



GHAZIABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ High Risk }

PERMIT DATE : 15 Dec 2023

FILE No. : GDA/BP/23-24/1187

Site Address : Plot No. CS-6/2, Swarn Jayanti Puram, Ghaziabad, U.P.

PERMIT NO. : Shopping center/05974/GDA/BP/23-24/1187/29112023

USE : Commercial

SCHEME : SwarnJayantipuram ZONE3

PROPERTY : Plot No./Survey No. :CS-6/2
LandMark: CS- 6/2, Swarn Jayanti
Puram, Ghaziabad, U.P.
Revenue Village: NA
Tehsil: Ghaziabad
District: Ghaziabad

NAME : ADVENT ASSOCIATES

ADDRESS : 407, ORBIT PLAZA CROSSING REPUBLIK GHAZIABAD,GHAZIABAD,Uttar Pradesh,201016

Your proposal submitted with reference to above has been examined as per rules and found suitable as per proposal drawing building Bylaws-2008 (Amended till-2018)

Date of Validity: **14 Dec 2028** or Expiry date of lease deed whichever is earlier.

Restrictions Required:

1. This permission is given based on the inputs on pages, documents and drawing provided by Applicant/ Architect. Applicant/ Architect confirms that the documents/ drawings submitted electronically or inputs by them are correct.
2. The permission accorded does not confer any ownership rights. The permission will be revoked at later stage, if it is found that the documents or information are false and fabricated.
3. Subject to obtaining of all required NOC's.

STANDARD CONDITIONS

1. This map is valid up to five years from the date of approval.
2. Before commencement of construction information shall be given to the Authority and after completion of construction, Completion Certificate shall be obtained from the Authority before occupying of the building or part thereof as per provision of Building Bye-Laws 2008 (as amended 2011/2016).
3. Before starting of construction, a board 4 ft x 3 ft shall be put up at the site on which Name of approving Authority, permit number, approval date, validity date and name of architect are to be mentioned.
4. Responsibility of Structure safety and quality shall be of Applicant.

5. Government Orders in force time to time shall be complied.
6. If approving Authority issue any demand letter in future, the applicant has to deposit the same without any objection.
7. If any dispute at any point of ownership arises in future, the permission shall be forfeited automatically (without giving any show cause notice). The approval of map does not give land rights to the applicant.
8. If any information is concealed or given wrong by the applicant, the map shall be cancelable.
9. Regarding construction, the standard/conditions specified in the Building Bye-Laws shall be implemented.
10. The building will be used only for which it is sanctioned.
11. Indian Electricity Rules shall not be violated and the conditions mentioned on NOC(s) issued by the different departments shall also be followed.

Next Application Process:

- Apply for Work start intimation on work start for intimation to authority from UPOBPAS
- Apply for Plinth Completion after completion of Plinth from UPOBPAS
- Apply for Occupancy after completion of Building through UPOBPAS.

NGT CONDITIONS

- 1) Owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including owner, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
- 2) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.
- 3) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
- 4) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
- 5) The vehicles carrying construction material and construction debris of any kind should be cleared before it is permitted to ply on the road after unloading of such material.
- 6) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of

construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.

- 7) Owner shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relatable to dust emission.
- 8) It shall be the responsibility of owner to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- 9) All owners/owners should take appropriate measures and strictly comply with by fixing sprinklers and creations of green air barriers on construction site. Compulsory use of wet-jet in grinding and stone cutting.
- 10) Wind breaking walls around construction site.
- 11) All owners shall ensure that C&D waste is transported and disposed to the C&D waste site only and due record in that behalf shall be maintained by the owners and transporters.
- 12) Use of covering sheets should be done for trucks to prevent dust dispersion from the trucks, implemented by district offices.
- 13) Proponent shall ensure that periodical auto maintenance report from the contractor to avoid vehicular pollution.
- 14) Proponent should manage transportation route for vehicles in a well-planned manner to avoid traffic havocs.
- 15) The entry and exit points design is very important as it should not disturb the existing traffic.
- 16) Inspection & Maintenance has definite utility on emission performance, Regular vehicle inspection to be done by the contractor to enhance the efficiency of work and to reduce the risk of unwarranted air pollution.
- 17) Fitness certification is a statutory requirement for commercial vehicles and public transport vehicles. Periodicity for certification is once in a Year.
- 18) Pollution Under Control (PUC) certificates are required to be obtained every three months for all categories of vehicles. In case of diesel vehicles, free acceleration smoke is measured.
- 19) Life of vehicle should be inspected to avoid further air pollution.
- 20) Overloading is another big challenge and the shall be dealt by the proponent as well as State

Signed using www.Signer.Digital.WebLib

Authorities by installing check booth at entry points.

21) Viable emission control technologies exist to reduce diesel exhaust emissions designed to control particulate matter (PM) should be installed/used such as Diesel oxidation catalysts (DOCs), Diesel particulate filters (DPFs), Exhaust gas recirculation (EGR), Selective catalytic reduction (SCR), Lean Nox catalysts (LNCs), Lean NOx traps (LNTs).

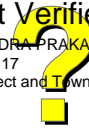
22) Green belt creation will also act as a mitigating factor.

