



કલેક્ટર કચેરી, નાનપુરા
સુરત તા: ૮/૦૩/૦૭

વાંચનમાં લીધું :-

- (૧) શ્રી ગૌરાંગભાઈ પ્રમોદચંદ્ર ઉપાધ્યાય વિગેરે રહે. C/O. જયેશભાઈ અનીલભાઈ દલાલ જલારામ શક્તિ લુઝ કોન્વેઝ સ્કુલ ધવલગીરી, અઠવા લાઈન્સ સુરતની રી-ઓપન અરજી
- (૨) અત્રેની કચેરીના વહીવટ શાખાના પત્ર નં. એલ.એ.કયુ./વશી. ૧૮૮૮ એસ.આર.નં. ૪૦૦/૦૬ તા: ૧૩/૭/૦૬
- (૩) સક્ષમ અધિકારીશ્રી અને અધિક કલેક્ટરશ્રી યુ.એલ.સી. સુરતનું " ન વાંધા પ્રમાણપત્ર " પ્રમાણપત્રક્રમાંક:યુએલસી/૬(૧)૧-૨૨૫૩/વશી ૧૨૭૩, ૧૪૧૪/૦૬ તા.૨૮/૧૨/૦૬
- (૪) તાલુકા વિકાસ અધિકારીશ્રી ચોર્યાસીના પત્ર ક્રમાંક: તા.પં./એનએ/વેસુ/વશી ૨૦૦૬ તા.૧૫/૭/૦૬
- (૫) મદદનીશ નગર નિયોજકશ્રી શહેરી સત્તા મંડળ સુરતના પત્ર તા: ૨૫/૭/૦૬ ઝોનીંગ સર્ટી ક્રમાંક: સુડા/ટેક/ઝો.સર્ટી/૪૫૬૩
- (૬) સુરત શહેરી વિકાસ સત્તા મંડળ સુરતમાં વિકાસ પરવાનગી માટે સ્કુટી ફી તેમજ ચકાસણી ફી વસુલ કરેલાની તા. ૧૩/૬/૦૬ ની પહોંચની નકલ
- (૭) સરકારશ્રીના મહેસુલ વિભાગના પરિપત્ર ક્રમાંક:એલઆરસી/૧૦-૨૦૦૨/૧૬૪૦/ક તા:૨૨/૪/૦૩
- (૮) સરકારશ્રીના મહેસુલ વિભાગના જાહેરનામા ક્રમાંક:જીએમએમ/૨૦૦૩/એમ/એલઆરસી/ ૧૦/૨૦૦૨/૧૬૪૦(૧)(કે) તા:૨૬-૧૨-૨૦૦૩
- (૯) શહેર વિકાસ અને શહેરી ગૃહ નિર્માણ વિભાગના જાહેરનામા નંબર કેવી/૨૬/૨૦૦૬/ એસ.એમ.એન.૯૦૨૦૦૬/૪૧૦/પી તા.૧૪/૨/૨૦૦૬ (૮ ગામો)
- (૧૦) શહેર વિકાસ અને શહેરી ગૃહ નિર્માણ વિભાગના જાહેરનામા નંબર કેવી/૨૧૨/૨૦૦૬/ એસ.એમ.એન.૯૦૨૦૦૬/૪૧૦/પી તા.૨૦/૭/૨૦૦૬ (૨૭ ગામો)
- (૧૧) અરજદારશ્રીએ સરકારશ્રીની જોગવાઈ અનુસાર જમા કરાવેલ રૂપાંતર કર અન્વયે રજુ કરેલ ચલણ નંબર: ૧૫૫/૦૭ તા: ૨૨/૨/૦૭

હુકમ :-

પ્રસ્તુત કામે આમુખ-૧ માં દર્શાવેલ અરજીથી શ્રી ગૌરાંગભાઈ પ્રમોદચંદ્ર ઉપાધ્યાય વિગેરે રહે. C/O. જયેશભાઈ અનીલભાઈ દલાલ રહે. જલારામ શક્તિ, લુઝ કોન્વેઝ સ્કુલ, ધવલગીરી, અઠવાલાઈન્સ, સુરતે મોજે: વેસુ તા.સીટીનાં જુનાં રે.સ.નં. ૪૩૫/૧ નવા સ.નં.



૨૪૭/૧/૨/૧ ટી.પી.સ્કીમનં. ૬ (વેસુ) ઓ.પી.નં. ૪૪/૫ ફા.પ્લોટનં. ૧૬ તથા ૬૨ ક્ષેત્રફળ અનેક્રમે ૪૬૧૦-૦૦ ચો.મી. તથા ૪૧૮૦-૦૦ ચો.મી. મળી કુલ ૮૭૯૦-૦૦ ચો.મી. વાળી જમીનમાં રહેઠાણના હેતુ માટે બાંધકામ કરવા બિનખેતી પરવાનગીની માંગણી જીલ્લા પંચાયત સુરત સમક્ષ કરેલ, પરંતુ સરકારશ્રીના તા.૨૦/૭/૦૬ જાહેરનામાંથી સુરત શહેરની હદ વધવાને કારણે આ ગામનો સમાવેશ સુરત શહેરમાં થવાથી હવે મુંબઈ જમીન મહેસુલ કાયદાની કલમ-૬૫ હેઠળની પરવાનગી આપવાનાં અધિકાર અત્રેને પહોંચતા હોવાથી જીલ્લા વિકાસ અધિકારીશ્રી સુરતને તેમના તા.૧૬/૮/૦૬ ના પત્રથી અરજદારની અરજી બિડાણો સહિત અત્રે તબદીલ કરવામાં આવેલ છે.

સવાલવાળી જમીનની ૭/૧૨ જોતાં મોજે: વેસુ તા.સીટીનાં જુનાં રે.સ.નં. ૪૩૫/૧ નવા રે.સ.નં. ૨૪૭/૧/૨/૧ ક્ષેત્રફળ હે.૧-૧૬-૩૫ ચો.મી. વાળી જમીનમાં હાલના કબજેદાર તરીકે (૧) ગૌરાંગભાઈ પ્રમોદચંદ્ર ઉપાધ્યાય (૨) જયેશભાઈ અનીલભાઈ દલાલ (૩) પુર્વી ગૌરાંગ ઉપાધ્યાયએ વેચાણથી પ્રાપ્ત કરેલ છે. જે અંગેની ગામ દફતરે પડેલ ફેરફાર નોંધનં. ૩૮૬૦, ૩૮૬૧ તા. ૨૪/૧૧/૦૫ જોતાં ફલિત થાય છે.

