

નં.૨૫૨૬/૦૬/૦૩/૦૫૩/૨૦૨૧/સુધારા હુકમ/વશી.૦૪ થી ૦૮/૨૦૨૨

ક્લેક્ટર અને જિલ્લા મેજીસ્ટ્રેટની
કચેરી, ગાંધીનગર.

તારીખ:-૦૫/૦૧/૨૦૨૨

વંચાણે લીધું:-

- (૧) અત્રેનો હુકમ નં.૨૫૨૬/૦૬/૦૩/૦૫૩/૨૦૨૧, તા.૨૨.૧૨.૨૦૨૧
- (૨) અત્રેની કચેરી ગણોત શાખાનો તા.૧૨.૦૭.૨૦૧૨ નો હુકમ નં.સીબી/ગણોત/વશી.૬૮૮૮/ થી ૬૮૮૮/૨૦૧૨ તથા તા.૧૨.૧૦.૨૦૨૧ નો હુકમ નં.સીબી/ગણોત/વશી.૧૮૩૧ થી ૧૮૩૮/ ૨૦૨૧
- (૩) અરજદારશ્રી નંદાજી રવજીજી ઠાકોર વિગેરે, રહે.રાયસણ, તા.જી.ગાંધીનગરની તા.૨૬.૧૦.૨૦૨૧ ની બિડાણસહ અરજી નં.૩૦૬૦૩૨૦૨૧૦૫૩૪૪.
- (૪) મુંબઈ જમીન મહેસુલ કાયદો-૧૮૭૯ અને ગુજરાત જમીન મહેસુલ નિયમો-૧૯૭૨

સુધારા હુકમ ::

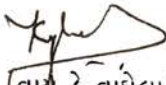
આમુખ-(૧) ના અત્રેના હુકમથી મોજે.રાયસણ, તા.જી.ગાંધીનગરના સર્વે/બ્લોક નં.૨૮૬, ટી.પી. નં.૧૮, એફ.પી. નં.૨૮૦ મુજબની ક્ષે.૩૭૪૯ ચો.મી. જમીનમાં જમીન મહેસુલ અધિનિયમ-૧૮૭૯ ની કલમ-૬૫ હેઠળ બીનખેતી (બહુહેતુક-ઉપયોગ) માટે પરવાનગી આપવા હુકમ કરવામાં આવેલ છે.

પરંતુ, સવાલવાળી જમીનમાં આમુખ-(૨) મુજબ અત્રેની કચેરી ગણોત શાખાના તા.૧૨.૦૭.૨૦૧૨ તથા તા.૧૨.૧૦.૨૦૨૧ ના હુકમથી મોજે.રાયસણ, તા.જી.ગાંધીનગરના સર્વે/બ્લોક નં.૨૮૬ ની ક્ષે.૫૭૬૭ ચો.મી. ટી.પી. નં.૧૮, એફ.પી.નં.૨૮૦ મુજબની ક્ષે.૩૭૪૯ ચો.મી. જમીનમાં બીનખેતી રહેણાંક હેતુ માટે હેતુકેરની પરવાનગી આપવામાં આવેલ છે. પરંતુ, અત્રેથી બીનખેતી બહુહેતુક માટે બીનખેતી પરવાનગી આપવા આમુખ-(૧) થી હુકમ કરેલ છે, જે ખરેખર સુધારવાપાત્ર છે.

વાસ્તે, અત્રેના આમુખ-(૧) ના હુકમમાં મથાળે તેમજ હુકમના ફકરા નં.(૪) માં દર્શાવેલ બીનખેતી મંજૂરી આપેલ હેતુ "બીનખેતી-બહુહેતુક ઉપયોગ" ને બદલે "બીનખેતી-રહેણાંક" વાંચવા આથી સુધારા હુકમ કરવામાં આવે છે.

આમુખ-(૧) ના હુકમની અન્ય શરતો અને જોગવાઈઓ યથાવત રહેશે.

