

કલેક્ટર અને જિલ્લા મેજિસ્ટ્રેટની કચેરી, AHMEDABAD

સરનામું:- કલેક્ટર ઓફીસ અને જિલ્લા મેજિસ્ટ્રેટની કચેરી, સુભાષ બિજ સર્કલ, આશ્રમ રોડ, અમદાવાદ, ગુજરાત - ૩૮૦૦૨૭

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કુકમ નંબર:- CB/NA/AHMEDABAD/HANSPURA/20/1010498/2019

તારીખ:- 20/06/2019

વંચાણે લીધા:-

(૧) અરજદારશ્રી Utkarsh Bhikhubhai Shah other ની તારીખ: 11/03/2019 ની અરજી તથા તારીખ: 31/10/2018 નું સોજંદનામું

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

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

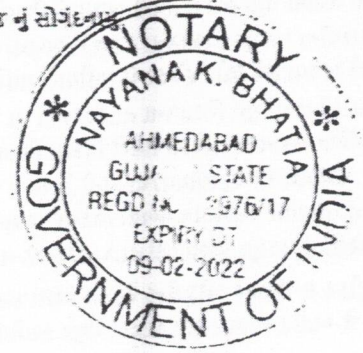
(૪) સરકારશ્રીના મહેસૂલ વિભાગનાં ઠરાવ ક્રમાંક: બબપ/૧૦૦૬/૪૨૫/૬ તા.૧/૭/૦૮.

(૫) સરકારશ્રીના મહેસૂલ વિભાગનાં પરિપત્ર ક્રમાંક: બબપ/૧૦૨૦૧૮/૩૨૭/૬ તા.૮/૫/૧૮.

(૬) નં. Revenue/1010498/AHMEDABAD/ASARWA/HANSPURA, તા 27/05/2019

(૭) સરકારશ્રીના મહેસૂલ વિભાગનાં પરિપત્ર ક્રમાંક: બબપ/૧૦૨૦૧૮/૪૨૫/૬ તા.૧૬/૮/૧૮.

(૮) સરકારશ્રીના મહેસૂલ વિભાગનાં પરિપત્ર ક્રમાંક: બબપ/૧૦૨૦૧૫/૧૨૦૯/૬ તા. ૬/૮/૧૮.



વંચાણે લીધેલ કમ-(૧) ની અરજી તથા સોજંદનામાં થી અરજદારશ્રી Utkarsh Bhikhubhai Shah other , રહે ૩, Sindh Corporate House , Sindhubhavan road Bodakdev Ahmedabad, Ahmadabad (Part), Ahmedabad City, Ahmedabad Gujarat INDIA એ મોજે: HANSPURA , તા ASARWA જિ AHMEDABAD ના સર્વે નંબર 20 , ટોપી સ્કીમ નં 75 , એફપી નં 51 ના ક્ષેત્રફળ: 21853.00 ચો.મી. પૈકી સબ પ્લોટ નં N.A. નું ક્ષેત્રફળ 21853.00 ચો.મી. જમીન અંગે મહેસૂલ કાયદાની હેઠળ બિનખેતી પરવાનગી મેળવવાની માંગણી કરેલ છે.

૨. સવાલવાળી જમીન અંગેના નમુના નં.૭-૧૨ કબજેદારની વિગત નીચે મુજબ છે.

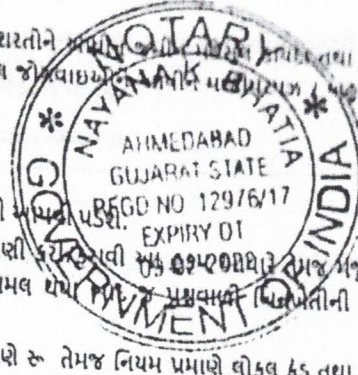
સર્વે નંબર/ બ્લોક નંબર/ રી-સર્વે નંબર	ટોપી સ્કીમ નંબર	ફા.પ્લોટ નંબર	ક્ષેત્રફળ (ચો.મી.)	કબજેદારોના નામ
20 /	75	51	21853.00	Utkarsh Bhikhubhai & Others

૩. સવાલવાળી જમીન અંગેના રજુ થયેલ રેકર્ડ ની ચકાસણી કરતાં સદર જમીન હાલમાં જુની શરત સત્તાપ્રકારે ચાલતી આવે છે. તેમજ અરજદારે સોજંદનામાં જાહેર કરેલ હડીકત તથા અન્ય આધાર પુરાવાઓ જોતાં મહેસૂલી ટાઇટલ ક્લીયર હોવાનું જણાતું હોય, બિનખેતી પરવાનગી આપવામાં વાંધાસરખું જણાતું ન હોય, કુકમના વંચાણે લીધેલ કમ નં. ૬માં જણાવેલ વિગતે અરજદારને રૂપાંતર કર, વિશેષધારો તથા અન્ય વેરાની રકમ સરકારશ્રીમાં ભરપાઇ કરવા ઓનલાઇન સિસ્ટમ દ્વારા તેઓને અરજીમાં દર્શાવેલ ઇલેક્ટ્રોનિક માધ્યમ દ્વારા ઓનલાઇન ચુકવણું કરવા જાણ કરતાં, નીચે જણાવેલ વિગતેની રકમ ઓનલાઇન સિસ્ટમ દ્વારા અરજદારે સરકારશ્રીમાં જમા કરાવેલ હોવાનું જણાય છે.

