



CP 138, 3rd Floor, Viraj Khand,
Gomti Nagar, Lucknow-226010, India



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contact@springgarden.in,
springdevelopers@yahoo.in

To,

Date: 05.07.2023

Uttar Pradesh Real Estate Regulatory Authority,
Naveen Bhavan, Rajya Niyojan Sansthan, Kalakankar House,
Old Hyderabad, Lucknow - 226007

Dear Sir/Ma'am,

Sub: Reply Letter for the Observations received dated 03th July, 2023

With reference to the Observations received from your good self-vid letter no 0307233/UP-RERA/PARI.PANJL./2023-24 dated 03rd July, 2023 regarding registration of project "NEW GARDEN" of our firm M/s Spring Garden.

In context to the same, please find below our point wise reply:-

S. No	Observations	Reply
1.	In the promoters details, ITRs of the preceding three years of the promoter M/s Spring Garden not uploaded	ITR along with Balance Sheets of FY 2019-20, FY 2020-21 and FY 2021-22 are attached under the head "Upload Documents" and tab "Other Plan (If any)"
2.	The approved layout and the project land are under the ownership of Shri Ishtiaq Ahmed Khan who is added as the promoter of the project but no registered agreement between both the promoters is not uploaded in the portal.	Registered Consortium agreement is attached under the head of "Plan Details" and tab "Project Specification".
3.	The area for which registration is applied is 10260 sq. meters but the plot area as per approved layout is 10131.12 sq. meters.	Total area has been revised to 10131.12 sq. meters

For SPRING GARDEN


PARTNER

4.	The uploaded CA Certificate is partially filed (some cells are left blank). Either mention zero (if the associated amount is zero) or mention the amount associated with it. Do not leave any cell blank.	Zero has been mentioned under the blank cells.
5.	The name of the transaction account is not as per RERA guidelines. Refer to the circular dated 24 December 2020 (available under Circular & Notices on the UP RERA website) The titles of the bank account shall be as per the guidelines of the circular. (for example: if the name of the promoter is ABC Ltd and the name of the project is XYZ then the name of the transaction account shall be "ABC transaction account for XYZ). After said changes are done, upload updated bank statement/passbook of the said account and upload RA-1 form with updated details.	<p>The name of the transaction bank account is as per the circular dated 24th December, 2020.</p> <p>Promoter name is M/s Spring Garden and the project name is New Garden.</p> <p>So bank account name is -</p> <p>[Spring Garden] RERA Transaction Account for [New Garden]</p> <p>[Name of Promoter] RERA Transaction account for [Name of project]</p>

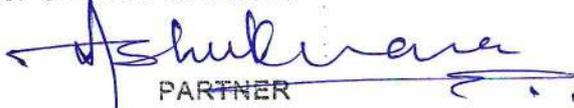
You are requested to enable "EDIT" button at respective tabs so that we can make respective changes. e.g. change the project Area etc.

All the observations marked by your good self-have been rectified. Therefore, you are requested to kindly issue us Certificate of Registration as soon as possible.

Thanking You.

For M/s Spring Garden

For SPRING GARDEN


PARTNER

Ashutosh Khare
Partner

NOTE:

As, we are not able to edit the land area from our end (Screenshot of the same attached below). You are requested to kindly change the area to 10131.12 sq. meters as mentioned under approved layout.

The screenshot displays the 'Uttar Pradesh Real Estate Regulatory Authority' (UPRERA) website. The browser address bar shows the URL: up-rera.in/projectregistration.aspx?id=774524&pm=An9i6RNfhpw%63d&hfFlag=8. The page title is 'Uttar Pradesh Real Estate Regulatory Authority'. The navigation menu includes: HOME, UPLOAD ANNUAL AUDITED BALANCE SHEET, COMPLAINT DETAILS, CONCILIATION, UPLOAD COMPLETION CERTIFICATE, and LOGOUT. The main content area is titled 'Basic Details' and contains the following fields:

- Project Category ***: Residential (dropdown menu)
- Project Name*** (Advertised name of the project can be mentioned here.): NEW GARDEN
- State***: Uttar Pradesh
- Tehsil ***: Lucknow
- Project Cost in round figures (in Lacs) ***: (empty field)
- Project Type ***: New Ongoing
- Total area in round figure (Sq.mt.)***: 10260
- Registration Fee (in Rs.) ***: 56500
- District ***: Lucknow
- Sanctioning Competent Authority***: Lucknow Development Authority

The Windows taskbar at the bottom shows the system tray with the date and time: 17:34, 11-07-2023.



