

ગામનો નમુનો નં. ૨

કાયમ ભાડાની ઉપજનું પત્રક (નકલ)

મોજે : રાજપુર-હીરપુર

તા. માણી નગર

મનીષા ટ્રેડિંગ કોર્પોરેશન, નગરશેઠનો વંડો, ઘીકાંટા રોડ

અનુક્રમ નંબર	જમીનનું વર્ણન	આપેલી જમીનનું ક્ષેત્રફળ	પટ્ટી જાત અને શરતો	કબજા હક્કની રકમ જો કંઈ લેવાઈ હોય તો	દર વરસે વસુલ લેવારની રકમ		પટ્ટાની મુદત		મંજૂરીના હુકમનો નંબર અને તારીખ	તાલુકાના નમુનાનં. ૩૧મી અગસ્ટ નં. ૨ માની નોંધ નો અનુ. નંબર	પ્રથમ પટે રાખનારનું નામ
					ભાડુ ખે.સિ. નો આકાર અગર ઘટાડો આકાર જે હોય તે દમ	સરચાર્જ અગર સેસ જ્યાં લેવાયો હોય તે દમ	ક્યાંથી	ક્યાં સુધી			
૧	૨	૩	૪	૫	૬	૭	૮	૯	૧૦	૧૧	
૬૦૬	૧૨૩૩ ૨૧મી ૨ સીપાનો ૧૩૬ ૨/૧૨	સીપાનો ૧૦૦૦-૦૧	મકાન	૧૪-૫૦	૬૦-૦૦				મેન્સોનીફે સીપાનો.કુ.નં સીપાનો.કુ.નં ૨૪૩૯ ૧૦/૩૦/૧૫		૧૦/૧૨/૧૫ મેન્સોનીફે ૬૨૦૦ ૧૫, ૫૦/૧૦/૩૧

અત્રે ઉપરથી જરૂર પુરતી

મુદત કરી તા. ૧૦/૧૨/૧૫

સેવન્યુ મુલાટી

રાજપુર-હીરપુર

બિ. એમ.દાવાદ.



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

Ajanesh Owner's Association Chairman: Binaben Yogeshbhai Thakkar, Secretary: Manan Bharat Date: 26-07-2021

Ajanesh Owner's Association,
Jolly Park Society, Near Old
Pilot Dairy, Nathabhai Parmar

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/072421/564653
Applicant Name*	Jagdish B Patel (+919825019983)
Site Address*	T. P. S. No. 2 (Kankaria) (First Varied Final), F. P. No. 138/3, At Rajpur Hirpur Taluka Maninagar District Ahmedabad
Site Coordinates*	23 00 19.29N 72 35 40.88E, 23 00 18.65N 72 35 40.94E, 23 00 19.35N 72 35 41.76E, 23 00 18.72N 72 35 41.86E
Site Elevation in mtrs AMSL as submitted by Applicant*	50.42 M
Type Of Structure*	Building

*As provided by applicant

Your site is located at a distance 7987 mts from ARP and lies in the grid O11-1 of the published CCZM of Ahmedabad airport. The Permitted top elevation for this grid is 115 mts.

Since the requested top elevation 110.42 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.



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)

Email ID: vaah.noc@aai.aero

Contact No: 079-22858111

AHMEDABAD MUNICIPAL CORPORATION

FIRE & EMERGENCY SERVICE

DANAPITH FIRE STATION, (H. Q.)AHMEDABAD - 380 001

PH. : (079) 22148466 / 67 / 68, 32981178, 32981500 FAX : (079)

No. - OPN494720092021 Dt.:20/09/2021

To,

AJAYBHAI SHAH,

710 SWANIK ARCADE PRAGATINAGAR TO KK NAGAR ROAD NARANPURA

710 SWANIK ARCADE PRAGATINAGAR TO KK NAGAR ROAD NARANPURA

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

Sir,

This is to intimate that , the plans submitted for, High Rise Building , have all the required line drawings and write-up are 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 AUDA / 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, are to be followed as below.

Staircase :

1.5 meters for 9 to 25 meters building heights.

2.00 meters for 25 meters to above building heights, clear in width.

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.

A motorable road with 45 ton load bearing capacity and minimum as mention in table; is required around the building without obstruction to a clear motorable passage for fire/rescue vehicles.

Any transformer to be installed shall be away from the building & leaving open Space required around the building and below building height wise open space required around the building.

Margin for different types of building;

1) 8 to 25 Meters building - 3 meters

Plot area more than 750 sq. mt. : 4 Meters

2) Up to 45 Meters building : 6 Meters

3) Up to 70 Meters building : 8 Meters

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.

