

ગુજરાત જમીન મહેસૂલ અધિનિયમ-૧૯૭૯ ની કલમ-૬૫ હેઠળ

દુકમ નં. 164/09/17/108/2020

તી. 05/03/2020

વંચાણે લીધા :-

(૧) અરજદારશ્રી Shantaben Devrajibhai Pipaliya

રહે. C/o Devansh Patel, 208 Komal Chambers, Kasturba Road, Rajkot, Rajkot-360006 ની તા.04/12/2019 ની ઓનલાઇન અરજી (નં.3091710802419) તથા સોગંદનામું

(૨) મુંબઈ જમીન મહેસૂલ કાયદો ૧૯૭૯ 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/૧૦૦૬/૪૨૫/૬ તા.૦૧/૦૭/૨૦૦૮

(૫) સરકારશ્રીના મહેસૂલ વિભાગનાં પરિપત્ર ક્રમાંક: બખપ/૧૦૨૦૧૮/૩૨૭/૬ તા.૦૮/૦૫/૨૦૧૧

(૬) સરકારશ્રીના મહેસૂલ વિભાગના ઠરાવ ક્રમાંક: એસ/ટીપી/૧૨૨૦૯/૭૬૯/૧૧/૬.૧ તા.૩૧/૦૩/૨૦૧૧

(૭) સરકારશ્રીના મહેસૂલ વિભાગનાં ઠરાવ ક્રમાંક: બખપ/૧૦૨૦૧૮/૪૨૫/૬ તા.૦૯/૦૧/૨૦૧૯

(૮) સરકારશ્રીના મહેસૂલ વિભાગનાં પરિપત્ર ક્રમાંક: બખપ/૧૦૨૦૧૮/૪૨૫/૬ તા.૧૨/૦૨/૨૦૧૯

(૯) iRCMS પોર્ટલ પરની કેસ વિગત

દુકમ :-

વંચાણે લીધેલ કમ (૧) ની અરજી તથા સોગંદનામા થી અરજદારશ્રી Shantaben Devrajibhai Pipaliya એ મોજે રાજકોટ-૧૦ તા. રાજકોટ શહેર (પશ્ચિમ) જિ. રાજકોટ ના સરવે/બ્લોક નં. 512p ના ક્ષેત્રફળ 36,422.00 ચો.મી. પૈકી ક્ષેત્રફળ 24,787.00 ચો.મી ની જમીન અંગે ગુજરાત જમીન મહેસૂલ અધિનિયમ-૧૯૭૯ 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 નંબર ટી.પી. નંબર એફ.પી. નંબર	માંગણીનું ક્ષેત્રફળ (ચો.મી.)	કબજેદારોના નામ (ખાતા નં. 121)	જમીનનો સત્તાપ્રકાર (૭/૧૨ મુજબ)
સરવે/બ્લોક નં. : 512p જુનો સરવે/બ્લોક નં. : --- ટી.પી. નં. : --- એફ.પી. નં. : ---	24,787.00	શાંતાબેન દેવરાજભાઈ	જુની શરત (જુ.શ.)

૩. વસુલ કરવામાં આવેલ કરવેરાની વિગત નીચે મુજબ છે.

બેંકમાં ચલન ભર્યા તા.04/03/2020 નં.57000013551003504032067204

કરની વિગત	સદર	માંગણીનું ક્ષેત્રફળ (ચો.મી.)	દર રૂ. પ્રતિ ચો.મી.	કુલ રકમ રૂ.
રૂપાંતર કર	569-0035-00-800-01	24,787.00	40.00	9,91,480.00
વિશેષ ધારો	570-0035-00-101-01	24,787.00	0.60	14,872.00
લોકલ ફંડ	574-0029-00-103-01	24,787.00	0.30	7,436.00
શિક્ષણ ઉપકર	575-0045-00-108-01	24,787.00	0.15	3,718.00
માપણી ફી	577-0029-00-106-01	24,787.00	---	9,000.00
			કુલ રૂ.	10,26,506.00

૪. ઉપર્યુક્ત તમામ હકીકતો ધ્યાને લઈ મોજે રાજકોટ-૧૦ તા. રાજકોટ શહેર (પશ્ચિમ) જિ. રાજકોટ ના સરવે/બ્લોક નં. 512p ના ક્ષેત્રફળ 36,422.00 ચો.મી. પૈકી ક્ષેત્રફળ 24,787.00 ચો.મી ની જમીનને નીચે જણાવેલ શરતોને આધિન ગુજરાત જમીન મહેસૂલ અધિનિયમ-૧૯૭૯ ની કલમ-૬૫ હેઠળ બિનખેતી હેતુ (બહુહેતુક ઉપયોગ) માટે પરવાનગી આપવા આથી દુકમ કરવામાં આવે છે.

