લોટીંગ બોરની વ્યવસ્થા અચુક કરવાની રહેશે તથા વરસાદી પાણીના નિકાલની વ્યવસ્થા કરીને બાંધકામ કરવાનું રહેશે.
- (૧૮) પ્લોટમાં બાંધકામ સિવાયનો ખુલ્લો ભાગ આકાશ તરફ ખુલ્લો રાખવાનો રહેશે. આ જમીનની નજીકમાં પસાર થતા રોડ / રસ્તા અંગે, રસ્તાની બાજુએ કંપાઉન્ડ વોલની ઉંચાઈ ૧.૦૫ મી. થી વધારે કરી શકાશે નહિ.
- (૧૯) મંજૂર થયેલ નકશા મુજબ આરોગ્ય અને સ્વાસ્થ્યની દ્રષ્ટિએ ગંદા પાણીના નિકાલની જોગવાઈ કરવાની રહેશે.
- (૨૦) આ જમીનમાં કે નજીકમાં આવેલ કોઈ જમીનમાં ઓ.એન.જી.સી. ના તેલકુવા તેમજ તેલ / ગેસ પાઈપલાઈન આવેલ હોવાના કિસ્સામાં તેવા કુવા / પાઈપલાઈનની નિયમોનુસાર જળવવાપાત્ર અંતર છોડીને બાંધકામ કરવાનું રહેશે.
- (૨૧) નર્મદા કેનાલ / અન્ય સિંચાઈ કેનાલની નજીકમાં આવેલ જમીનની બાબતમાં અરજદારે સૂચિત બાંધકામ માટે જળવવાના થતાં અંતર અંગેના નિયમોનું પાલન કરવાનું રહેશે.
- (૨૨) અરજદારે / જ્યાં જરૂરી હોય ત્યાં કેન્દ્ર સરકાર કે રાજ્ય સરકારના કાયદા નીચે રક્ષિત સ્મારક (Protected Monuments) તરીકે જાહેર કરેલ પ્રાચીન સ્મારકથી ૧૦૦ મીટરનું અંતર જળવવાની પ્રવર્તમાન જોગવાઈનું પાલન કરવાનું રહેશે.

- (૨૩) આ પરવાનગી સ્થાનિક સત્તા મંડળ દ્વારા મંજૂર કરવામાં આવતા નકશા તેમજ વિકાસ પરવાનગીની શરતોના અમલીકરણને આધિન રહેશે. વધુમાં વિકાસ પરવાનગી અન્વયે કરવામાં આવતો વિકાસ અને તેનો વપરાશ વિકાસ યોજનાના નિયંત્રણ / વિનિયમો તેમજ ઓડા / મ્યુ. કોર્પો. અને રાજ્ય સરકાર દ્વારા આપવામાં આવતાં વખતો વખતના આદેશ / નિર્દેશનો આધિન રહેશે. જમીનના માલિક / કબજેદારોએ પરવાનગી હેઠળની જમીનો વિકાસ સંબંધિત સત્તા મંડળની વિકાસ પરવાનગીને આધિન રહીને જ કરવાનો રહેશે.
- (૨૪) આ પરવાનગીથી ગણોત્તર, શીર્ડીંગ ધોરણ, શહેરી જમીન ટોચ મર્યાદા ધારા તેમજ અન્ય કાનૂનોની જોગવાઈઓને બાધ રહેશે નહિ. એટલે કે અન્ય કાયદા નિયમોની જોગવાઈઓ અન્વયે જો કોઈ કાર્યવાહી કરવાની થતી હશે તો તે અંગે નિતમોનુસારની કાર્યવાહી કરવાની રહેશે.
- (૨૫) ઔદ્યોગિક હેતુ માટે મંજૂરી માંગેલ હોય તો બાંધકામ કરતાં પહેલા જિલ્લા ઉદ્યોગ અધિકારીની જરૂરી મંજૂરી મેળવ્યા બાદ જ આગળની કાર્યવાહી કરવાની રહેશે.
- (૨૬) ફ્લોર મીલ, સિનેમા / ટોરીંગ સિનેમા / થિયેટર માટે બીનખેતી પરવાનગીના કામે જિલ્લા મેજિસ્ટ્રેટની જરૂરી મંજૂરી મેળવી આગળની કાર્યવાહી કરવાની રહેશે.
- (૨૭) પેટ્રોલ, ડીઝલ, કેરોસીન, સી.એન.જી., એલ.પી.જી., પંપ નાખવા માટે બીનખેતી પરવાનગીના કામે બાંધકામ શરૂ કરતા પહેલા જિલ્લા મેજિસ્ટ્રેટની જરૂરી મંજૂરી મેળવી આગળની કાર્યવાહી કરવાની રહેશે.
- (૨૮) સવાલવાળી જમીન જો જેલથી નજીક હોય તો ૧૮૪ મીટરનું અંતર છોડી બાંધકામ લરવાનું રહેશે.
- (૨૯) સવાલવાળી જમીન જો રેલ્વે હદની નજીક હોય તો રેલ્વે હદથી ૩૦ મીટર જગ્યા છોડી બાંધકામ કરવાનું રહેશે.
- (૩૦) બીનખેતી માંગવામાં આવી હોય તેવી જમીન જો એરોડ્રોમની ટ્રિપ્લે જરૂરી એવું "ના વાંધા પ્રમાણપત્ર" સિવિલ એવીશન ખાતા પાસેથી મેળવવાનું રહેશે અને સિવિલ એવીશન ખાતાના નિયમોનું પાલન કરવાનું રહેશે.
- (૩૧) ભારતીય વાયુસેના ના હવાઈ મથક તથા ઈન્સ્ટોલેશનથી ૮૦૦મીટર ત્રિજ્યા બહાર બાંધકામ કરવાનું રહેશે.
- (૩૨) અરજદારે / જ્યાં જરૂરી હોય ત્યાં ભારતીય વન અધિનિયમ હેઠળ અનામત વન જમીન કે રક્ષિત વન તરીકે જાહેર કરેલ વન/જમીનથી જાળવવાના થતા અંતર બાબતની જોગવાઈઓનું પાલન કરવાનું રહેશે.
- (૩૩) અરજદારે / જ્યાં જરૂરી હોય ત્યાં વન્ય જીવ સંરક્ષણ અધિનિયમ-૧૯૭૨ અન્વયે અભ્યારણ અથવા રાષ્ટ્રીય ઉપવન તરીકે જાહેર કરેલ કોઈપણ વિસ્તારની હદથી જાળવવાના થતાં અંતર બાબતની જોગવાઈઓનું પાલન કરવાનું રહેશે.
- (૩૪) આ હુકમમાં અગર સનદમાં કોઈ કારકુની અથવા ગણતરીની ભુલ હોય તો તેમાં સુધારો થઈ શકશે.
- (૩૫) આ પરવાનગી અરજદારે રજુ કરેલ વિગતોને આધારે આપવામાં આવેલ છે. રજૂ થયેલ કોઈ વિગત ખોટી હોવાનું જાહેર થયેથી કે ઉપરની કોઈપણ શરતોનો ભંગ થયેથી આ પરવાનગી આપોઆપ રદ થયેલી ગણાશે તથા જમીન મહેસુલ કાયદાની કલમ ૬૫ ના ભંગ બદલ કાયદાની જોગવાઈ હેઠળ પગલા લેવાને પાત્ર રહેશે. અને તત્કાલિન અમલમાં હોય એવા બીજા કોઈપણ કાયદાની જોગવાઈઓના બાધ વિના ઈન્ડિયન પીનલ કોડ હેઠળ કબજેદારો ફોજદારી ગુન્હા માટે શિક્ષાત્મક પગલા લેવાને પાત્ર બનશે. તથા જમીન મહેસુલ કાયદાની કલમ -૬૬ તથા નિયમોના નિયમ -૧૦૦ અનુસાર યોગ્ય તે દંડાત્મક કાર્યવાહી કરવામાં આવશે અને બાંધકામ દુર કરાવવા સહિતના એક કે વધુ પગલાં લેવામાં આવશે.

