

કલેક્ટર અને જિલ્લા મેજિસ્ટ્રેટની કચેરી, સુરત

બીનખેતી શાખા, બી-બ્લોક, પાંચમો માળ, જિલ્લા સેવા સદન-૨, અઠવાલાઇન્સ, સુરત

ફોન નં.૦૨૬૧-૨૬૫૨૧૩૭, ફેક્સ નં.૨૬૧-૨૬૫૫૭૫૭,

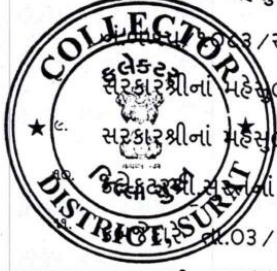
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નં.(જે)બખ/તપસ/ક-૬૬/૨જી નં.૦૬/૨૦૨૦-૨૧

તા.૨૧/૧૨/૨૦૨૦

વાંચનમાં લીધું :-

૧. અરજદારશ્રી અજય ભુપેન્દ્ર ચોરાવાલા, રહે:૧-એ, વજ વિલા, ન્યુ સિવિલ રોડ, રામ મંદિર પાસે, ભટાર રોડ, જિ.સુરતના તા.૧૫/૧૦/૨૦૨૦ ની અરજી
૨. નાયબ કલેક્ટરશ્રી (જ.સુ.) ટેનન્સી શાખા કલેક્ટર કચેરી, જિ.સુરતના તા.૦૪/૧૧/૨૦૨૦ ના પત્ર નં.ગણત-૬/બિ.ખે.અ/વશી.૧૧૯/૨૦૨૦
૩. યુ.એલ.સી. શાખાના તા.૦૫/૧૧/૨૦૨૦ ના પત્ર નં.યુએલસી/૬(૧)/મજુરા/ અભિપ્રાય/વશી.૮૦૬/૨૦૨૦ ફે.૨જી.નં.૩૬૦૩/૯૯, ૩૬૦૪/૯૯
૪. સીટી સર્વે સુપ્રિન્ટેન્ડન્ટ નં.૨, જિ.સુરતના તા.૦૫/૧૧/૨૦૨૦ ના પત્ર ક્રમાંક:સીટીએસ વોર્ડ-વશી/મજુરા-૨૦૨૦/૪૯૬
૫. મુંબઈ જમીન મહેસુલ કાયદો ૧૮૭૯ ની કલમ-૬૬ તથા ૪૮, નિયમ-૮૧.
૬. ગુજરાત જમીન મહેસુલ નિયમો ૧૯૭૨ ના નિયમ-૧૦૦, ૧૦૧, ૧૦૨.
૭. સરકારશ્રીનાં મહેસુલ વિભાગનાં તા.૨૭/૮/૧૯૮૦ નાં ઠરાવ ક્રમાંક:બખપ/૧૦૮૦/૫૯૫૬૦/ક. તથા પરિપત્ર નં.૧૦૮૩/૨૮૨૭/ક તા.૧૬/૯/૮૩ તથા ઠરાવ ક્રમાંક:બખપ/૧૧૮૩/૩૦૩૮/ક તા.૨૦/૯/૮૪.
૮. સરકારશ્રીનાં મહેસુલ વિભાગનાં પરિપત્ર ક્રમાંક:એલઆરસી/૧૦-૨૦૦૨/૧૬૪૦/ક. તા.૨૨/૪/૦૩.
૯. સરકારશ્રીનાં મહેસુલ વિભાગનાં ઠરાવ નં:ક્રમાંક:બખપ/૧૦૦૬/૪૨૫/ક તા.૧-૭-૦૮.
૧૦. સરકારશ્રીનાં જાહેરનામાં ક્રમાંક:એ/ બખપ/બીનખેતી આકાર/વશી. /૦૮ તા.૮/૯/૨૦૦૮ તા.૦૩/૧૨/૨૦૨૦ તથા ૦૫/૧૨/૨૦૨૦ થી વિશેષધારો, રૂપાંતર કર તથા દંડ વિગેરે જમા કરાવ્યાની રજુ કરેલ પહોંચો/ચલણ તથા અધિક તિજોરી અધિકારીશ્રી સુરતના તા.૦૯/૧૨/૨૦૨૦ ના ખરાઈ પત્રથી સમાપ્ત થતી દરખાસ્ત



હુકમ :-

આમુખ-૧ માં જણાવેલ અરજીથી અરજદારશ્રી અજય ભુપેન્દ્ર ચોરાવાલાએ, મોજે-મજુરા તા.સુરત સીટી-મજુરાના, સ.નં.૩૨/અ+૩૪+૩૫/૧ પૈકી ૧+૩, ૩૨/બ, સીટી સર્વે નં.૧૭૫૦-અ, ક્ષે.૧૨૧૬.૬૧ ચો.મી. વાળી જમીન અંગે LRC-૬૬ હેઠળ મલ્ટીપર્પઝના હેતુ માટે બીનખેતીની પરવાનગી આપવા વિનંતી કરી છે.

સદર જમીન સીટી સર્વે પ્રોપર્ટી કાર્ડ મુજબ હાલના કબજેદાર તરીકે નીચે જણાવેલ વિગતે નામે ચાલે છે.

સર્વે નંબર	સીટી સર્વે નંબર	ક્ષેત્રફળ (ચો.મી.)	કબજેદારનું નામ	જમીન કયા હકકે પ્રાપ્ત થયેલ છે.	ફેરફાર નોંધ નંબર / તારીખ
૩૨/અ+૩૪+૩૫/ ૧ પૈકી ૧+૩, ૩૨/બ	૧૭૫૦-અ	૧૨૧૬.૬૧	અજય ભુપેન્દ્ર ચોરાવાલા	વારસાઈ	સીટી સર્વે ફેરફાર નોંધ નં.૫૦ તા.૨૮/૦૫/૮૨

પ્રશ્નવાળી જમીનના કબજેદારોએ તા.૧૪/૧૦/૨૦૨૦ના સોગંદનામાથી જરૂરી વેરાઓ ભરપાઈ કરવા સંમતિ જવાબ આપેલ છે. તથા બીનખેતીની પરવાનગીના કામે જમીનના ટાઈટલ અંગે કબજેદારોએ તા.૧૪/૧૦/૨૦૨૦ ના રોજ નોટરી રૂબરૂ કરેલ સોગંદનામું રજુ કરેલ છે.

(મોજે-મજુરા, તા.મજુરાના સ.નં.૩૨/અ+૩૪+૩૫/૧ પૈકી ૧+૩, ૩૨/બ, સીટી સર્વે નં.૧૭૫૦-અ, સે.૧૨૧૬.૬૧ ચો.મી., વાળી જમીન અંગે મલ્ટીપર્પઝના હેતુ માટે અત્રેની કચેરીના હુકમ નં.(જે)/બા/તપસ/ક-૬૬/૨જી.નં.૦૬/૨૦૨૦-૨૧ તા.૨૧/૧૨/૨૦૨૦ નું સાંધણ)

સદર કામે આમુખ-૨ થી ૪ માં જણાવેલ વિગતે અભિપ્રાયો મેળવેલા છે.

