

કલેક્ટર અને જિલ્લા મેજિસ્ટ્રેટની કચેરી, સુરત

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તા.૨૬/૦૭/૨૦૧૯



- સુરત જિલ્લાના અરજદારશ્રી છગનભાઈ આંબાભાઈ વિગેરે, રહે:૩૫, ચાણક્યપુરી સોસાયટી, કેનાલ રોડ, ભટાર રોડ, સુરતની તા.૦૭/૦૧/૨૦૧૯ની અરજી સુરત કલેક્ટરશ્રી-સીટી પ્રાંત, સુરતના તા.૨૫/૦૧/૨૦૧૯ના પત્ર નં.જમન/કલમ-૬૬/અભિપ્રાય/૨જી.નં.૧૩/વશી/૧૯ મુજબના દરખાસ્ત મમલતદારશ્રી-સુરત શહેર-મજુરાના તા.૨૧/૦૧/૨૦૧૯ના પત્ર નં.જમન/આભવા/૨જી.નં.૦૧/વશી.૧૪૩/૨૦૧૯ અત્રેની ચિટનીશ શાખા, સુરતના તા.૧૪/૦૨/૨૦૧૯ નાં બીન દફતરી પત્ર નં.એ/હકપ/સ્યુમોટો/૨જી નં.૧૭૧૫/૧૯ ઇ.ચા. વધારાના મામલતદાર અને કૃષિપંચશ્રી (સીલીંગ) તા.ચોર્યાસી જિ.સુરતના તા.૨૩/૦૧/૨૦૧૯ ના પત્ર ગણોત/સીલીંગ/એન.એ.અભિપ્રાય/આભવા/વશી.૫૬/૨૦૧૯ અત્રેની વહીવટ(સંપાદન) શાખાના તા.૩૦/૦૧/૨૦૧૯ ના પત્ર નં.એલએક્યુ/વશી. /૧૯ અત્રેની ટેનન્સી શાખાના તા.૦૭/૦૨/૨૦૧૯ ના બિનદફતરી પત્ર નં.ગણોત-૧/બી.પ્રે.અ./વશી.૧૨૫/૨૦૧૯ મદદનીશ નગર નિયોજકશ્રી, સુરત શહેરી વિકાસ સત્તામંડળના તા.૨૦/૧૨/૧૮ના પત્ર નં.સુડા/ટેક/ઝી.સર્ટી/૧૯૪૮૦૬ મુંબઈ જમીન મહેસુલ કાયદો ૧૮૭૯ ની કલમ-૬૬ તથા ૪૮, નિયમ-૮૧. ગુજરાત જમીન મહેસુલ નિયમો ૧૯૭૨ ના નિયમ-૧૦૦, ૧૦૧, ૧૦૨. સરકારશ્રીનાં મહેસુલ વિભાગનાં તા.૨૭/૮/૧૯૮૦ નાં ઠરાવ ક્રમાંક:બખપ/૧૦૮૦/૫૯૫૬૦/ક. તથા પરિપત્ર નં.બખપ/૧૦૮૩/૨૮૨૭/ક તા.૧૬/૮/૮૩ તથા ઠરાવ ક્રમાંક:બખપ/૧૧૮૩/૩૦૩૮/ક તા.૨૦/૮/૮૪. સરકારશ્રીનાં મહેસુલ વિભાગનાં પરિપત્ર ક્રમાંક:એલઆરસી/૧૦-૨૦૦૨/૧૬૪૦/ક. તા.૨૨/૪/૦૩. સરકારશ્રીનાં મહેસુલ વિભાગનાં ઠરાવ નં:ક્રમાંક:બખપ/૧૦૦૬/૪૨૫/ક તા.૧-૭-૦૮. કલેક્ટરશ્રી, સુરતનાં જાહેરનામાં ક્રમાંક:એ/ બખપ/બીનખેતી આકાર/વશી. /૦૮ તા.૮/૮/૨૦૦૮ કબજેદારે તા.૦૪/૦૫/૨૦૧૯ નાં પત્રથી વિશેષધારો, રૂપાંતર કર તથા દંડ વિગેરે જમા કરાવ્યાની રજૂ કરેલ પહેલો/ચલણ તથા અધિક તિજોરી અધિકારીશ્રી સુરતના તા.૧૦/૦૬/૨૦૧૯ ના ખરાઈ પત્રથી સમાપ્ત થતી દરખાસ્ત

હુ ક મ :-

આમુખ-૧ માં જણાવેલ અરજીથી અરજદારશ્રી છગનભાઈ આંબાભાઈ વિગેરેએ, મોજે:આભવા તા:મજુરાના સ.નં.૪૫૦-ક્ષે.૧૨૧૪૧ ચો.મી. ટી.પી.સ્કીમ નં.૨૯(આભવા-સુડા) કા.પ્લોટ નં.૧૫૬ ક્ષે.૭૮૯૨ ચો.મી. જમીન અંગે LRC-૬૬ હેઠળ મલ્ટીપલના હેતુ માટે બીનખેતીની પરવાનગી આપવા વિનંતી કરી છે.

સુદર જમીન ગા.ન.નં.૭/૧૨ માં કબજેદાર તરીકે નીચે જણાવેલ વિગતે નામે ચાલે છે.

સર્વે નંબર	ક્ષેત્રફળ (ચો.મી.)	કબજેદારનું નામ	જમીન કયા હકકે પ્રાપ્ત થયેલ છે.	ફેરફાર નોંધ નંબર / તારીખ
૪૫૦	૧૨૧૪૧	છગનભાઈ આંબાભાઈ ગોંડલીયા શંભુભાઈ આંબાભાઈ ગોંડલીયા	વેચાણ	૨૩૩૨ તા.૦૧/૦૪/૨૦૦૦

FOR TRIYOM ABODE
PARTNER

(મોજેઆભવા તા.મજુરાના સ.નં.૪૫૦ થી ૧૨૧૪૧ ચો.મી. ટી.પી.સી.મ નં.૨૯(આભવા-સુડા) કા.પ્લોટ નં.૧૫૬ કો.૭૮૯૨ ચો.મી. જમીન અંગે અત્રેની કચેરીના હુકમ નં.(જો/બખ/તપસ/ક-૬૬/૨જી) નં.૧૭૩/૨૦૧૮-૧૯ તા.૨૬/૦૭/૨૦૧૯ નું સંબંધ)

પ્રશ્નવાળી જમીનના કબજેદારોએ તા.૦૩/૦૧/૨૦૧૯ના સોગંદનામાથી જરૂરી વેરાઓ ભરપાઈ કરવા સંમતિ જવાબ આપેલ છે. તથા બીનખેતીની પરવાનગીના કામે જમીનના ટાઈટલ અંગે કબજેદારોએ તા.૦૩/૦૧/૨૦૧૯ ના રોજ નોટરી રૂબરૂ કરેલ સોગંદનામું રજૂ કરેલ છે.

આમુખ-૨ માં જણાવેલ પત્રથી નાયબ કલેક્ટરશ્રી-સીટી પ્રાંત, સુરતે પ્રશ્નવાળી જમીન અંગેની જરૂરી દરખાસ્ત તૈયાર કરી જમીન મહેસુલ કાયદાની કલમ-૬૬ હેઠળ બીનખેતીની પરવાનગી આપવા અંગેની કાર્યવાહી કરવા દરખાસ્ત કરેલ છે. તેમજ તા.૧૭/૦૧/૨૦૧૯ ના પંચકથાસ મુજબ સવાલવાળી જમીનમા બાંધકામ કરવા ખાસા ખોદવામાં આવેલ છે.

સદર કામે આમુખ-૩ થી ૭ માં જણાવેલ વિગતે અભિપ્રાયો મેળવેલા છે.

આમુખ-૮ માં દર્શાવેલ ઝોનિંગ સર્ટિફિકેટ મદદનીશ નગર નિયોજકશ્રી, સુરત શહેરી વિકાસ સત્તા મંડળ, સુરતએ ગુજરાત નગર રચના અને શહેરી વિકાસ અધિનિયમ ૧૯૭૬ ની જોગવાઈઓ મુજબ સરકારશ્રી દ્વારા તા.૦૨/૦૮/૨૦૦૪ થી સુરત શહેરી વિકાસ વિસ્તારના મંજૂર કરાયેલ આખરી વિકાસ યોજનામાં અંતિમ ફેરફાર પ્રમાણે મોજેઆભવા તા.ચોર્યાસીના રેસનં.૪૫૦ ની જમીન રેસીડેન્સીયલ ઝોનમાં આવે છે. તથા સદર જમીન હવાઇમથક અંગેના ઉંચાઈ નિયંત્રણ વિસ્તારમાં આવે છે. સુડાએ વિકાસ યોજના-૨૦૩૫ નો મુસદ્દો તૈયાર કરી જાહેર જનતાને વાંધા સુચનો રજૂ કરવા પ્રસિધ્ધ કરેલ મુસદ્દામાં મોજેઆભવા તા.મજુરાના બ્લોક નં.૪૫૦ ની જમીન રેસીડેન્સીયલ ઝોનમાં સુચિત કરવામાં આવેલ છે. તથા સદર જમીનમાંથી ૧૮.૦૦ મી.નો સુચિત રસ્તો પસાર થાય છે. તથા સદર જમીનને ૨૪.૦૦ મી.ના સુચિત રસ્તાની તથા જંકશનની અસર થાય છે. તથા પૈકીની જમીન હવાઇમથક અંગેના ઉંચાઈ નિયંત્રણ વિસ્તારમાં આવે છે. તેમ જણાવેલ છે.

આમુખ ૯ થી ૧૦ માં દર્શાવેલ જોગવાઈ સહ આમુખ-૧૧ થી ૧૪ ની જોગવાઈ અવલોકનમાં લઈ નીચે મુજબ વિશેષધારો,રૂપાંતરકર તથા દંડ ની રકમ જમા કરાવવા અરજદારને અત્રેના પત્ર નં.જો/બખ/તપસ/ક-૬૬/૨જી.નં.૫૩૮/૨૦૧૯, તા.૧૮/૦૪/૨૦૧૯ થી જણાવેલ.

ક્રમ	વિગત	બાંધકામ નો હેતુ	વર્ષ પ્રમાણે ગણતરી કરેલ રકમ	વસુલ લેવાપાત્ર કુલ રકમ
૧	વિશેષધારો	મલ્ટીપલ	વર્ષ-૨૦૧૮-૨૦૧૯ ક્ષે.૭૮૯૨ ચો.મી. * રૂ.૦-૬૦ પૈસા = રૂ.૪૭૩૫-૨૦ પૈસા i.e. રૂ. ૪૭૩૫-૦૦ પૈસા	૪,૭૩૫-૦૦
૨	રૂપાંતરકર	મલ્ટીપલ	ક્ષે.૭૮૯૨-૦૦ ચો.મી. * રૂ.૪૦-૦૦ પૈસા = રૂ.૩૧૫૬૮૦-૦૦ પૈસા	૩,૧૫,૬૮૦-૦૦
૩	દંડ	મલ્ટીપલ	ક્ષે.૭૮૯૨ ચો.મી. * રૂ.૦-૬૦ પૈસા = રૂ.૪૭૩૫-૨૦ પૈસા i.e. રૂ. ૪૭૩૫-૦૦ પૈસા * ૪૦ પટ = રૂ.૧૮૯૪૦૦-૦૦ પૈસા	૧,૮૯,૪૦૦-૦૦
			એકંદર કુલ રકમ	૫,૦૯,૮૧૫-૦૦

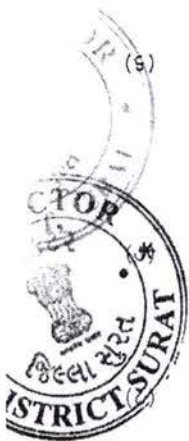
આમુખ-(૧૫) માં જણાવેલ પત્રથી અરજદારે ઉપર પ્રમાણે થતી દંડ તથા વિશેષધારાની રકમ સીટી તલાટીશ્રી આભવાની કચેરીમાં પહોંચ નં.૧૦૬,૧૦૭ તા.૦૩/૦૫/૧૯ થી તથા પહોંચ નં.૩૧, તા.૦૩/૦૫/૧૯થી શિક્ષણ ઉપકર તથા સ્ટેટ બેંક ઓફ ઇન્ડિયા નાનપુરા સુરત શાખામાં ચલણ નં.૦૮/૧૯-૨૦ તા.૨૯/૦૪/૧૯ થી રૂપાંતરકરની રકમ જમા કરાવી અસલ પહોંચ તેમજ ચલણ અત્રે રજૂ કરેલ છે. તેમજ અધિક તિજોરી અધિકારીશ્રીએ તા.૧૦/૦૬/૨૦૧૯ ના પત્રથી રૂપાંતરકરની રકમ ભરપાઈ થયા અંગે ચલણ ખરાઈ કરી પ્રમાણપત્ર આપેલ છે.