બિનખેતી કરવાની થતી જમીનનું ક્ષેત્રફળ: : 21853.00

ક્રમ	વિગત	રૂપાંતર કર/ બિનખેતી આકાર (દર ચો.મી.દીઠ)	વિગત			
			ચલણ/પહોચ નંબર- તારીખ	પેમેન્ટ ની તારીખ	રકમ રૂ.	રકમ ભરપાઇ કર્યાનું સ્થળ
1	Rupantar Kar	21853.00 X 40.00 = 874120.00	100001053744	04/06/2019	874120.00	ONLINE
2	Local Fund	21853.00 X 0.30 = 6555.90	100001053744	04/06/2019	6555.90	ONLINE
3	Shikshan Upkar	21853.00 X 0.15 = 3277.95	100001053744	04/06/2019	3277.95	ONLINE
4	Vishesh Dhara	21853.00 X 20.60 = 450171.80	100001053744	04/06/2019	450171.80	ONLINE

ઉપરીજા તમામ હકીકતો ધ્યાને લેતા પેરા નં. ૨માં દર્શાવેલ જમીન સબંધે નીચે જણાવેલ શરતોને પાલન કરવાની જવાબદારી હોય છે. જો કોઈ પણ કારણે આ શરતોનું પાલન ન કરવામાં આવે તો આ દસ્તાવેજ અમલમાં નહીં લાગુ પડે. આ શરતોનાં ઉલ્લંઘનને કારણે જમીનના માલિકને કોઈ પણ પ્રકારે નુકસાન થાય તો તેનું સંપૂર્ણ જવાબદારી માલિકનાં ઉપર રહેશે.