આમુખ-૨ માં દર્શાવેલ વહીવટ શાખાના સંપાદન દફતરના પત્રથી હકારાત્મક અભિપ્રાય આપેલ છે.

આમુખ-૩ માં દર્શાવેલ પત્રથી સક્ષમ અધિકારીશ્રી અને અધિક કલેક્ટરશ્રી (યુ.એલ.સી) સુરતે હકારાત્મક અભિપ્રાય આપેલ છે.

આમુખ-૪ માં દર્શાવેલ પત્રથી તાલુકા વિકાસ અધિકારીશ્રી ચોર્યાસીએ સવાલવાળી જમીનનું સ્થળ નિરીક્ષણ કરી અહેવાલ રજુ કરેલ છે. જે મુજબ સવાલવાળી જમીન સ્થળે ખુલ્લી હોવાનું જણાવેલ છે. અને હાલના કબજેદાર (૧) ગૌરાંગભાઈ પ્રમોદચંદ્ર ઉપાધ્યાય (૨) જયેશભાઈ અનીલભાઈ દલાલ (૩) પુર્વી ગૌરાંગ ઉપાધ્યાયએ વેચાણથી પ્રાપ્ત કરેલ હોવાનું જણાવેલ છે. તથા સદરહુ જમીનનાં અસલ રેકર્ડથી ખાત્રી કરી જમીન જુની શરતની છે. જેથી પ્રિમીયમનો પ્રશ્ન નથી. અને અરજદારો સદર જમીન અંગે કાયદેસરનું ટાઈટલ અરજી કર્યાની તારીખે ધરાવતાં હોવાનું પ્રમાણપત્ર આપેલ છે. અને આ જમીનમાં રહેઠાણનાં હેતુ માટે બિનખેતીની પરવાનગી આપવામાં આવે તો હરકત સરખું નથી તેમ અભિપ્રાય આપેલ છે.

આમુખ-૫ માં દર્શાવેલ મદદનીશ નગર નિયોજકશ્રી, સુરત શહેર વિકાસ સત્તા મંડળ સુરત તરફથી આપવામાં આવેલ ઝોનીંગ સર્ટીફિકેટ નિગાહે લેતાં પ્રશ્નવાળી મોજે: વેસુ તા.સીટી જુનો સ.નં. ૪૩૫/૧, ૪૩૫/૨ વાળી જમીન રેસીડેન્સીયલ ઝોનમાં આવે છે. સ.નં. ૪૩૫/૧ વાળી જમીનને ઉત્તરે ૬૦ મી.નાં સુચિત રસ્તાની અસર થાય છે. અને સ.નં. ૪૩૫/૨ ની જમીન દક્ષિણે ૬૦ મી.નાં સુચિત રસ્તાની અસર થાય છે. સદર જમીન હવાઈ મથક અંગેનાં ઉચાઈ નિયંત્રણ વિસ્તારમાં આવે છે.

આમુખ-૬ માં દર્શાવેલ વિગતે અરજદારે આ જમીનમાં વિકાસ પરવાનગી મેળવવા માટે સુરત શહેરી વિકાસ સત્તા મંડળ સુરતની કચેરીમાં કરેલ અરજીના સંદર્ભે ભરેલ સ્કુટીની ફી અંગેની પહોંચનં. ૬૯૨૦૪, ૬૯૨૦૬, ૬૩૨૦૫, ૬૯૮૯૪, ૬૯૮૯૩ તા. ૧૮/૫/૦૬ તથા તા. ૧૩/૬/૦૬ ની નકલ રજુ કરેલ છે.

આમ, ઉપરોક્ત તમામ એજન્સીઓનાં સાનુકુળ અભિપ્રાય ધ્યાને લેતાં જમીન માલિકશ્રીને તેઓની માલિકીની મજકુર મોજે: વેસુ તા.સીટી નવા રે.સ.નં. ૨૪૭/૧/૨/૧ ટી.પી.સ્કીમનં. ૬ (વેસુ) ઓ.પી.નં. ૪૪/૫ ફા.પ્લોટનં. ૧૬ તથા ૬૨ની અનુક્રમે ૪૬૧૦-૦૦ચો.મી. તથા ૪૧૮૦-૦૦ચો.મી.મળી કુલ ક્ષેત્રફળ ૮૭૯૦-૦૦ ચો.મી. જમીનમાં રહેણાંકના હેતુ માટે જમીન મહેસુલ કાયદાની કલમ-૬૫ હેઠળ બીનખેતી પરવાનગી આપવા હરકત સરખું ન હોય રૂપાંતર વેરો વસુલ કરી બીનખેતી પરવાનગી આપવા અત્રેથી નિર્ણય લીધેલ છે. તે મુજબ જમીન માલિકશ્રીએ આમુખ-૭ માં જણાવેલ સરકારશ્રીનાં મહેસુલ વિભાગનાં પરિપત્રની જોગવાઈ અનુસાર તથા સુધારેલ જમીન મહેસુલ કાયદાની કલમ-૬૭(એ)(૩) મુજબ ખેતીની જમીન રહેણાંકના હેતુ માટે બીનખેતીમાં રૂપાંતર થતાં રૂપાંતર વેરો દર ચો.મી. ના રૂ. ૧૦/- લેખે ૮૭૯૦ ચો.મી. જમીનના રૂ. ૮૭૯૦૦/- (અંકે રૂપિયા સત્યાંસી હજાર નવસો પુરા) પ્રથમ સરકારશ્રી ખાતે ભરપાઈ કરવાના હોવાથી, અરજદારશ્રીએ મજકુર રકમ સ્ટેટ બેંક ઓફ ઈન્ડિયા નાનપુરા સુરત શાખામાં આમુખ-૧૧ માં દર્શાવેલ ચલણથી જમા કરાવી ચલણની એક પ્રત અત્રે રજુ કરેલ છે. તદ્દુપરાંત આમુખ-૮ માં દર્શાવેલ સરકારશ્રીના જાહેરનામા અનુસાર અને જમીન મહેસુલ નિયમોના નિયમ-૮૧ મુજબ સુરત મહાનગરપાલિકા વિસ્તાર વર્ગ-'એ' માં સમાવિષ્ટ થયેલ હોય રહેઠાણ હેતુ માટે વિશેષધારો દર ચો.મી. ના રૂ. ૦-૫૦ પૈસા લેખે ક્ષેત્રફળ ૮૭૯૦ ચો.મી. જમીનનો બીનખેતી આકાર રૂ. ૪૩૯૫/- (અંકે રૂપિયા ચાર હજાર ત્રણ સો પંચાણ્ણ પુરા) તથા તે ઉપર લેવાપાત્ર શિક્ષણ ઉપકર તથા લોકલ ફંડ શેષ તથા અન્ય કર હુકમના વર્ષ સને. ૨૦૦૬-૨૦૦૭ થી ભરપાઈ કરવાની શરતે તેમજ નીચે જણાવેલ શરતોને આધીન બીનખેતી રહેઠાણ હેતુ માટે ક્ષેત્રફળ ૮૭૯૦-૦૦ ચો.મી. જમીનમાં જમીન મહેસુલ કાયદાની કલમ-૬૫ હેઠળ પરવાનગી આપવા આથી હુકમ કરવામાં આવે છે.

