



**SURAT MUNICIPAL CORPORATION
FIRE & EMERGENCY SERVICES
HEAD QUATERS, 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 Commercial (Diamond Bourse) building

Reference:- A Letter from Dream City Shri bearing No. Junior Eng.SMC/516,Dtd.10/09/2018

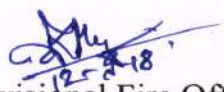
PROPOSED SITE :-PROPOSED PLAN FOR SURAT DIAMOND BOURSE BLOCK NO.177 PAIKEE,KHAJOD VILLAGE,SURAT.

Submitted ,

As per said plan the above building is a High Rise Commercial (Diamond Bourse) building A,B,C,D,E,F,G,H,I, (Basement-1+ Basement-2+ Ground +15th floor) with Height of 73.55 Mtrs.

As per N.B.C.- 2016 The aforesaid Building is to be considered as High Rise Commercial (Diamond Bourse) 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 DCR norms. Attached Drawing .

- (1) The Fire Fighting System to be maintained in perfect working condition all the time.
- (2) In case of Emergency, Fire Safety System must be operated by your trained person immediately to control the situation.
- (3) The Fire dept. of SMC will not be responsible for any loss of life & property due to Fire / Emergency incident in your building premises.
- (4) Trained man-power shall be available for fire fighting & Lift Rescue in the building premises round the clock.
- (5) This opinion is given on the basis of submitted drawing / documents only.
- (6) Any other instructions given by fire dept. from time to time about fire safety of the building premises to be followed norms.


Divisional Fire Officer

Junior Eng Shri, Dream City
For information & further process please.

FES/ OUTWARD/NOC 1048
DT. 12/09/2018


I/C CHIEF FIRE OFFICER
Surat Municipal Corporation



Received - 14/09/2018



No. SEIAA/GUJ/EC/8(b)/1435/2018

Date: 31 DEC 2018

BY R.P.A.D
Time Limit

Sub: Environment Clearance for the Building Construction Project – "Surat Diamond Bourse" at Block No. 177/P, Moje: Khajod, Surat proposed by M/s SDB Diamond Bourse. Construction project in Category 8(b) of Schedule annexed with EIA Notification dated 14/09/2006.

Ref: Your Proposal No. SIA/GJ/NCP/23673/2018.

Dear Sir,

This has reference to your application along with EIA report dated 30/10/2018, seeking Environmental Clearance under Environment Impact Assessment Notification, 2006. The project was scheduled for hearing in the SEAC meeting held on 16/11/2018, 05/12/2018 & 12/12/2018. The project proponent submitted additional information / documents vide letter dated 06/12/2018 to the SEAC.

The proposal is for Environmental Clearance for the Building Construction Project – "Surat Diamond Bourse" at Block No. 177/P, Moje: Khajod, Surat proposed by M/s SDB Diamond Bourse. This is a proposed building construction project having plot area of 1,43,825.40 m² and the proposed FSI area of the project is 3,98,176.42 m² with proposed built up area of 6,31,826.70 m². As the land area is > 50 ha. and the built up area is > 1,50,000 m², it falls in the category 8(b) of the Schedule of EIA Notification, 2006.

The project will comprise of one complex containing 9 towers. Scope of buildings/blocks are: Lower Basement + Upper Basement + Ground Floor + 1 building interconnected with 9 towers having 15 Floors and No. & size of Commercial Units are: 4697 nos. of office units.

The project activity is covered in 8(b) and falls in Category 'B'. Public hearing was carried out on 25/09/2018.

The SEAC, Gujarat had recommended the project vide their letter dated 15/12/2018 to grant Environmental Clearance to the SEIAA, Gujarat based on the decision taken during SEAC meeting held on 12/12/2018. The proposal was considered by SEIAA, Gujarat in its meeting held on 19/12/2018 at Gandhinagar. After careful consideration, the SEIAA hereby accords Environmental Clearance to above project under the provisions of EIA Notification dated 14th September, 2006 subject to the compliance of the following conditions.

A. PROJECT SPECIFIC CONDITIONS:

1. The project proponent has submitted a Bank Guarantees as under for total amount of Rs. 11,00,00,000 (Rs. Eleven crores) towards Remediation Plan and Natural & Community Resource Augmentation plan with Gujarat Pollution Control Board.
 - i. Bank Guarantee vide no. 067GT02183600003 dated 26/12/2018 of Rs. 5,00,00,000.00 (Five Crores).
 - ii. Bank Guarantee vide no. 067GT02183600004 dated 26/12/2018 of Rs. 3,50,00,000.00 (Three Crores and Fifty Lacs).
 - iii. Bank Guarantee vide no. 067GT02183600005 dated 26/12/2018 of Rs. 1,50,00,000.00 (One Crore and Fifty Lacs).
 - iv. Bank Guarantee vide no. 067GT02183600006 dated 26/12/2018 of Rs. 50,00,000.00 (Fifty Lacs).
 - v. Bank Guarantee vide no. 067GT02183600007 dated 26/12/2018 of Rs. 50,00,000.00 (Fifty Lacs).