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- (૧) આ હુકમ મળ્યાથી બે માસમાં (પરંતુ અપીલ પીરીયડ પુરો થયા બાદ) "એમ" નમુનામાં સનદ કરી મોકલવાની રહેશે.
- (૨) જીલ્લા ઇન્સ્પેક્ટરશ્રી, જમીન રેકર્ડની કચેરીમાં માપણી ફી જમા કરાવવાની રહેશે. જેથી માપણી કરાવવાની રહેશે અને દુરસ્તી પત્રક તૈયાર કરવાનું / કરાવવાનું રહેશે અને દુરસ્તી પત્રકની મહેસુલી દફતરે અમલ થાય તે સુધી માપણીની જાગવવાની રહેશે.
- (૩) અરજદારે પ્રતિ વર્ષે ખેતી સિવાયનો ધારો (બિનખેતી દર) હેતુ માટે દર ચો.મી.ના પૈસા પ્રમાણે રૂ. તેમજ નિયમ પ્રમાણે લોકલ ફંડ તથા શિક્ષણ ઉપકરણોની ખરીદી માટે અંગેનો દર વખતે વખત ફેરફારને પાત્ર રહેશે.
- (૪) સંબંધિત નગરપાલિકા/ મહાનગરપાલિકા/શહેરી વિકાસ વિસ્તાર સત્તા મંડળ દ્વારા મંજૂર કરેલા પ્લાન મુજબ બાંધકામ કરવાનું રહેશે અને હુકમ થયા તારીખથી ત્રણ વર્ષમાં બાંધકામ પૂર્ણ કરવાનું રહેશે.
- (૫) આ હુકમ જમીન મહેસૂલ કાયદાની કલમ-૬૭ તથા નિયમ-૧૦૦ ની જોગવાઈઓને આધારે કરેલ છે. તે સિવાય કબજેદારે અન્ય સંબંધિત કાયદાકીય પરવાનગી લેવાની થતી હશે તે તેમણે અવાયદી મેળવી લેવાની રહેશે.
- (૬) સરકારશ્રીના મહેસૂલ વિભાગના ઠરાવ નં. બખપ/૧૦૮૩/૧૦૫૨/૬ તા.૧૩/૮/૮૩ માં ઠરાવ્યા મુજબ સહીયારા/કોમન પ્લોટ અને રસ્તાની જમીન સોસાયટીની માલિકીની અથવા સર્વે પ્લોટ હોલ્ડરની સહીયારી માલિકીની ગણાશે તે ઉપર મુજબ માલિકની કોઈ હકક રહેશે નહીં.
- (૭) સરકારશ્રીના મહેસૂલ વિભાગના તા.૭/૮/૮૧ ના પરિપત્ર નં. બખપ-૧૦૮૧-૧૭૫૬-૬ ની જોગવાઈ મુજબ બિન અધિકૃત બાંધકામ બાબતે બાંધકામ નિયંત્રણ કરતી સંબંધિત મહાનગરપાલિકા/શહેરી વિકાસ વિસ્તાર સત્તા મંડળએ ધોરણસરનાં પગલા લેવાના રહેશે.
- (૮) સદર જમીનમાંથી પેટ્રોલીયમ/પાણીની કે અન્ય કોઈપણ પ્રકારની પાઇપલાઇન પસાર થતી હશે તો તે સંદર્ભે વિકાસ પરવાનગી આપનાર ઓથોરિટીએ સંબંધિતો ના-વાંધા પ્રમાણપત્ર મેળવી વિકાસ પરવાનગી આપવાની રહેશે.
- (૯) સરકારશ્રીનાં મહેસૂલ વિભાગનાં તા.૧/૭/૨૦૦૮ ના ઠરાવ નં. બખપ/૧૦૦૬/૪૨૫/૬ માં જણાવેલ નીચે મુજબની શરતોનું પાલન કરવાનું રહેશે.
 ૧. ડીસ્ટ્રીક્ટ ઇન્સ્પેક્ટર ઓફ લેન્ડ રેકર્ડ્સ દ્વારા ઇસ્યુ કરાયેલ માપણી શીટ કે જેના ઉપર મૂળ ટિપ્પણની હદ પણ દર્શાવેલ હોવી જોઈએ. રજૂ કરાયેલ પ્લાન તથા લે-આઉટ પ્લાન સક્ષમ કક્ષાએ મંજૂર કરાયેલ હોવો જોઈએ.
 ૨. બાંધકામ શરૂ કરતા પહેલાં બાંધકામનાં નકશા સક્ષમ અધિકારી પાસે મંજૂર કરાવવાના રહેશે. પરંતુ અરજદાર બિનખેતી પરવાનગી મેળવ્યા વગર આવા બાંધકામની રજાચિઠ્ઠી 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 સ્વાસ્થ્યની દ્રષ્ટિએ ગંદા પાણીનાં નિકાલની જોગવાઈ કરવાની રહેશે.
 ૫. અરજદારે રોબન ડ્રેઇનજ સિસ્ટમ નીચે જે તે રસ્તાનો પ્રકાર ધ્યાને લઈ રસ્તાના મધ્યભિંદુથી બાંધકામ વચ્ચે અંતર જાળવવાનું રહેશે અન્યથા અરજદારની જવાબદારી થશે.
 ૬. ફ્લોર મીલ, સિનેમા/ટુરીંગ સિનેમા/થીયેટર માટે બિનખેતી પરવાનગીના કામે જીલ્લા મેજિસ્ટ્રેટની જરૂરી મંજૂરી મેળવી આગળની કાર્યવાહી કરવાની રહેશે.
 ૭. પેટ્રોલ, ડીઝલ, કેરોસીન, સી.એન.જી., એલ.પી.જી. પંપ નાંખવા માટે બિનખેતી પરવાનગીના કામે બાંધકામ શરૂ કરતાં પહેલાં જિલ્લા મેજિસ્ટ્રેટની જરૂરી મંજૂરી મેળવી આગળની કાર્યવાહી કરવાની રહેશે.
 ૮. ઇન્ડિયન એક્સપ્લોઝીવ એક્ટ અન્વયે મેજેનીઝ, ફાયર વર્ક્સ, દારૂખાના માટે બિનખેતીની કાર્યવાહી કરતા પહેલાં જીલ્લા મેજિસ્ટ્રેટની જરૂરી મંજૂરી મેળવી આગળની કાર્યવાહી કરવાની રહેશે.
 ૯. સવાલવાળી જમીન જો રેલવે હદની નજીક હોય તો રેલવેની હદથી (ત્રીસ)૩૦ મીટર જગ્યા છોડી બાંધકામ કરવાનું રહેશે.
 ૧૦. સવાલવાળી જમીન ઉપરથી અથવા બાજુમાંથી વીજળી ગ્રીડના તાર/ હાઇટેન્શન પાવર અગર થાંભલા આવેલ હોય ત્યારે તે અન્વયે લાગુ પડતા નિયમોનું પાલન કરવા અને તે મુજબ બાંધકામ કરવાનું રહેશે.
 ૧૧. બિનખેતી માંગવામાં આવી હોય તેવી જમીન જો એરોડ્રામ આસપાસના ૨૦ કિ.મી. ની ત્રિજ્યામાં આવતી હોય ત્યારે બાંધકામની ઉંચાઇ તથા એરોડ્રામની દ્રષ્ટિએ જરૂરી એવું ના-વાંધા પ્રમાણપત્ર સીવીલ એવીએશન ખાતા પાસેથી મેળવવાનું રહેશે અને સીવીલ એવીએશન ખાતાના નિયમોનું પાલન કરવાનું રહેશે.
 ૧૨. ઓ.એન.જી.સી. ના કુવા નજીકમાં આવેલ જમીનના કિસ્સામાં અરજદારે સંબંધિત નિયમોનું પાલન કરવાનું રહેશે.
 ૧૩. નર્મદા કેનાલ/અન્ય સિંચાઇ કેનાલની નજીકમાં આવેલ જમીનની બાબતમાં અરજદારે સૂચિત બાંધકામ માટે જાળવવાના થતાં અંતર અંગેના નિયમોનું પાલન કરવાનું રહેશે.
 ૧૪. અરજદારે / જ્યાં જરૂરી હોય ત્યાં કેન્દ્ર સરકાર કે રાજ્ય સરકારના કાયદા નીચે રક્ષિત સ્મારક (Protected Monuments) તરીકે જાહેર કરેલ પ્રાચીન સ્મારકથી ૧૦૦ મીટર સુધીનું અંતર જાળવવાની પ્રવર્તમાન જોગવાઈઓનું પાલન કરવાનું રહેશે.
- (૧૦) પ્રશ્નવાળી જમીનમાં નગરપાલિકા/મહાનગરપાલિકા/શહેરી વિકાસ વિસ્તાર સત્તા મંડળ દ્વારા જે શરતોએ પરવાનગી આપવામાં આવશે તે શરતોનું પાલન તથા બાંધકામ કરવાનું રહેશે.
- (૧૧) આ જમીનમાં વરસાદી પાણીના ભુજર્મ વહન એટલે કે સંચય માટે દર મકાન/બહુમાળી મકાન દીઠ એકના દરે આ જમીનમાં ઉપર પરકોવેટીંગ બોરવેલની વ્યવસ્થા અચૂક કરવાની રહેશે તથા વરસાદી પાણીના નિકાલની વ્યવસ્થા કરીને બાંધકામ કરવાનું રહેશે.

