

<b>TECHNICAL SPECIFICATION FOR R3</b>	
<b>Type of structure</b>	RCC Frame structure as per computer aided design on suitable foundation. New drawing plans and 3D Renders of latest FAR with Covered area per Floor & basements & common areas.
<b>Brick Work</b>	First Class Brickwork 9" and 4.5" thick wall in cement mortar as per details of construction requirements and layout plan.
<b>Porch and Lobby</b>	Italian marble & Tiles 2 x 2
<b>Basement &amp; Lower Ground</b>	CC floor
<b>Car Parking</b>	Concrete Ramp
<b>Internal Road</b>	C. C. Work
<b>Lawns &amp; Open Areas</b>	As per Plan and as per Landscaping plan.
<b>Internal Wall Finish</b>	All internal walls will be finished with limeputting (P.O.P) and best quality acrylic emulsion (roller) paint or adequate.
<b>External Wall Finish</b>	All External walls shall be acrylic emulsion.
<b>Flooring</b>	First Class Tiles / granite flooring and skirting
<b>External Flooring</b>	Anti Skid tiles or granite
<b>Toilet</b>	Flooring - First class ceramic tiles flooring . Dado - verified tiles or granite.
<b>Door Frames</b>	Wood duly painted with wood primer and 3 coats of synthetic enamel or Both Side laminated doors.
<b>Windows &amp; Window Frames</b>	UPVC
<b>Electrical</b>	All internal wiring will be in copper conductors using concealed PVC conduits. As per electrical layout map continuous Generator back up.



<b>Water supply</b>	Adequate water supply connection from the Lucknow Municipal Corporation and / or bore well to the building.
<b>Lift</b>	As per Plan
<b>Common Area Lighting</b>	Adequate lighting for the whole building premises with 100% Generator Backup
<b>Terrace</b>	Terrace will be duly waterproofed with first class commercial waterproofing chemicals over and under the RCC roof.
<b>Intercom</b>	Adequate EPBX points will be in each commercial unit comprised in the building
<b>Electrical Connection</b>	As per rules
In case of any changes to be done at the request of the individual unit owner it will be done at extra cost to be done by the buyer / tenant thereof and subject to compliance with the approval Building Plan and the applicable laws.	




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

यूआईडी संख्या: **UPFS/2022/66655/LCK/LUCKNOW/3515/JD**

दिनांक: **17-11-2022**

प्रमाणित किया जाता है कि मैसर्स **RESIDENTIAL BLOCK R3 BY EKANA SPORTZ CITY PVT LTD** (भवन/प्रतिष्ठान का नाम) पता **SECTOR 7 EKANA SPORTZ CITY PVT LTD, GOMTI NAGAR EXTENSION SHAHEED PATH ROAD, LUCKNOW** तहसील - **SAROJINI NAGAR** प्लॉट एरिया **9310.11 sq.mt** (वर्गमीटर), कुल कवर्ड एरिया **34273.44** (वर्गमीटर), ब्लॉकों की संख्या **1** जिसमें

ब्लॉक/टावर	प्रत्येक ब्लॉक में तलों की संख्या	बेसमेन्ट की संख्या	ऊँचाई
R3	23	2	83.40 mt.

है। भवन का अधिभोग मैसर्स **RESIDENTIAL BLOCK R3 BY EKANA SPORTZ CITY PVT LTD** 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 **RESIDENTIAL BLOCK R3 BY EKANA SPORTZ CITY PVT LTD** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होंगे।

**Note :** In view of the recommendation reports of cfo and fso. The NOC is being issued -All fire & safety arrangements shall be installed as per the fire and safety rule\*Final NOC must be received from fire department before start/occupy the building\*Fire & Safety arrangement to be made during the construction work as per the NBC-2016 & In future if any change is require in purposed drawing then resubmit the amended drawing for approval

"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।"

हस्ताक्षर (निर्गमन अधिकारी)



Digitally Signed By  
(AMAN SHARMA)

निर्गत किये जाने का दिनांक : **21-12-2022**  
स्थान : **LUCKNOW**

[6F3173ACF1282848601D36130C6B4188B05EE040]