શરતો :-

- (૧) આ હુકમ થયાની તારીખથી ૬ માસમાં ખેતી સિવાયનું કૃત્ય શરૂ કરી તેની લેખીત જાણ મામલતદારશ્રી સીટીને કરવી પડશે, જો તેમ કરવામાં ચુક થશે તો બિનખેતીની પરવાનગી આપોઆપ રદ થયેલ ગણાશે.
- (૨) સદર હુકમ થયા તારીખથી દિન-૧૫ માં અરજદારશ્રીએ સુરત શહેરી વિકાસ સત્તા મંડળ/મહાનગરપાલિકામાં રજાચિઠ્ઠી તથા પ્લાન મંજૂરી માટે કરેલ અરજીના અનુસંધાનમાં

અસલ રજાચિઠ્ઠી તથા તે લગત મંજુર પ્લાન મેળવી લેવાના રહેશે. તથા તેમાં દર્શાવેલ તમામ શરતોનું ચુસ્તપણે પાલન કરવાનું રહેશે. તદ્દઉપરાંત તે રજાચિઠ્ઠી તથા તે લગત મંજુર પ્લાનના ૩(ત્રણ) સેટની સર્ટીફાઈડ નકલ અત્રે દિન-૧૫ માં રજુ કરવાની રહેશે.

- (૩) શરત-૨ માં દર્શાવ્યા મુજબની સુરત શહેરી વિકાસ સત્તા મંડળ / મહાનગરપાલિકાની રજાચિઠ્ઠી તથા તે લગત મંજુર કરેલ પ્લાનમાં દર્શાવ્યા મુજબના ક્ષેત્રફળ ૮૭૮૦-૦૦ ચો.મી. જમીનમાં ખેતી સિવાયના પ્લોટ પૈકી બાંધકામ માટે દર્શાવેલ ક્ષેત્રફળ કરતા વધુ જમીનમાં અત્રેની પરવાનગી વગર નિયત કરેલ ક્ષેત્રફળ કરતાં વધુ ક્ષેત્રફળમાં બાંધકામ કરવું નહીં અને બાકીની જમીન આકાશ તરફ ખુલ્લી રાખવી પડશે.
- (૪) શરત-૨ માં દર્શાવ્યા મુજબની સુરત શહેરી વિકાસ સત્તા મંડળ / મહાનગરપાલિકાની રજાચિઠ્ઠીની મુદત પૂર્ણ થયેથી અને જરૂર જણાયે મુદત લંબાવવા સંબંધિત ઓથોરીટીની પરવાનગી લેવાની રહેશે.
- (૫) સુરત શહેરી વિકાસ સત્તા મંડળ / મહાનગરપાલિકા સુરત તરફથી રજાચિઠ્ઠી તથા મંજુર પ્લાન આપવામાં ન આવે ત્યાં સુધી સવાલવાળી જમીન ઉપર કોઈ પણ પ્રકારનું બાંધકામ ચાલુ કરી શકાશે નહીં.
- (૬) નકશામાં દર્શાવ્યા મુજબના માપો તથા માર્જીનો સ્થળે જાળવવાના રહેશે.
- (૭) લેન્ડ રેવેન્યુ કોડની કલમ-૪૮(૪) હેઠળ કલેક્ટરશ્રીની અગાઉથી લેખીત પરવાનગી મેળવ્યા સિવાય મજકુર જમીનનો તથા બાંધકામનો રહેઠાણ સિવાય અન્ય હેતુ માટે ઉપયોગ થઈ શકશે નહીં.
- (૮) સવાલવાળી જમીનમાં તમામ પ્રાથમિક સુવિધાઓ જેવી કે, રસ્તા, પાણી, ગટર લાઈન, ખાણકુવો, વીજળી, વરસાદી પાણીનો નિકાલ વિગેરે સુવિધાઓ અરજદારશ્રીએ પુરી પાડવાની રહેશે.
- (૯) કબજેદારે ખેતી સિવાયનું કૃત્ય કર્યાની તારીખથી એક માસમાં ગામ તલાટી મારફત કૃત્ય શરૂ કર્યાની લેખીત ખબર આપવી પડશે, જો તેમ કરવામાં કસુર થશે તો બિનખેતી ધારો ઉપરાંત દંડની રકમ લેવામાં આવશે.
- (૧૦) કબજેદારે /અરજદારે પોતાના ખર્ચે સર્વે ખાતા મારફતે ખેતી સિવાયના પ્લોટની માપણી ત્રણ માસમાં કરાવવી પડશે. સર્વે ખાતા તરફથી માપણી થયા મુજબ ક્ષેત્રફળ અને આકારમાં જે કાંઈ ફેરફારને પાત્ર થાય તે ફેરફારને પાત્ર રહેશે. તથા સર્વે ખાતાને માપણીના કામે જરૂરી રજાચિઠ્ઠી તથા તે લગત મંજુર પ્લાનની નકલ અરજદારશ્રીએ મુદત અંદર પુરી પાડવાની રહેશે.