સબબ ઉપરોક્ત હકીકત ધ્યાનમાં લેતાં મોજેઆભવા તા.સુરત શહેર-મજુરાની નીચે દર્શાવ્યા મુજબની જમીન અંગે, જરૂરી દંડ વસુલ લઈ હુકમમાં જણાવેલ શરતોને આધીન જમીન મહેસુલ કાયદાની કલમ-૬૬ હેઠળ મલ્ટીપલના હેતુ માટે બીનખેતીની પરવાનગી આપવા આથી હુકમ કરવામાં આવે છે.

:- મોજે: આલવા તા.સુરત શહેર-મજુરાની જમીન બીનખેતી કરવાની વિગત :-

શરતો :-

- (૧) આ હુકમ મળ્યેથી બે માસમાં (પરંતુ અપીલ પીરીયડ પુરો થયા બાદ) "એમ" નમુનામાં સનદ કરી આપવી પડશે.
 - (૨) જીલ્લા ઈન્સ્પેક્ટરશ્રી, જમીન રેકર્ડ સુરતની કચેરીમાં માપણી ક્ષી જમા કરાવેલ છે, જેથી માપણી કરી/કરાવી આ હુકમ આધારે તેમજ મંજૂર થયેલ પ્લાન મુજબ દુરસ્તી પત્રક તૈયાર કરવાનું / કરાવવાનું રહેશે અને દુરસ્તી પત્રકનો મહેસુલી દફતરે અમલ થયા બાદ જ પ્રશ્નવાળી બિનખેતીની જમીન/પ્લોટનું રજી.દસ્તાવેજથી થયેલ વેચાણ વ્યવહારના અમલ માટે નોંધ પાડવાની રહેશે.
 - (૩) દર વર્ષે પ્રસ્તુત કો. ૭૮૯૨ ચો.મી. જમીનનો મલ્ટીપલ હેતુ માટે વિશેષધારો તેના ઉપર થતું લોકલ ફંડ, શિક્ષણ ઉપકર વિગેરે ભરવા પડશે તેમજ વખતો વખત સુધારેલ દરે ભરપાઈ કરવાના રહેશે.
 - (૪) સુરત મહાનગરપાલિકાએ મંજૂર કરેલા પ્લાન મુજબ બાંધકામ કરવાનું રહેશે અને હુકમ થયા તારીખથી ત્રણ વર્ષમાં બાંધકામ પુર્ણ કરવાનું રહેશે.
 - (૫) મલ્ટીપલના હેતુ સિવાયનો ઉપયોગ કરવાનો થાય ત્યારે પ્રથમ પ્લાન મંજૂર કરાવી જમીન મહેસુલ કાયદાની કલમ-૬૫-એ હેઠળ કલેક્ટરશ્રીની હેતુકેરની મંજૂરી મેળવવાની રહેશે.
 - (૬) સરકારશ્રીનાં મહેસુલ વિભાગનાં પરિપત્ર ક્રમાંક બખપ-૧૦૨૦૦૨-૧૯૦૭-ક તા.૨૮/૨/૦૩ ની સુચના મુજબ "વરસાદી પાણીના ભૂગર્ભ વહન / સંચય માટે દર મકાન / બહુમાળી મકાન (નકશા મંજૂર કરવાની સત્તા ધરાવતા સત્તાતંત્રએ આપેલ મંજૂરી મુજબ) દીઠ એકના દરે પરકોલેટીંગ બોરવેલની વ્યવસ્થા અચૂક કરવાની રહેશે."
 - આ હુકમ જમીન મહેસુલ કાયદાની કલમ-૬૬ તથા નિયમ-૧૦૦ ની જોગવાઈઓને આધારે કરેલ છે. તે સિવાય કબજેદારે અન્ય સંબંધિત કાયદાકીય પરવાનગી લેવાની થતી હશે તે તેમણે અલાયદી મેળવી લેવાની રહેશે.
 - સદરજુ જમીનમાં ફક્ત મલ્ટીપલના હેતુ માટે બિનખેતીની પરવાનગી આપવામાં આવેલ છે. આ જમીન બાબતે કોઈપણ તર-તકરાર, કોર્ટ પ્રકરણો, લીટીગેશન ફરિયાદો ઉપસ્થિત થશે તો તે અંગેની જવાબદારી પરવાનગી આપનાર અધિકારીની રહેશે નહીં.
 - (૯) (૧) સરકારશ્રીનાં મહેસુલ વિભાગના ઠરાવ નં.બખપ/૧૦૯૩/૧૦૫૨/ક તા.૧૩-૯-૯૩ માં ઠરાવ્યા મુજબ સહીયારા/કોમન પ્લોટ અને રસ્તાની જમીન સોસાયટીની સહીયારી માલિકીની અથવા સર્વે પ્લોટ હોલ્ડરની સહીયારી માલિકીની ગણાશે તે ઉપર મુળ માલિકીનો કોઈ હકક રહેશે નહીં.
 - (૨) બાંધકામનાં નિયમોની જોગવાઈ પ્રમાણે સોસાયટીના સહીયારા ઉપયોગ માટે કલબ, ઓફીસનું મકાન, સહકારી ભંડાર બાંધવા કોમન પ્લોટના ૧/૬ જેટલા ભાગના ક્ષેત્રફળમાં બાંધકામ કરવા પ્લોટ હોલ્ડર ઇચ્છે તો મંજૂરી મેળવી તેમ કરી શકશે.



PARTNER

- (૩) ઉપરોક્ત શરત-૯(૨) માં જણાવ્યા સિવાયની કોઈપણ હેતુ માટે તે સાર્વજનિક ઉપયોગ હોય તો પણ કોમન પ્લોટમાં બાંધકામ કરી શકાશે નહીં.
- (૪) રસ્તા અને કોમન પ્લોટની જમીન ની હરાજી થી. બક્ષીસ થી કે અન્ય કોઈ રીતે વેચાણ કે તબદીલી થઈ શકશે નહીં.
- (૫) સાર્વજનિક પ્લોટ/રસ્તા સહીતની સમગ્ર જમીનનો બિનખેતીનો આકાર,પ્લોટો વેચાણ કરવામાં આવે જ્યાં સુધી મુળ ખાતેદારે અને પ્લોટો વેચાણ કર્યાથી તમામ પ્લોટ હોલ્ડરે પ્રમાણસર ભરવાનો રહેશે.
- (૬) કોમન પ્લોટ/રસ્તાની જમીનનું રાજીનામું આપે ત્યારે બિનખેતી આકાર કમી કરવાનો થાય છે. તેમ છતાં રસ્તા અને કોમન પ્લોટનો ઉપયોગ તો સોસાયટીના રહીશોએ જ કરવાનો રહે છે.
- (૧૦) સરકારશ્રીનાં મહેસુલ વિભાગનાં તા.૭/૮/૯૧ પરિપત્ર નં.બખપ/૧૦૯૧/૧૩૫૬/ક ની જોગવાઈ મુજબ બિન અધિકૃત બાંધકામ બાબતે બાંધકામ નિયંત્રણ કરતી સંસ્થા સુરત મહાનગરપાલિકાએ ધોરણસરના પગલાં લેવાનાં રહેશે.
- (૧૧) સદર જમીનમાંથી પેટ્રોલીયમ/પાણીની કે અન્ય કોઈપણ પ્રકારની પાઈપલાઈન પસાર થતી હશે તો તો સંદર્ભે વિકાસ પરવાનગી આપનાર ઓથોરીટીએ સંબંધિતોનું 'ન વાંધા પ્રમાણપત્ર' મેળવી વિકાસ પરવાનગી આપવાની રહેશે.
- (૧૨) સરકારશ્રીનાં મહેસુલ વિભાગનાં તા.૧/૭/૨૦૦૮ નાં ઠરાવ નં.બખપ/૧૦૦૬/૪૨૫/ક માં જણાવેલ નીચે મુજબની શરતોનું પણ પાલન કરવાનું રહેશે.

- ડીસ્ટ્રીક્ટ ઇન્સ્પેક્ટર ઓફ લેન્ડ રેકર્ડસ ધ્વારા ઈસ્યુ કરાયેલ માપણી શીટ કે જેના ઉપર મુગ ટિપ્પણની હદ પણ દર્શાવેલ હોવી જોઈએ.રજૂ કરાયેલ પ્લાન તથા લે-આઉટ પ્લાન સક્ષમ કક્ષાએ મંજૂર કરાવેલ હોવો જોઈએ.
- બાંધકામ શરૂ કરતાં પહેલાં બાંધકામનાં નકશા સક્ષમ અધિકારી પાસે મંજૂર કરાવવાનાં રહેશે,પરંતુ અરજદાર બિનખેતી પરવાનગી મેળવ્યા વગર આવા બાંધકામની રજાચીઢી મેળવી શકશે નહીં.
- શહેરી વિસ્તાર જ્યાં ટાઉન પ્લાનીંગ સ્કીમ મંજૂર થઈ ગઈ છે ત્યાં જી.ડી.સી.આર.અને ડી.સી.ગેન્ટ નિયમો અનુસાર બાંધકામ કરવાનું રહેશે.
- મંજૂર થયેલ નકશા મુજબ આરોગ્ય અને સ્વાસ્થ્યની દ્રષ્ટિએ ગંદા પાણીનાં નિકાલની જોગવાઈ કરવાની રહેશે.
- અરજદારે રીબન ડેવલપમેન્ટ રૂલ્સ નીચે જે તે રસ્તાનો પ્રકાર ધ્યાને લઈ રસ્તાનાં મધ્યલિંદુનો બાંધકામ વચ્ચે અંતર જાળવવાનું રહેશે અન્યથા અરજદારની જવાબદારી થશે.
- ફ્લોર મીલ,સિનેમા/ટુંડરીંગ સિનેમા/થીયેટર માટે બિનખેતી પરવાનગીનાં કામે જિલ્લા મેજિસ્ટ્રેટ ની જરૂરી મંજૂરી મેળવી આગળની કાર્યવાહી કરવાની રહેશે.
- પેટ્રોલ,ડીઝલ,કેરોસીન,સી.એન.જી.એલ.પી.જી.પંપ નાંખવા માટે બિનખેતી પરવાનગી નાં કામે બાંધકામ શરૂ કરતાં પહેલાં જિલ્લા મેજિસ્ટ્રેટની જરૂરી મંજૂરી મેળવી આગળની કાર્યવાહી કરવાની રહેશે.
- ઈન્ડીયન એક્સપ્લોઝીવ એક્ટ અન્વયે મેગેનીઝ,ફાયરવર્ક્સ,દારૂખાના માટે બિનખેતીની કાર્યવાહી કરતાં પહેલાં જિલ્લા મેજિસ્ટ્રેટની જરૂરી મંજૂરી મેળવી આગળની કાર્યવાહી કરવાની રહેશે.
- સવાલવાળી જમીન જો રેલ્વે હદની નજીક હોય તો રેલ્વેની હદથી ૩૦ મીટર જગ્યા છોડી બાંધકામ કરવાનું રહેશે.
- સવાલવાળી જમીન ઉપરથી અથવા બાજુમાંથી વિજળી ગીડના તાર / હાઈટેન્શન પાવર અગર થાંભલા આવેલ હોય ત્યારે તે અન્વયે લાગુ પડતા નિયમોનું પાલન કરવા અને તે મુજબ બાંધકામ કરવાનું રહેશે.
- બિનખેતી માંગવામાં આવી હોય તેવી જમીન જો એરોડ્રામ આસપાસના ૨૦ કી.મી.ની ત્રિજ્યામાં આવતી હોય ત્યારે બાંધકામની ઉચાઈ તથા એરોડ્રામની દ્રષ્ટિએ જરૂરી એવું 'ન વાંધા