અરજદાર દ્વારા બિનખેતી પરવાનગીની માંગણીવાળી જમીનને નગરપાલિકાના હયાત રોડથી ઓછામાં ઓછા ૧૨ મી. નો એમ્બોય રોડ મળે છે તે મુજબની માત્રી આપવાની રહેશે.

(૩) પ્રાપ્તવાળી જમીનમાં સ્થળે થયેલ બાંધકામ સ્થાનિક સ્વરાજની સંસ્થાના નિયમોનુસાર નહિ હોય તો સ્થાનિક સ્વરાજની સંસ્થા નિયમોનુસાર કાર્યવાહી કરી શકશે. તેમાં આ કુકમથી બાંધ આવશે નહીં.

અરજદારે ઉપરોક્ત શરતોનું પુસ્તાપણે પાલન કરવાનું રહેશે જો તેમાં નિષ્ફળ જાય તો શરતસંગ ગણી સહાય અધિકારી કાયદેસરની કાર્યવાહી કરશે.

(૪) ઉપરની કોઇપણ શરતનો ભંગ થયેથી જમીન મહેસુલ કાયદાની કલમ-૬૭ મુજબ શિક્ષાત્મક પગલાં લેવામાં આવશે તેમજ બીજી કોઇપણ શિક્ષાને પાત્ર હશે તો તેને બાંધ સિવાય કે જે ફરમાવવાનું થોડું થાય તે પ્રમાણે દંડ અથવા ઓકર લઇ સદરફ જમીનનો કમ્પો કમ્પોઝિટ પાસે રાખી રહેવા દઇ શકાશે.

(૫) ઉપરોક્ત શરતોમાં ગમે તે મજદૂર હોય તેમ છતાં, કલેક્ટરશ્રી સદરફ કુકમ વિરુદ્ધ બાંધેલ. અથવા વધારાના કોઇપણ મકાન અથવા ઈમલાને કલેક્ટરશ્રીએ બાંધેલો મુદત કરાવી હોય તે મુદત દરમિયાન તેની રીતે બંદોબસ્તમાં ન આવે કે સુચવ્યા મુજબ ફેરફાર ન કરવામાં આવે તો તેમ કરવામાં જે ખર્ચ થાય તે કમ્પોઝિટ પાસેથી જમીન મહેસુલની બાકી તરીકે વસૂલ કરવાને મુખત્યાર છે.

(૬) આ પરવાનગી અરજદારે રજુ કરેલ વિગતોને આધારે આપવામાં આવેલ છે. રજુ થયેલ કોઇ વિગત ખોટી હોવાનું જાહેર થયેથી કે ઉપરની કોઇપણ શરતોનો ભંગ થયેથી આ પરવાનગી આપી આપ રદ થયેથી ગણાશે તથા સોગંદનામમાં દર્શાવેલ કાયદા હેઠળની જોગવાઈ હેઠળ પગલાં લેવાને પાત્ર રહેશે અને તત્કાલિન અમલમાં હોય તેવા બીજા કોઇપણ કાયદાની જોગવાઈઓના બાંધ વિના ઇન્ડિયન પ્લેનફ કોડ હેઠળ કોઈપણ ગુના માટે શિક્ષાત્મક પગલાં લેવાને પાત્ર બનશે તથા જમીન મહેસુલ કાયદો તથા નિયમોની જોગવાઈ અનુસાર થોડું તે શિક્ષાત્મક કાર્યવાહી કરવામાં આવશે અને બાંધકામ ફર કરવા કે સરકાર સંપ્રાપ્ત સહીતના એક કે વધુ પગલાં લેવાશે.

(૭) પ્રકરણે રજુ થયેલ ગામ નમુના નં. ૭/૧૨ના રેકૉર્ડ ચાલતાં ખાતેદારને તેણે ચારર કરેલ કુકમમાં દર્શાવેલ જમીનમાં ફક્ત ખેતી સિવાયના ઉપયોગ કરવાની પરવાનગી આપતી સદર કુકમ કરેલ છે જેનાથી ટાઇટલ / માલિકીપત્રના હક્ક પ્રસ્થાપિત થતાં નથી કે સદર કુકમથી આ કાયદો કે તેને અંતર્ગત નિયમો કે અન્ય કોઇ પ્રવર્તમાન કાયદા હેઠળ ચાલતાં કે ભવિષ્યમાં ઉપસ્થિત થનાર લીટીનેશનનો બાંધ રહેશે નહીં.