➤ Remediation Plan and Natural & Community Resource Augmentation plan.

No.	Remediation Plan	Cost (Rs. in crores)					Total (Rs. in crores)
		1 st year	2 nd year	3 rd year	4 th year	5 th year	
	Contribution in TapiPistiastratiotes (Jal Kumbhi) cleaning activities by Surat Municipal Corporation.	2	2	0.5	0.5	0.5	5.5
	Contribution in tree plantation & green area development	0.5	0.5	0.5	0	0	1.50

3	Contribution to Disaster Management fund	0.5	0	0	0	0	0.5
4	Contribution in hospitals & medical camps	2.0	1.0	0.5	0	0	3.5
Total (INR)		5.0	3.5	1.5	0.5	0.5	11.00

2. The Bank Guarantees shall be released after successful implementation of the Remediation Plan and Natural & Community Resource Augmentation plan followed by recommendation of the regional office of the Ministry, State Level Expert Appraisal Committee and approval of the Regulatory Authority.
3. The project proponent shall submit action wise quantifiable, measurable action plan before execution of the Remediation Plan and Natural & Community Resource Augmentation plan.
4. Necessary permission/s from the concerned competent authority/ies shall be obtained for carrying out the activities under Remediation Plan and Natural & Community Resource Augmentation plan as proposed by them.
5. All the commitments & promises made during the public consultation process shall be fulfilled in true spirit.
6. Necessary permission from Airports Authority of India shall be obtained for the proposed building height.
7. It will be the responsibility of the project proponent to obtain all the necessary clearances/ approvals & ensure compliances under all other relevant Acts/ Rules/ Regulations/ Guidelines /Instructions/ Court orders/ Tribunal orders as applicable to the proposed development as per the prescribed time limits. All the Terms & Conditions stipulated in the clearances / approvals shall be strictly adhered to.
8. Any kind of manufacturing activity shall not be allowed in the proposed project.
9. The project proponent shall not sell / allot any unit for storage of chemicals, flammable substances, explosives, fire crackers or any other material of hazardous characteristics.

A.1 CONSTRUCTION PHASE:

A.1.1 WATER:

10. Fresh water requirement during the construction phase shall be 575.0 KL/day and it shall be met through the SMC water supply through DREAM City water supply system. No ground water shall be tapped during the construction phase.
11. Sewage generated during the construction phase shall be disposed off into STP of SMC through DREAM City drainage network.

A.2 OPERATION PHASE:

A.2.1 WATER

12. Total water requirement during the operation phase shall be 1,790.0 KL/day, out of which fresh water requirement of 900.0 KL/day shall be met through the SMC water supply through DREAM City water supply system and the remaining 890.0 KL/day of water requirement shall be met through treated sewage. Metering of the water shall be done and its records shall be maintained.
13. Sewage generation during operation phase shall be 980.0 KL/day which shall be treated in the proposed onsite Sewage Treatment Plant.
14. 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, chilling & flushing purpose at the maximum extent possible. Only remaining quantity of treated sewage shall be disposed off through DREAM City drainage network.
15. 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.
16. Dual plumbing system with separate tanks and lines shall be provided for utilization of treated sewage for flushing.
17. No bore well shall be constructed and existing bore well/s, if any, shall be either sealed or converted into the recharge well.
18. Rain water harvesting from rooftop through two nos. of storage tanks shall be carried for the project as per the details submitted. Collected rain water shall be used for domestic purpose after adequate treatment.

A.2.2 AIR:

19. D. G. sets (7x 2000 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.

20. 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.
21. The stack height of the D.G.sets shall be equal to the height needed for the combined capacity of all proposed D.G.sets

A 2.3 SOLID WASTE:

22. 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 concerned local authority.

A 2.4 SAFETY:

23. Fire fighting facilities like two nos. of underground static fire water storage tanks of 900 KL capacity, fire hydrant system, fire detectors like smoke detectors, alarm control panel, terrace water tank of 20 KL on each tower, automatic sprinklers in entire building, hose reels, yard hydrant, fire extinguishers, wet risers, down comer, yard hydrant, manually operated electric fire alarm system, automatic detection and alarm system etc. shall be provided as proposed.
24. 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 having floor area more than 500 m² on each floor.
25. In basement at least two separate ramps of adequate width and slope shall be provided, located preferably at opposite ends.
26. Provision for adequate air changes per hour in the basement shall be made so as to avoid build up of CO in the area.
27. Car park exhaust system equipped with CO (Carbon Monoxide) sensor shall be provided to ensure operation of exhaust fans as CO concentration levels.

