



गाजियाबाद विकास प्राधिकरण



गाजियाबाद विकास प्राधिकरण

विकास पथ, गाजियाबाद।

I.S.O.-9001-2000, एवं I.S.O.-14001-2004 प्रमाणित संस्था

सेवा में

शमन/स्वीकृत पत्र

मै0 भगवती कॉन्ट्रेक्टर्स,
(पार्टनर) श्री रवि सिंघल पुत्र श्री जयप्रकाश,
भूखण्ड सं0-पी0/सी0एस0-1ए, सै0-12, प्रताप विहार
गाजियाबाद।

पत्रांक 679 / प्रवर्तन जोन-4/2024

दिनांक

22-2-2024

विषय:- भूखण्ड सं0-पी0/सी0एस0-1ए, सै0-12, प्रताप विहार गाजियाबाद पर निर्मित भवन का शमन मानचित्र निर्गत किये जाने के सम्बन्ध में।

महोदय

कृपया उपरोक्त विषयक स्वकीय शमन आवेदन 28.01.2022 एवं शमन मानचित्र का सन्दर्भ ग्रहण करने का कष्ट करें। आपके आवेदन पर सचिव महोदय के आदेश दिनांक 02.03.2023 के द्वारा दी गई शमन स्वीकृति के अनुसार आपके द्वारा शमन एवं अन्य धनराशि प्राधिकरण कोष में जमा किये जाने के क्रम में निम्नलिखित शर्तों के साथ शमन स्वीकृति प्रदान करते हुए शमन मानचित्र निर्गत किया जाता है।

कृपया उपरोक्तानुसार उल्लिखित शर्तों का उल्लंघन किये जाने की दशा में नियमानुसार विधिक कार्यवाही की जायेगी जिसके लिए आप स्वयं उत्तरदायी होंगे।

1. आवेदक द्वारा दिये प्रथम शपथ पत्र दिनांक 28.01.2022 एवं द्वितीय शपथ पत्र दिनांक 20.08.2022 की धारा-1 से 24 तक की धारा-1 से 5 में उल्लेखित शर्तों का अनुपालन न करने की दशा में शमन मानचित्र स्वतः निरस्त माना जायेगा।
2. शमन मानचित्र में दर्शित पार्किंग स्थल का प्रयोग सिर्फ पार्किंग हेतु ही अनुमत्य होगा। अन्य प्रयोग निषेध होगा।
3. स्ट्रक्चर की संरचना सुरक्षा समस्त दायित्व विकासकर्ता का होगा, प्राधिकरण की इस सम्बन्ध में कोई जिम्मेदारी नहीं होगी।
4. शमनोपरान्त समस्त आवश्यक विभागों का अनापत्ति प्रमाण-पत्र प्राप्त करते हुए नियमानुसार भवन सम्पूति प्रमाण-पत्र प्राप्त करना होगा।
5. नियमानुसार भवन सम्पूति प्रमाण पत्र करने के उपरान्त ही अध्यासन किया जायेगा।
6. यदि त्रुटिवश कोई धनराशि अथवा विकास व्यय इत्यादि अवशेष रह जाता है तो वह नियमानुसार प्राधिकरण कोष में जमा करना होगा।
7. भविष्य में यदि कोई विचलन किया जाता है तो नियमानुसार विकासकर्ता द्वारा शमन कराते हुए शमन शुल्क प्राधिकरण कोष में जमा कराना होगा।
8. नियमानुसार 50 पेड़ प्रति हेक्टेयर स्थल पर वृक्षारोपण कराना होगा।
9. रेनवाटर हार्वेस्टिंग के क्रियान्वयन व रख-रखाव की जिम्मेदारी विकासकर्ता की होगी।
10. वाटर सप्लाई/सीवर तथा अन्य किसी भी प्रकार के रख-रखाव की जिम्मेदारी विकासकर्ता की होगी।
11. लेबर सेस के मद में धनराशि मांगे जाने पर विकासकर्ता को स्वयं जमा करना होगा। स्थल पर निर्माण के समय लेबर हेतु जनसुविधाओं की व्यवस्था करनी होगी। अधिष्ठान एवं उसमें कार्यरत श्रमिकों का श्रम विभाग में नियमानुसार पंजीयन कराया जाना आवश्यक है एवं नियमानुसार लेबरसेस जमा करना होगा।

कृपया उपरोक्तानुसार उल्लिखित शर्तों का उल्लंघन किये जाने की दशा में नियमानुसार विधिक कार्यवाही की जायेगी जिसके लिए आप स्वयं उत्तरदायी होंगे।
संलग्नक-शमन मानचित्र की एक प्रति उपरोक्तानुसार।

अवर अभियन्ता 2/02/24

सहायक अभियन्ता 22/2/24

[illegible][illegible][illegible]

