

નં.જમીન/રામોલ/બીનખેતી/એસ.આર.૨૮/૦૮

નાયબ કલેક્ટર વિરમગામ ગ્રાંતની કચેરી,
જીલ્લા સેવા સંદન સુભાષબ્રીજ સર્કલ, આશ્રમરોડ
અમદાવાદ . તા. ૩૧/૩/૦૮



વંચાણા લીધું



- (૨) મામલતદારશ્રી દસકોઈનાં પત્ર નં.જમીન/વશી.૧૬૬૯-એસ.આર.૨૮/૦૮ તા.૩૧/૩/૦૮ થી અંતિત થતા કામનાં કાગળો.
- (૩) જમીન મહેસુલ કાયદો ૧૮૭૯ કલમ-૬૫
- (૪) અત્રેની કચેરીનો પત્ર નં.જમીન/રામોલ/બીનખેતી/એસ.આર.૨૮/૦૮

હુકમ :-

આમુખ-૧ માં જણાવેલ મોજે - રામોલ તા.દસકોઈના સ.નં. ૫૨૫ તથા ૫૫૪ ની ૩૦૭૨૪ ચો.મી વાળી જમીન રહેણાકના હેતુ માટે બીનખેતીના ઉપયોગ સાડુ પરવાનગી માગતા અરજદારની નિયતનમુનાની અરજી રજુ થયેલ છે. જે સંબંધમાં

મામલતદારશ્રી દસકોઈ તરફથી તેમનાં આમુખ-૨ માં જણાવેલ પત્રથી અહેવાલ મોકલી તે સાથે સવાલવાળી જમીનની ગામનમુના નં.૬, ૭/૧૨ તથા ૮-અ ની નકલો, ટી.પી.ના એફ ફોર્મની નકલ, અરજદારનો જવાબ, સ્થળ-સ્થિતિનું પંચનામું સહિતની વિગતવાર દરખાસ્તના કાગળો તૈયાર કરી અરજદારને રહેણાકના હેતુ માટે બીનખેતીની પરવાનગી આપવા હરકત સરખુ જણાતુ નથી તેવો અભિપ્રાય આપેલ છે.

મામલતદારશ્રી દસકોઈની દરખાસ્ત જોતા પ્રશ્નવાળી જમીન ફેરફાર નોંધ નં. ૪૭૮૧ તા. ૭/૪/૯૪ થી વારસાઈ હકની વિગતે હાલના અરજદારના નામો ૭/૧૨ ના રેકર્ડમાં કબજેદાર તરીકે ચાલે છે.

અરજદારે પ્રશ્નવાળી જમીનમાં બીનખેતીના હેતુ માટે બાંધકામ કરવા ઔડામાં પ્લાન મંજૂર કરવા રજુ કરેલ છે. પ્રશ્નવાળી જમીન સ્થળે ખુલ્લી છે. જે અંગેનું પંચનામું સામેલ છે. અરજદારની માંગણી મુજબ જમીનમાં રહેણાકના હેતુ સાડુની જમીન ખેતીમાંથી બીનખેતીમાં રૂપાંતર કરવા રૂપાંતર કર પેટે રહેણાકના હેતુ માટેની ૩૦૭૨૪ ચો.મી જમીનના પ્રતિ ચો.મીટરના રૂ. ૧૦/- લેખે કુલ રૂ. ૩,૦૭,૨૪૦-૦૦ (અંકે રૂપિયા ત્રણ લાખ સાત હજાર બસો ચાલીસ પુરા) " ૦૦૩૫ " નોન કન્વર્ઝન ટેક્સ સદરે અમદાવાદ ખાતેની સ્ટેટ બેંક ઓફ ઈન્ડિયા મેઈન બ્રાન્ચ અમદાવાદ ખાતે ચલણથી જમા કરાવી ચલણની નકલ આ કચેરીમાં રજુ કરવા જણાવતા અરજદારે ચલણ નં. ૫૦/૦૮ થી તા. ૩૧/૩/૦૮ ના રોજ અમદાવાદ ખાતેની સ્ટેટ બેંક ઓફ ઈન્ડિયાની મેઈન બ્રાન્ચ અમદાવાદમાં રકમ જમા કરાવી અસલ ચલણ અત્રે રજુ કરેલ છે જેથી રૂપાંતર કરની રકમ વસુલ આવી ગયેલ હોઈ નીચે જણાવેલ શરતોને આધિન બાંધકામ કરી ખેતી સિવાયનો બીનખેતી રહેણાકનો ઉપયોગ કરવા જ.મ.કા.ની.કલમ-૬૫ ની જોગવાઈ હેઠળ નીચેની વધારાની શરતોને આધિન મંજૂરી આપવા હુકમ કરવામાં આવે છે.



