

Greater Noida Industrial Development Authority

Plot No. 01, Sector-KP-IV, Greater Noida City, Distt. G.B.Nagar

PLG/(BP). 2436 / 08
Dated... 11.2.018...

To,

M/s Nirala Infratech Pvt Ltd.
H 61 Sector 63
Noida

Sir,

With reference to your application no.-70327, dated- 27.12.2017, for grant of **Revised Sanction of Building plan** on Plot no.- **GH-04, Sector Techzone-04 Greater Noida**. I have to inform you that the sanction is being granted by the Authority with the following conditions:

1. This sanction is being granted under the provision of 'The Greater Noida Industrial Development Area Building Regulation 2010.
2. The validity of this sanction is **up to-5 Years**
3. During this period, after the completion of construction it is necessary to apply for occupancy certificate. **Time extension charge shall be payable as applicable.**
4. If demanded by the Authority. You shall be liable to pay charges for the provision of any further facilities/development/improvement.
5. A copy of the sanction drawing shall always be kept at site and shall be made available to any officer of the Authority on demand.
6. No addition/alteration is permitted in the sanctioned drawings. For any changes prior permission from the Authority required.
7. You shall be responsible for carrying out the work in accordance with the requirements of Greater Noida Industrial Development Building Regulation 2010. And directions made from time to time.
8. Prior permission is required before digging an under ground bore well.
9. No activity other than as specified in lease deed shall be permitted in the premises
10. Prior permission from the Authority is required for temporary structure also like labour huts & site office
11. Gate shall open on to the service road only. Direct access to the main carriageway shall not be provided
12. Services, rain water harvesting shall be laid as per approval of Authority.
13. No parking of any kind shall be permitted on r/w of road.
14. Pejometer shall have to be installed as per direction issued by Authority.
15. Complying with all the requirement for obtaining NOC from various departments prior to submission of application for occupancy shall be the responsibility of allottee irrespective of the proposal sanctioned by GNIDA.
16. Before starting construction, the NOC is required from Ministry of Environment & Forest under notification no-60(A) dated 27-1-1994 and its amendment from time to time or under notification dated 14-09-2006 which ever is applicable. The copy of shall be submitted to the Authority. If construction is started before obtaining the NOC, the sanction shall be treated as cancelled.
17. Ventilation to be provided in the Basement as per I.S. Code
18. The lead member shall ensure that all the subdivided plot holders shall get detailed plans of all the plots sanctioned and take completion thereafter as per Greater Noida Building Regulation.
19. The construction on the plot shall have to be done in accordance with the provisions of MOEF Guidelines 2010 and Honorable NGT orders from time to time in this regard.
20. The promoter shall inform the office of D.G.M (PLNG) for site visit when construction upto plinth level and Gr. Floor Slab level is reached. After clearance from planning department the promoter can go ahead with Construction beyond plinth level & Ground Floor slab.
21. The Promoter will be get Labour Regs Registration done with Labour Dept. of U.P. and submit copy in the office of D.G.M.(Plng) before Starting any construction.

Nishu
D.G.M (Plng.)

Encl: Copy of sanctioned drawings ()
Copy to: G.M. (Engg.) for information and n.a.

/
D.G.M (Plng.)

Date: 06th May, 2022

To,
Mr. Amrish Kumar (Technical Advisor),
Uttar Pradesh Real Estate Regulatory Authority,
Naveen Bhavan, Rajya Niyojan Sansthan,
Kala Kankar House, Old Hyderabad,
Lucknow-226007

Sub: Pointwise reply to your Letter No. 72/U.P.-RERA/Project Registration/2022-23 dated 02.05.2022 in regard to our application for registration of Project Nirala Estate Phase-V Application ID NO. ID390760

Dear Sir,

With reference to your letter no. 72/U.P.-RERA/Proj.REG./2022-23 dated 03.05.2022 regarding the registration of project Nirala Estate Phase-V having Application ID NO. ID390760, we are submitting you point wise reply as below:

1. Query No. 1: regarding project Proposed Completion date.

We have applied for registration of our project i.e. Nirala Estate Phase- V to be developed by Nirala Infratech Pvt Ltd which is comprising of 4 Nos of towers (Tower No. 34 – 37). The project is being developed on Lease hold land allotted by Greater Noida Industrial Development Authority

Total area of Plot no GH-04, Techzone-IV, Greater Noida West is 99991.40 sq mtrs. Development work on total plot area were carried out in a phased manner by Nirala Infratech Pvt Ltd as below.

