



No. SEIAA/GUJ/EC/8(a)/155/2022

Date: 19 JAN 2022 BY R.P.A.D  
Time Limit

Sub: Environment Clearance for the Building Construction Project "Om Astha" at R.S. No. 422, O.P. No. 53, Ft. P. No. 53, T.P.S. No. 34, Jambuva, Makarpura, Vadodara proposed by M/s. Jaydev Developers. Construction project in Category 8 (a) of Schedule annexed with EIA Notification dated 14/09/2006.

Ref: Your Proposal No. SIA/GJ/MIS/189320/2021.

Dear Sir,

This has reference to your application along with Form-I, Form-1 A dated 02/01/2021, seeking Environmental Clearance under Environment Impact Assessment Notification, 2006. The project was scheduled for hearing in the SEAC meeting held on 21/06/2021.

The proposal is for Environmental Clearance for the Building Construction Project "Om Astha" at R.S. No. 422, O.P. No. 53, Ft. P. No. 53, T.P.S. No. 34, Jambuva, Makarpura, Vadodara proposed by M/s. Jaydev Developers. This is a proposed building construction project having plot area of 6779.00 m<sup>2</sup> and the proposed FSI area of the project is 16576.37 m<sup>2</sup> with proposed built up area of 25086.07 m<sup>2</sup>. As the built up area is >20,000 m<sup>2</sup> and <1,50,000 m<sup>2</sup>, it falls in the category 8(a) of the Schedule of EIA Notification, 2006.

The project will comprise of 05 numbers of buildings. No. of Blocks: 10 Towers. Scope of buildings/blocks are: Basement+ Ground Floor to 7<sup>th</sup> Floor and No.& size of Residential Units are: 84 Flats 1 BHK, 216 Flats 2 BHK and No.& size of Commercial Units are: 42 Shops.

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 16/12/2021 to grant Environmental Clearance to the SEIAA, Gujarat based on the decision taken during SEAC meeting held on 26/10/2021. The proposal was considered by SEIAA, Gujarat in its meeting held on 04/01/2022 at Gandhinagar. After careful consideration, the SEIAA hereby accords Environmental Clearance to above project under the provisions of EIA Notification dated 14<sup>th</sup> September, 2006 subject to the compliance of the following conditions.

**A. PROJECT SPECIFIC CONDITIONS:**

**A.1 CONSTRUCTION PHASE:**

**A.1.1 WATER:**

1. Fresh water requirement during the construction phase shall not exceed 25 KLD and it shall be met through tanker. No ground water shall be tapped during the construction phase.
2. Sewage generated during the construction phase shall be disposed off through soakpit.
3. Explore possibilities of provision of mobile toilets in construction phase.

**A.1.2 HEALTH & SAFETY:**

4. 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.
5. 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.
6. 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**

Total water requirement during the operation phase shall not exceed 301.5 KLD, out of which fresh water requirement of 230.4 KLD shall be met through VMC and the remaining 71.1 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.

8. Sewage generation during operation phase shall not exceed 136.2 KLD which shall be treated in the proposed onsite Sewage Treatment Plant.
9. The treated wastewater discharge to VMC drainage line shall not exceed 65.1 KLD. Necessary permission from VMC shall be obtained for discharging of same in the drainage line. The treated water to be discharge should meet all standard limits prescribed as per the norms of GPCB/CPCB and competent authority which shall be displayed and inform to local bodies.
10. 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 VMC.
11. 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.
12. Dual plumbing system with separate tanks and lines shall be provided for utilization of treated sewage for flushing.
13. No bore well shall be constructed and existing bore well/s, if any, shall be either sealed or converted into the recharge well.
14. 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:**

15. A D. G. set (3 X 100 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.
16. The exhaust of the D. G. Set shall be at least 3 m above roof top.
17. 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:**

18. 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 VMC.