नगर निगम लखनऊ

प्रेषक, मुख्य वास्तुविद् नगर निगम, लखनऊ।	सेवा में, अधिशायी अभियन्ता-मा0सेल लखनऊ विकास प्राधिकरण, नवीन भवन, विपिन खण्ड गोमती नगर लखनऊ।
संख्या... 07/मु0वा/23 दिनांक 24/4/23	

विषय: कैप्टन इशियाक अहमद खान द्वारा खसरा संख्या-373 एवं 379 ग्राम उत्तरधौना, जिला लखनऊ ले आउटप्लान (तलपट मानचित्र) अनापत्ति हेतु लखनऊ विकास प्राधिकरण के पत्र संख्या-एलडीए/एलडी/ 22-23/3230/एनओसी दिनांक 17.01.23 के सम्बन्ध में अनापत्ति प्रमाण पत्र।
महोदय,

कैप्टन इशियाक अहमद खान द्वारा खसरा संख्या-373 एवं 379 ग्राम उत्तरधौना, जिला लखनऊ ले आउटप्लान (तलपट मानचित्र) अनापत्ति हेतु लखनऊ विकास प्राधिकरण के पत्र संख्या-एलडीए/एलडी/ 22-23/3230/एनओसी दिनांक 17.01.23 का संदर्भ ग्रहण करने का कष्ट करें। नगर निगम स्तर पर परीक्षणोपरान्त प्रभावी निम्नांकित शुल्क धनराशि हेतु जारी मांग पत्र संख्या- 03/मु0वा0 दिनांक 21.04.23 के क्रम में प्रार्थी द्वारा नगर निगम कोष में शुल्क धनराशि जमा करा दी गई है।

एन.ओ.सी डिस्पैच नं0	एल.डी.ए. के पत्र संख्या व दिनांक	अनापत्ति निम्न शर्तों के साथ दी जा रही है:-
/मु0वा0/ दिनांक	पत्र संख्या -एलडीए/एलडी/ 22-23/2330/ एनओसी दिनांक 17.01.23	1-ले आऊट योजना निर्माण स्वीकृत मानचित्र के अनुसार कराया जायेगा। 2-लखनऊ विकास प्राधिकरण द्वारा प्रश्नगत स्थल की आवश्यकतानुसार पी0डब्लू0डी0 विभाग से अनापत्ति प्राप्त कर सकता है। 3-नगर निगम की भूमि सम्पत्ति, फुटपाथ नाला, नाली, सड़क इत्यादि पर कोई अतिक्रमण नहीं किया जायेगा। 4-योजना निर्माण करते समय, निर्माण सामग्री से कोई यातायात प्रभावित नहीं करेंगे। 5-ले आऊट योजना निर्माण के समय यदि फुटपाथ, सड़क, नाली इत्यादि पर यदि कोई टूट-फूट होती है तो इसका निर्माण योजना स्वामी द्वारा किया जायेगा। 6-स्थल/परियोजना से सम्बन्धित समस्त बाह्य विकास/ आन्तरिक विकास कार्य/ अन्तिम निस्तारण हेतु अवस्थापना सुविधाओं के विकास कार्य पूर्ण करने का सम्पूर्ण दायित्व सम्बन्धित विकास कर्ता/निर्माण कर्ता/लखनऊ विकास प्राधिकरण का होगा। निर्माण सम्बन्धी समस्त सुरक्षात्मक उपाय सुनिश्चित कराने तथा समस्त विभागों की अनापत्ति(NOC) आदि की कार्यवाही लखनऊ विकास प्राधिकरण से सम्बन्धित होगी।
जोन-4 वार्ड- विस्तारित क्षेत्र		
भूखण्ड का क्षेत्रफल- 10130.00 वर्ग मीटर		