- anisha.(285)



પાણી, રોડ તથા ગટરના પાણીના નિકાલની વ્યવસ્થા કરવાની રહેશે.

(૧૫) મહેસુલ જમીનના નીચાણવાળા વિસ્તારોમાં પુરાણ કરી ચોમાસા દરમિયાન લોકોના જાનમાલને નુકશાન ન થાય તે રીતે ભુકંપ પ્રુફ મકાનોનું બાંધકામ કરવાનું રહેશે.

(૧૬) આ પરવાનગી અંરજદારે રજુ કરેલ વિગતોના આધારે આપવામાં આવેલ છે રજુ થયેલ કોઈ વિગત ખોટી હોવાનું જાહેર થયેથી કે ઉપરની કોઈપણ શરતનો ભંગ થયેથી આ પરવાનગી આપોઆપ રદ થયેલી ગણાશે.

(૧૭) આ હુકમનો આધાર અન્ય ચાલતાં લીટીગેશનમાં કે ગણોત કેસોમાં આધાર તરીકે લઈ શકાશે નહીં.

(૧૮) શરતભંગ બદલ જમીન મહેસુલ કાયદાની કલમ-૭૯(એ) હેઠળ પગલાં લેવાને પાત્ર રહેશે અને કબજાદારો તાત્કાલિક અમલમાં હોય તેવા બીજા કોઈપણ કાયદાની જોગવાઈઓના બાધ વિના ઈન્ડિયન પીનલ કોડ હેઠળ ફોજદારી ગુના માટે પગલાં લેવાને પાત્ર બનશે તથા જમીન મહેસુલ કાયદા હેઠળ દંડાત્મક કાર્યવાહી કરી બાંધકામ દુર કરાવવા સહીતના એક કે વધુ પગલાં લેવામાં આવશે.



(Signature)
નાયબ કલેક્ટર

વિરમગામ પ્રાંત, અમદાવાદ

પ્રતિ,

શ્રી ખોડાભાઈ કચરાભાઈ વિગેર

રહે. રામોલ, તા. દસકોઈ,

જી : અમદાવાદ

નકલ રવાના :-

- (૧) મામલતદારશ્રી દસકોઈ તરફ આગળની જરૂરી કાર્યવાહી તથા સનદ ભરાવવા અંગેની ઘટતી કાર્યવાહી હાથ ધરવા સારું.
- (૨) તલાટી કમ મંત્રીશ્રી રામોલ તા.દસકોઈ તરફ ગામ નમુના નં. ૨ માં જરૂરી નોંધ કરવા સારું.
- (૩) મુખ્ય કારોબારી અધિકારીશ્રી, અમદાવાદ શહેરી વિકાસ સત્તામંડળ, ઉસ્માનપુરા, અમદાવાદ તરફ જાણ થવા તથા યોગ્ય તે જરૂરી કાર્યવાહી થવા સારું.
- (૪) ડી.આઈ.એલ.આર.શ્રી, સર્વે ભુવન, લાલદરવાજા, અમદાવાદ તરફ.
- (૫) નકલ સિલેક્ટ ફાઈલે... ૨૫૩૩૬૩

TRUE COPY
(Signature)
ILABEN R. PATEL
NOTARY
GOVT. OF GUJARAT





भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

Jayjalaram Developers Partner Manubhai Kachrabhai Bharvad

Date: 08-09-2020

B - 104, Shanti Niketan
Business Center, Near Gangotri
Circle, Nikol, Ahmedabad

System Generated Auto Assessment for Height Clearance

1. 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 GSR 751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations has assessed the site data filled by the applicant.