(મોજે:આલવા તા:મજરાના સ.નં.૪૫૦ લે.૧૨૧૪૧ ચો.મી. ટી.પી.સી.મ નં.૨૬(આલવા-સુડા) શા.પ્લોટ નં.૧૫૬ લે.૭૮૯૨ ચો.મી. જમીન અંગે અત્રેની કચેરીના હુકમ નં.(જે)/બખ/તપસ/ક-૬૬/૨જી.નં.૧૭૩/૨૦૧૮-૧૯ તા.૨૬/૦૭/૨૦૧૯ નું સંધર્ણ)

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 સિંચાઈ કેનાલની નજીકમાં આવેલ જમીનની બાબતમાં અરજદારે સૂચિત બાંધકામ માટે જાળવવાનાં થતાં અંતર અંગેના નિયમોનું પાલન કરવાનું રહેશે.

૧૪. અરજદારે/જ્યાં જરૂરી હોય ત્યાં કેન્દ્ર સરકાર કે રાજ્ય સરકારનાં કાયદા નીચે રક્ષિત સ્મારક (PROTECTED MONUMENTS) તરીકે જાહેર કરેલ પ્રાચીન સ્મારકથી ૧૦૦ મીટર સુધીનું અંતર જાળવવાની પ્રવર્તમાન જોગવાઈઓનું પાલન કરવાનું રહેશે.

(૧૩) પ્રશ્નવાળી જમીનમાં સુરત મહાનગરપાલિકા દ્વારા જે શરતોએ પરવાનગી આપવામાં આવશે તે શરતોનું પાલન તથા બાકી બાંધકામ કરવાનું રહેશે.

(૧૪) પ્રશ્નવાળી જમીનમાં સ્થળે થયેલ બાંધકામ સ્થાનિક સંસ્થા(સુરત મહાનગરપાલિકા)ના નિયમોનુસાર નહિ હોય તો સ્થાનિક સંસ્થા(સુરત મહાનગરપાલિકા) નિયમોનુસાર કાર્યવાહી કરી શકશે. તેમાં આ હુકમથી બાધ આવશે નહિ.

અરજદારે ઉપરોક્ત શરતોનું ચુસ્તપણે પાલન કરવાનું રહેશે.જો તેમાં નિષ્ફળ જશે તો શરતભંગ ગણી સક્ષમ અધિકારી કાયદેસરની કાર્યવાહી કરશે.

શિક્ષાત્મક કલમ :-

(૧૫) ઉપરની કોઈપણ શરતનો ભંગ થયેથી જમીન મહેસુલ કાયદાની કલમ-૬૭ મુજબ શિક્ષાત્મક પગલા લેવામાં આવશે તેમજ બીજી કોઈપણ શિક્ષાને પાત્ર હશે તો તેને બાધ આપ્યા સિવાય કે જે ફરમાવવાનું યોગ્ય લાગે તે પ્રમાણે દંડ અથવા આકાર લઈ સંદરહુ જમીનનો કબજો કબજેદાર પાસે ચાલુ રહેવા દઈ શકાશે.

(૧૬) ઉપરોક્ત પેટા કલમમાં ગમે તે મજકુર હોય તેમ છતાં, કલેક્ટરશ્રી સંદરહુ હુકમ વિરુદ્ધ બાંધેલ/ અથવા વધારાના કોઈપણ મકાન અથવા ઈમલાને કલેક્ટરશ્રીએ આ અર્થે જે મુદત ઠરાવી હોય તે મુદત દરમિયાન તેવી રીતે ખસેડવામાં ન આવે કે સુચવ્યા મુજબ ફેરફાર ન કરવામાં આવે તો તેમ કરવામાં જે ખર્ચ થાય તે કબજેદાર પાસેથી જમીન મહેસુલની બાકી તરીકે વસુલ કરવાને મુખત્યાર છે.

મામલતદારશ્રી સુરત શહેર-મજરાએ આ હુકમની ગામના તથા તાલુકાના સંબંધિત રેકર્ડમાં નોંધ રાખી પ્રતિ લખે વિશેષધારી તથા અન્ય ઉપકર વસુલ કરવાના રહેશે.



રવાના કરવા માટે અધિકૃત

મામલતદાર (બીનખેતી)

કલેક્ટર કચેરી, સુરત

સહી/xxx

(એચ.કે.કોયા)

કલેક્ટર સુરત

BY R.P.A.D. :-

પ્રતિ,

(૧) છગનભાઈ આંબાભાઈ રહે. ૩૫, ચાણક્યપુરી સોસાયટી, કેનાલ રોડ, ભટાર રોડ, સુરત

(૨) શંભુભાઈ આંબાભાઈ રહે. ૧૦૧, સંત તુકારામ સોસાયટી, કેનાલ પાસે, ભટાર રોડ, સુરત.

૨/-સુરત મહાનગરપાલિકા પાસે મંજૂર કરાવેલ પ્લાન/રજાચિઠીની નકલ અત્રે રજૂ કરવા વિનંતી છે.

નકલ સંવિનય રવાના :- કમિશ્નરશ્રી, (શહેર વિકાસ વિભાગ) સુરત મહાનગરપાલિકા, મુખ્યસર, સુરત તરફ

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FOR TRIYOM ABODE

PARTNER

(મોજા:આલવા તા:મજરાના સ.નં.૪૫૦ ફો.૧૨૧૪૧ ચો.મી. ટી.પી.રફીમ નં.૨૬(આલવા-સુડા) ક્રા.પ્લોટ નં.૧૫૬ ફો.૭૮૯૨ ચો.મી. જમીન અંગે
અત્રેની કચેરીના હુકમ નં.(જો/બખ/તપરા/૬-૬/૨૭) નં.૧૭૩/૨૦૧૮-૧૯ તા.૨૬/૦૭/૨૦૧૯ નું સંધર્ષ)

૨/- જાણ તથા અત્રે રજૂ થયેલ પ્લાન ધ્યાને લઈ આપના તરફથી મંજૂર કરવામાં આવેલ પ્લાન તથા રજાચિઠીની નકલ મોકલવા વિનંતી સહ,

નકલ રવાના:-જિલ્લા નિરિક્ષકશ્રી જમીન દફતર ખાતુ,સી/૧ બહુમાળી મકાન નાનપુરા સુરત તરફ.

૨/- આપની કચેરીમાં અરજદારશ્રીએ ચલણ નંબર.૨૬૯/૧૯-૨૦ તા.૩૦/૦૪/૧૯ થી માપણી ફી પેટે રૂ.૧૨૦૦/- સ્ટેટ બેંક ઓફ ઇન્ડિયા, નાનપુરા શાખામાં જમા કરાવેલ છે. જેથી અરજી / ચલણ મેળવી માપણીની કાર્યવાહી પૂર્ણ કરી કમી જાસ્તી પત્રક દિન-૩૦ માં તૈયાર કરાવી તેની એક નકલ અત્રે અચૂક મોકલવા સાડું.

નકલ રવાના :- મામલતદારશ્રી, સુરત શહેર-મજરા, જિ. સુરત તરફ

૨/-ગા.ન.નં.૨ તથા ૪ માં જરૂરી નોંધ કરાવી, ગા.ન.નં.૨ ની નકલસહ રીપોર્ટ કરવા સાડું નોંધ નિર્ણય થયે નોંધની તથા ૭/૧૨ ની નકલસહ રીપોર્ટ કરવા સાડું તથા વિશેષધારો વસુલ કરવા સાડું તેમજ "એમ" નમુનામાં સનદ તૈયાર કરી બે માસમાં બીનચૂક સાદર કરવા સાડું.

નકલ રવાના:-સીટી તલાટીશ્રી, આલવા તરફ.(મામલતદાર કચેરી, મજરા મારફત)

૨/-ગામ નમુના નં.૨, ૪ માં જરૂરી નોંધ કરી તેની એક નકલ અત્રે રજૂ કરવા તથા વિશેષધારો વસુલ કરવા સાડું.તથા "એમ" નમુનામાં સનદ તૈયાર કરી મામલતદારશ્રીને રજૂ કરવા સાડું.

નકલ રવાના : રેકર્ડ કીપરશ્રી, એ-બ્લોક બહુમાળી મકાન, નાનપુરા, સુરત તરફ જાણ સાડું.

નકલ રવાના: સીલેક્ટ ફાઈલે



*** * ખરી નકલ * ***

અરજી આપ્યાની તારીખ ૨૬.૧૨.૨૦૧૮
નકલ તૈયાર થયાની તારીખ ૨૬.૧૨.૨૦૧૮
નકલ આપ્યાની તારીખ ૨૬.૧૨.૨૦૧૮
નકલ કરનાર.....
મુકાબલ કરનાર.....
શબ્દો ૫૫૦૦
નકલ ફી..... ૩૫ ૦૦
મુકાબલ ફી..... ૧૦ ૦૦
પેપર ફી..... ૦૫ ૦૦
કલ..... ૫૦ ૦૦

કલેક્ટર સુરત વતી

FOR TRIYOM ABODE


PARTNER

મોજેઆલવા તા.મજરાના સ.નં.૪૫૦ સે.૧૨૧૪૧ ચો.મી. ટી.પી.સ્કીમ નં.૨૯(આલવા-સુડા) ફા.પ્લોટ નં.૧૫૬ સે.૭૮૯૨ ચો.મી. જમીન બગે
અત્રેની કચેરીના કુકમ નં.(જે/બખ/તપસ/૩-૬૬/૨૭) નં.૧૭૩/૨૦૧૮-૧૯ તા.૨૬/૦૩/૨૦૧૯ નું સાંધણ)

