

प्रारूप-घ (संलग्नक-3)
औपबन्धिक (प्रोविजनल) अनापत्ति प्रमाणपत्र

यूआईडी संख्या : UPFS/2025/181988/GZB/GHAZIABAD/10015/CFO

दिनांक : 19-12-2025

प्रमाणित किया जाता है कि मैसर्स **GULSHAN EMPIRE ESTATE LLP** पता **PROPOSED GROUP HOUSING GULSHAN EMPIRE ESTATE, AT PLOT No. GH-2B, WAVE CITY, NH-24, GHAZIABAD** तहसील - **GHAZIABAD** प्लॉट एरिया **22504.57 sq.mt** (वर्गमीटर), कुल कवर्ड एरिया **140405.709** (वर्गमीटर), ब्लाकों की संख्या **7** जिसमें

ब्लॉक/टावर	प्रत्येक ब्लाक में तलों की संख्या	बसेमेन्ट की संख्या	ऊँचाई
TOWER A	32	2	109.80 mt.
TOWER B	32	2	109.80 mt.
TOWER C	32	2	109.80 mt.
TOWER D	32	2	109.80 mt.
TOWER E	32	2	109.80 mt.
TOWER F	32	2	109.80 mt.
CLUB	2	1	14.00 mt.

है। भवन का अधिभोग मैसर्स **GULSHAN EMPIRE ESTATE LLP** 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 **Residential** 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 **GULSHAN EMPIRE ESTATE LLP** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होंगे।

"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।"

Note : -

निर्गत किये जाने का दिनांक : 25-12-2025
स्थान : GHAZIABAD



हस्ताक्षर - (डिजिटल रूप से हस्ताक्षरित)

Rahul Pal

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25-12-2025

Note:- Kindly check the authentication of NOC by verifying the UID at departmental portal of UP Fire Service.



डा० रामानन्द दूबे
Dr. Ramanand Dubey
प्राध्यापक / Professor

भूकम्प अभियांत्रिकी विभाग
भारतीय प्रौद्योगिकी संस्थान रुड़की
रुड़की-247 667, उत्तराखण्ड, भारत

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No. EQD/RND/GWC-ODPL/121225
Dated: 12-12-2025

To,
M/S Gulshan Empire Estate LLP
7th Floor, Gulshan One29, Plot No. C-3, E-1
Sector 129, Noida - 201 304

Sub: Vetting of structural design and drawings of the proposed group housing located at Plot No. GH-2B, Oakwood Enclave, Sector-1, Wave City, Ghaziabad - 201001, (UP) for M/S Gulshan Empire Estate LLP

Dear Sir,

This letter is in supersession of my earlier communication No. EQD/RND/GWC-ODPL/91025 dated Oct. 09, 2025.

It is certified that the vetting of the structural design and drawings for the proposed group housing, comprising Towers A & B, Towers C & D, and Tower E and Tower F (2B+G+31F+Terrace), as well as a community club (B+G+1F+Terrace), located at Plot No. GH-2B, Oakwood Enclave, Sector 1, Wave City, Ghaziabad - 201001, (UP), has been carried out. The designs have been examined for safety against gravity, wind, seismic actions, etc., and have been found to be in compliance with the current and applicable Indian Standard Codes of Practice. The structural input models and relevant data were provided by your structural consultant, M/S Optimum Design Pvt. Ltd., B-24, Sector-67, Noida. The total built-up area of the project is 1,40,405.709 sqm.

It is clarified that the scope of vetting of the structural design and drawings of the project mentioned above is limited to the desktop study based on the data provided by your structural consultant. Further, it does not include implementing structural drawings and ensuring the quality of construction at the project site. Neither the undersigned nor the Indian Institute of Technology Roorkee shall be held responsible for any lawsuits and/or compensation claims arising due to any mishap during the execution and after the construction of the project.

Thanking you,

Yours sincerely,

(R.N. Dubey)

Tele/Fax: 0120-2656868
E-mail: Nadnih.sta@gov.in

Air Traffic Services
Air Force Station
Hindan Ghaziabad
(U.P) – 201004

AF Stn Hindan/S 4007/18/ATS BM-II dt 01 December 2025

Mr Abhishek Saxena
Gulshan One29, Plot No. C3-E1
Sec-129, Noida Expressway
Uttar Pradesh - 201304

**PROPOSAL FOR CONSTRUCTION OF BUILDING AT PLOT No. GH-2B, OAKWOOD
ENCLAVE, SEC-1, WAVE CITY, GHAZIABAD BY M/S GULSAN EMPIRE**

Dear Sir,

1. Reference is made to your application dated 24 Nov 25 and guidelines published on our official website www.indianairforce.nic.in>utilities & useful links>ATS services> Guidelines for issue of NOC for constructions around IAF aerodromes.
2. Your application for construction of building has been scrutinized at this station, same is returned un-actioned as the co-ordinates of the proposed construction are falling in Yellow zone of Hindan Colour Coded Zoning Map (CCZM) wherein requirement of obtaining NOC is exempted if the proposed height of structure is **334m AMSL** or below.
3. It is advised to communicate with LMA/ Town Planning and Development Authority for obtaining requisite clearance as the elevation of the highest point of the proposed construction is only **327.800m AMSL**.
4. It is also advised to coordinate with LMA/ Town Planning Authority for forwarding the copy of its approval letter along with the application and all documents in original to 'Chief Operations Officer', Air Force Station Hindan within a period of thirty days of approval.



(P Sujatha)
Gp Capt
Senior ATC. Officer

Copy to: HQ WAC, IAF (CATCO)