- ૧) આ હુકમ મળ્યેથી બે માસમાં "એમ" નમૂનામાં સનદ પ્રાપ્ત થશે.
- (૨) જિલ્લા ઇન્સ્પેક્ટરશ્રી, જમીન રેકર્ડની કચેરીમાં માપણી ફી જમા કરાવેલ છે. જેથી માપણી કરી / કરાવી આ હુકમ આધારે તે મંજૂર થયેલ પ્લાન મુજબ દુરસ્તી પત્રક તૈયાર કરવાનું / કરાવવાનું રહેશે અને દુરસ્તી પત્રકનો મહેસૂલી દફતરે અમલ થયા જ પૂર્ણવાળી બિનખેતીની જમીન / પ્લોટનું રજી. દસ્તાવેજી થયેલ વેચાણ વ્યવહારના અમલ માટે નોંધ પાડવાની રહેશે.
- (૩) અરજદારે પ્રતિ વર્ષ ખેતી સિવાયનો ધારો (વિશેષધારો) દર પ્રતિ ચો.મી. ના રૂ. ૦.૬૦ પ્રમાણે રૂ. ૧૪,૮૭૨.૦૦ તેમજ નિયમ પ્રમાણે લોકલ ફંડ તથા શિક્ષણ સેસ ભરવો પડશે જે અંગેનો દર વખતોવખત ફેરફારને પાત્ર રહેશે.
- (૪) રાજકોટ 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. ૧૩/૦૯/૧૯૯૩ માં ઠરાવ્યા મુજબ સહીયારા / કોમન પ્લોટ અને રસ્તાની જમીન સોસાયટીની માલિકીની અથવા સર્વે પ્લોટ હોલરની સહીયારી માલિકીની ગણાશે તે ઉપર મુજ માલિકને કોઈ હકક રહેશે નહિ.
- (૬) સરકારશ્રીના મહેસૂલ વિભાગના તા. ૦૭/૦૮/૧૯૯૧ ના પરિપત્ર નં. બખપ-૧૦૯૧/૧૩૫૬/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 રેકર્ડ 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 નહિ.
 ૩. શહેરી વિસ્તાર જ્યાં ટાઉન પ્લાનિંગ સ્કીમ મંજૂર થઈ ગઈ 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 લઈ 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 લુગર્ભ 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 સદરજી જમીનનો કબજો કબજેદાર પાસે ચાલુ રહેવા દઇ શકાશે.
- (૧૫) ઉપરોક્ત શરતોમાં ગમે તે મજદૂર હોય તેમ છતાં, કલેક્ટરશ્રી સદરજી હુકમ વિરુદ્ધ બાંધેલા અથવા વધારાના કોઇપણ મકાન અથવા છમલાને 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.
- (૧૬) ડીઆઇએલઆરશ્રીના અભિપ્રાય મુજબ સદરજી જમીનમાં ૧૧૬૩૫ ચોમી જમીન હયાત રોડમાં કપાત થયેલ હોય જેથી કુલ જમીન ક્ષેત્રફળ ૩૬૪૨૨ ચોમીમાંથી રોડ કપાતની ૧૧૬૩૫ ચોમી જમીન બાદ કરી ૨૪૭૮૭ ચોમી જમીનની બિનખેતી પરવાનગી આપવામાં આવે છે

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



(રેખા મોહન)
કલેક્ટર, રાજકોટ

આર.પી.એ.ડી.

પ્રતિ,

Shantaben Devrajbhai Pipaliya

C/o Devansh Patel

208 Komal Chambers

Kasturba Road, Rajkot

Rajkot-360006

નકલ રવાના:-

૧. મુખ્ય અધિકારીશ્રી, રાજકોટ મહાનગરપાલિકા



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

Smt. Shantaben Devrajbhai

Near Ayodhya Chowk, 150 Feet Ring
Road, Rajkot.