भूमि का क्षेत्रफल	शुल्क	रसीद नं0/ दिनांक	कुल धनांक
10130.00 वर्ग मीटर	1-विकास अनुज्ञा शुल्क	27339/16	20,000/-
	2-निरीक्षण शुल्क	24.04.23	101,300/-
		कुल योग:	121,300/-

सम्पत्ति विभाग की आख्या दिनांक-04.03.23, जोनल अधिकारी की आख्या दिनांक-27.03.23, अभियन्त्रण विभाग की आख्या दिनांक 06.04.23 तथा अपर नगर आयुक्त महोदय की स्वीकृति दिनांक 16.04.23 के क्रम में प्रार्थी को 10130.00 वर्ग मी0 भूमि का क्षेत्रफल की अनापत्ति प्रदान किये जाने में नगर निगम को कोई आपत्ति नहीं है। यदि लखनऊ विकास प्राधिकरण से उक्त मानचित्र में किसी भी प्रकार का परिवर्तन/परिवर्तन होने के कारण भूमि के क्षेत्रफल में वृद्धि की स्थिति में नगर निगम की पुनः अनापत्ति आवश्यक होगी।

मुख्य वास्तुविद्
नगर निगम लखनऊ।

प्रतिलिपि-

1- कैप्टन इशियाक अहमद खान द्वारा खसरा संख्या-373 एवं 379 ग्राम उत्तरधौना, जिला लखनऊ ले आउटप्लान (तलपट मानचित्र) अनापत्ति हेतु लखनऊ को सूचनार्थ प्रेषित।

मुख्य वास्तुविद्
नगर निगम लखनऊ।



पुस्तक सं. 27337

लखनऊ नगर निगम

क्रम सं. : 16

श्री. कैप्टन शरीरतयासु. अहमद खान... ख.प.क्र. : 373.1.ख. 379.....
स्वामी/अध्यासी... श.० इतरधौना... जिला... हावनरु... से प्राप्त हुआ।

बिल संख्या/क्रमांक :

दिनांक : 24/04/23

मांग रजिस्टर का क्रमांक	भवन/भूखण्ड एवं सेक्टर संख्या	अवधि	करों का विवरण	बकाया यदि कोई हो तो		वर्तमान कर		योग		अन्य विवरण
				रुपये	पै.	रुपये	पै.	रुपये	पै.	
उक्त 10/10-42 ले			1- सामान्य कर 2- स्वच्छता कर 3- देय छूट 4- ब्याज 5- स्पॉट फाइन 6- अन्य	20,000				20,000	00	
आकर प्लान (लखनऊ ग्रामिका)				1- विकास अनुदान				1,01,300	00	
स्वीकृत हेतु 250				2- मिश्रित						
			योग					121,300	00	
कुल धनराशि शब्दों में... रु. 121,300/- इतना मात्र ही रूपया मात्र										

लिपिक

RS. 121300/-
24 APR 2023
लेखाधिकारी

का अधीक्षक
जांच एवं समाहरण
रजिस्टर प्रभारी

नगर आयुक्त

टिप्पणी :- अनुज्ञप्ति (लाइसेन्सों) की दशा में यह रसीद अनुज्ञप्ति के स्थान पर प्रयुक्त नहीं की जा सकती और यह नगर निगम के अनुज्ञप्ति अस्वीकार करने के अधिकार पर कोई प्रतिकूल प्रभाव नहीं डालती।
अवैधानिक निर्माण के गिराये या हटाये जाने हेतु निगम द्वारा की जाने वाली कार्यवाही पर इसका कोई प्रतिकूल प्रभाव नहीं पड़ेगा।
इस रसीद से सम्पत्ति का स्वामित्व प्रमाणित नहीं होता है।