આમુખ-૫ થી ૬ માં દર્શાવેલ જોગવાઈ સહ આમુખ-૦૭ થી ૧૦ ની જોગવાઈ અવલોકનમાં લઈ નીચે મુજબ વિશેષધારો, રૂપાંતરકર તથા દંડ ની રકમ જમા કરાવવા અરજદારને અત્રેના પત્ર નં.જે/બા/તપસ/ક-૬૬/૨જી નં.૮૬/૨૦૨૦, તા.૦૨/૧૨/૨૦૨૦ થી જણાવેલ.

ક્રમ	વિગત	બાંધકામનો હેતુ	વર્ષ પ્રમાણે ગણતરી કરેલ રકમ	વસુલ લેવાપાત્ર કુલ રકમ
૧	વિશેષધારો	મલ્ટીપર્પઝ	વર્ષ-૨૦૨૦-૨૧ સે.૧૨૧૬.૬૧ ચો.મી. * રૂ.૦-૬૦ પૈસા = રૂ.૭૨૯-૯૬ પૈસા, ie * રૂ.૭૩૦-૦૦ પૈસા	૭૩૦-૦૦
૨	રૂપાંતરકર	મલ્ટીપર્પઝ	સે.૧૨૧૬.૬૧ ચો.મી. * રૂ.૪૦-૦૦ પૈસા = રૂ.૪૮૬૬૪-૪૦ પૈસા, ie * રૂ.૪૮૬૬૪-૦૦ પૈસા,	૪૮૬૬૪-૦૦
૩	દંડ	મલ્ટીપર્પઝ	સે.૧૨૧૬.૬૧ ચો.મી. * રૂ.૦-૬૦ પૈસા = રૂ.૭૨૯-૯૬ પૈસા, ie * રૂ.૭૩૦-૦૦ પૈસા * ૪૦ પટ = રૂ.૨૯૨૦૦-૦૦ પૈસા	૨૯,૨૦૦-૦૦
			એકંદર કુલ રકમ	૩૮,૫૯૪-૦૦

આમુખ-૧૧ માં જણાવેલ પત્રથી અરજદારે ઉપર પ્રમાણે થતી દંડ તથા વિશેષધારાની રકમ સીટી તલાટીશ્રી મજુરાની કચેરીમાં પહોંચ નં.૧૭, ૧૮ તા.૦૫/૧૨/૨૦૨૦ થી તથા પહોંચ નં.૬૩, તા.૦૫/૧૨/૨૦૨૦ થી શિક્ષણ ઉપકર તથા સ્ટેટ બેંક ઓફ ઈન્ડિયા નાનપુરા સુરત શાખામાં ચલણ નં.૧૨/૨૦૨૦-૨૧ તા.૦૩/૧૨/૨૦૨૦ થી રૂપાંતરકરની રકમ જમા કરાવી અસલ પહોંચ તેમજ ચલણ અત્રે રજૂ કરેલ છે. તેમજ અધિક તિજોરી અધિકારીશ્રીએ તા.૦૬/૧૨/૨૦૨૦ ના પત્રથી રૂપાંતરકરની રકમ ભરપાઈ થયા અંગે ચલણ ખરાઈ કરી પ્રમાણપત્ર આપેલ છે.

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

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

સર્વે નંબર	સીટી સર્વે નંબર	સીટી સર્વે પ્રોપર્ટીકાર્ડ મુજબ ક્ષેત્રફળ (ચો.મી.)	બાંધકામનો હેતુ
1.	2.	3.	4.
૩૨/અ+૩૪+૩૫/૧ પૈકી ૧+૩, ૩૨/બ	૧૭૫૦-અ	૧૨૧૬.૬૧	મલ્ટીપર્પઝ

શ ર તો :-

- (૧) આ હુકમ મળ્યેથી બે માસમાં (પરંતુ અપીલ પીરીયડ પુરો થયા બાદ) "એમ" નમુનામાં સનદ કરી આપવી પડશે.
- (૨) જીલ્લા ઈન્સ્પેક્ટરશ્રી, જમીન રેકર્ડ સુરતની કચેરીમાં માપણી 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 મહેસુલી દફતરે અમલ થયા બાદ જ પ્રશ્નવાળી બીનખેતીની જમીન/પ્લોટનું રજી.દસ્તાવેજથી થયેલ વેચાણ વ્યવહારના અમલ માટે નોંધ પાડવાની રહેશે.

