



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

द्रुतगामी डाक

संदर्भ संख्या: एएआई/एएच/एटीसीओ-61/ 16567-72

दिनांक: 19.09.2014

सेवा में,

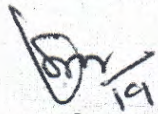
एम/एस किष डेवेलपर्स,
मारफत ढोलरीया डिजाईन (श्री जगदीश भीखाभाई पटेल),
सी-17, दूसरी मंजिल, पदमावती फ्लेट, नारणनगर बस स्टोप के पास,
मुकेश भाजीपाउ के उपर, एट-नरोडा,
तालुका, सीटी एवं जिला -अहमदाबाद-382330

विषय: अनापत्ति प्रमाणपत्र जारी करने हेतु, NOC ID: AHME/WEST/B/072214/50121, AH192/2014.

Please refer to your NOC application dated 25.08.2014 on the subject mentioned above. The NOC letter for NOC ID: AHME/WEST/B/072214/50121, AH192/2014 is enclosed.

सधन्यवाद

भवदीय

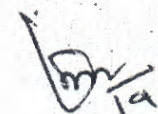
 19.9.14

(कुलदीप आत्रेय)

प्रबंधक (वा.या.नि.-अनापत्ति प्रमाणपत्र)
एवं सदस्य सचिव (एन.ओ.सी)
कृते विमानपत्तन निदेशक

प्रतिलिपि:- (सूचनार्थ)।

1. कार्यपालक निदेशक (वा.या.नि), भारतीय विमानपत्तन प्राधिकरण, राजीव गांधी भवन, सफदरजंग हवाई अड्डा, नई दिल्ली-110003
2. महाप्रबंधक (विमानक्षेत्र), प.क्ष. मुख्यालय, भारतीय विमानपत्तन प्राधिकरण, नया एटीएस कॉम्प्लेक्स, सुतार पाकडी रोड, सहार कार्गो कॉम्प्लेक्स के नजदीक, सहार, मुंबई-99
3. शहरी विकास अधिकारी (TDO), अहमदाबाद महानगरपालिका, सरदार पटेल भवन, दनापिठ, अहमदाबाद -सूचनार्थ।
4. गार्ड फाईल
5. विमानपत्तन निदेशक के निजी सचिव।

 19.9.14

(कुलदीप आत्रेय)

प्रबंधक (वा.या.नि.-अनापत्ति प्रमाणपत्र)
एवं सदस्य सचिव (एन.ओ.सी)
कृते विमानपत्तन निदेशक



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

No. AAI/AH/ATCO-61/		Date: 19/9/2014
M/s. Kish Developers		
C/o. Dholariya Design,, (Jagdish Bhikhabhai Patel), C/17, Second Floor, Padmavati Flat, Near Narannagar Bus Stop, Above Mukesh Bhaji Pav, At: Naroda, Taluka: City, Dist: Ahmedabad. Guj. PIN-38 23 30.		
NO Objection Certificate for Height Clearance		
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 SO84 (E) dated 14th Jan. 2010 for Safe and Regular Aircraft Operations.		
1. References:		
NOCID	AHME/WEST/B/072214/50121	
Applicant Letter	NIL DATED 25/08/2014	
AAI Reference	AH192/2014	
2. NOC Details for Height Clearance:		
Applicant Name	M/s. Kish Developers	
Type of Structure	Building	
Site Address	T. P. S. No. 84/B (Makarba), F. P. No. 22 + (23 + 24) / 2 + 41, Survey No. 190, 191B, 207, At: Makarba, Ta: Ahmedabad (West), Dist: Ahmedabad. At: Makarba, Ta: Ahmedabad (West), Dist: Ahmedabad	
Site Coordinates	22 59 42.63N -72 30 00.87E 22 59 42.22N -72 30 03.56E 22 59 40.06N -72 29 58.99E 22 59 42.40N -72 29 57.86E 22 59 45.64N -72 29 59.40E	
Site Elevation AMSL in Mtrs	42.667Mtrs FOUR TWO DECIMAL SIX SIX SEVEN METERS.	
Permissible height above Ground Level in Mtrs	100.00 Mtrs ONE ZERO ZERO DECIMAL ZERO ZERO METER.	
Permissible Top Elevation AMSL in Mtrs	142.667Mtrs ONE FOUR TWO DECIMAL SIX SIX SEVEN METERS.	
3. This NOC is subject to the terms and conditions as given below:		
a. The site-elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation for the proposed structure. If, however, at any stage it is established that the actual data is different from the one, provided by the applicant, this NOC will be invalid. b. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and those of any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by buildings and trees etc.) Rules, 1994. c. No radio/TV Antenna, lighting arresters, staircase, Mumtee, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation 142.667 Mtrs, Indicated in para 2. d. The use of oil fired or electric fired furnace is mandatory, within 8 KM of the Aerodrome Reference Point. e. The certificate is valid for a period of 5 years from the date of its issue. If the building/structure/Chimney is not constructed & completed within the period, the applicant will be required to obtain a fresh 'NOC' from the Designated Officer of Airports Authority of India. The date of completion of Building/Structure/Chimney should be intimated to this office of AAI. Request for revalidation of NOC will not be entertained after the expiry of its validity period. f. 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.

g. 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.

h. 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

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

j. This NOC has been issued w.r.t. the Civil Airports as notified in S0 84(E). Applicant needs to seek separate NOC from Defence, if the site lies within jurisdiction of Defence Airport.

This certificate is issued for "HEIGHT CLEARANCE ONLY" with the approval of Competent Authority for Permissible Top Elevation 142.667 Mtrs.

(Kuldeep Atreya)
Manager (ATM-NOC)
Member Secretary NOC
For Airport Director

Airports Authority Of India

Copy to :

1. The Executive Director(ATM), AAI, Rajiv Gandhi Bhavan, Safdarjung Airport, New Delhi-110003

2. GM(NOC)/Airport Director(Bundle).

3. Guard File

4. GM (Aero),WR, AAI, New ATS Complex, Sutar Pakadi Road, Near Sahar Cargo Complex, Sahar, Mumbai-99.

5. Town Development Officer, AMC, Mahanagar Sewa Sadan, Third Floor, Sardar Patel Bhawan, Danapith, Ahmedabad-380001.

G. J. DAVE
MEMBER SECRETARY
SEIAA (GUJARAT)



Government of Gujarat

STATE LEVEL ENVIRONMENT
IMPACT ASSESSMENT
AUTHORITY
GUJARAT

No. SEIAA/GUJ/EC/8(a)/674/2016

Date: 9 NOV 2016

BY R.P.A.D
Time Limit

Sub: Environment Clearance for the expansion of the Building Construction Project at S No.190, 191/B, 207 T.P.S No. 84/B, Makarba, Ahmedabad proposed by M/s Kish Developers.....Construction project in Category 8 (a) of Schedule annexed with EIA Notification dated 14/09/2006.

Dear Sir,

This has reference to your application along with Form-I, Form-1 A dated 26/03/2016, seeking Environmental Clearance under Environment Impact Assessment Notification, 2006. The project was scheduled for hearing in the SEAC meeting held on 27/04/2016, 22/06/2016, 13/07/2016 & 21/09/2016. The project proponent submitted additional information / documents vide letter dated 05/07/2016 to the SEAC.

The proposal is for Environmental Clearance for the expansion of the Building Construction Project at S No.190, 191/B, 207 T.P.S No. 84/B, Makarba, Ahmedabad proposed by M/s Kish Developers. This is a proposed building construction project having plot area of 14222.00 m² and the proposed built up area of the project is 77752.94 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 3 buildings & 17 corporate houses. No. of Blocks: 3 buildings & 17 corporate houses. Scope of buildings/blocks are: 2 Buildings - 2 Level Basement + Ground Floor + 14 Floors. 1 Building - 2 Level Basement + Ground Floor + 13 Floors. Corporate Houses - Ground Floor + 2 Floors and No. of Commercial Units are: 11 shops, 17 corporate houses and 513 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 07/11/2016 to grant Environmental Clearance to the SEIAA, Gujarat based on the decision taken during SEAC meeting held on 21/09/2016. The proposal was considered by SEIAA, Gujarat in its meeting held on 11/11/2016 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:

- The original copy of Environmental Clearance granted vide No. SEIAA/GUJ/EC/8(a)/82/2012 dated 21/03/2012 shall be surrender to the SEIAA within seven days.
- This Environmental Clearance supersedes the Environmental Clearance granted vide No. SEIAA/GUJ/EC/8(a)/82/2012 dated 21/03/2012 and the same shall be treated as null & void.
- No any kind of manufacturing activity shall be allowed in the proposed commercial project.
- The project proponent shall not sell / allot any commercial unit for storage of chemicals, flammable substances, explosives, fire crackers or any other material of hazardous characteristics.