कार्यालय अधिशाषी अभियन्ता
विद्युत नगरीय वितरण खण्ड (चिनहट)
मध्यांचल विद्युत वितरण निगम लि०
33/11 के.वी. उपकेन्द्र, सेक्टर-4, गोमती नगर, विस्तार
लेसा-लखनऊ

पत्रांक : 2755/वि०न०वि०ख०(चिनहट)/

दिनांक 25/02/23

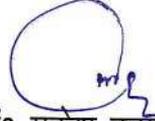
विषय : अनापत्ति प्रमाण पत्र के संबंध में।

अधिशाषी अभियन्ता (मा०सेल),
लखनऊ विकास प्राधिकरण,
विपिन खण्ड, गोमती नगर,
लखनऊ।

उपरोक्त विषयक अपने पत्रांक एलडीए/एलडी/22-23/3230/एनओसी/फाइल सं०-एलडीए/एलडी/22-23/3230, दिनांक 17/01/2023 का संदर्भ ग्रहण करने का कष्ट करें।

प्रश्नगत परिसर का स्थलीय निरीक्षण सम्बन्धित अवर अभियन्ता एवं उपखण्ड अधिकारी चिनहट द्वारा कराया गया, प्राप्त रिपोर्ट आख्या के अनुसार उक्त भूखण्ड से किसी भी प्रकार की एल०टी० एवं एच०टी० लाईन नही गुजरी है और ना ही कोई लाइन उक्त भूखण्ड में मौजूद है।

अतः उक्त एन०ओ०सी० आपको सूचानार्थ एवं अग्रिम कार्यवाही हेतु प्रेषित।


(इं० मुकेश कुमार)
अधिशाषी अभियन्ता



GROUND WATER DEPARTMENT

(Namami Gange & Rural Water Supply Department)

Ministry of Jal Shakti
Government of Uttar Pradesh

Form 8 (C)

[See Rule 8(1)]

AUTHORIZATION/ NO-OBJECTION CERTIFICATE FOR SINKING OF NEW / EXISTING WELL FOR INDUSTRIAL/ COMMERCIAL/ INFRASTRUCTURAL OR BULK USER OF GROUND WATER

[Under Section 14 of the Uttar Pradesh Ground Water Management and Regulation Act, 2019.]

AUTHORIZATION/ NO-OBJECTION CERTIFICATE NO: NOC019768

VALID FROM 22/05/2023 TO 21/05/2028

{UIS10(1) of the Uttar Pradesh Ground Water Management and Regulation Act, 2019}

Registration No.: 202304000476			
Name of the Owner	ASHUTOSH KHARE		
Designation पद	Partner	Company Name कंपनी का नाम	Spring Garden (Project Name - New Garden)
Company Address कंपनी का पता	Vill. Uttardhauna, Block Chinhat, Lucknow, U.P.	Authorization Letter प्राधिकार पत्र	Download
Address of the Applicant	New Garden, Khasra No. 373 and 379, Village Uttardhauna, Block Chinhat, District Lucknow UP-226028	Application No.	LKNW0423NIF0082
Date of Submission	14/04/2023	Specimen Signature	
Location Particulars			
District	Lucknow	Block	CHINHAT
Plot No./Khasra No.	Khasra No. 373, 379	Municipality/Corporation	No
Ward No./Holding No.			N/A
Particular of the Proposed Well and Pumping Device			
Date of Construction/Sinking of the Well	28/06/2023		
Type of Well	Tube Well/Boring	Depth of the Well (In meter)	90.00
Purpose of well	Infrastructural	Assembly Size(For Tube Well)	
Strainer Position (For Tube Well)			
Type of Pump Used	Submersible	H.P. of the Pump	7.50
Operational Device	Electric Motor	Rate of Withdrawal (m³/hr.)	10.00
Date of Energization (In Case of Electric Pump)	28/06/2023		
Maximum Allowable Rate of Withdrawal (m³/hr.):	10.00	Maximum Allowable Running Hours Per Day:	3.00
Maximum Allowable Annual Extraction of Ground Water:	10950	Recharge Required	5475.00

- This No-Objection certificate authorizes the owner applicant (user) to sink a well in the location specified at Sl. (2) for extraction of ground water at a rate not exceeding that as shown at Sl. (3j), for Running Hours per day as shown at Sl. (3k), and for maximum allowable annual extraction of ground water as shown at Sl. (3k) and is valid subject to the observance of the conditions stated overleaf.
- Holder of this NOC is hereby directed to assure annual recharge of 5475.00 cubic meter, as specified under the application form within the given time period.