- (૩) દર વર્ષે પ્રસ્તુત ક્ષે.૧૨૧૬.૬૧ ચો.મી. જમીનનો મલ્ટીપર્પઝ હેતુ માટે વિશેષધારો તેના ઉપર થતું લોકલ ફંડ, શિક્ષણ ઉપકર વિગેરે ભરવા પડશે તેમજ વખતો વખત સુધારેલ દરે ભરપાઈ કરવાના રહેશે.
- (૪) સુરત મહાનગરપાલિકાએ મંજૂર કરેલા પ્લાન મુજબ બાંધકામ કરવાનું રહેશે. અને હુકમ થયા તારીખથી ત્રણ વર્ષમાં બાંધકામ પૂર્ણ કરવાનું રહેશે.
- (૫) મલ્ટીપર્પઝના હેતુ સિવાયનો ઉપયોગ કરવાનો થાય ત્યારે પ્રથમ પ્લાન મંજૂર કરાવી જમીન મહેસુલ કાયદાની કલમ-૬૫-એ હેઠળ કલેક્ટરશ્રીની હેતુકેરની મંજૂરી મેળવવાની રહેશે.
- (૬) સરકારશ્રીનાં મહેસુલ વિભાગનાં પરિપત્ર ક્રમાંક:બખપ-૧૦૨૦૦૨-૧૯૦૭-ક તા.૨૮/૨/૦૩ ની સુચના મુજબ "વરસાદી પાણીના ભૂગર્ભ વહન / સંચય માટે દર મકાન / બહુમાળી મકાન (નકશા મંજૂર કરવાની સત્તા ધરાવતા સત્તાતંત્રએ આપેલ મંજૂરી મુજબ) દીઠ એકના દરે પરકોલેટીંગ બોરવેલની વ્યવસ્થા અચૂક કરવાની રહેશે."
- આ હુકમ જમીન મહેસુલ કાયદાની કલમ-૬૬ તથા નિયમ-૧૦૦ ની જોગવાઈઓને આધારે કરેલ છે.તે સિવાય કબજેદારે અન્ય સંબંધીત કાયદાકીય પરવાનગી લેવાની થતી હશે તે તેમણે અલાયદી મેળવી લેવાની રહેશે.
- (૮) સદરહુ જમીનમાં ફક્ત મલ્ટીપર્પઝના હેતુ માટે બિનખેતીની પરવાનગી આપવામાં આવેલ છે. આ જમીન બાબતે કોઈપણ તર-તકરાર, કોર્ટ પ્રકરણો, લીટીગેશન ફરિયાદો ઉપસ્થિત થશે તો તે અંગેની જવાબદારી પરવાનગી આપનાર અધિકારીની રહેશે નહીં.
- (૯) (૧) સરકારશ્રીનાં મહેસુલ વિભાગના ઠરાવ નં.બખપ/૧૦૯૩/૧૦૫૨/ક તા.૧૩-૯-૯૩ માં ઠરાવ્યા મુજબ સહીયારા/કોમન પ્લોટ અને રસ્તાની જમીન સોસાયટીની સહીયારી માલિકીની અથવા સર્વે પ્લોટ હોલ્ડરની સહીયારી માલિકીની ગણાશે તે ઉપર મુજબ માલિકનો કોઈ હકક રહેશે નહીં.
- (૨) બાંધકામનાં નિયમોની જોગવાઈ પ્રમાણે સોસાયટીના સહીયારા ઉપયોગ માટે કલબ, ઓફીસનું મકાન, સહકારી ભંડાર બાંધવા કોમન પ્લોટના ૧/૬ જેટલા ભાગના ક્ષેત્રફળમાં બાંધકામ કરવા પ્લોટ હોલ્ડર ઈચ્છે તો મંજૂરી મેળવી તેમ કરી શકશે.
- (૩) ઉપરોક્ત શરત-૯(૨) માં જણાવ્યા સિવાયની કોઈપણ હેતુ માટે તે સાર્વજનિક ઉપયોગ હોય તો પણ કોમન પ્લોટમાં બાંધકામ કરી શકાશે નહીં.
- (૪) રસ્તા અને કોમન પ્લોટની જમીન ની હરાજી થી, બક્ષીસ થી કે અન્ય કોઈ રીતે વેચાણ કે તબદીલી થઈ શકશે નહીં.
- (૫) સાર્વજનિક પ્લોટ/રસ્તા સહીતની સમગ્ર જમીનનો બીનખેતીનો આકાર, પ્લોટો વેચાણ કરવામાં આવે જ્યાં સુધી મુજબ ખાતેદારે અને પ્લોટો વેચાણ કર્યાથી તમામ પ્લોટ હોલ્ડરે પ્રમાણસર ભરવાનો રહેશે.
- (૬) કોમન પ્લોટ/રસ્તાની જમીનનું રાજીનામું આપે ત્યારે બિનખેતી આકાર કમી કરવાનો થાય છે. તેમ છતાં રસ્તા અને કોમન પ્લોટનો ઉપયોગ તો સોસાયટીના રહીશોએ જ કરવાનો રહે છે.
- (૧૦) સરકારશ્રીનાં મહેસુલ વિભાગનાં તા.૭/૮/૯૧ પરિપત્ર નં.બખપ/૧૦૯૧/૧૭૫૬/ક ની જોગવાઈ મુજબ બીન અધિકૃત બાંધકામ બાબતે બાંધકામ નિયંત્રણ કરતી સંસ્થા સુરત મહાનગરપાલિકાએ ધોરણસરનાં પગલાં લેવાનાં રહેશે.

(૧૧) સદર જમીનમાંથી પેટ્રોલીયમ/પાણીની કે અન્ય કોઈપણ પ્રકારની પાઈપલાઈન પસાર થતી હશે તો તો સંદર્ભે વિકાસ પરવાનગી આપનાર ઓથોરીટીએ સંબંધિતોનું "ન વાંધા પ્રમાણપત્ર" મેળવી વિકાસ પરવાનગી આપવાની રહેશે.

(૧૨) સરકારશ્રીનાં મહેસુલ વિભાગનાં તા.૧/૭/૨૦૦૮ નાં ઠરાવ નં.બમપ/૧૦૦૬/૪૨૫/ક માં જણાવેલ નીચે મુજબની શરતોનું પણ પાલન કરવાનું રહેશે.

૧. ડીસ્ટ્રીક્ટ ઇન્સ્પેક્ટર ઓફ લેન્ડ રેકર્ડસ ધ્વારા ઇસ્યુ કરાયેલ માપણી શીટ કે જેના ઉપર મુળ ટિપ્પણની હદ પણ દર્શાવેલ હોવી જોઈએ. રજૂ કરાયેલ પ્લાન તથા લે-આઉટ પ્લાન સક્ષમ કક્ષાએ મંજૂર કરાવેલ હોવો જોઈએ.
૨. બાંધકામ શરૂ કરતાં પહેલાં બાંધકામનાં નકશા સક્ષમ અધિકારી પાસે મંજૂર કરાવવાનાં રહેશે, પરંતુ અરજદાર બિનખેતી પરવાનગી મેળવ્યા વગર આવા બાંધકામની રજાચીટ્ટી મેળવી શકશે નહીં.
૩. શહેરી વિસ્તાર જ્યાં ટાઉન પ્લાનીંગ સ્કીમ મંજૂર થઈ ગઈ છે ત્યાં જી.ડી.સી.આર અનુકૂળ ઝોનીંગનાં નિયમો અનુસાર બાંધકામ કરવાનું રહેશે.
૪. મંજૂર થયેલ નકશા મુજબ આરોગ્ય અને સ્વાસ્થ્યની દ્રષ્ટિએ ગંદા પાણીનાં નિકાસની જોગવાઈ કરવાની રહેશે.
૫. અરજદારે રીબન ડેવલપમેન્ટ રૂલ્સ નીચે જે તે રસ્તાનો પ્રકાર ધ્યાને લઈ રસ્તાનાં મધ્યભિદ્ધથી બાંધકામ વચ્ચે અંતર જાળવવાનું રહેશે અન્યથા અરજદારની જવાબદારી થશે.
૬. ફ્લોર મીલ, સિનેમા/ટુંડરીંગ સિનેમા/થીયેટર માટે બિનખેતી પરવાનગીનાં કામે જિલ્લા મેજિસ્ટ્રેટની જરૂરી મંજૂરી મેળવી આગળની કાર્યવાહી કરવાની રહેશે.
૭. પેટ્રોલ, ડીઝલ, કેરોસીન, સી.એન.જી, એલ.પી.જી પંપ નાંખવા માટે બિનખેતી પરવાનગીનાં કામે બાંધકામ શરૂ કરતાં પહેલાં જિલ્લા મેજિસ્ટ્રેટની જરૂરી મંજૂરી મેળવી આગળની કાર્યવાહી કરવાની રહેશે.
૮. ઈન્ડીયન એક્સપ્લોઝીવ એક્ટ અન્વયે મેગેનીઝ, ફાયર વર્ક્સ, દારૂખાના માટે બિનખેતીની કાર્યવાહી કરતાં પહેલાં જિલ્લા મેજિસ્ટ્રેટની જરૂરી મંજૂરી મેળવી આગળની કાર્યવાહી કરવાની રહેશે.
૯. સવાલવાળી જમીન જો રેલ્વે હદની નજીક હોય તો રેલ્વેની હદથી ૩૦ મીટર જગ્યા છોડી બાંધકામ કરવાનું રહેશે.
૧૦. સવાલવાળી જમીન ઉપરથી અથવા બાજુમાંથી વિજળી ગ્રીડના તાર / હાઈટેન્શન 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 આસપાસના ૨૦ કી.મી.ની ત્રિજ્યામાં આવતી હોય ત્યારે બાંધકામની ઉંચાઈ તથા એરોડ્રામની દ્રષ્ટિએ જરૂરી એવું "ન વાંધા પ્રમાણપત્ર" સીવીલ એવીએશન ખાતા પાસેથી મેળવવાનું રહેશે અને સીવીલ એવીએશન ખાતાના નિયમોનું પાલન કરવાનું રહેશે.
૧૨. ઓ.એન.જી.સી.ના કુવા નજીકમાં આવેલ જમીનના કિસ્સામાં અરજદારે સંબંધિત નિયમોનું પાલન કરવાનું રહેશે.
૧૩. નર્મદા કેનાલ / અન્ય સિંચાઈ કેનાલની નજીકમાં આવેલ જમીનની બાબતમાં અરજદારે સૂચિત બાંધકામ માટે જાળવવાનાં થતાં અંતર અંગેના નિયમોનું પાલન કરવાનું રહેશે.

