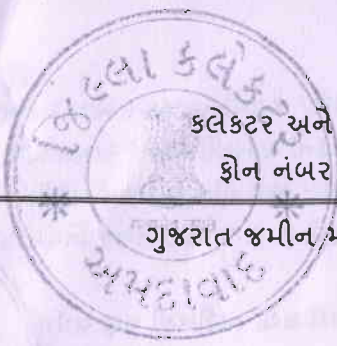




કલેક્ટર અને જિલ્લા મેજિસ્ટ્રેટની કચેરી, અમદાવાદ

કલેક્ટર અને જિલ્લા મેજિસ્ટ્રેટની કચેરી, સુભાષબિજ સર્કલ પાસે, અમદાવાદ - ૩૮૦૦૨૭

ફોન નંબર : ૦૭૯-૨૭૫૬૧૯૭૦

ઇ-મેઇલ : collector-ahd@gujarat.gov.in

ગુજરાત જમીન મહેસૂલ અધિનિયમ-૧૮૭૯ ની કલમ-૬૫ હેઠળ [બિનખેતી - બહુહેતુક ઉપયોગ]

હુકમ નં. ૩૫૫૦/૦૭/૧૭/૦૪૫/૨૦૨૧

તા. ૨૦/૧૨/૨૦૨૧

વંચાણે લીધા :-

- (૧) અરજદારશ્રી કિરણભાઈ પરસોત્તમભાઈ પટેલ રહે. ૨૩૭ મુખીની ખડકી, પટેલ વાસ, ત્રાગડ, અમદાવાદ-૩૮૨૪૭૦ ની તા.૧૭/૧૧/૨૦૨૧ ની ઓનલાઇન અરજી (નં.૩૦૭૧૭૨૦૨૧૦૭૭૫૪) તથા સોગંદનામું
- (૨) મુંબઈ જમીન મહેસૂલ કાયદો ૧૮૭૯ ની કલમ - ૪૮, ૬૫, ૬૬ તથા ૬૭
- (૩) ગુજરાત જમીન મહેસૂલ નિયમો, ૧૯૭૨ ના નિયમ ૮૧, ૧૦૦, ૧૦૧, ૧૦૨
- (૪) સરકારશ્રીના મહેસૂલ વિભાગનાં ઠરાવ નં. બખપ/૧૦૦૬/૪૨૫/ક તા.૦૧/૦૭/૨૦૦૮
- (૫) સરકારશ્રીના મહેસૂલ વિભાગનાં પરિપત્ર ક્રમાંક: બખપ/૧૦૨૦૧૮/૩૨૭/ક તા.૦૮/૦૫/૨૦૧૮
- (૬) સરકારશ્રીના મહેસૂલ વિભાગના ઠરાવ ક્રમાંક: એસ/ટીપી/૧૨૨૦૮/૭૬૯/૧૧/હ.૧ તા.૩૧/૦૩/૨૦૧૧
- (૭) સરકારશ્રીના મહેસૂલ વિભાગનાં ઠરાવ ક્રમાંક: બખપ/૧૦૨૦૧૮/૪૨૫/ક તા.૦૮/૦૧/૨૦૧૯
- (૮) સરકારશ્રીના મહેસૂલ વિભાગનાં પરિપત્ર ક્રમાંક: બખપ/૧૦૨૦૧૮/૪૨૫/ક તા.૧૨/૦૨/૨૦૧૯
- (૯) IRCMS પોર્ટલ પરની કેસ વિગત

હુકમ :-

વંચાણે લીધેલ કમ (૧) ની અરજી તથા સોગંદનામા થી અરજદારશ્રી કિરણભાઈ પરસોત્તમભાઈ પટેલ એ મોજે ત્રાગડ તા. ઘાટલોડીયા જિ. અમદાવાદ ના સરવે/બ્લોક નં. ૨૫૩/૧ ના ક્ષેત્રફળ ૭,૨૮૪.૦૦ ચો.મી. પૈકી ક્ષેત્રફળ ૪,૧૮૯.૦૦ ચો.મી ની જમીન અંગે ગુજરાત જમીન મહેસૂલ અધિનિયમ-૧૮૭૯ ની કલમ-૬૫ હેઠળ બિનખેતીના હેતુ માટે પરવાનગી આપવા વિનંતી કરેલ છે.

૨. સવાલવાળી જમીનના ગામ નમૂના નં. ૭/૧૨ માં કબજેદારોની વિગત નીચે મુજબ છે.

સરવે/બ્લોક નંબરટી.પી. નંબરએફ.પી. નંબર	માંગણીનું ક્ષેત્રફળ (ચો.મી.)	કબજેદારોના નામ (ખાતા નં. ૫૩૭)	જમીનનો સત્તાપ્રકાર (૭/૧૨ મુજબ)
સરવે/બ્લોક નં. : ૨૫૩/૧ ટી.પી. નં. : ૭૨ એફ.પી. નં.: ૫૪	૪,૧૮૯.૦૦	કિરણભાઈ પરસોત્તમભાઈ પટેલ નિતીનભાઈ પરસોત્તમભાઈ પટેલ	જુની શરત (જુ.શ)

૩. વસુલ કરવામાં આવેલ કરવેરાની વિગત નીચે મુજબ છે.

બેંકમાં ચલન ભર્યા તા.૨૦/૧૨/૨૦૨૧ નં.૫૭૦૦૦૦૧૩૫૫૧૦૦૩૫૧૧૨૨૧૬૫૩૭

કરની વિગત	સદર	માંગણીનું ક્ષેત્રફળ (ચો.મી.)	દર રૂ. પ્રતિ ચો.મી.	કુલ રકમ રૂ.
રૂપાંતર કર	૫૬૭-૦૦૩૫-૦૦-૮૦૦-૦૧	૪,૧૮૯.૦૦	૪૦.૦૦	૧,૬૭,૫૬૦.૦૦
વિશેષ ધારો	૫૭૦-૦૦૩૫-૦૦-૧૦૧-૦૧	૪,૧૮૯.૦૦	૦.૬૫	૨,૭૨૩.૦૦
લોકલ ફંડ	૫૭૪-૦૦૨૭-૦૦-૧૦૩-૦૧	૪,૧૮૯.૦૦	૦.૩૩	૧,૩૮૨.૦૦
શિક્ષણ ઉપકર	૫૭૫-૦૦૪૫-૦૦-૧૦૮-૦૧	૪,૧૮૯.૦૦	૦.૪૭	૨,૦૫૩.૦૦
માપણી ફી	૫૭૭-૦૦૨૭-૦૦-૧૦૬-૦૧	૪,૧૮૯.૦૦	---	૧,૮૦૦.૦૦
કુલ રૂ.				૧,૭૫,૫૧૮.૦૦

૪. ઉપર્યુક્ત તમામ હકીકતો ધ્યાને લઈ મોજે ત્રાગડ તા. ઘાટલોડીયા જિ. અમદાવાદ ના સરવે/બ્લોક નં. ૨૫૩/૧ ના ક્ષેત્રફળ ૭,૨૮૪.૦૦ ચો.મી. પૈકી ક્ષેત્રફળ ૪,૧૮૯.૦૦ ચો.મી ની જમીનને નીચે જણાવેલ શરતોને આધિન ગુજરાત જમીન મહેસૂલ અધિનિયમ-૧૮૭૯ ની કલમ-૬૫ હેઠળ બિનખેતી હેતુ (બહુહેતુક ઉપયોગ) માટે પરવાનગી આપવા આથી હુકમ કરવામાં આવે છે.