(૧૧) જે ક્ષેત્રફળની જમીન બિનખેતી કરાવી છે તેના ૭/૧૨ માં અસર આપવાની રહેશે અને બિનખેતી પરત્વે સીટી સર્વે દફતરે પણ તેટલા એરીયાની નોંધ કરવાની રહેશે.

(૧૨) કબજેદારે ખેતી સિવાયનું કૃત્ય ચાલુ કર્યાની તારીખથી અપીલનો સમય પુરો થયા બાદ બે માસની મુદતમાં નમુના " એમ " માં આ હુકમમાં જણાવેલ તમામ શરતો સહીતની સનદ કરી આપવી પડશે અને આ પરવાનગીની સનદમાં જણાવેલ શરતોને આધિન રહેશે.

(૧૩) કુવાથી ૧૦૦ ફુટ અંદર નજીક ખાળકુવો બાંધવો નહિં તેમજ ખાળકુવાનો ઉપયોગ કરવો નહિં.

(૧૪) મંજુર કરેલ ખેતી સિવાયના પ્લોટની જમીનની આજુબાજુ કંપાઉન્ડ બાંધવાનો પ્રસંગ ઉભો થાય તો સાડા ત્રણ ફુટથી વધુ ઉંચાઈએ બાંધવું નહિં, રસ્તા તરફની બાજુએ દિવાલ બાંધવી હોય તો કલેક્ટરશ્રીની અગાઉથી પરવાનગી મેળવ્યા સિવાય બાંધવી નહિં.

(૧૫) આ હુકમની તારીખથી ૩(ત્રણ) વર્ષમાં બાંધકામ પુરું કરવું પડશે. બાંધકામ પુરું કરી એક માસમાં તેની જાણ મામલતદાર સુરત શહેરને કરવી પડશે. બાંધકામ મુદત અંદર પુરું કરવામાં ન આવશે તો મુદત માટે અરજી કરવાની રહેશે.

(૧૬) બાંધકામ સહેલાઈથી બળી જાય તેવા સ્ફોટક પદાર્થો યા સાધનોનો ઉપયોગ કરવો નહીં.

(૧૭) રૂપાંતર કરની રકમ રૂા. ૮૭૮૦૦/- ચલણ નં. ૧૫૫/૨૦૦૭ તા: ૨૨/૨/૨૦૦૭ થી ભરપાઈ કરવામાં આવેલ છે. જે જીલ્લા તિજોરી અધિકારીની કચેરીમાં ખરાઈ માટે રજુ કરેલ છે. જે ખરાઈનો રીપોર્ટ બંધનકર્તા રહેશે.

(૧૮) સદરહું જમીન સક્ષમ અધિકારીની પરવાનગી વગર કોઈ પણ વિદેશીને કે જે ભારતના નાગરીક ન હોય તેને વેચી શકાશે નહિં.

(૧૯) બાંધકામ પુરું થયે ૧(એક) માસમાં તેની જાણ મામલતદારશ્રી સીટી તાલુકા સુરત તેમજ સીટી સર્વે સુપ્રિ.શ્રી સુરતને કરવાની રહેશે.

(૨૦) અરજદારશ્રી સુચિત બાંધકામ કે જમીન જે તે સંસ્થા કે ઈસમને ભાડે યા વેચાણથી આપે તો હુકમમાં દર્શાવેલ તમામ શરતોનો ચુસ્તપણે અમલ કરવાનો રહેશે તેમજ વેચાણ યા ભાડાખતમાં તમામ શરતોનો ઉલ્લેખ કરવાનો રહેશે.

(૨૧) સરકારશ્રીના શહેરી વિકાસ અને શહેરી ગૃહ નિર્માણ વિભાગના તા:૨૮/૫/૨૦૦૧ ના હુકમ ક્રમાંક:પરચ/૧૦૨૦૦૧/૪૫૫/લ માં સ્ટ્રક્ચરલ સેફ્ટી માટે દર્શાવેલ જોગવાઈઓ અને તે સાથે સામેલ એનેક્સ-૧ થી દર્શાવેલા સ્ટ્રક્ચરલ સેફ્ટી સંબંધી વિકાસ નિયંત્રણ નિયમોનું પાલન કરવાનું રહેશે તથા તે અનુસારના બાંધકામ માટે સ્થાનિક નગરપાલિકાની પૂર્વમંજુરી લઈ ત્યારબાદ જ બાંધકામ શરૂ કરવાનું રહેશે અને અરજદારશ્રી ધ્વારા હુકમની જોગવાઈઓનું પાલન થાય છે કે કેમ તે અંગેની તકેદારી મહાનગરપાલિકા સુરતએ રાખવાની રહેશે અને કોઈ પણ શરતોનો ભંગ થશે તો બિનખેતીની પરવાનગીની શરતના ભંગ બદલ અત્રે પણ

મહાનગરપાલિકા સુરતએ રીપોર્ટ મોકલવાનો રહેશે તથા મહાનગરપાલિકા સુરતએ ધોરણસરની કાર્યવાહી કરવાની રહેશે.

- (૨૨) સરકારશ્રીના મહેસુલ વિભાગના પરિપત્ર ક્રમાંક:બખપ/૧૦૨૦૦૨/૧૮૦૭/ક તા:૨૮/૨/૦૩ ની સુચના મુજબ " વરસાદી પાણીના ભૂગર્ભ વહન / સંચય માટે દર મકાન / બહુમાળી મકાન (નકશા મંજૂર કરવાની સત્તા ધરાવતા સત્તા તંત્રએ આપેલ મંજૂરી મુજબ દીઠ એકના દરે પર કોલેટીંગ બોરવેલની વ્યવસ્થા અચૂક કરવાની રહેશે. "
- (૨૩) આ પરવાનગી ફક્ત રહેણાંક હેતુ માટે બિનખેતીના હેતુસર આપવામાં આવે છે. પરંતુ અન્ય ખાતાઓની સંલગ્ન કોઈ કાનુન/નિયમો અન્વયે કોઈ પરવાનગી/મંજૂરી લેવાની થતી હોય તો તે મેળવવાની જવાબદારી અરજદારશ્રીની રહેશે.
- (૨૪) ઉપરોક્ત શરતો પૈકી કોઈ પણ શરતોનો ભંગ થશે તો આ પરવાનગી પુરેપુરી અથવા પરવાનગીનો અમુક ભાગ રદ કરવાને પાત્ર રહેશે.
- (૨૫) પરવાનગી હેઠળની સદરહુ જમીન હવાઈ મથકનાં ઉંચાઈ નિયંત્રણ વિસ્તારમાં આવે છે. જેથી વિકાસ પરવાનગી આપનાર સક્ષમ અધિકારીશ્રીએ બાંધકામનાં પ્લાનો મંજૂર કરતાં પહેલાં એરપોર્ટ ઓથોરીટીનો અભિપ્રાય મેળવી લેવાનો રહેશે.