પત્રક

બિનખેતીનું બાંધકામ નિયમબદ્ધ કરી આપેલ જમીનની વિગત તથા કબજેદારનું નામ.				પંચકયાસ મુજબ બાંધકામનું સેતરફળ	પ્લાન મુજબ નિયમબદ્ધ કરેલ બાંધકામ નો બિનખેતી ઉપયોગનો પ્રકાર તથા તેના વિશેષધારાના દરની વિગત.
(૧)				(૨)	(૩)
મોજેઆલવા તા.મજરાના સ.નં.૪૫૦ સે.૧૨૧૪૧ ચો.મી. ટી.પી.સ્કીમ નં.૨૯(આલવા-સુડા) ફા.પ્લોટ નં.૧૫૬ સે.૭૮૯૨ ચો.મી.				---	મલ્ટીપલ વિષયક સે.૭૮૯૨ ચો.મી. * રૂ.૦-૬૦ પૈસા = રૂ.૪૭૩૫-૨૦ પૈસા i.e. રૂ. ૪૭૩૫-૦૦ પૈસા વત્તા અન્ય ઉપકર
કબજેદારો: છગનભાઈ આંબાભાઈ ગોંડલીયા શંભુભાઈ આંબાભાઈ ગોંડલીયા					
વસુલ કરવામાં આવેલ				અન્ય ઉપકર.	કોલમ નં ૩
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રૂ.૪૭૩૫/- પહોંચ નં.૧૦૬ તા.૦૩/૦૫/૧૯	રૂ.૧૮૯૪૦૦/- પહોંચ નં. ૧૦૭ તા.૦૩/૦૫/૧૯	રૂ.૩૧૫૬૮૦/- ચલણ નં.૦૯/૧૯-૨૦ તા.૨૯/૦૪/૧૯	રૂ.૫૦૯૮૧૫/-	નિયમોનુસાર	સને ૨૦૧૮-૧૯ થી
મુખ્ય સદર-૦૦૩૫-કૃષિ વિષયક જમીન સિવાયની સ્થાવર મિલ્કત પર કર.ગૌણ સદર-૧૦૧-સામાન્ય પ્રાપ્તિ. પેટા સદર-(૧)- બિનખેતી આકારણી દરની પ્રાપ્તિ.				મુખ્ય સદર-૦૦૩૫-કૃષિ વિષયક જમીન સિવાયની સ્થાવર મિલ્કત પર કર. ગૌણ સદર-૮૦૦-અન્ય પ્રાપ્તિ.પેટા સદર-(૧)- બિનકૃષિ વિષયક રૂપાંતર કર	



રવાના કરવા માટે અધિકૃત

મામલતદાર (બિનખેતી)

કલેક્ટર કચેરી, સુરત

સહી/xxx

(એચ.કે.કોયા)

કલેક્ટર સુરત



** ખરી નકલ **

અરજી આપ્યાની તારીખ ૧૬/૦૧/૨૦૨૨
નકલ તૈયાર થયાની તારીખ ૨૧/૦૧/૨૦૨૨
નકલ આપ્યાની તારીખ ૨૮/૦૧/૨૦૨૨
નકલ કરનાર.....
પુકામલ કરનાર.....
શબ્દો ૫૦૦.....
નકલ ફી..... ૦૫.૦૦.....
પુકામલ ફી..... ૦૨.૦૦.....
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ENVIRONMENTAL
CLEARANCE

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive,
and Virtuous Environmental Single-Window Hub)



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

To,

The Owner
SHAMBHUBHAI GONDALIA
Triyom Realty Pvt Ltd, 3003, World Trade Centre, Near Udhana Darwaja,
Ring Road, Surat -395002

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
in respect of project submitted to the SEIAA vide proposal number
SIA/GJ/INFRA2/406329/2022 dated 13 Nov 2022. The particulars of the
environmental clearance granted to the project are as below.

1. EC Identification No.	EC23B000GJ152150
2. File No.	SIA/GJ/INFRA/181311/2022.....
3. Project Type	
4. Category	New
5. Project/Activity including Schedule No.	B
6. Name of Project	N/A
7. Name of Company/Organization	Triyom Abode
8. Location of Project	SHAMBHUBHAI GONDALIA
9. TOR Date	GUJARAT
	N/A

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

Date: 09/02/2023

(e-signed)
Prakash K. Majmudar
Member Secretary
SEIAA - (GUJARAT)

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

This is a computer generated cover page.

EC Identification No. - EC23B000GJ152150

File No. - SIA/GJ/INFRA/181311/2022.....

Date of Issue EC - 09/02/2023

FOR TRIYOM ABODE
PARTNER



No. SEIAA/GUJ/EC/8(a)/ 170 /2023

Date: 17 FEB 2023 BY R.P.A.D
Time Limit

Sub: Environment Clearance for the Building and Construction Project "Triyom Abode" at R.S No: 450, O.P. No: 156, F.P. No: 156, T.P.S. 26, Abhva, Surat proposed by Mr. Shambhubhai A. Gondalla. Construction project in Category 8 (a) of Schedule annexed with EIA Notification dated 14/09/2006.

Ref: Your Proposal No. SIA/GJ/INFRA2/406329/2022.

Dear Sir,

This has reference to your application along with Form-I, Form-1 A dated 24/11/2022, seeking Environmental Clearance under Environment Impact Assessment Notification, 2006. The project was scheduled for hearing in the SEAC meeting held on 20/12/2022.

The proposal is for Environmental Clearance for the Building and Construction Project "Triyom Abode" at R.S No: 450, O.P. No: 156, F.P. No: 156, T.P.S. 26, Abhva, Surat proposed by Mr. Shambhubhai A. Gondalla. This is a proposed building construction project having plot area of 7,892.00 m² and the proposed FSI area of the project is 31,567.93 m² with proposed built up area of 56,057.20 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 04 numbers of buildings. No. of Blocks: 10. Scope of buildings/blocks are: Basement+ Ground Floor / HP + 13 Floor and No. & size of Residential Units are: 234 (3BHK).

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 17/01/2023 to grant Environmental Clearance to the SEIAA, Gujarat based on the decision taken during SEAC meeting held on 20/12/2022. The proposal was considered by SEIAA, Gujarat in its meeting held on 04/02/2023 at Gandhinagar. After careful consideration, the SEIAA hereby accords Environmental Clearance to above project under the provisions of EIA Notification dated 14th September, 2006 subject to the compliance of the following conditions.

A. PROJECT SPECIFIC CONDITIONS:

1. Necessary permission for drawing of water from SMC shall be obtained.
2. Sewage shall be treated in proposed STP of capacity of 200 KL/ day.
3. No ground water should be tapped during the operational stage.
4. PP shall provide recycling facilities of 73.24 KL/Day treated domestic wastewater with necessary storage tanks and pipeline infrastructure and adequate sprinklers. The details in this regard shall be submitted within 10 days time period.
5. Unit shall provide total Car parking area of 14798.18 sq mtr (470 Cars).
6. Details about fire and life safety measures like foot protection, head protection, noise protection, eye protection, ladders and stairs, scaffold, trenching and excavation, electrical safety, crane etc. shall be given to this office within 10 days time period.
7. Details of occupational health and safety under EMP is not covered, which may be submitted.
8. Necessary permission for discharging of treated domestic wastewater in SMC drainage has to be obtained.
9. PP shall sponsor tree plantation of community / Institution land with proper maintenance and provisions of fencing and watering in consultation with Deputy Conservator of Forest, Surat before completion of the project as per the clarification given in para 3 of OM of MoEF&CC, GOI dated 25.02.2021. The expenditure of above supporting activities will be within the total outlay of CER committed by PP.



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E-mail : msseiaagi@gmail.com, Website:- www.seiaa.gujarat.gov.in

EC Identification No. - EC23B000GJ152150 File No. - SIA/GJ/INFRA/181311/2022..... Date of Issue EC - 09/02/2023

FOR TRIYOM ABODE
PARTNER

A.1 CONSTRUCTION PHASE

A.1.1 WATER

10. Fresh water requirement during the construction phase shall not exceed 17.5 KLD and it shall be met through Tanker. No ground water shall be tapped during the construction phase.
11. Sewage generated during the construction phase shall be disposed off through Soak Pit.
12. Explore possibilities of provision of mobile toilets in construction phase.

A.1.2 HEALTH & SAFETY

13. 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.
14. 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.
15. 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

16. Total water requirement during the operation phase shall not exceed 230.35 KLD, out of which fresh water requirement of 157.11 KLD shall be met through SMC and the remaining 73.24 KLD 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.
17. Sewage generation during operation phase shall not exceed 181.44 KLD which shall be treated in the proposed onsite Sewage Treatment Plant.
18. The unit shall install and efficiently operate STP of adequate capacity for treating the sewage to be generated during operation phase to achieve the CPCB norms at the STP outlet. Treated sewage conforming to CPCB norms shall be utilized within premises for gardening & flushing purpose at the maximum extent possible. Only remaining quantity of treated sewage shall be disposed off through drainage line of SMC.
19. 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.
20. Dual plumbing system with separate tanks and lines shall be provided for utilization of treated sewage for flushing.
21. No bore well shall be constructed and existing bore well/s, if any, shall be either sealed or converted into recharge well.
22. 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:

23. A D. G. set (125 KVA) proposed as backup power shall be of enclosed type and confirm to prescribe standards under EPA rules. Necessary acoustic enclosures shall be provided at diesel generator set to mitigate the impact of noise.
24. The exhaust of the D. G. Set shall be at least 3 m above roof top.
25. 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:

26. The solid waste generated shall be properly collected and segregated at source. The biodegradable waste shall be converted into useful and 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

27. 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.
28. Fire fighting facilities like Fire extinguishers, hose reel, wet riser, manually operated electric fire alarm system, automatic sprinkler system in basement and HP, underground static water storage tank-300 KL capacity, terrace tank -200 KL capacity (total capacity), pump near underground static water storage tank (fire pump) with minimum Pressure of 7 bar at terrace level -One Electric and one diesel pump etc. shall be provided. A lightning arrester will be installed and properly earthed.

FOR TRADING
PARTNER

29. Staircase shall be provided:

Type & no. of buildings	No. of floors	Area for each Floor (m ²) in each blocks	No. of staircase in each blocks	Width of the staircase (m)	No of Lifts in each block	Travel distance (m)
A, J	G/HP+13	264.05	1	2.01	2	21
B, I	G/HP+13	335.15	1	2.01	2	24
C, H	G/HP+13	335.15	1	2.01	2	24
D, G	G/HP+13	191.28	1	2.01	2	18
E, F	G/HP+13	273.07	1	2.01	2	22

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

30. Provision for adequate air changes per hour in the basement shall be made so as to avoid build-up of CO in the area.
31. Car park exhaust system equipped with CO (Carbon Monoxide) sensor shall be provided to ensure operation of exhaust fans as CO concentration levels.
32. 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.
33. Sanitation facilities, drinking water & tap water, sewage disposal facility, first aid box, free medicines, doctor service, adequate PPEs etc. shall be provided for workers.

A2.5 PARKING / TRAFFIC CONGESTION:

34. Minimum parking space of 14798.18 m² (470 CPS) [13025.84 m² in Basement + 1772.34 m² in Hollow Plinth] shall be provided as proposed.

A 2.6 ENERGY CONSERVATION

35. Energy conservation measures viz. maximum use of natural lighting through architectural design, energy efficient motors & pumps, water efficient taps, solar lights in open & solar street light, 100 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

36. Green belt area of 789.43 m² comprising of 425 m² tree covered area with 198 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:

37. Mitigation of flood measures shall be undertaken. Height of the plinth and ramps will be increased so that flood water does not enter basement.
38. Project proponent shall explore possibilities to reuse the treated waste water for gardening and floor washing.
39. Roads leading to or at construction site must be paved and blacktopped (i.e. - metallic roads).
40. No excavation of soil shall be carried out without adequate dust mitigation measures in place.
41. Grinding and cutting of building materials in open area shall be prohibited.
42. Construction material and waste should be stored only within earmarked area and road side storage of construction material and waste shall be prohibited.
43. Construction and demolition waste processing and disposal site shall be identified and required dust mitigation measures be notified at the site.
44. Dust mitigation measure shall be displayed prominently at the construction site for easy public viewing.
45. 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.
46. Prior permission from the competent authority shall be obtained for cutting of the existing trees before site preparation work is commenced.
47. Water demand during construction shall be reduced by use of curing agents, super plasticizers and other best construction practices.
48. 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.
49. Regular water sprinkling shall be done in vulnerable areas for controlling fugitive emission.
50. No uncovered vehicles carrying construction material and waste shall be permitted.

