

કલેક્ટર અને જિલ્લા મેજિસ્ટ્રેટની કચેરી, રાજકોટ

કલેક્ટર કચેરી, જિલ્લા સેવા સદન, શ્રોફ રોડ, રાજકોટ - ૩૬૦૦૦૧

ફોન નંબર : ૦૨૮૧-૨૪૭૩૬૦૦

ઇ-મેઇલ : collector-raj@gujarat.gov.in

ગુજરાત જમીન મહેસૂલ અધિનિયમ-૧૯૭૯ ની કલમ-૬૫ હેઠળ [બિનખેતી - બહુહેતુક ઉપયોગ]

હુકમ નં. 200/09/18/111/2022

તા. 17/02/2022

22 FEB 2022

વંચાણે લીધા :-

(૧) અરજદારશ્રી RAJESHBHAI DEVRAJBHAI SORATHIYA

રહે. KRISHNA, BLOCK NO. 25/26, NANAMAVA MAIN ROAD, ARJUN PARK, NR. SHYAM PARTY PLOT, RAJKOT-360005 ની તા.31/12/2021 ની ઓનલાઇન અરજી (નં.30918202102558) તથા સોગંદનામું

(૨) મુંબઇ જમીન મહેસૂલ કાયદો ૧૯૭૯ ની કલમ - ૪૮, ૬૫, ૬૬ તથા ૬૭

(૩) ગુજરાત જમીન મહેસૂલ નિયમો, ૧૯૭૨ ના નિયમ ૮૧, ૧૦૦, ૧૦૧, ૧૦૨

(૪) સરકારશ્રીના મહેસૂલ વિભાગનાં ઠરાવ નં. બખપ/૧૦૦૬/૪૨૫/૬ તા.૦૧/૦૭/૨૦૦૮

(૫) સરકારશ્રીના મહેસૂલ વિભાગનાં પરિપત્ર ક્રમાંક: બખપ/૧૦૨૦૧૮/૩૨૭/૬ તા.૦૮/૦૫/૨૦૧૮

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

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

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

(૯) IRCMS પોર્ટલ પરની કેસ વિગત

હુકમ :-

વંચાણે લીધેલ કમ (૧) ની અરજી તથા સોગંદનામા થી અરજદારશ્રી RAJESHBHAI DEVRAJBHAI SORATHIYA એ મોજે મવડી-૨ તા. રાજકોટ શહેર (દક્ષિણ) જિ. રાજકોટ ના સરવે/બ્લોક નં. 228 ના ક્ષેત્રફળ 13,658.00 ચો.મી. પૈકી ક્ષેત્રફળ 9,268.00 ચો.મી ની જમીન અંગે ગુજરાત જમીન મહેસૂલ અધિનિયમ-૧૯૭૯ ની કલમ-૬૫ હેઠળ બિનખેતીના હેતુ માટે પરવાનગી આપવા વિનંતી કરેલ છે.

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

સરવે/બ્લોક નંબર/ટી.પી. નંબર/એફ.પી. નંબર	માંગણીનું ક્ષેત્રફળ (ચો.મી.)	કબજેદારોના નામ (ખાતા નં. 13)	જમીનનો સત્તાપ્રકાર (૭/૧૨ મુજબ)
સરવે/બ્લોક નં. : 228 ટી.પી. નં. : 26 એફ.પી. નં. : 51	9,268.00	હંસરાજભાઈ દેવરાજભાઈ સોરઠીયા રાજેશભાઈ દેવરાજભાઈ સોરઠીયા	જુની શરત (જુ.શ)

૩. વસુલ કરવામાં આવેલ કરવેરાની વિગત નીચે મુજબ છે.

બેંકમાં ચલન ભર્યા તા.16/02/2022 નં.57000013551003514022213817

કરની વિગત	સદર	માંગણીનું ક્ષેત્રફળ (ચો.મી.)	દર રૂ. પ્રતિ ચો.મી.	કુલ રકમ રૂ.
રૂપાંતર કર	569-0035-00-800-01	9,268.00	40.00	3,70,720.00
વિશેષ ધારો	570-0035-00-101-01	9,268.00	0.65	6,024.00
લોકલ ફંડ	574-0029-00-103-01	9,268.00	0.33	3,058.00
શિક્ષણ ઉપકર	575-0045-00-108-01	9,268.00	0.17	1,576.00
માપણી ફી	577-0029-00-106-01	9,268.00	---	2,400.00
કુલ રૂ.				3,83,778.00

૪. ઉપર્યુક્ત તમામ હકીકતો ધ્યાને લઈ મોજે મવડી-૨ તા. રાજકોટ શહેર (દક્ષિણ) જિ. રાજકોટ ના સરવે/બ્લોક નં. 228 ના ક્ષેત્રફળ 13,658.00 ચો.મી. પૈકી ક્ષેત્રફળ 9,268.00 ચો.મી ની જમીનને નીચે જણાવેલ શરતોને આધિન ગુજરાત જમીન મહેસૂલ અધિનિયમ-૧૯૭૯ ની કલમ-૬૫ હેઠળ બિનખેતી હેતુ (બહુહેતુક ઉપયોગ) માટે પરવાનગી આપવા આથી હુકમ કરવામાં આવે છે.