#### **A.2.4 SAFETY AND WELFARE:**

19. 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.
20. Fire fighting facilities like Fire extinguisher and fire hydrant system, overhead water tank of 20 KL capacity & underground tank of 100 KL etc shall be provided. A lightening arrester will be installed and properly earthed.
21. Staircase shall be provided: 2 nos of 1.52 mts width. All the staircases shall open out at ground level from the highest point of building [with access from each floor] for emergency evacuation. 3 nos of lifts shall be provided in each building.
22. Provision for adequate air changes per hour in the basement shall be made so as to avoid build-up of CO in the area.
23. Car park exhaust system equipped with CO (Carbon Monoxide) sensor shall be provided to ensure operation of exhaust fans as CO concentration levels.
24. 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.
25. Sanitation facilities, drinking water & tap water, sewage disposal facility, first aid box, free medicines, doctor service, adequate PPEs etc. shall be provided for workers.

#### **A.2.5 PARKING / TRAFFIC CONGESTION:**

26. Minimum parking space of 6333.10 m<sup>2</sup> (353 ECS) [4170.10 m<sup>2</sup> in Basement + 1823.96 m<sup>2</sup> in Hollow Plinth + 338.95 m<sup>2</sup> in open area] shall be provided as proposed.

#### **A.2.6 ENERGY CONSERVATION:**

27. 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, 25 Solar lights, 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 :**

28. Green belt area of 800 m<sup>2</sup> comprising of 122.1 m<sup>2</sup> tree covered area with 110 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:**

29. Roads leading to or at construction site must be paved and blacktopped (i.e. – metallic roads).
30. No excavation of soil shall be carried out without adequate dust mitigation measures in place.
31. Grinding and cutting of building materials in open area shall be prohibited.
32. Construction material and waste should be stored only within earmarked area and road side storage of construction material and waste shall be prohibited.
33. Construction and demolition waste processing and disposal site shall be identified and required dust mitigation measures be notified at the site.
34. Dust mitigation measure shall be displayed prominently at the construction site for easy public viewing.
35. 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.
36. Prior permission from the competent authority shall be obtained for cutting of the existing trees before site preparation work is commenced.
37. Water demand during construction shall be reduced by use of curing agents, super plasticizers and other best construction practices.
38. 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.
39. Regular water sprinkling shall be done in vulnerable areas for controlling fugitive emission.
40. No uncovered vehicles carrying construction material and waste shall be permitted.
41. 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.
42. Structural design of the project shall strictly adhere to the seismic zone norms for earthquake resistant structures.
43. The planning, designs and construction of all buildings shall be such as to ensure safety from fire.
44. The project proponent shall ensure maximum employment to the local people.
45. All required sanitary and hygienic measures shall be provided before starting the construction activities and to be maintained throughout the construction phase.
46. 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.
47. 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.
48. First Aid Box shall be made readily available in adequate quantity at all the times.
49. Training shall be given to all workers on construction safety aspects.
50. 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.
51. 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.
52. 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
53. 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.
54. 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.
55. Safe disposal of wastewater and municipal solid wastes generated during the construction phase shall be

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ensured.

56. All topsoil excavated during construction activity shall be used in horticultural / landscape development within the project site.
57. 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.
58. 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.
59. 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.
60. Provisions of Construction & Demolition Waste Management Rules-2016 shall be strictly adhered to.
61. 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.
62. 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.
63. 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.
64. 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:**