SPECIAL CONDITIONS :

1. The completion certificate will have to be obtained before occupancy.
2. Rain water harvesting system will have to be installed on the proposed plot.
3. All fire related formalities will have to be completed.
4. All the conditions of sale to agreement have to be complied with otherwise map will be automatically be cancelled.

Signature Not Verified

Digitally signed by CHANDRA PRAKASH TRIPATHI
Date: 15 Dec 2023 16:31:17
Designation :Chief Architect and Town Planner/Additional Secretary



GHAZIABAD DEVELOPMENT AUTHORITY

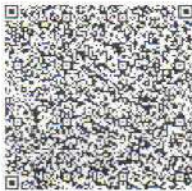


**INDIA NON JUDICIAL
Government of Uttar Pradesh**

Signature
ACC Name- Narendra Kumar Garg
ACC Code- UP14079804
Mob.- 9818347101
License No.- 30/1988 RDC Ghaziabad

e-Stamp

Certificate No.	: IN-UP82168634930921U
Certificate Issued Date	: 17-Dec-2022 04:19 PM
Account Reference	: NEWIMPACC (SV)/ up14079804/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUP1407980457729153123876U
Purchased by	: ADVENT ASSOCIATES
Description of Document	: Article 46 Patnership
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: ADVENT ASSOCIATES
Second Party	: Not Applicable
Stamp Duty Paid By	: ADVENT ASSOCIATES
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line



17 JAN 2024

Affidavit cum Declaration

Affidavit cum Declaration of Mr. AKASH DIXIT duly authorized by ADVENT ASSOCIATES having its registered office at 407, Orbit Plaza, Crossing Republic Ghaziabad 201016 hereinafter to as the promoter of the proposed project vide its authorization letter dated 09/01/2023

I Duly authorized, representative of the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

For ADVENT ASSOCIATES

Partners

Statutory Alert:

- 1. The authenticity of the Stamp certificate can only be verified at www.indiaestamp.com or using e-Stamp Mobile App. If there is any discrepancy in the details in this Certificate and as available on the website / Mobile App renders it invalid.
- 2. Fraudulent copying the legitimacy is on the part of the certificate.
- 3. In case of any discrepancy please inform the Competent Authority.

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed

OR

ADVENT ASSOCIATES have/has a legal title to the land on which the development of the proposed project is to be carried out

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/promoter is 30 Month MARCH-2024 to SEPTEMBER-2026.

4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That I / promoter shall take all the pending approvals on time, from the competent authorities.

9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For ADVENT ASSOCIATES

Partners



For ADVENT ASSOCIATES
[Signature]
Partners

DEPONENT

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

For ADVENT ASSOCIATES
[Signature]
Partners

DEPONENT

ADVENT ASSOCIATES

407, Orbit Plaza, Crossing

Republic Ghaziabad 201016

DATE:-12/01/2024

Mehar Chand

ATTESTED
17 JAN 2024
Notary Public
Mehar Chand Paul
Ghaziabad, Regn. No. 13416

For ADVENT ASSOCIATES
[Signature]
Partners

प्रारूप-घ (संलग्नक-3)

औपबन्धिक (प्रोविजनल) अनापत्ति प्रमाणपत्र

यूआईडी संख्या: **UPFS/2023/98730/GZB/GHAZIABAD/5846/CFO**

दिनांक: **23-10-2023**

प्रमाणित किया जाता है कि मैसर्स **ADVENT ASSOCIATES** (भवन/प्रतिष्ठान का नाम) पता **PROPOSED COMMERCIAL BUILDING AT PLOT No. CS-6-2, SWARN JAYANTI PURAM, GHAZIABAD** तहसील - **GHAZIABAD** प्लॉट एरिया **732.52 sq.mt** (वर्गमीटर), कुल कवर्ड एरिया **1118.23** (वर्गमीटर), ब्लॉकों की संख्या **1** जिसमें

ब्लॉक/टावर	प्रत्येक ब्लॉक में तलों की संख्या	बेसमेन्ट की संख्या	ऊँचाई
COMMERCIAL BUILDING	3	0	11.50 mt.

है। भवन का अधिभोग मैसर्स **ADVENT ASSOCIATES** द्वारा किया जायेगा। इनके द्वारा भवन में अग्नि निवारण एवं अग्नि सुरक्षा व्यवस्थाओं का प्राविधान एन0बी0सी0 एवं तत्संबंधी भारतीय मानक ब्यूरो के आई0एस0 के अनुसार किया गया है। इस भवन को औपबन्धिक अनापत्ति प्रमाणपत्र, एन0बी0सी0 की अधिभोग श्रेणी **Mercantile** के अन्तर्गत इस शर्त के साथ निर्गत किया जा रहा है कि प्रस्तावित भवन में अधिभोग श्रेणी के अनुसार सभी अग्निशमन व्यवस्थाओं के मानकों का अनुपालन पूर्ण रूप से किया जायेगा तथा भवन के निर्माण के पश्चात भवन के अधिभोग से पूर्व अग्नि सुरक्षा प्रमाण पत्र प्राप्त किया जायेगा। ऐसा न करने पर निर्गत प्रोविजनल अनापत्ति प्रमाणपत्र स्वतः ही निरस्त मान लिया जायेगा, जिसके लिए मैसर्स **ADVENT ASSOCIATES** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होगें।