શિક્ષાત્મક કલમો :-

- (૨૪-અ) અરજદાર ઉપરોક્ત કોઈ પણ શરતનો ભંગ કરે તો કલેક્ટર સદરહુ કાયદાના ઠરાવો અન્વયે અરજદાર બીજી કોઈ પણ શિક્ષાને પાત્ર હોય તો તેને બાધ આવ્યા સિવાય કે જે ફરમાવવાનું યોગ્ય લાગે તે પ્રમાણે દંડ અથવા આકાર લઈ સદરહુ જમીનનો કબજો અરજદાર પાસે ચાલુ રહેવા દઈ શકાશે.
- (૨૪-બ) ઉપરોક્ત પેટા કલમમાં ગમે તે મજકુર હોય તે છતાં કલેક્ટરશ્રી સદરહુ હુકમ વિરુદ્ધ બાંધેલ અથવા વધારાના કોઈ પણ બાંધકામને કલેક્ટરશ્રીએ આ અર્થે જે મુદત ઠરાવી હોય તે મુદત દરમ્યાન ખસેડવાનું અથવા તેમાં ફેરફાર કરવાનું ફરમાવે તો તે કાયદેસર ગણાશે અને ઠરાવેલી મુદત દરમ્યાન તેવી રીતે ખસેડવામાં ન આવે તો તેમ કરાવવાને અને તેમ કરવામાં જે ખર્ચ થાય તે અરજદાર પાસેથી જમીન મહેસુલની બાકી તરીકે વસુલ કરવાને મુખત્યાર છે.



પ્રતિ,

- (૧) શ્રી ગોરાંગભાઈ કામોરજી ઉપાધ્યાય
(૨) જયેશભાઈ અમીલભાઈ
(૩) પુવી ગોરાંગ ઉપાધ્યાય

રવાના કરના માટે અધિકૃત
ચીટનીશ દ્વારા કલેક્ટર
સુરત.

સહી/xx
કલેક્ટર, સુરત.

રહુ.દ
અઠવા
સુ.
૨-સુ

[illegible]



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

SURA/WEST/B/082721/572437

मालिक का नाम एवं पता KIRANKUMAR RASHIKLAL SANGHVI **दिनांक/DATE:** 16-12-2021
OWNERS Name & Address 612-INTERNATIONAL BUSSINES CENTER SURAT DUMAS ROAD **वैधता/ Valid Up to:** 15-12-2029
SURAT-395007

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	SURA/WEST/B/082721/572437
आवेदक का नाम / Applicant Name*	Virendra Baleswaria
स्थल का पता / Site Address*	FP.NO.16,OP.NO.44/5,BLOCK NO.247/1/2/1,TP.NO.06,VESU,MOJE-VESUCITY-SURAT.,VESU,Surat,Gujarat
स्थल के निर्देशांक / Site Coordinates*	21 08 8.50N 72 46 11.85E, 21 08 5.48N 72 46 11.95E, 21 08 8.74N 72 46 13.20E, 21 08 5.97N 72 46 13.70E
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*	11.94 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	53.90 M (Restricted)

* 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 कानूनी 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 अरेस्टर, 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



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

SURA/WEST/B/082721/572437

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 Surat 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।

m. This NOC ID has been assessed with respect to the Surat 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.

क्षेत्र का नाम / Region Name: पश्चिम/WEST

पदनामित अधिकारी/Designated Officer नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	 Digitally signed by TAPAN K NAYAK Reason: Asst. General Manager(ATM), Signed on behalf of DO NOCC Location: AAI, SVPI Airport, Ahmedabad-380003 Date: 2021-12-16 15:44+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)
Surat	3592.56	55.36
NOCID	SURA/WEST/B/082721/572437	

Street View



August 27, 2021

1:3,600
0.06
0 0.03 0.09 0.11 mi
0 0.04 0.09 0.18 km
Sources: Esri, HERE, Garmin, USGS, Imagery, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Beijing), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

AAI

Satellite View



August 27, 2021

1:3,600
0.06
0 0.03 0.09 0.11 mi
0 0.04 0.09 0.18 km
Sources: Esri, Microsoft, Google Earth, Imagery, ONE, Esri, Esri Japan, Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

AAI



No. SEIAA/GUJ/EC/8(a)/369/2022

Date: 16 APR 2022 BY R.P.A.D
Time Limit

Sub: Environment Clearance for the Building and Construction Project "Pristine" at T.P.S. No. 06 (Vesu), R.S./Block No. 247/1/2/1, O.P. No. 44/5, F.P. No. 16, At. Surat, Gujarat proposed by Mr. Kirankumar Rasiklala and others. Construction project in Category 8 (a) of Schedule annexed with EIA Notification dated 14/09/2006.

Ref: Your Proposal No. SIA/GJ/MIS/240546/2021.

Dear Sir,

This has reference to your application along with Form-I, Form-1 A dated 09/12/2021, seeking Environmental Clearance under Environment Impact Assessment Notification, 2006. The project was scheduled for hearing in the SEAC meeting held on 18/01/2022.

The proposal is for Environmental Clearance for the **Building and Construction Project "Pristine"** at T.P.S. No. 06 (Vesu), R.S./Block No. 247/1/2/1, O.P. No. 44/5, F.P. No. 16, At. Surat, Gujarat proposed by Mr. Kirankumar Rasiklala and others. This is a proposed building construction project having plot area of 4,610.00 m² and the proposed FSI area of the project is 17,203.47 m² with proposed built up area of 27,429.98 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 03 numbers of buildings. No. of Blocks: 03. Scope of buildings/blocks are: 2 Basement+ Hollow Plinth + 12 Floor and No.& size of Residential Units are: 72.