A2.5 PARKING / TRAFFIC CONGESTION:

28. Minimum parking space of 2,14,757.42 m² [1,69,426.03 m² in basement + 45,331.39 m² as open surface parking] shall be provided as proposed.
29. No public space including the service road shall be used or blocked for the parking and the trained staff shall be deployed to guide the visitors for parking and helping the senior citizens and physically challenged people to park their vehicles at appropriate parking places (valet parking).
30. Necessary signage including continuous display of status of parking availability at entry, exit and all other appropriate places shall be provided which should have appropriate size of letters and shall be visible from the at least 50 meter distance.

A 2.6 ENERGY CONSERVATION:

31. Energy conservation measures viz. maximum utilization of natural light, CFL lighting fixtures in the common areas, appropriate design to shut out excess heat and gain loss, use of solar energy in external lighting (landscape lighting), aerated block [cement + fly ash + air mixture] will be used to reduce heat stress inside building shall be implemented as proposed.
32. The energy audit shall be conducted at regular interval for the project and the recommendations of the Audit Report shall be implemented with spirit.

A 2.7 GREEN BELT:

33. Green belt area of 14,380.0 m² comprising of 7,000.0 m² tree covered area with 1600 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:

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, if any, 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. Temporary wind shield shall be done to prevent dust emission spreading outside the project premises. Barricade of adequate height shall be provided on the periphery of the construction site with adequate signages. 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. The roads inside the project area and roads connected to the main road shall be paved or shall be water sprinkled to avoid the fugitive emissions during vehicular movement.
40. Material shall be covered during transportation to avoid the fugitive emission.
41. Uniform piling and proper storage of sand to avoid fugitive emissions shall be ensured.
42. Structural design of the project shall strictly adhere to the seismic zone norms for earthquake resistant structures.
43. The planning, designs and construction of all buildings shall be such as to ensure safety from fire.
44. The project proponent shall ensure maximum employment to the local people.
45. All required sanitary and hygienic measures shall be provided before starting the construction activities and to be maintained throughout the construction phase.
46. Provision shall be made for housing of construction labor within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical healthcare, crèches, electricity & ventilation, canteen, rest rooms, safe disposal system for garbage, first aid, medical and emergency facilities etc. to ensure that they do no ruin the existing environmental condition. The housing may be in the form of temporary structures to be removed after completion of the project.
47. 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. 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 labors.
50. The project proponent shall strictly comply with the Building and other Construction Workers'(Regulation of Employment & Conditions of Service) Act 1996 and Gujarat rules made there under and their subsequent amendments.
51. The overall noise level in and around the project area shall be kept well within the prescribed standards by providing noise control measures including acoustic insulation, hoods, silencers, enclosures vibration dampers etc. on all sources of noise generation.
52. Ambient noise levels shall conform to residential standards both during day and night. Incremental pollution load on the ambient air and noise quality shall be closely monitored during construction phase
53. The noise generating equipments, machinery and vehicles shall not be operated during the night hours and shall be maintained properly to avoid generation of high noise due to wear and tear.
54. Use of diesel generator sets during construction phase shall be strictly with acoustic enclosure and shall conform to the EPA Rules for air and noise emission standards.
55. Safe disposal of wastewater and municipal solid wastes generated during the construction phase shall be ensured.
56. All topsoil excavated during construction activity shall be used in horticultural / landscape development within the project site.
57. Construction materials and debris shall be properly stored and handled to avoid negative impacts such as air pollution and public nuisances by blocking the roads and public passages.
58. Construction debris shall be reused in construction of roads, leveling the site etc. Waste packaging material (like used cement bags, waste paper, cardboard packing material), metal scraps etc. shall be sold to recyclers or shall be sent to the nearest municipal solid waste landfill site.
59. Excavated earth to be generated during the construction phase shall be utilized within the premises to the maximum extent possible and balance quantity of excavated earth shall be disposed off with the approval of the competent authority after taking the necessary precautions for general safety and health aspects. Disposal of the excavated earth during construction phase shall not create adverse effect on neighbouring communities.
60. All the relevant duties & criteria mentioned in the Construction & Demolition Waste Management Rules-2016 shall be fulfilled in true spirit.



61. Vehicles hired for bringing construction material at the site shall be in good conditions and conform to applicable air and noise emission standards and shall be operated only during day time and non-peak hours.
62. Project proponent shall ensure use of eco-friendly building materials including fly ash bricks, fly ash paver blocks, Ready Mix Concrete [RMC] and lead free paints in the project.
63. 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.
64. Fly ash shall be used in construction wherever applicable as per provisions of Fly Ash Notification under the E.P. Act, 1986 and its subsequent amendments from time to time.