Note : -

"यह प्रमाण-पत्र आपके द्वारा प्रस्तुत अभिलेखों, सूचनाओं के आधार पर निर्गत किया जा रहा है। इनके असत्य पाए जाने पर निर्गत प्रमाण-पत्र मान्य नहीं होगा। यह प्रमाण-पत्र भूमि / भवन के स्वामित्व / अधिभोग को प्रमाणित नहीं करता है।"

Note : -

हस्ताक्षर (निर्गमन अधिकारी)
(मुख्य अग्निशमन अधिकारी)



Digitally Signed By
(RAHUL PAL)

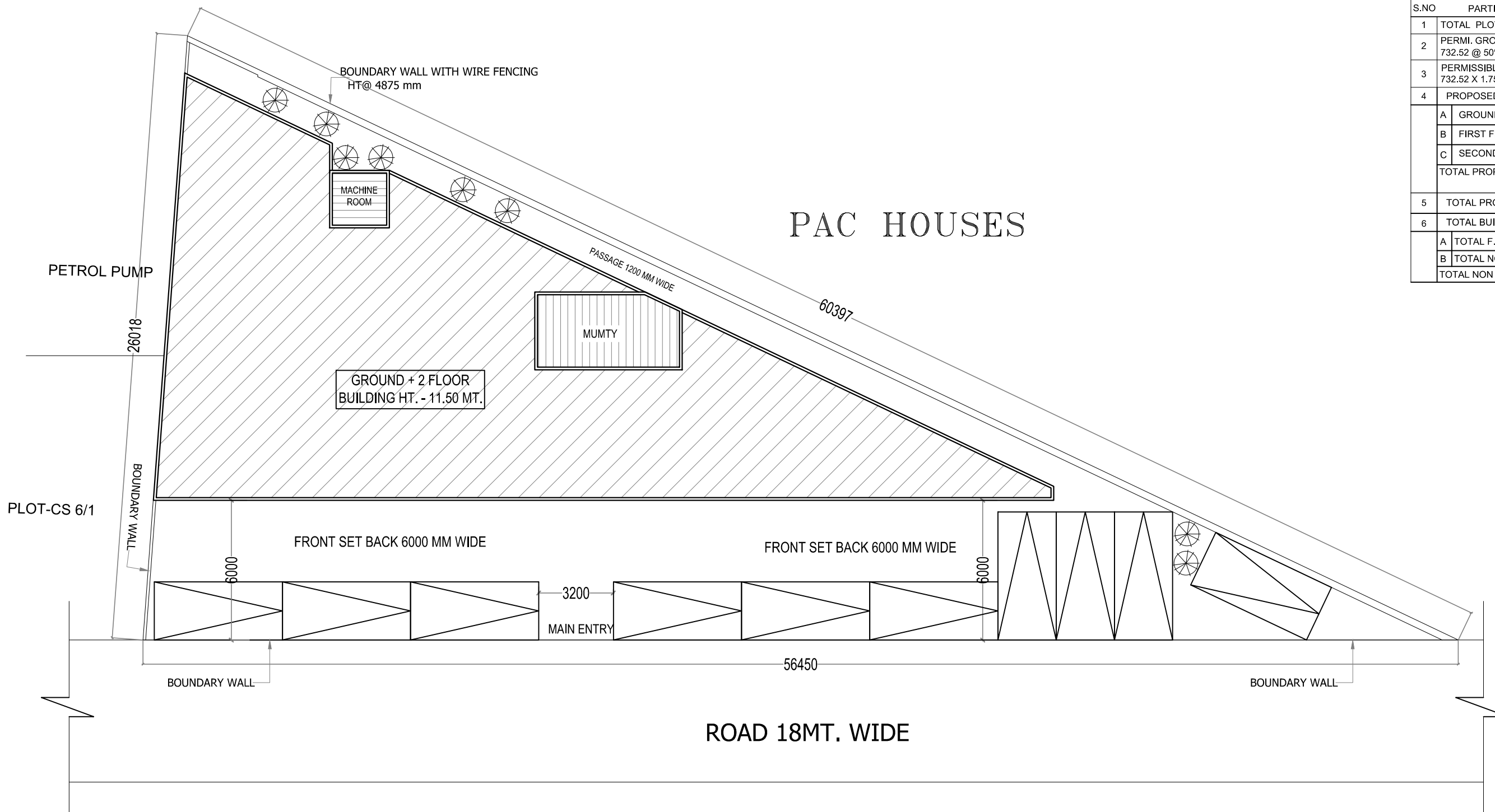
निर्गत किये जाने का दिनांक : **01-11-2023**
स्थान : **GHAZIABAD**

