

File No.: VIS (2021-22)-PL672-Q162-906-1184

Dated: 01/04/2022

### PROJECT PROGRESS REPORT

### OF

### SHOPPING COMPLEX "PRATAP TOWERS"

SITUATED AT
HALDWANI, NAINITAL, UTTARAKHAND

# PROMOTER/S M/S PRATAP TOWERS PRIVATE LIMITED

Corporate Valuers

- REPORT PREPARED FOR
- Business/Enterprise/EpicyWENTSURE CAPITAL FUNDS LIMITED, NEHRU PLACE, DELHI
- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Agraph Appilaring (ASMany query) issue or escalation you may please contact Incident Manager at
  - le@rkassociates.org. We will appreciate your feedback in order to improve our services.
- Project Techno-Financial Advisors Guidelines please provide your feedback on the report within 15 days of its submission after which report will be considered to be correct.
- Chartered Engineers
- Industry/Trade Rehabilitation Consultants
- NPA Management
- Panel Valuer & Techno Economic Consultants for PSU Banks

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SIN	ATAI TOWERS TRIVATE LIN	VALUERS & TECHNO ENGINEERING CONSULTANTS (P) LTD.
PA	RT A	REPORT SUMMARY
1.	Name of Project:	Construction of a shopping complex under the name of "Pratap Tower"
2.	Project Location:	Haldwani, Uttarakhand
3.	Name of the Borrower Company/Promoter:	M/s Pratap Towers Private Limited
4.	Director's as per MCA	Devendra Kumar (DIN No. 07906770) Ashish Kumar (DIN No.08968012)
5.	Prepared for:	IFCI Venture Capital Funds Limited, Nehru Place, Delhi
6.	LIE Consultant Firm:	M/s. R.K. Associates Valuers & Techno Engineering Consultants (P) Ltd.
7.	Date of Survey:	14 <sup>th</sup> March 2022
8.	Date of Report:	1 <sup>st</sup> April 2022
9.	Purpose of the Report:	To ascertain the current status and expenditure incurred on the project in regard to construction progress.
10.	Scope of the Report:	To provide progress Report for shopping complex under the name of "Pratap Towers":
11.	Documents perused for Proposal:	<ul> <li>a. Approved Building Plan</li> <li>b. MOU For construction of shopping complex signed between Golden Bricks engineering and Pratap towers private limited.</li> <li>c. Copies of Invoices</li> </ul>
12.	Annexure with the report:	<ul> <li>d. Excerpts of MOU For construction of shopping complex signed between Golden Bricks engineering and Pratap towers private limited.</li> <li>e. Copies of Invoices/bills</li> </ul>



**PART B** 

#### INTRODUCTION

#### 1. THE PROJECT:

M/s Pratap Towers Private Limited is constructing a shopping complex under the name of "Pratap Towers". As per approved building plan provided to us the project is being constructed on total land area admeasuring 12,472 ft<sup>2</sup> at Haldwani, Uttarakhand and the project is proposed to have elevation with Basement + Ground +3 Floors +Terrace.

#### 2. PROJECT OVERVIEW:

The Project is funded by IFCI venture Capital Funds Limited and therefore IFCI venture wants to know the current physical progress with expenditure status of the Project.

M/s Pratap Towers Private Limited is constructing a shopping complex under the name of "Pratap Towers". As per approved building plan provided to us the project is being constructed on total land area admeasuring 12,472 ft<sup>2</sup> at Haldwani, Uttarakhand. The project is proposed to have elevation with Basement + Ground +3 Floors +Terrace.

For the purpose of construction, M/s Pratap Towers Private Limited has signed a construction agreement with golden bricks engineering for the construction of this shopping complex with a total agreement cost of Rs.4.50 Crore.

To verify the construction progress in the project the site visit of the project was conducted on 14<sup>th</sup> March 2022. During site visit of the project it was observed that the construction of the project is currently at its nascent stage with foundation works majorly under progress and Basement slab at ground level have just started. Approximately 10 labours were found to be working at site.

The project was also tracked as per the copy of approved plan provided by the company. As per our observations there are certain changes on site with respect to the construction plan envisaged in the approved plan. Therefore the company has to renew the approved building plan.



#### 3. PROJECT LOCATION:

Details of Location of the project is as below:

Particulars	Description				
Latitude	29°11'49.8"N				
Longitude	79°28'37.1"E				
Connectivity	Systems				
Road	The project site of the under construction commercial tower is well connected by road network and is abutted by RTO Road which can be easily accessed by NH41 (Kaladhungi Road) which passes through Haldwani. The project is approximately 5 km from the NH 41.				
Rail	Railway network is available in the near vicinity of the under construction commercial tower. The nearest railway station is Haldwani Railway station at a distance of approx. 9 Km.				
Air	The nearest domestic airport is Pantnagar airport situated at about 30 km distance from the Subject Unit. The nearest international airport is at Lucknow at a distance of about 350 km from the project site.				