2. Assessment details for Height Clearance:

NOC ID :	AHME/WEST/B/090720/479788
Applicant Name*	Jagdish B Patel
Site Address*	T. P. S. No. 108 (Ramol), F. P. No. 82/2, Survey No. 525/2, At Ramol, Taluka Vatva, District Ahmedabad
Site Coordinates*	22 58 45.63N 72 38 49.26E, 22 58 47.27N 72 38 50.35E, 22 58 43.92N 72 38 52.24E, 22 58 45.55N 72 38 53.34E
Site Elevation in mtrs AMSL as submitted by Applicant*	47.31 M
Type Of Structure*	Building

*As provided by applicant

Your site is located at a distance 10461 mts from ARP and lies in the grid Q14 of the published CCZM of Ahmedabad airport. The Permitted top elevation for this grid is 135 mts.

Since the requested top elevation 127.31 mts in AMSL is below CCZM permitted top elevation, the NOC for height clearance is not required from Airports Authority of India.

3. This assessment 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 assessment will become invalid.

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, this assessment shall be treated as null and void

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

d. The assessment 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.



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

e. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This assessment for height 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.

f. 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.

g. This assessment has been issued w.r.t. the Civil Airports as notified in GSR 751(E). Applicant needs to seek separate NOC for Defence, if the site lies within jurisdiction of Defence Airport. Applicants also need to seek clearance from state Govt. as applicable, for sites which lies in the jurisdiction of unlicensed civil aerodrome as outlined in Rule 13 of GSR751 (E).

This assessment is system auto generated and thus does not require any signature

Designated Officer

Region Name: WEST

Address: General Manager (ATM)

Email ID: vaah.noc@aai.aero

Contact No: 079-22858111

AHMEDABAD MUNICIPAL CORPORATION

FIRE & EMERGENCY SERVICE

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

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

No. - OPN393723092020 Dt.:23/09/2020

To,

MARUTI,

T.P.S. – 108 (RAMOL) SURVEY NO. 525/2, FINAL PLOT-82/2, VILLAGE – RAMOL, TA. – VATVA, DIST. -

T.P.S. – 108 (RAMOL) SURVEY NO. 525/2, FINAL PLOT-82/2, VILLAGE – RAMOL, TA. – VATVA, DIST. -

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 GDCR (2021) & CBD by AUDA have to be followed as far as the construction and Fire Prevention and Protection system, are to be followed.

1.5 Meters for - 18 to 25 meters building heights,

2.00 meters for 25 meters to above height, clear in width.

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

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

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

Margin for different types of building;

1) 8 to 25 Meters building - 3 meters

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

2) Up to 45 Meters building : 6 Meters

3) Up to 70 Meters building : 8 Meters

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

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

- 1. All basements parking and HPP shall be fully sprinklered.**
- 2. All lower basements should have positive pressure ventilation.**
- 3. Electric Cable Shaft should have fire resistant doors.**