A.1 CONSTRUCTION PHASE:

A.1.1 WATER:

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

A.2 OPERATION PHASE:

A.2.1 WATER

- Total water requirement during the operation phase shall be 187.9 KL/day, out of which 60.5 KL/day of fresh water requirement shall be met through the water supply from Ahmedabad Municipal Corporation (AMC). Remaining water requirement of 127.4 KL/day for flushing and gardening purposes shall be met by reuse of treated sewage from the proposed onsite STP. No ground water shall be tapped during the operation phase. Metering of the water shall be done and its records shall be maintained.

MEMBER SECRETARY
State Level Environment

Impact Assessment Authority
(SEIAA, Gujarat)
Gujarat Pollution Control Board,
"Paryavaran Bhawan"
Sector-10-A, Gandhinagar-10

Office : Gujarat Pollution Control Board, "Paryavaran Bhawan" Sector-10 A, Gandhinagar-382010
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4. The sewage generation during the operation phase shall be 145.2 KL/day, which shall be treated in the proposed sewage treatment plant (STP) of adequate capacity. The STP shall be operated regularly and efficiently so as to achieve the GPCB norms at the STP outlet.
5. Treated sewage conforming to GPCB norms shall be reused within the premises for gardening & flushing purpose at the maximum extent possible. Only remaining quantity of treated sewage shall be discharged into the drainage line AMC.
6. A proper logbook of STP operation and also showing the quantity of treated sewage reused in flushing, gardening and quantity discharged into the drainage line etc. shall be maintained and furnished to the GPCB from time to time.
7. Dual plumbing system with separate tanks and lines shall be provided for utilization of treated sewage for flushing.
8. No new bore well shall be constructed and existing bore well/s, if any, shall be either sealed or converted into the recharge well.
9. Rain water harvesting from rooftop and paved areas and ground water recharge through 4 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:

10. A D. G. Set (1 x 125 KVA) proposed as back up 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.
11. The exhaust of the D. G. Set shall be at least 3 m above roof top.
12. 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:

13. The solid waste generated shall be properly collected and segregated at source. The recyclable material shall be sold to vendors whereas other garbage shall be disposed off properly as per the provisions made by the Ahmedabad Municipal Corporation (AMC).

A.2.4 SAFETY:

14. All the staircases and lifts shall open out at ground level from the highest point of building [with access from each floor] for emergency evacuation. Two staircases shall be provided in each building having floor area more than 500 m² on each floor.
15. Fire fighting facilities like fire extinguishers, hose reel, wet riser, yard hydrant, manually operated electric fire alarm system, automatic sprinkler system in basement, underground static water storage tank-300 KL capacity, terrace tank -60 KL capacity (total capacity), refuge area at 5th, 8th and 12th floors, pump near underground static water storage tank (fire pump) with minimum Pressure of 3.5 kg/cm² at terrace level etc. shall be provided as proposed.
16. In basement at least two separate ramps of adequate width and slope shall be provided, located preferably at opposite ends.
17. Provision for adequate air changes per hour in the basement shall be made so as to avoid build up of CO in the area.
18. Car park exhaust system equipped with CO (Carbon Monoxide) sensor shall be provided to ensure operation of exhaust fans as CO concentration levels.

A.2.5 PARKING / TRAFFIC CONGESTION:

19. Minimum Parking space of 48197.24 m² [22423.66 m² in basement + 22423.66 m² as mechanical parking in basement + 1186.92 m² in hollow plinth + 2163.00 m² as open surface parking] shall be provided as proposed.
20. No public space including the service road shall be used or blocked for the parking and the trained staff shall be deployed to guide the visitors for parking and helping the senior citizens and physically challenged people to park their vehicles at appropriate parking places (valet parking).
21. Necessary signage including continuous display of status of parking availability at entry, exit and all other appropriate places shall be provided which should have appropriate size of letters and shall be visible from the at least 50 meter distance.

A.2.6 ENERGY CONSERVATION:

22. Energy conservation measures viz. maximum use of natural lighting through architectural design, energy efficient motors & pumps, water efficient taps, water meters, solar lights in open & landscape areas, use of aerated blocks & RMC, use of LED lighting fixtures and low voltage lighting, roof-top thermal insulation etc. shall be implemented as proposed.

23. The energy audit shall be conducted at regular interval for the project and the recommendations of the Audit Report shall be implemented with spirit.

A 2.7 GREEN BELT :

24. Green belt area of 1423.00 m² comprising of 400.00 m² tree covered area 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:

25. 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.
26. Prior permission from the competent authority shall be obtained for cutting of the existing trees before site preparation work is commenced.
27. Water demand during construction shall be reduced by use of curing agents, super plasticizers and other best construction practices.
28. Temporary wind shield shall be done to prevent dust emission spreading outside the project premises. Barricade of adequate height shall be provided on the periphery of the construction site with adequate signages. Individual building within the project site shall also be provided with barricades.
29. Regular water sprinkling shall be done in vulnerable areas for controlling fugitive emission.
30. Material shall be covered during transportation to avoid the fugitive emission.
31. Uniform piling and proper storage of sand to avoid fugitive emissions shall be ensured.
32. Structural design of the project shall strictly adhere to the seismic zone norms for earthquake resistant structures.
33. The planning, designs and construction of all buildings shall be such as to ensure safety from fire.
34. The project proponent shall ensure maximum employment to the local people.
35. All required sanitary and hygienic measures shall be provided before starting the construction activities and to be maintained throughout the construction phase.
36. 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.
37. 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 labors.
38. First Aid Box shall be made readily available in adequate quantity at all the times.
39. Training shall be given to all workers on construction safety aspects.
40. 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.
41. 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.
42. 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.
43. 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.
44. 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.
45. Safe disposal of wastewater and municipal solid wastes generated during the construction phase shall be ensured.
46. All topsoil excavated during construction activity shall be used in horticultural / landscape development within the project site.
47. 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.
48. Construction debris shall be reused in construction of roads, leveling 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.
49. 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

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(State of Gujarat)
Gujarat Pollution Control Board,
"Paryavaran Bhawan"
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Phone No.:- (079) 232-32152, 232-41514 Fax No.:- (079) 232-22784
E-mail : msseiaagi@gmail.com, Website:- www.seiaa.gujarat.gov.in

- the excavated earth during construction phase shall not create adverse effect on neighboring communities.
50. 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.
 51. 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.
 52. 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.
 53. 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:

54. 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.
55. 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.
56. Used oil shall be sold only to the registered recycler.
57. Requisite fire fighting facilities as per the requirement of NBC and Gujarat Fire Prevention and Life Safety Measures Act-2013 & rules made there under shall be provided
58. Underground fire water storage tanks and terrace water storage tanks of adequate capacity shall be provided. Adequate provision shall be made to ensure that water from the Fire Water Tank shall not be used for any other purpose.
59. Dedicated power back up system shall be provided in the case of power failure & emergency of fire water pumps.
60. First Aid Box shall be made readily available in adequate quantity at all the times.
61. Main entry and exit shall be separate and clearly marked in the facility.
62. 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.
63. Sufficient peripheral open passage shall be kept in the margin area for free movement of fire tender/ emergency vehicle around the premises.
64. 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.
65. The area earmarked for the parking shall be used for parking only. No other activity shall be permitted in this area.
66. 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.
67. The project proponent shall install energy efficient devices, appliances, motors, and pumps conforming to the Bureau of Energy Efficiency norms.
68. The transformers and motors shall have minimum efficiency of 85%.
69. Only variable frequency motor drives shall be used in project.
70. 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.
71. Use of glass shall be minimal to reduce the heat island effect as well as to reduce the electricity consumption.
72. The area earmarked as green area shall be used only for plantation and shall not be altered for any other purpose.
73. Drip irrigation/low volume, low angle sprinkler system shall be used for the lawns and other green area including tree plantation.
74. 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.
75. 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.
76. 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.
77. All the conditions as may be stipulated in the N.A. order, Development permission, Building Use permission,

MEMBER SECRETARY

State Pollution Control Board

Impact Assessment Authority

(Signature)

Gujarat Pollution Control Board, "Paryavaran Bhawan" Sector-10-A, Gandhinagar-10

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NOC obtained from Fire Department etc. shall be strictly complied with.

78. The project management shall also comply with all the environment protection measures, risk mitigation measures and safeguards proposed by them.
79. 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.
80. 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.
81. 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.
82. 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.
83. 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.