B2. OPERATION PHASE AND LIFE TIME:

65. 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.
66. 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.
67. Used oil shall be sold only to the registered recycler.
68. Provisions of Solid Waste Management Rules-2016 shall be strictly adhered to.
69. 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.
70. 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.
71. Dedicated power back up system shall be provided in the case of power failure & emergency of fire water pumps.
72. First Aid Box shall be made readily available in adequate quantity at all the times.
73. Main entry and exit shall be separate and clearly marked in the facility.
74. 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.
75. Compulsory training for the first aid and fire fighting along with regular mock drill shall be imparted to the Security personnel, STP operators and wireman cum D.G. Operator.
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 conform 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.

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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 the commitments / undertakings given to the SEAC during the appraisal process for the purpose of environmental protection and management shall be strictly adhered to.
90. All the recommendations and mitigation measures suggested in the EIA report shall be implemented and fulfilled in true spirit.
91. 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.
92. 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.
93. The project management shall also comply with all the environment protection measures, risk mitigation measures and safeguards proposed by them.
94. Environment Management Cell shall be formed during operation phase which will supervise and monitor the environment related aspects of the project including performance of the Sewage Treatment Plant, incremental pollution loads on the ambient air quality, noise and water quality periodically.
95. 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 later & spirit.
96. 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.
97. 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.
98. 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.
99. 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 Trans 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:

100. The project proponent shall allocate the separate fund of Rs. 22 Crores (11 Crores X 2) for activities like contribution to Khajod Urban Development Authority for development of roads, payment of students' fees/contribution towards development of education infrastructure as promoting education of the area, flood protection measures, contribution towards installation of renewable resources in Govt. hospitals, colleges, offices, schools, R & D projects initiated by Govt. in field of environment etc. to be carried out under Corporate Environment Responsibility in accordance to the MoEFCC's Office Memorandum No. F.No.22-65/2017-IA.III dated 01/05/2018. The entire activities proposed under CER shall be monitored and the monitoring report shall be submitted to the regional office of MoEFCC as a part of half-yearly compliance report and to District Collector. The monitoring report shall be posted on the website of the project proponent.
101. 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.
102. 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.
103. 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.

104. 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.
105. The project authorities shall also adhere to the stipulations made by the Gujarat Pollution Control Board.
106. 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.
107. 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.
108. 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.
109. 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. M. SAIYAD)

Member Secretary

Issued to:

Mr. Mathurbhai Madhabhai Savani
Director,
M/s SDB Diamond Bourse,
67, 1st floor, Tapti Exports,
Patel Falia, HVK, Gotalawadi,
Katargam, Surat – 395004

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भारतीय विमानपत्तन प्राधिकरण
पश्चिमी क्षेत्र मुख्यालय



AIRPORTS AUTHORITY OF INDIA

WESTERN REGION HQRS.

REVISED NOC

Date : 04.05.2018

Valid upto 08.04.2026

No. BT-1/NOC/SURA/WEST/B/061017/224760

125/351-53

M/s Surat Diamond Bourse,
67, 1st Floor, Tapti Exports,
Patel Falia, Nr. Dharmanandan,
Diamond, Opp. HVK, Gotalawadi,
Katargam, Surat- 395004, Gujarat.

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 September 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	SURA/WEST/B/061017/224760
Applicant Name *	M/s Surat Diamond Bourse, Surat.
Type of Structure*	Building
Site Address *	B1 No. 177 Paikhe, Moje Khajod, Taluka Surat City, Surat Gujarat.
Site Plot Coordinates *	21 06 42.50 N 72 47 38.53 E 21 06 27.30 N 72 47 47.26 E 21 06 44.08 N 72 47 47.20 E 21 06 27.49 N 72 47 37.20 E
Building Coordinates v*	21 6 41.15 N 72 47 42.85 E 21 6 29.61 N 72 47 46.07 E 21 6 41.20 N 72 47 45.99 E 21 6 29.57 N 72 47 43.01 E 21 6 39.95 N 72 47 46.01 E 21 6 31.19 N 72 47 38.67 E 21 6 39.90 N 72 47 42.87 E 21 6 31.23 N 72 47 41.73 E 21 6 38.05 N 72 47 42.92 E 21 6 30.58 N 72 47 41.74 E 21 6 38.09 N 72 47 45.89 E 21 6 30.54 N 72 47 38.68 E 21 6 37.05 N 72 47 45.91 E 21 6 33.59 N 72 47 38.62 E 21 6 37.00 N 72 47 42.94 E 21 6 33.64 N 72 47 41.93 E 21 6 35.11 N 72 47 42.91 E 21 6 32.99 N 72 47 41.95 E 21 6 35.15 N 72 47 45.97 E 21 6 32.94 N 72 47 38.63 E 21 6 34.50 N 72 47 45.98 E 21 6 36.11 N 72 47 38.51 E 21 6 34.46 N 72 47 42.92 E 21 6 36.17 N 72 47 42.00 E 21 6 32.66 N 72 47 42.95 E 21 6 35.24 N 72 47 42.01 E 21 6 32.71 N 72 47 46.02 E 21 6 35.19 N 72 47 38.53 E 21 6 32.06 N 72 47 46.03 E 21 6 39.10 N 72 47 38.26 E 21 6 32.01 N 72 47 42.97 E 21 6 39.16 N 72 47 41.87 E 21 6 30.21 N 72 47 43.00 E 21 6 37.87 N 72 47 41.90 E 21 6 30.26 N 72 47 46.06 E 21 6 37.82 N 72 47 38.28 E
Permissible Top Elevation	81.91 Mtr. AMSL (Eight One Decimal Ninety One Meter AMSL.)

