



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

Shri Hari Enterprise Partner Flyash Bhambhai Pat
Shayona Agman, Opposite Shayona
Tilak, Gota - Jagatpur Road,
Ahmedabad - 382481

Date: 06-05-2016

Valid Upto: 05-05-2021

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 in the construction of the proposed structure as per the following details:

NOC ID :	AHME/WEST/B/050316/127246
Applicant Name :	Jagdish B Patel
Site Address :	TPS No 33 Gota FF No 24 1 Survey No 206 At Gota Taluka Ghatlodiya District Ahmedabad
Site Coordinates :	72 32 47.49-23 05 57.83, 72 32 48.40-23 06 00.39, 72 32 50.05-23 05 58.15, 72 32 51.84-23 05 56.53, 72 32 52.74-23 05 58.90,
Site Elevation in mtrs AMSL as submitted by Applicant:	86.045 M
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	156.04M

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

- The site-elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation for the proposed structure. However, at any stage it is established that the actual data is different from the one provided by the applicant, this NOC will become invalid and action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994 may be initiated by the concerned Airport Operator.
- The Structure height 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 - Site Elevation.
- 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.
- No radio/TV Antenna, lighting apparatus, staircase, Muntree, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation of 156.04M, as indicated in para 2.
- The use of oil fired or electric fired furnace is mandatory, within 8 KM of the Aerodrome Reference Point.

राजीव गांधी भवन
Rajiv Gandhi Bhawan

सफरजंगन हवाई बंदूक नई दिल्ली-110003
Safarjung Airport, New Delhi-110003

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दिनांक : 06/05/16
दस्तावेज : 24832958
Phone : 24632950



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

दस्तावेज संख्या
दिनांक: 06-05-2016

संदर्भ संख्या: एएआई/एएच/एटीसीओ-617
सेवार्थ,

श्री हरी उद्यम, सहयोगी पियूष भारतभाई पटेल,
(श्री गंगोत्री मिश्राभाई पटेल के द्वारा),
बोलाचिया डिजाइन, मो-17, घणामडी स्ट्रीट, नागमण नगर, सोसाइटी के समीप,
नरोडा, अहमदाबाद, गुजरात-382330।

विषय: अनापत्ति प्रमाणपत्र पहचान (NOC ID): AHME/WEST/R/050316/127246 का अनापत्ति प्रमाणपत्र जारी करने हेतु।

महोदय,

अनापत्ति प्रमाणपत्र पहचान (NOC ID): AHME/WEST/R/050316/127246 के लिए संलग्न अनापत्ति प्रमाणपत्र,

राष्ट्रियक का नाम
(अनापत्ति प्रमाणपत्र पहचान के अनुसार)

Shri Hari Enterprise Partner Piyush Bharatbhai
Patel.

कार्यस्थल का पता
(अनापत्ति प्रमाणपत्र पहचान के अनुसार)

TPS No 33 (Gota), FP No 24/1, Survey No 206,
At: Gota, Taluka: Ghatlodiya, District:
Ahmedabad.

सहस्रचक्र

06/05/16

(सूचना पत्र)

वॉरिंग प्रबन्धक (वा. वा. नि. - एन. ओ. सी.)

एवं सदस्य सचिव (एन. ओ. सी. सी.)

कृते विमानपत्तन निदेशक

प्रतिनिधि: - (सूचना पत्र)

1. राष्ट्रीय विकास अधिकारी (टीसीओ), आर्यभट्ट महानगरपालिका, सरदार पटेल भवन, बालासर, अहमदाबाद-सूचना पत्र।
2. गार्ड प्रभुता
3. विमानपत्तन निदेशक के निजी सचिव।

06/05/16

वॉरिंग प्रबन्धक (वा. वा. नि. - एन. ओ. सी.)

एवं सदस्य सचिव (एन. ओ. सी. सी.)

कृते विमानपत्तन निदेशक



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-10-2016-7500 -E 1688

R.P.A.D

7-9 AUG 2016

To,
Mr. Hemal K Patel
Shayona Aagman
1, Abhishek Society,
Meghaninagar, Ahmedabad.