21-12-2022

कार्यालय उपनिबन्धक सरोजनीनगर सरोजनीनगर जनपद लखनऊ

आवेदन संख्या : 2202236706238

प्रमाण संख्या : 22022367005673

भार मुक्त प्रमाण-पत्र  
(रजि० मैनुअल के नियम 328)

श्री पी एन श्रीवास्तव एडवोकेट पुनः श्रीवास्तव तहसील सरोजनीनगर जिला लखनऊ ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथमा पत्र प्रस्तुत किया है।

ग्राम/मोहल्ला - अरदौना मऊ, वार्ड/परगना- लखनऊ, आवासीय- इकाना स्पोर्ट्स सिटी फाईवेट लिमिटेड द्वारा मिदेशक श्री उदय किन्हा पुत्र सम्पत्ति का स्व जी सी सिन्हा ऑफिस पता गोमती नगर विस्तार लखनऊ, भूमि खसरा सं०-397 व अन्य कुल रकबा 17.0903हे० में से प्रपत्र सं आर०-3 विवरण : साइट रकबा 9115.95 वर्गमी० चौड़ाई पूरब पश्चिम उत्तर दक्षिण-6 मी० चौड़ी सड़क स्थित गोमती नगर विस्तार सेक्टर-7 व ग्राम अरदौनामऊ लखनऊ .

मैं एतद्वारा प्रमाणित करता हूँ कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2011 से दिनांक 06/12/2022 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसने निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक : 13-12-2022

- नोट - 1. इस प्रमाण-पत्र के समस्त विकल्प आवेदक द्वारा दिए गए संपत्ति के स्वामी के आधार पर दूरे गए हैं। यदि रजिस्ट्रार ने संपत्ति को आवेदक द्वारा आवेदन में दिए गए वर्णन से किसी दूसरे दंग में वर्णित किया गया हो तो ऐसे लेखपत्रों में प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।
- वॉडेंट तलाश कार्यालय द्वारा यथासंभव साक्षात्की के साथ किया गया है और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।
- इस प्रमाण-पत्र में उक्त लेखपत्रों से सम्बन्धित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका ज्ञान की तारीख तक रजिस्ट्रार नहीं हुआ है।
- यदि प्रमाण-पत्र किसी संपत्ति के स्वामी का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: ओम प्रताप सिंह निबन्धन लिपिक।

जिलान बनाने वाले निबन्धन लिपिक: ओम प्रताप सिंह निबन्धन लिपिक।

नोट-कार्यालय उपनिबन्धक सरोजनीनगर लखनऊ दिनांक 12-07-2018 से क्रियाशील है इससे पूर्व के भारमुक्त सम्बन्धित कार्यालय से प्राप्त करने का कष्ट करें।

उपनिबन्धक सरोजनीनगर  
लखनऊ

Dinesh  
Shankar Bajpai

Digitally signed by  
Dinesh Shankar Bajpai  
Date: 2022.12.13  
16:58:11 +05'30'



**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF EKANA SPORTZ CITY PRIVATE LIMITED AT THEIR MEETING HELD ON MONDAY, 28<sup>TH</sup> NOVEMBER, 2022 AT 12:30 P.M. AT TC-58/TC-59V, 2ND FLOOR, ELDECO CORPORATE CHAMBER-II, VIBHUTI KHAND, GOMTI NAGAR, LUCKNOW -226010**

**“RESOLVED THAT** the consent of the Board of Directors be and is hereby accorded to file an application for registration of R3 Residential Block of the company being developed by Ekana Sportz City Private Limited.

**FURTHER RESOLVED THAT** Mr. Santosh Kumar Nigam, General Manager Accounts & Finance of the company be and is hereby authorized on behalf of Company to sign and submit applications, forms, affidavits, undertakings and all other requisite documents as may be necessary for registration of the above said Project under Real Estate (Regulation and Development) Act 2016; to represent the company before all the concerned departments /authorities under the Real Estate (Regulation and Development Act, 2016 ; to deposit fees/charges and to do all such acts, deeds and things as may be required in this regard.”