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

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

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

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

શિક્ષાત્મક કલમ :-

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

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

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

સહી/xxx

રવાના કરવા માટે અધિકૃત

(ડૉ.ધવલ પટેલ)

મામલતદાર (બીનખેતી)

કલેક્ટર સુરત

કલેક્ટર કચેરી, સુરત



BY R.P.

પ્રતિ,

શ્રી અજય ભુપેન્દ્ર ચોરાવાલા,

રહે.૧-એ, વ્રજ વિલા, ન્યુ સિવિલ રોડ, રામ મંદિર પાસે, ભટાર રોડ, જિ.સુરત.

૨/-સુરત મહાનગરપાલિકા પાસે મંજુર કરાવેલ પ્લાન/રજાચિઠીની નકલ અત્રે રજુ કરવા વિનંતી છે.

નકલ સવિનય રવાના :- કમિશ્નરશ્રી, (શહેર વિકાસ વિભાગ) સુરત મહાનગરપાલિકા, મુખ્તિસરા, સુરત તરફ

૨/- જાણ તથા અત્રે રજુ થયેલ પ્લાન ધ્યાને લઈ આપના તરફથી મંજુર કરવામાં આવેલ પ્લાન તથા રજાચિઠીની નકલ મોકલવા વિનંતી સહ.

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

(મોજે-મજરા, તા.મજરાના સ.નં.૩૨/અ+૩૪+૩૫/૧ પૈકી ૧+૩, ૩૨/બ, સીટી સર્વે નં.૧૭૫૦-અ, સે.૧૨૧૬.૬૧ ચો.મી.,વાળી જમીન અંગે મલ્ટીપર્પઝના હેતુ માટે અત્રેની કચેરીના હુકમ નં.(જે)/બખ/તપસ/ક-૬૬/૨જી.નં.૦૬/૨૦૨૦-૨૧ તા.૨૧/૧૨/૨૦૨૦ નું સાંધણ)

૨/- અરજદારશ્રી પાસેથી માપણી ફી વસુલ કરી માપણીની કાર્યવાહી પૂર્ણ કરી કમી જાસ્તીણ પત્રક દિન-૩૦ માં તૈયાર કરાવી તેની એક નકલ અત્રે અચુક મોકલવા સાડું.

નકલ રવાના:- સીટી સર્વે સુપ્રિન્ટેન્ડન્ટ નં.૨, એ બ્લોક, સાતમો માળ, બહુમાળી મકાન, નાનપુરા, જિ.સુરત તરફ.

૨/- સદર જમીનનો સીટી સર્વે રેકર્ડ પર અમલ કરી અત્રે પ્રોપર્ટી કાર્ડની નકલ સહ રીપોર્ટ થવા સાડું.

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

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

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

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

નકલ રવાના : રેકર્ડ કીપરશ્રી, બી/૨, જિલ્લા સેવા સદન-૨, અઠવાલાઇન્સ, જિ.સુરત તરફ જાણ સાડું.

નકલ રવાના: સીલેક્ટ ફાઇલે



(મોજે-મજુરા, તા.મજુરાના સ.નં.૩૨/અ+૩૪+૩૫/૧ પૈકી ૧+૩, ૩૨/બ, સીટી સર્વે નં.૧૭૫૦-અ, ક્ષે.૧૨૧૬.૬૧ ચો.મી., વાળી જમીન અંગે મલ્ટીપર્પઝના હેતુ માટે અત્રેની કચેરીના હકમ નં.(જે)/બબ/તપસ/ક-૬૬/૨જી.નં.૦૬/૨૦૨૦-૨૧ તા.૨૧/૧૨/૨૦૨૦ નું સાંધણ)

પત્રક

બિનખેતીનું બાંધકામ નિયમબદ્ધ કરી આપેલ જમીનની વિગત તથા કબજેદારનું નામ.		પંચકયાસ મુજબ બાંધકામનું ક્ષેત્રફળ	પ્લાન મુજબ નિયમબદ્ધ કરેલ બાંધકામ નો બિનખેતી ઉપયોગનો પ્રકાર તથા તેના વિશેષધારાના દરની વિગત.
(૧)		(૨)	(૩)
મોજે.મજુરા, તા.સુરત શહેર મજુરાના, સ.નં.૩૨/અ+૩૪+૩૫/૧ પૈકી ૧+૩, ૩૨/બ, સીટી સર્વે નં.૧૭૫૦-અ, ક્ષે.૧૨૧૬.૬૧ ચો.મી. કબજેદારો: અજય ભુપેન્દ્ર ચોરાવાલા		---	મલ્ટીપર્પઝ વિષયક : ક્ષે.૧૨૧૬.૬૧ ચો.મી. * રૂ.૦-૬૦ પૈસા = રૂ.૭૨૯-૯૬ પૈસા i.e. રૂ.૭૩૦-૦૦ પૈસા વત્તા અન્ય ઉપકર
વસુલ કરવામાં આવેલ			
વિશેષધારાની રકમ	દંડની રકમ	રૂપાંતરકરની રકમ	વસુલ લીધેલ રકમ
(૪)	(૫)	(૬)	(૭)
રૂ.૭૩૦/- પહોંચ નં.૧૭ તા.૦૫/૧૨/૨૦૨૦	રૂ.૨૯,૨૦૦/- પહોંચ નં.૧૮ તા.૦૫/૧૨/૨૦૨૦	રૂ.૪૮,૬૬૪/- ચલણ નં.૧૨/૨૦૨૦-૨૧ તા.૦૩/૧૨/૨૦૨૦	રૂ.૭૮,૫૯૪/-
મુખ્ય સદર-૦૦૩પ-કૃષિ વિષયક જમીન સિવાયની સ્થાવર મિલકત પર કર.ગૌણ સદર-૧૦૧-સામાન્ય પ્રાપ્તિ. પેટા સદર-(૧)- બિનખેતી આકારણી દરની પ્રાપ્તિ.		મુખ્ય સદર-૦૦૩પ-કૃષિ વિષયક જમીન સિવાયની સ્થાવર મિલકત પર કર. ગૌણ સદર-૮૦૦-અન્ય પ્રાપ્તિ.પેટા સદર-(૧)- બિનકૃષિ વિષયક રૂપાંતર કર	