શરતો :-

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

- (૨) જિલ્લા ઇન્સ્પેક્ટરશ્રી, જમીન રેકર્ડની કચેરીમાં માપણી ફી જમા કરાવેલ છે. જેથી માપણી કરી/ કરાવી આ હુકમ આધારે તેમજ મંજૂર થયેલ પ્લાન મુજબ દુરસ્તી પત્રક તૈયાર કરવાનું/ કરાવવાનું રહેશે અને દુરસ્તી પત્રકનો મહેસૂલી દફતરે અમલ થયા બાદ જ પ્રશ્નવાળી બિનખેતીની જમીન/ પ્લોટનું રજૂ. દસ્તાવેજથી થયેલ વેચાણ વ્યવહારના અમલ માટે નોંધ પાડવાની રહેશે.
- (૩) અરજદારે પ્રતિ વર્ષે ખેતી સિવાયનો ધારો (વિશેષધારો) દર પ્રતિ ચો.મી. ના રૂ. ૦.૬૫ પ્રમાણે રૂ. ૬,૦૨૪.૦૦ તેમજ નિયમ પ્રમાણે લોકલ ફંડ તથા શિક્ષણ સેસ ભરવો પડશે જે અંગેનો દર વખતોવખત ફેરફારને પાત્ર રહેશે.
- (૪) રાજકોટ મહાનગરપાલિકા એ મંજૂર કરેલા પ્લાન મુજબ બાંધકામ કરવાનું રહેશે.
- (૫) સરકારશ્રીના મહેસૂલ વિભાગના ઠરાવ નં.બખપ/૧૦૯૩/૧૦૫૨/ક તા.૧૩/૦૯/૧૯૯૩ માં ઠરાવ્યા મુજબ સહીયારા/ કોમન પ્લોટ અને રસ્તાની જમીન સોસાયટીની માલિકીની અથવા સર્વે પ્લોટ હોલ્ડરની સહીયારી માલિકીની ગણાશે તે ઉપર મુજબ માલિકનો કોઇ હકક રહેશે નહિ.
- (૬) સરકારશ્રીના મહેસૂલ વિભાગના તા.૦૭/૦૮/૧૯૯૧ ના પરિપત્ર નં.બખપ-૧૦૯૧/૧૭૫૬/ક ની જોગવાઈ મુજબ બિન અધિકૃત બાંધકામ બાબતે બાંધકામ નિયંત્રણ કરતી સંબંધિત મહાનગરપાલિકા/ શહેરી વિસ્તાર સત્તા મંડળએ ધોરણસરનાં પગલાં લેવાના રહેશે.
- (૭) સદર જમીનમાંથી પેટ્રોલીયમ/ પાણીની કે અન્ય કોઇપણ પ્રકારની પાઇપલાઇન પસાર થતી હશે તો તે સંદર્ભે વિકાસ પરવાનગી આપનાર ઓથોરિટીએ સંબંધિતો ના-વાંધા પ્રમાણપત્ર મેળવી વિકાસ પરવાનગી આપવાની રહેશે.
- (૮) સરકારશ્રીના મહેસૂલ વિભાગના તા.૧૨/૦૨/૨૦૧૯ ના પરિપત્ર નં.બખપ/૧૦૨૦૧૮/૪૨૫/ક મુજબની નીચેની શરતોનું પાલન કરવાનું રહેશે.
૧. જો અગાઉ ચોક્કસ હેતુ માટે પ્રિમિયમ ભરપાઇ થયેલ હોય અને અન્ય હેતુ માટે વિકાસ પરવાનગી માંગેલ હોય/ નકશા મંજૂર કરવાના થતા હોય તો વિકાસ પરવાનગી આપતાં પહેલાં પ્રિમિયમ તફાવત ભરાયાની સંબંધિત સત્તામંડળે ખાતરી કરવાની રહેશે અને ત્યારબાદ જ વિકાસ પરવાનગી આપવાની રહેશે.
 ૨. જીડીસીઆર મુજબ જે તે હેતુ/ ઉપયોગ માટે પરવાનગી મળવાપાત્ર નહિં હોય તો તે ઉપયોગ કરી શકાશે નહિં.
 ૩. ખેતી ઝોનમાં જીડીસીઆર મુજબ જેટલું બાંધકામ મળવાપાત્ર હશે તેટલા જ ક્ષેત્રફળ માટે વિકાસ પરવાનગી આપવાની રહેશે.
 ૪. બિનખેતી પરવાનગી મળ્યા બાદ જો ખાસ મંજૂરી વિના ધાર્મિક ઉપયોગ માટે બાંધકામ કરેલ હશે તો તે શરતભંગ ગણાશે અને તે બાંધકામ દૂર કરવાપાત્ર થશે.
- (૯) સરકારશ્રીનાં મહેસૂલ વિભાગનાં તા.૦૧/૦૭/૨૦૦૮ ના ઠરાવ નં.બખપ/૧૦૦૬/૪૨૫/ક માં જણાવેલ નીચે મુજબની શરતોનું પાલન કરવાનું રહેશે.
૧. જિલ્લા ઇન્સ્પેક્ટરશ્રી, જમીન રેકર્ડ દ્વારા ઇસ્યુ કરાયેલ માપણી શીટ કે જેના ઉપર મૂળ ટિપ્પણની હદ પણ દર્શાવેલ હોવી જોઇએ. રજૂ કરાયેલ પ્લાન તથા લે-આઉટ પ્લાન સક્ષમ કક્ષાએ મંજૂર કરાયેલ હોવી જોઇએ.
 ૨. બાંધકામ શરૂ કરતા પહેલાં બાંધકામનાં નકશા સક્ષમ અધિકારી પાસે મંજૂર કરાવવાના રહેશે. પરંતુ અરજદાર બિનખેતી પરવાનગી મેળવ્યા વગર આવા બાંધકામની રજા ચિઠ્ઠી મેળવી શકશે નહિં.
 ૩. શહેરી વિસ્તાર જ્યાં ટાઉન પ્લાનિંગ સ્કીમ મંજૂર થઇ ગઇ છે ત્યાં જી.ડી.સી.આર. અને ઝોનિંગના નિયમો અનુસાર બાંધકામ કરવાનું રહેશે.
 ૪. મંજૂર થયેલ નકશા મુજબ આરોગ્ય અને સ્વાસ્થ્યની દ્રષ્ટિએ ગંદા પાણીનાં નિકાલની જોગવાઈ કરવાની રહેશે.
 ૫. અરજદારે રિબન ડેવલપમેન્ટ રુલ્સ નીચે જે તે રસ્તાનો પ્રકાર ધ્યાને લઇ રસ્તાના મધ્યબિંદુથી બાંધકામ વચ્ચે અંતર જાળવવાનું રહેશે અન્યથા અરજદારની જવાબદારી થશે.
 ૬. ફ્લોર, મિલ, સિનેમા/ ટુરિંગ સિનેમા/ થિયેટર માટે બિનખેતી પરવાનગીના કામે જિલ્લા મેજિસ્ટ્રેટની જરૂરી મંજૂરી મેળવી આગળની કાર્યવાહી કરવાની રહેશે.
 ૭. પેટ્રોલ, ડીઝલ, કેરોસીન, સી.એન.જી., એલ.પી.જી. પંપ નાંખવા માટે બિનખેતી પરવાનગીના કામે બાંધકામ શરૂ કરતાં પહેલાં જિલ્લા મેજિસ્ટ્રેટની જરૂરી મંજૂરી મેળવી આગળની કાર્યવાહી કરવાની રહેશે.
 ૮. ઇન્ડિયન એક્સપ્લોઝિવ એક્ટ અન્વયે મેગેનિઝ, ફાયર વર્ક્સ, દારૂખાના માટે બિનખેતીની કાર્યવાહી કરતા પહેલાં જિલ્લા મેજિસ્ટ્રેટની જરૂરી મંજૂરી મેળવી આગળની કાર્યવાહી કરવાની રહેશે.
 ૯. સવાલવાળી જમીન જો રેલવે હદની નજીક હોય તો રેલવેની હદથી નિયમ મુજબ જગ્યા છોડી બાંધકામ કરવાનું રહેશે.
 ૧૦. સવાલવાળી જમીન ઉપરથી અથવા બાજુમાંથી વીજળી ગ્રિડના તાર/ હાઇટેન્શન પાવર અગર થાંભલા આવેલ હોય ત્યારે તે અન્વયે લાગુ પડતા નિયમોનું પાલન કરવા અને તે મુજબ બાંધકામ કરવાનું રહેશે.
 ૧૧. બિનખેતી માંગવામાં આવી હોય તેવી જમીન જો એરોડ્રામ આસપાસ નિયમ મુજબની ત્રિજ્યામાં આવતી હોય ત્યારે બાંધકામની ઉંચાઇ તથા એરોડ્રામની દ્રષ્ટિએ જરૂરી એવું ના-વાંધા પ્રમાણપત્ર સિવિલ એવિએશન ખાતા પાસેથી મેળવવાનું રહેશે અને સિવિલ એવિએશન ખાતાના નિયમોનું પાલન કરવાનું રહેશે.