(૮) પ્રકરણે રજુ થયેલ હકીકત / દસ્તાવેજ પુરાવાને આધારે પરવાનગી આપવામાં આવેલ છે. ભવિષ્યમાં કોઇ પુરાવો કે અન્ય કોઇ વિપરીત બાબત ધ્યાનમાં આવશે તો મુંબઇ જનરલ ક્લોઝીંગ એક્ટની જોગવાઈઓ હેઠળ આપણેને સદર પરવાનગી રદ કરી શકાશે.

વધુમાં, ઉપર્યુક્ત શરતોને આધિન અરજદાર દ્વારા રજુ થયેલ સોગંદનામની વિગતોમાં તેઓ દ્વારા જાહેર કરેલી હકીકતોને આધારે સવાલવાળી જમીનના બિનખેતી ઉપયોગ માટે પરવાનગી આપવામાં આવે છે.

તારીખ:- 20/06/2019

રવાના કરવા પ્રમાણિત

જિલ્લા કલેક્ટર, અમદાવાદ વતી



સહી/-
ડો. વિકાંત પાંડે
કલેક્ટર, AHMEDABAD

RPAD
પ્રતિ,

૧. અરજદારશ્રી Utkarsh Bhikhubhai Shah other

રહે.3, Sigma corporate house, Sindhubhayan road Bodakdev Ahmedabad, Ahmedabad (Part), Ahmedabad City, Ahmedabad Gujarat INDIA

નકલ રવાના

મામલતદારશ્રી. Asarva

જિલ્લા જમીન નિરીક્ષકશ્રી AHMEDABAD

તલાટી કમ મન્ત્રીશ્રી. Hanspura

સિલેક્ટ ફાઇલ



ડિસ્ટ્રીક્ટ ઈન્સ્પેક્ટરશ્રી, લેન્ડ રેકૉર્ડ્સ, મોજણી ભવન, ભીમજીપુરા, નવા વાડજ, અમદાવાદ તરફ.

મ્યુનિસિપલ કમિશનરશ્રી (એસ્ટેટ) દાણાપીઠ, અમદાવાદ / મુખ્ય કારોબારી અધિકારીશ્રી, ઔડા, ઉસ્માનપુરા, અમદાવાદ તરફ.

૨/- જણ તથા ઘટતી કાર્યવાહી કરવા સારું.

અત્રેના એ.ડી.એમ. દફતર તરફ.

૨/- રેકૉર્ડમાં જરૂરી નોંધ પાડવા સારું.

અત્રેની રેકૉર્ડ શાખા તરફ.

૨/- જણ તથા અરજદારની અરજ આવે પ્રમાણિત નકલ આપવા સારું.

TRUE COPY

NAYANA K. BHATIA
NOTARY
GOVT. OF INDIA

AHMEDABAD MUNICIPAL CORPORATION

FIRE & EMERGENCY SERVICE

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

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

No. - OPN042629012021 Dt.:29/01/2021

To,

SHREEMAD BUSINESS POINT AND WHITE CREST,

SHREEMAD BUSINESS POINT AND WHITE CREST HANSPURA AHMEDABAD

SHREEMAD BUSINESS POINT AND WHITE CREST HANSPURA AHMEDABAD

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

Sir,

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

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

Staircase :

1.5 meters for 9 to 25 meters building heights.

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

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

A motorable road with 45 ton load bearing capacity and minimum as 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) 8 to 25 Meters building - 3 meters

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

2) Up to 45 Meters building : 6 Meters

3) Up to 70 Meters building : 8 Meters

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

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

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

2. All lower basements should have positive pressure ventilation.

3. Electric Cable Shaft should have fire resistant doors.

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

Builder name		SHREEMAD BUSINESS POINT AND WHITE CREST		
Address		SHREEMAD BUSINESS POINT AND WHITE CREST HANSPURA AHMEDABAD		
T.P.No.		75 MUTHIYA- HANSPURA		
F.P.No.		51		
R.S.No.		20		
Sub Plot No.		1/2		
Surrounding Margin from building				
Common Plot Margin from building				
Building Types		High Rise Building		
	BLOCK :- A+B		BLOCK :- C	
Fire Opinion Remarks	•BASEMENT PARKING, HPP & SHOPS SHALL BE FULLY SPRINKLERED. •ELECTRIC CABLE DUCT SHOULD HAVE FIRE RATED DOORS AT ALL LEVEL AND TO BE KEPT OPEN FROM TERRACE AND GROUND / LAST BASEMENT LEVEL. •STAIRCASE AND LIFT LOBBY TO BE ENCLOSED AT BASEMENT.		•BASEMENT PARKING, HPP & SHOPS SHALL BE FULLY SPRINKLERED. •ELECTRIC CABLE DUCT SHOULD HAVE FIRE RATED DOORS AT ALL LEVEL AND TO BE KEPT OPEN FROM TERRACE AND GROUND / LAST BASEMENT LEVEL. •STAIRCASE AND LIFT LOBBY TO BE ENCLOSED AT BASEMENT. 1 METERS ADDITIONAL SPACE REQUIRED IN COMMON PLOT FOR FIRE VEHICLE MOVEMENT.	
Block Height From Ground Level to Top Slab(In Meter)	44		27	
	Use	Height(In Meter)	Use	Height(In Meter)
Basement 1	PARKING	3.8000	PARKING	3.8000
Hollow Plinth/Ground Floor	PARKING	3.5000	SHOP + PARKING	4.2700
Floor 1	RESIDENCE	2.9000	OFFICE	3.6600
Floor 2	RESIDENCE	2.9000	OFFICE	3.6600
Floor 3	RESIDENCE	2.9000	OFFICE	3.5500
Floor 4	RESIDENCE	2.9000	OFFICE	3.5500
Floor 5	RESIDENCE	2.9000	OFFICE	3.5500
Floor 6	RESIDENCE	2.9000	OFFICE	3.5500
Floor 7	RESIDENCE	2.9000		
Floor 8	RESIDENCE	2.9000		
Floor 9	RESIDENCE	2.9000		
Floor 10	RESIDENCE	2.9000		
Floor 11	RESIDENCE	2.9000		
Floor 12	RESIDENCE	2.9000		
Floor 13	RESIDENCE	2.9000		