રવાના કરવા માટે અધિકૃત

મામલતદાર (બિનખેતી)
કલેક્ટર કચેરી, સુરત

સહી/xxx

(ડૉ.ધવલ પટેલ)

કલેક્ટર સુરત



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

Ajay B. Chorawala

Plot No. – 1-A, Vraj Villa, New Civil Road,
Near Ram Mandir, Bhatar, Surat Gujarat
395017

Date: 25-01-2021

Valid Upto: 23-01-2029

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 amended by GSR770(E) dated 17th Dec 2020 for Safe and Regular Aircraft
2. This office has no objection to the construction of the proposed structure as per the following details:

NOC ID :	SURA/WEST/B/112520/510782
Applicant Name*	Ajay B. Chorawala
Site Address*	T. P. S. No. – 06 (Majura - Khatodara), F. P. No. – 11 Paikhe, C. S. No. – 1750-A, 1750-B, 1750-C, 1750-D, 1752-A, 1752-B, 1752-C, 1752-D Moje – Khatodara, Taluka – Majura, District – Surat., Khatodara, Surat, Gujarat
Site Coordinates*	21 10 21.77N 72 49 00.50E, 21 10 22.99N 72 49 01.03E, 21 10 23.44N 72 49 05.86E, 21 10 22.54N 72 49 06.04E
Site Elevation in mtrs AMSL as submitted by Applicant*	12.39 M
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	70M

*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.



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 70M (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 Surat 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) amended by GSR770(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) amended by GSR770(E). As per Rule 13 of GSR751(E) amended by GSR770(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) amended by GSR770(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 :	

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

Distance From Nearest Airport And Bearing

Airport Name	Distance (Meters) from Nearest ARP	Bearing (Degree) from Nearest ARP
Surat	10004.25	51.95
NOCID	SURA/WEST/B/112520/510782	

Street View



November 25, 2020

0 0.03 0.06 0.11 mi
0 0.04 0.09 0.18 km
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NOAA, Esri, Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

AAI

Satellite View



November 25, 2020

0 0.03 0.06 0.11 mi
0 0.04 0.09 0.18 km
Sources: Esri, Mapbox, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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

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

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

Reference :- A letter from T.D.O. Shri bearing No. T.D.O.008, Dt.01/04/2021.

PROPOSED SITE :- PROPOSED RESIDENTIAL HIGH RISE BUILDING LAYOUT PLAN FOR T.P.S. NO. 06 (MAJURA-KHATODARA), O.P. NO. 6, F.P. NO. 11 PAIKEE, C.S. NO. 1750/A, 1750/B, 1750/C, 1750/D, C.S. NO. 1752/A, 1752/B, 1752/C, 1752/D, MOJE. MAJURA, DIST. SURAT.

Submitted,

As per said plan the above building is a High Rise Residential Building, A,B,C (Basement-1 + Basement-2 + Ground Floor + 7th Floor) with Height of 25.75 Mtrs.

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

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



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

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

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

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

(I/C Dy Chief Fire Officer)

FES/ OUTWARD/NOC 578
DT. 12-05-2021



I/C CHIEF FIRE OFFICER
Surat Municipal Corporation

SHRADDHA

FIRE AND SAFETY SERVICES
ISO 9001 : 2015 Certified Company

TO,
I/C CHIEF FIRE OFFICER,
FIRE & EMERGENCY SERVICES,
SURAT MUNICIPAL CORPORATION,
MUGLISARA, SURAT.

SUBJECT: Approval of Fire Fighting Layout Plan

Respected Sir.

On the above cited subject, we want to install Fire Fighting System in our Residential building **"PROPOSED RESIDENTIAL HIGH-RISE BUILDING LAYOUT PLAN FOR T.P.S. NO. 06 (MAJURA-KHATODARA), O.P.NO. 6, F.P.NO. 11 PAIKEE, C.S. NO. 1750/A, 1750/B, 1750/C, 1750/D, C.S. NO. 1752/A, 1752/B, 1752/C, 1752/D, MOJE. MAJURA, DIST. SURAT."**

We enclosed drawing layout for Fire Fighting System approval.

PROJECT DETAIL:

Site	T.P.S. NO. 06 (MAJURA-KHATODARA), O.P.NO. 6, F.P.NO. 11 PAIKEE, C.S. NO. 1750/A, 1750/B, 1750/C, 1750/D, C.S. NO. 1752/A, 1752/B, 1752/C, 1752/D
Location	MAJURA
Type Of Building	HIGH RISE RESI. BLDG
No. Of Floor & Height	BLDG. A, B, C = 2B+G+7 (25.75 MT)
No of Building	3

You are hereby requested kindly give us approval for installation of Fire Fighting System as per drawing layout.



I/C. Chief Fire Officer,
Fire & Emergency Services,
Surat Municipal Corporation



Address : 119, Zenon, Nr Opera House, Opp Unique Hospital, Bamroli Road, Surat 395 002.

E-mail : shraddhafire25@gmail.com / info@shraddhafiresafetysurat.com

Contact No. : +91 82384 43617 +91 92743 14932

Website : www.shraddhafiresafetysurat.com

"PROPOSED RESIDENTIAL HIGH-RISE BUILDING LAYOUT PLAN FOR T.P.S. NO. 06 (MAJURA-KHATODARA), O.P.NO. 6, F.P.NO. 11 PAIKEE, C.S. NO. 1750/A, 1750/B, 1750/C, 1750/D, C.S. NO. 1752/A, 1752/B, 1752/C, 1752/D, MOJE. MAJURA, DIST. SURAT."