૧૨. ઓ.એન.જી.સી. ના કુવાની નજીકમાં આવેલ જમીનના કિસ્સામાં અરજદારે સંબંધિત નિયમોનું પાલન કરવાનું રહેશે.
૧૩. નર્મદા કેનાલ/ અન્ય સિંચાઈ કેનાલની નજીકમાં આવેલ જમીનની બાબતમાં અરજદારે મુશ્કેલી બાંધકામ માટે જાળવવાના થતાં અંતર અંગેના નિયમોનું પાલન કરવાનું રહેશે.
૧૪. અરજદારે/ જ્યાં જરૂરી હોય ત્યાં કેન્દ્ર સરકાર કે રાજ્ય સરકારના કાયદા નીચે રક્ષિત સ્મારક (Protected Monuments) તરીકે જાહેર કરેલ પ્રાચીન સ્મારકથી નિયમ મુજબનું અંતર જાળવવાની પ્રવર્તમાન જોગવાઈઓનું પાલન કરવાનું રહેશે.
- (૧૦) જો આ જમીન પર કોઈ બેંક/ મંડળીનો બોજો બાકી હોય તો, તે ભરપાઈ કર્યા સિવાય આ મિલકત કોઈપણ પ્રકારે વેચાણ, ભેટ, વસિયત, બાનાખત, ગિરો કરી શકાશે નહિ અને કોઈપણ અન્યને પ્રત્યક્ષ કે પરોક્ષ રીતે માલિકી કે કબજો ભોગવશે તબદીલ કરી શકાશે નહિ.
- (૧૧) પ્રશ્નવાળી જમીનમાં નગરપાલિકા/ મહાનગરપાલિકા/ શહેરી વિકાસ સત્તા મંડળ દ્વારા જે શરતોએ પરવાનગી આપવામાં આવશે તે શરતોનું પાલન તથા બાંધકામ કરવાનું રહેશે.
- (૧૨) આ જમીનમાં વરસાદી પાણીના ભુગર્ભ વહન/ સંચય માટે દર મકાન/ બહુમાળી મકાન દીઠ એકના દરે આ જમીનમાં ઉપર પરકોલેટીંગ બોરવેલની વ્યવસ્થા અચૂક કરવાની રહેશે તથા વરસાદી પાણીના નિકાલની વ્યવસ્થા કરીને બાંધકામ કરવાનું રહેશે.
- (૧૩) પ્રશ્નવાળી જમીનમાં સ્થળે થયેલ બાંધકામ સ્થાનિક સ્વરાજની સંસ્થાના નિયમોનુસાર નહિ હોય તો સ્થાનિક સ્વરાજની સંસ્થા નિયમોનુસાર કાર્યવાહી કરી શકશે. તેમાં આ હુકમથી બાધ આવશે નહિ.
- અરજદારે ઉપરોક્ત શરતોનું પાલન કરવાનું રહેશે જો તેમાં નિષ્ફળ જશે તો શરતભંગ ગણી સક્ષમ અધિકારી કાયદેસરની કાર્યવાહી કરશે.
- (૧૪) ઉપરની કોઈપણ શરતનો ભંગ થયેથી જમીન મહેસૂલ 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.
- (૧૫) ઉપરોક્ત શરતોમાં ગમે તે મજદૂર હોય તેમ છતાં, કલેક્ટરશ્રી સદરહુ હુકમ વિરુદ્ધ બાંધેલા અથવા વધારાના કોઈપણ મકાન અથવા હમલાને કલેક્ટરશ્રીએ, આ અર્થે જે મુદત ઠરાવી હોય તે મુદત દરમિયાન તેવી રીતે ખસેડવામાં ન આવે કે સૂચવ્યા મુજબ કેરકાર ન કરવામાં આવે તો તેમ કરવામાં જે ખર્ચ થાય તે કબજેદાર પાસેથી જમીન મહેસૂલની બાકી તરીકે વસુલ કરવાને મુખત્યાર છે.
- (૧૬) આ હુકમથી બીનખેતી થયેલ જમીન બાદ બાકી રહેતી જમીન ટી.પી.રીઝર્વેશનમાં કપાત કરી રેવન્યુ રેકર્ડમાં અસર આપવાની રહેશે.
- વધુમાં ઉપર્યુક્ત શરતોને આધીન અરજદાર દ્વારા રજુ થયેલ સોગંદનામાની વિગતોમાં તેઓ દ્વારા જાહેર કરેલી હકીકતોને આધારે સવાલવાળી જમીનના બિનખેતી ઉપયોગ માટે પરવાનગી આપવામાં આવે છે.