(૩૬) જો ટી.પી. ફાઇનલ થઈ કોઈ કપાત કરવાની થશે તો તેને આધિન પ્લાન મંજૂરી કરનાર અધિકારીશ્રીએ મંજૂરી આપવાની રહેશે.

હુકમની નોંધ રેકર્ડ કરવી.

રવાના કરવા પ્રમાણિત

Shree
ચીટનીશ ટુ કલેક્ટર અમદાવાદ



સહી / (અવંતિકા સિંઘ)
જિલ્લા કલેક્ટર અમદાવાદ

પ્રતિ,
શ્રી જયેન્દ્રભાઈ નગીનદાસ શાહ વિગેરે
રહે. શ્લોક, નેચર્સ કોર્નર, હીરાડપા હોલની સામે,
આંબલી બોપલ રોડ, અમદાવાદ.

નકલ રવાના ::

- (૧) મામલતદારશ્રી ઘાટલોડીયા, તા.ઘાટલોડીયા, જિ.અમદાવાદ તરફ
૨/- આગળની જરૂરી કાર્યવાહી તથા સનદ ભરોવવા અંગે ઘટતી કાર્યવાહી હાથ ધરવા સારું.
- (૨) તલાટીશ્રી બોડકદેવ, તા.ઘાટલોડીયા તરફ આગળની કાર્યવાહી તથા ગામ નમુના નંબર - ૨માં જરૂરી નોંધ કરવા સારું.
- (૩) ડીસ્ટ્રીક્ટ ઇન્સ્પેક્ટરશ્રી, લેન્ડ રેકર્ડઝ, મોજાણી ભવન, ભીમજીપુરા, નવા વાડજ, અમદાવાદ તરફ સારું.
- (૪) મ્યુનિ.કમિશનરશ્રી (એસ્ટેટ) દાણાપીઠ, અમદાવાદ / મુખ્ય કારોબારી અધિકારીશ્રી, ઓડા, ઉસ્માનપુરા, અમદાવાદ તરફ સારું.
- (૫) અગ્રેની શાખાના એડીએમ દફતર તરફ.
૨/- ૩/૧૨ માં નોંધ પાડવા સારું.
- (૧૧) સિલેક્ટ ફાઇલે...