65. Separate Entries and Exits shall be provided to the project on the approach road.
66. Separate Entry and Exit to the basement shall be provided.
67. Explore possibilities of provision of Electric vehicle charging points in the basement.
68. Project Proponent shall provide adequate fund for Environment Monitoring and Staff training in the Environment Management Plan.
69. 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.
70. 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.
71. Notwithstanding the provision of EMP/CER, the proponent shall incur full expenditure as may be required at the time of execution of the project.
72. The project proponent shall take written undertaking from the Society Association to ensure compliance of environment conditions when it is handed over to them.
73. Project proponent shall ensure fire safety and safe lift installation by getting the due certification from competent authority.
74. Project proponent shall take proper maintenance of electrification with respect to human safety.
75. Project Proponent shall prominently display the copy of Environment Clearance at site.
76. Tree Plantation prescribed in the EC shall be maintained by the Society Association.
77. Proponent as well as successor society shall maintain hygienic conditions and cleanliness in and around the project site all the time.
78. Project proponent shall ensure fire safety by getting the due certification from competent authority.
79. The design of building has to be earthquake resistant & duly certified by competent structural engineer of competent authority.
80. The project proponent shall explore the possibilities & adopt mitigation measures to minimize the impact of project with reference to Urban Heat Island (UHI) Phenomena.
81. 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.
82. 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.
83. 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.
84. 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.



85. Used oil shall be sold only to the registered recycler.
86. Provisions of Solid Waste Management Rules-2016 shall be strictly adhered to.
87. 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.
88. 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.
89. Dedicated power back up system shall be provided in the case of power failure & emergency of fire water pumps.
90. First Aid Box shall be made readily available in adequate quantity at all the times.
91. Main entry and exit shall be separate and clearly marked in the facility
92. 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.
93. Sufficient peripheral open passage shall be kept in the margin area for free movement of fire tender/ emergency vehicle around the premises.
94. The overall noise level in and around the project area shall be kept well within the prescribed standards by providing noise control measures including acoustic insulation, hoods, silencers, enclosures vibrations dampers etc. on all sources of noise generation including D.G.Sets. The ambient noise levels shall confirm to the standards prescribed under the Environment (Protection) Act and Rules.
95. The area earmarked for the parking shall be used for parking only. No other activity shall be permitted in this area.
96. 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.
97. The project proponent shall install energy efficient devices, appliances, motors, and pumps conforming to the Bureau of Energy Efficiency norms.
98. The transformers and motors shall have minimum efficiency of 85%.
99. Only variable frequency motor drives shall be used in project.
100. 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.
101. Use of glass shall be minimal to reduce the heat island effect as well as to reduce the electricity consumption.
102. The area earmarked as green area shall be used only for plantation and shall not be altered for any other purpose.
103. Drip irrigation/low volume, low angle sprinkler system shall be used for the lawns and other green area including tree plantation.
104. 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.
105. 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.
106. 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.
107. 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.
108. The project management shall also comply with all the environment protection measures, risk mitigation measures and safeguards proposed by them.
109. 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.
110. 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.
111. 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.

112. 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.
113. 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.
114. 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 Transboundary) 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.
115. 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:**

116. PP will provide good quality 3000 (Three thousand) running meter fencing for the protection of tree plantations in surrounding area of Vadodara district in consultation with the DCF, Social Forestry Division Vadodara 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 supporting above activities will be within the total outlay of CER committed by PP.
117. The project proponent shall carry out the activities like Construction of RWH in Village area as well Solar light on sidewalks and around public utility area as well provision of OWC in slum area and Dustbin distribution in same area. 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.
118. 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.
119. 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.
120. 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.
121. 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.
122. The project authorities shall also adhere to the stipulations made by the Gujarat Pollution Control Board.
123. 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.
124. The SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not found satisfactory. This environmental clearance is valid for seven years from the date of issue.
125. 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:**

126. 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.
127. 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.
128. Designated key person shall submit six monthly compliance report to SEIAA/SEAC, MOEF&CC, GPCB and Nodal Department of the Government.

129. 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.
130. 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.
131. 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.
132. 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.