Date: 23-12-2020

Valid Upto: 21-12-2028

No Objection Certificate for Height Clearance

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations.
2. This office has no objection to the construction of the proposed structure as per the following details:

NOC ID :	RAJK/WEST/B/112720/510904
Applicant Name*	Dharmesh Gediya
Site Address*	Village-Rajkot, Taluka-Rajkot, District-Rajkot, Sr No-3, Rajkot, Rajkot, Gujarat No-512-p5, Ward No-1, Plot
Site Coordinates*	22 19 27.86N 70 46 6.43E, 22 19 33.86N 70 46 6.63E, 22 19 28.80N 70 46 8.29E, 22 19 31.43N 70 46 8.37E
Site Elevation in mtrs AMSL as submitted by Applicant*	124.48 M
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	178.3 M (Restricted)

*As provided by applicant

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

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

हवाई अड्डा निदेशक सरदार वल्लभ भाई पटेल अंतर्राष्ट्रीय हवाई अड्डा अहमदाबाद - 380 003 दूरभाष संख्या : 91-79-2286 9211
port Director, Sardar Vallabhbhai Patel International Airport, Ahmedabad-380 003 (Gujarat), Telephone - 91-79-2286 9211



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

- f. No radio/TV Antenna, lighting arresters, staircase, Mumtee, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation of 178.3 M (Restricted) (AMSL), as indicated in para 2.
- g. 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.
- h. The certificate is valid for a period of 8 years from the date of its issue. One time revalidation without assessment may be allowed, provided construction work has commenced, subject to the condition that such request shall be made within the validity period of the NOC and the delay is due to circumstances which are beyond the control of the developer.
- 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.
- 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.
- 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
- 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 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.
- m. This NOCID has been assessed w.r.t Hirasar, Rajkot Airport(s). NOC has been issued w.r.t. the AAI aerodromes and other licensed civil aerodromes as listed in Schedule-III, Schedule-IV(Part-1), Schedule-IV(Part-2; RCS Airports Only) and Schedule-VII of GSR751(E).
- 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 GSR751(E). As per Rule 13 of GSR751(E), applicants also need to seek NOC from the concerned State Govt. for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2: other than RCS airports) of GSR751(E).
- o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.
- p. In case of any dispute w.r.t site elevation and/or AGL height, top elevation in AMSL shall prevail.

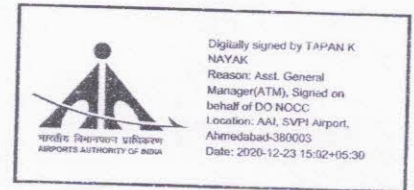
Chairman NOC Committee

Region Name: WEST

Address: General Manager (ATM) Airports
Authority of India, SVP International
Airport Ahmedabad-380003(Gujrat)

Email ID: vaah.noc@aai.aero

Contact No: 079-22858111



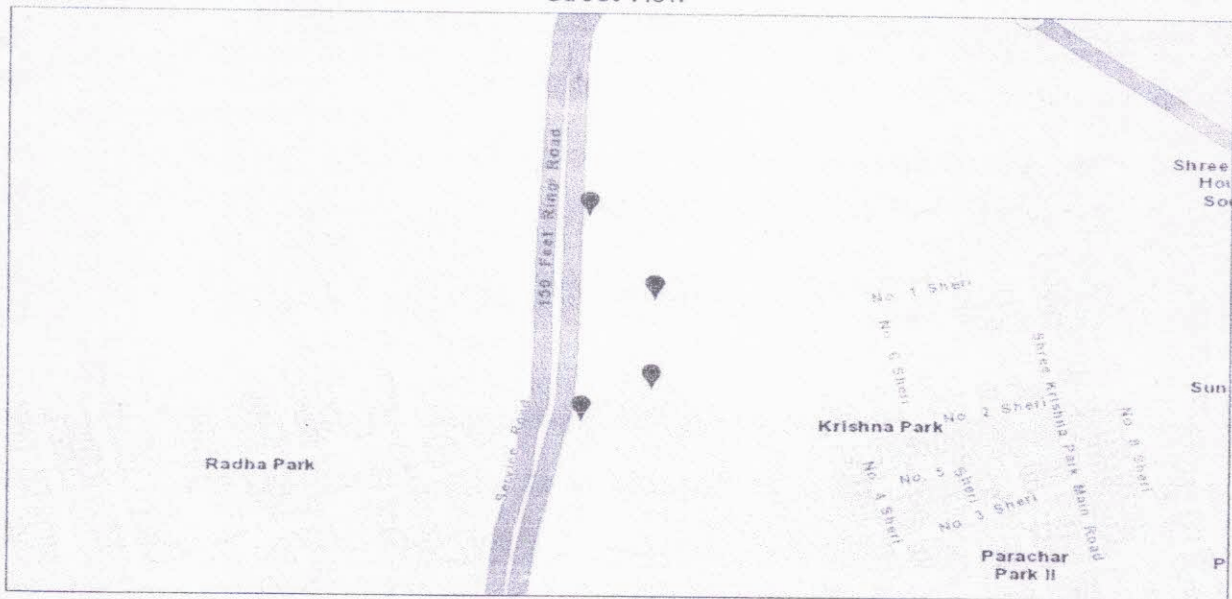
Name / Designation / Sign with Date	
Prepared By :	
Verified By :	