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

1. All basements parking and HPP shall be fully sprinklered.

2. All lower basements should have positive pressure ventilation.

3. Electric Cable Shaft should have fire resistant doors.

In this Filed we can write what system they required in building – So whatever here we write that can be mention in final opinion letters

Builder name	AJAYBHAI SHAH	
Address	710 SWANIK ARCADE PRAGATINAGAR TO KK NAGAR ROAD NARANPURA	
T.P.No.	02(KANKARIYA)	
F.P.No.	138/3	
R.S.No.		
Sub Plot No.		
Surrounding Margin from building		
Common Plot Margin from building		
Building Types	High Rise Building	
	A	
Fire Opinion Remarks	BASEMENT PARKING, HPP & SHOPS SHALL BE FULLY SPRINKLERED. HYDRANT SYSTEM (CONVENTIONAL) ONLY CLASS-C PIPES TO BE USED FIRE PUMP NOT TO BE INSTALLED LOWER THAN 2ND BASEMENT. -FIRE PUMP CAPACITY TO DISCHARGE 900 LITERS PER MINUTE @ 3 BAR PRESSURE MEASURED AT TERRACE LEVEL. -ONE HYDRANT VALVE AND ONE HOSE REEL HOSE WITH ON / OFF SWITCH FOR THE FIRE PUMP (ONE SET PER FLOOR AREA OF 1000 SQ. METERS.) -RISER CUM DOWN COMMER TO BE PROVIDED 100 MM. DIAMETER UP TO 30 METERS, 150 METERS FOR BUILDINGS ABOVE 30 METERS. -ONE UNIT OF CO2 EXTINGUISHER 4.5 KGS AND ONE UNIT OF DCP EXTINGUISHER OF 6 KGS. PER FLOOR (ONE SET PER 1000 SQ. METERS) -FIRE SERVICE INLET TO BE PROVIDED AT THE GROUND LEVEL. •STAND ALONE WITH INBUILT BATTERY TYPE OF SMOKE/ HEAT DETECTORS ARE NOT PERMITTED IN ANY KIND OF OCCUPANCY.	
Block Height From Ground Level to Top Slab(In Meter)	24.85	
	Use	Height(In Meter)
Basement 1	PARKING	3.8000
Hollow Plinth/Ground Floor	SHOP+RESIDENCE	3.0500
Floor 1	RESIDENCE	3.0500
Floor 2	RESIDENCE	3.0500
Floor 3	RESIDENCE	3.0500
Floor 4	RESIDENCE	3.0500
Floor 5	RESIDENCE	3.0500
Floor 6	RESIDENCE	3.0500
Floor 7	RESIDENCE	3.0500

Ramp only permitted for 18 to 25 meters building in margin.

Basic Fire Requirement Notes on plan

Take online print of approved opinion and submitted plan copy .The copies of plans are provide during final inspection of the fire fighting system.

After, the building is built and 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.

Note : if plans are submitted for only industrial building approval, Industrial Building -

Information about all processes, raw material and finished material shall be mentioned in plan.

A handwritten signature in black ink, appearing to read 'Rajesh Bhatt', with a horizontal line drawn underneath it.

(Rajesh Bhatt)

Chief Fire Officer (I/c)

Licence for Construction within a regulated area**(See rule 17)**

Whereas Ajanesh Owner's Association Chairman: Binaben Yogeshbhai Thakkar, Secretary: Manan Bharkatkar Shah. Ajanesh Owner's Association, Jolly Park Society, Near Olad Pilot Dairy, Nathabhai Parmar Marg, Kankaria, Maninagar, Ahmedabad. Applied for a licence for construction in the regulated "Dutch Tomb" near football ground, Kankariya Lake, Ahmedabad and has undertaken to observe the provision of the Gujarat Ancient Monuments and Archaeological sites and Remains Act.1965, and the rules made there under.

I, SANDIP SAGALE (IAS), Collector, Ahmedabad. Do hereby grant this Licence under sub-rule (1) 17 of the said rules to the said applicant in the area indicated in red outline on the plan attached hereto.

The Licence is granted subject to the provisions of the said Act and rules and is further Subject to the following conditions namely:-

1. The Licence is not transferable.
2. It shall be valid for 2 Years commencing with July-2022.
3. The Licence is granted subject to the condition mentioned in the N.O.C. given by Director Archaeology & museum, Gandhinagar vide letter NO. ARL-862021-NOC-Reg.4/1148, Dt.17/06/2022
4. The Licence is granted with the condition that the height of proposed construction shall not be more than existing 29.25 height.
5. Licencee are bound to observe whichever is less from AMC GDCR OR all conditions as per letter of Director Archeaology Gandhinagar Dated. 17/06/2022.