With regards,  
Yours sincerely,

(S. J. PANDIT)  
Member Secretary

Issued to:

Bishwambhar Mathuraprasad Agrawal  
A/502 Nirvana Residency,  
Opp, Shukan 3, Karelibaug  
Vadodara 390018



(૫૬)

અનુક્રમ ૨ - ૧૧૫૧૩૦૦ ૭૭૭૭૫

ક્રમાંક : એન.એ./એસ.આર./ ૧૧ / ૨૦૦૫-૨૦૦૬ જમીન/ ડી / વશી/ ૮૩૧/૨૦૦૬  
કલેક્ટર કચેરી,  
વડોદરા તા. ૧૨/૪ /૨૦૦૬



: વાંચ્યા :

- (૧) શ્રી રાવજીભાઈ ગરબડભાઈ પટેલ વિગેરેનાં કુ.મુ.શ્રી નરેન્દ્રકુમાર રામકુમાર વર્મા ની મોજે જામ્બુવા તા. વડોદરાનાં સ.નં. ૪૨૨ની કુલ ૬૭૭૯ ચો.મી. જમીનની બીનખેતીની પરવાનગી મળવાની તા. ૫/૯/૨૦૦૫ની અરજી.
- (૨) મામલતદારશ્રી વડોદરા શહેરનાં પત્રાંક નં. જમીન / વશી / ૩૪૧૩/૨૦૦૫ તા. ૧૫/૧૦/૨૦૦૫ તથા પત્ર નં. જમીન / વશી / ૧૮૬ / ૨૦૦૫ તા. ૨૩/૧/૨૦૦૬ થી આવેલ દરખાસ્તનાં કાગળો.
- (૩) જમીન મહેસુલ કાયદાની કલમ ૬૫ તથા ૬૭-અ
- (૪) જમીન મહેસુલ નિયમોનાં નિયમ-૮૧(૨)
- (૫) સરકારશ્રીનાં મહેસુલ વિભાગનાં ઠરાવક્રમાંક / બખપ / ૧૦૨૦૦૧ / ૨૬૮૫ / ૬ તા. ૧૫ / ૧૧ / ૨૦૦૧
- (૬) સરકારશ્રીનાં મહેસુલ વિભાગનાં ઠરાવક્રમાંક / બખપ / ૧૦૨૦૦૧ / ૨૬૮૫ / ૬ તા. ૧૬ / ૦૨ / ૨૦૦૪
- (૭) સરકારશ્રીનાં મહેસુલ વિભાગનાં તા. ૭/૮/૯૯નાં પરિપત્ર અન્વયે જમીનધારકશ્રીએ રજુ કરેલ તા. ૫ / ૯ / ૨૦૦૫નું સોગંદનામું.

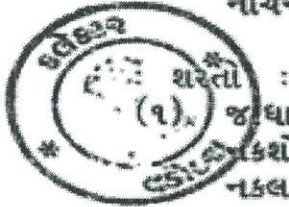


: હકમ :