B3. OTHER:

84. 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.
85. 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. This shall be advertised within seven days from the date of the clearance letter, in at least two local newspapers that are widely circulated in the region, one of which shall be in the Gujarati language and the other in English. A copy each of the same shall be forwarded to the concerned Regional Office of the Ministry.
86. It shall be mandatory for the project management to submit half-yearly compliance report in respect of the stipulated prior environmental clearance terms and conditions in hard and soft copies to the regulatory authority concerned, on 1st June and 1st December of each calendar year.
87. The project authorities shall also adhere to the stipulations made by the Gujarat Pollution Control Board.
88. The project authorities shall inform the GPCB, Regional Office of MoEF 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.
89. 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.
90. Any appeal against this environmental clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

With regards,
Yours sincerely,



(G. J. DAVE)
Member Secretary

Issued to:

✓ **Mr. Apurva Sanghvi (Partner)**
1004 - 1005, Shapath-V,
S.G.Highway, Vejalpur,
Ahmedabad - 380051

Copy to:-

1. The Secretary, SEAC, C/O. G.P.C.B. Gandhinagar - 382010.
2. The 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,


MEMBER SECRETARY
State Level Environment

Impact Assessment Authority
(SEIAA) - Gujarat Office : Gujarat Pollution Control Board, "Paryavaran Bhawan" Sector-10 A, Gandhinagar-382010
Gujarat Pollution Control Board,
"Paryavaran Bhawan"
Sector-10-A, Gandhinagar 10

Phone No.:- (079) 232-32152, 232-41514 Fax No.:- (079) 232-22784
E-mail : msseiaagi@gmail.com, Website:- www.seiaa.gujarat.gov.in

New Delhi-110032

4. The Chief Conservator of Forests (Central), Ministry of Environment & Forests, Regional Office (WZ), E-5, Arera Colony, Link Road-3, Bhopal-462016, MP
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. Select File



(G. J. DAVE)

Member Secretary



MEMBER SECRETARY
State Level Environment
Impact Assessment Authority
(SEIAA Gujarat)
Gujarat Pollution Control Board,
"Paryavaran Bhavan"
Sector-10-A, Gandhinagar-10



HARDIK SHAH, IAS
SECRETARY

State Level Expert Appraisal Committee

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

Office : Gujarat Pollution Control Board,
"Paryavaran Bhavan", Sector 10-A,
Gandhinagar-382010, GUJARAT

Phone : 079 -23232152,

Fax : 079 -23222784.

Email : ms-gpcb@gujarat.gov.in

Ref. No.: EIA-10-2015-960-E 1882

R.P.A.D

To,

Mr. Apurva Sanghvi,

Kish Developers

1004-1005, Shapath-V,

Opp. Karnavati Club,

S.G. Highway, Vejalpur,

Ahmedabad-380051

19 AUG 2016

**Sub: Environment Clearance under the EIA Notification 2006 for your proposed project
at S.No.190,191/B,207, T.P.84/B, Makarba, Ahmedabad.**

Dear Sir,

This refers to your application on the subject mentioned above and the meeting held with the State Level Expert Appraisal Committee, Gujarat, on 22nd June 2016. The relevant information furnished in Form I, Form IA and presentation made before the SEAC was considered and the additional information required was communicated to you by the SEAC immediately after the said presentation. However, a copy of the same is attached herewith for further necessary action at your end. You may please furnish the desired information / documents to enable us to process the application further.

With regards,

Yours sincerely,

(Hardik Shah, IAS)

Secretary, State Level Expert Appraisal Committee

Encl : As above.

The project was taken up in the meeting of SEAC held on 27/04/2016. During the meeting held on 27/04/2016, while asking by the committee, it was replied that any kind of construction activity has not yet been started for the proposed project. It was presented that traffic survey carried out on adjacent 18 m wide road shows that the road having carrying capacity of 1400 PCU will be adequate enough to accommodate the total traffic load of 888 PCU (Existing – 752 PCU + proposed - 136 PCU) in the proposed scenario. Further it was presented that the basements will be provided with mechanical ventilation system (exhaust fans) and designed to provide 12 air changes per hour during normal mode and 30 air changes per hour during fire mode in accordance with NBC. Carbone monoxide sensors associated with automatic speed controller of exhaust fans, combination of duct and ductless jet nozzle fan system will be adopted to push and pull the air in the car park from the intake point to the discharge point. The project proponent was suggested to plant trees on the periphery of the common open plot. After detailed discussion, it was decided to appraise the project further only after submission of the following:

1. Full size project plans showing building wise & floor wise built up area, FSI area, Floor area details & plot area statement.
2. Justification for the proposed changes along with the supporting documents showing that the proposed commercial project is permissible at this location and availability of the proposed FSI to the project.
3. Explore the possibility of providing two separate ramps and revised plans showing location of both the ramps.
4. Plans showing the floor area & maximum travel distance of the staircase from the farthest corner of the floor, distance between the two consecutive staircases and provision of staircases.
5. Minimum fire water requirement for the proposed project based on the fire study.
6. A notarized undertaking stating that any kind of manufacturing activity will not be allowed in the commercial units of the proposed project and any commercial unit will not be sold / allotted for storage of chemicals, flammable substances, explosives, fire crackers or any other material of hazardous characteristics.
7. Perspective view of the building(s) to be constructed along with the materials used such as fibers, glass, etc. on the facades or external walls and the impacts thereof on the nearby buildings / residents due to heat island effect and emissions from the air conditioning systems.

Project proponent vide their letter dated 18/03/2016 submitted the above mentioned details along with the project plan, perspective view of the buildings to be constructed & notarized undertaking as mentioned hereinabove.

Project proponent along with their expert / consultant attended the meeting for appraisal of the project. During the meeting, the project was appraised based on the details submitted as well as facts presented before the committee.

It was presented that the project site falls in R1 Zone as per the zoning certificate obtained from Ahmedabad Municipal Corporation and as per the provisions of GDCR 2021, the maximum permissible FSI is 2.7 for the projects falling under the R1 Zone. Further the mercantile 1&2, Business etc. activities are the permissible activities in R1 Zone as per GDCR 2021. Plan showing provision of total 3 ramps has been submitted. There will be two staircases in each building block and one stair case in each individual corporate house. Maximum travel distance to the staircase from any of the farthest corner of the floor will not be more than 30 m. Underground fire water storage tank of 300 KL capacity and 60 KL (10 KLx 6) capacity overhead water storage tanks will be provided. Further it was presented that mechanical parking will be provided in basement and the parking area provision for the project after the proposed mechanical parking in basement will be 48,197.24 m² [22,423.66 m² in basement + 22,423.66 m² as mechanical parking in basement + 1,186.92 m² in hollow plinth + 2163.0 m² as open surface parking] which is

equivalent to 1536 CPS against the parking requirement of 1536 CPS as per NBC norms. .

Salient features of the project are as under:

Sr. No.	Particulars	Details															
1.	Proposal is for	Change in scope / Expansion [SIA/GJ/10864/2016]															
2.	Type of Project	Residential & commercial Project															
3.	Project / Activity No. [8(a) or 8(b)]	8 (a)															
4.	Name of the project	Commercial Project															
5.	Name of Developer	M/s Kish Developers															
6.	Estimated Project Cost (Rs. In Crores)	90 Crores															
7.	Whether construction work has been initiated at site? If yes, details thereof	No															
8.	Project Details	• Land / Plot Area (m²): 14,222.0 • FSI area (m²): 38,396.70 • Total BUA (m²): 77,752.94 <table border="1"> <thead> <tr> <th></th><th>Permissible</th><th>Proposed</th></tr> </thead> <tbody> <tr> <td>FSI Area (m²)</td><td>38,399.4</td><td>38,396.70</td></tr> <tr> <td>Ground Coverage (m²)</td><td>---</td><td>4,627.57</td></tr> <tr> <td>Common Plot Area (m²)</td><td>1,422.2</td><td>1,423.0</td></tr> <tr> <td>Max. building height (m)</td><td>45 m</td><td>45 m.</td></tr> </tbody> </table>		Permissible	Proposed	FSI Area (m ²)	38,399.4	38,396.70	Ground Coverage (m ²)	---	4,627.57	Common Plot Area (m ²)	1,422.2	1,423.0	Max. building height (m)	45 m	45 m.
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Max. building height (m)	45 m	45 m.															
9.	Building Details	• No. of Buildings: 3 buildings & 17 corporate houses. • No. of Blocks: 3 buildings & 17 corporate houses. • Scope of buildings/blocks: 2 buildings - 2 level basement + ground floor + 14 floors. 1 building - 2 level basement + ground floor + 13 floors. Corporate houses – Ground floor + 2 floors. • No. of residential units: --- • No. & type of Commercial Units: 11 shops, 17 corporate houses and 513 offices. • Details of amenities if any: No															
10.	No. of expected residents / users	3710 occupants and 300 visitors															
11.	Water & waste water details during construction phase	• Water requirement (KL/day): 21.75 • Source of water: Local water tankers. • Waste water generation quantity (KL/day): 5.73 • Mode of disposal: Into septic tank & soak pit. • Details of reuse of water, if any: No															
12.	Water & waste water details during operation phase	• Total water requirement (KL/day): 187.9 • Fresh water requirement (KL/day): 60.5 • Source of water: Water supply from Ahmedabad Municipal Corporation (AMC) • Waste water generation quantity (KL/day): 145.2 • Mode of disposal: Sewage to be generated will be treated in the proposed															