રવાના કર્યું

મામલતદાર બીનખેતી
રાજકોટ જિલ્લા



સહી: (અરજા મહેશ બાબુ એમ. એસ.)
કલેક્ટર, રાજકોટ

આર.પી.એ.ડી.
પતિ,

RAJESHBHAI DEVRAJBHAI SORATHIYA
KRISHNA, BLOCK NO. 25/26
NANAMAYA MAIN ROAD, ARJUN PARK
NR. SHYAM PARTY PLOT
RAJKOT-360005

નકલ રવાના:-

૧. મુખ્ય અધિકારીશ્રી, રાજકોટ મહાનગરપાલિકા
૨. મામલતદારશ્રી તા. રાજકોટ શહેર (દક્ષિણ) જિ. રાજકોટ (હુકમનો અમલ ગામ દફતરે રેકર્ડ ઓફ રાઈટ્સ મુજબ કરાવવા સારું.)
૩. જિલ્લા ઈન્સ્પેક્ટરશ્રી જમીન રેકર્ડ જિ. રાજકોટ
૪. તાલુકાટીશ્રી મવડી-૨ તા. રાજકોટ શહેર (દક્ષિણ) જિ. રાજકોટ તરફ.

* આ હુકમની ઉપરાંત કેન્દ્ર, રાજકોટ શહેર (દક્ષિણ) માં નોંધ નંબર 11513 થી મોજે- મવડી-૨ તા. રાજકોટ શહેર (દક્ષિણ) જિ. રાજકોટ માં નોંધ થયેલ છે.



RAJKOT MUNICIPAL CORPORATION

સર્વેક્ષણ
2020



Fire And Emergency Services

Dr. Ambedkar Bhavan, Dhebar Road, Rajkot - 360 001. Phone. No.(0281) 2227222.

R/MC/RFES/Revised Commercial + Residential High Rise Buil. Pro./NOC/NOC 617/2022.

Date: 21.09.2022

To:
Owners Name (1) Hansrajbbhai Devrajbbhai Sorathiya, (2) Rajeshbbhai Devrajbbhai Sorathiya,
Project Name: - Proposed Commercial + Residential Tower - A, B, C, D Building.
Location: - Mavdi,
Rajkot.

Sub :- Revised Fire Safety & Protection Opinion for a Proposed Building. Tower-A,B,C,D.

Height of Building: - 44.99 MT. Total Net Plot Area = 9268.00 sq.mt.

Ref :- R.M.C.F.B.E.PRO.NO.NOC.687, DATE:-21.09.2022.

This is to intimate that the Revised Plans submitted for Name of Work: - Proposed High -Rise Commercial + Residential (Mercantile-1 + Dwelling-03) Pro. Building Plan For Owners Name (1)Hansrajbbhai Devrajbbhai Sorathiya, (2)Rajeshbbhai Devrajbbhai Sorathiya, Project Name: - Proposed Commercial + Residential Tower - A, B, C, D Building. Location: - Mavdi, Rajkot. Type :-Frame Structure, Use:-Comm.+Resi.(High-Rise), Sr.NO.228, T.P.S.No.26(Mavdi), O.P.No.51, F.P.No.51, Ward No.11, Pro. Floor: - Basement + G.F. + 1st Floor to 14th Floor + Stair, F.S.I. Used = $25013.65/9268.00 = 2.698 < 2.70$. Have all the required line drawings and write-up required for the opinion are as per the requirement of fire prevention and protection.

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

Motor able road with 40 ton land bearing capacity and 6 meter wide is required around the building without obstruction & clear motor able passage for fire Rescue Vehicle.

Moreover it is required that all the staircases of the Building shall be ventilated above the parapet wall at each floor level and shall be 2 Meters clear in width.

- The Building should have fire protection system as per approved plans, A,B,C,D.
- Basement should have Positive Pressure Ventilation.
- Basement Area Natural Ventilation Allowed Up to 2.5 % of the Area.
- Tower :-A+B+C+D Basement & Ground Floor Covered Parking & Stair Landing Behind Refuge Area shall be fully Fire Sprinklered System.
- Tower-D Ground Floor Shops + First Floor Shops + Second Floor Shops Area Smoke Detection System & fully Fire Sprinklered System.
- Electric Cable Duct should have sealed metal doors with metal frame or fire rated doors at each floor level. Opening of the duct shall be from Basement to terrace level.
- If the lift and staircase from higher floors go directly to the Basement then this area shall be protected by 2 hours fire resistant construction including fire doors.
- Refuge Area to be provided at All Floor Stair Landing Behind Refuge Area with Fire doors.

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

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

Note: - R.M.C./RFES/Comm.+Resi. H.B. Pro.Buil./NOC/No.110, Date:-06-05-2022, Rev. Pro. NOC Cancel & New Revi. Pro. Fire NOC Issued R.M.C./RFES/Revised Pro. Buil. /NOC/No.617, Date:-21-9-2022.

DY. Chief Fire Officer
Fire & Emergency Services
Rajkot Municipal Corporation



Chief Fire Officer
Fire & Emergency Services
Rajkot Municipal Corporation



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

RAJK/WEST/B/042622/668372

मालिक का नाम एवं पता

HANSRAJBHAI DEVRAJBHAI
SORATHIYA AND OTHERS

दिनांक/DATE: 13-05-2022

OWNERS Name & Address

KRISHNA, BLOCK NO 25/26,
NANAMAVA MAIN ROAD, NR
SATYAM PARTY PLOT, ARJUN
PARK, RAJKOT, GUJARAT,
360005

वैधता/ Valid Up to: 12-05-2030

ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र(एनओसी) No Objection Certificate for Height Clearance

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।

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 Operations.

2). इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।

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

अनापत्ति प्रमाणपत्र आईडी / NOC ID	RAJK/WEST/B/042622/668372
आवेदक का नाम / Applicant Name*	Nileshbhai Shailendrasinh Rathod

स्थल का पता / Site Address*	Village – Mavdi, Taluka - Rajkot, District - Rajkot, Sr No – 228, Ward No – 11 , Tps No -26- Mavdi, Op No – 51, Fp No -51, Plot No – Single Unit,Mavdi,Rajkot,Gujarat
स्थल के निर्देशांक / Site Coordinates*	22 15 16.00N 70 46 10.30E, 22 15 20.08N 70 46 6.72E, 22 15 15.42N 70 46 8.30E, 22 15 20.80N 70 46 8.75E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	137.86 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	217.86 M

*** जैसा आवेदक द्वारा उपलब्ध कराया गया / As provided by applicant***

3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है: -

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

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमन्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की यथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है। यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा क़ानूनी कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफ्ट नियम 1994 (भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की जायगी।

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 officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994”,

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलग्नक में दिखाया गया है। आवेदक / मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।

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.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।

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.

घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी। अर्थात्, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई।

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.

च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934, के सैक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफ्ट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है।

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".

छ) कोई भी रेडियो/ टीवी एन्टीना, लाइटनिंग अरैस्टर, सीढ़िया, मुमटी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए।

f. No radio/TV Antenna, lightening arresters, staircase, Mumty, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in para 2.

ज) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धुएं का खतरा पैदा नहीं करता है, ही मान्य है।

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

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार रिवेलीडेशन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए।

h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटों का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक ग्राउन्ड लाइटों के साथ भ्रम उत्पन्न हो। विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी

गतिविधि मान्य नहीं होगी।

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.

ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरुद्ध कोई शिकायत/दावा नहीं किया जाएगा।

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.

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमानन आवश्यकताएं श्रृंखला 'बी' पार्ट I सैक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएंगी।

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

ढ) भवन के नक्शे के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊँचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता।

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 only to ensure safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Hirasar, Rajkot विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रों और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग- I), अनुसूची- IV (भाग -2; केवल RCS हवाई अड्डे) और अनुसूची- VII में सूचीबद्ध हैं, के लिए जारी किया गया है।



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

RAJK/WEST/B/042622/668372

m. This NOC ID has been assessed with respect to the Hirasar, Rajkot Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule – III, Schedule – IV(Part-I), Schedule- IV (Part-2; RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR770(E)

त) यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसा कि जीएसआर 751 (ई) की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापत्ति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के नियम 13 के अनुसार, आवेदकों को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची- IV (भाग -2; आरसीएस हवाई अड्डों के अलावा) के रूप में सूचीबद्ध बिना लाइसेंस वाले विमान क्षेत्र के अधिकार क्षेत्र में आता हैं, तो संबंधित राज्य सरकार से भी अनापत्ति प्रमाणपत्र लेने की आवश्यकता है।

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 GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2; other than RCS airports) of GSR 751 E amended by GSR770(E)

थ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा।

o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

द) स्थल की ऊँचाई और/या संरचना की ऊँचाई के किसी भी विवाद में अनुमन्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगी।

p. In case of any dispute with respect to site elevation and/or AGL height, Permissible Top Elevation in AMSL shall prevail.



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

RAJK/WEST/B/042622/668372

क्षेत्र का नाम / Region Name: पश्चिम/WEST

पदनामित अधिकारी/Designated Officer नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	 Digitally signed by MANEESH KUMAR Reason: Joint GM(ATM)-DoAS, Signed on behalf of DO NOCC Location: AAI, SVPI Airport, Ahmedabad-380003 Date: 2022-05-13 12:45+05:30
द्वारा तैयार Prepared by	
द्वारा जांचा गया Verified by	

ईमेल आईडी / EMAIL ID : vaah.noc@aai.aero

फोन/ Ph: 079-22858111

ANNEXURE/अनुलग्नक

Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/ निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर मे)	Bearing(Degree) from Nearest ARP/ निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Hirasar	32093.2	242.07
Rajkot	6037.57	189.4
NOCID	RAJK/WEST/B/042622/668372	

Street View



April 26, 2022

1:3,600
0 0.03 0.06 0.09 0.11 mi
0 0.04 0.09 0.18 km
Source: Esri, HERE, DeLorme, USGS, Imagery, NRC, Mapbox, Swire, Microsoft, Bing, Google, CNR, GEBCO, USGS, AeroGRID, IGN, and the GIS User Community

AAI

Satellite View



April 26, 2022

1:3,600
0 0.03 0.06 0.09 0.11 mi
0 0.04 0.09 0.18 km
Source: Esri, Microsoft, Google, CNR, GEBCO, USGS, AeroGRID, IGN, and the GIS User Community

AAI



No. SEIAA/GUJ/EC/8(a)/2023/2022

Date: 29 AUG 2022 BY R.P.A.D
Time Limit

Sub: Environment Clearance for the Building and Construction Project Shri Hansrajbhai Devrajbhai Sorathiya & Others at Revenue Survey No 228, TP No. 26, FP No. 51, OP No. 51, Mavdi, Taluka & Dist: Rajkot proposed by M/s. Hansrajbhai Devrajbhai Sorathiya & Others. Construction project in Category 8 (a) of Schedule annexed with EIA Notification dated 14/09/2006.

Ref: Your Proposal No. SIA/GJ/MIS/269332/2022.

Dear Sir,

This has reference to your application along with Form-I, Form-1 A dated 23/04/2022, seeking Environmental Clearance under Environment Impact Assessment Notification, 2006. The project was scheduled for hearing in the SEAC meeting held on 02/06/2022.

The proposal is for Environmental Clearance for the Building and Construction Project Shri Hansrajbhai Devrajbhai Sorathiya & Others at Revenue Survey No 228, TP No. 26, FP No. 51, OP No. 51, Mavdi, Taluka & Dist: Rajkot proposed by M/s. Hansrajbhai Devrajbhai Sorathiya & Others. This is a proposed building construction project having plot area of 9,268.00 m² and the proposed FSI area of the project is 24,854.87 m² with proposed built up area of 43,957.69 m². As the built up area is >20,000 m² and <1,50,000 m², it falls in the category 8(a) of the Schedule of EIA Notification, 2006.

The project will comprise of 04 numbers of buildings. No. of Blocks: 04. Scope of buildings/blocks are: Building A to D: Basement+ Ground Floor + 14 Floor and No. & size of Residential Units are: 324 flats and No. & size of Commercial Units are: 53 shops.

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

The SEAC, Gujarat had recommended the project vide their letter dated 12/07/2022 to grant Environmental Clearance to the SEIAA, Gujarat based on the decision taken during SEAC meeting held on 02/06/2022. The proposal was considered by SEIAA, Gujarat in its meeting held on 20/08/2022 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. Subject to revised EMP including noise impact and mitigation measures should be submitted within 10 days time
2. Life safety measures for workers should be provided during construction work.

A.1 CONSTRUCTION PHASE:

A.1.1 WATER:

3. Fresh water requirement during the construction phase shall not exceed 21 KLD and it shall be met through tankers. No ground water shall be tapped during the construction phase.
4. Sewage generated during the construction phase shall be disposed off through soakpit and septic tank. Explore possibilities of provision of mobile toilets in construction phase.