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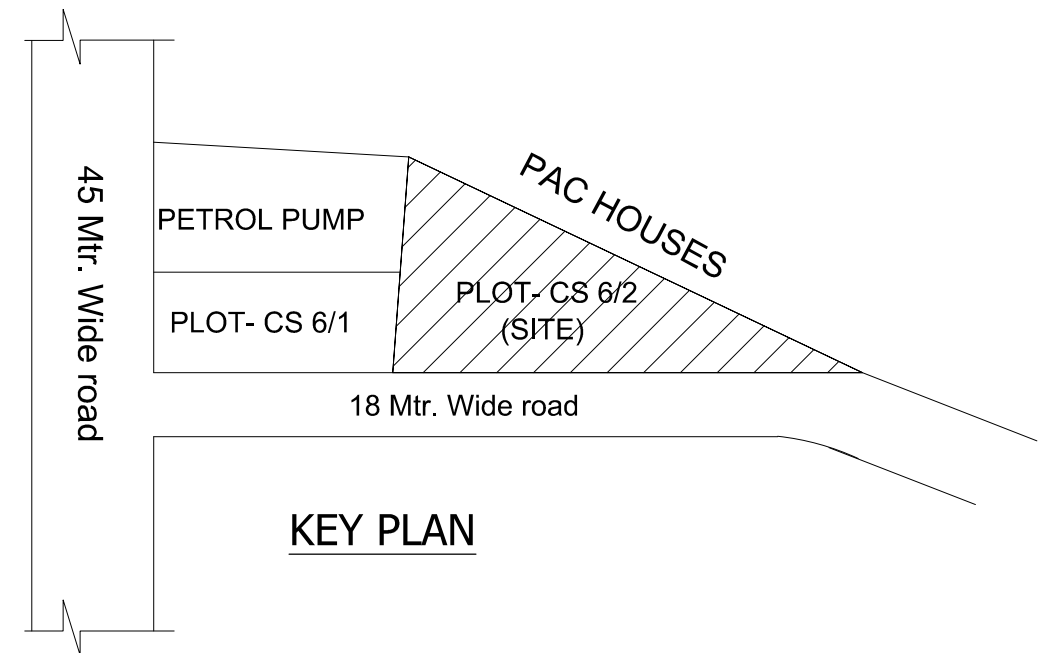
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AREA STATEMENT

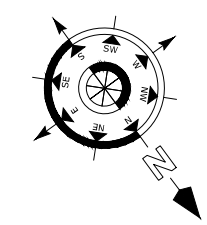
S.NO	PARTICULARS	SQ. MTS.
1	TOTAL PLOT AREA	732.52
2	PERMI. GROUND COVERAGE @ 50% OF PLOT AREA 732.52 @ 50% = 366.26 SQ.MT.	366.26
3	PERMISSIBLE F.A.R. AREA 732.52 X 1.75 = 1281.91 SQ.MT.	1281.91
4	PROPOSED F.A.R. AREA	1082.85
	A GROUND FLOOR F.A.R. AREA = 364.17 SQ.MT.	
	B FIRST FLOOR F.A.R. AREA = 359.34 SQ.MT.	
	C SECOND FLOOR F.A.R. AREA = 359.34 SQ.MT.	
	TOTAL PROPOSED F.A.R AREA = (A + B + C) = 1082.85 SQ.MT.	
5	TOTAL PROPOSED NON F.A.R. AREA	35.38
6	TOTAL BUILT-UP AREA	1118.23
	A TOTAL F.A.R. AREA = 1082.85 SQ.MT.	
	B TOTAL NON F.A.R. AREA = 35.38 SQ.MT.	
	TOTAL NON F.A.R AREA (A + B) = 1118.23 SQ.MT.	



SITE PLAN



KEY PLAN



PROJECT:-
PROPOSED COMMERCIAL BUILDING
AT PLOT NO. -CS-6/2, SWARN JAYANTI PURAM GHAZIABAD

OWNER'S:-
M/s ADVENT ASSOCIATES

architects
Divyakash Group
407, 4th. Floor, Orbit Plaza, Crossing Republik Ghaziabad
Mob. :- +91-9999609559
e-mail : group.divyakash@gmail.com