* Details as provided by the applicant.

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

- Permissible top elevation has been issued on the basis of 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".
- 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.

Contd...2/-

क्षेत्रीय कार्यपालक निदेशक का कार्यालय, पारसीवाडा के सामने, सहार रोड, विलेपार्ले (पूर्व), मुंबई - 400 099.

Office of The Regional Executive Director, Opp. Parsiwada, Sahar Road, Vile Parle (E), Mumbai - 400 099.

ए.टी.एस. कॉम्प्लेक्स, सहार कार्गो के पास, सुतार पक्काडी रोड, सहार, मुंबई - 400 099.

ATS Complex, Near Sahar Cargo, Sutar Pakadi Road, Sahar, Mumbai - 400 099.

☎ 91-22-29217400

☎ 91-22-26819300

No. BT-1/ BT-1/NOC/SURA/WEST/B/061017/224760/

Date : 04.05.2018

- 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.
- d. No radio / TV Antenna, lighting arresters, staircase, Mumtee, Overhead Water tank and attachment of fixtures of any kind shall project above the Permissible Top Elevation indicated in para 2 above.
- e. Only use of oil fired or electric fired furnace is mandatory within 8 KM of the Aerodrome Reference point.
- f. If the construction of structure / chimney is not commenced within the period, a fresh 'NOC' from the Designated Officer of Airports Authority of India shall be obtained. However, if construction work has commenced, onetime revalidation request, for a period not exceeding 8 years from the date of issue of NOC in respect of building/structure and for a period not exceeding 12 years from the date of issue of NOC in respect of chimney, may be considered by AAI. The date of completion of the structure should be intimated to this office.
- g. 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.
- h. 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.
- i. 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.
- j. 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.
- k. This NOC has been issued w.r.t. the Civil Airports. Applicant needs to seek separate NOC from Defence, if the site lies within jurisdiction.
- l. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.
- m. In case of any dispute w.r.t. site elevation and/or AGL height, top elevation in AMSL shall prevail.
1. " This authorization is issued as per the approval of the Appellate Committee of Ministry of Civil Aviation in its meeting held on 13.03.2018.
 2. The height being authorized vide this letter is restricted to the building coordinates mention above.
 3. This building height has been cleared through Aeronautical Study and therefore the building shall not Give shielding benefit to other structures.
 4. The mitigation measures as mentioned under sub para (A, (b) & (c) shall be adopted to fulfil the requirements of :-
 - i A pilot's need to be made aware of potentially hazardous condition; and
 - ii The responsibility of the State to publish deviations from standards that would otherwise be assumed under licensing status

contd.3/-



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- a) The Airport Operator should publish the obstacle, to fulfil the above requirement, before its penetration of the Obstacle Limitation Surface. It is the responsibility of the applicant/owner to notify the Airport Operator, i.e., MIAL at CSI Airport accordingly.
- b) The day marking and night lighting shall be provided by the applicant/owner as per the guidelines specified in DGCA Civil Aviation Requirement Series B Part-1 Section 4, in co-ordination with and to the satisfaction of the Airport Operator.
- c) Any temporary structure such as crane, being used for the purpose of construction, should not exceed the permissible top elevation without the written permission of the Airport Operator.

n. This NOC issued as per AAI-CHQ, New Delhi letter no.CHQ file AAI/20012/173/2017-ARI (NOC) dated 09.04.2018.

0. This NOC Supersedes NOC letter dated 22.06.2017 issued on behalf of GM (Aero) WR.

Your's faithfully,

M. T. F.
7/5/18

मूसा टी. एफ. / MOOSA T. F.
महाप्रबंधक (ए.टी.एम.), पश्चिमी क्षेत्र
General Manager (A.T.M.), Western Region
भारतीय विमानपत्तन प्राधिकरण/ Airports Authority of India
मुम्बई / Mumbai - 400 099



Chairman NOC Committee
Region Name : WEST
Address : General Manager,
Airports Authority of India
Regional Head Quarter, Western Region
Opp. Parsiwada, Sahar Road,
Vile Parle (E), Mumbai
Email ID : gmatmwr@aai.aero
Contact No. 022-29217562

Copy to

1. The Executive Director(ATM),AAI, Rajiv Gandhi Bhavan, Safdarjung Airport, New Delhi - 110 003.
2. Airport Director, Airports Authority of India, Surat Airport, ,Surat.
3. The Jt. General Manager (Vigilance),WR
4. Guard File.

