



कार्यालय मुरादाबाद विकास प्राधिकरण, मुरादाबाद।

पत्रांक 2642/मु0वि0प्रा0/अधि0/2025-26

दिनांक : 28/11/2025

श्री सजय कुमार तिवारी,
तकनीकी सलाहकार,
उ0प्रा0 भू-सम्पदा विनियामक प्राधिकरण
नवीन भवन, पुराना हैदराबाद, लखनऊ।

विषय:- पंजीयन हेतु प्रस्तुत परियोजना Govindupram Housing Scheme phase-1 at village Mangupura & Manoharpur, Moradabad (आई0डी0-1796260) में आपत्तियों के निराकरण विषयक।

महोदय,

कृपया उपर्युक्त विषयक परियोजना के पंजीयन हेतु रेरा पोर्टल पर किए गये आवेदन (आई0डी0-1796260) तथा स्वकीय कार्यालय पत्र 12003/उ0प्रा0 रेरा/तक0सेल/2025-26 दिनांक 24.11.2025 का सन्दर्भ ग्रहण करने का कष्ट करें। उक्त पत्र के अनुक्रम में दिनांक 25.11.2025 को विडियो कॉन्फ्रेंसिंग के माध्यम से विषयगत योजना के रेरा पोर्टल पर किये गये आवेदन में प्राप्त कमियों पर चर्चा हुई। उपरोक्त पत्र तथा विडियो कॉन्फ्रेंसिंग के माध्यम से आवेदन पत्र में इंगित की गयी कमियों का निराकरण करते हुए बिन्दुवार स्पष्टीकरण (साक्ष्य सहित) पत्र के माध्यम से निम्नानुसार प्रेषित है:-

Promoter Details:

1. **Upon review of promoter's details, it is found that the address details (proof) not uploaded on the portal, as required under 4(2) (a) of the RERA Act.**
 - a. We respectfully submit the following clarification: The current office of Moradabad Development Authority is situated at Moradabad Development Authority (MDA) , New Moradabad, Sector-13, Delhi Road, Moradabad (UP), Pin-244001 INDIA. Additional we are not able to update the address details on the portal and for this we have requested the authority to update our address to New Moradabad, Sector-13, Delhi Road, Moradabad (UP), Pin-244001 INDIA via e- mail dated: 21st November 2025.
2. **A copy of Original TAN certificate is required to be uploaded. Additionally, the address in TAN certificate is not in line with the address provided in the portal**
 - a. **Regarding Address Proof and TAN Certificate**

The address mentioned in the TAN certificate is reflecting the old office address of the Moradabad Development Authority (MDA) located at Kanth Road, Moradabad. The Authority has now shifted its office to New Moradabad, Sector-13, Delhi Road, Moradabad(UP), Pin-244001 INDIA, which is the address provided in the RERA application. An application for address updation in the TAN records has already been submitted to the concerned department. The acknowledgment receipt of the updation request has been uploaded on the portal for reference.

We assure the Authority that the updated TAN certificate will be uploaded immediately upon issuance by the concerned office.

3. Audited balance sheet for FY 2024-25 and ITR for FY 2024-25 is required to be uploaded on the portal as required under 3(1) (b) of UP RERA rules and 14(I)(c)(i) of UP RERA rules.

a. We respectfully submit the following clarification:

Updated balance sheet for FY 2024-25 and ITR for FY 2024-25 is uploaded on the portal and also submitted with this letter.

Project Details:

1. The uploaded Project Specifications is a copy of portal itself, and the document is not completely visible. The project specifications are required to be explained briefly and to be uploaded in the letterhead with signature as required under Section 4(2)(d) of the RERA Act

a. Clarification on Submission of Project Specifications under Section 4(2)(d) of the RERA Act
As advised by the Authority, we have now prepared a detailed and clearly readable Project Specifications document on the official letterhead, duly signed and stamped, in compliance with the requirement under Section 4(2)(d) of the Real Estate (Regulation and Development) Act, 2016.

The revised and complete Project Specifications have been uploaded on the portal for the Authority's kind perusal.

2. The Sajra plan uploaded on portal is not superimposed on revenue map and upon review it is also found that there are different Chak roads traversing inside the plots. This must be rectified in accordance with Section 4(2) (f) of the RERA Act.

a. We respectfully submit the following:

A revised Sajra Plan, duly superimposed on the revenue map, has been uploaded on the portal in compliance with Section 4(2)(f) of the RERA Act.

Regarding the Chak roads, the land parcels of these roads have already been transferred to the Moradabad Development Authority by the Government. The official land transfer order has been uploaded on the portal for reference.