- (૧) વડોદરા તાલુકાનાં જામ્બુવા ગામનાં સર્વેનં. ૪૨૨ ની પત્રકમાં જણાવ્યા મુજબની કુલ ૬૭૭૯ ચો.મી. જમીન શ્રી રાવજીભાઈ ગરબડભાઈ પટેલ વિગેરેનાં સંયુક્ત નાં ખાતે ચાલે છે.
- (૨) જ.ધા.શ્રીનાં કુ.મુ.શ્રી વર્માએ તા. ૫ / ૯ / ૨૦૦૫ નાં સોગંદનામાથી જાહેર કર્યા મુજબ આ જમીનનો કબજો સરકાર તરફે સંભાળેલ નથી. તેમજ કોઈપણ કોર્ટમાં વિવાદ પેન્ડીંગ નથી તેમ જાહેર કરેલ છે.
- (૩) જમીન જુની શરતની છે. અને અરજદાર પોતે બાંધકામ કરવાનાં છે. જેથી ગણોત્તરના હેઠળ મંજૂરી લેવાનો પ્રશ્ન રહેતો નથી.
- (૪) વડોદરા મ્યુનિ. કોર્પોરેશનમાં ની રજાચિઠ્ઠી તથા નકશા મંજૂરી માટે મૂક્યા બદલનીતા. ૧/૯/૨૦૦૫ની સ્કુટની ફી જમા કરાવ્યાની પહોંચ નં. ૨૯૧૫૨ રજુ કરી સુચિત લેઆઉટ સાથે કબજેદારે તા. ૫ / ૯ / ૨૦૦૫ નાં રોજ અરજી કરી છે. જેની પહોંચ તા. ૧૪/૯/૨૦૦૫ નાં રોજ સ્વીકારવામાં આવી છે. અમુક કારણોસર આ અરજી તા. ૨૯/૧૦/૨૦૦૫થી "નામંજૂર" થતાં મામ.શ્રીનો અહેવાલ રજુ થતાં માંગણી મંજૂર કરવામાં આવી.
- (૫) મામલતદારશ્રી વડોદરા શહેરએ તપાસ કરતાં આ જમીન ઉપર બીનપરવાનગીનું બાંધકામ કે બીનખેતીનો ઉપયોગ થયો નથી. કબજેદારે પરવાનગી આપતાં ઠરાવવામાં આવે તે શરતો મુજબ વર્તવા તથા ઠરાવે તે વિ.ધારો ભરવા સંમતિ જવાબ આપેલો છે. તથા રહેણાંક હેતુ દર ચો.મી. રૂ. ૦-૫૦ પૈસા પ્રમાણે થતાં પ્રવર્તમાન દરેલોકલકંડ તથા શિક્ષણ ઉપકર અને રૂપાંતરકર ભરવાની શરતે બીનખેતી પરવાનગી આપવા ભલામણ કરેલ છે.
- (૬) આ જમીન સંપાદનની કાર્યવાહી હેઠળ નથી એવું જમીન સંપાદન અધિ.શ્રીઓએ જણાવેલ છે.

(૭) ખાતેદારે ૬૭૭૯ ચો.મી. જમીનનો રહેણાંક કામે દર ચો.મીટરે રૂ. ૧૦-૦૦ પ્રમાણે કુલ ૬૭૭૯ ચો.મી. જમીનનો રૂપાંતરકરની કુલ રકમ રૂ. ૬૭,૭૯૦-૦૦ તા. ૨૮ / ૩ / ૨૦૦૬ રોજ સ્ટેટ બેન્ક ઓફ ઈન્ડિયામાં ૦૦૩૫ કૃષિ વિષયક સિવાયની સ્થાવર મિલકત પર કર સદરે જમા કરાવી અસલ ચલન રજુ કરેલ છે. તેમજ સીટી સર્વે કચેરી નાં માપણી ફી ની રકમ રૂ. ૮,૧૦૦-૦૦ તા. ૩૧ / ૩ / ૨૦૦૬ નાં રોજ જમા કરાવ્યાની અસલ પહોંચ નં. ૧૦૦ રજુ કરેલ છે.

(૮) સબબ, મોજે જામબુવા તા. વડોદરાનાં સર્વેનં. ૪૨૨ ની કુલ ચો.મી. ૬૭૭૯ નાં સામેલ પત્રક મુજબનાં દરે એક ચો.મી.નાં રૂ. ૦-૫૦ પૈસા રહેણાંક કામે વિ.ધારો તથા અન્ય ઉપકરો પ્રવર્તમાન દરે તા. ૧-૮-૨૦૦૫ થી બીજો હુકમ થતાં સુધી દર વર્ષે ભરવાની શરતે સુચિત નકશા મ્યુ. કોર્પો. મંજૂર કરે તે મુજબ બાંધકામ કરવા જમીન મહેસુલ સંહિતાની કલમ ૬૫ હેઠળ બીનખેતીના રહેણાંક નાં હેતુ માટે પરવાનગી આપવા નીચેની વધુ શરતોને આધીન હુકમ કરવામાં આવે છે.



(૧) જ.ધા.શ્રીએ આ હુકમ બાદ વડોદરા મ્યુનિ. કોર્પોરેશનની રજાચિટ્ટી તથા મંજૂર કરેલા નકશો મળે તેમુજબ બાંધકામ કરવાનું રહેશે. મંજૂર થયેલા નકશા તથા રજાચિટ્ટીની એક નકલ દિન-૩૦ માં અંતે રજુ કરવાના રહેશે.