हवाई अड्डा निदेशक सरदार वल्लभ भाई पटेल अंतर्राष्ट्रीय हवाई अड्डा अहमदाबाद - 380 003 दूरभाष संख्या : 91-79-2286 9211
port Director, Sardar Vallabhbhai Patel International Airport, Ahmedabad-380 003 (Gujarat), Telephone - 91-79-2286 9211

Distance From Nearest Airport And Bearing

Airport Name	Distance (Meters) from Nearest ARP	Bearing (Degree) from Nearest ARP
Hirasar	29383.02	255.57
Rajkot	1994.94	326.91
NOCID	RAJK/WEST/B/112720/510904	

Street View



Satellite View



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



STATE LEVEL ENVIRONMENT
IMPACT ASSESSMENT
AUTHORITY
GUJARAT

Government of Gujarat

No. SEIAA/GUJ/EC/8(a) 330/2021

Date: 20 MAR 2021 BY R.P.A.D
Time Limit

Sub: Environment Clearance for the Building Construction Project "Smt. Shantaben Devrajibhai" at Survey No. 512/P5, Plot No. 3, Rajkot Proposed by Smt. Shantaben Devrajibhai. Construction project in Category 8 (a) of Schedule annexed with EIA Notification dated 14/09/2006.

Ref: Your Proposal No. SIA/GJ/MIS/183879/2020.

Dear Sir,

This has reference to your application along with Form-I, Form-1 A dated 17/12/2020, seeking Environmental Clearance under Environment Impact Assessment Notification, 2006. The project was scheduled for hearing in the SEAC meeting held on 01/01/2021.

The proposal is for Environmental Clearance for the Building Construction Project "Smt. Shantaben Devrajibhai" at Survey No. 512/P5, Plot No. 3, Rajkot Proposed by Smt. Shantaben Devrajibhai. This is a proposed building construction project having plot area of 7,075.79 m² and the proposed FSI area of the project is 23,012.23 m² with proposed built up area of 30,008.46 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 01 numbers of buildings. Scope of buildings/blocks are: Basement + Ground floor + 6 floors and No. & size of Commercial Units are: 318 units.

The project activity is covered in 8(a) and falls in Category 'B'. Since the proposed project is in item no.8 of the EIA notification, 2006, it does not need Public Consultation as per Para 7(i) III. Stage (3) (d) – Public Consultation of EIA Notification, 2006.

The SEAC, Gujarat had recommended the project vide their letter dated 01/03/2021 to grant Environmental Clearance to the SEIAA, Gujarat based on the decision taken during SEAC meeting held on 01/01/2021. The proposal was considered by SEIAA, Gujarat in its meeting held on 03/03/2021 at Gandhinagar. After careful consideration, the SEIAA hereby accords Environmental Clearance to above project under the provisions of EIA Notification dated 14th September, 2006 subject to the compliance of the following conditions.

A. PROJECT SPECIFIC CONDITIONS:

A.1 CONSTRUCTION PHASE:

A.1.1 WATER:

1. Fresh water requirement during the construction phase shall be 23 KL/day and it shall be met through tankers. No ground water shall be tapped during the construction phase.
2. Sewage generated during the construction phase shall be disposed off through Soakpit.

A.1.2 HEALTH & SAFETY:

3. Project Proponent shall obtain Fire opinion/provisional fire NOC from the concern authority as per the prevailing Rules / Gujarat Fire Prevention and Life Safety Measures Act, 2016.
4. The project proponent shall obtain registration of the establishment under the Building and other Construction Workers' (Regulation of Employment & Conditions of Service) Act 1996 and shall comply with the provisions of the Act for the safety, health and welfare of construction workers.
5. The project proponent shall obtain registration of the construction workers as beneficiaries with the Gujarat Building and Other Construction Workers Welfare Board.

A.2 OPERATION PHASE:

A.2.1 WATER

6. Total water requirement during the operation phase shall be 61.24 KL/day, out of which fresh water requirement of 28.62 KL/day shall be met through water supply system of RMC and the remaining 32.62 KL/day of water requirement shall be met through treated sewage. No ground water shall be tapped during the operation phase. Metering of the water shall be done and its records shall be maintained.