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FOR TRIM ABODE
PARTNER

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75. PP shall take all require mitigation measures so as to comply with the ambient noise levels standards of the residential area during day and night time as per Noise Pollution (Control and Regulation) Rules, 2000.

FOR JRM
PARTNER

76. PP shall take all require dust mitigation measures so as to comply with the National Ambient Air Quality standards 2009 and shall provide adequate budget for the same.
77. The project proponent shall prepare, display at prominent place in the construction site and implement the fire and safety SOPs for fall protection, ladders and staircase, scaffolds, trenching and excavation, electrical safety, crane operations, occupational noise mitigation procedure, welding and cutting including provision of PPE kits etc.
78. Project proponent or the maintenance society to whom the project has been handed over shall ensure allocation of parking to each and every member of the society as per the rules as soon as possible not later than 3 months and display the same in the society notice board and inform the local authorities like Municipal Corporation, UDA, RERA/ SEIAA and ensure proper parking without fall.
79. Proponent shall maintain traffic system within the premises to avoid congestion and unsafe parking in the premises, particularly safety parameters including fire, safety, installation of fire equipment's, house pipes etc. with due care to regular maintenance check-up and hold mock drills from time-to-time. Any damage to the greenbelt area must be avoided unless approved by the competent authority.
80. The PP shall also ensure notarized undertaking from the maintenance society at the time of hand over to comply with all the conditions of EC scrupulously failing which the EC will be liable to be withdrawn.
81. Provision of fire lift may be provided, additional lift may be provided in high rise building for safety.
82. Regular maintenance of leakages of water and waste water shall be carried out.
83. When the property is handed over to society, the proponent should ensure by notarized undertaking to abide by all the conditions of EC and copy of the such transfer letter with notarized undertaking shall send to GPCB / SEAC & SEIAA.
84. The project proponent shall provide water pumping arrangement and especially when the discharge in to municipal drainage, for annual inspection and cleaning to avoid inundation and surface water pollution and health hazard.
85. The proponent shall ensure that the occupants of the society are allotted parking space as approved in EC order and put-it on display the allotment of parking to the occupants in the society maintenance of it.
86. On the project proponent shall ensure the distance criteria is properly followed while undertaking construction in consistence with the existing directions of local self government bodies.
87. The orders shall mention the limit of floors given in the proposal. Any deviation from that could attract withdrawal of the EC as a violation case.
88. If there is Basement parking in proposed in the project then they should always maintain clean, free from hanging electric wires and provide adequate light.
89. Separate Entries and Exits shall be provided to the project on the approach road.
90. Separate Entry and Exit to the basement shall be provided.
91. Explore possibilities of provision of Electric vehicle charging points in the parking area.
92. Project Proponent shall provide adequate fund for Environment Monitoring and Staff training in the Environment Management Plan.
93. In Municipal Corporation before approval of plan layout it shall be ensure that the project proponent has projected the space for tree plantation with tree guard in a space between municipal road & their premises.
94. The project proponent shall take written undertaking from the society association to maintain compliance of conditions pertaining to tree plantation, maintaining hygienic condition in and around the premises for building construction projects.
95. Notwithstanding the provision of EMP/CER, the proponent shall incur full expenditure as may be required at the time of execution of the project.
96. The project proponent shall take written undertaking from the Society Association to ensure compliance of environment conditions when it is handed over to them.
97. Project proponent shall ensure fire safety and safe lift installation by getting the due certification from competent authority.
98. Project proponent shall take proper maintenance of electrification with respect to human safety.
99. Project Proponent shall prominently display the copy of Environment Clearance at site.
100. Tree Plantation prescribed in the EC shall be maintained by the Society Association.
101. Proponent as well as successor society shall maintain hygienic conditions and cleanliness in and around the project site all the time.
102. Project proponent shall ensure fire safety by getting the due certification from competent authority.

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FOR TRYON ABOVE
 PARTNER

- SECRET**

130. 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.
131. 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.
132. The project management shall also comply with all the environment protection measures, risk mitigation measures and safeguards proposed by them.
133. 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.
134. 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.
135. 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.
136. 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.
137. 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.
138. 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.
139. The project proponent shall obtain the requisite permissions / clearance under the provisions of the Indian Forest Act 1927, Forest Conservation Act 1980 and Wildlife (Protection) Act 1972.

B3 OTHER:

140. The project proponent shall allocate the separate fund as committed before SEAC for activities like Beautification of Abhava Village Pond for infrastructure facilities like deepening of pond, Solar Street lights and maintenance for next Five years and solar street light (30 No) on Magdalla to sachin road and maintenance for next Five years and Solar street light (20 No) on adjoining 24 meter road. Activities proposed under Corporate Environment Responsibility (CER) shall be part of Environment Management Plan (EMP) as per the MoEF&CC's OM no. F. No. 22-65/2017-IA.III dated-30.09.2020. The said activities shall be completed within 3 years from the commencement of the project. The CER shall be monitored and the monitoring report shall be submitted to the regional office of MoEF&CC as a part of half-yearly compliance report and to the District Collector. The monitoring report shall be posted on the website of the project proponent.
141. 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.
142. 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.
143. 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.
144. It shall be mandatory for the project management to upload half yearly compliance report on website of Gujarat Real Estate Regulatory Authority, on 1st June and 1st December of each calendar year.
145. The project authorities shall also adhere to the stipulations made by the Gujarat Pollution Control Board.
146. 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.
147. 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 ten years from the date of issue.
148. 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.

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 E-mail : msseiaagi@gmail.com, Website:- www.seiaa.gujarat.gov.in

FOR TRIYOM CODE
 PARTNER

149. Project Proponent shall submit CER plan to respective Collectors, DDO and Municipal Commissioner/Urban Development Authority and implement of CER activities under intimation and guidance of the respective authorities.

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

151. Project proponent shall appoint a key person in the organization who shall be responsible for compliance of above condition fully on behalf of the proponent. It will not mean that appointing a key person will exempt the project proponent from the responsibility of compliance. Any change in key person shall immediately be informed to SEIAA and all concerned authorities.

152. Designated key person shall submit six monthly compliance report to SEIAA/SEAC, MOEF&CC, GPCB and Nodal Department of the Government.

153. Prior EC is granted is subject to the proponent receiving all statutory permission / clearances / certificates and membership of respective agencies / authorities failing which this provisional EC will stand withdrawn. Proponent shall inform progress from time to time, in six monthly compliance report to MOEFCC / SEIAA / SEAC / GPCB.

154. The concern authority like Municipal Corporation, district collector, UDA & RERA or any authority or officer authorized by MOEF&CC/SEIAA can inspect the site of the project and all the facilities, for verification of compliances of environment clearance conditions.

155. In case of violation reported upon, the project proponent shall be responsible for all the legal actions as per Environment Protection Act, 1986 including SEIAA may cancel, withdraw or keep in abeyance, the environment clearance accorded.

156. Any person including the project proponent affected by this environment clearance order may file appeal to Honorable National Green Tribunal West Zone branch, Pune, preferably within a period of thirty days from the date of issue of environment clearance as prescribe under section 16 of National Green Tribunal Act 2010.

157. All complains and public grievance or representations may be addressed to SEIAA/SEAC in the email addresses (a) msseiaag@gmail.com & (b) seacgujarat@gmail.com.

Issued to:

Triyom Realty Pvt. Ltd.
3003, World Trade Centre,
Near Udhana Darwaja, Ring Road,
Surat



Copy to:-

1. The Secretary, SEAC, C/O. G.P.C.B. Gandhinagar - 382010.
2. The Additional Chief Secretary, Forests & Environment Department, Govt. of Gujarat, Block 14, 8th floor, Sachivalaya, Gandhinagar-382010.
3. The Chairman, Central Pollution Control Board , Parivesh Bhavan, CBD -cum-Office Complex, East Arjun Nagar, New Delhi-110032
4. Scientist C, Integrated Regional Office, Ministry of Environment and Forests, Aranya Bhavan, Sector-10, Gandhinagar - 382010.
5. Monitoring Cell, Ministry of Environment and Forests, Paryavaran Bhavan, CGO Complex, New Delhi-110003.
6. The Member Secretary, Gujarat Pollution Control Board, Paryavaran Bhavan, Sector-10 A, Gandhinagar-382010
7. The Additional Secretary, Forest and Environment Department, Government of Gujarat, Sachivalay,.....for information and necessary action as per condition no. 09 of this order.
8. The Deputy Conservator of Forests, Van Bhavan, Shivaji Chowk, Gangeshwar Mahadev Road, Adajan, Surat-395009,.....for information and necessary action as per condition no. 09 of this order.
9. The Municipal Commissioner Surat Municipal Corporation, Municipal shopping centre, Adarshnagar Society, Athwalines, Surat, Gujarat- 395001.....for further necessary action please for compliance of above conditions.
10. Secretary, Gujarat Real Estate Regulatory Authority, 4th Floor, Sahyog Sankul, Sector-11, Gandhinagar-382010,.....for information & necessary action please.
11. Select File

Digitally signed by Shri Prakash K. Majmudar
Member Secretary

EC Identification No.: EC-230607-Police Control Board/Ajmer/Jalgaon/Bharat/2023 Sector-I, A, Gandhinagar, Jalgaon Date of Issue: 09/07/2023
Phone No.:- (079) 232-32152, 232-41514 Fax No.:- (079) 232-22784
E-mail : msceiaagi@gmail.com, Website:- www.sceiaa.gujarat.gov.in

Director, L.O.A., Gandhinagar, 382 002, Vadodra
(079) 232-22784
aa.gujarat.gov.in



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

SURA/WEST/B/090822/696657

मालिक का नाम एवं पता

OWNERS Name & Address

Sureshkumar Shambhubhai Gondalia an authorized partner of M/s. Triyom Abode
3002, 3rd Floor, World Trade Center, Near Udhna Darwaja, Ring Road, Surat Gujarat 395002

दिनांक/DATE:

04-10-2022

वैधता/ Valid Up to:

03-10-2030

ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र (एनओसी) No Objection Certificate for Height Clearance

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and regular Aircraft Operations.

2). इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।

2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	SURA/WEST/B/090822/696657
आवेदक का नाम / Applicant Name*	Sureshkumar Shambhubhai Gondalia an authorized par
स्थल का पता / Site Address*	T. P. S. No. - 26 (Abhva), F. P. No. - 156, Block No. - 477/1, Moje - Abhva, Taluka - Majura, District - Surat, Abhva, Surat, Gujarat
स्थल के निर्देशांक / Site Coordinates*	21 07 09.92N 72 46 29.20E, 21 07 08.05N 72 46 29.25E, 21 07 10.04N 72 46 33.95E, 21 07 08.17N 72 46 34.01E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	8.66 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level (AMSL)	53.90 M (Restricted)

* जैसा आवेदक द्वारा उपलब्ध कराया गया / As provided by applicant*

3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है:-

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

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमन्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की यथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है। यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा कानूनी कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफ्ट नियम 1994 (भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की जायगी।

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is

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

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established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994",

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलग्नक में दिखाया गया है। आवेदक / मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।

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

घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी। अर्थात्, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई।

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934, के सैक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफ्ट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है।

e. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including, "The Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

छ) कोई भी रेडियो/ टीवी एन्टीना, लाइटनिंग अरेस्टर, सीढ़िया, मुम्टी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए।

f. No radio/TV Antenna, lightening arresters, staircase, Mumty, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in para 2.