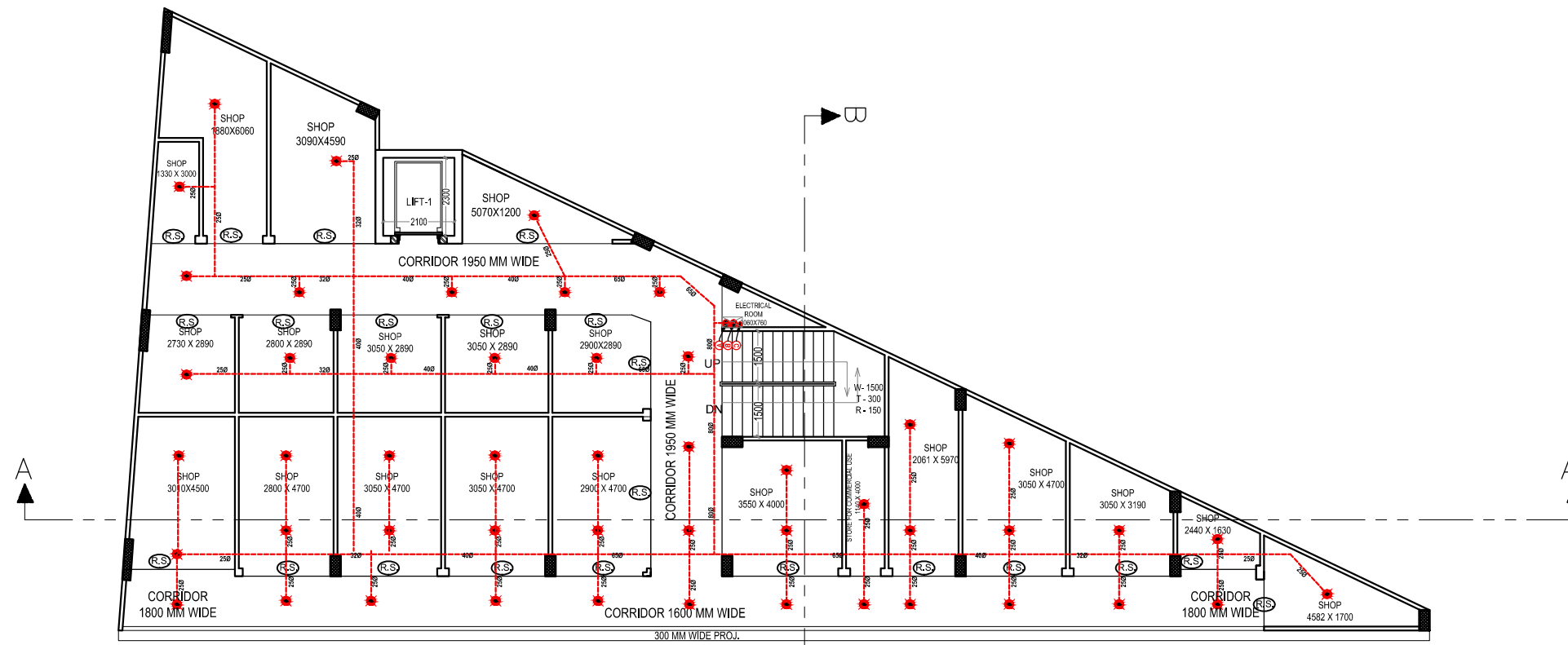
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SITE PLAN

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For ADVENT ASSOCIATES
Partners

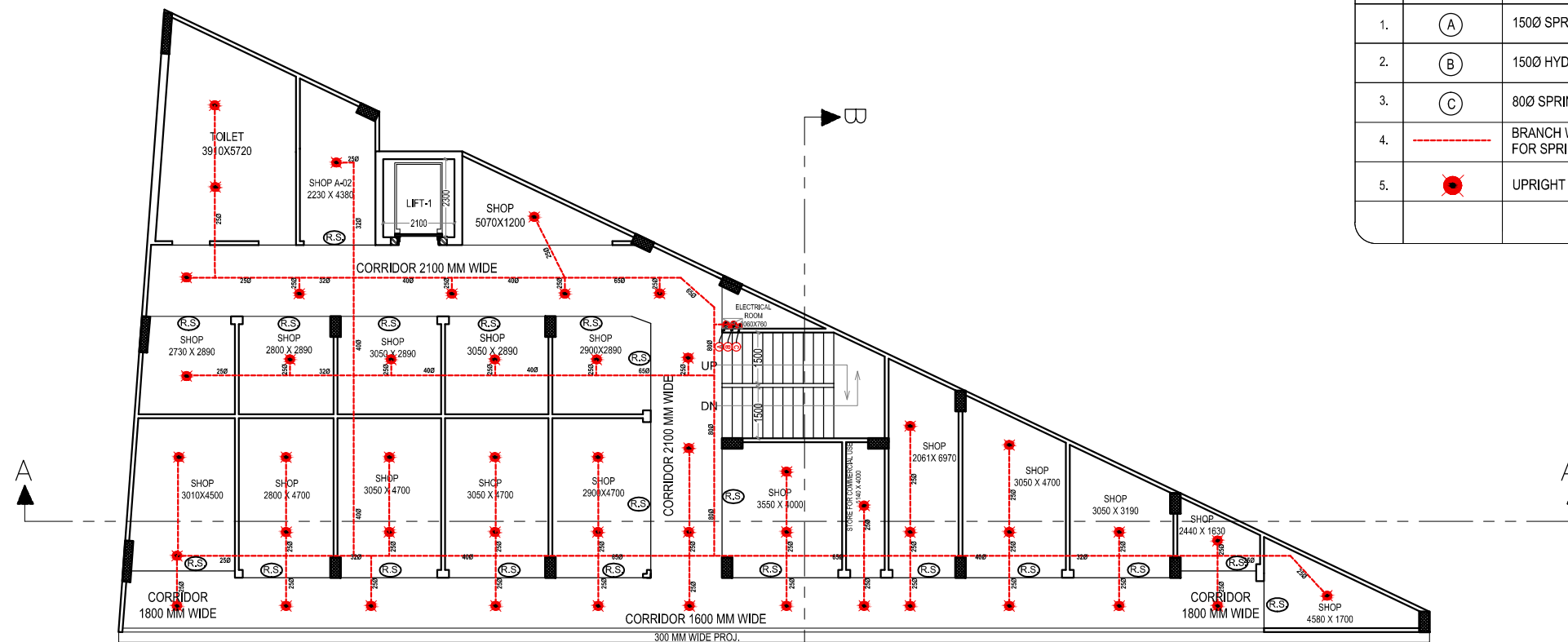
[Signature]
ARCHITECT SIGN.