શરતો :-

(૧) આ હુકમ મળ્યેથી બે માસમાં "એમ" નમૂનામાં સનદ પ્રાપ્ત થશે.

- (૨) જિલ્લા ઇન્સ્પેક્ટરશ્રી, જમીન રેકૉર્ડની કચેરીમાં માપણી ફી જમા કરાવેલ છે. જેથી માપણી કરી/ કરાવી આ હુકમ આધારે તેમજ મંજૂર થયેલ પ્લાન મુજબ દુરસ્તી પત્રક તૈયાર કરવાનું/ કરાવવાનું રહેશે અને દુરસ્તી પત્રકનો મહેસૂલી દફતરે અમલ થયા બાદ જ પ્રશ્નવાળી બિનખેતીની જમીન/ પ્લોટનું રજી. દસ્તાવેજથી થયેલ વેચાણ વ્યવહારના અમલ માટે નોંધ પાડવાની રહેશે.
- (૩) અરજદારે પ્રતિ વર્ષે ખેતી સિવાયનો ધારો (વિશેષધારો) દર પ્રતિ ચો.મી. ના રૂ. ૦.૬૫ પ્રમાણે રૂ. ૨,૭૨૩.૦૦ તેમજ નિયમ પ્રમાણે લોકલ ફંડ તથા શિક્ષણ સેસ ભરવો પડશે જે અંગેનો દર વખતોવખત ફેરફારને પાત્ર રહેશે.
- (૪) અમદાવાદ મહાનગરપાલિકા એ મંજૂર કરેલા પ્લાન મુજબ બાંધકામ કરવાનું રહેશે અને હુકમ થયા તારીખથી ત્રણ વર્ષમાં બાંધકામ પૂર્ણ કરવાનું રહેશે.
- (૫) સરકારશ્રીના મહેસૂલ વિભાગના ઠરાવ નં.બખપ/૧૦૯૩/૧૦૫૨/ક તા.૧૩/૦૮/૧૯૯૩ માં ઠરાવ્યા મુજબ સહીયારા/ કોમન પ્લોટ અને રસ્તાની જમીન સોસાયટીની માલિકીની અથવા સર્વે પ્લોટ હોલ્ડરની સહીયારી માલિકીની ગણાશે તે ઉપર મૂળ માલિકનો કોઈ હક્ક રહેશે નહિ.
- (૬) સરકારશ્રીના મહેસૂલ વિભાગના તા.૦૭/૦૮/૧૯૯૧ ના પરિપત્ર નં.બખપ-૧૦૯૧/૧૭૫૬/ક ની જોગવાઈ મુજબ બિન અધિકૃત બાંધકામ બાબતે બાંધકામ નિયંત્રણ કરતી સંબંધિત મહાનગરપાલિકા/ શહેરી વિસ્તાર સત્તા મંડળએ ધોરણસરનાં પગલાં લેવાના રહેશે.
- (૭) સદર જમીનમાંથી પેટ્રોલીયમ/ પાણીની કે અન્ય કોઈપણ પ્રકારની પાઇપલાઇન પસાર થતી હશે તો તે સંદર્ભે વિકાસ પરવાનગી આપનાર ઓથોરિટીએ સંબંધિતો ના-વાંધા પ્રમાણપત્ર મેળવી વિકાસ પરવાનગી આપવાની રહેશે.
- (૮) સરકારશ્રીના મહેસૂલ વિભાગના તા.૧૨/૦૨/૨૦૧૯ ના પરિપત્ર નં.બખપ/૧૦૨૦૧૮/૪૨૫/ક મુજબની નીચેની શરતોનું પાલન કરવાનું રહેશે.
૧. જો અગાઉ ચોક્કસ હેતુ માટે પ્રિમિયમ ભરપાઇ થયેલ હોય અને અન્ય હેતુ માટે વિકાસ પરવાનગી માંગેલ હોય/ નકશા મંજૂર કરવાના થતા હોય તો વિકાસ પરવાનગી આપતાં પહેલાં પ્રિમિયમ તફાવત ભરાયાની સંબંધિત સત્તામંડળે ખાતરી કરવાની રહેશે અને ત્યારબાદ જ વિકાસ પરવાનગી આપવાની રહેશે.
 ૨. જીડીસીઆર મુજબ જે તે હેતુ/ ઉપયોગ માટે પરવાનગી મળવાપાત્ર નહિં હોય તો તે ઉપયોગ કરી શકાશે નહિં.
 ૩. ખેતી ઝોનમાં જીડીસીઆર મુજબ જેટલું બાંધકામ મળવાપાત્ર હશે તેટલા જ ક્ષેત્રફળ માટે વિકાસ પરવાનગી આપવાની રહેશે.
 ૪. બિનખેતી પરવાનગી મળ્યા બાદ જો ખાસ મંજૂરી વિના ધાર્મિક ઉપયોગ માટે બાંધકામ કરેલ હશે તો તે શરતભંગ ગણાશે અને તે બાંધકામ દૂર કરવાપાત્ર થશે.
- (૯) સરકારશ્રીનાં મહેસૂલ વિભાગનાં તા.૦૧/૦૭/૨૦૦૮ ના ઠરાવ નં.બખપ/૧૦૦૬/૪૨૫/ક માં જણાવેલ નીચે મુજબની શરતોનું પાલન કરવાનું રહેશે.
૧. જિલ્લા ઇન્સ્પેક્ટરશ્રી, જમીન રેકૉર્ડ દ્વારા ઇસ્યુ કરાયેલ માપણી શીટ કે જેના ઉપર મૂળ ટિપ્પણની હદ પણ દર્શાવેલ હોવી જોઈએ. રજૂ કરાયેલ પ્લાન તથા લે-આઉટ પ્લાન સક્ષમ કક્ષાએ મંજૂર કરાયેલ હોવી જોઈએ.
 ૨. બાંધકામ શરૂ કરતા પહેલાં બાંધકામનાં નકશા સક્ષમ અધિકારી પાસે મંજૂર કરાવવાના રહેશે. પરંતુ અરજદાર બિનખેતી પરવાનગી મેળવ્યા વગર આવા બાંધકામની રજા ચિઠ્ઠી મેળવી શકશે નહિં.
 ૩. શહેરી વિસ્તાર જ્યાં ટાઉન પ્લાનિંગ સ્કીમ મંજૂર થઇ ગઇ છે ત્યાં જી.ડી.સી.આર. અને ઝોનિંગના નિયમો અનુસાર બાંધકામ કરવાનું રહેશે.
 ૪. મંજૂર થયેલ નકશા મુજબ આરોગ્ય અને સ્વાસ્થ્યની દ્રષ્ટિએ ગંદા પાણીનાં નિકાલની જોગવાઈ કરવાની રહેશે.
 ૫. અરજદારે રિબન ડેવલપમેન્ટ રુલ્સ નીચે જે તે રસ્તાનો પ્રકાર ધ્યાને લઇ રસ્તાના મધ્યબિંદુથી બાંધકામ વચ્ચે અંતર જાળવવાનું રહેશે અન્યથા અરજદારની જવાબદારી થશે.
 ૬. ફ્લોર, મિલ, સિનેમા/ ટુરિંગ સિનેમા/ થિયેટર માટે બિનખેતી પરવાનગીના કામે જિલ્લા મેજિસ્ટ્રેટની જરૂરી મંજૂરી મેળવી આગળની કાર્યવાહી કરવાની રહેશે.
 ૭. પેટ્રોલ, ડીઝલ, કેરોસીન, સી.એન.જી., એલ.પી.જી. પંપ નાંખવા માટે બિનખેતી પરવાનગીના કામે બાંધકામ શરૂ કરતાં પહેલાં જિલ્લા મેજિસ્ટ્રેટની જરૂરી મંજૂરી મેળવી આગળની કાર્યવાહી કરવાની રહેશે.
 ૮. ઇન્ડિયન એક્ષપ્લોઝિવ એક્ટ અન્વયે મેગેનિઝ, ફાયર વર્ક્સ, દારૂખાના માટે બિનખેતીની કાર્યવાહી કરતા પહેલાં જિલ્લા મેજિસ્ટ્રેટની જરૂરી મંજૂરી મેળવી આગળની કાર્યવાહી કરવાની રહેશે.
 ૯. સવાલવાળી જમીન જો રેલવે હદની નજીક હોય તો રેલવેની હદથી નિયમ મુજબ જગ્યા છોડી બાંધકામ કરવાનું રહેશે.
 ૧૦. સવાલવાળી જમીન ઉપરથી અથવા બાજુમાંથી વીજળી ગ્રિડના તાર/ હાઇટેન્શન પાવર અગર થાંભલા આવેલ હોય ત્યારે તે અન્વયે લાગુ પડતા નિયમોનું પાલન કરવા અને તે મુજબ બાંધકામ કરવાનું રહેશે.