A.1.2 HEALTH & SAFETY:

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



A.2 OPERATION PHASE:

A.2.1 WATER

9. Total water requirement during the operation phase shall not exceed 241.50 KLD, out of which fresh water requirement of 137.50 KLD shall be met through RMC and the remaining 104 KLD of water requirement shall be met through treated sewage. No ground water shall be tapped during the operation phase. Metering of the water shall be done and its records shall be maintained.
10. Sewage generation during operation phase shall not exceed 183.60 KLD which shall be treated in the proposed onsite Sewage Treatment Plant.
11. The treated wastewater discharge into Rajkot Municipal Corporation drainage line shall not exceed 79.60 KLD. Necessary permission from Rajkot Municipal Corporation shall be obtained for discharging of same in the drainage line. The treated water to be discharge should meet all standard limits prescribed as per the norms of GPCB/CPCB and competent authority which shall be displayed and inform to local bodies.
12. The unit shall install and efficiently operate STP of adequate capacity for treating the sewage to be generated during operation phase to achieve the GPCB norms at the STP outlet. Treated sewage conforming to GPCB norms shall be utilized within premises for gardening & flushing purpose at the maximum extent possible. Only remaining quantity of treated sewage shall be disposed off through drainage line of RMC.
13. 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.
14. Dual plumbing system with separate tanks and lines shall be provided for utilization of treated sewage for flushing.
15. No bore well shall be constructed and existing bore well/s, if any, shall be either sealed or converted into the recharge well.
16. Rain water harvesting from rooftop and paved areas and ground water recharge through 3 nos. of percolation wells shall be carried out as per the details submitted. Before recharging the runoff, pre-treatment must be done to remove suspended matter.

A.2.2 AIR:

17. A D. G. set (125 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.
18. The exhaust of the D. G. Set shall be at least 3 m above roof top.
19. The gaseous emissions from the D.G. Sets shall conform to the standards prescribed under EPA rules as amended from time to time. At no time, the emission levels shall go beyond the stipulated standards.

A.2.3 SOLID WASTE:

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

A.2.4 SAFETY AND WELFARE:

21. Project Proponent shall obtain fire safety certificate / Fire No-Objection Certificate (NOC) from the concern authority as per the prevailing Rules / Gujarat Fire Prevention and Life Safety Measures Act, 2016.
22. Fire fighting facilities like Dedicated underground & terrace water tanks for firefighting 1 x 100 KLD & 2 x 20 KLD respectively, fire extinguishers, fire alarms, hose reels, external hydrants & wet risers, automatic sprinkler system in basement, pumping arrangement system-riser with pressure pump, first aid box, displaying of important telephone numbers etc. shall be provided. A lightning arrester will be installed and properly earthed.
23. Staircase shall be provided:

Type & no. of buildings	No. of floors	Area for each Floor (m ²)	No. of staircase	Width of the staircase (m)	No of Lifts	Travel distance (m)
Building A	GF+14	428.23	2	2.0	5	16
Building B	GF+14	321.11	1	2.0	3	19
Building C	GF+14	321.11	1	2.0	3	19

Building D	GF+14	510.58	2	2.0	5	17
Building DCommercial	GF+2	788.07	2	1.5	3	19

All the staircases shall open out at ground level from the highest point of building [with access from each floor] for emergency evacuation. 5 nos of lifts shall be provided in each building.

24. Provision for adequate air changes per hour in the basement shall be made so as to avoid build-up of CO in the area.
25. Car park exhaust system equipped with CO (Carbon Monoxide) sensor shall be provided to ensure operation of exhaust fans as CO concentration levels.
26. Clear peripheral margin space of adequate width, in accordance with the concerned local bye-laws, shall be provided for unobstructed & easy movement of vehicles in case of emergency.
27. Sanitation facilities, drinking water & tap water, sewage disposal facility, first aid box, free medicines, doctor service, adequate PPEs etc. shall be provided for workers.

A2.5 PARKING / TRAFFIC CONGESTION:

28. Minimum parking space of 11148.73 m² (391 ECS) [7659.25 m² in Basement + 2255.18 m² in Hollow Plinth + 1234.3 m² in open area] shall be provided as proposed.

A 2.6 ENERGY CONSERVATION:

29. Energy conservation measures viz. maximum use of natural lighting through architectural design, energy efficient motors & pumps, water efficient taps, solar lights in open & solar street light, 60 KW solar power generation, use of aerated blocks & RMC, use of LED lighting fixtures and low voltage lighting, roof-top thermal insulation etc. shall be implemented as proposed.

A 2.7 GREEN BELT:

30. Green belt area of 560 m² comprising of 400 m² tree covered area with 140 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:

31. Mitigation of flood measures shall be undertaken. Height of the plinth and ramps will be increased so that flood water does not enter basement.
32. Project proponent shall explore possibilities to reuse the treated waste water for gardening and floor washing.
33. Roads leading to or at construction site must be paved and blacktopped (i.e. – metallic roads).
34. No excavation of soil shall be carried out without adequate dust mitigation measures in place.
35. Grinding and cutting of building materials in open area shall be prohibited.
36. Construction material and waste should be stored only within earmarked area and road side storage of construction material and waste shall be prohibited.
37. Construction and demolition waste processing and disposal site shall be identified and required dust mitigation measures be notified at the site.
38. Dust mitigation measure shall be displayed prominently at the construction site for easy public viewing.
39. 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.
40. Prior permission from the competent authority shall be obtained for cutting of the existing trees before site preparation work is commenced.
41. Water demand during construction shall be reduced by use of curing agents, super plasticizers and other best construction practices.
42. Wind – breaker of appropriate height i.e. 1/3rd of the building height and maximum up to 10 meters shall be provided. Individual building within the project site shall also be provided with barricades.
43. Regular water sprinkling shall be done in vulnerable areas for controlling fugitive emission.
44. No uncovered vehicles carrying construction material and waste shall be permitted.
45. No loose soil or sand or construction & demolition waste or any other construction material that cause dust shall be left uncovered. Uniform piling and proper storage of sand to avoid fugitive emissions shall be ensured.
46. Structural design of the project shall strictly adhere to the seismic zone norms for earthquake resistant structures.
47. The planning, designs and construction of all buildings shall be such as to ensure safety from fire.
48. The project proponent shall ensure maximum employment to the local people.



