



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Acc Name-Mohit Aggarwal, Licence No.-408  
Acc Code - UP14076104, Ghaziabad, (U.P.)  
Mobile No-9811779165, Sign.....

Certificate No. : IN-UP86130183363023T  
Certificate Issued Date : 30-Dec-2021 01:01 PM  
Account Reference : NEWIMPACC (SV)/ up14076104/ GHAZIABAD SADAR/ UP-GZB  
Unique Doc. Reference : SUBIN-UPUP1407610462811037817607T  
Purchased by : ANSAL HOUSING LIMITED  
Description of Document : Article 4 Affidavit  
Property Description : Not Applicable  
Consideration Price (Rs.) :  
First Party : ANSAL HOUSING LIMITED  
Second Party : Not Applicable  
Stamp Duty Paid By : ANSAL HOUSING LIMITED  
Stamp Duty Amount(Rs.) : 10  
(Ten only)



-----Please write or type below this line-----

**Declaration**



I, Kushagr Ansal S/o Late Shri Deepak Ansal R/o Villa B, 6 Dr. APJ Abdul Kalam Road, New Delhi-110011, Wholetime Director and CEO of M/s Ansal Housing Limited, Promoter of the New Project "TOWN CENTER" duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

*Kushagr Ansal*

1. That our project TOWN CENTER situated at khasra no. 40 & 41 at Ansal Town, Village Jatauli, Roshanpur Dorli, at Meerut is a new project.
2. That we have not accepted any advance payment / booking from allottees towards the booking of plot / apartment/Shop till the date of signing this declaration and even will not take till the time we get our RERA registration number.
3. That there is no other project registered with UPRERA on these Khasras (khasra No.40 & 41) at Ansal Town, Village Jatauli, Roshanpur Dorli, Meerut.

*Kushagra Ansal*

Deponent

Verification

I, aforementioned deponent, do hereby verify that the contents in Para No.1 to 3 of above affidavit cum declaration are true and correct and nothing material has been concealed by me therefore.