Phase-I: Phase I comprise of Total 17 Nos of towers (Tower no 1 – 18). Construction of the project were started before applicability of RERA Act, Map was sanction on 01-10-2013 with the validity of 5 years upto 30-09-2018. The construction was completed and Completion Certificate were obtained in the month of October 2016. It is pertinent to mentioned here that only the Map and Layout

NIRALA INFRATECH (P) LTD.

Director

plan related to 17 towers of Phase I were sanctioned by the Greater Noida Industrial Development Authority dated 01-10-2013. (Copy of approved Layout Plan attached for your reference.)

Phase II and Phase VI: Nirala Estate Phase II and Nirala – BIZ Park comprise of Total 5 Nos of towers (Tower No 24 to 28) and Commercial part were started in November 2018. The Proposed completion date of Nirala Estate Phase II and Nirala – BIZ Park are **17-05-2025** (for both projects/phases) as registered in UP RERA. The Map of all phases i.e (Nirala Estate Phase II, Nirala Biz Park, Nirala Estate Phase III, Nirala Estate Phase IV and also for Nirala Estate Phase V) were approved by Greater Noida Industrial Development Authority on 01-01-2018 with the validity of 5 years upto 31-12-2022.

Phase III and Phase IV: Nirala Estate Phase III and Nirala Estate Phase IV comprise of 5 tower in each (Tower No 19 to 23 & Tower No. 29 to 33) in February 2021. The Proposed completion date of Nirala Estate Phase III and Nirala Estate Phase IV are **24-12-2026** (for both projects/phases) as registered in UP RERA.

Considering above facts we would like to state the following:

1. The Sanction Map and layout plans dated 01-01-2018 can be further revalidated/ extended for further 5 years as per the Bye laws of Greater Noida Authority. (Copy of relevant provisions is enclosed.)
2. We have already ongoing registered projects with UP RERA with the Proposed Completion date i.e 17-05-2025 (Two projects) and 24-12-2026 (Two projects) on the same Plot with the same sanction and map approval.
3. We will get the extended/ revalidated Sanctioned plans/ Map on the expiry of the Current Map approval.

We humbly request you to please consider above facts and allow the project "Nirala Estate Phase V" to be registered in UP RERA.

NIRALA INFRA TECH (P) LTD.

Director

2. Query No. 2: regarding Development Work (Brief Description)

In this regard we have already uploaded **Development work** brief description and also attached the same on portal. However we are again uploading a brief description of development work for your kind reference and perusal.

Please find the above details, informations as required by your goodself. You are kindly requested to expediate our registration application at earliest.