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

Basic Fire Requirement Notes on plan

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

After, the building is built and all the required Fire safety and Protection equipment have been installed and after

due inspection by the Fire service officer an NOC can be issued.

Note : if plans are submitted for only industrial building approval, Industrial Building -

Information about all processes, raw material and finished material shall be mentioned in plan.



(M.F.Dastoor)

Chief Fire Officer



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

Niral Maheshbhai Shah

Date: 12-06-2019

F.P.No. 51, Opp. Galaxy 88, Naroda - Dehgam
Road, Vasant Vihar - 2, Nava Naroda,
Ahmedabad.

Valid Upto: 11-06-2027

No Objection Certificate for Height Clearance

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations.
2. This office has no objection to the construction of the proposed structure as per the following details:

NOC ID :	AHME/WEST/B/060419/402514
Applicant Name*	Bhargav Savaliya
Site Address*	Sur.No. 20, F.P.No. 51, T.P.S. No. 75 (Muthiya- Hanspura), At. Hanspura, Ta. Asarwa, Dist. Ahmedabad, Hanspura, Ahmedabad, Gujarat
Site Coordinates*	72 40 37.21-23 05 09.97, 72 40 40.68-23 05 03.92, 72 40 40.70-23 05 11.69, 72 40 44.18-23 05 05.62
Site Elevation in mtrs AMSL as submitted by Applicant*	61.08 M
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	102.7 M (Restricted)

*As provided by applicant

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

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

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



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

f. 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 of 102.7 M (Restricted) (AMSL), as indicated in para 2.

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

h. The certificate is valid for a period of 8 years from the date of its issue. One time revalidation without assessment may be allowed, provided construction work has commenced, subject to the condition that such request shall be made within the validity period of the NOC and the delay is due to circumstances which are beyond the control of the developer.

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

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.

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

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 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.

m. This NOCID has been assessed w.r.t Ahmedabad Airport(s). NOC has been issued w.r.t the AAI aerodromes and other licensed civil aerodromes as listed in Schedule-III, Schedule-IV(Part-1), Schedule-IV(Part-2;RCS Airports Only) and Schedule-VII of GSR751(E).

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 GSR751(E). As per Rule 13 of GSR751(E), applicants also need to seek NOC from the concerned State Govt. for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2:other than RCS airports) of GSR751(E).

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

p. In case of any dispute w.r.t site elevation and/or AGL height, top elevation in AMSL shall prevail.

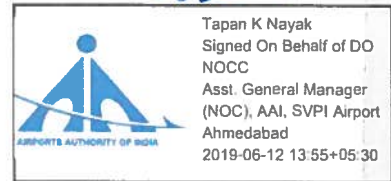
Chairman NOC Committee

Region Name: WEST

Address: General Manager (ATM)

Email ID: vaah.noc@aaiaero

Contact No: 079-22858111



Name / Designation / Sign with Date	
Prepared By :	
Verified By :	

हवाईअड्डा निदेशक सरदार वल्लभ भाई पटेल अंतर्राष्ट्रीय हवाई अड्डा अहमदाबाद - 380 003 दूरभाष संख्या : 91-79-2286 9211

Airport Director, Sardar Vallabhbhai Patel International Airport, Ahmedabad-380 003 (Gujarat), Telephone - 91-79-2286 9211



No. SEIAA/GUJ/EC/8(a)/ 1062 /2021

Date: 2 JUL 2021

BY R.P.A.D
Time Limit

Sub: Environment Clearance for the Building Construction Project "Shreemad Business Point & White Crest" at S.P. No. 1/2, F.P. No. 51 of T.P.S. No. 75 (Muthiya-Hanspura), [Survey No: 20, O.P. No. 51], Hanspura, Ahmedabad Proposed by M/s. Shreedhar Reality. Construction project in Category 8 (a) of Schedule annexed with EIA Notification dated 14/09/2006.

Ref: Your Proposal No. SIA/GJ/MIS/197404/2021.

Dear Sir,

This has reference to your application along with Form-I, Form-1 A dated 17/02/2021, seeking Environmental Clearance under Environment Impact Assessment Notification, 2006. The project was scheduled for hearing in the SEAC meeting held on 08/04/2021.