૧૧. બિનખેતી માંગવામાં આવી હોય તેવી જમીન જો એરોડ્રામ આસપાસ નિયમ મુજબની ત્રિજ્યામાં આવતી હોય ત્યારે બાંધકામની ઉંચાઇ તથા એરોડ્રામની દ્રષ્ટિએ જરૂરી એવું ના-વાંધા પ્રમાણપત્ર સિવિલ એવિએશન ખાતા પાસેથી મેળવવાનું રહેશે અને સિવિલ એવિએશન ખાતાના નિયમોનું પાલન કરવાનું રહેશે.

૧૨. ઓ.એન.જી.સી. ના કુવાની નજીકમાં આવેલ જમીનના કિસ્સામાં અરજદારે સંબંધિત નિયમોનું પાલન કરવાનું રહેશે.

૧૩. નર્મદા કેનાલ/ અન્ય સિંચાઇ કેનાલની નજીકમાં આવેલ જમીનની બાબતમાં અરજદારે સૂચિત બાંધકામ માટે જાળવવાના થતાં અંતર અંગેના નિયમોનું પાલન કરવાનું રહેશે.

૧૪. અરજદારે/ જ્યાં જરૂરી હોય ત્યાં કેન્દ્ર સરકાર કે રાજ્ય સરકારના કાયદા નીચે રક્ષિત સ્મારક (Protected Monuments) તરીકે જાહેર કરેલ પ્રાચીન સ્મારકથી નિયમ મુજબનું અંતર જાળવવાની પ્રવર્તમાન જોગવાઈઓનું પાલન કરવાનું રહેશે.

(૧૦) જો આ જમીન પર કોઇ બેંક/ મંડળીનો બોજો બાકી હોય તો, તે ભરપાઇ કર્યા સિવાય આ મિલકત કોઇપણ પ્રકારે વેચાણ, ભેટ, વસિયત, બાનાખત, ગિરો કરી શકાશે નહિ અને કોઇપણ અન્યને પ્રત્યક્ષ કે પરોક્ષ રીતે માલિકી કે કબજો ભોગવટો તબદીલ કરી શકાશે નહિ.

(૧૧) પ્રશ્નવાળી જમીનમાં નગરપાલિકા/ મહાનગરપાલિકા/ શહેરી વિકાસ સત્તા મંડળ દ્વારા જે શરતોએ પરવાનગી આપવામાં આવશે તે શરતોનું પાલન તથા બાંધકામ કરવાનું રહેશે.

(૧૨) આ જમીનમાં વરસાદી પાણીના ભુગર્ભ વહન/ સંચય માટે દર મકાન/ બહુમાળી મકાન દીઠ એકના દરે આ જમીનમાં ઉપર પરકોલેટીંગ બોરવેલની વ્યવસ્થા અચૂક કરવાની રહેશે તથા વરસાદી પાણીના નિકાલની વ્યવસ્થા કરીને બાંધકામ કરવાનું રહેશે.

(૧૩) પ્રશ્નવાળી જમીનમાં સ્થળે થયેલ બાંધકામ સ્થાનિક સ્વરાજની સંસ્થાના નિયમોનુસાર નહિ હોય તો સ્થાનિક સ્વરાજની સંસ્થા નિયમોનુસાર કાર્યવાહી કરી શકશે. તેમાં આ હુકમથી બાધ આવશે નહિ.

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

(૧૪) ઉપરની કોઇપણ શરતનો ભંગ થયેથી જમીન મહેસૂલ કાયદાની કલમ-૬૭ મુજબ શિક્ષાત્મક પગલા લેવામાં આવશે તેમજ બીજી કોઇપણ શિક્ષાને પાત્ર હશે તો તેને બાધ આપ્યા સિવાય કે જે ફરમાવવાનું યોગ્ય લાગે તે પ્રમાણે દંડ અથવા આકાર લઇ સદરહુ જમીનનો કબજો કબજેદાર પાસે ચાલુ રહેવા દઇ શકાશે.

(૧૫) ઉપરોક્ત શરતોમાં ગમે તે મજફૂર હોય તેમ છતાં, કલેક્ટરશ્રી સદરહુ હુકમ વિરુદ્ધ બાંધેલા અથવા વધારાના કોઇપણ મકાન અથવા ઇમલારને કલેક્ટરશ્રીએ, આ અર્થે જે મુદત ઠરાવી હોય તે મુદત દરમિયાન તેવી રીતે ખસેડવામાં ન આવે કે સૂચવ્યા મુજબ ફેરફાર ન કરવામાં આવે તો તેમ કરવામાં જે ખર્ચ થાય તે કબજેદાર પાસેથી જમીન મહેસૂલની બાકી તરીકે વસુલ કરવાને મુખત્યાર છે.

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

રવાના કરવા પ્રમાણિત

જિલ્લા કલેક્ટર, અમદાવાદ વતી

આર.પી.એ.ડી.

પ્રતિ,

કિરણભાઇ પરસોત્તમભાઇ પટેલ

૨૩૭ મુખીની ખડકી

પટેલ વાસ

ત્રાગડ

અમદાવાદ-૩૮૨૪૭૦

નકલ રવાના:-

૧. મુખ્ય અધિકારીશ્રી, અમદાવાદ મહાનગરપાલિકા

૨. મામલતદારશ્રી તા. ઘાટલોડીયા જિ. અમદાવાદ (હુકમનો અમલ ગામ દફતરે રેકર્ડ ઓફ રાઈટ્સ મુજબ કરાવવા સારું.)

૩. જિલ્લા ઇન્સ્પેક્ટરશ્રી જમીન રેકર્ડ જિ. અમદાવાદ

૪. તલાટીશ્રી ત્રાગડ તા. ઘાટલોડીયા જિ. અમદાવાદ તરફ.

૫. રેકર્ડ શાખા, કલેક્ટર કચેરી, અમદાવાદ

૬. સિલેક્ટ ફાઇલે, કલેક્ટર કચેરી, અમદાવાદ



સહી/-

(સંદીપ સાગલે)

કલેક્ટર, અમદાવાદ



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

Kiranbhai Parshottambhai Patel

Date: 27-12-2021

F. P. No. 54, Survey No. 253/1,
Near Dutt Parisar, Tragad Gam
Road, Tragad, Ahmedabad.

System Generated Auto Assessment for Height Clearance

1. Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR 751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations has assessed the site data filled by the applicant.