રજી.એડી.

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જમીન:-સુરત જિલ્લો

મોજે: ખજોદ તા.સીટી (મજુરા વિસ્તાર) જિ.સુરતની બ્લોક નં. ૧૭૭ ની હે. ૧૦૬૫-૪૫ -૦૦ ચો.મી. જમીન પૈકીની હે. ૫૬૧-૮૮-૦૦ ચો.મી. જમીન ડ્રીમ સીટી માટે ડાયમંડ રીસર્ચ એન્ડ મર્કન્ટાઈલ સીટી કંપની લીમીટેડ (ડ્રીમસીટી કંપની લીમીટેડ) ને ફાળવવા બાબત.

મહેસુલ વિભાગ

ઠરાવ ક્રમાંક:જમન/ઈન્ડ/૨૦૧૪/૨૨૩૦/અ.૧

સરદારપટેલ ભવન,

સચિવાલય, ગાંધીનગર

તારીખ: ૨૯/૫/૨૦૧૫

29 MAY 2015

- સંદર્ભ:-
- (૧) કલેક્ટરશ્રી, સુરતનો તા.૧૧/૮/૨૦૧૪નો પત્ર નં: એ/જમન/સુરત ડા.બુ/ખજોદ/જ.ફા/વશી/૧૪
 - (૨) સા.વ.વિ.નો તા. ૮/૨/૨૦૧૫ નો પત્ર ક્રમાંક:મપબ-૧૦-૨૦૧૫(૬)-કે.યુ
 - (૩) કલેક્ટરશ્રી, સુરતનો તા.૨૬/૩/૨૦૧૫નો પત્ર નં: એ/જમન/ડ્રીસીટી/વશી/૧૩૮૪/૧૫
 - (૪) સા.વ.વિ.નો તા. ૧૮/૫/૨૦૧૫ નો પત્ર ક્રમાંક:મપબ-૧૦-૨૦૧૫(૪૩)-કે.યુ

પ્રસ્તાવના:-

ગુજરાતમાં હીરાકટીંગ પ્રક્રિયા દ્વારા દુનિયાના ૮૦ % કરતાં વધુ પોલિશ હીરાનું ઉત્પાદન આવે છે. જેથી સુરત ખાતે ડ્રીમ સીટીની સ્થાપનાએ સુરત હીરાના વેપારીઓને તેમજ આંતરરાષ્ટ્રીય વ્યાપાર સમુદાયને વૈશ્વિક વ્યાપાર માટે કેન્દ્ર પુરૂ પાડશે. સુરત ખાતે ડ્રીમ સીટી હીરા ઉદ્યોગના વિકાસકર્તાઓ માટે સ્માર્ટ સીટી બનશે જે હીરા ઉદ્યોગ ક્ષેત્રે કુશળતા વિકસાવવામાં પણ મદદ કરશે. ડ્રીમ સીટી એક આંતરરાષ્ટ્રીય હીરા ઉત્પાદન અને વ્યાપાર મથક તરીકે વિકસાવવામાં આવવાથી પહેલાથી જ રાજ્યમાં હીરા ઉદ્યોગ ક્ષેત્રે રહેલી વિશાળ નિપુણતાનો લાભ સરકાર લોકોને આપી શકશે. સદરહુ દરખાસ્ત તા. ૪/૨/૨૦૧૫ના રોજ મળેલ મંત્રીમંડળની બેઠકમાં શહેરી વિકાસ વિભાગ દ્વારા રજૂ કરવામાં આવતાં સા.વ.વિભાગના સંદર્ભ:-૨ ના પત્રથી દરખાસ્ત મંજૂર રાખવામાં આવેલ છે.

ઠરાવ :-

કલેક્ટરશ્રી, સુરતએ સંદર્ભ-(૧) તથા સંદર્ભ:(૨)માં દર્શાવેલ પત્રોથી મોજે: ખજોદ તા.સીટી (મજુરા વિસ્તાર) જિ. સુરતની બ્લોક નં. ૧૭૭ ની હે. ૧૦૬૫-૪૫ -૦૦ ચો.મી. જમીન પૈકીની હે. ૫૬૧-૮૮-૦૦ ચો.મી. જમીન ડ્રીમ સીટી માટે ડાયમંડ રીસર્ચ એન્ડ મર્કન્ટાઈલ સીટી કંપની લીમીટેડ (ડ્રીમસીટી કંપની લીમીટેડ) ને ફાળવવા વિગતવાર દરખાસ્ત કરેલ છે.