**RESOLVED FURTHER THAT** a certified copy of the resolution be given to anyone concerned or interested in the matter.”

**CERTIFIED TO BE TRUE**

**For Ekana Sportz City Private Limited**

For Ekana Sportz City Private Limited

Managing Director

**Uday Sinha**  
**Managing Director**

**Din: 01038359**

**Add: 4/40, Vishal Khand ,**  
**Gomti Nagar, Lucknow,**  
**UP 226010**



**EKANA SPORTZ CITY PRIVATE LIMITED**

Registered Office :- Plot No. - TC 58/TC - 59V, 2nd Floor, Eldeco Corporate Chamber - II,  
Vibhuti Khand Gomti Nagar, Lucknow - 226 010.

Phone : 0522-2981222, 2981234, 4232555 Email : ekana@usahcc.com



No. AAI/RHR/NR/ATM/NOC/2016/43/267-70  
Uday Sinha

Date: 15-03-2016

Valid Upto: 15-03-2021

CP-3 2nd Floor, Laxmi Vardan  
Complex, Patrakarpuram  
Chauraha, Gomti Nagar, Lucknow  
(UP)- 226010 Lucknow Uttar  
Pradesh 226010

**No Objection Certificate for Height Clearance**

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 for Safe and Regular Aircraft Operations.

2. This office has no objection to the construction of the proposed structure as per the following details:

NOC ID :	LUCK/NORTH/B/030116/122164
Applicant Name :	Uday Sinha
Site Address :	Ekana Sportz City, International Cricket Stadium, sector-7 Gomtinagar Extn,
Site Coordinates :	81 00 55.0-26 48 41.0, 81 00 57.0-26 48 37.0, 81 00 59.0-26 48 45.0, 81 01 03.0-26 48 45.0, 81 01 04.0-26 48 37.0, 81 01 06.0-26 48 41.0,
Site Elevation in mtrs AMSL as submitted by Applicant:	106 M
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	196M

3. This NOC is subject to the terms and conditions as given below:

a. The site-elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation for the proposed structure. If, however, at any stage it is established that the actual data is different from the one, provided by the applicant, this NOC will become invalid and action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994 may be initiated by the concerned Airport Operator

b. The Structure height 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 - Site Elevation.

c. 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.

d. No radio/TV Antenna, lighting arresters, staircase, Mumtee, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation of 196M, as indicated in para 2.

e. The use of oil fired or electric fired furnace is mandatory, within 8 KM of the Aerodrome Reference Point.



- f. The certificate is valid for a period of 5 years from the date of its issue. If the construction of structure/Chimney is not commenced within the period, a fresh 'NOC' from the Designated Officer of Airports Authority of India shall be obtained. However, if construction work has commenced, onetime revalidation request, as per the rules, may be considered. The date of completion of the Structure should be intimated to this office.
- g. 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
- h. 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.
- i. 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
- j. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.
- k. This NOC has been issued w.r.t. the Civil Airports. Applicant needs to seek separate NOC from Defence, if the site lies within their jurisdiction.
- l. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.
- m. In case of any dispute w.r.t site elevation and/or AGL height, top elevation in AMSL shall prevail.

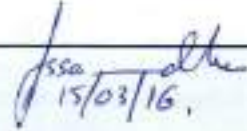
Chairman NOC Committee

Region Name: NORTH

Address: General Manager Airports  
Authority of India, Regional  
Headquarter, Northern Region,  
Operational Offices, Gurgaon  
Road, New Delhi-110037

Email ID: noc\_nr@aaiaero

Contact No: 011-25653551

  
15/03/16.  
जे. एस. सन्धु / J.S. SANDHU  
सहायक (वायु वातावरण प्रबंधन), उत्तरी क्षेत्र  
General Manager (ATM) - NR  
भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India  
प्रचालन कार्यालय, गुडगाँव रोड, नई दिल्ली  
Operational Offices, Gurgaon Road, New Delhi-110037



भारतीय विमानपत्तन प्राधिकरण  
AIRPORTS AUTHORITY OF INDIA

No. AAI/RHQ/NR/ATM/NOC/2016/43 / 267-70

Copy to:

1. The Executive Director ( ATM), AAI, Rajiv Gandhi Bhawan, Safdarjung Airport, New Delhi-110003
2. LUCKNOW DEVELOPMENT AUTHORITY, NAVIN BHAWAN, Vipin Khand, Gomti Nagar Lucknow
3. The Airport Director, Airports Authority of India Chaudhary Charan Singh International Airport, Amousi, Lucknow-226009.
4. Guard File