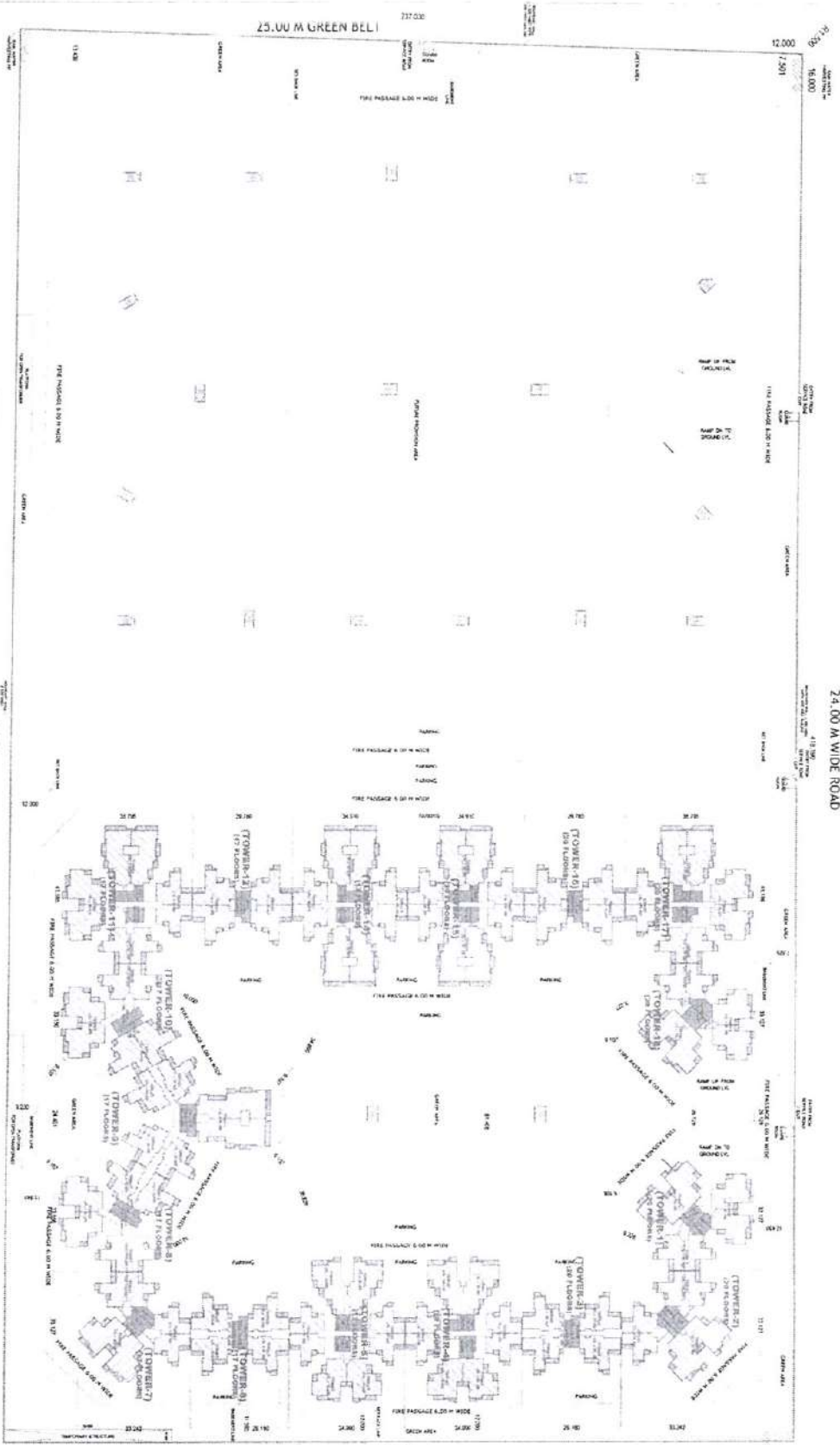
Thanking you,

For Nirala Infratech Private Limited

NIRALA INFRA TECH (P) LTD.

Authorised Signatory

A handwritten signature in blue ink is written over a circular blue stamp. The stamp contains the text "NIRALA INFRA TECH (P) LTD." and "Authorised Signatory".



GREEN AREA DETAIL

REQUIRED GREEN AREA: 10% OF TOTAL AREA
 TOTAL AREA: 10000 SQ. M
 REQUIRED GREEN AREA: 1000 SQ. M
 PROVIDED GREEN AREA: 1000 SQ. M
 GREEN AREA PROVIDED: 1000 SQ. M

LEGENDS FOR LANDSCAPING

LEGENDS FOR LANDSCAPING
 EVERGREEN TREE (1200) ORNAMENTAL TREE (1200)
 ALBOKA - 10 NOS
 BOTTLE PALM - 10 NOS
 MAXIMUM HEIGHT OF THE BUILDING
 MAXIMUM HEIGHT OF THE BUILDING - 10.00 M
 TOTAL BASEMENT AREA
 TOTAL BASEMENT AREA - 1000 SQ. M
 TEMPORARY STRUCTURE
 TEMPORARY STRUCTURE - 1000 SQ. M



PLOT NO-07&6A

NOTE: 1
 TOWER 1 & 16 are similar
 TOWER 2 IS TYPICAL
 TOWER 3 IS TYPICAL
 TOWER 4 IS TYPICAL
 TOWER 5 IS TYPICAL
 TOWER 6 IS TYPICAL
 TOWER 7 IS TYPICAL
 TOWER 8 IS TYPICAL
 TOWER 9 IS TYPICAL
 TOWER 10 IS TYPICAL
 TOWER 11 IS TYPICAL
 TOWER 12 IS TYPICAL
 TOWER 13 IS TYPICAL
 TOWER 14 IS TYPICAL
 TOWER 15 IS TYPICAL
 TOWER 16 IS TYPICAL
 TOWER 17 IS TYPICAL