49. All required sanitary and hygienic measures shall be provided before starting the construction activities and to be maintained throughout the construction phase.
50. 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 not ruin the existing environmental condition. The housing may be in the form of temporary structures to be removed after completion of the project.
51. Adequate personal protective equipments shall be provided to the construction workers to ensure their safety and the project proponent shall ensure its usage by the labours.
52. First Aid Box shall be made readily available in adequate quantity at all the times.
53. Training shall be given to all workers on construction safety aspects.
54. 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.
55. 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.
56. 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.
57. 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.
58. 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.
59. Safe disposal of wastewater and municipal solid wastes generated during the construction phase shall be ensured.
60. All topsoil excavated during construction activity shall be used in horticultural / landscape development within the project site.
61. 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.
62. Construction debris shall be reused in construction of roads, levelling the site etc. Waste packaging material (like used cement bags, waste paper, cardboard packing material), metal scraps etc. shall be sold to recyclers or shall be sent to the nearest municipal solid waste landfill site.
63. 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.
64. Provisions of Construction & Demolition Waste Management Rules-2016 shall be strictly adhered to.
65. 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.
66. 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.
67. 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.
68. Use of glass shall be minimal and only low emissive glass shall be used in the project to reduce the electricity consumption and load on air conditioning.

B2. OPERATION PHASE AND LIFE TIME:

69. When the property is handed over to society, the proponent should ensure by notarized undertaking to abide by all the conditions of EC and copy of the such transfer letter with notarized undertaking shall send to GPCB / SEAC & SEIAA.
70. The project proponent shall provide water pumping arrangement and especially when the discharge in to municipal drainage, for annual inspection and cleaning to avoid inundation and surface water pollution and health hazard.
71. The proponent shall ensure that the occupants of the society are allotted parking space as approved in EC order and put-it on display the allotment of parking to the occupants in the society maintenance of it.
72. If there is Basement parking in proposed in the project then they should always maintain clean, free



- from hanging electric wires and provide adequate light.
73. On the project proponent shall ensure the distance criteria is properly followed while undertaking construction in consistence with the existing directions of local self government bodies.
 74. Separate Entries and Exits shall be provided to the project on the approach road.
 75. Separate Entry and Exit to the basement shall be provided.
 76. Explore possibilities of provision of Electric vehicle charging points in the parking area.
 77. Project Proponent shall provide adequate fund for Environment Monitoring and Staff training in the Environment Management Plan.
 78. PP shall take all require mitigation measures so as to comply with the ambient noise levels standards of the residential area during day and night time as per Noise Pollution (Control and Regulation) Rules, 2000.
 79. PP shall take all require dust mitigation measures so as to comply with the National Ambient Air Quality standards 2009 and shall provide adequate budget for the same.
 80. The project proponent shall prepare, display at prominent place in the construction site and implement the fire and safety SOPs for fall protection, ladders and staircase, scaffolds, trenching and excavation, electrical safety, crane operations, occupational noise mitigation procedure, welding and cutting including provision of PPE kits etc.
 81. PP shall ensure allocation of parking to each and every member of the society as per the rules and ensure proper parking and traffic system within the premises to avoid congestion and unsafe parking in the premises, particularly safety parameters including fire, safety, installation of fire equipments, house pipes etc. with due care to regular maintenance check-up and mock drill. The PP shall also ensure notarized undertaking from the maintenance society at the time of hand over to comply with all the conditions of EC scrupulously failing which the EC will be liable to be withdrawn.
 82. Provision of fire lift may be provided, additional lift may be provided in high rise building for safety.
 83. Regular maintenance of leakages of water and waste water shall be carried out.
 84. The orders shall mention the limit of floors given in the proposal. Any deviation from that could attract withdrawal of the EC as a violation case.
 85. In Municipal Corporation before approval of plan layout it shall be ensure that the project proponent has projected the space for tree plantation with tree guard in a space between municipal road & their premises.
 86. The project proponent shall take written undertaking from the society association to maintain compliance of conditions pertaining to tree plantation, maintaining hygienic condition in and around the premises for building construction projects.
 87. Notwithstanding the provision of EMP/CER, the proponent shall incur full expenditure as may be required at the time of execution of the project.
 88. The project proponent shall take written undertaking from the Society Association to ensure compliance of environment conditions when it is handed over to them.
 89. Project proponent shall ensure fire safety and safe lift installation by getting the due certification from competent authority.
 90. Project proponent shall take proper maintenance of electrification with respect to human safety.
 91. Project Proponent shall prominently display the copy of Environment Clearance at site.
 92. Tree Plantation prescribed in the EC shall be maintained by the Society Association.
 93. Proponent as well as successor society shall maintain hygienic conditions and cleanliness in and around the project site all the time.
 94. Project proponent shall ensure fire safety by getting the due certification from competent authority.
 95. The design of building has to be earthquake resistant & duly certified by competent structural engineer of competent authority.
 96. The project proponent shall explore the possibilities & adopt mitigation measures to minimize the impact of project with reference to Urban Heat Island (UHI) Phenomena.
 97. The project proponent shall allocate funds as may be required for the compliance of Environment Management plan & CER activity proposed at the time of execution of the project.
 98. Project proponent shall adopt the 3R concept of Reduce, Reuse and Recycle and while handing over the project to Maintenance Society shall ensure the compliances as required.
 99. 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.



100. 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.
101. Used oil shall be sold only to the registered recycler.
102. Provisions of Solid Waste Management Rules-2016 shall be strictly adhered to.
103. 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.
104. Underground fire water storage tanks and terrace water storage tanks of adequate capacity shall not be used for proposed. Adequate provision shall be made to ensure that water from the Fire Water Tank shall not be used for any other purpose.
105. Dedicated power back up system shall be provided in the case of power failure & emergency of fire water pumps.
106. First Aid Box shall be made readily available in adequate quantity at all the times.
107. Main entry and exit shall be separate and clearly marked in the facility
108. 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.
109. Sufficient peripheral open passage shall be kept in the margin area for free movement of fire tender/ emergency vehicle around the premises.
110. The overall noise level in and around the project area shall be kept well within the prescribed standards by providing noise control measures including acoustic insulation, hoods, silencers, enclosures vibrations dampers etc. on all sources of noise generation including D.G.Sets. The ambient noise levels shall confirm to the standards prescribed under the Environment (Protection) Act and Rules.
111. The area earmarked for the parking shall be used for parking only. No other activity shall be permitted in this area.
112. 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.
113. The project proponent shall install energy efficient devices, appliances, motors, and pumps conforming to the Bureau of Energy Efficiency norms.
114. The transformers and motors shall have minimum efficiency of 85%.
115. Only variable frequency motor drives shall be used in project.
116. 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.
117. Use of glass shall be minimal to reduce the heat island effect as well as to reduce the electricity consumption.
118. The area earmarked as green area shall be used only for plantation and shall not be altered for any other purpose.
119. Drip irrigation/low volume, low angle sprinkler system shall be used for the lawns and other green area including tree plantation.
120. 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.
121. 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.
122. 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.
123. 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.
124. The project management shall also comply with all the environment protection measures, risk mitigation measures and safeguards proposed by them.
125. 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.
126. 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.
127. All the terms & conditions prescribed in the amendment of EIA Notification - 2006 published by the MoEF&CC vide its Notification No. S.O. 3999(E) dated 9th December, 2016 shall be complied with letter & spirit.
128. 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.