(૨) ટી.પી.સ્કીમ ની જોગવાઈઓ ફા.પ્લોટનાં ક્ષેત્રફળ મુજબ નકશા મંજૂર થયેથી અને મ્યુનિ.ધ્વારા કબજો મળ્યા બાદ ફાયનલ પ્લોટમાં મળતી જમીનમાં બાંધકામ કરવાનું રહેશે.

(૩) અન્ય પ્રવર્તમાન ધારાઓ અંગે પરવાનગી લેવાની રહેશે.

૪) કબજેદારે તા. ૫ / ૮ / ૨૦૦૫ નાં સોગંદનામાંથી જાહેર કર્યા મુજબ આ જમીન કે તેનો કોઈ ભાગ કે પ્લોટ સરકારને પ્રાપ્ત કરવાનો થાય તો તે પ્રમાણે કરવા અને ન દાવાની કબુલાત મુજબ બાંધકામની કિંમતનાં વળતરનો હકક થઈ શકશે નહીં કે ,સરકાર સામે તે અંગે કોઈ વાંધો કે તકરાર લાવી શકશે નહીં. કે સરકારને હુકમનાં કારણે સઘળી જવાબદારીમાંથી મુક્ત રાખવાની રહેશે. આ સોગંદનામું ખોટું ઠરશે તો આપેલ બીનખેતીની પરવાનગી આપોઆપ રદ થયેલ ગણાશે.

(૫) બાંધકામ શરૂ કર્યા તારીખથી એક માસમાં અને બાંધકામ પુરું કર્યા તારીખથી એક માસમાં એમ બન્ને પ્રસંગોએ અંતે લેખિતમાં જાણ કરવી પડશે.

(૬) આ જમીન ઉપરનું મંજૂર થયા પ્રમાણે બાંધકામ આ હુકમ થયા તારીખથી છ માસમાં શરૂ કરી ત્રણ વર્ષમાં પુરું કરવાનું રહેશે. તેમ કરવામાં ચુક.થયે કલમ-૬૭ હેઠળ કાર્યવાહી કરવામાં આવશે. અને વસુલ ભરેલો વિ.ધારા વિગેરે કોઈપણ સંજોગોમાં પરત મેળવવાનો હકક રહેશે નહિં. આ અંગે અપીલનો સમય પૂરા થયા બાદ કોઈ હકક રહેશે નહિં.

(૭) રજાચિટ્ટી,લેઆઉટ પ્લાન વિરુદ્ધ બાંધકામ થયાનાં પ્રસંગે કલેક્ટરશ્રી હુકમ કરે તે સમયમાં દૂર કરવાનું રહેશે. અને તે વિરુદ્ધ વર્તન થયાનાં પ્રસંગે કબજેદારને ખર્ચે દૂર કરાવવામાં અને ખર્ચે જમીન મહેસુલ બાકી રાહે વસુલ કરવાપાત્ર થશે. અને કલેક્ટરશ્રી ઠરાવે તે દંડ ભરવો પડશે.

(૮) હુકમ થયા તારીખથી છ માસની અંદર કબજેદારે જમીન મહેસુલ કાયદામાં જુલાવ્યા મુજબ નમુના "એમ" માં સનદ ભરી આપવાની રહેશે. તે વિરુદ્ધ વર્તન થયાનાં પ્રસંગે કલેક્ટરશ્રી ઠરાવે તે દંડ ભરવાનો રહેશે. ઉક્ત સનદ અપીલનો સમય પૂરો થયા બાદ ભરી આપવાની રહેશે.



(૯) જે બાંધકામ કરવામાં આવે તેમાં તુર્ત સળગી ઉઠે તેવો સ્કોટક પદાર્થ રાખી શકાશે નહિ.

(૧૦) કોમન પ્લોટ તથા ખુલ્લી જમીન રાખવાની જગ્યામાં બાંધકામ થઈ શકશે નહિ.