The proposal is for Environmental Clearance for the Building Construction Project "Shreemad Business Point & White Crest" at S.P. No. 1/2, F.P. No. 51 of T.P.S. No. 75 (Muthiya-Hanspura), [Survey No: 20, O.P. No. 51], Hanspura, Ahmedabad Proposed by M/s. Shreedhar Reality. This is a proposed building construction project having plot area of 5,011.91 m² and the proposed FSI area of the project is 17,109.83 m² with proposed built up area of 24,389.93 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 02 numbers of buildings. No. of Blocks: 03. Scope of buildings/blocks are: Building A+B: Basement + Ground Floor + 1st to 13th Floor (Residential) & Building C: Basement + Ground Floor + 1st to 6th Floor (Commercial) and No. & size of Residential Units are: 104 and No. & size of Commercial Units are: 132 shops/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 11/06/2021 to grant Environmental Clearance to the SEIAA, Gujarat based on the decision taken during SEAC meeting held on 08/04/2021. The proposal was considered by SEIAA, Gujarat in its meeting held on 17/06/2021 at Gandhinagar. After careful consideration, the SEIAA hereby accords Environmental Clearance to above project under the provisions of EIA Notification dated 14th September, 2006 subject to the compliance of the following conditions.

A. PROJECT SPECIFIC CONDITIONS:

A.1 CONSTRUCTION PHASE:

A.1.1 WATER:

1. Fresh water requirement during the construction phase shall be 10 KL/day and it shall be met through AMC water supply. No ground water shall be tapped during the construction phase.
2. Sewage generated during the construction phase shall be disposed off through soak pit.

A.1.2 HEALTH & SAFETY:

3. 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.
4. 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.
5. 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:



6. Total water requirement during the operation phase shall be 114.50 KL/day, out of which fresh water requirement of 54 KL/day shall be met through water supply system of AMC and the remaining 60.50 KL/day of water requirement shall be met through treated sewage. No ground water shall be tapped during the operation phase. Metering of the water shall be done and its records shall be maintained.
7. Sewage generation during operation phase shall be 88 KL/day which shall be treated in the proposed onsite Sewage Treatment Plant. STP shall be provided.
8. The unit shall install and efficiently operate STP of adequate capacity for treating the sewage to be generated during operation phase to achieve the GPCB norms at the STP outlet. Treated sewage conforming to GPCB norms shall be utilized within premises for gardening & flushing purpose at the maximum extent possible. Only remaining quantity of treated sewage shall be disposed off through drainage line of AMC.
9. A proper logbook of STP operation and also showing the quantity of treated sewage utilization within premises & quantity of treated sewage discharged into the drainage line shall be maintained and furnished to the GPCB from time to time.
10. Dual plumbing system with separate tanks and lines shall be provided for utilization of treated sewage for flushing.
11. No bore well shall be constructed and existing bore well/s, if any, shall be either sealed or converted into the recharge well.
12. Rain water harvesting from rooftop and paved areas and ground water recharge through 2 nos. of percolation wells shall be carried out as per the details submitted. Before recharging the runoff, pre-treatment must be done to remove suspended matter.

A.2.2 AIR:

13. A D. G. set (250 KVA) proposed as backup power shall be of enclosed type and conform to prescribe standards under EPA rules. Necessary acoustic enclosures shall be provided at diesel generator set to mitigate the impact of noise.
14. The exhaust of the D. G. Set shall be at least 3 m above roof top.
15. 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:

16. 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 SMC.

A.2.4 SAFETY AND WELFARE:

17. 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.
18. Fire fighting facilities like Extinguisher, Sprinkler system and Fire Hydrant Systems will be proposed for Fire Safety, 110 KI (residential) & 170 KI Tank shall be provided. Pressure of pump shall be 7-7.5 kg/cm². A lightning arrester will be installed and properly earthed.
19. Staircase shall be provided: 2 nos of 2m width (residential) and 2 nos of 1.50 m width (commercial) in each block. 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. 4 nos. of Lift (residential) and 2 nos of lift (commercial) shall be provided in each block.
20. In basement at least two separate ramps of adequate width and slope shall be provided, located preferably at opposite ends.
21. Provision for adequate air changes per hour in the basement shall be made so as to avoid build-up of CO in the area.
22. Car park exhaust system equipped with CO (Carbon Monoxide) sensor shall be provided to ensure operation of exhaust fans as CO concentration levels.
23. 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.
24. Drinking water & tap water, sanitation facilities, first aid box, free medicines, doctor service, PPEs, rooms & welfare facilities as per Building and Other Construction Workers Rules. shall be provided for workers.

A.2.5 PARKING / TRAFFIC CONGESTION:

25. Minimum parking space of 8799.14 m² (282 CPS) [7752.54 m² in Basement + 951.40 m² in Hollow Plinth + 95.20 m² in open space] shall be provided as proposed.

A 2.6 ENERGY CONSERVATION:

26. Energy conservation measures viz. maximum use of natural lighting through architectural design, roof top thermal insulation, proper orientation of buildings to get maximum natural ventilation, wind direction and light, white tiles on terrace floor to reduce heat, LED lighting fixtures in the common areas, appropriate design to shut out excess heat and gain loss, use of solar energy in external lighting (landscape lighting), use of aerated blocks, solar street lights solar panels-140 KW for common connected load etc. shall be implemented as proposed.