BASIC DATA TAC PUBLICATION GDRC AND N.B.C. PART IV

Sr.No.	PARTICULARS	DESCRIPTIONS
1.	Supposition of Risk	Coverage of all natural and man-made fire threats.
2.	No. of Hydrant valves / Sprinklers	31 / 650
3.	Pump size with flow	80MTR@ 1620 LPM
4.	Fire Water Tank Required	1,50,000 liters
5.	Rating for Main Pump Hydrant / Sprinkler	40HP - 44.72KW
6.	Rating for Jockey Pump	10.8m ³ /hr or 3ltr/sec. Pump Head 80 mtr 7.5HP - 7.45KW
7.	Flow consideration for pressure loss to calculate at farther point	47.5 ltr/sec. 47.5/2=23.75 lps
8.	Salient Features	CE Marked Motor, With Energy Efficient Motor (SPDP optional), "F"- Class Insulation, IP 55, Option with 2 & 4 Pole Motors, Back Pull-out Design
9.	Applications	For Fire Fighting in commercial applications
10.	Assumed pipe diameter Hit & Trial method	100mm NB & 100mm NB
11.	Size of Suction Header	100mm Dia(Positive suction)
12.	Size of Discharge Header	100mm NB
13.	Type of valve in pump room at suction side	100mm Salves Valves/ Gate Valves
14.	Type of Valve in pump room at Discharge side	100mm Salves Valves/ Gate Valves
15.	Loop line valve outside pump room for main distribution line	100mm Salves Valves/ Gate Valves
16.	Actual Fire water storage tank capacity	1,50,000 liters
17.	Pump Room	Positive Suction (6L *5.5W*4 H pump room size in mtr.)
18.	Pressure at rest of area	Minimum 3.5Kg/cm ²
19.	Type of system	Automatic Operated Wet System
20.	Back up for Emergency	Generator
21.	Fire Alarm System	Automatic Information
22.	Building Height	25.75 MTR



I/C. Chief Fire Officer,
Fire & Emergency Services,
Surat Municipal Corporation

“PROPOSED RESIDENTIAL HIGH-RISE BUILDING LAYOUT PLAN FOR T.P.S. NO. 06 (MAJURA-KHATODARA), O.P.NO. 6, F.P.NO. 11 PAIKEE, C.S. NO. 1750/A, 1750/B, 1750/C, 1750/D, C.S. NO. 1752/A, 1752/B, 1752/C, 1752/D, MOJE. MAJURA, DIST. SURAT.”

The fire safety items given below are implanted in the Market as per TAC Publication and GDCR-2017 and N.B.C. Part IV.

Sr.	FIRE HYDRANT SYSTEM	BRAND	QUANTITY
1	MONO BLOCK PUMP 40 HP	Lubi/ Kirloskar/ Pew	01
2	JOCKEY PUMP 7.5 HP	Lubi/ Kirloskar/ Pew	01
3	PUMP PANEL	L & T	01
4	G.I.Pipe "C" CLASS 100 mm ISI (IS : 1239 Part - II/3589)	Asian/Jindal	250
5	G.I.Pipe "C" CLASS 80 mm ISI (IS : 1239 Part - II/3589)	Asian/Jindal	25
6	Butterfly Valve C.I. ISI (IS : 13095)	Kranti	10
8	NRV Valve C.I. 150 mm ISI (IS : 13095)	Kranti	---
9	NRV Valve C.I. 100 mm ISI (IS : 13095)	Kranti	06
10	SLUICE VALVE C.I. 150 mm ISI	Kranti	01
11	SLUICE VALVE C.I. 100 mm ISI	Kranti	01
12	Y Type Strainer C.I. 150 mm ISI	Kranti	01
13	GM air release valve SS ISI	Kranti	03
14	Inlet Four way C.I. 150 mm ISI (IS : 904)	Essel	01
15	Hydrant Valve 63 mm SS ISI (IS : 5290)	Swati	31
16	Hose Reel 19mm Length 30mtr with Rubber hose IS : 444 Type 2	Atasi	30
17	Hose Box with Hose Pipe Length 15mtr (ISI 636 Type (A))	Atasi	31
18	ABC Type Fire Extinguisher Capacity - 6 Kg ISI (IS : 15683)	Kenex/Shraddha	30
19	CO ₂ Type Fire Extinguisher Capacity - 4.5 Kg ISI (Is : 2878)	Kenex/Shraddha	30
20	PRESSURE GAUGE	L & T	01
21	PRESSURE SWITCH	L & T	02



I/C. Chief Fire Officer,
Fire & Emergency Services,
Surat Municipal Corporation

“PROPOSED RESIDENTIAL HIGH-RISE BUILDING LAYOUT PLAN FOR T.P.S. NO. 06 (MAJURA-KHATODARA), O.P.NO. 6, F.P.NO. 11 PAIKEE, C.S. NO. 1750/A, 1750/B, 1750/C, 1750/D, C.S. NO. 1752/A, 1752/B, 1752/C, 1752/D, MOJE. MAJURA, DIST. SURAT.”

The fire safety items given below are implanted in the Market as per TAC Publication and GDCR-2017 and N.B.C. Part IV.

Sr.	FIRE SPRINKLER SYSTEM	BRAND	QUANTITY
1	MONO BLOCK PUMP	Lubi/ Kirloskar	---
2	JOCKEY PUMP	Lubi/ Kirloskar	--
3	PUMP PANEL	L & T	--
4	G.I. PIPE "C" CLASS ISI (IS : 1239)	Asian/Jindal/TATA	900
5	Butterfly Valve C.I. ISI (IS : 13095)	Kranti	06
6	NRV Valve C.I. 150 mm ISI (IS : 13095)	Kranti	---
7	NRV Valve C.I. 100 mm ISI (IS : 13095)	Kranti	02
8	SLUICE VALVE C.I. 150 mm ISI	Kranti	---
9	SLUICE VALVE C.I. 100 mm ISI	Kranti	---
10	Y Type Strainer C.I. 150 mm ISI	Kranti	---
11	Rose Pendant Type Sprinkler	Tyco	650
12	PRESSURE GAUGE	L & T	01
13	PRESSURE SWITCH	L & T	---



I/C. Chief Fire Officer,
Fire & Emergency Services,
Surat Municipal Corporation

“PROPOSED RESIDENTIAL HIGH-RISE BUILDING LAYOUT PLAN FOR T.P.S. NO. 06 (MAJURA-KHATODARA), O.P.NO. 6, F.P.NO. 11 PAIKEE, C.S. NO. 1750/A, 1750/B, 1750/C, 1750/D, C.S. NO. 1752/A, 1752/B, 1752/C, 1752/D, MOJE. MAJURA, DIST. SURAT.”

The fire safety items given below are implanted in the Market as per TAC Publication and GDCR-2017 and N.B.C. Part IV.