2. Assessment details for Height Clearance:

NOC ID :	AHME/WEST/B/122321/642152
Applicant Name*	Patel Mayank Arvindbhai
Site Address*	T. P. S. No. 72 (Tragad - Zundal), F. P. No. 54, Survey No. 253/1, At Tragad Taluka Ghatlodiya District Ahmedabad
Site Coordinates*	23 07 44.35N 72 33 54.77E, 23 07 40.90N 72 33 54.87E, 23 07 40.91N 72 33 56.14E, 23 07 44.34N 72 33 56.16E
Site Elevation in mtrs AMSL as submitted by Applicant*	58 M
Type Of Structure*	Building

*As provided by applicant

Your site is located at a distance 8964 mts from ARP and lies in the grid H9 of the published CCZM of Ahmedabad airport. The Permitted top elevation for this grid is 115 mts.

Since the requested top elevation 113 mts in AMSL is below CCZM permitted top elevation, the NOC for height clearance is not required from Airports Authority of India.

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

a. The site-elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation for the proposed structure. If however, at any stage it is established that the actual data is different from the one provided by the applicant, this assessment will become invalid.

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

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

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

राजीव गांधी भवन
Rajiv Gandhi Bhawan

सफदरजंग हवाई अड्डा नई दिल्ली-110003
Safdarjung Airport, New Delhi-110003

दूरभाष : 24632950
Phone: 24632950

TRUE COPY

JITENDRA M. DAVE
NOTARY
GOVT. OF INDIA



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

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

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

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

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

Designated Officer

Region Name: WEST

Address: General Manager (ATM)

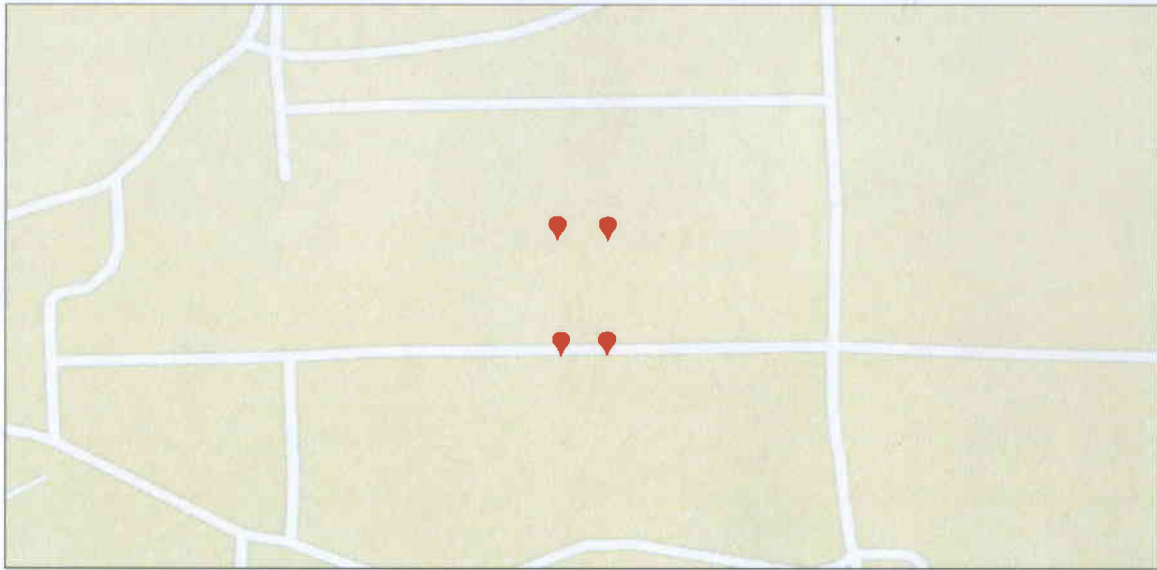
Email ID: vaah.noc@aai.aero

Contact No: 079-22858111

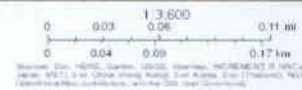
TRUE COPY

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Street View



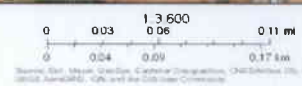
December 23, 2021



Satellite View



December 23, 2021



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GOVT. OF INDIA



AHMEDABAD MUNICIPAL CORPORATION

FIRE & EMERGENCY SERVICE

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

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

No. - OPN210614032022 Dt.:14/03/2022

To,

FP 54,

FP 54,RS NO 253/1,TRAGAD ROAD,BESIDE DUTT PARISAR,TRAGAD,AHMEDABAD

FP 54,RS NO 253/1,TRAGAD ROAD,BESIDE DUTT PARISAR,TRAGAD,AHMEDABAD

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

Sir,

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

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

Staircase :

1.5 meters for 9 to 25 meters building heights.

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

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

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

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

Margin for different types of building;

1) 8 to 25 Meters building - 3 meters

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

2) Up to 45 Meters building : 6 Meters

3) Up to 70 Meters building : 8 Meters

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

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

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

2. All lower basements should have positive pressure ventilation.

3. Electric Cable Shaft should have fire resistant doors.

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

Builder name	FP 54		
Address	FP 54,RS NO 253/1,TRAGAD ROAD,BESIDE DUTT PARISAR,TRAGAD,AHMEDABAD		
T.P.No.	72 (TRAGAD-ZUNDAL)		
F.P.No.	54		
R.S.No.	253/1		
Sub Plot No.			
Surrounding Margin from building			
Common Plot Margin from building			
Building Types	High Rise Building		
	A	B	C
Fire Opinion Remarks	ALL BASEMENT PARKING, HPP & SHOPS SHALL BE FULLY SPRINKLERED. •ALL BASEMENTS SHOULD HAVE POSITIVE PRESSURE VENTILATION SYSTEM / NATURAL VENTILATION SYSTEM WITH REQUIRED DUCT. •ELECTRIC CABLE DUCT SHOULD HAVE FIRE RATED DOORS AT ALL LEVEL AND TO BE KEPT OPEN FROM TERRACE AND GROUND / LAST BASEMENT LEVEL. •STAIRCASE AND LIFT LOBBY TO BE ENCLOSED AT BASEMENT. HYDRANT SYSTEM (CONVENTIONAL) ONLY CLASS-C PIPES TO BE USED FIRE PUMP NOT TO BE INSTALLED LOWER THAN 2ND BASEMENT. - FIRE PUMP CAPACITY TO DISCHARGE 900 LITERS PER MINUTE @ 3 BAR PRESSURE MEASURED AT TERRACE LEVEL. - ONE HYDRANT VALVE AND ONE HOSE REEL HOSE WITH ON / OFF SWITCH FOR THE FIRE PUMP (ONE SET PER FLOOR AREA OF 1000 SQ. METERS.) - RISER CUM DOWN COMMER TO BE PROVIDED 100 MM. DIAMETER UP TO 30 METERS, 150 MM. FOR BUILDINGS ABOVE 30 METERS. - ONE UNIT OF CO2 EXTINGUISHER 4.5 KGS AND ONE UNIT OF DCP EXTINGUISHER OF 6 KGS. PER FLOOR (ONE SET PER 1000 SQ. METERS) - FIRE SERVICE INLET TO BE PROVIDED AT THE GROUND LEVEL. •STAND ALONE WITH INBUILT BATTERY TYPE OF SMOKE/ HEAT DETECTORS ARE NOT PERMITTED IN ANY KIND OF OCCUPANCY.	SAME AS BLOCK - A	SAME AS BLOCK - A