Since the ownership of these Chak roads now lies with the MDA, the land area has been appropriately re-appropriated and integrated into the township layout as per planning norms and feasibility requirements. These chak road start and end within the project boundary itself. Details of these Khasra and order copy is uploaded on the portal and attached with this letter for reference.

3. Provide quantified details for the sewer works, roadworks, substation as required under Section 4(2)(e) of the RERA Act and Rule 14(I)(b)(vi)(B) of the UP RERA Rules

a. We respectfully submit the quantified details for the sewer works, roadworks, substation as required under Section 4(2)(e) of the RERA Act and Rule 14(1)(b)(vi)(B) of the UP RERA Rules which is uploaded in the portal.

4. There is a mismatch between the bank account details stated in the portal and the details mentioned in the uploaded passbook and uploaded Form RA-1. Additionally, In the uploaded form RA-1 the verification clause is missing. This must be rectified in accordance with Section 4(2)(1)(D) of the RERA Act and the UP RERA Project Account Directions, 2020 (as revised on 29-11-2023).

a. Details of the Bank Account are as follows:

S.No	Details	Collection Account	Separate Account	Transaction Account
1	Name of Account	M/s MDA Collection Account for Govindpuram Housing Scheme Phase 01	M/s MDA Separate Account for Govindpuram Housing Scheme Phase 01	M/s MDA Transaction Account for Govindpuram Housing Scheme Phase 01
2	Account Number	702701000003	702701000004	702701000005

3	Bank Name	ICICI Bank Ltd	ICICI Bank Ltd	ICICI Bank Ltd
4	Branch Name	Mangupura, New Moradabad	Mangupura, New Moradabad	Mangupura, New Moradabad
5	Branch Address	Delhi Road, Mangupura, Pakbara, Moradabad	Delhi Road, Mangupura, Pakbara, Moradabad	Delhi Road, Mangupura, Pakbara, Moradabad
6	IFSC Code	ICIC0007027	ICIC0007027	ICIC0007027
	MICR Code	244229006	244229006	244229006
7	Branch email ID	Shaliendrakumar.v @icicibank.com	Shaliendrakumar.v @icicibank.com	Shaliendrakumar.v @icicibank.com
8	Branch phone no.	+918936934893	+918936934893	+918936934893

Also Revised FORM RA-01 is also uploaded as per requirement under Section 4(2)(I)(D) of the RERA Act and the UP RERA Project Account Directions, 2020 (as revised on 29-11-2023)

5. **The form RA-7 is not uploaded as required under UP RERA Project Account Directions 2020, as revised on 29-11-2023.**
 - a. FORM RA-7 uploaded as per requirements under UP RERA Project Account Directions 2020, as revised on 29-11-2023.
6. **The uploaded Encumbrance certificate issued by Sub-Registrar office is not readable. A clear copy is required to be uploaded as required under Section 4(2) (1)(B) of the RERA Act and 3(1) (e) of UP RERA Rules.**
 - a. We respectfully submit the following clarification:
The Non-Encumbrance Certificate (NEC) issued by the Sub-Registrar Office comprises more than 125 pages. The RERA portal currently allows an upload limit of 2 MB for the Encumbrance Certificate section. Due to the extensive number of pages and mandatory scanning resolution required to maintain legibility, it is technically not feasible to compress the complete NEC document to within the 2 MB limit without rendering it unreadable.
To ensure full compliance and transparency, the complete and clear NEC documents have been uploaded in the "Land Document" section of the RERA portal. These include the individual Khatoni / Registry Deed / Khata/Khasra-wise, uploaded separately for each land parcel so that they remain legible and verifiable.
We kindly request the Authority to take this submission on record and review the complete set of NEC documents available under the Land Document section
7. **The Proforma of Agreement for sale is selected as NA, Clarification required for selecting NA as required under section 4(2) (g) of the RERA Act to be read with the model agreement to sale 2018.**
 - a. The Proforma of Agreement for sale uploaded as required under section 4(2) (g) of the RERA Act to be read with the model agreement to sale 2018
8. **The Total Project Cost mentioned in CA Certificate (REG-3) differs from the Total Project Cost stated on the portal. In CA Certificate, only the details of the separate account must be mentioned, rather than all three account details. This must be rectified in accordance with section 4(2) (1) (d) of the RERA Act to be read with SOP for the project registration.**
 - a. We respectfully submit the following clarification:
Project Cost Mentioned in CA Certificate is Rs 51,634.40 lakhs which is also now updated and corrected on the portal.