રવાના કરવા પ્રમાણિત કર્યું


(વા.કે.વાઘેલા)
ચિટનીશ ટુ કલેક્ટર
ગાંધીનગર



સહી/-
(ડા.કુલદીપ આર્ય)
ક્લેક્ટર, ગાંધીનગર

રજી. પો. એ. ડી. થી

પ્રતિ,

શ્રી નંદાજી રવજીજી ઠાકોર વિગેરે, રહે.રાયસણ, તા.જી.ગાંધીનગર

નકલ રવાના:- (જાણ તેમજ જરૂરી કાર્યવાહી સારૂ)

૧. મુખ્ય કારોબારી અધિકારીશ્રી, ગાંધીનગર શહેરી વિકાસ સત્તામંડળ, ઉદ્યોગ ભગન, સેક્ટર-૧૧, ગાંધીનગર
૨. ડી.આઈ.એલ.આર.શ્રી, ગાંધીનગર
૩. નાયબ મામલતદારશ્રી, ઈ-ધરા-ગાંધીનગર તરફ હુકમની રેવન્યુ રેકર્ડે અસર આપવા સારૂ.
૪. તલાટી કમ મંત્રીશ્રી, રાયસણ ગ્રામ પંચાયત, તા.જી.ગાંધીનગર
૫. સિલેક્ટ ફાઈલ.



GANDHINAGAR MUNICIPAL CORPORATION

FIRE & EMERGENCY SERVICES

NEAR JILLA PANCHAYAT, 1ST FLOOR, SECTOR 17, GANDHINAGAR - 382017
PHONE NO. 079 23222100 & 079 23222742 EMAIL ID: gmcfire101@gmail.com



No. GMC/GFES/PREE-NOC/R-7/206/2022

Date: - 07-09-2022

To,
Madhav Realty Partner And Authorised Person,
Rushi P. Patel & Others,
Madhav Skyline, kailasham Apartment, Nr.PDPU, Raysan

Sub: Fire safety & protection, opinion fo a proposed High-rise building / High Rise Building

Sir,
This is to intimate that, the plans submitted for,
Site Name : NA [Block – A] [Residential+Commercial], [Block – B & C] [Residential], [B+H/G+10]
Address : Raysan, Gandhinagar
Survey No. : 286
FP No. : 290
Sub Plot No. : NA,
OP No. : 290
T.P.S. No. : 19(Raysan- Randesan– Koba)
Height : 33.50

Have all the required line drawings and write-up as per the requirement of fire prevention and protection.

All norms as per the NBC-2016 part-IV fire and life safety guidelines/ Gujarat State Fire Prevention & life safety measures Act – Rules / GDCR (2021) & CBD by GUDA/ special instructions given by fire officer in charge or Chief Fire Officer have to be followed as far as the construction and Fire Prevention and Protection system is concerned are to be followed as below.

Staircase:

- For building height of 9 to 25 meters - 1.5 meters
- For building height of 25 meters or above - 2.00 meters
- The staircase and lift shafts shall not go to the basement but if they go they have to be protected by 2 hours fire resistant construction including the doors.
- Staircase of the building shall be naturally ventilated above the parapet wall.

A clear motorable road with 45 ton load bearing capacity is required around the building without obstruction to provide passage for fire/rescue vehicles.

Any transformer installed shall be away from the building leaving open space required around the building.

Open space Margin for different heights of building is as below;

- ❖ 8 to 25 Meters building - 3 Meters (for plot area below 750 sq.mt) and 4 Meters (for plot area more than 750 sq.mt)
- 6 meter clear motorable road is required between building blocks
- ❖ Up to 45 Meters building: 6 Meters
- 9 meter clear motorable road is required between building blocks
- ❖ Up to 70 Meters building: 8 Meters
- 12 meter clear motorable road is required between building blocks





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Date: - 07-09-2022

Clear load bearing motorable road will be required on all sides of building block mentioned as above measured from the outer most part of the building block to common plot area/ Building block.

The gate (entry) to the premises shall be minimum 6 meters or more in clear width and at least 6 Meters in height. Moreover the entry gate is to be provided on both sides.

The Fire Protection system shall be as mentioned in the approved plans.

- ❖ Commercial Shops shall be fully sprinklered
- ❖ All lower basements should have positive pressure (Mechanical) ventilation.
- ❖ All basements parking and HPP shall be fully sprinklered
- ❖ Electric Cable Shaft should have fire resistant doors.
- ❖ Double hydrant point on terrace level is required to test Fire Pump capacity i.e. 900 LPM at 3.5 Bars on the Topmost level for all buildings.
- ❖ Ramp Gradient min 1:7
- ❖ Parking or parking shed will not be permitted in required margin as per the height of building.