Sub:Environment Clearance under the EIA Notification 2006 for your proposed project at Survey No: 206, OP.No.-25, F.P.No.-24/1, DTPS No.-33(Gota), At Gota, Tal-Ahmedabad (West), Dist-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 1A 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.

Shayona Agman by M/s Shree Hari Enterprise

S.No 206, O.P.No 25, F.P.No.24/1, DTPS No.33 (Gota), Ahmedabad (West), Dist Ahmedabad.

Screening / scoping & appraisal.

Project proponent along with their expert / consultant attended the meeting and made presentation before the committee. It was found that SEIAA vide order no. SEIAA/GUJ/EC/8(a)/44/2011 dated 04/04/2011 has accorded Environmental Clearance to M/s Anmol Enterprise for residential building construction project having plot area of 15,706 m² and built-up area of 58,458 m² at Survey No.204 + 206, F.P. No. 23 + 25/1, T.P.S. No. 33, Vill Gota, Tal. Dascroi, Dist. Ahmedabad. Construction activity for the project was completely stopped because the developer went bankrupt. Afterwards from the total plot area of 15,706.0 m², land area admeasuring 10,548.0 m² was purchased by M/s Shree Hari Enterprise through auction from Court receiver pursuant to the order dated 01/09/2014 passed by the Hon'ble Debt Recovery Tribunal-1. Copy of certificate, dated 23/03/2016 for Sale of Immovable Property before the Debt Recovery Tribunal-1 at Ahmedabad, submitted by them shows that the land of F.P.No.24/1, admeasuring 10,548.0 m² with its secured assets having built up area of 14,803.0 m² comprising of flats & shops has been transferred & conveyed in favour of M/s Shree Hari Enterprise. It was presented that they have not started any kind of construction activity for the proposed project. The project proponent was asked to maintain status quo and to start the construction activity only after obtaining Environmental Clearance from SEIAA Gujarat. Further the committee, unanimously, was of the opinion that the Environmental Clearance order no. SEIAA/GUJ/EC/8(a)/44/2011 dated 04/04/2011 shall be treated as cancelled and the project was appraised as fresh proposal for obtaining Environmental Clearance based on the Form-1A submitted by them as well as facts presented before the committee.

Details of the project as presented before the committee are tabulated below:

Sr. No.	Particulars	Details															
1.	Proposal is for	New Project [SIa/GJ/NCP/53802/2016]															
2.	Type of Project	Residential & commercial project															
3.	Project / Activity No. [8(a) or 8(b)]	8(a)															
4.	Name of the project	"Shayona Agman"															
5.	Name of Developer	Shree Hari Enterprise															
6.	Estimated Project Cost (Rs. In Crores)	40 Crore															
7.	Whether construction work has been initiated at site? If yes, details thereof	No															
8.	Project Details	- Land / Plot Area (m²): 10,548.0 - FSI area (m²): 27,174.16 - Total BUA (m²): 36,409.59 <table border="1"> <thead> <tr> <th></th><th>Permissible</th><th>Proposed</th></tr> </thead> <tbody> <tr> <td>FSI Area (m²)</td><td>---</td><td>27,174.16</td></tr> <tr> <td>Ground Coverage (m²)</td><td>---</td><td>4,515.42</td></tr> <tr> <td>Common Plot Area (m²)</td><td>1,054.80</td><td>1,054.80</td></tr> <tr> <td>Max. building height (m)</td><td>---</td><td>49.55</td></tr> </tbody> </table>		Permissible	Proposed	FSI Area (m ²)	---	27,174.16	Ground Coverage (m ²)	---	4,515.42	Common Plot Area (m ²)	1,054.80	1,054.80	Max. building height (m)	---	49.55
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Max. building height (m)	---	49.55															
9.	Building Details	- No. of Buildings: 14 Nos. - No. of Blocks: 14 Nos. - Scope of buildings/blocks: 2 buildings: Basement + H.P. + 15 floors. 12 buildings: Hollow plinth + 5 floors. - No. & size of Residential Units: 330 flats.															