Sr.	FIRE ALARM SYSTEM	BRAND	QUANTITY
1	Addressable Fire Alarm Panel with Automation System (ONLY 1 ST BASEMENT FLOOR)	Agni suraksha/System sensor	01
2	Addressable M.C.P with Automation System ABS	Agni suraksha/System sensor	30
3	Addressable Hooter with Automation System ABS	Agni suraksha/System sensor	30
4	Fire Door	Agni suraksha/System sensor	06



[Signature]
I/C. Chief Fire Officer,
Fire & Emergency Services,
Surat Municipal Corporation



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

Ajay B. Chorawala

Plot No. – 1-A, Vraj Villa, New Civil Road,
Near Ram Mandir, Bhatar, Surat Gujarat
395017

Date: 25-01-2021

Valid Upto: 23-01-2029

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 amended by GSR770(E) dated 17th Dec 2020 for Safe and Regular Aircraft

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

NOC ID :	SURA/WEST/B/112520/510782
Applicant Name*	Ajay B. Chorawala
Site Address*	T. P. S. No. – 06 (Majura - Khatodara), F. P. No. – 11 Paikhe, C. S. No. – 1750-A, 1750-B, 1750-C, 1750-D, 1752-A, 1752-B, 1752-C, 1752-D Moje – Khatodara, Taluka – Majura, District – Surat., Khatodara, Surat, Gujarat
Site Coordinates*	21 10 21.77N 72 49 00.50E, 21 10 22.99N 72 49 01.03E, 21 10 23.44N 72 49 05.86E, 21 10 22.54N 72 49 06.04E
Site Elevation in mtrs AMSL as submitted by Applicant*	12.39 M
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	70M

*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.



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 70M (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 Surat 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) amended by GSR770(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) amended by GSR770(E). As per Rule 13 of GSR751(E) amended by GSR770(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) amended by GSR770(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 :	

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

Distance From Nearest Airport And Bearing

Airport Name	Distance (Meters) from Nearest ARP	Bearing (Degree) from Nearest ARP
Surat	10004.25	51.95
NOCID	SURA/WEST/B/112520/510782	

Street View

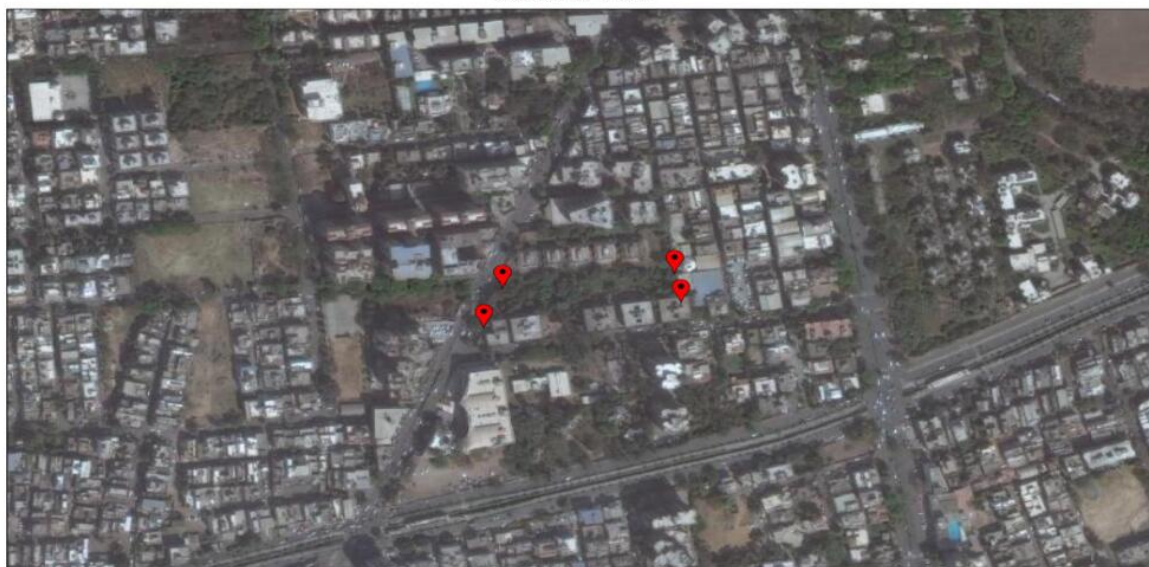


November 25, 2020

0 0.03 0.06 0.11 mi
0 0.04 0.09 0.18 km
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NOAA, Esri, Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

AAI

Satellite View



November 25, 2020

0 0.03 0.06 0.11 mi
0 0.04 0.09 0.18 km
Sources: Esri, Mapbox, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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

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

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

Reference :- A letter from T.D.O. Shri bearing No. T.D.O.008, Dt.01/04/2021.

PROPOSED SITE :- PROPOSED RESIDENTIAL HIGH RISE BUILDING LAYOUT PLAN FOR T.P.S. NO. 06 (MAJURA-KHATODARA), O.P. NO. 6, F.P. NO. 11 PAIKEE, C.S. NO. 1750/A, 1750/B, 1750/C, 1750/D, C.S. NO. 1752/A, 1752/B, 1752/C, 1752/D, MOJE. MAJURA, DIST. SURAT.

Submitted,

As per said plan the above building is a High Rise Residential Building, A,B,C (Basement-1 + Basement-2 + Ground Floor + 7th Floor) with Height of 25.75 Mtrs.

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

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



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

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

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

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

(I/C Dy Chief Fire Officer)

FES/ OUTWARD/NOC 578
DT. 12-05-2021



I/C CHIEF FIRE OFFICER
Surat Municipal Corporation

SHRADDHA

FIRE AND SAFETY SERVICES
ISO 9001 : 2015 Certified Company

TO,
I/C CHIEF FIRE OFFICER,
FIRE & EMERGENCY SERVICES,
SURAT MUNICIPAL CORPORATION,
MUGLISARA, SURAT.

SUBJECT: Approval of Fire Fighting Layout Plan

Respected Sir.

On the above cited subject, we want to install Fire Fighting System in our Residential building **"PROPOSED RESIDENTIAL HIGH-RISE BUILDING LAYOUT PLAN FOR T.P.S. NO. 06 (MAJURA-KHATODARA), O.P.NO. 6, F.P.NO. 11 PAIKEE, C.S. NO. 1750/A, 1750/B, 1750/C, 1750/D, C.S. NO. 1752/A, 1752/B, 1752/C, 1752/D, MOJE. MAJURA, DIST. SURAT."**

We enclosed drawing layout for Fire Fighting System approval.

PROJECT DETAIL:

Site	T.P.S. NO. 06 (MAJURA-KHATODARA), O.P.NO. 6, F.P.NO. 11 PAIKEE, C.S. NO. 1750/A, 1750/B, 1750/C, 1750/D, C.S. NO. 1752/A, 1752/B, 1752/C, 1752/D
Location	MAJURA
Type Of Building	HIGH RISE RESI. BLDG
No. Of Floor & Height	BLDG. A, B, C = 2B+G+7 (25.75 MT)
No of Building	3

You are hereby requested kindly give us approval for installation of Fire Fighting System as per drawing layout.