OWNER'S SIGN.

DRG. NO. - 01



FIRST FLOOR PLAN



SECOND FLOOR PLAN

LEGEND : (FIRE FIGHTING SYSTEM)			
S. No.	SYMBOL	DESCRIPTION	POSITION
1.	(A)	150Ø SPRINKLER PIPE	
2.	(B)	150Ø HYDRANT PIPE	
3.	(C)	80Ø SPRINKLER DRAIN PIPE	
4.	---	BRANCH WATER LINE FOR SPRINKLER SYSTEM	
5.	●	UPRIGHT TYPE SPRINKLER	

PROJECT:-
PROPOSED COMMERCIAL BUILDING
AT PLOT NO. -CS 6/2, SWARN JAYANTI PURAM GHAZIABAD

OWNER'S:-
M/s ADVENT ASSOCIATES

architects
Divyakash Group
407, 4th. Floor, Orbit Plaza, Crossing Republik Ghaziabad
Mob. :- +91-9999609559
e-mail : group.divyakash@gmail.com

DRAWING TITLE:-
FIRST & SECOND FLOOR PLAN

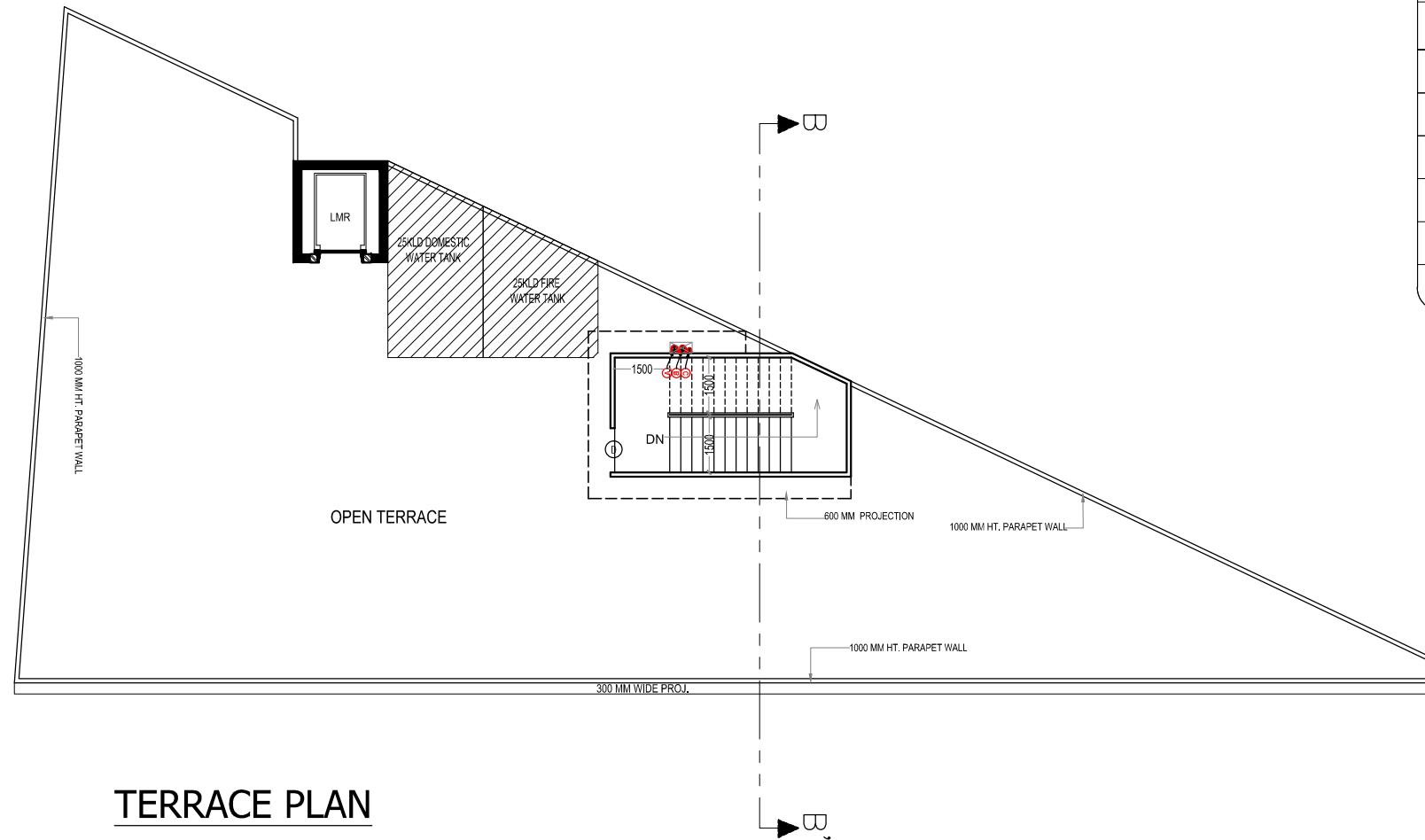
[Signature]
For ADVENT ASSOCIATES

[Stamp]
For ADVENT ASSOCIATES
407, 4th. Floor, Orbit Plaza, Crossing Republik Ghaziabad
Mob. :- +91-9999609559
e-mail : group.divyakash@gmail.com