		onsite STP. Treated sewage will be used for gardening & flushing purpose within premises. Only remaining quantity of treated sewage will be discharged into the drainage line of AMC. • In case of STP provision, capacity of STP: Yes, 175 KL/day • STP Technology: biological treatment • Purposes for treated water utilization: Gardening and flushing • Quantity of treated water to be reused: 1. Gardening (KL/day): 6.40 2. Flushing (KL/day): 121.0 • Provision of dual plumbing system (Yes/No): yes • Quantity and type (treated/untreated) of water to be discharged: Sewage to be generated will be treated in the proposed onsite STP. Treated sewage will be used for gardening & flushing purpose within premises. Only remaining quantity of treated sewage will be discharged into the drainage line of AMC. • Mode of disposal: as above.																																											
13.	Status of water supply and drainage line	Available in the area.																																											
14.	Solid waste Management	Construction Phase: <table><tr><td></td><td>Generation (m³)</td><td>Quantity to be reused (m³)</td><td>Mode of Disposal / Reuse</td></tr><tr><td>Top Soil</td><td>2,500</td><td>2,500</td><td>Will be used for greenbelt development.</td></tr><tr><td>Other excavated earth</td><td>47,500</td><td>21,000 m³ will be used for back filling and raising plinth level.</td><td>Remaining will be send to their other project site for filling up of the low lying areas.</td></tr><tr><td>Construction debris</td><td>700</td><td>350 m3 will be used for development of internal road and back filling.</td><td>Remaining will be send to their other project site for filling up of the low lying areas.</td></tr><tr><td>Steel scrap</td><td>20</td><td>0</td><td>Sold to vendors</td></tr><tr><td>Discarded packing materials</td><td>10</td><td>0</td><td>Sold to vendors</td></tr></table> Operation Phase: <table><tr><td>Type of waste</td><td>Generation Quantity (Kg/day)</td><td>Mode of waste collection</td><td>Mode of Disposal / Reuse</td></tr><tr><td>Dry waste</td><td>800.0</td><td>White bins</td><td>Sold to vendors</td></tr><tr><td>Wet waste</td><td>410.0</td><td>Green Bins</td><td>Hand over to AMC</td></tr><tr><td>STP Sludge</td><td>20</td><td>Green Bins</td><td>Hand over to AMC</td></tr></table> • Details of segregation if to be done: yes • Capacity and no. of community bins to be placed within premises: 15 kg and 40 number of community bins to be placed in common area • Landfill site where waste will be ultimately disposed by local authority: final disposal at the nearest municipal solid waste collection point of AMC.					Generation (m ³)	Quantity to be reused (m ³)	Mode of Disposal / Reuse	Top Soil	2,500	2,500	Will be used for greenbelt development.	Other excavated earth	47,500	21,000 m ³ will be used for back filling and raising plinth level.	Remaining will be send to their other project site for filling up of the low lying areas.	Construction debris	700	350 m3 will be used for development of internal road and back filling.	Remaining will be send to their other project site for filling up of the low lying areas.	Steel scrap	20	0	Sold to vendors	Discarded packing materials	10	0	Sold to vendors	Type of waste	Generation Quantity (Kg/day)	Mode of waste collection	Mode of Disposal / Reuse	Dry waste	800.0	White bins	Sold to vendors	Wet waste	410.0	Green Bins	Hand over to AMC	STP Sludge	20	Green Bins	Hand over to AMC
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15.	Parking Details	• Total parking area requirement for the project as per GDCR: 19,198.35 m ²																																											

		• Parking area requirement for Commercial units as per GDCR: 19,198.35 m² • Total number of CPS requirement for the project as per NBC :1536 • Number of CPS requirement for commercial units as per NBC:1536 • Total Parking area provided (m²) & No. of CPS: 48,197.24 & 1536 CPS • Parking area provided in basement (m²) & No. of CPS: 22,423.66 & 700 CPS • Parking area provided in hollow plinth (m²) & No. of CPS:1,186.92 & 42 CPS • Parking area provided as open surface (m²) & No. of CPS:2,163.0 and 94 CPS. • Parking area provided as mechanical parking in basement (m²) & No. of CPS: 22,423.66 & 700 CPS																								
16.	Traffic Management	• Width of adjacent public roads: 18 m wide proposed roads on two sides. • Number of Entry & Exit provided on approach road/s: 4 gates +1 entry for basement. • Width of Entry & Exit provided on approach road/s: 6 m • Minimum width of open path all around the buildings for easy access of fire tender (excluding the width for the plantation); 3 m to 4.5 m. • Width of all internal roads:6 m & 4.5 m.																								
17.	Details of Green Building measures proposed.	Maximum use of natural lighting through architectural design, energy efficient motors & pumps, water efficient taps, water meters, solar lights in open & landscape areas, use of aerated blocks & RMC, use of LED lighting fixtures and low voltage lighting, roof-top thermal insulation, rain water harvesting & ground water recharge through 4 nos. of percolating wells, provision of Sewage Treatment Plant and reuse of treated sewage etc.																								
18.	Energy Requirement, Source and Conservation	• Power supply: Maximum demand:2.5 MW Connected load: --- • Source: Torrent Power Limited. • % of saving with calculations: ~30% by use of LED, solar lights and star rated energy efficient electronic consumer durables • Compliance of the ECBC guidelines (Yes / No),if yes, compliance in tabular form: only roof area • DG Sets: No. and capacity of the DG sets:1 X 125 KVA Fuel & its quantity: HSD, 25 litre/hr																								
19.	Fire and Life Safety Measures	• During the construction phase: Provision of Personal Protective Equipment's (PPEs) to the construction workers and its usage shall be ensured and supervised, training to all workers on construction safety aspects, first aid room with first aid kit, doctor & ambulance service. • During operation phase (Commercial): Fire extinguishers, hose reel, wet riser, yard hydrant, manually operated electric fire alarm system, automatic sprinkler system in basement, underground static water storage tank-300 KL capacity, terrace tank -60 KL capacity (total capacity), refuge area at 5th, 8th and 12th floors, pump near underground static water storage tank (fire pump) with minimum Pressure of 3.5 kg/cm² at terrace level etc.																								
20.	Details on staircase																									
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21.	Rain Water Harvesting (RWH)	• Level of the Ground water table: --- • No. & dimensions of RWH tank(s) : 4 Nos and 2.0m X 2.0 m X 3.0 m • No. and depth of percolations wells :4 nos. • Details on Pre-treatment facilities : oil and grease removal and filter.
22.	Green area details	• Tree covered area (m²) :400.0 • Area covered by shrubs and bushes (m²): Included in lawn covered area. • Lawn covered area (m²):1,023.0 • Total Green Area (m²):1,423.0 • Green Area % of plot area: 11% • No. of trees and species to be planted: 215 number of trees and Limbdo, KaadoSiris, Jambu, Asopalav, DesiBadam and Gulmohar.
23.	Dust control measures	Spraying of water, Peripheral barricading, covered shed for cement loading area, covering the excavated earth with tarpaulin sheet etc.
24.	Budgetary allocation for Environmental Management Plan (Rs. in lacs)	Allocation of Rs. 56.5 lacs & Rs. 10.5 lacs as capital cost & recurring cost respectively has been made for EMP & EMS.
25.	Details of ecofriendly building materials	Fly ash bricks, aerated blocks, fly ash paving blocks, maximum use of RMC, lead free paints etc.
26.	Details of amenities to be provided to construction workers.	Sanitation facilities, maintaining hygienic condition at the project site to avoid health problems, safe drinking water, PPEs, first aid room with first aid kit & welfare facilities as per the Gujarat Building & Other Construction Workers Rules.
27.	Documents related to land possession	Copy of sub registrar's office index submitted by them shows that the N.A land of all the three survey numbers is in the name of M/s Kish Developers.

During the meeting, after detailed discussion, it was decided to consider the project only after submission of the following:

1. Compliance report in respect of the stipulated terms and conditions in the Environmental Clearance order no. SEIAA/GUJ/EC/8(a)/82/2012 dated 21/03/2012.



पश्चिम रेलवे
Western Railway

No. W. 342/4/ADI/269.

Divisional Office,
Bhavnagar Para,
Date: 10/01/2017.

Dy. Estate Officer, (New West Zone),
Ahmedabad Municipal Corporation,
Mahanagar Sewa Sadan, Rajmata Vijaya Raje Sindhiya Bhavan
Bodakdev -AHMEDABAD.