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 03/03/2022 and Email dated 25/03/2022 to grant Environmental Clearance to the SEIAA, Gujarat based on the decision taken during SEAC meeting held on 01/02/2022. The proposal was considered by SEIAA, Gujarat in its meeting held on 25/03/2022 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:

A.1 CONSTRUCTION PHASE:

A.1.1 WATER:

1. Fresh water requirement during the construction phase shall not exceed 15 KLD and it shall be met through SMC. No ground water shall be tapped during the construction phase.
2. Sewage generated during the construction phase shall be disposed off through Soak Pit.
3. Explore possibilities of provision of mobile toilets in construction phase.

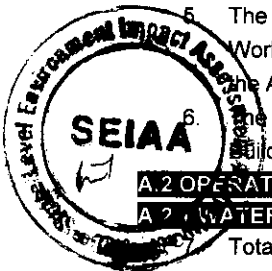
A.1.2 HEALTH & SAFETY:

4. 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.
5. 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.
6. The project proponent shall obtain registration of the construction workers as beneficiaries with the Gujarat Building and Other Construction Workers Welfare Board.

A.2 OPERATION PHASE:

A.2.1 WATER

Total water requirement during the operation phase shall not exceed 52 KLD, out of which fresh water requirement of 30 KLD shall be met through SMC and the remaining 22 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.

8. Sewage generation during operation phase shall not exceed 40 KLD which shall be treated in the proposed onsite Sewage Treatment Plant.
9. The treated wastewater discharge to SMC drainage line shall not exceed 18 KLD. Necessary permission from SMC 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.
10. 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 SMC.
11. 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.
12. Dual plumbing system with separate tanks and lines shall be provided for utilization of treated sewage for flushing.
13. No bore well shall be constructed and existing bore well/s, if any, shall be either sealed or converted into the recharge well.
14. Rain water harvesting from rooftop and paved areas and ground water recharge through 2 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:

15. A D. G. set (3 X 62.5 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.
16. The exhaust of the D. G. Set shall be at least 3 m above roof top.
17. 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:

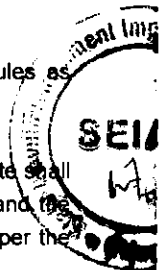
18. The solid waste generated shall be properly collected and segregated at source. The biodegradable waste shall be converted into useful end product by treating it into the proposed onsite Organic Waste Converter and the recyclable waste shall be sold to vendors whereas the other garbage shall be disposed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

A.2.4 SAFETY AND WELFARE:

19. 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.
20. Fire fighting facilities like Fire extinguishers on each floor & in the basement, wet riser opening at each floor, manually operated electric fire alarm system, hose reel, terrace water tanks of 20 KL capacity, underground water tank of 200 KL, smoke detectors etc shall be provided. A lightening arrester will be installed and properly earthed.
21. Staircase shall be provided: 1 nos of 2.01 mts width in each block. All the staircases shall open out at ground level from the highest point of building [with access from each floor] for emergency evacuation. Minimum 2 nos of lifts shall be provided in each building.
22. Provision for adequate air changes per hour in the basement shall be made so as to avoid build-up of CO in the area.
23. Car park exhaust system equipped with CO (Carbon Monoxide) sensor shall be provided to ensure operation of exhaust fans as CO concentration levels.
24. 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.
25. Sanitation facilities, drinking water & tap water, sewage disposal facility, first aid box, free medicines, doctor service, adequate PPEs etc. shall be provided for workers.

A.2.5 PARKING / TRAFFIC CONGESTION:

26. Minimum parking space of 6529.59 m² (207 cps) [5819.87 m² in Basement + 709.72 m² in Hollow Plinth] shall be provided as proposed.



A 2.6 ENERGY CONSERVATION:

27. 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, 40 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 :

28. Green belt area of 500 m² comprising of 250 m² tree covered area with 75 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:

29. Mitigation of flood measures shall be undertaken. Height of the plinth and ramps will be increased so that flood water does not enter basement.
30. Project proponent shall explore possibilities to reuse the treated waste water for gardening and floor washing.
31. Roads leading to or at construction site must be paved and blacktopped (i.e. – metallic roads).
32. No excavation of soil shall be carried out without adequate dust mitigation measures in place.
33. Grinding and cutting of building materials in open area shall be prohibited.
34. Construction material and waste should be stored only within earmarked area and road side storage of construction material and waste shall be prohibited.
35. Construction and demolition waste processing and disposal site shall be identified and required dust mitigation measures be notified at the site.
36. Dust mitigation measure shall be displayed prominently at the construction site for easy public viewing.
37. 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.
38. Prior permission from the competent authority shall be obtained for cutting of the existing trees before site preparation work is commenced.
39. Water demand during construction shall be reduced by use of curing agents, super plasticizers and other best construction practices.
40. 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.
41. Regular water sprinkling shall be done in vulnerable areas for controlling fugitive emission.
42. No uncovered vehicles carrying construction material and waste shall be permitted.
43. 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.
44. Structural design of the project shall strictly adhere to the seismic zone norms for earthquake resistant structures.
45. The planning, designs and construction of all buildings shall be such as to ensure safety from fire.
46. The project proponent shall ensure maximum employment to the local people.
47. All required sanitary and hygienic measures shall be provided before starting the construction activities and to be maintained throughout the construction phase.
48. 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.
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 labours.
50. First Aid Box shall be made readily available in adequate quantity at all the times.
51. Training shall be given to all workers on construction safety aspects.
52. 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.
53. 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.

54. 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
55. 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.
56. 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.
57. Safe disposal of wastewater and municipal solid wastes generated during the construction phase shall be ensured.
58. All topsoil excavated during construction activity shall be used in horticultural / landscape development within the project site.
59. 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.
60. 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.
61. 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.
62. Provisions of Construction & Demolition Waste Management Rules-2016 shall be strictly adhered to.
63. 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.
64. 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.
65. 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.
66. 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:

67. Separate Entries and Exits shall be provided to the project on the approach road.
68. Separate Entry and Exit to the basement shall be provided.
69. Explore possibilities of provision of Electric vehicle charging points in the basement.
70. Project Proponent shall provide adequate fund for Environment Monitoring and Staff training in the Environment Management Plan.
71. 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.
72. 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.
73. Notwithstanding the provision of EMP/CER, the proponent shall incur full expenditure as may be required at the time of execution of the project.
74. The project proponent shall take written undertaking from the Society Association to ensure compliance of environment conditions when it is handed over to them.
75. Project proponent shall ensure fire safety and safe lift installation by getting the due certification from competent authority.
76. Project proponent shall take proper maintenance of electrification with respect to human safety.
77. Project Proponent shall prominently display the copy of Environment Clearance at site.
78. Tree Plantation prescribed in the EC shall be maintained by the Society Association.
79. Proponent as well as successor society shall maintain hygienic conditions and cleanliness in and around the project site all the time.
80. Project proponent shall ensure fire safety by getting the due certification from competent authority.
81. The design of building has to be earthquake resistant & duly certified by competent structural engineer of competent authority.