Partners

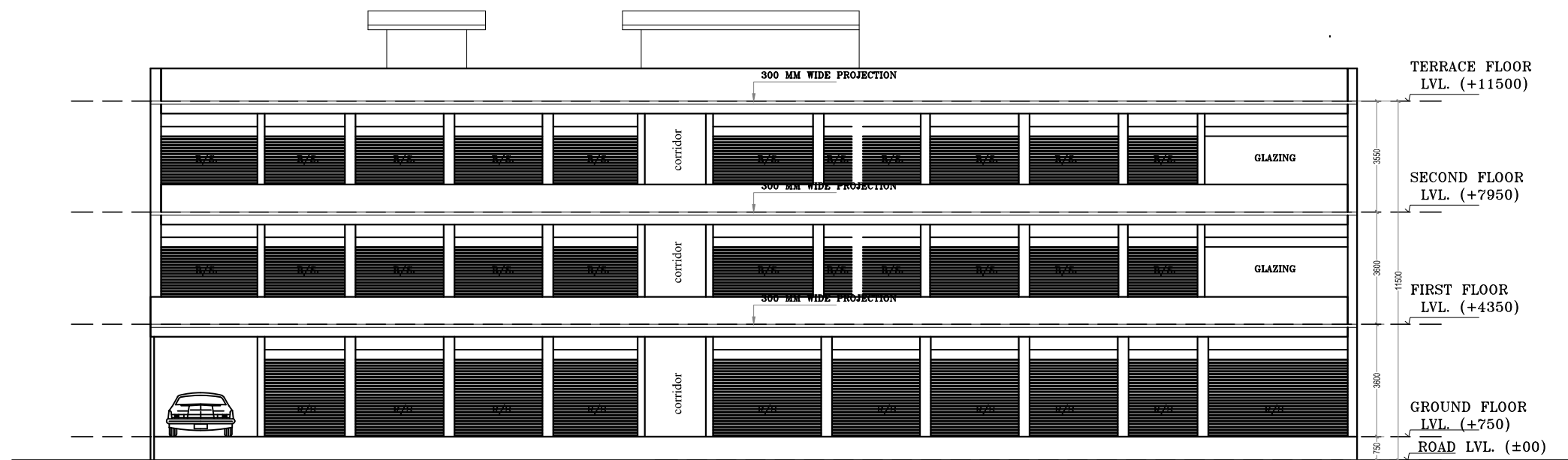
OWNER'S SIGN. ARCHITECT SIGN.

DRG. NO. - 03



TERRACE PLAN

LEGEND : (FIRE FIGHTING SYSTEM)			
S. No.	SYMBOL	DESCRIPTION	POSITION
1.	(A)	150Ø SPRINKLER PIPE	
2.	(B)	150Ø HYDRANT PIPE	
3.	(C)	80Ø SPRINKLER DRAIN PIPE	
4.	---	BRANCH WATER LINE FOR SPRINKLER SYSTEM	
5.	●	UPRIGHT TYPE SPRINKLER	



FRONT ELEVATION

PROJECT:-
PROPOSED COMMERCIAL BUILDING
AT PLOT NO. -CS 6/2, SWARN JAYANTI PURAM GHAZIABAD

OWNER'S:-
M/s ADVENT ASSOCIATES

architects
Divyakash Group
407, 4th. Floor, Orbit Plaza, Crossing Republik Ghaziabad
Mob. :- +91-9999609559
e-mail : group.divyakash@gmail.com

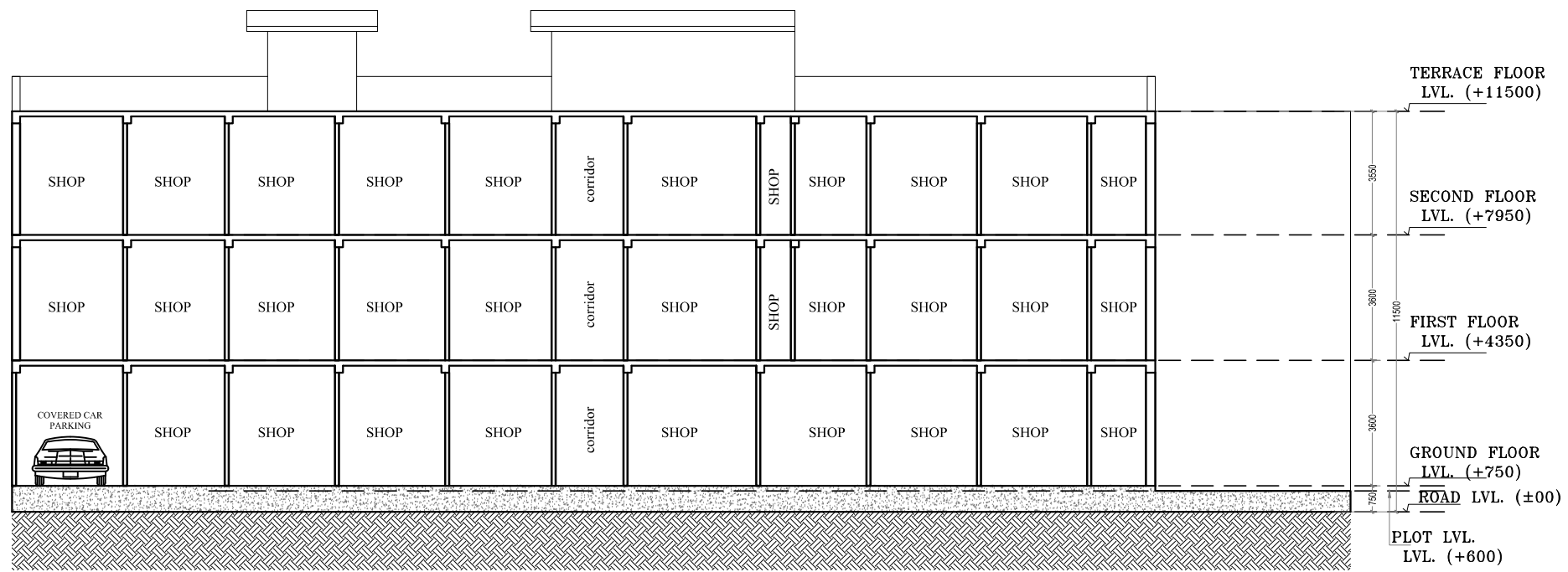
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TERRACE PLAN & FRONT ELEVATION