विषय: -- Makarba – Proposed NOC for the construction of the commercial building on T.P.S. No. 84/B (Makarba), F.P. No. 22+ (23+24)/2+41, Survey No. 190,191B,207,at –Makarba, Taluka – Vejalpur, District – Ahmedabad at between Km. 27/6 to 27/8 on Gandhigram – Sarkhej station in favour of Mr. Apurva Kirti Sanghvi & others (DRM BVP -1851).

Ref:- PCE - CCG letter No. W. 73/3/8/3 (W5) Dated 09/11/2016.

सक्षम अधिकारी द्वारा उपरोक्त केस Makarba – Proposed NOC for the construction of the commercial building on T.P.S. No. 84/B (Makarba), F.P. No. 22+ (23+24)/2+41, Survey No. 190,191B,207,at – Makarba, Taluka – Vejalpur, District – Ahmedabad at between Km. 27/6 to 27/8 on Gandhigram – Sarkhej station in favour of Mr. Apurva Kirti Sanghvi & others के लिए अनापत्ती प्रमाण पत्र जारी करने के लिए अनुमोदन निम्नलिखित शर्तों पर दिया गया है ।

- 1 प्रस्तावित निर्माण कार्य में, निर्माण कार्य की ऊंचाई तथा रेल भूमि सिमा से दूरी निम्नानुसार रखी जानी चाहिए ।

Height up to top of from formation level	Clearance required i.e. Half of the Height	Clearance provided from Railway Land Boundary
Cross Section on A-A		
1. Depth upto basement below Gr.level = 7.00m.	1:1 = 7.00 m	= 25.51m
2. Depth upto UG.WT below Gr.level = 3.50m	1:1 = 3.50m	=(25.51-3.50)= 22.01m
3. Ht. upto top of parapet above roof top of 14 th floor = 51.00m	$\frac{51.00}{2} = 25.50m$	= 26.22m
4. Ht. up to roof top of OH WT = 61.50m	$\frac{61.50}{2} = 30.75m$	= 42.46m

- 2 उपरोक्त शर्त नं. 1 के अंतर्गत निर्धारित किए गए पेरामीटर का कड़ाई से पालन किया जाना चाहिए ।
- 3 इस कार्यालय में प्रस्तुत किए गए ले आउट (Layout) प्लान तथा नक्शे के अनुसार कार्य किया जाना चाहिए ।
- 4 संबंधित महानगरपालिका/ ग्रामपंचायत को अनुमोदित प्लान की प्रति के साथ सूचित किया जाए ।
- 5 विधिवत अनुमोदित (original Tracing plan) मुल साईट प्लान (नक्शा) न. DRM/BVP/18051. LCO/NOC/BVP-97 वापस किया जाता है ।

- 6 नाली का प्रावधान इस प्रकार ध्यान में रख कर किया जाए कि नलयुक्त पानी रेलवे कि हद में न आए बल्कि नगरपालिका के नाले में जाए । (Storm water drain and drainage should be connected to local body drainage)
- 7 संबंधित स्थानीक निकाय/ ग्रामपंचायत आदि द्वारा पार्टी को अनापत्ती प्रमाण पत्र जारी करने से पहले भूमि के स्वामित्व के बारे में पुष्टि कर ली जाए तथा उनकी और से सत्यापित किया जाए । भविष्य में उत्पन्न संपत्ती स्वामित्व विवाद के लिये रेलवे जिम्मेवार नहीं ठहराया जायेगा ।
- 8 स्थानीय नागरीक प्राधिकारी / पार्टी द्वारा 60 दिनोंके अवधि के अंदर रेलवे मंडलीय प्राधिकारी को अनापत्ती प्रमाण पत्र का संदर्भ देते हुए लिखित सूचना दी जाए कि निर्माण कार्य शुरुकिया गया है।
- 9 भविष्य में रेलवे भूमि पर अतिक्रमण न होवे इसलिये पक्की दीवार ट्रेक के समानांतर पार्टी द्वारा स्वतः के खर्चों से पार्टी की भूमि पर बनाई जाए एवं रेलवे बाऊंड्री की तरफ खुलता हुआ कोई दरवाजा न बनाये.
- 10 निर्माण के समय रेलवे भूमि की तरफ क्रेन कार्य (Crane Working) में पूर्ण सावधानी बरती जाये । निर्माण के समय अथवा बाद में उक्त भवन के कारण यदि रेलवे को किसी भी प्रकार की हानि होती है तो पूरा हरजाना बिल्डर द्वारा दिया जायेगा ।
- 11 पार्टी को अनापत्ती के लिए अवगत कराया जाए तथा इस कार्यालय को उसकी प्रति बेजी जाए ।
- 12 स्थानीय निकाय/पार्टी को एनओसी जारी करने से पहले मंडल मूल भूमि प्लान के अनुसार प्लोट के लोकेशन की पष्टि करें ।
- 13 मुख्य अभियंता (जी) पश्चिम रेलवे. चर्चगेट मुंबई ध्वारा अनुमोदित प्लान न. **DRM/BVP/18051 LCO/NOC/BVP-97** की प्रतिलिपी आगे की कार्यवाही हेतु इस पत्र के साथ संलग्न है ।
- 14 Party will not make any obstruction in the way of natural storm water flow coming from the trackside.
- 15 No garbage should be thrown by the occupants/visitors/guests etc towards the Rly. Land or track.
- 16 No entrance or tress passes on & towards the Railway land through the compound wall is permitted.
- 17 No plantation of any Big & tall trees will be permitted on 20' (Feet) of open strip kept abutting to Railway land boundary for the purpose of clear visibility.
- 18 Party should be advised to ensured that drainage arrangements are not coming in to Railway land, sufficient provision is ensured and/or sufficient vacant space is left so as to facilities future road and drainage developments outside the Railway land to avoid requests for surrender of Railway land for access at a future date.
- 19 Boundary wall will be plastered / flushed pointed towards the Railway Land and Railway will have full right to give license to any Advertising Agency for Advertisement purpose towards the Railway track side.
- 20 Party/Occupants/Visitors and/ or others of the building will not store any inflammable articles within 20' (Feet) open strip kept abutting towards the Railway land.

मंडल रेल प्रबंधक (कार्य),

भावनगर परा

संलग्न:- अनुमोदित प्लान न. **DRM/BVP/18051. LCO/NOC/BVP-97.**

प्रतिलिपि -

1. ADEN/BTD, SSE(P-Way)DOK with a copy of plan No. **DRM/BVP/18051. LCO/NOC/BVP-97** for information & advised to keep watch at site and to ensure the site conditions strictly adhered by party.
2. Shri Mr. Apurva Kirti Sanghvi & others Ahmedabad along with a Ferro copy of plan No. **DRM/BVP/ 18051. LCO/NOC/BVP-97.**
3. PCE - CCG का पत्र सं w/73/3/8/83(W5) दिनांक 09/11/2016 के संदर्भ में सूचनार्थ

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નં.એન.એ./યુ-૧/કલમ-૬૫-એ/મકરબા/કેસ નં.૨૦૮/૨૦૧૬

નાયબ કલેક્ટર (બીન ખેતી) ની કચેરી,
જિલ્લા સેવા સદન, પ્રથમમાળ કલેક્ટર કચેરી,
સુભાષબ્રીજ, અમદાવાદ-૨૭
તા.૨૭ - ૧૦ - ૨૦૧૬

વંચાણે લીધું :

- (૧) જમીન મહેસુલ કાયદાની કલમ-૬૫, ૬૫-એ, ૬૬, ૬૭ હેઠળની તેમજ નિયમ-૧૦૦ ની જોગવાઈ.
- (૨) સરકારશ્રીના મહેસુલ વિભાગના પરિપત્ર ક્રમાંક નં.એલઆરસી/૧૦-૨૦૦૨/૧૬૪૦/ક તા.૨૨-૪-૨૦૦૩
- (૩) સરકાર શ્રીના મહેસુલ વિભાગના ઠરાવ ક્રમાંક :બખપ/૧૦૦૬/૪૨૫/ક તા.૧-૦૭-૨૦૦૮
- (૪) જિલ્લા કલેક્ટરશ્રી,અમદાવાદના સુધારા હુકમ નં.સીબી/એડીએમ/બીનખેતી સત્તા/૦૮ તા.૨૪-૮-૨૦૦૮ ના સુધારા હુકમ સાથે જિલ્લા કલેક્ટરશ્રીના હુકમ નં.સીબી/એડીએમ/બીનખેતી સત્તા/સોંપણી/૧૧ તા.૨-૧૨-૨૦૧૧
- (૫) અરજદારશ્રી મે.કિશ કેવલોપર્સએ નામની ભાગીદારી પેઢીના ભાગીદાર અપૂર્વ કે સંઘવીની જ.મ.કા.કલમ-૬૫-એ હેઠળની તા.૨૩-૦૨-૨૦૧૬ ની અરજી.
- (૬) કબજેદારનો તા.૧૮-૦૪-૨૦૧૬ નો સ.ઓ.રૂબરૂ કરેલ સ્થળ સ્થિતિનું પંચનામું.