ज) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धुएं का खतरा पैदा नहीं करता है, ही मान्य है।

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

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार रिवेलीडेशन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए।

h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटो का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक ग्राउन्ड लाइटों के साथ भ्रम उत्पन्न हो। विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी।

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

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- ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरुद्ध कोई शिकायत/ दावा नहीं किया जाएगा।
- j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.
- ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमानन आवश्यकताएं श्रृंखला 'बी' पार्ट I सेक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएगी।
- k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in
- ढ) भवन के नक्शे के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊँचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता।
- l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is only to ensure safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.
- प) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Surat विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रों और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग- I), अनुसूची- IV (भाग -2; केवल RCS हवाई अड्डे) और अनुसूची- VII में सूचीबद्ध हैं, के लिए जारी किया गया है।
- m. This NOC ID has been assessed with respect to the Surat Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule - III, Schedule - IV(Part-I), Schedule- IV (Part-2; RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR770(E)
- त) यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसा कि जीएसआर 751 (ई) की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापत्ति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के नियम 13 के अनुसार, आवेदकों को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची- IV (भाग -2; आरसीएस हवाई अड्डों के अलावा) के रूप में सूचीबद्ध बिना लाइसेंस वाले विमान क्षेत्र के अधिकार क्षेत्र में आता है, तो संबंधित राज्य सरकार से भी अनापत्ति प्रमाणपत्र लेने की आवश्यकता है।
- n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule - V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2; other than RCS airports) of GSR 751 E amended by GSR770(E)
- थ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा।
- o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.
- द) स्थल की ऊँचाई और/या संरचना की ऊँचाई के किसी भी विवाद में अनुमन्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगी।
- p. In case of any dispute with respect to site elevation and/or AGL height, Permissible Top Elevation in AMSL shall prevail.

हवाईअड्डा निदेशक सरदार वल्लभ भाई पटेल अंतर्राष्ट्रीय हवाई अड्डा अहमदाबाद - 380 003 दूरभाष संख्या : 91-79-2286 9211
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क्षेत्र का नाम / Region Name: पश्चिम/WEST

पदनामित अधिकारी/Designated Officer	 Digitally signed by MANEESH KUMAR Reason: Joint GM(ATM)-DoAS, Signed on behalf of DO NOCC Location: AAI, SVPI Airport, Ahmedabad-380003 Date: 2022-10-06 12:14+05:30
नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	
द्वारा तैयार Prepared by	
द्वारा जांचा गया Verified by	

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ANNEXURE/अनुलग्नक

Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

Airport Name/विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर मे)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Surat	3440.04	85.53
NOCID	SURA/WEST/B/090822/696657	

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


PARTNER



SURA/WEST/B/090822/696657

A map of the Hajira area. A road labeled "Hajira Road" runs diagonally from the top right towards the center. Four black dots are marked in a 2x2 grid in the center of the map, representing the locations of the four houses. A white line runs vertically on the right side of the map, and a white line runs horizontally at the bottom left.

[illegible]

100

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.181 km

1.3600

Source: U.S. Census Bureau, Statistical Abstract, and the U.S. State Department.

12

380 003 दूरभाष संख्या : 91-79-2286 9211
(Gujarat), Telephone - 91-79-2286 9211



No. SEIAA/GUJ/EC/8(a)/ 170 /2023

Date 7 FEB 2023

BY R.P.A.D
Time Limit

Sub: **Environment Clearance for the Building and Construction Project "Triyom Abode" at R.S No: 450, O.P. No: 156, F.P. No: 156, T.P.S. 26, Abhva, Surat proposed by Mr. Shambhubhai A. Gondalia. Construction project in Category 8 (a) of Schedule annexed with EIA Notification dated 14/09/2006.**

Ref: Your Proposal No. SIA/GJ/INFRA2/406329/2022.

Dear Sir,

This has reference to your application along with Form-I, Form-1 A dated 24/11/2022, seeking Environmental Clearance under Environment Impact Assessment Notification, 2006. The project was scheduled for hearing in the SEAC meeting held on 20/12/2022.

The proposal is for Environmental Clearance for the **Building and Construction Project "Triyom Abode" at R.S No: 450, O.P. No: 156, F.P. No: 156, T.P.S. 26, Abhva, Surat proposed by Mr. Shambhubhai A Gondalia.** This is a proposed building construction project having plot area of 7,892.00 m² and the proposed FSI area of the project is 31,567.93 m² with proposed built up area of 56,057.20 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 04 numbers of buildings. No. of Blocks: 10. Scope of buildings/blocks are: Basement+ Ground Floor / HP + 13 Floor and No. & size of Residential Units are: 234 (3BHK).

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 17/01/2023 to grant Environmental Clearance to the SEIAA, Gujarat based on the decision taken during SEAC meeting held on 20/12/2022. The proposal was considered by SEIAA, Gujarat in its meeting held on 04/02/2023 at Gandhinagar. After careful consideration, the SEIAA hereby accords Environmental Clearance to above project under the provisions of EIA Notification dated 14th September, 2006 subject to the compliance of the following conditions.

A. PROJECT SPECIFIC CONDITIONS:

1. Necessary permission for drawing of water from SMC shall be obtained.
2. Sewage shall be treated in proposed STP of capacity of 200 KL/ day.
3. No ground water should be tapped during the operational stage.
4. PP shall provide recycling facilities of 73.24 KL/Day treated domestic wastewater with necessary storage tanks and pipeline infrastructure and adequate sprinklers. The details in this regard shall be submitted within 10 days time period.
5. Unit shall provide total Car parking area of 14798.18 sq mtr (470 Cars).
6. Details about fire and life safety measures like foot protection, head protection, noise protection, eye protection, ladders and stairs, scaffold, trenching and excavation, electrical safety, crane etc. shall be given to this office within 10 days time period.
7. Details of occupational health and safety under EMP is not covered, which may be submitted.
8. Necessary permission for discharging of treated domestic wastewater in SMC drainage has to be obtained.
9. PP shall sponsor tree plantation of community / institution land with proper maintenance and provisions of fencing and watering in consultation with Deputy Conservator of Forest, Surat before completion of the project as per the clarification given in para 3 of OM of MoEF&CC, GOI dated 25.02.2021. The expenditure of above supporting activities will be within the total outlay of CER committed by PP.



FOR TRIYOM ABODE
PARTNER

A.1 CONSTRUCTION PHASE:

A.1.1 WATER:

10. Fresh water requirement during the construction phase shall not exceed 17.5 KLD and it shall be met through Tanker. No ground water shall be tapped during the construction phase.
11. Sewage generated during the construction phase shall be disposed off through Soak Pit.
12. Explore possibilities of provision of mobile toilets in construction phase.

A.1.2 HEALTH & SAFETY:

13. 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.
14. 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.
15. 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

16. Total water requirement during the operation phase shall not exceed 230.35 KLD, out of which fresh water requirement of 157.11 KLD shall be met through SMC and the remaining 73.24 KLD 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.
17. Sewage generation during operation phase shall not exceed 181.44 KLD which shall be treated in the proposed onsite Sewage Treatment Plant.
18. The unit shall install and efficiently operate STP of adequate capacity for treating the sewage to be generated during operation phase to achieve the CPCB norms at the STP outlet. Treated sewage conforming to CPCB norms shall be utilized within premises for gardening & flushing purpose at the maximum extent possible. Only remaining quantity of treated sewage shall be disposed off through drainage line of SMC.
19. 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.
20. Dual plumbing system with separate tanks and lines shall be provided for utilization of treated sewage for flushing.
21. No bore well shall be constructed and existing bore well/s, if any, shall be either sealed or converted into the recharge well.
22. 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:

23. A D. G. set (125 KVA) proposed as backup power shall be of enclosed type and confirm to prescribe standards under EPA rules. Necessary acoustic enclosures shall be provided at diesel generator set to mitigate the impact of noise.
24. The exhaust of the D. G. Set shall be at least 3 m above roof top.
25. 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:

26. 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:

27. 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.
28. Fire fighting facilities like Fire extinguishers, hose reel, wet riser, manually operated electric fire alarm system, automatic sprinkler system in basement and HP, underground static water storage tank-300 KL capacity, terrace tank -200 KL capacity (total capacity), pump near underground static water storage tank (fire pump) with minimum Pressure of 7 bar at terrace level -One Electric and one diesel pump etc. shall be provided. A lightning arrester will be installed and properly earthed.

FOR TRIYOM ABODE
PARTNER

29. Staircase shall be provided:

Type & no. of buildings	No. of floors	Area for each Floor (m ²) in each blocks	No. of staircase in each blocks	Width of the staircase (m)	No. of Lifts in each block	Travel distance (m)
A, J	G/HP+13	264.05	1	2.01	2	21
B, I	G/HP+13	335.15	1	2.01	2	24
C, H	G/HP+13	335.15	1	2.01	2	24
D, G	G/HP+13	191.28	1	2.01	2	18
E, F	G/HP+13	273.07	1	2.01	2	22

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

30. Provision for adequate air changes per hour in the basement shall be made so as to avoid build-up of CO in the area.
31. Car park exhaust system equipped with CO (Carbon Monoxide) sensor shall be provided to ensure operation of exhaust fans as CO concentration levels.
32. 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.
33. Sanitation facilities, drinking water & tap water, sewage disposal facility, first aid box, free medicines, doctor service, adequate PPEs etc. shall be provided for workers.

A2.5 PARKING / TRAFFIC CONGESTION:

34. Minimum parking space of 14798.18 m² (470 CPS) [13025.84 m² in Basement + 1772.34 m² in Hollow Plinth] shall be provided as proposed.

A 2.6 ENERGY CONSERVATION:

35. Energy conservation measures viz. maximum use of natural lighting through architectural design, energy efficient motors & pumps, water efficient taps, solar lights in open & solar street light, 100 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:

36. Green belt area of 789.43 m² comprising of 425 m² tree covered area with 198 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:

37. Mitigation of flood measures shall be undertaken. Height of the plinth and ramps will be increased so that flood water does not enter basement.
38. Project proponent shall explore possibilities to reuse the treated waste water for gardening and floor washing.
39. Roads leading to or at construction site must be paved and blacktopped (i.e. - metallic roads).
40. No excavation of soil shall be carried out without adequate dust mitigation measures in place.
41. Grinding and cutting of building materials in open area shall be prohibited.
42. Construction material and waste should be stored only within earmarked area and road side storage of construction material and waste shall be prohibited.
43. Construction and demolition waste processing and disposal site shall be identified and required dust mitigation measures be notified at the site.
44. Dust mitigation measure shall be displayed prominently at the construction site for easy public viewing.
45. 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.
46. Prior permission from the competent authority shall be obtained for cutting of the existing trees before site preparation work is commenced.
47. Water demand during construction shall be reduced by use of curing agents, super plasticizers and other best construction practices.
48. 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.
49. Regular water sprinkling shall be done in vulnerable areas for controlling fugitive emission.
50. No uncovered vehicles carrying construction material and waste shall be permitted.

FOR TRIYOM ABODE
PARTNER

51. 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.
52. Structural design of the project shall strictly adhere to the seismic zone norms for earthquake resistant structures.
53. The planning, designs and construction of all buildings shall be such as to ensure safety from fire.
54. The project proponent shall ensure maximum employment to the local people.
55. All required sanitary and hygienic measures shall be provided before starting the construction activities and to be maintained throughout the construction phase.
56. 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.
57. 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.
58. First Aid Box shall be made readily available in adequate quantity at all the times.
59. Training shall be given to all workers on construction safety aspects.
60. 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.
61. 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.
62. 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
63. 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.
64. 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.
65. Safe disposal of wastewater and municipal solid wastes generated during the construction phase shall be ensured.
66. All topsoil excavated during construction activity shall be used in horticultural / landscape development within the project site.
67. 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.
68. 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.
69. 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.
70. Provisions of Construction & Demolition Waste Management Rules-2016 shall be strictly adhered to.
71. 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.
72. 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.
73. 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.
74. 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:

75. PP shall take all require mitigation measures so as to comply with the ambient noise levels standards of the residential area during day and night time as per Noise Pollution (Control and Regulation) Rules, 2000.