129. 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.
130. The above conditions shall be enforced, inter-alia under the provisions of the water (Prevention & Control of Pollution) Act, 1974, Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act 1986 and the Hazardous Wastes (Management Handling and Tran boundary) Rules, 2008, Building and Other Construction Workers' (Regulation of Employment & Conditions of Service) Act-1996, The Gujarat Lifts and Escalators Act-2000 along with their amendments and rules.
131. The project proponent shall obtain the requisite permissions / clearance under the provisions of the Indian Forest Act 1927, Forest Conservation Act 1980 and Wildlife (Protection) Act 1972.

B3. OTHER:

132. PP shall sponsor tree plantation in 11.5 ha of community / institution land with proper maintainance and provision of fencing and watering in consultation with Deputy Conservator of Forest Rajkot before completion of the project as per the clarification given in para 3 of OM of MoEF&CC, GOI dated 25.02.2021. The expenditure of supporting above activities will be within the total outlay of CER committed by PP.

133. The project proponent shall allocate additional separate fund as committed before SEAC for activities Solar Street Lights & panels at Mavdi of 120 KW. Activities proposed under Corporate Environment Responsibility (CER) shall be part of Environment Management Plan (EMP) as per the MoEF&CC's OM no. F. No. 22-65/2017-IA.III dated 30.09.2020. The said activities shall be completed within 3 years from the commencement of the project. The CER shall be monitored and the monitoring report shall be submitted to the regional office of MoEF&CC as a part of half-yearly compliance report and to the District Collector. The monitoring report shall be posted on the website of the project proponent.

134. 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.

135. 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.

136. 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.

137. It shall be mandatory for the project management to uploaded half yearly compliance report on website of Gujarat Real Estate Regulatory Authority, on 1st June and 1st December of each calendar year.

138. The project authorities shall also adhere to the stipulations made by the Gujarat Pollution Control Board.

139. 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.

140. 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 ten years from the date of issue.

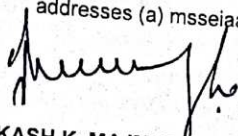
141. Submission of any false or misleading information or data which is material to screening or scoping or appraisal or decision on the application makes this environment clearance cancelled.

B4. COMPLIANCE OF ENVIRONMENT CLEARANCE/REPORTING/ADMINISTRATION/APPEAL:

142. Project proponent shall inform to all the concerned authorities including Municipal Corporation and district collector and shall also give wide publicity through advertisement in minimum two local newspapers within seven days, about the environment clearance order accorded.

143. Project proponent shall appoint a key person in the organization who shall be responsible for compliance of above condition fully on behalf of the proponent. It will not mean that appointing a key person will exempt the project proponent from the responsibility of compliance. Any change in key person shall immediately be informed to SEIAA and all concerned authorities.

144. Designated key person shall submit six monthly compliance report to SEIAA/SEAC, MOEF&CC, GPCB and Nodal Department of the Government.
145. Prior EC is granted is subject to the proponent receiving all statutory permission / clearances / certificates and membership of respective agencies / authorities falling which this provisional EC will stand withdrawn. Proponent shall inform progress from time to time, in six monthly compliance report to MOEF&CC / SEIAA / SEAC/ GPCB.
146. The Nodal Department or any authority or officer authorized by MOEF&CC/SEIAA can inspect the site of the project and all the facilities, for verification of compliances of environment clearance conditions.
147. In case of violation reported upon, the project proponent shall be responsible for all the legal actions as per Environment Protection Act, 1986 including SEIAA may cancel, withdraw or keep in abeyance, the environment clearance accorded.
148. Any person including the project proponent affected by this environment clearance order may file appeal to Honorable National Green Tribunal West Zone branch, Pune, preferably within a period of thirty days from the date of issue of environment clearance as prescribe under section 16 of National Green Tribunal Act 2010.
149. All complains and public grievance or representations may be addressed to SEIAA/SEAC in the email addresses (a) msseiaagi@gmail.com & (b) seacgujarat@gmail.com.


(PRAKASH K. MAJMUDAR)
Member Secretary

Issued to:

Shri Hansrajbhai Devrajbhai Sorathiya
R Sr No 228, TP NO 26, FP No 51, OP No 51,
Mavdi, Tal and Dist: Rajkot

Copy to:-

1. The Secretary, SEAC, C/O. G.P.C.B. Gandhinagar - 382010.
2. The Additional Chief Secretary, Forests & Environment Department, Govt. of Gujarat, Block 14, 8th floor, Sachivalaya, Gandhinagar-382010.
3. The Chairman, Central Pollution Control Board, Parivesh Bhavan, CBD -cum-Office Complex, East Arjun Nagar, New Delhi-110032
4. Scientist C, Integrated Regional Office, Ministry of Environment and Forests, Aranya Bhavan, Sector-10, Gandhinagar - 382010.
5. Monitoring Cell, Ministry of Environment and Forests, Paryavaran Bhavan, CGO Complex, New Delhi-110003.
6. The Member Secretary, Gujarat Pollution Control Board, Paryavaran Bhavan, Sector-10 A, Gandhinagar-382010
7. The Additional Secretary, Forest and Environment Department, Government of Gujarat, Sachivalay,.....for information and necessary action as per condition no. 132 of this order.
8. The District Forest Officer Rajkot, 5/3 Bahumali Bhavan, Race course, Ring Road, Rajkot.....for information and necessary action as per condition no. 132 of this order.
9. Select File