For ADVENT ASSOCIATES
 Partners

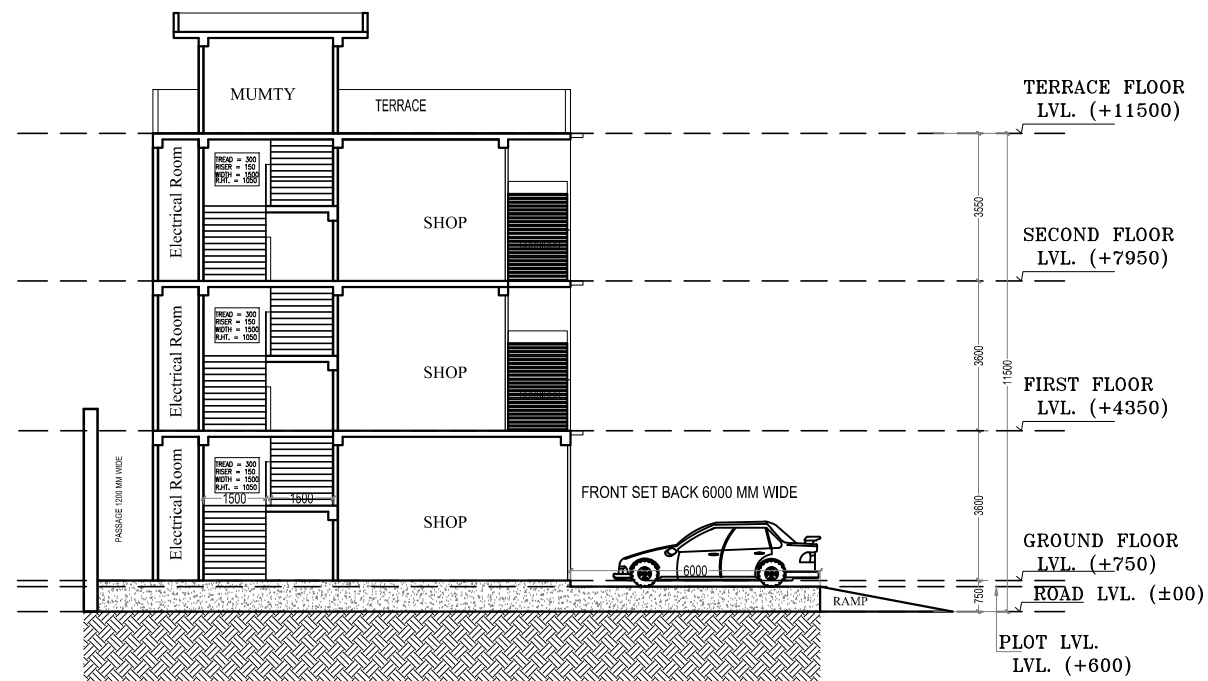


OWNER'S SIGN. ARCHITECT SIGN.

DRG. NO. - 04



SECTION AT A-A'



SECTION AT B-B'

PROJECT:-
PROPOSED COMMERCIAL BUILDING
AT PLOT NO. -CS 6/2, SWARN JAYANTI PURAM GHAZIABAD

OWNER'S:-
M/s ADVENT ASSOCIATES

architects
Divyakash Group
407, 4th. Floor, Orbit Plaza, Crossing Republik Ghaziabad
Mob. :- +91-9999609559
e-mail : group.divyakash@gmail.com

DRAWING TITLE:-
SECTION AT A-A' & SECTION AT B-B'

[Signature]
For ADVENT ASSOCIATES
Partners

[Stamp]
DIVYAKASH GROUP
ARCHITECTS
REGD. OFFICE
407, 4th Floor, Orbit Plaza,
Crossing Republik Ghaziabad
U.P.

OWNER'S SIGN. ARCHITECT SIGN.

DRG. NO. - 05