7. Sewage generation during operation phase shall be 45.79 KL/day which shall be treated in the proposed onsite Sewage Treatment Plant.
8. The unit shall install and efficiently operate STP of adequate capacity for treating the sewage to be generated during operation phase to achieve the GPCB norms at the STP outlet. Treated sewage conforming to GPCB norms shall be utilized within premises for gardening & flushing purpose at the maximum extent possible. Only remaining quantity of treated sewage shall be disposed off through drainage line of RMC.
9. A proper logbook of STP operation and also showing the quantity of treated sewage utilization within premises & quantity of treated sewage discharged into the drainage line shall be maintained and furnished to the GPCB from time to time.
10. Dual plumbing system with separate tanks and lines shall be provided for utilization of treated sewage for flushing.
11. No bore well shall be constructed and existing bore well/s, if any, shall be either sealed or converted into the recharge well.
12. Rain water harvesting from rooftop and paved areas and ground water recharge through 2 nos. of percolation wells shall be carried out as per the details submitted. Before recharging the runoff, pre-treatment must be done to remove suspended matter.

A.2.2 AIR:

13. A D. G. set (150 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.
14. The exhaust of the D. G. Set shall be at least 3 m above roof top.
15. The gaseous emissions from the D.G. Sets shall conform to the standards prescribed under EPA rules as amended from time to time. At no time, the emission levels shall go beyond the stipulated standards.

A.2.3 SOLID WASTE:

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

A.2.4 SAFETY AND WELFARE:

17. Project Proponent shall obtain fire safety certificate / Fire No-Objection Certificate (NOC) from the concerned authority as per the prevailing Rules / Gujarat Fire Prevention and Life Safety Measures Act, 2016.
18. Fire fighting facilities like Fire extinguishers, hose reel, wet riser, yard hydrant, manually operated electric fire alarm system, automatic fire detection & alarm system, sprinkler system in basement, 1 nos. of underground water storage tanks total of 150KL capacity, overhead tanks 300 KL etc shall be provided. A lightning arrester will be installed and properly earthed.
19. Staircase shall be provided: 4nos of 2 mts width in the building. All the staircases and lifts shall open out at ground level from the highest point of building [with access from each floor] for emergency evacuation. Two staircases shall be provided in each building if the floor area is more than 500 m² on each floor.
20. In basement at least two separate ramps of adequate width and slope shall be provided, located preferably at opposite ends.
21. Provision for adequate air changes per hour in the basement shall be made so as to avoid build-up of CO in the area.
22. Car park exhaust system equipped with CO (Carbon Monoxide) sensor shall be provided to ensure operation of exhaust fans as CO concentration levels.
23. Clear peripheral margin space of adequate width, in accordance with the concerned local bye-laws, shall be provided for unobstructed & easy movement of vehicles in case of emergency.
24. All the basic facilities like tap water, sanitation & drinking water, first aid box, free medicines & doctor service, adequate PPE's etc. shall be provided for workers.

A.2.5 PARKING / TRAFFIC CONGESTION:

25. Minimum parking space of 8951.19 m² [3914.37 m² in Basement + 5036.82 m² in Open area] shall be provided as proposed.

A 2.6 ENERGY CONSERVATION:

26. Energy conservation measures viz. maximum use of natural lighting through architectural design, energy efficient motors & pumps, water efficient taps, solar lights in open & landscape areas – 10 solar street light, 150 KW solar power generation, use of aerated blocks & RMC, use of LED lighting fixtures and low voltage lighting, roof-top thermal insulation etc. shall be implemented as proposed.

A 2.7 GREEN BELT :

27. Green belt area of 425 m² comprising of 425 m² tree covered area with 220 trees within premises shall be developed as proposed. The other open spaces inside the plot shall be suitably landscaped and covered with vegetation of indigenous tree species.

B. GENERAL CONDITIONS :

B1. PRE –CONSTRUCTION AND CONSTRUCTION PHASE:

28. Roads leading to or at construction site must be paved and blacktopped (i.e. – metallic roads).
29. No excavation of soil shall be carried out without adequate dust mitigation measures in place.
30. Grinding and cutting of building materials in open area shall be prohibited.
31. Construction material and waste should be stored only within earmarked area and road side storage of construction material and waste shall be prohibited.
32. Construction and demolition waste processing and disposal site shall be identified and required dust mitigation measures be notified at the site.
33. Dust mitigation measure shall be displayed prominently at the construction site for easy public viewing.
34. Environment Management Cell shall be formed, which shall supervise and monitor the environment related aspects of the project during construction and operational phases in addition to observance of Gujarat Building and other Construction Workers' (Regulation of Employment & Conditions of Service) Rules 2003.
35. Prior permission from the competent authority shall be obtained for cutting of the existing trees before site preparation work is commenced.
36. Water demand during construction shall be reduced by use of curing agents, super plasticizers and other best construction practices.
37. Wind – breaker of appropriate height i.e. 1/3rd of the building height and maximum up to 10 meters shall be provided. Individual building within the project site shall also be provided with barricades.
38. Regular water sprinkling shall be done in vulnerable areas for controlling fugitive emission.
39. No uncovered vehicles carrying construction material and waste shall be permitted.
40. No loose soil or sand or construction & demolition waste or any other construction material that cause dust shall be left uncovered. Uniform piling and proper storage of sand to avoid fugitive emissions shall be ensured.
41. Structural design of the project shall strictly adhere to the seismic zone norms for earthquake resistant structures.
42. The planning, designs and construction of all buildings shall be such as to ensure safety from fire.
43. The project proponent shall ensure maximum employment to the local people.
44. All required sanitary and hygienic measures shall be provided before starting the construction activities and to be maintained throughout the construction phase.
45. Provision shall be made for housing of construction labor within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical healthcare, crèches, electricity & ventilation, canteen, rest rooms, safe disposal system for garbage, first aid, medical and emergency facilities etc. to ensure that they do no ruin the existing environmental condition. The housing may be in the form of temporary structures to be removed after completion of the project.
46. Adequate personal protective equipments shall be provided to the construction workers to ensure their safety and the project proponent shall ensure its usage by the labours.
47. First Aid Box shall be made readily available in adequate quantity at all the times.
48. Training shall be given to all workers on construction safety aspects.
49. The project proponent shall strictly comply with the Building and other Construction Workers' (Regulation of Employment & Conditions of Service) Act 1996 and Gujarat rules made there under and their subsequent amendments.
50. The overall noise level in and around the project area shall be kept well within the prescribed standards by providing noise control measures including acoustic insulation, hoods, silencers, enclosures vibration dampers

etc. on all sources of noise generation.

51. Ambient noise levels shall conform to residential standards both during day and night. Incremental pollution load on the ambient air and noise quality shall be closely monitored during construction phase
52. The noise generating equipments, machinery and vehicles shall not be operated during the night hours and shall be maintained properly to avoid generation of high noise due to wear and tear.
53. Use of diesel generator sets during construction phase shall be strictly with acoustic enclosure and shall conform to the EPA Rules for air and noise emission standards.
54. Safe disposal of wastewater and municipal solid wastes generated during the construction phase shall be ensured.
55. All topsoil excavated during construction activity shall be used in horticultural / landscape development within the project site.
56. Construction materials and debris shall be properly stored and handled to avoid negative impacts such as air pollution and public nuisances by blocking the roads and public passages.
57. Construction debris shall be reused in construction of roads, levelling the site etc. Waste packaging material (like used cement bags, waste paper, cardboard packing material), metal scraps etc. shall be sold to recyclers or shall be sent to the nearest municipal solid waste landfill site.
58. Excavated earth to be generated during the construction phase shall be utilized within the premises to the maximum extent possible and balance quantity of excavated earth shall be disposed off with the approval of the competent authority after taking the necessary precautions for general safety and health aspects. Disposal of the excavated earth during construction phase shall not create adverse effect on neighbouring communities.
59. Provisions of Construction & Demolition Waste Management Rules-2016 shall be strictly adhered to.
60. Vehicles hired for bringing construction material at the site shall be in good conditions and conform to applicable air and noise emission standards and shall be operated only during day time and non-peak hours.
61. Project proponent shall ensure use of eco-friendly building materials including fly ash bricks, fly ash paver blocks, Ready Mix Concrete [RMC] and lead free paints in the project.
62. Fly ash shall be used in construction wherever applicable as per provisions of Fly Ash Notification under the Environment Imp Act, 1986 and its subsequent amendments from time to time.
63. Use of glass shall be minimal and only low emissive glass shall be used in the project to reduce the electricity consumption and load on air conditioning.