76. PP shall take all require dust mitigation measures so as to comply with the National Ambient Air Quality standards 2009 and shall provide adequate budget for the same.
77. The project proponent shall prepare, display at prominent place in the construction site and implement the fire and safety SOPs for fall protection, ladders and staircase, scaffolds, trenching and excavation, electrical safety, crane operations, occupational noise mitigation procedure, welding and cutting including provision of PPE kits etc.
78. Project proponent or the maintenance society to whom the project has been handed over shall ensure allocation of parking to each and every member of the society as per the rules as soon as possible not later than 3 months and display the same in the society notice board and inform the local authorities like Municipal Corporation, UDA, RERA/ SEIAA and ensure proper parking without fail.
79. Proponent shall maintain traffic system within the premises to avoid congestion and unsafe parking in the premises, particularly safety parameters including fire, safety, installation of fire equipment's, house pipes etc. with due care to regular maintenance check-up and hold mock drills from time-to-time. Any damage to the greenbelt area must be avoided unless approved by the competent authority.
80. The PP shall also ensure notarized undertaking from the maintenance society at the time of hand over to comply with all the conditions of EC scrupulously failing which the EC will be liable to be withdrawn.
81. Provision of fire lift may be provided, additional lift may be provided in high rise building for safety.
82. Regular maintenance of leakages of water and waste water shall be carried out.
83. When the property is handed over to society, the proponent should ensure by notarized undertaking to abide by all the conditions of EC and copy of the such transfer letter with notarized undertaking shall send to GPCB / SEAC & SEIAA.
84. The project proponent shall provide water pumping arrangement and especially when the discharge in to municipal drainage, for annual inspection and cleaning to avoid inundation and surface water pollution and health hazard.
85. The proponent shall ensure that the occupants of the society are allotted parking space as approved in EC order and put-it on display the allotment of parking to the occupants in the society maintenance of it.
86. On the project proponent shall ensure the distance criteria is properly followed while undertaking construction in consistence with the existing directions of local self government bodies.
87. The orders shall mention the limit of floors given in the proposal. Any deviation from that could attract withdrawal of the EC as a violation case.
88. If there is Basement parking in proposed in the project then they should always maintain clean, free from hanging electric wires and provide adequate light.
89. Separate Entries and Exits shall be provided to the project on the approach road.
90. Separate Entry and Exit to the basement shall be provided.
91. Explore possibilities of provision of Electric vehicle charging points in the parking area.
92. Project Proponent shall provide adequate fund for Environment Monitoring and Staff training in the Environment Management Plan.
93. In Municipal Corporation before approval of plan layout it shall be ensure that the project proponent has projected the space for tree plantation with tree guard in a space between municipal road & their premises.
94. The project proponent shall take written undertaking from the society association to maintain compliance of conditions pertaining to tree plantation, maintaining hygienic condition in and around the premises for building construction projects.
95. Notwithstanding the provision of EMP/CER, the proponent shall incur full expenditure as may be required at the time of execution of the project.
96. The project proponent shall take written undertaking from the Society Association to ensure compliance of environment conditions when it is handed over to them.
97. Project proponent shall ensure fire safety and safe lift installation by getting the due certification from competent authority.
98. Project proponent shall take proper maintenance of electrification with respect to human safety.
99. Project Proponent shall prominently display the copy of Environment Clearance at site.
100. Tree Plantation prescribed in the EC shall be maintained by the Society Association.
101. Proponent as well as successor society shall maintain hygienic conditions and cleanliness in and around the project site all the time.
102. Project proponent shall ensure fire safety by getting the due certification from competent authority.



FOR TRIYOM ABODE

 PARTNER

103. The design of building has to be earthquake resistant & duly certified by competent structural engineer of competent authority.
104. The project proponent shall explore the possibilities & adopt mitigation measures to minimize the impact of project with reference to Urban Heat Island (UHI) Phenomena.
105. The project proponent shall allocate funds as may be required for the compliance of Environment Management plan & CER activity proposed at the time of execution of the project.
106. Project proponent shall adopt the 3R concept of Reduce, Reuse and Recycle and while handing over the project to Maintenance Society shall ensure the compliances as required.
107. 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.
108. 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.
109. Used oil shall be sold only to the registered recycler.
110. Provisions of Solid Waste Management Rules-2016 shall be strictly adhered to.
111. 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.
112. 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.
113. Dedicated power back up system shall be provided in the case of power failure & emergency of fire water pumps.
114. First Aid Box shall be made readily available in adequate quantity at all the times.
115. Main entry and exit shall be separate and clearly marked in the facility
116. 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.
117. Sufficient peripheral open passage shall be kept in the margin area for free movement of fire tender/ emergency vehicle around the premises.
118. The overall noise level in and around the project area shall be kept well within the prescribed standards by providing noise control measures including acoustic insulation, hoods, silencers, enclosures vibrations dampers etc. on all sources of noise generation including D.G. Sets. The ambient noise levels shall conform to the standards prescribed under the Environment (Protection) Act and Rules.
119. The area earmarked for the parking shall be used for parking only. No other activity shall be permitted in this area.
120. 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.
121. The project proponent shall install energy efficient devices, appliances, motors, and pumps conforming to the Bureau of Energy Efficiency norms.
122. The transformers and motors shall have minimum efficiency of 85%.
123. Only variable frequency motor drives shall be used in project.
124. 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.
125. Use of glass shall be minimal to reduce the heat island effect as well as to reduce the electricity consumption.
126. The area earmarked as green area shall be used only for plantation and shall not be altered for any other purpose.
127. Drip irrigation/low volume, low angle sprinkler system shall be used for the lawns and other green area including tree plantation.
128. 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.
129. 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.

130. 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.
131. 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.
132. The project management shall also comply with all the environment protection measures, risk mitigation measures and safeguards proposed by them.
133. 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.
134. 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.
135. 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.
136. 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.
137. 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.
138. 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.
139. The project proponent shall obtain the requisite permissions / clearance under the provisions of the Indian Forest Act 1927, Forest Conservation Act 1980 and Wildlife (Protection) Act 1972.

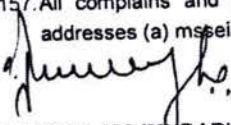
B3. OTHER:

140. The project proponent shall allocate the separate fund as committed before SEAC for activities like Beautification of Abhava Village Pond for infrastructure facilities like deepening of pond, Solar Street lights and maintenance for next Five years and solar street light (30 No) on Magdalla to sachin road and maintenance for next Five years and Solar street light (20 No) on adjoining 24 meter road. Activities proposed under Corporate Environment Responsibility (CER) shall be part of Environment Management Plan (EMP) as per the MoEF&CC's OM no. F. No. 22-65/2017-IA.III dated 30.09.2020. The said activities shall be completed within 3 years from the commencement of the project. The CER shall be monitored and the monitoring report shall be submitted to the regional office of MoEF&CC as a part of half-yearly compliance report and to the District Collector. The monitoring report shall be posted on the website of the project proponent.
141. 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.
142. 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.
143. 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.
144. It shall be mandatory for the project management to uploaded half yearly compliance report on website of Gujarat Real Estate Regulatory Authority, on 1st June and 1st December of each calendar year.
145. The project authorities shall also adhere to the stipulations made by the Gujarat Pollution Control Board.
146. 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.
147. 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 ten years from the date of issue.
148. Submission of any false or misleading information or data which is material to screening or scoping or appraisal or decision on the application makes this environment clearance cancelled.



B4. COMPLIANCE OF ENVIRONMENT CLEARANCE/REPORTING/ADMINISTRATION/APPEAL:

149. Project Proponent shall submit CER plan to respective Collectors, DDO and Municipal Commissioner/Urban Development Authority and implement of CER activities under intimation and guidance of the respective authorities.
150. Project proponent shall inform to all the concerned authorities including Municipal Corporation, district collector, UDA & RERA and shall also give wide publicity through advertisement in minimum two local newspapers within seven days, about the environment clearance order accorded.
151. Project proponent shall appoint a key person in the organization who shall be responsible for compliance of above condition fully on behalf of the proponent. It will not mean that appointing a key person will exempt the project proponent from the responsibility of compliance. Any change in key person shall immediately be informed to SEIAA and all concerned authorities.
152. Designated key person shall submit six monthly compliance report to SEIAA/SEAC, MOEF&CC, GPCB and Nodal Department of the Government.
153. Prior EC is granted is subject to the proponent receiving all statutory permission / clearances / certificates and membership of respective agencies / authorities failing which this provisional EC will stand withdrawn. Proponent shall inform progress from time to time, in six monthly compliance report to MOEF&CC / SEIAA / SEAC / GPCB.
154. The concern authority like Municipal Corporation, district collector, UDA & RERA or any authority or officer authorized by MOEF&CC/SEIAA can inspect the site of the project and all the facilities, for verification of compliances of environment clearance conditions.
155. In case of violation reported upon, the project proponent shall be responsible for all the legal actions as per Environment Protection Act, 1986 including SEIAA may cancel, withdraw or keep in abeyance, the environment clearance accorded.
156. Any person including the project proponent affected by this environment clearance order may file appeal to Honorable National Green Tribunal West Zone branch, Pune, preferably within a period of thirty days from the date of issue of environment clearance as prescribe under section 16 of National Green Tribunal Act 2010.
157. All complains and public grievance or representations may be addressed to SEIAA/SEAC in the email addresses (a) msseiaagj@gmail.com & (b) seacgujarat@gmail.com.


(PRAKASH K. MAJMUJAR)
Member Secretary

Issued to:

Triyom Realty Pvt. Ltd.
3003, World Trade Centre,
Near Udhana Darwaja, Ring Road,
Surat



Copy to:-

1. The Secretary, SEAC, C/O. G.P.C.B. Gandhinagar - 382010.
2. The Additional Chief Secretary, Forests & Environment Department, Govt. of Gujarat, Block 14, 8th floor, Sachivalaya, Gandhinagar-382010.
3. The Chairman, Central Pollution Control Board, Parivesh Bhavan, CBD -cum-Office Complex, East Arjun Nagar, New Delhi-110032
4. Scientist C, Integrated Regional Office, Ministry of Environment and Forests, Aranya Bhavan, Sector-10, Gandhinagar - 382010.
5. Monitoring Cell, Ministry of Environment and Forests, Paryavaran Bhavan, CGO Complex, New Delhi-110003.
6. The Member Secretary, Gujarat Pollution Control Board, Paryavaran Bhavan, Sector-10 A, Gandhinagar-382010
7. The Additional Secretary, Forest and Environment Department, Government of Gujarat, Sachivalaya,.....for information and necessary action as per condition no. 09 of this order.
8. The Deputy Conservator of Forests, Van Bhavan, Shivaji Chowk, Gangeshwar Mahadev Road, Adajan, Surat-395009,.....for information and necessary action as per condition no. 09 of this order.
9. The Municipal Commissioner Surat Municipal Corporation, Municipal shopping centre, Adarshnagar Society, Athwalines, Surat, Gujarat- 395001.....for further necessary action please for compliance of above conditions.
10. Secretary, Gujarat Real Estate Regulatory Authority, 4th Floor, Sahyog Sankul, Sector-11, Gandhinagar-382010.....for information & necessary action please.
11. Select File

FOR TRIYOM ABODE
PARTNER



SURAT MUNICIPAL CORPORATION
FIRE & EMERGENCY SERVICES
HEAD QUARTERS, MUGLISARA,
SURAT - 395003

Ph.: S.M.C. : 0261 - 2423750 TO 56, CONTROL : 2414195 -96, FAX : 2451935, 9724345553

Sub :- N.O.C./OPINION Fire & Emergency Services Dept. for High Rise Residential Building.