૨. રાજ્ય મુલ્યાંકન સમિતિએ તા. ૩૦/૪/૨૦૧૫ની બેઠકમાં તા. ૨૫/૩/૨૦૧૫ની સ્થિતિએ સવાલવાળી જમીનની કિંમત પ્રતિ ચો.મી. રૂ. ૩૮૮૨૧/- નક્કી કરેલ છે. તે મુજબ ૫૬૧૮૮૦૦ ચો.મી. જમીનની કબજા કિંમત (ચો.મી. ૫૬૧૮૮૦૦ x રૂ. ૩૮૮૨૧/-) રૂ. ૨,૧૮,૭૨,૮૨,૩૫,૮૦૦/- થાય છે. પરંતુ શહેરી વિકાસ વિભાગ દ્વારા



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રજુ કરવામાં આવેલ દરખાસ્તને તા. ૪/૨/૨૦૧૫ના રોજ મળેલ મંત્રીમંડળની બેઠકમાં મળેલ મંજૂરી મુજબ પ્રાસ્તાવિક ફ્રીમસીટી કંપની લીમીટેડએ સરકારશ્રીની માલિકીની કંપની હોય તેમજ કંપની જોડે જમીન ખરીદ કરવા માટે હાલ પુરતું ભંડોળ ન હોય ખાસ કિસ્સામાં ટોકન કિંમત રૂ. ૧/- (અંકે રૂપિયા એક પુરા) વસુલ લેવાની શરતે માલિકી હકકના આધારે ગીરો મુકી શકાય તે સ્વરૂપમાં તથા શહેરી વિકાસ વિભાગ દ્વારા રજુ કરવામાં આવેલ તા. ૪/૨/૨૦૧૫ના રોજ મળેલ મંત્રીમંડળની બેઠકમાં થયેલ નિર્ણય મુજબ પરત ચુકવણીની જોગવાઈ/શરતો તથા અન્ય શરતો અનુસાર, નવી અવિભાજ્ય અને વિકિયાદી નિયંત્રિત શરતે ૯૯ વર્ષના ભાડાપટ્ટે ફ્રીમ સીટો માટે ડાયમંડ રીસર્ચ એન્ડ મર્કન્ટાઈલ સીટી કંપની લીમીટેડ (ફ્રીમસીટી કંપની લીમીટેડ) ને નીચેની શરતોએ ફાળવવા આથી ઠરાવવામાં આવે છે.

(૧) પ્રાસ્તાવિક ફ્રીમસીટી કંપની લીમીટેડને કરવામાં આવનાર જમીનની ફાળવણીને સ્ટેમ્પ ડ્યુટી, નોંધણી ફી તેમજ રાજ્ય સરકારશ્રીના અન્ય કર તેમજ વેરાઓમાંથી મુક્તિ આપવામાં આવે છે.

(૨) પ્રોજેક્ટના વિકાસ માટે ફ્રીમસીટી કંપની લીમીટેડ આ જમીન તેમજ તેના પરના વિકાસહકક વિકાસકારોને કલેક્ટરશ્રી/સરકારશ્રીની પૂર્વ મંજૂરી વિના તથા પ્રિમિયમ વસુલ કર્યા વિના ભાડાપટ્ટે આપી શકશે.

(૩) આ ભાડાપટ્ટો ૯૯ વર્ષના સમયગાળાનો રહેશે ત્યારબાદ સરકારશ્રી વખતોવખત ભાડાપટ્ટો વધારી શકશે.

(૪) વિકાસકારોને આવવામાં આવેલ આવી ભાડાપટ્ટાની જમીન ઉપર તેઓને માત્ર વિકાસ હકક રહેશે. પરંતુ કોઈપણ પ્રકારનો માલિકી હકક રહેશે નહીં.

(૫) વિકાસકાર પ્રોજેક્ટના વિકાસ સંબંધે નાણા ઉભા કરવા માટે પોતાને વિકાસ હકકો ગીરો મુકી શકશે.

(૬) ફ્રીમસીટી કંપની લીમીટેડ વિકાસકારને વિકાસ માટે જમીન ભાડા પટ્ટેથી ફાળવે ત્યારે પણ SEZ ના પ્રવર્તમાન નિયમોનુસાર તેને સ્ટેમ્પ ડ્યુટી, નોંધણી ફી તેમજ અન્ય સરકારના વેરાઓમાંથી મુક્તિ આપવાની છે.