NOTE: 2
 T3 NO. NOT TAKEN IN
 FLOORS & NAME OF
 TOWERS

NOTE: 3
 AREA CHART IS IN
 SHEET NO - S-02

NOTE: 4
 MECHANICAL VENTILATION
 SHALL BE PROVIDED IN
 BASEMENT

PROJECT TITLE
 REISED GROUP HOUSING AT
 TECHNICAL ZONE IV, GATEWAY
 FOR NARALA INFRA TECH
 PLOT NO. 07 & 6A

DRAWING TITLE
 LAYOUT PLAN
 S-01

SCALE
 1:1000
 DATE
 20/03/2023
 DESIGNED BY
 DEEPAK MEHTA & ASSOCIATES
 CHECKED BY
 DEEPAK MEHTA & ASSOCIATES
 APPROVED BY
 DEEPAK MEHTA & ASSOCIATES

LOCATION MAP
 M.F. GEL
 07/03/2023
 SHEET 50A

Uttar Pradesh Shasan

Audyogik Vikas Anubhag-4

In pursuance of the provisions of clause (3) of Article 348 of the Constitution, the Governor is pleased to order the publication of the following English translation of notification no **2159 /77-4-10-284 Bha./91**, dated 20 December, 2010

Notification

No- 2159/77-4-10-284bha/91

Lucknow : Dated 20 December, 2010

In exercise of the powers under sub-section (2) of section 9 of the Uttar Pradesh Industrial Area Development Act 1976 (U.P. Act no-6 of 1976) and read with section 21 of the Uttar Pradesh General clauses Act, 1904 (U.P. Act no. 1 of 1904) and in supersession of notification no 34/77-4-067284Bha/91 dated 28-01-2006. The Greater Noida Industrial Development Authority hereby makes the following regulations with the prior approval of the State Government to regulate the erection of buildings within the Greater Noida Industrial Development area.

THE GREATER NOIDA INDUSTRIAL DEVELOPMENT AREA BUILDING REGULATIONS, 2010

CHAPTER -1

PRELIMINARY

1. Short title, commencement and application.

- 1.1 These regulations may be called the Unified Industrial Development Area Building Regulations, 2010.
- 1.2 They shall come into force with effect from the date of their publication in the Gazette.
- 1.3 Chapter I to IV shall apply to building activities within the urbanisable area and Chapter V, shall apply to the area designated for agricultural use by the Authority.
- 1.4 These regulations shall be applicable for Greater Noida. Industrial Development Authority.
- 1.5 Chapter VII shall apply to the allotment of plots to the farmers against their land acquisition (5% to 7%) of the acquired land as per policy of the Authority.
- 1.6 The plots on which map has already been sanctioned and construction has already been started or completed, the allottee may be allowed to revise the same building plan or submit the new plan as per prevailing regulations for that part of building, where construction has not started or any new addition required in building, which has not been completed and for which occupancy has not been issued.
- 1.7 F.A.R., Ground coverage, density and setback as indicated in these Regulations shall not be applicable in respect of those plots which were allotted on auction or tender basis and group housing prior to the coming into operation of these Regulations. However the calculation of FAR and Ground Coverage in the new buildings in such plots shall be done as per these regulations. The purchasable F.A.R and Ground coverage as per applicability may be allowed.
- 1.8 Not with standing any thing contained in these regulations, the special provisions contained in the-
 - a. lease deed executed before commencement of these regulations, and

6.4.3 **Specification** – General specification of materials to be used in different parts of the building as given in Appendix -6.

6.4.4 **Documents** - as per Checklist I D annexed to Appendix 1.