(૧૧) સહીયારા કોમન પ્લોટ અને રસ્તાની જમીન સોસાયટીની સહીયારી માલીકીની અથવા સર્વે પ્લોટ હોલ્ડરની સહીયારી માલીકીની ગણાશે. તે ઉપર મુળ માલીકનો કોઈ નક્કર હેતુ રહેશે નહિ.

(૧૨) બાંધકામનાં નિયમોની જોગવાઈ પ્રમાણે સોસાયટીનાં સહીયારા ઉપયોગ માટે કલબ ઓફીસરનું મકાન, સેલકારી ભંડાર બાંધવા કોમન પ્લોટનાં ૧/૬ જેટલા ભાગનાં લેવડફળમાં બાંધકામ કરવા પ્લોટ હોલ્ડર ઈચ્છે તો મંજૂરી મેળવી તેમ કરી શકશે.

(૧૩) ઉપર પેરા-૧૧ માં જણાવ્યા સિવાયનાં કોઈપણ હેતુ માટે તે સાર્વજનિક ઉપયોગ હોય તો પણ કોમન પ્લોટમાં બાંધકામ કરી શકાશે નહિ.

(૧૪) રસ્તા અને કોમન પ્લોટની જમીનનું હરાજીથી, બક્ષીસથી કે અન્ય કોઈ રીતે વેચાણ કે તબદીલી થઈ શકશે નહિ.

(૧૫) સાર્વજનિક પ્લોટ/રસ્તા સહીતની સમગ્ર જમીનમાં બીનખેતી આકાર પ્લોટો વેચાણ કરવામાં આવે ત્યાં સુધી મુળ ખાતેદારે અને પ્લોટો વેચાણ કર્યાથી તમામ પ્લોટ હોલ્ડરે પ્રમાણસરે ભરવાની રહેશે.

(૧૬) કોમન પ્લોટ રસ્તાની જમીનનું રાજીનામું આપે ત્યારે બીનખેતી આકાર કમી કરવાનો થાય છે. તેમ છતાં રસ્તા અને કોમન પ્લોટનો ઉપયોગ તો સોસાયટીનાં રહીશોએ જ સહીયારો કરવાનો રહેશે.

(૧૭) સોસાયટીએ અંદરના રસ્તાઓની પરવાનગીની તારીખથી ચાર વર્ષમાં પુરા પાકા બાંધવા પડશે. તે વિરૂધ્ધ વર્તન થયાનાં પ્રસંગે કલેક્ટરશ્રી કરાવે તે દંડ ભરવો પડશે.

(૧૮) ખુલ્લી રહેતી જમીનમાં કોઈને અડચણરૂપ ન થાય તે રીતે વૃક્ષારોપણ કરવાનું રહેશે.

(૧૯) જ.ધા.શ્રીએ " વરસાદી પાણીનાં ભૂગર્ભ વહન/ સંચય માટે દર મકાન / બહુમ.ળી મકાન ( નકશા મંજૂર કરવાની સત્તા ધરાવતા સત્તાતંત્રએ આપેલ મંજૂરી મુજબ) ટીક એકનાં દરે પરકોલેટીંગ બોરવેલની વ્યવસ્થા અચૂક કરવાની રહેશે.

(૨૦) આ જમીનનો રહેણાંક હેતુ સિવાય અન્ય ઉપયોગ અગાઉથી કલેક્ટરશ્રીની પરવાનગી મેળવ્યા સિવાય થઈ શકશે નહીં. તે વિરૂધ્ધ વર્તન થયાનાં પ્રસંગે લે.રે.કોડની કલમ-૬૬ મુજબ પગલાં લેવામાં આવશે.