(૭) વિકાસકાર જ્યારે પોતાના વિકાસ હકક અન્ય કંપની કે વ્યક્તિને તબદીલ કરે તે પ્રસંગે જે ગ્રીન્ટ સીટી પ્રોજેક્ટના કિસ્સામાં વિભાગના SEZ અંગેન. ઠરાવ ક્રમાંક-જમન/ઈન્ડસ્ટ્રી/૫૬૦૬/૬૭૭/અ, તા. ૫/૯/૨૦૦૮માં

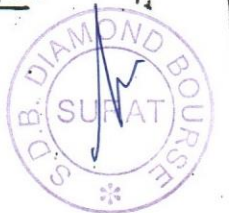
સુચવ્યા મુજબનુ પ્રિમિયમ લાગુ કરેલ તે મુજબજ ફ્રીમ સીટીના કિસ્સામાં પણ ચુકવવાનું રહેશે તથા નિયમોનુસાર સ્ટેમ્પ ડ્યુટી અને નોંધણી ફી ચુકવવાનો રહેશે. ત્યારબાદ તબદીલી પર મહેસુલ વિભાગના ઠરાવ ક્રમાંક:જમન/૩૯૨૦૦૩/૪૫૪/અ, તા. ૬/૬/૨૦૦૩ મુજબ પ્રિમિયમ ચુકવવાનું રહેશે.

(૮) સરકારશ્રી દ્વારા ફ્રીમસીટી કંપની લીમીટેડ ને મળેલ લાભોનું દર પાંચ વર્ષે પુનરાવલોકન કરવામાં આવશે તેમજ દશ વર્ષ બાદ સરકારશ્રી દ્વારા ફ્રીમસીટી કંપની લીમીટેડને મળેલ લાભોનું પુનરાવલોકન કર્યા બાદ નક્કી થનાર જમીનની કિંમત ફ્રીમસીટી કંપની લીમીટેડ દ્વારા સરકારશ્રીને ભરપાઈ કરવાની રહેશે. જેથી સરકારશ્રીને પ્રોજેક્ટ માટે અપાયેલ જમીનનું મુલ્ય ભરપાઈ થઈ રહેશે.

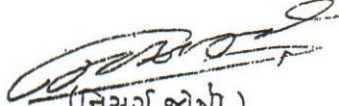
(૯) પ્રોજેક્ટની કુલ કિંમત (Project Landed Cost) વસુલ કરવાના હેતુસર ફ્રીમસીટી કંપની લીમીટેડ બોર્ડ ચોક્કસ નીતિ નક્કી કરશે અને તે મુજબ જમીનના વિવિધ ઉપયોગ માટે અમલ કરવામાં આવશે.

(૧૦) ફ્રીમસીટી પ્રોજેક્ટ વિસ્તાર માટે ગુજરાત નગર રચના અને શહેરી વિકાસ અધિનિયમ, ૧૯૭૬ મુજબ સમુચિત સત્તામંડળ ની રચના કરવા દરખાસ્ત છે.

(૧૧) આ વિસ્તારને ઈન્ડસ્ટ્રીયલ ટાઉનશીપ/નોટીફાઈડ એરિયા તરીકે જાહેર કરવા દરખાસ્ત છે.



૩. આ ઠરાવ અન્વયે સંબંધિત સંસ્થાને ઠરાવેલ જમીનની કિંમત દિન-૩૦ માં જમા કરાવવા પત્રથી જાણ કરવી અને રકમ વસુલ થયા પછી આ અંગે કલેક્ટરશ્રીએ ફાળવણી માટેના હુકમો કરી તેની નકલ સરકારશ્રીમાં રજુ કરવાની રહેશે.
૪. આ ઠરાવ મહેસૂલ વિભાગની સરખા ક્રમાંકની ફાઇલ ઉપર શહેરી વિકાસ વિભાગની તા. ૬/૫/૨૦૧૫ની નોંધ તથા નાણા વિભાગની તા. ૧૧-૫-૨૦૧૫ની નોંધથી મળેલ અનુમતિ અન્વયે બહાર પાડવામાં આવે છે.
- ગુજરાતના રાજ્યપાલશ્રીના હુકમથી અને તેમના નામે,


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કલેક્ટરશ્રી,
સુરત (કામના કાગળો સાથે)

નકલ રવાના:-

૧. માન. મુખ્ય મંત્રીશ્રીના અગ્રસચિવશ્રી, માન. મુખ્યમંત્રીશ્રીનું કાર્યાલય, સચિવાલય, ગાંધીનગર
૨. અધિક મુખ્ય સચિવશ્રી, શહેરી વિકાસ વિભાગ, સચિવાલય, ગાંધીનગર
૩. ડીસ્ટ્રીક્ટ ઇન્સપેક્ટર ઓફ લેન્ડ રેકર્ડ્ઝ, સુરત.
૪. એકાઉન્ટન્ટ જનરલશ્રી, ગુજરાત સરકાર, અમદાવાદ / રાજકોટ.
૫. નાયબ સચિવશ્રી (કેબીનેટ), સામાન્ય વહીવટ વિભાગ, સચિવાલય, ગાંધીનગર. (પત્રથી)
૬. નાણા શાખા, મહેસૂલ વિભાગ, સચિવાલય, ગાંધીનગર.
૭. નાયબ સેક્શન અધિકારીશ્રીની સિલેક્ટ ફાઇલ.
૮. નાણા સિલેક્ટ ફાઇલ

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09 JUN 2015