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

final opinion letters

Builder name			MARUTI			
Address			T.P.S. – 108 (RAMOL) SURVEY NO. 525/2, FINAL PLOT-82/2, VILLAGE – RAMOL, TA. – VATVA, DIST. - AHMEDABAD			
T.P.No.			108			
F.P.No.			82/2			
R.S.No.			525/2			
Sub Plot No.			-			
Surrounding Margin from building						
Common Plot Margin from building						
Building Types			High Rise Building			
	A & B		C & D		E & F	
Fire Opinion Remarks	BASEMENT PARKING & HPP 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 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 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.	
Block Height From Ground Level to Top Slab(In Meter)	36.08		36.08		36.08	
	Use	Height(In Meter)	Use	Height(In Meter)	Use	Height(In Meter)
Basement 1	PARKING	3.8000	PARKING	3.8000	PARKING	3.8000
Hollow Plinth/Ground Floor	PARKING	3.0000	PARKING	3.0000	PARKING	3.0000
Floor 1	RESIDENTIAL	3.0000	RESIDENTIAL	3.0000	RESIDENTIAL	3.0000
Floor 2	RESIDENTIAL	3.0000	RESIDENTIAL	3.0000	RESIDENTIAL	3.0000
Floor 3	RESIDENTIAL	3.0000	RESIDENTIAL	3.0000	RESIDENTIAL	3.0000
Floor 4	RESIDENTIAL	3.0000	RESIDENTIAL	3.0000	RESIDENTIAL	3.0000
Floor 5	RESIDENTIAL	3.0000	RESIDENTIAL	3.0000	RESIDENTIAL	3.0000
Floor 6	RESIDENTIAL	3.0000	RESIDENTIAL	3.0000	RESIDENTIAL	3.0000
Floor 7	RESIDENTIAL	3.0000	RESIDENTIAL	3.0000	RESIDENTIAL	3.0000
Floor 8	RESIDENTIAL	3.0000	RESIDENTIAL	3.0000	RESIDENTIAL	3.0000
Floor 9	RESIDENTIAL	3.0000	RESIDENTIAL	3.0000	RESIDENTIAL	3.0000
Floor 10	RESIDENTIAL	3.0000	RESIDENTIAL	3.0000	RESIDENTIAL	3.0000

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.



A handwritten signature in blue ink, appearing to read "M.F. Dastoor".

(M.F.Dastoor)

Chief Fire Officer

S. J. PANDIT, IFS
MEMBER SECRETARY
SEIAA (GUJARAT)



Government of Gujarat

STATE LEVEL ENVIRONMENT
IMPACT ASSESSMENT
AUTHORITY
GUJARAT

No. SEIAA/GUJ/EC/8(a)/132/2021

Date: 11 FEB 2021 BY R.P.A.D
Time Limit

Sub: Environment Clearance for the Building Construction Project - "Maruti" at F.P. No. 82/2, S. No. 525/2, T.P.S. No. 108, Village: Ramol, Taluka: Vatva, District: Ahmedabad Proposed by M/s. Jay Jalaram Developers. Construction project in Category 8 (a) of Schedule annexed with EIA Notification dated 14/09/2006.

Ref: Your Proposal No. SIA/GJ/MIS/174879/2020.

Dear Sir,

This has reference to your application along with Form-I, Form-1 A dated 25/11/2020, seeking Environmental Clearance under Environment Impact Assessment Notification, 2006. The project was scheduled for hearing in the SEAC meeting held on 23/12/2020.

The proposal is for Environmental Clearance for the Building Construction Project - "Maruti" at F.P. No. 82/2, S. No. 525/2, T.P.S. No. 108, Village: Ramol, Taluka: Vatva, District: Ahmedabad Proposed by M/s. Jay Jalaram Developers. This is a proposed building construction project having plot area of 5,673.00 m² and the proposed FSI area of the project is 15,262.30 m² with proposed built up area of 27,791.80 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 03 numbers of buildings. No. of Blocks: 06. Scope of buildings/blocks are: Block A to F: Basement + Ground floor + 10 floors and No. & size of Residential Units are: 240.

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 01/02/2021 to grant Environmental Clearance to the SEIAA, Gujarat based on the decision taken during SEAC meeting held on 23/12/2020. The proposal was considered by SEIAA, Gujarat in its meeting held on 02/02/2021 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 13.65 KL/day and it shall be met through AMC. No ground water shall be tapped during the construction phase.
2. Sewage generated during the construction phase shall be disposed off through AMC Drain.

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 168 KL/day, out of which fresh water requirement of 103.6 KL/day shall be met through water supply system of AMC and the remaining 64.4 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 115 KL/day which shall be treated in the proposed onsite Sewage Treatment Plant.
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 + 320 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 AMC.