82. The project proponent shall explore the possibilities & adopt mitigation measures to minimize the impact of project with reference to Urban Heat Island (UHI) Phenomena.
83. 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.
84. 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.
85. 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.
86. 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.
87. Used oil shall be sold only to the registered recycler.
88. Provisions of Solid Waste Management Rules-2016 shall be strictly adhered to.
89. 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.
90. 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.
91. Dedicated power back up system shall be provided in the case of power failure & emergency of fire water pumps.
92. First Aid Box shall be made readily available in adequate quantity at all the times.
93. Main entry and exit shall be separate and clearly marked in the facility
94. 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.
95. Sufficient peripheral open passage shall be kept in the margin area for free movement of fire tender/ emergency vehicle around the premises.
96. 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.
97. The area earmarked for the parking shall be used for parking only. No other activity shall be permitted in this area.
98. 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.
99. The project proponent shall install energy efficient devices, appliances, motors, and pumps conforming to the Bureau of Energy Efficiency norms.
100. The transformers and motors shall have minimum efficiency of 85%.
101. Only variable frequency motor drives shall be used in project.
102. 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.
103. Use of glass shall be minimal to reduce the heat island effect as well as to reduce the electricity consumption.
104. The area earmarked as green area shall be used only for plantation and shall not be altered for any other purpose.
105. Drip irrigation/low volume, low angle sprinkler system shall be used for the lawns and other green area including tree plantation.
106. 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.
107. 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.
108. 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.

109. 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.
110. The project management shall also comply with all the environment protection measures, risk mitigation measures and safeguards proposed by them.
111. 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.
112. 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.
113. 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.
114. 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.
115. 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.
116. 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 Transportation) 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.
117. 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:

118. PP shall sponsor tree plantation in 6 ha of community / institution land with proper maintenance and provision of fencing and watering in consultation with District Forest Officer, Surat and Forests and Environment Department, Sachivalaya Gandhinagar 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.
119. The project proponent shall allocate the separate fund of as committed before SEAC for activities like Install roadside dustbins along the costal line of sea adjoining to Magdalla, Gavier and dumas in association with Surat Municipal Corporation and will do costal beautification activities under guidance of Gujarat Ecology Commission. Mangrove plantation near Dumas region under the guidance of Gujarat Forest department. Install sanitary pad vending machine in public toilets of Vesu, Magdalla, Abhva region and look after its maintenance for 4 years. Install Pet bottle recycling machine at Dumas road & Y junction BRTS stations. 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.
120. 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.
121. 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.
122. 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.
123. It shall be mandatory for the project management to upload half yearly compliance report on website of Gujarat Real Estate Regulatory Authority, on 1st June and 1st December of each calendar year.
124. The project authorities shall also adhere to the stipulations made by the Gujarat Pollution Control Board.
125. 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.



126. 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.

127. 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.

128. 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.

129. 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.

130. Designated key person shall submit six monthly compliance report to SEIAA/SEAC, MOEF&CC, GPCB and Nodal Department of the Government.

131. 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.

132. 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.

133. 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.

134. All complains and public grievance or representations may be addressed to SEIAA/SEAC in the email addresses (a) msseiaagj@gmail.com & (b) seacgujarat@gmail.com.


(S. J. PANDIT)
Member Secretary

Issued to:
Kirankumar Rasiklal
612, International Business Center,
Surat Dumas Road, Surat

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. 118 of this order.
8. The District Forest Officer Surat, Van Bhavan, Shivaji Chowk, Gangeshwar Mahadev Road, Adajan, Surat-395009,.....for information and necessary action as per condition no. 118 of this order.
9. Select File





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

297

T.D.O.
Inward No. 5549
Date 20/02/2022

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

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

Reference :- A letter from T.D.O. Shri bearing No. T.D.O.6526, Dt.22/02/2022.

PROPOSED SITE :- PROPOSED RESIDENCE APARTMENT BLDG. PLAN ON T.P.S. NO. 06 (VESU), R.S./BLOCK NO. 247/3P, O.P. NO. 44/5, F.P. NO. 16, AT. SURAT.

Submitted,

As per said plan the above building is a High Rise Residential Building. A,B,C (Basement-1 + Basement-2 + Ground Floor + 12th Floor) with Height of 40.30 Mtrs.

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

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

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VERIFIED TRUE COPY

25/2



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

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

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

T.D.O. Shri,

For information & further process please.

12.2.22
I/C Dy Chief Fire Officer

FES/ OUTWARD/NOC 3737
DT.23-02-2022



I/C CHIEF FIRE OFFICER
Surat Municipal Corporation



ISO 9001:2015 Certified Company

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

23-12-22

23

SUBJECT: Approval of Fire Fighting Layout Plan

Respected Sir,

On the above cited subject, we want to install Fire Fighting System in our Residential Building **"PROPOSED RESIDENCE APARTMENT BLDG. PLAN ON T.P.S. NO. 06 (VESU), R.S./BLOCK NO. 247/3P, O.P. NO. 44/5, F.P. NO. 16, AT. SURAT."**

We enclosed drawing layout for Fire Fighting System approval.