A 2.7 GREEN BELT:

27. Green belt area of 809.42 m² comprising of 262 m² tree covered area with 126 trees within premises shall be developed as proposed. The other open spaces inside the plot shall be suitably landscaped and covered with vegetation of indigenous tree species.

B. GENERAL CONDITIONS:

B1. PRE-CONSTRUCTION AND CONSTRUCTION PHASE:

28. Roads leading to or at construction site must be paved and blacktopped (i.e. – metallic roads).
29. No excavation of soil shall be carried out without adequate dust mitigation measures in place.
30. Grinding and cutting of building materials in open area shall be prohibited.
31. Construction material and waste should be stored only within earmarked area and road side storage of construction material and waste shall be prohibited.
32. Construction and demolition waste processing and disposal site shall be identified and required dust mitigation measures be notified at the site.
33. Dust mitigation measure shall be displayed prominently at the construction site for easy public viewing.
34. 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.
35. Prior permission from the competent authority shall be obtained for cutting of the existing trees before site preparation work is commenced.
36. Water demand during construction shall be reduced by use of curing agents, super plasticizers and other best construction practices.
37. 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.
38. Regular water sprinkling shall be done in vulnerable areas for controlling fugitive emission.
39. No uncovered vehicles carrying construction material and waste shall be permitted.
40. 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.
41. Structural design of the project shall strictly adhere to the seismic zone norms for earthquake resistant structures.
42. The planning, designs and construction of all buildings shall be such as to ensure safety from fire.
43. The project proponent shall ensure maximum employment to the local people.
44. All required sanitary and hygienic measures shall be provided before starting the construction activities and to be maintained throughout the construction phase.
45. 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.
46. Adequate personal protective equipments shall be provided to the construction workers to ensure their safety and the project proponent shall ensure its usage by the labours.
47. First Aid Box shall be made readily available in adequate quantity at all the times.
48. Training shall be given to all workers on construction safety aspects.
49. 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.
50. 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.



51. 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
52. 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.
53. 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.
54. Safe disposal of wastewater and municipal solid wastes generated during the construction phase shall be ensured.
55. All topsoil excavated during construction activity shall be used in horticultural / landscape development within the project site.
56. 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.
57. 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.
58. 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.
59. Provisions of Construction & Demolition Waste Management Rules-2016 shall be strictly adhered to.
60. 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.
61. 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.
62. 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.
63. 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:

64. Separate Entries and Exits shall be provided to the project on the approach road.
65. Separate Entry and Exit to the basement shall be provided.
66. Explore possibilities of provision of Electric vehicle charging points in the basement.
67. Structure shall be designed considering the seismic zone and has to be earthquake resistant.
68. 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.
69. 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.
70. Used oil shall be sold only to the registered recycler.
71. Provisions of Solid Waste Management Rules-2016 shall be strictly adhered to.
72. 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.
73. Underground fire water storage tanks and terrace water storage tanks of adequate capacity shall be provided as proposed. Adequate provision shall be made to ensure that water from the Fire Water Tank shall not be used for any other purpose.
74. Dedicated power back up system shall be provided in the case of power failure & emergency of fire water pumps.
75. First Aid Box shall be made readily available in adequate quantity at all the times.
76. Main entry and exit shall be separate and clearly marked in the facility
77. 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.
78. Sufficient peripheral open passage shall be kept in the margin area for free movement of fire tender/ emergency vehicle around the premises.
79. 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 confirm to the standards prescribed under the Environment (Protection) Act and Rules.

80. The area earmarked for the parking shall be used for parking only. No other activity shall be permitted in this area.
81. 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.
82. The project proponent shall install energy efficient devices, appliances, motors, and pumps conforming to the Bureau of Energy Efficiency norms.
83. The transformers and motors shall have minimum efficiency of 85%.
84. Only variable frequency motor drives shall be used in project.
85. 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.
86. Use of glass shall be minimal to reduce the heat island effect as well as to reduce the electricity consumption.
87. The area earmarked as green area shall be used only for plantation and shall not be altered for any other purpose.
88. Drip irrigation/low volume, low angle sprinkler system shall be used for the lawns and other green area including tree plantation.
89. 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.
90. 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.
91. 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.
92. 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.
93. The project management shall also comply with all the environment protection measures, risk mitigation measures and safeguards proposed by them.
94. 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.
95. 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.
96. 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.
97. 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.
98. 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.
99. 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:

100. The project proponent shall allocate the separate fund of Rs. 55 Lakhs as committed before SEAC. The entire activities [Tree plantation and maintenance from main road to approach road and in village including labour, water, manure, etc., Help in up gradation of Primary school, Aaganvadi and Primary Health Centre, Installation and maintenance of Solar Paneled street lights from main road to approach road, Provide Drinking water facilities i.e. RO, UV and Rain water recharge]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. This 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.

101. 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.
102. 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.
103. 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.
104. 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 and shall be uploaded on website of Gujarat Real Estate Regulatory Authority, on 1st June and 1st December of each calendar year.
105. The project authorities shall also adhere to the stipulations made by the Gujarat Pollution Control Board.
106. 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.
107. 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.
108. 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.
109. 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.

With regards,

Yours sincerely,


(S. J. PANDIT)
Member Secretary

Issued to:

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