7.0 **Site – plan shall be drawn to a scale as follow:**

TABLE

Site area	Scale
Up to 0.1 hectare	Not less than 1:200
Up to 0.1 hectare-1 hectare	Not less than 1:500
More than 1 hectare	Not less than 1:1000

8.0 **Recommended notation for colouring of plans** – The site and building plans shall be coloured as specified in the table given below. Where items of work are not identified, the colouring notation used shall be indexed:

S. No.	Item	Site Plan	Building Plan
1.	Plot lines	Thick green	Thick green
2.	Existing street	Green
3.	Permissible building line	Thick dotted green
4.	Existing work (Outline)	Green	Green
5.	Work proposed to be demolished	Yellow hatched	Yellow hatched
6	Proposed-- a) Additions/ Alterations. b) Entirely new work	Red Not to be coloured	Red Not to be coloured
7.	Drainage	Red dotted	Red dotted
8.	Water Supply	Green dotted thin	Green dotted thin

9.0 **Preparation and signing of Plans** – All plans shall be prepared and signed by Technical Person as per Appendix – 12.

10.0 **Building permit fee, completion fees, temporary building permit fees and calculation thereof –**

(1) Applicant shall deposit building permit fees as follows:

(i) For all type of buildings Rs. 15.00 per square metre covered area on all floors.

(ii) For layout plan – Re. 1/- per square metre plot area upto for first 4.0ha and Rs. 0.50 per square metre for balance area.

(2) In case of re-erection of existing building after demolition, permit fees chargeable shall be the same as erection of new buildings.

(3) The permit fee for revised plan of a building which has already been sanctioned, shall be one fourth of the fee chargeable on the fresh plan, subject to the condition that the covered area of the building shall not increase. In case of increased covered area fresh permit fee will be charged.

(4) The area covered in the basement, stilt, podium, services area and all other covered area as the case may be, shall be counted towards the covered area for purpose of calculation of permit fees.

(5) The revalidation fee of a building permit for 5 years shall be 10 per cent of the fresh building permit permit fee, if the application is made within the period of

validity of the building permit. The application is made after the validity period, then the revalidation fee shall be original building permit fee.

- (6) In case of construction without applying for building permit a compounding charge of Rs. 1000/- per square metre of covered area shall be levied, provided all the provisions as per Building Regulations are complied with.
- (7) In case of construction without revalidation, a fees of Rs 10 per square metre of covered area shall be levied if all provisions as per byelaws are complied with.
- (8) In case of revision in layout plan, permit fees shall be charged @ Rs. 0.50 per sqmtrs. for portion of plot area of which the layout is submitted for sanction or completion.
- (9) Malba charges of Rs 10.00 per square metre shall be levied over total covered area for all building, on plots up to 2000sqmtrs., Rs.5.0 per sqmtrs., on plots of 2001 to 10000sqmtrs, Rs.2.0 per sqmtrs on plot size above 10000 square metre.
- (10) The applicant shall deposit completion fees as follows:
 - (i) For all type of buildings Rs 10/- per square metre of covered area on all floors.
 - (ii) For layout plan – Rs. 0.5/- per square metre plot area for first 4.0ha acres and Rs. 0.25 per square metre for balance area.
 - (iii) In case even after two objection letters issued by Authority if rectification of all objections is not done then Rs. 500/- shall be levied towards site visit fees for each subsequent visit.
- (11) The applicant shall deposit 25 percent of the building permit fees for temporary structures other than labour hutments as per individual use of the structure. For labour hutments fees shall be Rs 0.25 per square metre of covered area. Temporary structure shall be allowed till completion of the building.
- (12) Water, sewer and other service connection charge shall be paid as levied by the Authority
- (13) The Authority shall be competent to revise the amount/ rate of permit fees / charge mentioned in these Regulation.

11.0 Withdrawal of application – The applicant may withdraw his application for a building permit at any time prior to the sanction and such withdrawal shall terminate all proceedings with respect to such applications but the fees paid shall in no case be refunded.

12.0 Scrutiny of the building permit-

- (i) The Authorized Officer shall verify or cause to be verified the facts given in the application for permit, and enclosures. The title of the land shall also be verified.
All documents submitted with the plans should be self attested by the owner and Architect/ Authorised Technical person.
- (ii) The Authorized Officer shall examine the information listed in regulation 6.3 for residential buildings on plots (other than Group Housing).
- (iii) For layout plan, buildings and other temporary structures the Technical Person shall provide the information in regulation 6.3, 6.4 and 6.5 respectively and provision of fire safety requirements, public convenience, safety provisions and other relevant laws. The Authorised / Technical Person shall also be responsible for all other provisions as per Building Regulations, Planning and Development Directions, National Building Code, Indian Standard Institution standards and such other provisions as required by the Authority from time to time.