Station: - Dutch Tomb, Kankariya**Date: - 27/07/2022**
(SANDIP SAGALE)**Collector, Ahmedabad.**

To,

Ajanesh Owner's Association

Chairman: Binaben Yogeshbhai Thakkar,

Secretary: Manan Bharkatkar Shah.

Ajanesh Owner's Association, Jolly Park Society,

Near Olad Pilot Dairy, Nathabhai Parmar Marg,

Kankaria, Maninagar, Ahmedabad.

અરલ/૮૬૨૦૨૧-૨૨/NCC-૪ / ૧૧૪૮

પુરાતત્વ અને સંગ્રહાલય નિયામકશ્રીની કચેરી,

ગુજરાત સરકાર, અભિલેખાગાર ભવન,

ફાયર બ્રિગેડ પાસે, સેક્ટર-૧૭,

ગાંધીનગર

તારીખ

17 JUN 2022

પ્રતિ,

નિવાસી અધિક કલેક્ટરશ્રી,

જીલ્લા સેવા સદન,

આરટીઆઈ પાસે, સુભાસબ્રીજ,

અમદાવાદ.

વિષય: રાજ્ય રક્ષિત સ્મારક ડચ ટોમ્બ કાકરીયાના નિયંત્રીત વિસ્તારમાં બાંધકામ માટે ના-વાંધા અભિપ્રાય આપવા બાબત

અરજદાર: શ્રી ચેરમેન/સેક્રેટરી, અજનેશ ઓનર્સ એસોશિએશન.

સંદર્ભ: ૧. આપશ્રીનો તા.૨૫-૦૮-૨૦૨૧ નો પત્ર નં એન.એ/સટાશી/રક્ષિત સ્મારક/ એનઓસી/ વશી. ૯૮૨/૨૦૨૧

૨. સહાયક પુરાતત્વ નિયામકશ્રી, અમદાવાદનો તા. ૦૪/૧૨/૨૦૨૧ના પત્ર ક્રમાંક: ઊવઅ પ૯૨૦૨૧/૩/૬૭૭

૩. અત્રેની કચેરીનો તા. ૦૮/૦૨/૨૦૨૨ના પત્ર ક્રમાંક: APL-૮૬૨૦૨૧-૨૨/NCC-૪/૨૫૬

૪. આપશ્રીનો તા.૨૨-૦૪-૨૦૨૨ નો પત્ર નં એન.એ/સટાશી/રક્ષિત સ્મારક/ એનઓસી/ વશી. ૫૪૦/૨૦૨૧

શ્રીમાન,

ઉપરોક્ત વિષય પરત્વે શ્રી ચેરમેન/સેક્રેટરી, અજનેશ ઓનર્સ એસોશિએશન, અમદાવાદએ આપશ્રીની કચેરીએ કરેલ અરજી અન્વયે અત્રેની કચેરીને સંદર્ભ-૧ માં જણાવેલ પત્રથી ના-વાંધા અભિપ્રાય રજુ કરવા જણાવવામાં આવેલ. ઉક્ત બાબતે જણાવવાનું કે ગુગલ મેપ અને અમદાવાદ મહાનગરપાલિકાના લોકેશન પ્લાન મુજબ સૂચિત બાંધકામ સ્થળ રાજ્ય રક્ષિત સ્મારક ડચ ટોમ્બથી ૨૫૮.૦૩ મીટર દુર દર્શાવેલ છે. આથી સદરહુ બાંધકામ સ્થળ ડચ ટોમ્બ કાકરીયાના પ્રતિબંધીત વિસ્તારની (Prohibited area) બહાર આવતું હોય અરજદારે રજુ કરેલ પ્લાન અને એલીવેશન મુજબ જી+ સેવેન ફ્લોર વાળા ૨૯.૨૫ મીટર ઊંચાઈ અથવા અમદાવાદ મહાનગર પાલિકાના જીડીસીઆર બે માથી જે ઓછું હોય તે મુજબ બાંધકામ કરવામાં માટે આપશ્રી તરફથી પુનઃમંજૂરી આપવામાં આવે તો અત્રેથી હરકત સરખુ જણાતું નથી.

આપનો વિશ્વાસુ

(ડો.મંજુ શર્મા)

પુરાતત્વ અને સંગ્રહાલય

નિયામક.

નકલ જાણ થવા રવાના

✓ શ્રી ચેરમેન/સેક્રેટરી, અજનેશ ઓનર્સ એસોશિએશન, જોલી પાર્ક સોસાયટી, જુની પાયલોટ ડેરી ની બાજુમાં, નાથાભાઈ પરમાર માર્ગ, કાકરીયા, મણિનગર, અમદાવાદ.