Block Height From Ground Level to Top Slab(In Meter)	44.94		44.94		44.94	
	Use	Height(In Meter)	Use	Height(In Meter)	Use	Height(In Meter)
Basement 2	PARKING	3.8000	PARKING	3.8000	PARKING	3.8000
Basement 1	PARKING	4.5000	PARKING	4.5000	PARKING	4.5000
Hollow Plinth/Ground Floor	PARKING	3.5000	PARKING	3.5000	PARKING	3.5000
Floor 1	RESI.	2.9600	RESI.	2.9600	RESI.	2.9600
Floor 2	RESI.	2.9600	RESI.	2.9600	RESI.	2.9600
Floor 3	RESI.	2.9600	RESI.	2.9600	RESI.	2.9600
Floor 4	RESI.	2.9600	RESI.	2.9600	RESI.	2.9600
Floor 5	RESI.	2.9600	RESI.	2.9600	RESI.	2.9600
Floor 6	RESI.	2.9600	RESI.	2.9600	RESI.	2.9600
Floor 7	RESI.	2.9600	RESI.	2.9600	RESI.	2.9600
Floor 8	RESI.	2.9600	RESI.	2.9600	RESI.	2.9600
Floor 9	RESI.	2.9600	RESI.	2.9600	RESI.	2.9600
Floor 10	RESI.	2.9600	RESI.	2.9600	RESI.	2.9600
Floor 11	RESI.	2.9600	RESI.	2.9600	RESI.	2.9600
Floor 12	RESI.	2.9600	RESI.	2.9600	RESI.	2.9600
Floor 13	RESI.	2.9600	RESI.	2.9600	RESI.	2.9600
Floor 14	RESI.	2.9600	RESI.	2.9600	RESI.	2.9600

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

Basic Fire Requirement Notes on plan

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

After, the building is built and all the required Fire safety and Protection equipment have been installed and after due inspection by the Fire service officer an NOC can be issued.

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

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

(JAYESH N. KHADIA)

Acknowledgement Slip for EC application

This is to acknowledge that the proposal has been successfully uploaded on the portal of the Ministry. The proposal shall be examined in the Ministry to ensure that required information has been submitted. An email will be sent seeking additional information , if any, within 20 working days. Once verified, an acceptance letter shall be issued to the project proponent .

Following should be mentioned in further correspondence

- 1. Proposal No.** : SIA/GJ/MIS/276674/2022
- 2. Category of the Proposal** : INFRA-2
- 3. Name of the proposal** : THE GLEN PARMESHWAR
- 4. Date of Receipt of Proposal** : 05 Jun 2022
- 5. Name of the Project proponent along with contact details**
 - a) Name of the proponent** : NITIN PATEL
 - b) State** : Gujarat
 - c) District** : Ahmedabad
 - d) Pincode** : 382424



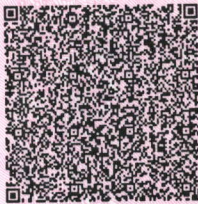
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INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

₹300

₹300 ₹300 ₹300 ₹300

Certificate No. : IN-GJ93815794653599U
Certificate Issued Date : 08-Jul-2022 01:13 PM
Account Reference : SHCIL (FI)/ gjshcil01/ MOTERA/ GJ-AH
Unique Doc. Reference : SUBIN-GJGJSHCIL0118323901386921U
Purchased by : PAVANJ INFRA PARTNER DIPAKKUMAR J VEKARIYA
Description of Document : Article 14 Bond
Description : AFFIDAVIT CUM DECLARATION FOR ENVIRONMENTAL
NOC
Consideration Price (Rs.) : 0
(Zero)
First Party : PAVANJ INFRA PARTNER DIPAKKUMAR J VEKARIYA
Second Party : NA
Stamp Duty Paid By : PAVANJ INFRA PARTNER DIPAKKUMAR J VEKARIYA
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



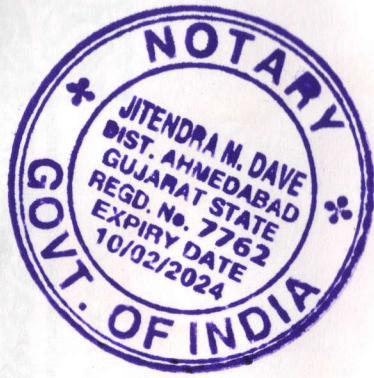
₹300

IN-GJ93815794653599U

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Statutory Alert:

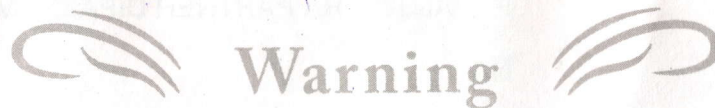
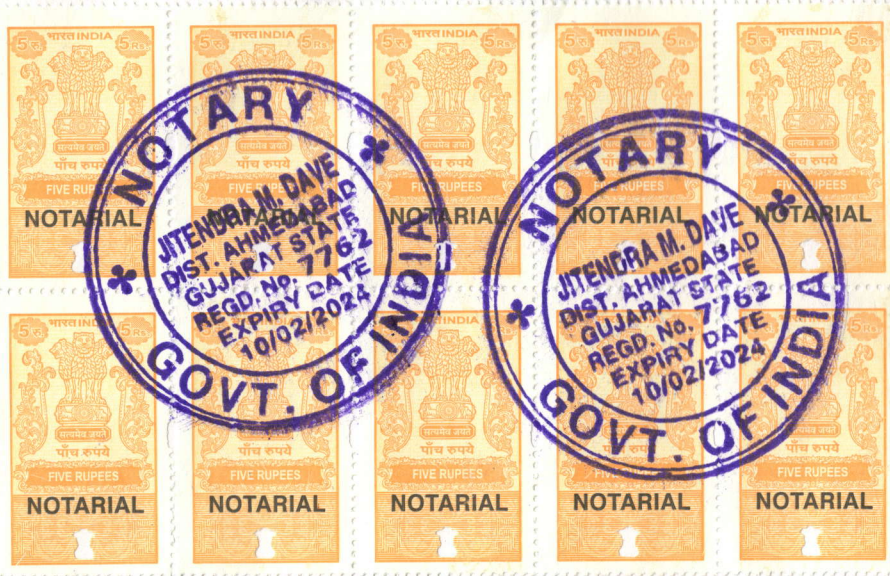
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2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



Serial No. D/25 Dt. 08/07/2022

JITENDRA M. DAVE
NOTARY
GOVT. OF INDIA

08 JUL 2022



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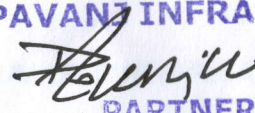


Affidavit cum Declaration

I, Dipakkumar Jadavbhai Vekaria, authorized person and Designated Partner of the **Pavaj Infra**, having registered office at 1 Revti Bungalows Behind Vintage Village Farm S P Ring Road, Nr. Bhakti Circle Ahmedabad-382350, India and the Project "**Parmeshwar Nilayam**", do hereby solemnly affirm to state on oath as follows:

1. I submit that I am duly Authorised to swear to this Affidavit.
2. I state that, the firm has applied for Environmental No Objection Certificate ("NOC") from the Local Authority of the Project with proposal no. SIA/GJ/MIS/276674/2022 dated 05th June, 2022. However, the Local Authority has yet to provide a certificate..
3. I undertake that to provide as soon as a government department issues a letter of No Objection Certificate ("NOC").