એપેન્ડિક્સ-એ, માં દર્શાવેલ જમીનના કબજેદાર દ્વારા આમુખ-(૫) વાળી અરજી અન્વયે જ.મ.કા.ક-૬૫-એ હેઠળ રહેણાંકના હેતુના બદલે વાણિજ્ય હેતુ બીનખેતી ઉપયોગ કરવા નીચે દર્શાવેલ તેઓની માલિકીની જમીનની રીવાઈઝ બીનખેતી માટેની પરવાનગીની માંગણી કરેલ છે. કબજેદારની રજુઆત મુજબ તથા કામના કાગળો જોતાં રેકર્ડ ઉપર અરજદારનું નામ કબજેદાર તરીકે ચાલે છે તથા શહેરી જમીન ટોચ મર્યાદા કાયદા અન્વયે પ્રશ્નવાળી જમીન ફાજલ થયેલ નથી કે સરકાર પક્ષે કબજો લેવાયેલ નથી તેમ કાગળો ઉપરથી ફલિત થાય છે.તેમજ સદર જમીન અંગે જિલ્લા કલેક્ટરશ્રી, અમદાવાદના તા.૦૫/૦૮/૨૦૦૬ ના હુકમ નં.સીબી/જમીન/એન.એ/એસ.આર.૨૨૭/૨૦૦૬-૦૭, હુકમ નં.સીબી/જમીન/એન.એ/એસ.આર.૨૪/૨૦૦૬-૦૭, તથા જિલ્લા વિકાસ અધિકારીશ્રી, અમદાવાદના તા.૨૩/૧૨/૨૦૦૨ ના હુકમ ક્રમાંક :-મસલ/બખપ/એસ.આર./વશી.૨૨૮૧ થી ૨૨૮૪ અન્વયે મંજૂરી આપવામાં આવેલ હતી. જેના હુકમની નકલ રજૂ કરેલ છે.

આમ અરજદાર જે બાંધકામ કરવા માંગે છે તે મુજબ અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન દ્વારા આપેલ ઝોનીંગ સર્ટી મુજબ રહેણાંક ઝોન-૧(R1) માં સમાવેશ થયેલ છે,જેની નકલ રજુ થયેલ છે. આમુખ (૪) માં જણાવેલ જિલ્લા કલેક્ટરશ્રીના હુકમથી કલમ-૬૫-એ હેઠળની રીવાઈઝ બીનખેતી પરવાનગી આપવાની સત્તા અત્રે આપેલ છે.કબજેદાર દ્વારા માંગેલ રીવાઈઝ બીનખેતીની એટલે કે હેતુકેરની અરજી માન્ય રાખવા પાત્ર જણાય છે.

એપેન્ડિક્સ-એ (જમીનની વિગત)

મોજે.મકરબા, તા.વેજલપુરના,
ટી.પી.નં.૮૪/બી,

એફ.પી.નં. ૨૨(૨૩+૨૪)/૨+૪૧
ની ૧૪૨૨૨ ચો.મી.

બિનખેતી હેતુ :- વાણિજ્યના હેતુસાર

સ.નં.૨૦૭,૧૮૧/બ,૧૮૦

નં.એન.એ./યુ-૧/કલમ-૬૫-એ/મકરબા/કેસ નં. ૨૦૮/૨૦૧૬

➤ સદર બિનખેતીની પરવાનગી હુકમના એપેન્ડીક્સ-એ માં દર્શાવેલ સર્વે નંબર/બ્લોક નંબર માટે જ આપવામાં આવે છે. દરખાસ્તે રજૂ થયેલ ઝોનીંગ સર્ટીફિકેટ /એફ ફોર્મમાં દર્શાવેલ સંબંધિત સ.નં./ બ્લોક નં.ની સામે દર્શાવેલ એફ.પી.નંબર વિસ્તાર / ઔડા વિસ્તાર કે જ્યાં સરકારશ્રી ધ્વારા ટી.પી.સ્કીમ ફાઈનલ થવા ઉપર બાકી હોય ત્યાં ટી.પી.સ્કીમ ફાઈનલ થયે જે તે ફાઈનલ પ્લોટ માટે ટી.પી.સ્કીમ હેઠળની જોગવાઈઓ તથા ટી.પી.ઓશ્રીઓના નિર્ણય બંધનકર્તા રહેશે.

એપેન્ડીક્સ-બી (કરવેરાની વિગત)

(૧) રૂપાંતર કરની રકમ	રૂ.૨૮૪૪૪૦/-	ચલન નંબર :- ૩૧૮/૨૦૧૬	તારીખ : ૧૮/૧૦/૨૦૧૬
(૨) વિશેષ ધારો	રૂ.૮૫૩૩/-	પહોંચ નંબર :- ૦૪	તારીખ : ૨૦/૧૦/૨૦૧૬
(૩) લોકલ ફંડ	રૂ.૪૨૬૭/-	પહોંચ નંબર :- ૦૪	તારીખ : ૨૦/૧૦/૨૦૧૬
(૪) શિક્ષણ ઉપકર	રૂ.૧૦૬૬૭/-	પહોંચ નંબર :- ૩૩	તારીખ : ૨૦/૧૦/૨૦૧૬
(૫) માપણી ફી	રૂ.૧૨૦૦/-	ચલણ નંબર :- ૮૦૫૬	તારીખ : ૨૦/૧૦/૨૦૧૬

શરતભંગ બદલ

(૬) વિશેષધારાના ૪૦ પટ દંડની રકમ રૂ.૧૪૨૨૨૦/- પહોંચ નંબર :- ૦૪ તારીખ : ૨૦/૧૦/૨૦૧૬

એપેન્ડીક્સ-એ માં દર્શાવેલ જમીન સ્થળે ખુલ્લી જણાય છે. તથા અત્રેથી તા.૧૫-૧૦-૨૦૧૬ ના રોજ પત્ર થી કબજેદારને જણાવ્યા મુજબ વિ.ધારાની તથા અન્ય કરની રકમ તથા શરતભંગ બદલ દંડ ભરવા જણાવતાં કબજેદાર ધ્વારા તે રકમ જમા કરાવી, એપેન્ડીક્સ-બીમાં જણાવેલ વિગતે ભરપાઈ કરેલના ચલન/પહોંચો અત્રે તા.૨૧-૧૦-૨૦૧૬ ના રોજ અરજી સાથે રજૂ કરેલ છે.

સબબ કબજેદાર દ્વારા માંગેલ રીવાઈઝ્ડ બીનખેતીની એટલે કે હેતુકેરની અરજી તેમના દ્વારા કરેલ રજુઆત તથા રજૂ કરેલ પુરાવાની વિગતે કબજેદારની રજુઆત વ્યાજબી જણાતી હોઈ તેમની માંગણી માન્ય રાખવા પાત્ર જણાય છે. જેથી કબજેદારની માંગણી તથા ઉપર મુજબની હકીકતે નીચે દર્શાવેલ શરતોને આધીન, જમીન મહેસુલ અધિનિયમનની કલમ-૬૫-એ હેઠળ એપેન્ડીક્સ-એ, માં દર્શાવેલ ક્ષેત્રફળ વાળી જમીન ઉપર વાણિજ્યના હેતુ માટે બીનખેતીનો ઉપયોગ કરવા રીવાઈઝ્ડ બીનખેતી પરવાનગી આપવા આથી હુકમ કરવામાં આવે છે.

શ ૨ તો :-

- ૧) 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 વિનિમયો તેમજ ઔડા/મ્યુનિ.કોર્પોરેશન અને રાજ્ય સરકાર દ્વારા આપવામાં આવતા વખતો વખતના આદેશો/નિર્દેશનો આધિન રહેશે. જમીનના માલિક/કબજેદારોએ પરવાનગી હેઠળની જમીનનો વિકાસ સંબંધીત સત્તા મંડળની વિકાસ પરવાનગી આધીન રહીને જ કરવાનો રહેશે.