		• No. & type of Commercial Units: 33 Shops • Details of amenities if any:																																					
10.	No. of expected residents / users	1500 users with floating population																																					
11.	Water & waste water details during construction phase	• Water requirement (KL/day): 30.0 • Source of water: AMC Water Supply • Waste water generation quantity (KL/day): 4.5 • Mode of disposal: Into soak pit through septic tank • Details of reuse of water, if any:																																					
12.	Water & waste water details during operation phase	• Fresh water requirement (KL/day): 192.0 • Source of water: AMC Water Supply • Waste water generation quantity (KL/day): 167.0 • Mode of disposal: Into AMC drainage system.																																					
13.	Status of water supply and drainage line	Water supply & drainage connection of AMC will be available to the project during operation phase of the project.																																					
14.	Solid waste Management	Construction Phase <table><thead><tr><th></th><th>Generation (m³)</th><th>Quantity to be reused (m³)</th><th>Mode of Disposal / Reuse</th></tr></thead><tbody><tr><td>Top Soil</td><td>12,200</td><td>12,200</td><td>Green Belt Development</td></tr><tr><td>Other excavated earth</td><td>14,106</td><td>7,052 m³ will be reused for internal roads & other paved areas, back fillings</td><td>Remaining will be sent to the other project sites for back filling.</td></tr><tr><td>Construction debris</td><td>670</td><td>670</td><td>Back filling & internal roads development</td></tr><tr><td>Steel scrap</td><td>3.10 MT</td><td>--</td><td>Sold to vendors</td></tr><tr><td>Discarded packing materials</td><td>325</td><td>--</td><td>Sold to vendors</td></tr></tbody></table> Operation Phase <table><thead><tr><th>Type of waste</th><th>Generation Quantity (Kg/day)</th><th>Mode of waste collection</th><th>Mode of Disposal / Reuse</th></tr></thead><tbody><tr><td>Dry waste</td><td>418</td><td rowspan="2">Will be collected in the bins to be provided to each unit.</td><td rowspan="2">Collection & final disposal through agency appointed by AMC.</td></tr><tr><td>Wet waste</td><td>278</td></tr></tbody></table> • Details of segregation if to be done: No. • Capacity and no. of community bins to be placed within premises: 80 lit capacity & 34 bins for residential blocks & 10 bins of 20 lit capacity will be used for commercial use. • Landfill site where waste will be ultimately disposed by local authority: At the nearby MSW collection point of AMC.					Generation (m ³)	Quantity to be reused (m ³)	Mode of Disposal / Reuse	Top Soil	12,200	12,200	Green Belt Development	Other excavated earth	14,106	7,052 m ³ will be reused for internal roads & other paved areas, back fillings	Remaining will be sent to the other project sites for back filling.	Construction debris	670	670	Back filling & internal roads development	Steel scrap	3.10 MT	--	Sold to vendors	Discarded packing materials	325	--	Sold to vendors	Type of waste	Generation Quantity (Kg/day)	Mode of waste collection	Mode of Disposal / Reuse	Dry waste	418	Will be collected in the bins to be provided to each unit.	Collection & final disposal through agency appointed by AMC.	Wet waste	278
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15.	Parking Details	• Total number of CPS requirement for the project as per NBC : 234 CPS • Number of CPS requirement for residential units as per NBC: 211 CPS																																					