I/C. Chief Fire Officer,
Fire & Emergency Services,
Surat Municipal Corporation



Address : 119, Zenon, Nr Opera House, Opp Unique Hospital, Bamroli Road, Surat 395 002.

E-mail : shraddhafire25@gmail.com / info@shraddhafiresafetysurat.com

Contact No. : +91 82384 43617 +91 92743 14932

Website : www.shraddhafiresafetysurat.com

"PROPOSED RESIDENTIAL HIGH-RISE BUILDING LAYOUT PLAN FOR T.P.S. NO. 06 (MAJURA-KHATODARA), O.P.NO. 6, F.P.NO. 11 PAIKEE, C.S. NO. 1750/A, 1750/B, 1750/C, 1750/D, C.S. NO. 1752/A, 1752/B, 1752/C, 1752/D, MOJE. MAJURA, DIST. SURAT."

BASIC DATA TAC PUBLICATION GDRC AND N.B.C. PART IV

Sr.No.	PARTICULARS	DESCRIPTIONS
1.	Supposition of Risk	Coverage of all natural and man-made fire threats.
2.	No. of Hydrant valves / Sprinklers	31 / 650
3.	Pump size with flow	80MTR@ 1620 LPM
4.	Fire Water Tank Required	1,50,000 liters
5.	Rating for Main Pump Hydrant / Sprinkler	40HP - 44.72KW
6.	Rating for Jockey Pump	10.8m ³ /hr or 3ltr/sec. Pump Head 80 mtr 7.5HP - 7.45KW
7.	Flow consideration for pressure loss to calculate at farther point	47.5 ltr/sec. 47.5/2=23.75 lps
8.	Salient Features	CE Marked Motor, With Energy Efficient Motor (SPDP optional), "F"- Class Insulation, IP 55, Option with 2 & 4 Pole Motors, Back Pull-out Design
9.	Applications	For Fire Fighting in commercial applications
10.	Assumed pipe diameter Hit & Trial method	100mm NB & 100mm NB
11.	Size of Suction Header	100mm Dia(Positive suction)
12.	Size of Discharge Header	100mm NB
13.	Type of valve in pump room at suction side	100mm Salves Valves/ Gate Valves
14.	Type of Valve in pump room at Discharge side	100mm Salves Valves/ Gate Valves
15.	Loop line valve outside pump room for main distribution line	100mm Salves Valves/ Gate Valves
16.	Actual Fire water storage tank capacity	1,50,000 liters
17.	Pump Room	Positive Suction (6L *5.5W*4 H pump room size in mtr.)
18.	Pressure at rest of area	Minimum 3.5Kg/cm ²
19.	Type of system	Automatic Operated Wet System
20.	Back up for Emergency	Generator
21.	Fire Alarm System	Automatic Information
22.	Building Height	25.75 MTR



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Fire & Emergency Services,
Surat Municipal Corporation

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The fire safety items given below are implanted in the Market as per TAC Publication and GDCR-2017 and N.B.C. Part IV.

Sr.	FIRE HYDRANT SYSTEM	BRAND	QUANTITY
1	MONO BLOCK PUMP 40 HP	Lubi/ Kirloskar/ Pew	01
2	JOCKEY PUMP 7.5 HP	Lubi/ Kirloskar/ Pew	01
3	PUMP PANEL	L & T	01
4	G.I.PIPES "C" CLASS 100 mm ISI (IS : 1239 Part - II/3589)	Asian/Jindal	250
5	G.I.PIPES "C" CLASS 80 mm ISI (IS : 1239 Part - II/3589)	Asian/Jindal	25
6	Butterfly Valve C.I. ISI (IS : 13095)	Kranti	10
8	NRV Valve C.I. 150 mm ISI (IS : 13095)	Kranti	---
9	NRV Valve C.I. 100 mm ISI (IS : 13095)	Kranti	06
10	SLUICE VALVE C.I. 150 mm ISI	Kranti	01
11	SLUICE VALVE C.I. 100 mm ISI	Kranti	01
12	Y Type Strainer C.I. 150 mm ISI	Kranti	01
13	GM air release valve SS ISI	Kranti	03
14	Inlet Four way C.I. 150 mm ISI (IS : 904)	Essel	01
15	Hydrant Valve 63 mm SS ISI (IS : 5290)	Swati	31
16	Hose Reel 19mm Length 30mtr with Rubber hose IS : 444 Type 2	Atasi	30
17	Hose Box with Hose Pipe Length 15mtr (ISI 636 Type (A))	Atasi	31
18	ABC Type Fire Extinguisher Capacity - 6 Kg ISI (IS : 15683)	Kenex/Shraddha	30
19	CO ₂ Type Fire Extinguisher Capacity - 4.5 Kg ISI (IS : 2878)	Kenex/Shraddha	30
20	PRESSURE GAUGE	L & T	01
21	PRESSURE SWITCH	L & T	02



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The fire safety items given below are implanted in the Market as per TAC Publication and GDCR-2017 and N.B.C. Part IV.

Sr.	FIRE SPRINKLER SYSTEM	BRAND	QUANTITY
1	MONO BLOCK PUMP	Lubi/ Kirloskar	---
2	JOCKEY PUMP	Lubi/ Kirloskar	--
3	PUMP PANEL	L & T	--
4	G.I. PIPE "C" CLASS ISI (IS : 1239)	Asian/Jindal/TATA	900
5	Butterfly Valve C.I. ISI (IS : 13095)	Kranti	06
6	NRV Valve C.I. 150 mm ISI (IS : 13095)	Kranti	---
7	NRV Valve C.I. 100 mm ISI (IS : 13095)	Kranti	02
8	SLUICE VALVE C.I. 150 mm ISI	Kranti	---
9	SLUICE VALVE C.I. 100 mm ISI	Kranti	---
10	Y Type Strainer C.I. 150 mm ISI	Kranti	---
11	Rose Pendant Type Sprinkler	Tyco	650
12	PRESSURE GAUGE	L & T	01
13	PRESSURE SWITCH	L & T	---



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Fire & Emergency Services,
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The fire safety items given below are implanted in the Market as per TAC Publication and GDCR-2017 and N.B.C. Part IV.

Sr.	FIRE ALARM SYSTEM	BRAND	QUANTITY
1	Addressable Fire Alarm Panel with Automation System (ONLY 1 ST BASEMENT FLOOR)	Agni suraksha/System sensor	01
2	Addressable M.C.P with Automation System ABS	Agni suraksha/System sensor	30
3	Addressable Hooter with Automation System ABS	Agni suraksha/System sensor	30
4	Fire Door	Agni suraksha/System sensor	06



[Signature]
I/C. Chief Fire Officer,
Fire & Emergency Services,
Surat Municipal Corporation