FIRST FLOOR AREA DETAIL :-

1. $\frac{1}{2} \times 1,480 \times 11,258 = 8,331$
 2. $\frac{1}{2} \times 2,844 \times 22,462 = 31,941$
 3. $22,462 \times 8,413 = 188,973$
 4. $\frac{1}{2} \times 3,302 \times 22,462 = 37,085$
 5. $14,055 \times 30,865 = 433,807$
 6. $19,065 \times 14,270 = 272,057$
 7. $4,500 \times 3,460 = 15,570$
 8. $5,359 \times 3,076 = 16,484$
 9. $4,500 \times 3,460 = 15,570$
 10. $14,120 \times 21,782 = 307,562$
- Total = 1,327,38 SGM

$$\begin{aligned} \text{Total Building area} &= \text{Total} - (\text{Fire Staircase} + \text{Lift}) \\ &= 1327.38 - (15.57 + 6.985) \\ \text{Total Building area} &= 1304.825 \text{ SQM} \end{aligned}$$

N.T.S

[illegible]

[illegible]

TO BE COMPOUND

EXISTING AREA DETAIL FOR BASEMENT

- COVERED AREA - 1747.242 SQ.M

NOTE :-
*FOR OTHER AREA DETAILS REFER SITE PLAN

REVISION	DESCRIPTION	DATE
COMPOUNDING DRAWING		

EXISTING COMMERCIAL DRAWING FOR:-
**CONVENIENT SHOPPING CENTRE
FOR M/S BHAGWATI CONTRACTORS
AT PRATAP VIHAR, GHAZIABAD (UP)**

BASEMENT FLOOR PLAN

SCALE: N.T.S.	ORIG. NO.: 01
DRAWN BY: _____	

DATE: 18/07/2022

MODERN ARCHITECTURAL

PLANNERS
ADD: 112, NAVYUG MARKET, OFF. 202, NEW DELHI-110002

STRUCTURE ENGINEER SIGN _____

ARCHITECT'S SIGN.

Ex. MOHD. ANAS
Ar. ANIRUDDH TYAG

Doc. No.-CA/2019/11128
Page No. 13770

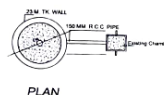
APPLICANT'S SIGN.

For underground Contractors

Partner

11

TYPICAL R.W.H DETAIL :-



SECTION DETAIL OF HARVESTING TANK

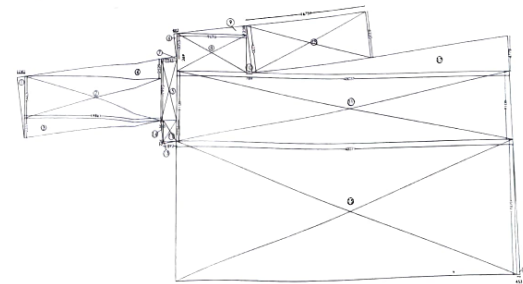
BASEMENT FLOOR AREA DETAIL :

1. $\frac{1}{2} \times 1.092 \times 8.014 = 4.31$
2. $19.861 \times 5.463 = 108$
3. $\frac{1}{2} \times 2.551 \times 19.861 = 255$
4. $\frac{1}{2} \times 2.529 \times 19.861 = 251$
5. $2.246 \times 7.992 = 17.8$
6. $\frac{1}{2} \times 0.493 \times 3.053 = 0.75$
7. $\frac{1}{2} \times 2.246 \times 0.269 = 0.30$
8. $6.996 \times 4.942 = 479$
9. $\frac{1}{2} \times 9.696 \times 1.238 = 6.00$
10. $\frac{1}{2} \times 0.789 \times 4.942 = 1.98$
11. $48.037 \times 9.108 = 437$
12. $1.892 \times 2.736 = 5.17$
13. $\frac{1}{2} \times 1.892 \times 0.226 = 0.21$
14. $\frac{1}{2} \times 0.353 \times 2.736 = 0.48$
15. $48.271 \times 17.670 = 852$
16. $\frac{1}{2} \times 0.453 \times 17.670 = 4.00$
17. $\frac{1}{2} \times 48.037 \times 4.778 = 114$
18. $16.759 \times 6.230 = 104.60$

Total = 1757242 SQM

BASEMENT FLOOR PLAN

COVERED AREA DETAIL:-



N.T.S

OFFICE SPACE :-

1. The office space is located on the ground floor of the building. It is a rectangular space with a total area of 1304.825 SQM. The space is divided into several rooms of different sizes, each with its own dimensions and area. The rooms are numbered 1 through 14. The dimensions of the rooms are given in meters (m) and the area is given in square meters (SQM). The total area of the office space is 1304.825 SQM.

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LOWER GROUND FLOOR PLAN



COVERED AREA DETAIL:-

1. $\frac{1}{2} \times 1.480 \times 11.258 = 8.331$
2. $\frac{1}{2} \times 2.844 \times 22.462 = 31.941$
3. $22.462 \times 8.413 = 188.973$
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9. $4.500 \times 3.460 = 15.570$
10. $14.120 \times 21.782 = 307.562$

Total = 1327.38 SQM

Total Building area = Total - (Fire Staircase) = 1327.38 - (15.570 + 6.789) = 1304.825 SQM

N.T.S

MODERN ARCHITECTURAL PLANNERS

ADD: 112, MAIN ROAD, CHANDIGARH

ARCHITECTS SIGN

DATE: 10/07/2022

SCALE: N.T.S

LOWER GROUND FLOOR PLAN

TOILET

STAIRS

COVERED AREA - 1304.825 SQM

NOTE:-

FOR OTHER AREA DETAILS REFER SITE PLAN

EXISTING AREA DETAIL FOR LOWER GROUND

COVERED AREA - 1304.825 SQM