Revised CA certificate is uploaded with only the details of the separate account which is rectified in accordance with section 4(2)(l)(d) of the RERA Act to be read with SOP for the project registration.

9. **The Engineer name mentioned and signed in the Engineer certificate (REG-2) differs from the Engineer name stated on portal. The certificate must be issued on the official letterhead with seal and signature as required under Section 4(2)(l)(d) of the RERA Act to be read with SOP for the project registration.**

- a. We respectfully submit the following clarification:

The Engineer Certificate (REG-2) now has been issued on the official letterhead of M/s ARCON, which is an empanelled firm with Moradabad Development Authority (MDA) for Architectural, Engineering, Landscaping, Urban Development and Planning services. The certificate has been duly signed and sealed in accordance with the requirements.

The engineer details mentioned on the RERA portal correspond to the Structural Engineer, whose information is as follows:

Name: Er. Asraf Ali

Address: First Floor, Aish Plaza, Dodhpur, Medical Road, Aligarh, Uttar Pradesh

However, the REG-2 Certificate is issued by the Project Engineer responsible for the civil engineering aspects of the project. His details are as follows:

Name: Er. Sadiq Khan (Civil Engineer)

Address: Shri Kailasham, 714 Janakpuri, Bareilly – 243122

The distinction arises because the portal requires declaration of the Structural Engineer, while the REG-2 certificate, as per project requirements, is issued by the Project Engineer designated for the development work of the plotted scheme.

We confirm that both professionals are duly empaneled and engaged for their respective roles under MDA

10. **The Architect certificate (REG-1) is not duly filled. All the fields must be filled properly in the Certificate as required under section 4(2) (1)(d) of the RERA Act to be read with SOP for the project registration.**

- a. Revised Architect Certificate (REG-1) is uploaded with all the fields filled.

11. **The Waste Disposal Plan uploaded does not include details of waste supply line connecting to each individual plot. This must be rectified in accordance with section II(3)(b) of the RERA Act.**

- a. Revised Waste Disposal Plan uploaded with details of waste supply line connecting to each individual plot uploaded.

12. **The Financial target stated on portal differs from the details mentioned in CA Certificate and from the Total Project Cost stated on portal. This must be rectified in accordance with section II(1)(e) of the RERA Act.**

- a. The Estimated Financial Target for the project is Rs 51,634.40 lakhs and the financial target are revised and updated accordingly.

13. **Upon review of Land Details, the Deed documents of 217601 Sq. Mt. Area for the proposed project is not uploaded on portal and upon review of Khatauni extract it is found that there are different landowners, and all the landowners are not added as promoters i.e., mutation not done. Further, The Khatauni details of the complete land are not uploaded and the floor plans for the commercial plots are not uploaded. The Total Area as per the uploaded Khasara nos. is 296962 Sq. Mt. whereas the total area mentioned in portal is 271552 Sq. Mt. This must be rectified in accordance with section 4(2)(1)(A) of the Rera Act, section 3(1)(d) of UP RERA Rules to be read with section II(4)(f) of the RERA Act and Rule 10 of the Rule 2018 and 3(1)(f) of UP RERA Rules.**

- a. We respectfully submit the following clarification:

The complete Sale Deed documents pertaining to all land parcels included in Phase-1 of the project have already been uploaded on the portal.

Also the Sale Deed of Land which was transferred by Government which was under Chak Marg/Nali therefore sale deed of such Khasras will not be available, the relevant Order pertaining to transfer to such Khasra is uploaded and attached for your reference.

During scrutiny of the Khatauni extract, certain khasras were identified where the landowners shown are **not added as promoters**. This is because part of such khasras:

- **Are not part of the Phase-1 project land, and/or**
- **Fall under the abadi area or outside the planned development boundary, and/or**
- **Have not been purchased by MDA, therefore do not form part of the project land in this RERA registration.**
- They may also include Khasras which have **not been mutated** in the name of the Authority, regarding which **an affidavit** has been submitted.
- Additionally we have provided the Sajra Superimposed Layout for authority better understanding since these khasras are either partially or wholly in the ownership of Moradabad Development Authority hence only the ownership part of the Khasra are proposed under project layout

Accordingly, these khasras do not require addition of the respective individuals as promoters under the Act.