નં.એન.એ./યુ-૧/કલમ-૬૫-એ/મકરબા/કેસ નં.૨૦૮/૨૦૧૬

- ૨) વરસાદી પાણીના ભૂગર્ભ વહન/સંચય માટે દર મકાન/બહુમાળી મકાનદીઠ એકના દરે વરસાદી પાણીના નિકાલમાટે “પરકોલેટીંગ બોર” ની વ્યવસ્થા અચૂક કરવાની રહેશે. તથા બાંધકામમાં ઉપયોગમાં લેવાની ઈટોના કુલ જથ્થાની ૭૫ % ફ્લાય એશ બ્રીક્સ નો ઉપયોગ કરવાનો રહેશે.
- ૩) એપેન્ડીક્ષ-એ માં દર્શાવેલ બીનખેતી હેતુ તેમજ ક્ષેત્રફળ મુજબ એપેન્ડીક્ષ-બી મુજબ કરવેરા વસુલ લેવામાં આવેલ છે. તે સિવાય બાંધકામનો અન્ય હેતુ માટે ઉપયોગમાં થઈ શકશે નહીં.
- ૪) આ પરવાનગી હેઠળની જમીનનો ઠરાવેલ વિશેષધારો અત્રેથી ફેરફાર કરવામાં ન આવે ત્યાં સુધી દર વર્ષે પહેલી ઓગસ્ટથી નિયત થયેલ મહેસુલી વર્ષથી ભરવાનો રહેશે. ઉપરાંત કબ્જેદારે તે ઉપર નક્કી થતો લોકલ ફંડ શિક્ષણ, ઉપકર તથા અન્ય કરવેરા પણ દર વર્ષે ચુકવવાના રહેશે. વિશેષધારાએ અમદાવાદ શહેરી વિસ્તાર પુરતો સુપ્રિમ કોર્ટમાં આ બાબતનો નિકાલ આવ્યેથી તે ચુકાદાને આધીન રહીને ભરવાનો રહેશે. પરંતુ બીનખેતીનો ઉદ્ઘાતોગ શરૂ કરવામાં ન આવે ત્યાં સુધી ઉક્ત ઠરાવેલ વિશેષધારો દર વર્ષે બમણા દરે ભરવાનો રહેશે.
- ૫) સદર બિનખેતીની પરવાનગી હુકમના એપેન્ડીક્ષ-એ માં દર્શાવેલ સર્વે નંબર/બ્લોક નંબર માટે જ આપવામાં આવે છે. દરખાસ્તે રજૂ થયેલ ઝોનીંગ સર્ટીફિકેટ/એક ફોર્મમાં દર્શાવેલ સંબંધિત સ.નં./બ્લોક નં.ની સામે દર્શાવેલ એફ.પી.નંબર વિસ્તાર / ઔડા વિસ્તાર કે જ્યાં સરકારશ્રી ધ્વારા ટી.પી.સ્કીમ ફાઈનલ થવા ઉપર બાકી હોય ત્યાં ટી.પી.સ્કીમ ફાઈનલ થયે જે તે ફાઈનલ પ્લોટ માટે ટી.પી.સ્કીમ હેઠળની જોગવાઈઓ તથા ટી.પી.ઓશ્રીઓના નિર્ણય બંધનકર્તા રહેશે.
- ૬) સદરહુ પરવાનગીની તારીખથી દિન-૩૦માં ડીસ્ટ્રીક્ટ લેન્ડ રેકર્ડઝ મારફતે માપણી કરાવવાની રહેશે. જે માંપણી મુજબ સાઈટ પ્લાનની નકલો અત્રે રજુ કરવાની રહેશે. તથા ક્ષેત્રફળની વધઘટ મુજબનો વિશેષધારો તેમજ અન્ય ઉપકરો કબ્જેદારે ભરવાના રહેશે.
- ૭) જમીનની તબદીલી ફેરફાર તથા જમીન અંગેના અન્ય તમામ આનુસંગિક કાયદાઓને આધીન રહીને આ પરવાનગી આપવામાં આવેલ છે. જેથી અન્ય કોઈ કાયદા હેઠળ મેળવવાની થતી જરૂરી પરવાનગીઓ મેળવી લેવાની રહેશે.
- ૮) સવાલવાળી જમીનમાંથી ઈલેક્ટ્રીક લાઈન વીજળી ગ્રીડના તાર/હાઈટેન્શન પાવર/થાંભલા કે ટેલીફોન લાઈન પસાર થતી હશે તો આવી લાઈન કે તેના થાંભલા ભવિષ્યમાં નાંખવાના થશે તો તે અંગે કોઈ વળતર મેળવવા હક્કદાવો થઈ શકશે નહીં.
- ૯) સદરહુ પરવાનગી તારીખથી ૬ (છ) માસમાં બાંધકામ શરૂ કરી ત્રણ વર્ષ સુધીમાં બાંધકામ પુરૂ કરવાનું રહેશે.
- ૧૦) બાંધકામનો ઉપયોગ શરૂ કરતાં પહેલા બી.યુ. અર્થાત બીલ્ડીંગ વપરાશની પરમીશન મેળવી લેવાની રહેશે.
- ૧૧) આ હુકમમાં અગર સનંદમાં કોઈ કારકુની અથવા ગણતરીની ભુલો હશે તો તેમાં સુધારો થઈ શકશે / સુધારાપાત્ર રહેશે. તથા આ સુધારો અરજદારને બંધનકર્તા રહેશે.
- ૧૨) આ પરવાનગીની તારીખ પછી નમુના ‘એમ’ માં સનંદ તૈયાર થયેથી તથા અપીલ સમય પુરો થયેથી અરજદારે નિયત નમુનામાં સનંદ ભરાવી લેવાની રહેશે.
- ૧૩) સરકારશ્રીના મહેસુલ વિભાગના છેવટના તા. ૧-૦૭-૦૮ ના ઠરાવ ક્રમાંક: બખપ/૧૦૦૬/૪૨૫/ક, ના પરિશિષ્ટ-૪ માં ઉલ્લેખેલ (૧) થી (૧૮) તમામ શરતોનું ચુસ્તપણે પાલન કરવાનું રહેશે. (પરિશિષ્ટ-૪ અલગથી સામેલ છે)
- ૧૪) આ પરવાનગી અરજદારે રજુ કરેલ વિગતોને આધારે આપવામાં આવેલ છે. રજુ થયેલ કોઈ વિગત ખોટી હોવાનું જાહેર થયેથી કે ઉપરની નિર્દિષ્ટ કોઈપણ શરતોનો ભંગ થયેથી આ પરવાનગી આપોઆપ રદ થયેલી ગણાશે તથા જમીન મહેસુલ કાયદા ૧૮૭૮ ની અંતર્ગત કલમ-૭૯/એ હેઠળ પગલા લેવાને પાત્ર રહેશે. અને તત્કાલીન અમલમાં હોય તેવા બીજા કોઈપણ કાયદાની જોગવાઈઓના બાદ વિના ઈન્ડિયન પીનલ કોડ હેઠળ કબ્જેદારો ફોજદારી ગુન્હા માટે શિક્ષાત્મક પગલા લેવાને પાત્ર બનશે. તથા જમીન મહેસુલ કાયદા ૧૮૭૮ ની કલમ-૬૬ તથા મુંબઈ જમીન મહેસુલ નિયમો ૧૯૭૨ના નિયમોના નિયમ ૧૦૦, અનુસાર યોગ્ય તે દંડાત્મક કાર્યવાહી કરવામાં આવશે. અને બાંધકામ દુર કરાવવા સહિતના એક કે વધુ પગલા લેવામાં આવશે.



નં.એન.એ./યુ-૧/કલમ-૬૫-એ/મકરબા/કેસ નં.૨૦૮/૨૦૧૬

- ૧૫) પ્રકરણે રજૂ થયેલ ગામ નમુના નં.૭/૧૨ રેકર્ડ ચાલતાં ખાતેદારને તેણે ધારણ કરેલ હુકમમાં દર્શાવેલ જમીનમાં ફક્ત ખેતી સિવાયના ઉપયોગ કરવાની પરવાનગી આપતો સદર હુકમ કરેલ છે. જેનાથી ટાઈટલ / માલિકપણાના હકક પ્રસ્થાપિત થતા નથી કે સદર હુકમથી આ કાયદો કે તેને અંતર્ગત નિયમો કે અન્ય કોઈ પ્રવર્તમાન કાયદા હેઠળ ચાલતા કે ભવિષ્યમાં ઉપસ્થિત થનાર લીટીગેશનોનો બાધ રહેશે નહીં.
- ૧૬) પ્રકરણે રજૂ થયેલ હકીકત / દસ્તાવેજ પુરાવાને આધારે પરવાનગી આપવામાં આવેલ છે. ભવિષ્યમાં કોઈ પુરાવો કે હકીકત કે અન્ય કોઈ વિપરીત બાબત ધ્યાનમાં આવશે તો મુંબઈ જનરલ કલોઝીઝ એક્ટની જોગવાઈઓ હેઠળ આપમેળે સદર પરવાનગી રદ કરી શકાશે.



નાયબ કલેક્ટર (બીનખેતી)
અમદાવાદ

પ્રતિ,
મે. કિશ ડેવલોપર્સએ નામની ભાગીદારી પેઢીના ભાગીદાર
અપૂર્વ કે સંઘવી
ઠે.૧૦૦૪, શપથ-૫,
એસ.જી. હાઈવે, અમદાવાદ.