Reference :- A letter from T.D.O. Shri bearing No. T.D.O.7318, Dt. 01/03/2023.

PROPOSED SITE :- PROPOSED RESIDENTIAL BUILDING PLAN IN T.P.S. NO. 26 (ABHVA), F.P. NO. 156, O.P. NO. 156, R.S. NO. 450, ABHVA-SURAT.

Submitted,

As per said plan the above building is a High Rise Residential Building. A-B,C-D-E,F-G,H-I-J (Basement-1 + Basement-2 + Ground Floor + 13th Floor) with Height of 42.95 Mtrs.

As per N.B.C. 2016 the aforesaid buildings are to be considered as High Rise Residential Building. Hence this dept. has No Objection if the applicant concerned makes necessary fire fighting arrangement in said building as per N.B.C. norms, Existing CGDCR norms, Gujarat Fire Prevention Life Safety Regulation 2017 and Submitted Drawing. Subject to compliance of following fire safety recommendations by the developer/owner during & after construction.

1. Parking shall not be permitted in courtyards and drive ways of fire appliances.
2. Courtyard shall be kept free from encumbrances & encroachments.
3. No structure of any type shall be permitted in courtyard of the building.
4. There shall not be any trees obstructing fire appliances reach in compulsory open spaces required as per CGDCR.
5. The gradient of the ramp shall not be steeper than 1:07.
6. The access provided to the basement shall be kept unobstructed.
7. Repairing/servicing of cars, use of naked light shall not be permitted in the car parking areas.
8. Dwelling, use of naked light / flame, repairing / maintenance of vehicles shall be strictly prohibited in the parking area.
9. The driveways shall be property marked and maintained unobstructed, proper illuminated signage shall be provided for escape route.
10. Car parking shall be permitted in the designated area only.
11. The fins with RCC, brick work, hallow blocks or any such construction materials shall not be permitted.
12. The driveways shall be properly marked and maintained unobstructed, proper illuminated signage shall be provided for escape route, car lifts, etc. at prominent location.
13. The layout of staircase shall be enclosed type throughout its height and shall be approached at each floor level.
14. Externally located staircases adequately ventilated to outside air.



FOR TRIYOM ABODE
PARTNER
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15. Permanent vent at the top equal to 5 % of the cross sectional area of the stair case shall be provided.
16. Structural steel members connected to staircase shall be protected with fire retardant coatings.
17. No combustibles shall be kept or stored in staircase / passages.
18. The staircase should not be encroached by shoe-rack, decorative items, earthen pots etc.
19. Walls enclosing lift shaft shall have a fire resistance of not less than two hours.
20. Shaft shall have permanent vent of not less than 0.2 sq. meters in clear area immediately under the machine room.
21. Landing door and lift car door of the lifts shall be of steel shuttered with fire resistance of one hour. No collapsible shutter shall be permitted.
22. The Fire lift shall have a floor area of not less than 1.4 sq. meters it shall have loading capacity of not less than 545 kgs (8 persons lift) with automatic closing doors of minimum 0.8 m. width.
23. The electric supply of fire lift shall be on a separate service from electric supply mains in a building and the cables run in a route safe from fire i.e. within the lift shaft. Light & fans in the elevators having wooden paneling or sheet steel constriction shall be operated on 24 volt supply.
24. Fire lift should be provided with a ceiling hatch for use in case for emergency. So that when the car gets stuck up, it shall be easily openable.
25. In case of failure normal electric supply, it shall automatically changeover to alternate supply. For apartment houses, this changeover of supply could be done through manually operated changeover switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level and comes to stand-still with door open.
26. The operation of fire lift should be by a simple toggle or two button switch situated in glass-fronted box adjacent to the lift at the entrance level. When the switch is on, landing call point will become inoperative and the lift will be on car control only or on a priority control devices. When the switch is off, the lift will return to normal working. This lift can be used by the occupants in normal times.
27. The words 'fire lift' shall be conspicuously displayed in fluorescent paints on the lift landing doors at each floor level.
28. The speed of the fire lift shall be such that it can reach the top floor from ground level within one minute. Fire lift shall be constructed as per prevailing standard.
29. Corridor / lift lobby at each floor level shall be naturally ventilated as shown in plan for the upper floors.
30. The common corridor / lift lobby at each floor level shall be kept free from obstruction at all times.
31. Self-glowing / fluorescent exit signs in green colour shall be provided showing the means of escape at each floor of building. Portable lights / insta lights shall be provided at strategic location in the staircase and lift lobby.
32. The staircase and corridor lighting shall be on separate circuits and shall be independently connected so that they could be operated by one switch installation on the ground floor easily accessible to fire fighting staff at any time irrespective of the position of the individual control of the light points, if any.
33. Staircase and corridor lighting shall also be connected to alternate supply.
34. Double throw switches shall be installed to ensure that lighting in the staircase and the corridor do not get connected to two sources of supply simultaneously. A double throw switch shall be installed in the service room to terminate the stand-by-supply.
35. Emergency lights shall be provided in the staircase / corridors.
36. Electric cable shaft shall be exclusively used for electric cables and should not be open

in staircase enclosure.

37. Electric shaft shall be sealed at each floor level with non-combustible material such as vermiculite concrete. No storage shall be permitted in electric cabin or shaft.
38. Inspection door for the shaft shall have two hours fire resistance.
39. Electric wiring / cable shall be of non-toxic, non-flammable, low smoke hazard having copper core fire resistance for the entire building with provision of ELCB/MCB.
40. Electric meter room shall be adequately ventilated, accessible & shall not be under staircase, basement, lift-lobby.
41. Electric wiring shall be having copper core having the fire resistance and low smoke hazard cables for the entire building with provision of ELCB/MCB.
42. Low and medium voltage wiring running in shaft and in false ceiling should run in separate conduits.
43. Water mains, telephone lines, intercom lines, gas pipes or any other services should not be laid in the duct for electric cable; use of bus bar/solid rising mains instead of cables is preferred.
44. Separate circuits for fire fighting pumps, lifts, staircase and corridor lighting and blowers for pressurizing system shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes so that fuse in one circuit will not affect the others. Such circuits shall be protected at origin by an automatic circuit breaker with its no-volt coil removed.
45. Master switches controlling essential services shall be clearly labeled & provide in the lobby for emergency operation.
46. False ceiling if provided in the building shall be of non-combustible material. Similarly, the suspenders of the false ceiling shall be of non-combustible materials.
47. Materials For Interior Decoration / Furnishing :
The use of materials which are combustible in nature and may spread toxic fumes/gases should not be used for interior decoration/furnishing, etc.
48. (A) Basement shall be ventilated naturally/mechanically. If naturally ventilated vents with cross sectional area (Aggregate) not less than 2.5 percent of the floor area spread evenly around the perimeter of the basement shall be provided.
(B) The basement shall be used for designated purpose only as shown in the plan.
49. The staircase of the basement shall be of enclosed type and entry to basement areas shall be through two hours higher resistance self closing door provided in the enclosed wall of the staircase and through smoke check/cut off lobby.
50. Suitable signage's shall be provided in the basement showing exit direction way to exit etc.
51. Exhaust duct, mechanical ventilation duct should not pass through exit or entry.
52. The basement beyond building line shall be paved; suitably to bear the load of fire engines weighing up to 40 m. tones each with point load of 10 kgs. /sq. cms.
53. Fire drill / evacuation drill :
Fire drill and evacuation drill shall be conducted regularly in accordance with fire safety plan of building at least once in a three month in consultation with Surat Fire Brigade and log of the same shall be maintained.
54. Signage's :
Self-glowing/fluorescent exit signs in green color shall be provided showing the means of escape of the building.
55. Fire Escape Chute : **NOT APPLICABLE.**
56. Refuge area : External balcony/deck in Bldg. A-B,C-D-E,F-G,H-I-J is considered as a Refuge Area. Therefore any alteration in future shall not be allowed.



FOR TRIYOM ABODE
PARTNER

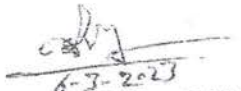
57. The entry/exit shall be kept free for any obstruction.
58. Astro turf etc. shall not be permitted in the courtyard and in the drive way.
59. A certificate to the effect that the fire resistance protection has been provided as above shall be furnished from the Structural Engineer/Architect at the time of applying for occupation of the building.
60. All gaps between floor-slabs and to facade assembly shall be sealed at all levels by approved fire resistant Seal and material of 02 hrs fire rating.
61. Sprinkler system for glass facade providing full coverage to the glass.
62. Addressable Fire Alarm & Detection System as per NBC-2016 (Table-7).
63. Openable panels shall be provided on each floor and shall be spaced not more than 10 mt apart measured along the external wall from centre to centre of the access opening.
64. This NOC is issued from fire risk point of view only.
65. Trained man power shall be available for the fire fighting and lift rescue in the building premises round the clock.
66. Any deviation w.r.t. construction shall be verified by the concerned building sanctioning authority.
67. The certificate may not be treated in any case for regularisation for unauthorised construction if any.
68. Form 16 from FPCOR to be submitted at the time of Fire Inspection of building.
69. The opinion is given on the basis of submitting drawings / documents only.
70. Facade & Elevation Design & Drawing shall have to be approved by Registered Facade Consultant.
71. Any other instructions given by the fire department from time to time about fire safety of the Building premises to be followed norms.
72. Fire officer can check the arrangements of Fire safety at any time, this certificate will be withdrawn without any notice if any deficiency is found.
73. Occupants / Owner should apply for renewal of fire safety certificate 01 Month prior expiry of this certificate.
74. Trained officers / security guards :
The trained security / fire supervisor along with trained staff having basic knowledge of firefighting & fix firefighting installation shall be provided / posted in the building.
They will be responsible for the following;
 - (a) Maintenance of all the first aid firefighting equipment, fixed installations & other firefighting equipment / appliance in good working condition at all times.
 - (b) Imparting training to the occupants of the building in the use of firefighting equipment provided on the premises & keep them informed about fire & other emergency evacuation procedures.
 - (c) To liaise with the city fire brigade on regular & continual basis.
 - (d) The mock drill with the designated fire marshal for any operation of disaster management plan shall be out regularly after occupation as per National Building Code.
75. The fire department of SMC will not responsible for any loss of life and property due to Fire / Emergency incident.
76. Fully Covered Paramount Grills shall not be allowed in Balconies.
77. One set of pumps shall be provided for each 100 hydrants or part thereof, with a maximum of two sets. In case of more than one pump set installation, both pump sets shall be interconnected as their delivery headers.

Note : (1). Front, rear & side margin & width of staircase to be checked by your department.
(2). Please note that the change of designated/intended/defined occupancy of the building

FOR TRIYOM ABOVE
PARTNER

mentioned in the Pre Approval is not permitted as it will change the group or subdivision in the same group and building/facility has to comply the requirement of the code for relevant group/occupancy as per NBC-2016. Refer clause 3.1.12, 31.13 and 3.1.13.

T.D.O. Shri,
For information & further process please.


6-3-2023
I/C Dy Chief Fire Officer

FES/ OUTWARD/NOC 986
DT. 07-03-2023




I/C CHIEF FIRE OFFICER
Surat Municipal Corporation

FOR TRIYOM ABODE

PARTNER