Ramp in margin will only be permitted for buildings with Plot area Below 2000 Sq. Mtrs. Extra necessary points to be incorporated regarding fire prevention and protection might be noted on the signed plans. No changes shall be made after the fire plans are approved by the Fire authority

After the building is built all the required Fire safety and Protection equipment have been installed and after due inspection by the Fire service officer, an NOC can be issued.



**FIRE OFFICER,
GANDHINAGAR MUNICIPAL CORPORATION**



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

Rushi P. Patel

Date: 08-07-2022

Madhav Skyline, B/H.
Kailasham Appartment, Nr.
Saamarth Lavish Villa,

System Generated Auto Assessment for Height Clearance

1. 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 GSR 751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations has assessed the site data filled by the applicant.

2. Assessment details for Height Clearance:

NOC ID :	AHME/WEST/B/070622/681829
Applicant Name*	Gautam Prajapati
Site Address*	Sur. No. 286, F.P.No. 290, T.P.S. No. 19 (Raysan-Randesan-Koba), At.Raysan, Ta. Gandhinagar, Dist. Gandhinagar.
Site Coordinates*	23 09 41.94N 72 39 40.73E, 23 09 43.28N 72 39 41.41E, 23 09 40.74N 72 39 43.45E, 23 09 42.03N 72 39 44.13E
Site Elevation in mtrs AMSL as submitted by Applicant*	67.66 M
Type Of Structure*	Building

*As provided by applicant

Your site is located at a distance 10684 mts from ARP and lies in the grid F15 of the published CCZM of Ahmedabad airport. The Permitted top elevation for this grid is 115 mts.

Since the requested top elevation 114.66 mts in AMSL is below CCZM permitted top elevation, the NOC for height clearance is not required from Airports Authority of India.

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

a. The site-elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation for the proposed structure. If however, at any stage it is established that the actual data is different from the one provided by the applicant, this assessment will become invalid.

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, this assessment shall be treated as null and void.

c. Airport operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that assessment terms & conditions are complied with.

d. The assessment 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.

राजीव गांधी भवन
Rajiv Gandhi Bhawan

साफदरजंग हवाई अड्डा नई दिल्ली-110003
Safdarjung Airport, New Delhi-110003

दूरभाष : 24632950
Phone: 24632950



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

e. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This assessment for height 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.

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

g. This assessment has been issued w.r.t. the Civil Airports as notified in GSR 751(E). Applicant needs to seek separate NOC for Defence, if the site lies within jurisdiction of Defence Airport. Applicants also need to seek clearance from state Govt. as applicable, for sites which lies in the jurisdiction of unlicensed civil aerodrome as outlined in Rule 13 of GSR751 (E).

This assessment is system auto generated and thus does not require any signature

Designated Officer

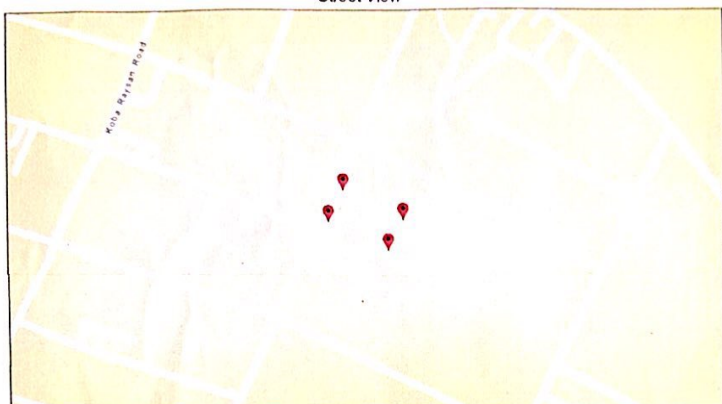
Region Name: WEST

Address: General Manager (ATM)
Airports Authority of India, SVP
International Airport,
Ahmedabad, (Gujarat) -380 003.

Email ID: vaah.noc@aai.aero

Contact No: 079-22858111

Street View



July 6, 2022

0 0.03 1:3,600 0.06 0.11 km
 0 0.04 0.09 0.17 km
 Note: This map is for reference only. It is not a legal document. The map is not to be used for any purpose other than reference. The map is not to be used for any purpose other than reference. The map is not to be used for any purpose other than reference.

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Satellite View



July 6, 2022

0 0.03 1:3,600 0.06 0.11 km
 0 0.04 0.09 0.17 km
 Note: This map is for reference only. It is not a legal document. The map is not to be used for any purpose other than reference. The map is not to be used for any purpose other than reference. The map is not to be used for any purpose other than reference.

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