નકલ રવાના :-

- (૧) મામલતદારશ્રી, વેજલપુર (સીટી પશ્ચિમ) તરફ....
૨/- આગળની જરૂરી કાર્યવાહી તથા સનંદ ભરાવવા અંગે ઘટતી કાર્યવાહી હાથ ધરવા સારુ તથા તે અંગે થયેલ પ્રગતિ કાર્યવાહી અંગે અત્રે લેખીતમાં અહેવાલ મોકલવા અર્થે.
- (૨) સ.ઓ.શ્રી/તલાટી શ્રી, મકરબા તરફ આગળની કાર્યવાહી તથા ગામ નમુના નં. ૨ માં જરૂરી નોંધ કરવા સારુ
- (૩) ડીસ્ટ્રીક્ટ ઈન્સપેક્ટરશ્રી, લેન્ડ રેકર્ડ્સ સર્વેલુવન, મોજણી ભવન, ભીમજીપુરા, નવા વાડજ, અમદાવાદ
- (૪) મ્યુનિ. કમિશ્નરશ્રી, (એસ્ટેટ) દાણાપીઠ, અમદાવાદ/મુખ્ય કારોબારી અધિકારીશ્રી/ઓડા ઉસ્માનપુરા, અમદાવાદ
- (૫) સીલેક્ટ ફાઈલે.

પરિશિષ્ટ-૪

બિનખેતી પરવાનગી મેળવવા ઈચ્છતા અરજદારે પાલન કરવાની શરતો :

(બિનખેતી પરવાનગી આપનાર સક્ષમ સત્તાએ આ પરિશિષ્ટ બિનખેતીની પરવાનગી આપતા હુકમ સાથે અચૂક જોડવાનું રહેશે.)

- (૧) ડીસ્ટ્રીક્ટ ઈન્સપેક્ટર ઓફ લેન્ડ રેકર્ડ્સ દ્વારા ઈશ્યુ કરાયેલ માપણી શીટ કે જેના ઉપર મૂળ ટિપ્પણની હદ પણ દર્શાવેલ હોવી જોઈએ. રજુ કરાયેલ પ્લાન તથા લે-આઉટ પ્લાન સક્ષમ કક્ષાએ મંજૂર કરાવેલ હોવા જોઈશે.
- (૨) બાંધકામ શરૂ કરતાં પહેલાં બાંધકામના નકશા સક્ષમ અધિકારી પાસે મંજૂર કરાવવાના રહેશે. પરંતુ અરજદાર બિનખેતી પરવાનગી મેળવ્યા વગર આવા બાંધકામની રજા ચીઢી મેળવી શકશે નહીં.
- (૩) શહેરી વિસ્તાર જ્યાં ટાઉન પ્લાનીંગ સ્કીમ મંજૂર થઈ ગઈ છે ત્યાં જી.ડી.સી.આર.અને ઝોનીંગના નિયમો અનુસાર બાંધકામ કરવાનું રહેશે.
- (૪) મંજૂર થયેલ નકશા મુજબ આરોગ્ય અને સ્વાસ્થ્ય દ્રષ્ટિએ ગંદા પાણીના નિકાલની જોગવાઈ કરવાની રહેશે.
- (૫) અરજદારે અર્બન ડેવલપમેન્ટ રૂલ્સ નીચે જે તે રસ્તાનો પ્રકાર ધ્યાને લઈ રસ્તાના મધ્યબિંદુથી બાંધકામ વચ્ચે અંતર જાળવવાનું રહેશે.
- (૬) ઔદ્યોગિક હેતુ માટે મંજૂરી માંગેલ હોય તો બાંધકામ કરતાં પહેલાં જિલ્લા ઉદ્યોગ અધિકારીની જરૂરી મંજૂરી મેળવ્યા બાદ જ આગળની કાર્યવાહી કરવાની રહેશે.
- (૭) ફ્લોર મીલ, સિનેમા/ટુરીંગ સિનેમા/થીયેટર માટે બિનખેતી પરવાનગીના કામે જિલ્લા મેજિસ્ટ્રેટની જરૂરી મંજૂરી મેળવી આગળની કાર્યવાહી કરવાની રહેશે.
- (૮) પેટ્રોલ, ડીઝલ, કેરોસીન, સી.એન.જી, એલ.પી.જી, પંપ નાંખવા માટે બિનખેતી પરવાનગીના કામે બાંધકામ શરૂ કરતાં પહેલાં જિલ્લા મેજિસ્ટ્રેટની જરૂરી મંજૂરી મેળવી આગળની કાર્યવાહી કરવાની રહેશે.
- (૯) ઈન્ડિયન એક્ષપ્લોઝીવ એક્ટ અન્વયે મેંગેનીઝ, ફાયરવર્ક્સ, દારૂખાના માટે બિનખેતીની કાર્યવાહી કરતાં પહેલાં જિલ્લા મેજિસ્ટ્રેટની જરૂરી મંજૂરી મેળવી આગળની કાર્યવાહી કરવાની રહેશે.
- (૧૦) સવાલવાળી જમીન જો જેલથી નજીક હોય તો ૧૮૪ મીટરનું અંતર છોડી બાંધકામ કરવાનું રહેશે.
- (૧૧) સવાલવાળી જમીન, જો રેલ્વે હદની નજીક હોય તો રેલ્વેની હદથી ૩૦ મીટર જગ્યા છોડી બાંધકામ કરવાનું રહેશે.
- (૧૨) સવાલવાળી જમીન ઉપરથી અથવા બાજુમાંથી વિજળી ગ્રીડના તાર/હાઈટેન્શન પાવર અગર થાંભલા આવેલ હોય ત્યારે તે અન્વયે લાગુ પડતા નિયમોનું પાલન કરવા અને તે મુજબ બાંધકામ કરવાનું રહેશે.
- (૧૩) બિનખેતી માંગવામાં આવી હોય તેવી જમીન જો એરોડ્રોમ આસપાસના ૨૦ કી.મી.ની ત્રિજ્યામાં આવતી હોય ત્યારે બાંધકામની ઉંચાઈ તથા એરોડ્રોમની દ્રષ્ટિએ જરૂરી એવું 'ના વાંધા પ્રમાણપત્ર' સીવલ એવીએશન ખાતા પાસેથી મેળવવાનું રહેશે અને સીવિલ એવીએશન ખાતાના નિયમોનું પાલન કરવાનું રહેશે.
- (૧૪) ભારતીય વાયુસેનાના હવાઈ મથક તથા ઈન્સ્ટોલેશનથી ૮૦૦ મીટરની ત્રિજ્યા બહાર બાંધકામ કરવાનું રહેશે.
- (૧૫) ઓ.એન.જી.સી.ના કુવા નજીકમાં આવેલ જમીનના કિસ્સામાં અરજદારે સંબંધિત નિયમોનું પાલન કરવાનું રહેશે.
- (૧૬) નર્મદા કેનાલ અન્ય સિંચાઈ કેનાલની નજીકમાં આવેલ જમીનની બાબતમાં અરજદારે સુચિત બાંધકામ માટે જાળવવાના થતાં અંતર અંગેના નિયમોનું પાલન કરવાનું રહેશે.
- (૧૭) અરજદારે જ્યાં જરૂરી હોય ત્યાં કેન્દ્ર સરકાર કે રાજ્ય સરકારના કાયદા નીચે રક્ષિત સ્મારક (PROTECTED MONUMENTS) તરીકે જાહેર કરેલ પ્રાચીન સ્મારકથી ૧૦૦ મીટર સુધીનું અંતર જાળવવાની પ્રવર્તમાન જોગવાઈઓનું પાલન કરવાનું રહેશે.
- (૧૮) અરજદારે (જ્યાં જરૂરી હોય ત્યાં) ભારતીય વન અધિનિયમ હેઠળ અનામત વન જમીન કે રક્ષિત વન તરીકે જાહેર કરેલ વન /જમીનથી જાળવવાના થતાં અંતર બાબતની જોગવાઈઓનું પાલન કરવાનું રહેશે.
- (૧૯) અરજદારે (જ્યાં જરૂરી હોય ત્યાં) વન્ય જીવન સંરક્ષણ અધિનિયમ ૧૯૭૨ અન્વયે અભ્યારણ અથવા રાષ્ટ્રીય ઉપવન તરીકે જાહેર કરેલ કોઈ પણ વિસ્તારની હદથી જાળવવાના થતાં અંતર બાબતની જોગવાઈઓનું પાલન કરવાનું રહેશે. અરજદારે ઉપરોક્ત સૂચનાઓનું ચુસ્તપણે પાલન કરવાનું રહેશે. જો તેમાં નિષ્ફળ જશે તો શરતભંગ ગણી સક્ષમ અધિકારી કાયદેસરની કાર્યવાહી કરશે.