I submit that what is stated above is true to the best of my information and belief and this is my signature

PAVANJ INFRA

PARTNER
Deponent

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this - 8 JUL 2022 day of.....

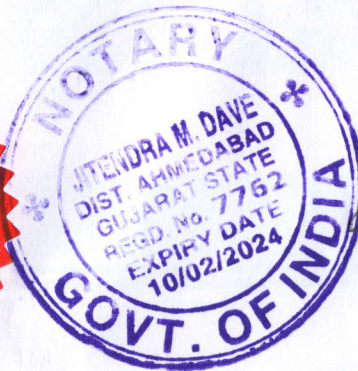
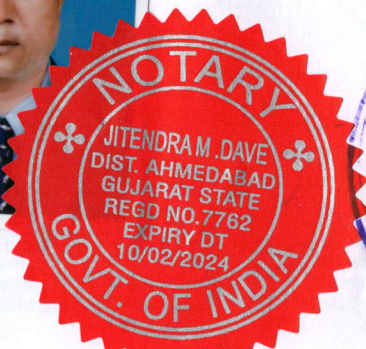
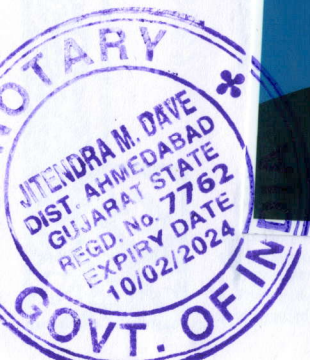
PAVANJ INFRA

PARTNER
Deponent

**SOLEMNLY AFFIRMED
BEFORE ME**

**JITENDRA M. DAVE
NOTARY
GOVT. OF INDIA**

- 8 JUL 2022



prominent area for the public.

2. 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.
3. Designated key person shall submit six monthly compliance report to SEIAA/SEAC, MOEF&CC, GPCB and Nodal Department of the Government.
4. The Nodal Department 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.
5. 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.
6. 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.
7. All complains and public grievance or representations may be addressed to SEIAA/SEAC in the email addresses a. msseiaagj@gmail.com&seacgujarat@gmail.com

9.	SIA/GJ/MIS/276674/2022	THE GLEN PARMESHWAR F.P. NO. 54 OF T.P.S.NO. 72 (TRAGAD - ZUNDAL) (Preliminary Sanction) [R.SUR.NO. 253/1 (O. P. NO. 54) OF MOJE :- TRAGAD , TA.:- GHATLODIYA , DIST :- AHMEDABAD	EC-New
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- This office has received an application for Environment Clearance of the above project vide proposal no. SIA/GJ/MIS/276674/2022 dated: 5-06-2022.
- This is a proposed Residential building construction project having net plot area of 4189.00 m2, FSI area of 14700.95m2 and the proposed built-up area of the project is 29798.70 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 proponent along with their expert / consultant attended the meeting on 22-07-2022.
- The project was appraised based on the information furnished in Form-1, Form-1A & Conceptual Plan,

Environment Management Plan and details presented before the Committee.

- Committee deliberated on the Land Possession Documents, Lay out & Scope of Project along with Building Plans, Air Port NOC, OWC, Detailed Designed of STP, Provided Parking, EMP, CER etc.

1. Details of the Application:

1.1. Type of application:	EC-New/ Expansion /Amendment
1.2. Proposal no.	SIA/GJ/MIS/276674/2022
1.3. Category of Project :	8(a)
1.4. Date of application :	5/06/2022
1.5. Documents Submitted by Project Proponent(PP)	Form -1,Form-1-A, Conceptual plan, EMP.
1.6. TOR No. & Date :	Not applicable as project is categorized as B2
1.7. Technical expert / Environmental Consultant :	Awadhesh Kumar
1.8. SEAC Meeting No. and Date:	22-07-2022 457 th Meeting

2. Salient features of the project:

Sr No.	Particulars	Details
1.	Name of the project	The Glen Parmeshwar"
2.	Address of the project	F.P. NO. 54 OF T.P.S.NO. 72 (TRAGAD - ZUNDAL) (Preliminary Sanction) [R.SUR.NO. 253/1 (O. P. NO. 54) OF MOJE :- TRAGAD , TA.:- GHATLODIYA , DIST :- AHMEDABAD
3.	Name of Developer	Nitin Purshotamdas Patel
4.	Estimated Project Cost (Rs. In Crores)	Approx. 29 Crores
5.	Whether construction work has been initiated at site? If yes, details thereof And if No, Date up to	No Construction work has been started.

	which construction has not started.		
6.	Site coordinates	(with all coordinates of the polygon)	
		23 07 44.35N	72 33 54.77E
		23 07 40.90N	72 33 54.87E
		23 07 40.91N	72 33 56.14E
		23 07 44.34N	72 33 56.16E
7.	Project Details	- Land / Plot Area (m²) : 4189.00 - FSI area (m²): 14700.95 - Total BUA (m²): 29798.70	
		Permissible	Proposed
		FSI Area (m ²)	11310.30
		Ground Coverage (m ²)	--
		Common Plot Area (m ²)	418.9
		Max. building height (m)	60
			44.94
8.	Building Details	No. of Buildings:	3
		No. of Blocks:	3
		Scope of buildings/blocks:	Block A+B+C: 1 Basement+2 Basement+Ground Floor (HP) + 1 st to 14 th Floor
		No. & size of Residential Units:	164
		No. & type of Commercial Units:	--
		Details of amenities if any:	--
9.	No. of expected residents / users	Fixed population: (164 flats x 5 persons / unit)= 820 persons	
10.	Water & waste water details during construction phase and operation phase	CONSTRUCTION PHASE	
		Water requirement (KL/day):	35
		Source of water/Supply from-	water supply from tankers
		Waste water generation quantity (KL/day):	4
		Mode of disposal:	disposal by Septic tank / soak pit system
		Details of reuse of water, if any:	None
		OPERATION PHASE	
		Total water Consumption (KL/day):	168 KLD
		Fresh water requirement (KL/day):	127 KLD
		Recycle of treated w/w	41 KLD

		A. Gardening	4 KLD			
		B. Flushing	37 KLD			
		Source of water:	Water supply from AMC			
		Total Waste water generation quantity (KL/day):	98 KLD			
		Treated Waste water to be reused	41 KLD			
		Quantity and type (treated/untreated) of water to be discharged:	57 KLD, Treated water will be discharged through AMC drainage line			
		In case of STP provision, capacity of STP:	Yes, 100 KLD			
		STP Technology:	MBBR Type			
		Provision of dual plumbing system (Yes/No):	Yes			
		11.	Status of water supply and drainage line	Water supply and drainage lines already exist in the surrounding area.		
12.	Solid waste Management	Construction Phase:				
			Generation (m³)	Quantity to be reused (m³)	Mode of Disposal / Reuse	
		Top Soil	1000 m³	1000 m³	Development of greenbelt	
		Other excavated earth	18500 m³	18500 m³	Levelling low lying areas & development of green belt area OR will be sold off after paying appropriate royalty to the government of Gujarat.	
		Construction debris	235 MT	235 MT	Levelling, roads, pavements, plot filling, plinth filling etc.OR will be sold off after paying appropriate royalty to the government of Gujarat.	
		Steel scrap	Whatsoever	Whatsoever	To be sold to scrap dealer	
		Discarded packing materials	Whatsoever	Whatsoever	To be sold to authorized vendor.	
		Operation Phase:				
		Type of waste	Generation Quantity (Kg/day)	Mode of waste collection	Mode of Disposal / Reuse	
		Dry waste	185	Two separate	Wet (biodegradable)	