कृपया उपरोक्तानुसार बिन्दुवार आख्या का अवलोकन कर प्रकरण में इंगित की गयी कमियों को निक्षेपित करने का कष्ट करें।
संलग्नक:- यथोपरि।


उपाध्यक्ष,
मुरादाबाद विकास प्राधिकरण,
मुरादाबाद।



Applicant's Copy

Tax Invoice cum Acknowledgement receipt for Changes or Correction in TAN Data for TAN Alloted


Name of the Applicant		MORADABAD DEVELOPEMENT AUTHORITY		GSTIN of Applicant	
				NA	
Tax Invoice cum Acknowledgement number		Category of Applicant		TAN allotment letter dispatched state	
91004220006265		Statutory/Autonomous Bodies		UTTAR PRADESH (09)	
Date of application	STD Code	Phone No	TAN application fee	(₹) 65.00	
21 November 2025	91	9997940467	CGST @ 9%	-	
Email Id	MDACAO2019@GMAIL.COM		SGST @ 9%	-	
Existing TAN	LKNM05553C		IGST @ 18%	(₹) 11.70	
TAN Surrendered	NA	NA	Total (Rounded Off)	(₹) 77.00	
	NA	NA	On behalf of Protean eGov Technologies Limited (CIN L72900MH1995PLC095642), (GSTIN: 27AAACN2082N1Z8), (TIN-FC Managed by Protean) (SAC: 998319) TIN-FC ID: 9100422 Integrated Data Management Services Private Limited M/S S.K DIGITALS 185, LAJPAT NAGAR BEHIND WATER TANK MORADABAD - 244001 UTTAR PRADESH		
Changes Requested	Address				

For queries and information please contact:
 Protean eGov Technologies Limited 4th floor, Sapphire Chambers, Baner Road, Baner, Pune 411045. TIN Call Centre -020-27218080
 Email: tininfo@proteantech.in
 You may track the status of your application using 14 digit Acknowledgment No. on our website tinpan.proteantech.in or by using SMS facility-
 Type 'PTNTAN' <space> 14 digit Acknowledgment No. and send it to 57575
 This is a computer generated Receipt and does not require signature.

WhatsApp Support – 8096078080

Automated IVR – 08069708080

SAM 1.00

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT			Assessment Year
[Where the data of the Return of Income in Form ITR-1(SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified] (Please see Rule 12 of the Income-tax Rules, 1962)			2024-25
PAN	AAJFM7731M		
Name	MORADABAD DEVELOPMENT AUTHORITY		
Address	-,-, KANTH ROAD, , MORADABAD , 31-Uttar Pradesh , 244001		
Status	05-AOP/BOI	Form Number	ITR-7
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	690925080111124
Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	0
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	0
	Net tax payable	5	0
	Interest and Fee Payable	6	0
	Total tax, interest and Fee payable	7	0
	Taxes Paid	8	1,02,80,433
	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 1,02,80,430
Accreted Income and Tax Detail	Accreted Income as per section 115TD	10	0
	Additional Tax payable u/s 115TD	11	0
	Interest payable u/s 115TE	12	0
	Additional Tax and interest payable	13	0
	Tax and interest paid	14	0
	(+) Tax Payable /(-) Refundable (13-14)	15	0
Income Tax Return electronically transmitted on <u>11-Nov-2024 13:24:28</u> from IP address <u>49.43.160.70</u> and verified by <u>JAI PRAKASH</u> having PAN <u>AJVPP5507D</u> on <u>11-Nov-2024</u> using paper ITR-Verification Form/Electronic Verification Code <u>TAAKWQ67HI</u> generated through <u>Aadhaar OTP</u> mode			
System Generated Barcode/QR Code	 AAJFM7731M076909250801111242c8f3e1b48319e6d7f03b297b65bc64f70014cfb		
<u>DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU</u>			

कार्यालय मुरादाबाद विकास प्राधिकरण, मुरादाबाद



I Pankaj Pandey, Currently posted as Executive Engineer, at Moradabad Development Authority, have undertaken assignment as Engineer for the project- Govindpuram Residential Scheme (Phase-01)- situated at village- Mangupura & Manoharpur, Tehsil- Moradabad, Moradabad Development Authority, District - Moradabad, PIN- 244001, admeasuring 271552 sqm area being developed by Moradabad Development Authority, Following are the project specifications for various works to be done:

1. Roads & Pavements

Proposed road hierarchy: 24 m, 18 m, 12 m, 9 m, and 7.5 m wide internal roads.

Roads constructed as per IRC standards.

Road Crust Specifications:

P/L Granular Sub-Base (GSB)

P/L Wet Mix Macadam (WMM)

P/L Graded Bituminous Macadam with bitumen @ 4.5% by weight of total mix over tack coat @ 0.60 kg/m²

P/L Bituminous Concrete Top Layer with bitumen @ 5%

P/L Saucer Drain along side of the road.