GENERAL CONDITIONS:

- Holder of this NOC is hereby directed to fill from 1(A) for registering his/her well within 90 days as mentioned in application form shall only started after registration of his/her NOC.
- In case of any change of ownership of the proposed well, fresh authorization has to be obtained.
- All Users abstracting ground water in excess of 100 m³/d shall be required to submit impact assessment report prepared by an accredited consultant from CGWA and National Accreditation Board for Education and Training (NABET). The report should highlight environmental risks and proposed management strategies to overcome any significant environmental issues such as ground water level decline, land subsidence etc. within three months of completion of the same to Ground Water Department Uttar Pradesh. The list of accredited Individuals/ Institutions is available on the official web-portal of CGWA.
- For the purpose of measuring and recording the quantity of ground water extracted, every said user shall affix digital water flow meters (conforming to BIS/ IS standards) having telemetry system in the abstraction structure, which record rate and quantum of extraction, at outlet of pumping devices and it shall be presumed that the quantity recorded by the meter has been extracted by the said user, until the contrary is proved. The rate of extraction of ground water from the well shall not exceed to the recorded rate from water meters
- The concerned Authority reserves the right to stop extraction of ground water from the well due to quality hazards or any other reasons, if the situation so demands
- In case of any change of ownership of the existing well, fresh registration has to be obtained.
- No change of location, design, rate of withdrawal and pumping device in respect of the existing well of this certificate shall be made without prior permission of the Competent Authority. Any deviation in this regard shall lead to cancellation of this registration
- In case, any of the particulars I information furnished by the applicant in his application for issuance of this registration is found to be incorrect during verification at any subsequent stage, this registration is liable for cancellation.
- The Certificate of Authorization/ NOC shall be valid for a period of five years from the date of issue. The applicant shall have to apply for renewal through a fresh application, at least ninety days prior to expiry of its validity.
- Construction of piezometers and installation of digital water level recorders with telemetry shall be mandatory for user. Depth and zone tapped of piezometer should be commensurate with that of the pumping well. The data, obtained from digital water level recorders shall be made available to this office on monthly basis
- Guidelines for Installation of Piezometers and their Monitoring**

Piezometer is a borewell /tubewell used only for measuring the water level by lowering the tape/ sounder or automatic water level measuring equipment. It is also used to take water sample for water quality testing when ever needed. General guidelines for installation of piezometers are as follows:

- The piezometer is to be installed/constructed at the minimum of 50 m distance from the pumping well through which ground water is being withdrawn. The diameter of the piezometer should be about 4" to 6".
- The depth of the piezometer should be same as is case of the pumping well from which ground water is being abstracted. If, more than one piezometers are installed the second piezometer should monitor the shallow ground water regime. It will facilitate shallow as well as deeper ground water aquifer monitoring.
- No. of piezometers to be constructed & Type of water level monitoring mechanism shall be as per below table:

S.No	Quantum of Ground water withdrawal (cum/day)	No.of piezometers required	Monitoring Mechanism	
			Manual	DWLR with Telemetry
1	< 10	0	0	0
2	11 - 50	1	1	0
3	50- 500	1	0	1
4	> 500	2	0	2