		Wet waste			225		bins (one for dry waste and one for wet waste) of 10 litre capacity each will be provided to each unit. These bins will be emptied daily into the community bins of 80 litres capacity provided at various locations. Separate community bins will be provided for wet and dry waste.		waste to be generated will be processed in a common in-house organic waste converter (OWC). The compost thus obtained will be used for soil conditioning in greenbelt development or sold off and dry waste will be collected by the AMC for its ultimate disposal.		
		STP Sludge			10		STP sludge will be collected from the Filter Press in bags and stored in the sludge storage area.		Reused in gardening as manure within premises and any additional sludge will be given away to vendors in the nearby area.		
		Details of segregation if to be done:						Separate bins will be provided to collect dry and wet waste			
		Capacity and no. of community bins to be placed within premises:						21 nos. of bins of 80 Litre capacity for residential waste collection.			
		Landfill site where waste will be ultimately disposed by local authority:						final disposal at the MSW dumping / landfill site of AMC.			
13.	Details on staircase:	Type & no. of buildings	No. of floors	Floor area	No. of staircases	Width of the staircases	No. Of Lifts	Travel distance (m)			
		Block: A	1 Basemen	360.75	1	2.03 m	2	< 25			

			t +2 Basemen t +Ground Floor (HP) + 1 st to 14 th Floor						
		Block: B	1 Basemen t +2 Basemen t +Ground Floor (HP) + 1 st to 14 th Floor	360.7 5	1	2.03 m	2	< 25	
		Block: B	1 Basemen t +2 Basemen t +Ground Floor (HP) + 1 st to 14 th Floor	360.7 5	1	2.03 m	2	< 25	
14.	Parking Details	As below:				Sq. mtrs.			CPS
	Total parking area requirement for the project as per GDCR:					2940.19			--
	Parking area requirement for residential units as per GDCR:					2940.19			--
	Parking area requirement for commercial units as per GDCR:					--			--
	Parking area requirement as per GDCR for (specify in case of any other):					--			
	Total number of CPS requirement for the project as per NBC								82
	Total parking area provided (m ²) & No. of CPS:					6111.75			195
	Parking area provided in basement (m ²) & No. of CPS:					5219.38			163
	Parking area provided in hollow plinth (m ²) & No. of CPS:					892.37			32
	Parking area provided as open surface (m ²) & No. of CPS:					--			--
	Parking area provided (at any other place-specify) (m ²) & No. of ECS					--			--
15.	Traffic	Width of adjacent public roads:			24 m				

	Managem ent	Number of Entry & Exit provided on approach road/s:	• Total 1 nos. of Entry and 1 Exit will be provided	
		Number of Entry and Exit ramp to the basement:	2 ramps of 3.50 m each	
		Width of Entry & Exit provided on approach road/s:	6 m	
		Width of the Roads:	Permissible	Proposed
		Minimum width of open path all around the buildings for easy access of fire tender (excluding the width for the plantation) i.e peripheral width:	6	6
		Width of all internal roads:	6	6
16.	Details of Green Building measures proposed.	Maximum use of LED lights, use of variable frequency drive motors to optimize power consumption, use of fly ash paver blocks, most of the carpentry structures will be made up of processed engineering wood/ particle board instead of wood, maximum use of Portland Pozzolona Cement (PPC), PVC electrical boards, maximum use of Ready Mix Concrete (RMC), rainwater harvesting by recharging the ground water table with provision for 4 percolation wells, provision of STP and reuse of the treated water, provision of Organic Waste Composter for solid waste.		
17.	Energy Requireme nt, Source and Conservatio n	Power supply:	UGVCL	
		Maximum demand: Connected load: Source:	1 MW during operation	
		Energy saving measures:	Maximum use of LED lights, use of variable frequency drive motors to optimize power consumption, maximum use of light & silent colours in the building envelope so that UV absorption is reduced & associated cooling requirements are minimized.	
		Power Generation:	Required	Provided
		Solar power generation (Capacity in KW):	--	90.26
		DG Sets: No. and capacity of the DG sets: Fuel & its quantity:	--	125, 40 Litres/hour Diesel
18.	Fire and Life Safety Measures	During the construction phase:	Fire extinguishers in common areas, personal protective equipments like earplugs, dust masks, safety shoes, helmets, hand gloves, etc. will be provided to all workers, all workers will be trained to use welding shields and follow safer practice, provision of first aid facilities & related training to the construction workers, maintaining hoists and lifts, lifting machines, chains, ropes, and other lifting tackles in good condition, "H" frame scaffolds & ladders made of mild steel, completely concealed copper wiring, all electrical fittings/ equipments used will meet the relevant IS	

			standards etc.		
		During the operation phase(including capacity of underground water tank and terrace water tank capacity) :	Fire Extinguishers/Fire Hydrant System will be provided. One CO ₂ type extinguisher of 4.5 kg and one DCP type extinguisher of 5 kg on each floor, hose reels and wet risers will be provided. Sprinkler system in the basement, hollow plinth and all commercial units, Fire lifts, Auto glow signage on each floor, Manually operated electric fire alarm system, Each floor having a fire alarm call point installed, Electric power supply to the entire fire safety system, A lightening arrester will be installed and properly earthed. Undreground fire water storage of 300 KL and Terace water tank of 100 KI		
		Nearest fire station, distance & time required for the fire tender to reach at the project site :	• Nearest fire station is the Chandkheda fire station 6 Km .Time required is for the fire tender to reach at the project site is approx. 15-20 minutes.		
19.	Rain Water Harvesting (RWH)	Level of the Ground water table:	> 10m		
		RWH/Percolation well details:	Required	Provided	
		No. & dimensions of RWH tank(s) :	1.04	1	
		No. and depth of percolations wells :	Up to the aquifer	Up to the aquifer	
		Details on Pre-treatment facilities :	Screen pit before the percolation well	Screen pit before the percolation well	
20.	Green area details	Details:	Required as per prevailing Laws/policy/rule	Provided	
		Tree covered area (m ²) :	--	294.69	
		Area covered by shrubs and bushes (m ²):	--	--	
		Lawn covered area (m ²):	--	327.95	
		Total Green Area (m ²):	--	622.64	
		Green Area % of plot area:	--	14.86	
		No. of trees and species to be planted:	--	107 nos. of trees of local flora species i.e. Gulmohar, Asopalav, Neem etc. will be preferred	

21.	Basic amenities to be provided to construction workers.	Sanitation facilities, drinking water, municipal solid waste collection facility etc.						
22.	Environment Management plan	Sr. No.	Head	Basis for cost estimates	Capital cost (Rs. In lacs)	Recurring cost per annum (Rs. in lacs)	Implementation Plan For Capital Expenditure	
		1.	Air	Dust Mitigation Measures	3	1		
				Stack and DG room				
		2.	Water	100 KLD – MBBR Type STP, Area Require – 50 Sq. m.,	30	5		
		3.	Solid and hazardous waste management	300 Kg/Day – Automatic OWC Area require – 8.75 Sq.m.	5	0.5		
		4.	Environment monitoring	The recurring cost would be incurred on hiring of consultants and payment of various statutory fees to regulatory agencies.				
		5.	Rain water	Collection system, treatment and recharge well –1 nos. P. W.C.	2	1		
		6.	Green belt	107 nos. Trees and Lawn Area Development	1	0.5		
		7.	Solar Energy	Roof Top Solar – 90.26 KW; Terrace Space require – 1082.32 Sq.m.	34	1		
		8.	Fire & Safety	Provide Fire Fighting Systems as per Fire Opinion from AMC and Fire and Safety Equipment and PPE's will be provided to workers during Construction Phase.	15	3		
		9.	CER	Providing solar panels in schools Conducting tree plantation in schools Providing RO drinking water facility in schools Providing solar panels in hospitals at Chandkheda and kaligam	58	--		
		10.	Amenities	Providing of amenities facility for worker	3	--		
		11.	Miscellaneous	Miscellaneous annual maintenance charges viz. mechanical equipments water pumps, sanitation etc.	2	2		
		PP shall make provisions for control of Noise Pollution						
Total					153	14		