Footpaths / Side Pathways:

80 mm thick M30 precast I-shape paver blocks on shoulders

Kerb stones provided along road edges

Road Markings & Safety:

Thermoplastic road signage & markings

Integrated Road Drainage:

RCC roadside drains with adequate slope

Designed for self-cleansing velocity; cross-sections as per road width (7.5 m to 24 m)

Surface runoff discharged into trunk drains on Delhi Road-Manoharpur Road / Delhi Road

Provision for rainwater harvesting along major roads

2. Water Supply System

Potable water supplied through a network of DI / CI / PVC pipelines (250 mm to 80 mm dia.)

Water sourced from underground strata via tube wells near park areas

Rising main in K-9 Class pipes

Storage through Overhead Tanks (4 Nos.), each 250 KL capacity with 20 m staging height

Distribution network ensures adequate pressure for residential, mixed-use and commercial plots

One-day storage capacity maintained

Fire Hydrants along 12 m, 18 m and 24 m wide roads and major intersections

3. Sewerage System

Dedicated sewerage network using NP-2 class RCC pipes:

200 mm for house connections

250 mm, 300 mm, 450 mm and 600 mm dia for higher flow zones

Pipes laid on proper concrete bedding with slopes ensuring self-cleansing velocity.


Sewer Manhole Size : 900mm, 1200mm and 1500mm dia.

Manholes:

900 mm × 800 mm rectangular for 200 mm lines

900-1500 mm dia circular for larger lines

Located at required intervals and junctions

 पंकज पाण्डेय
अधिशासी अभियन्ता

कार्यालय मुरादाबाद विकास प्राधिकरण, मुरादाबाद



Minimum 1.0 m earth cover as per CPHEEO guidelines.
Sewage conveyed through gravity flow to central sump well.

STP Capacity:

1500 KLD (Phase-1) using MBBR technology
Total (Phase 1 + 2): 2000 KLD

MBBR Advantages:

Low power consumption
No sludge recirculation
High treatment efficiency
Small footprint (~1/10th of conventional systems)
Handles load variations effectively

4. Storm Water Drainage

RCC drains designed for efficient surface runoff from all plots and roads
Adequate longitudinal slope for quick discharge
Network of small drains connected to trunk drains
Final discharge into Delhi Road–Manoharpur Road drains / Delhi Road drains, ultimately flowing to Gangan River
Adequate number of Rainwater Harvesting Pits provided across the layout

5. Rain Water Harvesting:

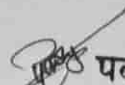
Runoff from the rooftops shall be collected in the individual recharge pits proposed in green area.
RWH pits in the parks and green area proposed to recharge the groundwater with storm runoff thereby improving the quality of the ground water.
Considerable green spaces will help the natural percolation of runoff into the ground.
7M x 3M Size 17 Nos. RWH Pits are proposed in the area.

6. Electrical Works

Underground electrical distribution network
132 kV Substation (12 MVA), approx. area for this is 1 acre for Phase-1 load
33 nos. 11/0.433KV substations shall be located in Respective pocket to limit voltage drop within acceptable limits.
Separate HT metering for commercial areas shall be provided due to differential tariff.
Street lighting with energy-efficient LED luminaires
Provision for individual domestic connections and future OFC/telecom utilities
RCC Electrical Trench Size: 600x600mm and 900x900mm Internal Size.

7. Parks & Green Areas

18 neighbourhood parks (600 sqm to 4500 sqm)
One Central Park / Sports Centre (~18,600 sqm)
Facilities in all parks:
Walking / jogging tracks
Tot lots (children's play areas)
Seating zones & shaded green pockets
Landscape development with native and ornamental species
Open fitness elements where feasible
Landscaping principles emphasize well-being, accessibility, sustainability and adaptability.


पंकज पाण्डेय
अधिशासी अभियन्ता

कार्यालय मुरादाबाद विकास प्राधिकरण, मुरादाबाद



8. Community Facilities

Land reserved for:

School

Healthcare

Commercial

Community buildings

Layout designed for safe pedestrian movement and barrier-free access.

9. Solid Waste Management

Door-to-door collection through public-private collaboration

Waste segregation at source encouraged

Community bins at designated locations

Daily transportation to disposal site through mechanized system

Regular street sweeping and drain cleaning by maintenance teams

10. Other Infrastructure

Integrated signages for roads, plots and parks

Provision for future services such as telecom, fibre-optic ducts, etc.

Utility corridors planned for easy maintenance and expansion

Yours Faithfully


26.11.24

Pankaj Pandey,
Executive Engineer

Mobile No. 8795558822

Email ID: mdacemoradabad@gmail.com

पंकज पाण्डेय
अधिष्ठासी अभियन्ता