*Kushagra Ansal*

DEPONENT

Dated 14.04.2022

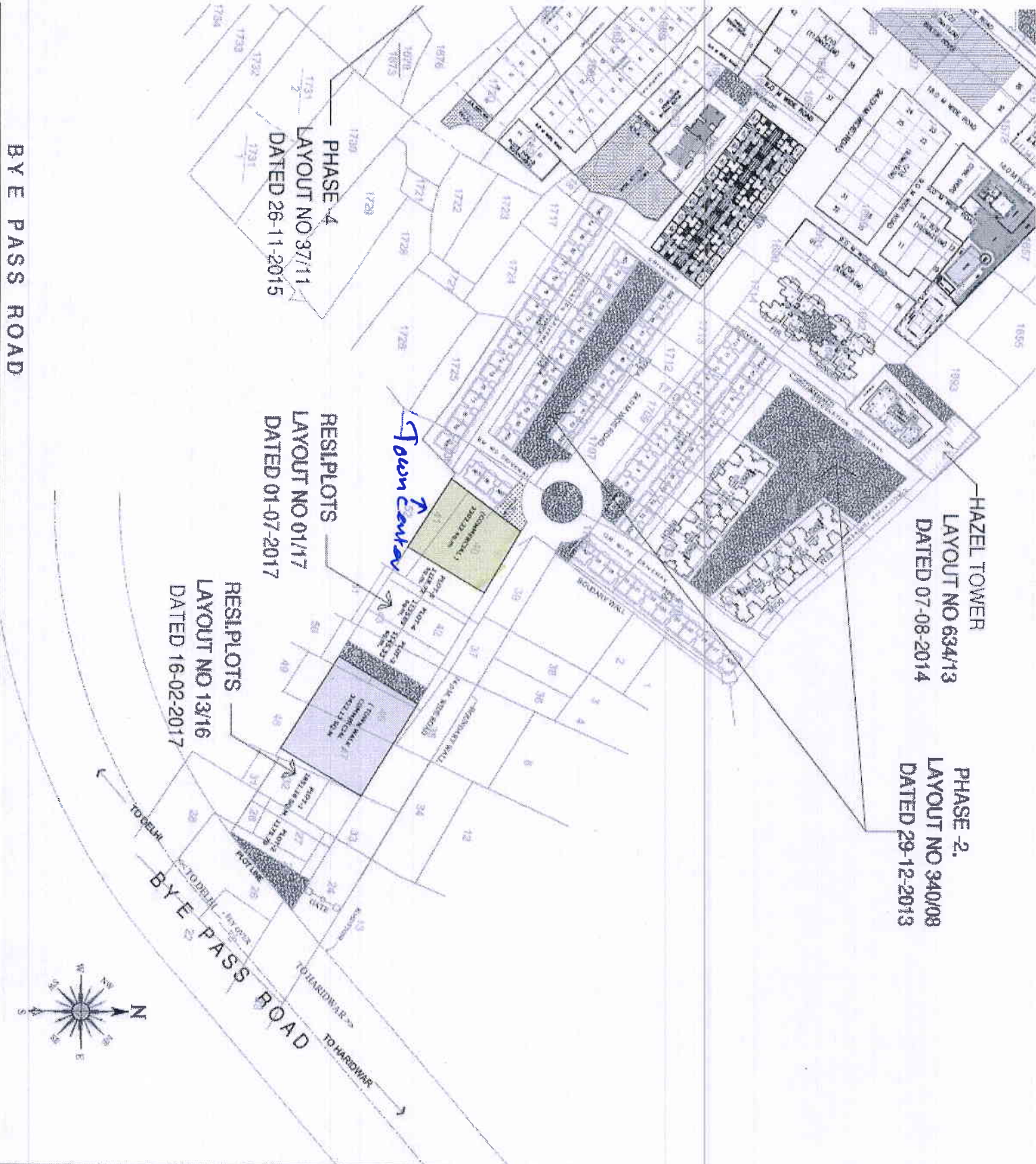


**ATTESTED**

**OM PRAKASH SINGH**  
**Notary, Ghaziabad**







BYE PASS ROAD

<p><b>PROJECT</b>          PROPOSED RESIDENTIAL          VILLAGE JATPAUL, ROSHA          ANSAL TOWN AT MEERUT</p>	<p><b>TITLE</b>          COMBINED LAY OUT          PHASE-1,2,3,4,5, RESI</p>	<p><b>DEALT</b>     SANSETYOR</p>	<p><b>CHECKED BY</b></p>	<p><b>DRG NO.</b>     ARCA 1/58/MEER</p>
<p><b>ANSAL HOUSING CONSTRUCTION</b>          15, VEEV INDRA PARKASH          21, BALAKRAMA ROAD          NEW DELHI - 110 002</p>				



MEERUT DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

PERMIT DATE : 01 Nov 2021

FILE No. : MDA/BP/21-22/0135

**Site Address** : COMMERCIAL / SHOPPING PLOT AT KHASRA NO. 40 AND 41/1 AT VILLAGE ROSHANPUR DORALLI, ANSAL TOWN MEERUT

**PERMIT NO.** : Shopping center/02200/MDA/BP/21-22/0135/19102021

**USE** : Commercial

**SCHEME** : Ansal Town

**PROPERTY** : Plot No./Survey No.  
:COMMERCIAL / SHOPPING PLOT  
AT ANSAL TOWN  
LandMark: ANSAL TOWN GROUP  
HOUSHING  
Revenue Village: NA  
Tehsil: Sardhana  
District: Meerut

**NAME** : Rajender Sharma Authorised for  
Commercial Ansal Town Meerut

**ADDRESS** : 2nd floor Ansal Plaza Mall, Sector 1 Vaishali Ghaziabad UP, GHAZIABAD, Uttar Pradesh, 201010

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: **31 Oct 2026** 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 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 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 proposed commercial building plan of M/s Ansal Housing & Construction Ltd at Commercial (Conv. Shops) plot of layout Ansal town Ph.-2, Roorkee Road, Meerut is being approved with condition to deposit Rs. 358268.00 in development authority account in one month with special condition that applicant has to shift the transformer and electricity line from said plot as per furnished affidavit ,before starting of construction.Failing which the map approval will stand cancelled.

Validity unknown  
Digitally signed by Mridul Chowdhary  
Date: 01 Nov 2021 18:07:23  
Organization: Meerut Development Authority  
Designation: Vice Chairman



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**MEERUT DEVELOPMENT AUTHORITY**



File No	MDA/8P/21-22/0135	Sheet	1
Submission Date	2021-10-19	Scale	1:100

A	AREA STATEMENT	VERSION NO.: 1.0.72	
		VERSION DATE: 23/09/2021	
	PROJECT DETAIL :		
	Authority: Meerut Development Authority	Plot Use: Commercial	
	AuthorityClass: Category B	Plot SubUse: Shopping center	
	AuthorityGrade: Development Authority (DA)	Development Plan: Ansal Town	
	CaseTrack: Regular	Land Use Zone: Commercial use Zone	
	Project Type: Building Permission	Land SubUse Zone: Other Commercial	
	Nature of Development: NEW	Layout Type: NA	
	Development Area: New Area		
	SubDevelopment Area: NA		
	Special Project: NA		
	Site Address:		
	District:Meerut,Tehsil:Sardhana,Village:NA		
	AREA DETAILS :	Sq.Mts.	
1.	Area of Plot As per record	-	
	Document Area		2302.64
	As per site condition		2302.64
	Area of Plot Considered		2302.64
2.	Deduction for		
	(a)Proposed roads		0.00
	(b)Any reservations		0.00
	Total(a + b)		0.00
3.	Net Area of plot (1 - 2) AREA OF PLOT		2302.64
4.	% of Green and open space (Reqd.)		0.00
	% of Green and open space (Prop)		0.00
	Balance area of Plot(1 - 4)		2302.64
	Plot Area For Coverage		2302.64
	Plot Area For FAR		2302.64
	Perm. FAR Area (1.75)		4029.62
	Total Perm. FAR area (1.75)		4029.62
6.	Total Built up area permissible at:		
	Permissible Coverage area (50.00 %)		1151.32
	Proposed Coverage Area (39.21 %)		902.98
	Total Prop. Coverage Area (39.21 %)		902.98
	Balance coverage area (10.79 %)		248.34

Proposed Area at:				
-	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Ground Floor	920.68	0.00	902.98	0.00
First Floor	920.57	0.00	897.87	0.00
Terrace Floor	44.36	0.00	0.00	0.00
Total Area:	1885.61	0.00	1800.85	0.00
Total FAR Area:				1800.85
Total BuiltUp Area:				1885.61
Proposed F.S.I. consumed:				0.78
C. Tenement Statement				
4. Tenement Proposed At:				
G.F.		1.00		
All Floors		1.00		
5. Total Tenements (3 + 4)		2		
E. Parking Statement				
1. Parking Space Required as per Regulations:				261.25
2. Proposed Parking Space:				330.00