(૨૧) જમીન ઉપર કરવાના સુચિત બાંધકામનો પ્લાન કેન્દ્ર સરકારની નાગરીક ઉડયન મંત્રાલયની તા.૧૫/૩/૭૯ નાં જાહેરનામાં ધ્વારા મુકવામાં આવેલ પ્રતિબંધો અને જોગવાઈઓ સાથે સુસંગત રહીને તૈયાર કરી સબંધિત સક્ષમ સંસ્થા/સક્ષમ અધિકારી પાસે તે મંજૂર કરાવ્યા બાદ મંજૂર કરેલા બાંધકામનાં પ્લાન મુજબ બાંધકામ કરવાનું રહેશે. અને આ રીતે કરવામાં આવેલા બાંધકામમાં ભવિષ્યમાં કોઈ ફેરફારો કે સુધારો વધારો કરવા અંગે બાંધકામનો પ્લાન મંજૂર કરવાનાં પ્રસંગે તથા તેનાં અનુસંધાનમાં બાંધકામ કરવાનું થાય ત્યારે કેન્દ્ર સરકારનાં ઉક્ત જાહેરનામાંની જોગવાઈઓ અને નિયમોનું પાલન થાય તે પ્રમાણે બાંધકામ કે સુધારા વધારા કરવાના રહેશે.



મોજે જામ્બુવા તા. વડોદરાનાં સર્વે નંબર ૪૨૨૨ાળી ૬૭૭૮ ચો.મી. જમીનની બીનખેતીની પરવાનગીનું પત્રક.

| બીનખેતીની પરવાનગી માંગેલ જમીનનો સર્વેનંબર, ક્ષેત્રફળ તથા કબજેદારનું નામ.            | બીનખેતીની પરવાનગી માંગેલ જમીનનું ક્ષેત્રફળ | નિયમ મુજબ લેવાનો વિશેષ ધારાનાં દર                       | વસુલ કરવાની વિશેષ ધારાની રકમ                           | રૂપાંતર કર લેવાની વિગત.                                     | શિક્ષણ ઉપકરની રકમ                               | લોકલકંડની વિગત                                          | કેલમ-૪ નો વિ.ધારો કઈ તારીખથી લેવાનો છે. તેની વિગત. |
|-------------------------------------------------------------------------------------|--------------------------------------------|---------------------------------------------------------|--------------------------------------------------------|-------------------------------------------------------------|-------------------------------------------------|---------------------------------------------------------|----------------------------------------------------|
| ૧                                                                                   | ૨                                          | ૩                                                       | ૪                                                      | ૫                                                           | ૬                                               | ૭                                                       | ૮                                                  |
| મોજે : જામ્બુવા તા. : વડોદરા. સ.નં. ૪૨૨ ની ૬૭૭૮ ચો.મી. રાવજીભાઈ ગરબડભાઈ પટેલ વિગેરે | ચો.મી. ૬૭૭૮                                | રહેણાંકનાં હેતુના દરે દર ચો.મી.નાં રૂ.૦-૫૦ પૈસા પ્રમાણે | રૂ. ૩૩૮૦-૦૦ (અંકે રૂપીયા ત્રણ હજાર ત્રણસો નેવું પુરા ) | રૂ. પૈ. ૬૭,૭૮૦-૦૦ (અંકે રૂપીયા સડસઠ હજાર સાતસો નેવું પુરા ) | રૂ. પૈ. ૮૪૮-૦૦ (અંકે રૂપીયા આઠસો અડતાલીસ પુરા ) | રૂ. પૈ. ૧૬૮૫-૦૦ (અંકે રૂપીયા એક હજાર છસો પંચાણું પુરા ) | ૧-૮-૨૦૦૫                                           |

નોંધ :-રૂપાંતર કરની રકમ રૂ. ૬૭,૭૮૦-૦૦(અંકે રૂપીયા સડસઠ હજાર સાતસો નેવું પુરા)સ્ટેટ બેન્ક ઓફ ઈન્ડીયા વડોદરામાં ચલનથી તારીખ ૨૮/૩/૨૦૦૬ નાં રોજ જમા કરાવવામાં આવેલ છે.

રવિયા કમુ.

કલેક્ટર વડોદરાવતી



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