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 Underground & Overhead water tank with fire hydrants system. Fire water mains with hose pipe at each floor. Sprinklers system at basement area and on each floor. Fire alarm call point at each floor with sounders capable of being heard all throughout the building. 4.5 kg CO₂ and 5 kg DCP extinguisher at each floor. 1 No. underground water tank for the hydrant system having 100 KL capacity. Overhead water storage tank having capacity 20 m³ on each block shall be provided. A lightning arrester will be installed and properly earthed.
19. Staircase shall be provided: 1 staircase 2mts wide 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. Two staircases shall be provided in each building if the floor area is more than 500 m² on each floor.
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. Sanitation facilities will be provided for construction workers, Drinking water will be provided to construction workers, Yearly health checkup of the workers, Shelter will be provided to the workers, First aid facility shall be provided at the construction site. Fire extinguishers shall be provided at construction site shall be provided for

workers etc.

A 2.5 PARKING / TRAFFIC CONGESTION:

25. Minimum parking space of 6789.39 m² [3633.25 m² in Basement + 1844.26 m² in Open area+ 1311.88 m² in Hollow Plinth] shall be provided as proposed.

A 2.6 ENERGY CONSERVATION:

26. Energy conservation measures viz. maximum use of natural lighting through architectural design, energy efficient motors & pumps, water efficient taps, solar lights in open & landscape areas – 10 solar street light, 75 KW solar power generation, use of aerated blocks & RMC, use of LED lighting fixtures and low voltage lighting, roof-top thermal insulation etc. shall be implemented as proposed.

A 2.7 GREEN BELT:

27. Green belt area of 807.61 m² comprising of 273.12 m² tree covered area with 142 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. 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.
67. 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.
68. Used oil shall be sold only to the registered recycler.
69. Provisions of Solid Waste Management Rules-2016 shall be strictly adhered to.
70. 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.
71. 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.
72. Dedicated power back up system shall be provided in the case of power failure & emergency of fire water pumps.
73. First Aid Box shall be made readily available in adequate quantity at all the times.
74. Main entry and exit shall be separate and clearly marked in the facility
75. 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.
76. Sufficient peripheral open passage shall be kept in the margin area for free movement of fire tender/ emergency vehicle around the premises.
77. 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.

78. The area earmarked for the parking shall be used for parking only. No other activity shall be permitted in this area.
79. 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.
80. The project proponent shall install energy efficient devices, appliances, motors, and pumps conforming to the Bureau of Energy Efficiency norms.
81. The transformers and motors shall have minimum efficiency of 85%.
82. Only variable frequency motor drives shall be used in project.
83. 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.
84. Use of glass shall be minimal to reduce the heat island effect as well as to reduce the electricity consumption.
85. The area earmarked as green area shall be used only for plantation and shall not be altered for any other purpose.
86. Drip irrigation/low volume, low angle sprinkler system shall be used for the lawns and other green area including tree plantation.
87. 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.
88. 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.
89. 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.
90. 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.
91. The project management shall also comply with all the environment protection measures, risk mitigation measures and safeguards proposed by them.
92. 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.
93. 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.
94. 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.
95. 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.
96. 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.
97. 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:

98. Fund of Rs. 64.69 Lakhs shall be allotted for Infrastructure creation near village area, Provision of basic amenities like drinking water supply, sanitation facilities at Anganwadi, Ramol, Basic machinery for hospital use at urban primary health center ,Ramol, Plantation in community areas, Swami Vivekanand Park, Jasodanagar, Provision of solar lighting, alternate power source @ manilal Gandhi Vanprasthana Ashram, Jasodanagar, waste management amenities at Ramol Primary School, Ramol.

99. 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.
100. 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.
101. 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.
102. 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.
103. The project authorities shall also adhere to the stipulations made by the Gujarat Pollution Control Board.
104. 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.
105. 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.
106. 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.
107. 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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