B2. OPERATION PHASE AND LIFE TIME:

64. Separate Entries and Exits shall be provided to the project on the approach road.
65. Separate Entry and Exit to the basement shall be provided
66. Low water consuming devices shall be provided. Fixtures for showers, toilet, flushing and drinking shall be of low flow either by use of aerators/ diffusers or pressure reducing devices etc.
67. A water meter shall be installed on rain water harvesting & ground water recharge well system & compliance report of the same shall be submitted to concerned authorities.
68. Used oil shall be sold only to the registered recycler.
69. Provisions of Solid Waste Management Rules-2016 shall be strictly adhered to.
70. Requisite fire fighting facilities as per the requirement of NBC and Gujarat Fire Prevention and Life Safety Measures Act-2013 along with the rules & regulations made there under shall be provided.
71. Underground fire water storage tanks and terrace water storage tanks of adequate capacity shall be provided as proposed. Adequate provision shall be made to ensure that water from the Fire Water Tank shall not be used for any other purpose.
72. Dedicated power back up system shall be provided in the case of power failure & emergency of fire water pumps
73. First Aid Box shall be made readily available in adequate quantity at all the times.
74. Main entry and exit shall be separate and clearly marked in the facility
75. Necessary emergency lighting system along with emergency power back up system shall be provided. Further, necessary auto glow signage at all appropriate places shall be provided to guide the people towards exits and assembly points during emergency.
76. Sufficient peripheral open passage shall be kept in the margin area for free movement of fire tender/ emergency vehicle around the premises.

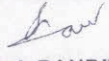
77. The overall noise level in and around the project area shall be kept well within the prescribed standards by providing noise control measures including acoustic insulation, hoods, silencers, enclosures vibrations dampers etc. on all sources of noise generation including D.G.Sets. The ambient noise levels shall confirm to the standards prescribed under the Environment (Protection) Act and Rules.
78. The area earmarked for the parking shall be used for parking only. No other activity shall be permitted in this area.
79. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site shall be avoided. No public space including the service road shall be used or blocked for the parking.
80. The project proponent shall install energy efficient devices, appliances, motors, and pumps conforming to the Bureau of Energy Efficiency norms.
81. The transformers and motors shall have minimum efficiency of 85%.
82. Only variable frequency motor drives shall be used in project.
83. Application of solar energy shall be incorporated for illumination of common areas, lighting for gardens and street lighting. In addition the provision for solar water heating system shall also be provided.
84. Use of glass shall be minimal to reduce the heat island effect as well as to reduce the electricity consumption.
85. The area earmarked as green area shall be used only for plantation and shall not be altered for any other purpose.
86. Drip irrigation/low volume, low angle sprinkler system shall be used for the lawns and other green area including tree plantation.
87. The project proponent shall inform to SEAC / SEIAA regarding the transfer of management responsibility to the Society / Association to be formed for the proposed project with all the supporting documents. The Society / Association formed for further management of the proposed project shall be responsible for compliance of all the conditions stipulated in the Environmental Clearance order.
88. Environmental Clearance granted for the project on the basis of documents related to land possession submitted shall become invalid in case the actual land for the project site turns out to be different from the land considered at the time of appraisal of the project and mentioned in the EC.
89. All other statutory clearances such as N.A. permission, approvals for storage of diesel from PESO, Fire Department, Airports Authority of India etc., if applicable, shall be obtained by the project proponent from the competent authorities.
90. All the conditions as may be stipulated in the N.A. order, Development permission, Building Use permission, NOC obtained from Fire Department etc. shall be strictly complied with.
91. The project management shall also comply with all the environment protection measures, risk mitigation measures and safeguards proposed by them.
92. All the commitments / undertakings given to the SEAC during the appraisal process for the purpose of environmental protection and management shall be strictly adhered to.
93. The project proponent shall also comply with any additional condition that may be imposed by the SEAC or the SEIAA or any other competent authority for the purpose for the environmental protection and management.
94. All the terms & conditions prescribed in the amendment of EIA Notification – 2006 published by the MoEF&CC vide its Notification No. S.O. 3999(E) dated 9th December, 2016 shall be complied with letter & spirit.
95. The project proponent shall strictly comply with the Gujarat Building and other Construction Workers' (Regulation of Employment & Conditions of Service) Rules 2003 as well as Gujarat Lifts & Escalators Rules as amended from time to time.
96. No further expansion or modifications in the project likely to cause environmental impacts shall be carried out without obtaining prior Environment Clearance from the concerned authority.
97. The above conditions shall be enforced, inter-alia under the provisions of the water (Prevention & Control of Pollution) Act, 1974, Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act 1986 and the Hazardous Wastes (Management Handling and Tran boundary) Rules, 2008, Building and Other Construction Workers' (Regulation of Employment & Conditions of Service) Act-1996, The Gujarat Lifts and Escalators Act-2000 along with their amendments and rules.