- The measuring frequency should be monthly and accuracy of measurement should be up to cm. the reported measurement should be given in meter upto two decimal.
- For measurement of water level sounder or automatic water level recorder (AWLR)/ Digital Automatic water level recorder (DWLR) with telemetry system should be used for accuracy.
- The measurement of water level in piezometer should be taken, only after the pumping from the surrounding tube wells has been stopped for about four to six hours.
- All the details regarding coordinates, reduced level (with respect to mean level), depth, zone taped and assembly lowered should be provided for bringing the piezometer into the Hydrograph Monitoring System for Ground Water Department, Uttar Pradesh, and for its validation.
- The ground water quality has to be monitored twice in a year during pre-monsoon (May/June) and post-monsoon (October/November) periods. Quality may be got analyzed from NABL approved lab. Besides, one sample (1 It capacity bottle) to the concerned Director, Ground Water Department, Uttar Pradesh, for chemical analysis.
- A Permanent display board should be installed at piezometer/Tube wells site for providing the location, piezometer/ tube well number, depth and zone tapped of piezometer/tube well for standard referencing and identification.
- Any other site specific requirement regarding safety and access for measurement may be taken care of.
- Any other condition(s) that may be imposed by the concerned Authority.
- In case, any of the particulars I information furnished by the applicant in his application for issuance of this permit is found to be incorrect during verification at any subsequent stage, this permit is liable for cancellation.

SPECIFIC CONDITIONS:

- (A) For Industrial User:** No Objection Certificate for ground water extraction by industries shall be granted subject to the following specific conditions:
 - i) No Objection Certificate shall be granted only in such cases where local government water supply agencies are not able to supply the desired quantity of water.
 - ii) All industries shall be required to adopt latest water efficient technologies so as to reduce dependence on ground water resources.
 - iii) All industries abstracting ground water in excess of 100 m³/d shall be required to undertake annual water audit through Confederation of Indian Industries (CII)/ Federation Indian Chamber of Commerce and Industry (FICCI)/ National Productivity Council (NPC)/ PHD Chamber of Commerce & Industries / Laghu Udyog Bharati certified auditors and submit audit reports within three months of completion of the same to Ground Water Department Uttar Pradesh. All such industries shall be required to reduce their ground water use by at least 20% over the next five years through appropriate means.
 - iv) Construction of observation well(s) (piezometer)(s) within the premises and installation of appropriate water level monitoring mechanism as mentioned in General Condition no.10 shall be mandatory for industries drawing/ proposing to draw more than 10 m³ /day of ground water and. Monitoring of water level shall be done by the project proponent. The piezometer (observation well) shall be constructed at a minimum distance of 50 m from the bore well/production well. Depth and aquifer zone tapped in the piezometer shall be the same as that of the pumping well/ wells. Monthly water level data shall be submitted online to the Ground Water Department, UP.
 - v) The proponent shall be required to adopt roof top rain water harvesting/ recharge in the project premises. Industries which are likely to pollute ground water (chemical, pharmaceutical, dyes, pigments, paints, textiles, tannery, pesticides/ insecticides, fertilizers, slaughter house, explosives etc.) shall store the harvested rain water in surface storage tanks for use in the industry.
 - vi) Injection of treated/ untreated waste water into aquifer system is strictly prohibited.
 - vii) Industries which are likely to cause ground water pollution e.g. Tanning, Slaughter Houses, Dye, Chemical/ Petrochemical, Coal washeries, other hazardous units etc. (as per CPCB list) need to undertake necessary well head protection measures to ensure prevention of ground water pollution.
- (B) Infrastructural User:** The No Objection Certificate for ground water abstraction will be granted subject to the following specific conditions:

- i) In case of infrastructure projects that require dewatering, proponent shall be required to carry out regular monitoring of dewatering discharge rate (using a digital water flow meter) and submit the data online to Ground Water Department, UP as applicable. Monitoring records and results should be retained by the proponent for two years, for inspection or reporting as required by District Ground Water Management Council.
- ii) Installation of Sewage Treatment Plants (STP) shall be mandatory for new projects, where ground water requirement is more than 20 m³ /day. The water from STP shall be utilized for toilet flushing, car washing, gardening etc

Date :10/06/2023

Place:Lucknow

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