PROJECT DETAIL:

Site	T.P.S. NO. 6, R.S./BLOCK NO. 247/3P, O.P. NO. 44/5, F.P. NO. 16
Location	VESU
Type Of Building	HIGH RISE RESI. BLDG.
No. Of Floor & Height	BLDG. A,B,C=2B+G+12 (40.30 MT)
No of Building	3

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

23/12/22



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

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

Contact No. : +91 82384 43617 +91 70485 50223

Website : www.shraddhafiresafetysurat.com

21.7.22

75

**"PROPOSED RESIDENCE APARTMENT BLDG. PLAN ON T.P.S. NO. 06 (VESU),
R.S./BLOCK NO. 247/3P, O.P. NO. 44/5, F.P. NO. 16, AT. SURAT."
BASIC DATA TAC PUBLICATION GDCR AND N.B.C. PART IV**

Sr.No.	PARTICULARS	DESCRIPTIONS
1.	Supposition of Risk	Coverage of all natural and man-made fire threats.
2.	No. of Hydrant valves / Sprinklers	46/250
3.	Pump size with flow	90MTR@ 2280 LPM
4.	Fire Water Tank Required	1,50,000 liters
5.	Rating for Main Pump Hydrant / Sprinkler	90MTR@ 2280 LPM
6.	Rating for Jockey Pump	90MTR@ 180 LPM
7.	Flow consideration for pressure loss to calculate at farther point	N/A
8.	Salient Features	CE Marked Motor, With Energy Efficient Motor (SPDP optional), "F" - Class Insulation, IP 55, Option with 2 & 4 Pole Motors, Back Pull-out Design
9.	Applications	For Fire Fighting in commercial applications
10.	Assumed pipe diameter Hit & Trial method	100mm NB & 100mm NB
11.	Size of Suction Header	100mm Dia(Positive suction)
12.	Size of Discharge Header	100mm NB
13.	Type of valve in pump room at suction side	100mm Salves Valves/ Gate Valves
14.	Type of Valve in pump room at Discharge side	100mm Salves Valves/ Gate Valves
15.	Loop line valve outside pump room for main distribution line	100mm Salves Valves/ Gate Valves
16.	Actual Fire water storage tank capacity	1,50,000 liters
17.	Pump Room	Positive Suction (6L *5.5W*4 H pump room size in mtr.)
18.	Pressure at rest of area	Minimum 3.5Kg/cm ²
19.	Type of system	Automatic Operated Wet System
20.	Back up for Emergency	Diesel Pump
21.	Fire Alarm System	Automatic Information
22.	Building Height	40.30 Mt.

21.7.22

**"PROPOSED RESIDENCE APARTMENT BLDG. PLAN ON T.P.S. NO. 06 (VESU),
R.S./BLOCK NO. 247/3P, O.P. NO. 44/5, F.P. NO. 16, AT. SURAT."**

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

Sr.	FIRE HYDRANT SYSTEM	BRAND	QUANTITY
1	MONO BLOCK PUMP	Lubi/ Kirloskar/ Pew	01
2	JOCKEY PUMP	Lubi/ Kirloskar/ Pew	01
3	DIESEL PUMP	Lubi/ Kirloskar/ Pew	01
4	TERRACE PUMP	Lubi/ Kirloskar/ Pew	03
5	PUMP PANEL	L & T	01
6	G.I.PIPE "C" CLASS 100 mm ISI (IS : 1239 Part - II/3589)	Asian/Jindal	250
7	G.I.PIPE "C" CLASS 80 mm ISI (IS : 1239 Part - II/3589)	Asian/Jindal	35
8	Butterfly Valve C.I. ISI (IS : 13095)	Kranti	09
9	NRV Valve C.I. 100 mm ISI (IS : 13095)	Kranti	07
10	SLUICE VALVE C.I. 100 mm ISI	Kranti	01
11	Y Type Strainer C.I. 100 mm ISI	Kranti	01
12	GM air release valve SS ISI	Kranti	03
13	Inlet Two way C.I. 150 mm ISI (IS : 904)	Essel	01
14	Hydrant Valve 63 mm SS ISI (IS : 5290)	Swati	46
15	Hose Reel 19mm Length 30mtr with Rubber hose IS : 444 Type 2	Atasi	45
16	Hose Box with Hose Pipe Length 15mtr (ISI 636 Type (A))	Atasi	46
17	ABC Type Fire Extinguisher Capacity - 6 Kg ISI (IS : 15683)	Kenex/Shraddha	45
18	CO ₂ Type Fire Extinguisher Capacity - 4.5 Kg ISI (Is : 2878)	Kenex/Shraddha	45
19	PRESSURE GAUGE	L & T	01
20	PRESSURE SWITCH	L & T	03

23-12-22

23/12/22

**"PROPOSED RESIDENCE APARTMENT BLDG. PLAN ON T.P.S. NO. 06 (VESU),
R.S./BLOCK NO. 247/3P, O.P. NO. 44/5, F.P. NO. 16, AT. SURAT."**

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

Sr.	FIRE SPRINKLER SYSTEM	BRAND	QUANTITY
1	MONO BLOCK PUMP	Lubi/ Kirloskar	---
2	JOCKEY PUMP	Lubi/ Kirloskar	---
3	PUMP PANEL	L & T	---
4	G.I. PIPE "C" CLASS ISI (IS : 1239)	Asian/Jindal/Tata	1200
5	Butterfly Valve C.I. ISI (IS : 13095)	Kranti	11
6	NRV Valve C.I. 150 mm ISI (IS : 13095)	Kranti	---
7	NRV Valve C.I. 100 mm ISI (IS : 13095)	Kranti	02
8	SLUICE VALVE C.I. 150 mm ISI	Kranti	---
9	SLUICE VALVE C.I. 100 mm ISI	Kranti	---
10	Y Type Strainer C.I. 150 mm ISI	Kranti	---
11	Rose Pendant Type Sprinkler	Tyco	250
12	PRESSURE GAUGE	L & T	---
13	PRESSURE SWITCH	L & T	---

22.11.2022

**"PROPOSED RESIDENCE APARTMENT BLDG. PLAN ON T.P.S. NO. 06 (VESU),
R.S./BLOCK NO. 247/3P, O.P. NO. 44/5, F.P. NO. 16, AT. SURAT."**

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

Sr.	FIRE ALARM SYSTEM	BRAND	QUANTITY
1	Addressable Fire Alarm Panel with Automation System (ONLY 1 ST BASEMENT FLOOR)	Agni suraksha/System sensor	01
2	Addressable M.C.P with Automation System ABS	Agni suraksha/System sensor	45
3	Addressable Hooter with Automation System ABS	Agni suraksha/System sensor	45
4	Fire Door	Agni suraksha/System sensor	06

Surat