- The said submission of the project proponent was considered by the Committee and the submitted documents were found satisfactory, it was unanimously decided to recommend the project to SEIAA Gujarat for granting Environment Clearance subject to the strict compliance of the following project specific conditions as well as the standard conditions finalized during the meeting of SEAC held on 02/08/2017 and approved during the meeting of SEIAA held on 08/09/2017 The Building Construction projects falling under project activity no. 8(a) as per the schedule of the EIA Notification 2006:

D-1. Project Specific Conditions for Environment Clearance:

a. Preconstruction Phase

1. Mitigation of flood measures shall be undertaken. Height of the plinth and ramps will be increased so that flood water does not enter basement.
2. The project proponent shall construct 3nos of buildings Residential- [2 Basement + Ground floor + 14 Floors]
3. The height of the building shall not be higher than 44.94 mts.
4. The Peripheral margin shall be 6 mts and Internal roads shall be 6 mts wide.
5. Separate Entries and Exits shall be provided to the project on the approach road.
6. The Project Proponent shall explore possibilities of provision of Electric vehicle charging in parking area.
7. Project proponent shall explore possibilities to reuse the treated waste water for gardening and floor washing.

b. Construction Phase:

(i) WATER:

8. Fresh water requirement during the construction phase shall not exceed 35 KLD and it shall be met through tankers.No ground water shall be tapped during the construction phase.
9. Sewage generated during the construction phase shall be disposed off through Soak Pit.
10. Explore possibilities of provision of mobile toilets in construction phase.

(ii) HEALTH & SAFETY:

11. 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.
12. 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.
13. The project proponent shall obtain registration of the construction workers as beneficiaries with the Gujarat Building and Other Construction Workers Welfare Board.

C. Operation Phase:

(iii) WATER:

14. Total water requirement during the operation phase shall not exceed 168 KLD, out of which fresh water requirement of 127 KLD shall be met through AMC and the remaining 41 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.
15. Sewage generation during operation phase shall not exceed 98 KLD which shall be treated in the proposed onsite Sewage Treatment Plant.
16. The unit shall install and efficiently operate STP of adequate capacity for treating the sewage to be generated during operation phase to achieve the GPCB norms at the STP outlet. Treated sewage conforming to GPCB norms shall be utilized within premises for gardening & flushing purpose at the maximum extent possible. Only remaining quantity of treated sewage shall be disposed off through drainage line of AMC.
17. A proper logbook of STP operation and also showing the quantity of treated sewage utilization within premises & quantity of treated sewage discharged into the drainage line shall be maintained and furnished to the GPCB from time to time.
18. Dual plumbing system with separate tanks and lines shall be provided for utilization of treated sewage for flushing.
19. No bore well shall be constructed and existing bore well/s, if any, shall be either sealed or converted into the recharge well.
20. Rain water harvesting from rooftop and paved areas and ground water recharge through 1 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.

(iv) AIR:

21. A D. G. set (1 X 125 KVA) proposed as backup power shall be of enclosed type and conform to prescribe standards under EPA rules. Necessary acoustic enclosures shall be provided at diesel generator set to mitigate the impact of noise.
22. The exhaust of the D. G. Set shall be at least 3 m above roof top.
23. 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.

(v) SOLIDWASTE:

24. The solid waste generated shall be properly collected and segregated at source. The biodegradable waste shall be converted into useful end product by treating it into the proposed onsite Organic Waste Converter and the recyclable waste shall be sold to vendors whereas the other garbage shall be disposed off properly as per the provisions made by the AMC.

(vi) SAFETY AND WELFARE:

25. 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.

26. Fire fighting facilities like Fire Extinguishers/Fire Hydrant System will be provided. One CO₂ type extinguisher of 4.5 kg and one DCP type extinguisher of 5 kg on each floor, hose reels and wet risers will be provided, Sprinkler system in the basement, hollow plinth and all commercial units, Fire lifts, Auto glow signage on each floor, Manually operated electric fire alarm system, Each floor having a fire alarm call point installed, Electric power supply to the entire fire safety system, A lightening arrester will be installed and properly earthed, Underground fire water storage of 250 KL and Terrace water tank of 60 KL shall be provided. A lightening arrester will be installed and properly earthed.
27. Staircase shall be provided: 1 nos of 2.03 mts width in each block. All the staircases shall open out at ground level from the highest point of building [with access from each floor] for emergency evacuation. 2 nos of lifts shall be provided in each building.
28. Provision for adequate air changes per hour in the basement shall be made so as to avoid build-up of CO in the area.
29. Car park exhaust system equipped with CO (Carbon Monoxide) sensor shall be provided to ensure operation of exhaust fans as CO concentration levels.
30. 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.
31. Sanitation facilities, drinking water & tap water, sewage disposal facility, first aid box, free medicines, doctor service, adequate PPEs etc. shall be provided for workers.

(vii) PARKING / TRAFFIC CONGESTION:

32. Minimum parking space of 6111.75 m² (195 CPS) [5219.38m² in Basement + 892.37 m² in Hollow Plinth] shall be provided as proposed.

(viii) ENERGY CONSERVATION:

33. 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, 90.26 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.

(ix) GREEN BELT:

34. Green belt area of 622.64 m² comprising of 294.69m² tree covered area with 107 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.

(x) BUDGETARY ALLOCATION FOR EMP:

35. The Project proponent shall allot budget for Capital cost Rs. 153 Lakhs and Recurring cost of Rs 14 Lakhs in Construction Phase& Operation Phase.

(xi) CORPORATE ENVIRONMENTAL RESPONSIBILITY:

36. The project proponent shall allocate the separate fund of Rs. 58 Lakhs as committed before SEAC for

activities like Providing solar panels in schoolsConducting tree plantationin schoolsProviding RO drinking water facility in schoolsProviding solar panels in hospitals at Chandkheda and kaligam.

37. 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.

38. The said activities shall be completed within 3 years from the commencement of the project.

39. 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.

D-2 General Conditions.

A. Compliance of Environment Clearance/ Inspection / Reporting/ Administration/ Appeal

1. Project proponent shall inform to all the concerned authorities including Municipal Corporation and district collector and shall also give wide publicity through advertisement in minimum two local newspapers within seven days, about the environment clearance order accorded. Copy of EC shall be display at the site in prominent area for the public.
2. 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.
3. Designated key person shall submit six monthly compliance report to SEIAA/SEAC, MOEF&CC, GPCB and Nodal Department of the Government.
4. The Nodal Department 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.
5. 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.
6. 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.
7. All complains and public grievance or representations may be addressed to SEIAA/SEAC in the email addresses a. msseiaagj@gmail.com&seacgujarat@gmail.com

10	SIA/GJ/MIS/276678/2022	Proposed Residential cum Commercial Building Project by Shree RamjibhaiVashrambhaiSakhiya	EC-New
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