		• Number of CPS requirement for commercial units as per NBC: 22 CPS • Total Parking area provided (m²) & No. of ECS: 8,472.62 m² 299 CPS • Parking area provided in basement (m²) & No. of CPS: 3,652.91 m² & 114 CPS • Parking area provided in hollow plinth (m²) & No. of CPS: 3,217.67 m² & 115 CPS • Parking area provided as open surface (m²) & No. of CPS: 1,602.04 m² & 76 CPS				
16.	Traffic Management	• Width of adjacent public roads: 30.0 m. • Number of Entry & Exit provided on approach road/s: 1gate is proposed to provide. • Width of entry & exit provided on approach road/s: 9.08 • Minimum width of open path all around the buildings for easy access of fire tender (excluding the width for the plantation): 3 m. Width of all internal roads: 7.5 m.				
17.	Details of Green Building measures proposed.	Use of energy efficient electrical appliances, use of CFL & PL, maximum use of natural day light, the rain water harvesting through ground water recharge etc.				
18.	Energy Requirement, Source and Conservation	• Power supply: Maximum demand: 1.5 MW Connected load: 1.7 MW • Source: Torrent Power Ltd. • Energy saving by Non-conventional Methods: maximum utilization of natural light, roof top thermal insulation, CFL lighting fixtures in the common areas, use of solar energy in external lighting. • DG Sets: No. and capacity of the DG sets 2 x 120 KVA Fuel & its quantity: 30 Lit. / Hr. Of HSD				
19.	Fire and Life Safety Measures	• Two nos. of underground fire water storage tanks each of 100 KL capacity, overhead tank of 20 KL on each building, fire extinguishers, fire alarms, hose reel, external hydrants, wet risers, system riser with pressure, sprinkler system in shops & basement etc. • The nearest fire station is Sabarmati fire station which is 9 km away from the project site and a fire tender will take about 15-20 minutes to reach the project site.				
20.	Details on staircase					
	Type & no. of buildings	No. of floors	Maximum floor area	No. of staircase	Width of the staircase	Travel distance (m)
	Block A,B	B+H,P+15	476.0	2	2.01	15.51
	Block D,I, J,K,	H,P + 5	198.0	1	1.22	<15.0
	Block E & F, G & H, L&M, N&O	H,P + 5	404.0	2	1.22	<15.0
21.	Rain Water Harvesting (RWH)	• Level of the Ground water table • No. & dimensions of RWH tank(s) : • No. and depth of percolations wells: 02 Nos. • Details on Pre-treatment facilities :Desilting & filter chamber				

22.	Green area details	• Tree covered area (m²) : 150 m² • Lawn covered area (m²) : 1000 m² • Total Green Area (m²) : 1,150.0 m² • Green Area % of plot area: 10.00 % • No. of trees and species to be planted: 150 Nos
23.	Budgetary allocation for Environmental Management Plan (Rs. in lacs)	—
24.	Proposed dust control measures during the construction phase	Regular water-sprinkling, vertical curtains, covered shed for cement unloading, covering excavated earth with tarpaulin sheet etc.
25.	Eco friendly building material usage details.	Fly ash bricks, aerated block, maximum use of RMC, lead free paints etc.
26.	Basic amenities to be provided to construction workers:	Drinking water & tap water, sanitation facilities, first-aid box, free medicines, doctor service, PPEs etc.
27.	Documents related to land possession.	Copy of certificate, dated 23/03/2016 for Sale of Immovable Property before the Debt Recovery Tribunal-1 at Ahmedabad, submitted by them shows that the land of F.P.No.24/1, admeasuring 10,548.0 m ² with its secured assets having built up area of 14,803.0 m ² comprising of flats & shops has been transferred & conveyed in favour of M/s Shree Hari Enterprise.

During the meeting, it was found that the parking area requirement was not properly calculated as per requirement of the NBC norms, especially parking requirement for commercial units. Further it was observed that the Environmental Clearance was granted for the project located at F.P.No. 23+25/1 whereas the certificate dated 23/03/2016 for Sale of Immovable Property before the Debt Recovery Tribunal-1 at Ahmedabad, submitted by them mentions that the land of F.P.No.24/1 admeasuring 10,548.0 m² has been transferred & conveyed to M/s Shree Hari Enterprise. After detailed discussion, it was decided to consider the project only after submission of the following:

1. Explore the possibility of increasing the parking area provision for the proposed project and revised details on parking area provision as per requirement of the NBC norms.
2. Details on the proposed & the permissible FSI for the project with authentic supporting documents and for permission from concerned competent authority in this regard.
3. Detailed Environment Management Plan with respect to various environmental attributes- Water, Air, Noise, Solid wastes including Hazardous Wastes, land etc. of the project both during construction and operation phase and strategy for its implementation with financial outlay.
4. Details on number & floors of the buildings already constructed, number of buildings to be demolished or modified, complete C & D waste management details should be submitted in case of demolition of any of the existing building/s if to be carried out.
5. Clarification with regards to discrepancy observed in mentioning of Final Plot number in the Environmental Clearance order dated 04/04/2011 & in certificate, dated 23/03/2016 for Sale of Immovable Property before the Debt Recovery Tribunal-1.
6. Copy of order dated 01/09/2014 passed by the Hon'ble Debt Recovery Tribunal-1.