B3: OTHER:

98. Fund of Rs 70 Lakhs allotted for CER activities like Health checkup camp, Blood donation camp, PH center for medical beds/ equipments/ Ambulance etc solar street light, solar panels and energy conservations facilities will be provided at village Kuvadva, Bedi, Maliyasan. Tree plantation with tree guard in surrounding rural and city areas of Rajkot via NGO.

99. The project authorities shall earmark adequate funds to implement the conditions stipulated by SEIAA as well as GPCB along with the implementation schedule for all the conditions stipulated herein. The funds so provided shall not be diverted for any other purpose.
100. The project proponent shall adhere to provisions made for Corporate Environment Responsibility "CER" in Office Memorandum dated 01/05/2018 by Ministry of Environment, Forests & Climate Change and its amendments from time to time in a letter and spirit.
101. The applicant shall inform the public that the project has been accorded environmental clearance by the SEIAA and that the copies of the clearance letter are available with the GPCB and may also be seen at the Website of SEIAA/ SEAC/ GPCB. This shall be advertised within seven days from the date of the clearance letter, in at least two local newspapers that are widely circulated in the region, one of which shall be in the Gujarati language and the other in English. A copy each of the same shall be forwarded to the concerned Regional Office of the Ministry.
102. It shall be mandatory for the project management to submit half-yearly compliance report in respect of the stipulated prior environmental clearance terms and conditions in hard and soft copies to the regulatory authority concerned and shall be uploaded on website of Gujarat Real Estate Regulatory Authority, on 1st June and 1st December of each calendar year.
103. The project authorities shall also adhere to the stipulations made by the Gujarat Pollution Control Board.
104. The project authorities shall inform the GPCB, Regional Office of MoEF&CC and SEIAA about the date of financial closure and final approval of the project by the concerned authorities and the date of start of the project.
105. The SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not found satisfactory. This environmental clearance is valid for seven years from the date of issue.
106. Any appeal against this environmental clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
107. Submission of any false or misleading information or data which is material to screening or scoping or appraisal or decision on the application makes this environment clearance cancelled.

With regards,
Yours sincerely,


(S. J. PANDIT)
Member Secretary

Issued to:

Smt. Shantaben Devrajbhai
Survey No. 512/P5, Plot No. 3
Rajkot





RAJKOT MUNICIPAL CORPORATION



Dr. Ambedkar Bhavan, Dhebar Road
Fire & Emergency Service
Rajkot - 360 001.

RMC/RFES/PRO./NOC/NO/ /2020.

Date: 26/11/2020.

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To,
Owners SMT. Shantaben Devrajbhai,
One Pro. Building,
Location:-Near Ayodhya Chowk, 150 FT Ring Road,
Rajkot.

Sub. :-Fire Safety & Protection Opinion for a Proposed Building. (24.12 M.).
Total Plot Area = 7075.79 sq.mt.

Ref. :-R.M.C.F.B.E.PRO.NO.NOC.802, DATE:-19.11.2020.

This is to intimate that the plans submitted for Name of Work: - Proposed Work :-
Commercial Building Plan For Owners SMT. Shantaben Devrajbhai, One Pro.
Building, Location:-Near Ayodhya Chowk, 150 FT Ring Road, Rajkot, Type of
Construction :-Frame Structure, Use of Building :-Commercial, R.Sr.No.512/P5,
Ward No.1, Plot No. Single Unit-3, Area Table:-Floor :-1st Basement + G.F. + 1st To
6th Floor + Stair Room & Lift, F.S.I. Used:-23012.23/7075.79=3.25 < 4.00. Have all the
required line drawings and write-up required for the opinion are as per the
requirement of fire prevention and protection.

All norms as per the CGDCR & The Gujarat Fire Prevention and Life Safety
Measures Regulation-2016 have to be followed as per as the Construction and
Providing Fire Prevention and Protection System are to be followed.

Motor able road with 40 ton land bearing capacity and 4 Meters wide is required
around the building without obstruction & clear motor able passage for fire Rescue
Vehicle.

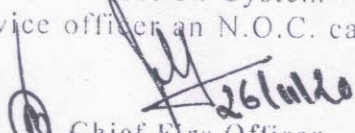
Moreover it is required that all the staircases of the Building shall be ventilated
above the parapet wall at each floor level and shall be 1.5 Meters clear in width.

The Building should have fire protection system as per approved plans.
Basement Parking + Ground Floor + First To Forth Floor Shop Area shall be fully
sprinklered.

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.

After the Building is Built and required Fire safety and Protection System have
been installed and after due inspection by the fire service officer an N.O.C. can be
issued.




Chief Fire Officer
Fire & Emergency Services
Rajkot Municipal Corporation