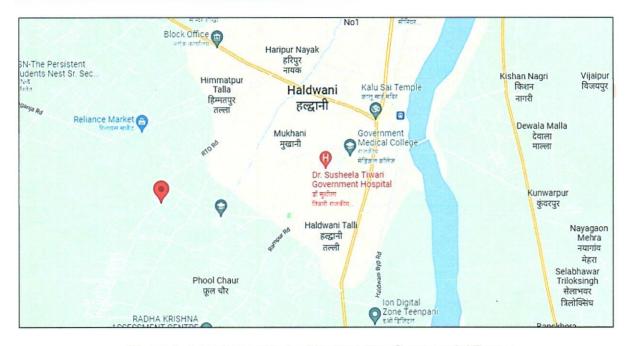


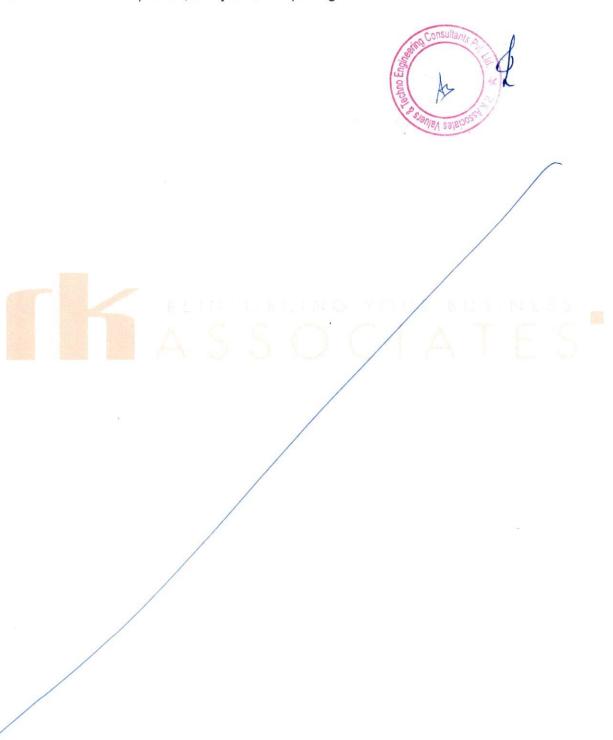
Figure 1: Location of Under Construction Commercial Tower

- 4. SCOPE OF THE REPORT: To provide progress Report of under construction shopping complex under the name of "Pratap Tower".
- 5. PURPOSE OF THE REPORT: To provide progress Report of under construction shopping complex under the name of "Pratap Tower"



#### 6. METHODOLOGY ADOPTED:

- a. Study of Project Planning documents/ reports to know about the Project.
- b. Additional information, data, documents collection the company.
- c. Study and analysis of the documents and information obtained from the company.
- d. Site inspection.
- e. Information compilation, analysis and reporting.





#### PARTC

#### SHOPPING COMPLEX DETAILS & ACTUAL PROGRESS

#### 1. BUILDING & STRUCTURAL DETAILS:

The company has proposed to construct a shopping complex having Basement+Ground+3 Floors. Details of the structure as per documents shared by the company are as below

Building Details as per Approved Plan Dated 31/12/2015								
Description Area (m <sup>2</sup> ) Area								
Total Plot Area:	1,158.74	12,472.56						
Road widening Area:	198.38	2,135.34						
Net Plot Area:	960.36	10,337.22						
Covered area of Basement:	218.25	2,349.22						
Covered area of Ground floor:	283.85	3,055.33						
Covered area of first floor	283.85	3,055.33						
Covered area of second floor:	283.85	3,055.33						
Covered area of Third floor:	283.85	3,055.33						
Total Covered area	1,353.65	14,570.55						
Total Floor Area	953.73	10,265.85						
Open Area	676.51	7,281.89						
Parking Detail	ls							
Covered Parking area	6.31 ECS	1000						
Open Parking area	1085 ECS	-						

Building Details as per Actual Site Drawings				
Description	Area (m²)	Area (ft²)		
Covered area of Basement:	773.88	8,330.00		
Covered area of Ground floor:	773.88	8,330.00		
Covered area of first floor	773.88	8,330.00		
Covered area of second floor:	773.88	8,330.00		
Covered area of Third floor:	773.88	8,330.00		
Total Covered area	3,869.42	41,650.00		

As per our analysis based on area statements available, it has been observed that there is a mismatch in actual construction covered area calculated during site survey and construction covered area approved in the site plan. Also, the cost estimate amounting to Rs.4.50 Crore is as per the approved drawings only as per the agreement.

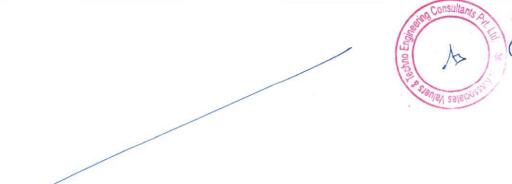


Building Details as per Contract Agreement	with Golden Bricks Engineer	ing
Description	Area (m²)	Area (ft²)
Total Plot Area:	NA	NA
Road widening Area:	NA	NA
Net Plot Area:	NA	NA
Covered area of Basement:	218.14	2,348.00
Covered area of Ground floor:	283.73	3,054.00
Covered area of first floor	283.73	3,054.00
Covered area of second floor:	283.73	3,054.00
Covered area of Third floor:	283.73	3,054.00
Total Covered area	1,353.04	14,564.00
Total Floor Area	NA	NA
Open Area	NA	NA
Parking Detail	ls	
Covered Parking area	6.31 ECS	NA
Open Parking area	1085 ECS	NA

# CIVIL ESTIMATE SIGNED WITH GOLDEN BRICKS ENGINEERING VIDE AGREEMENT DATED 26<sup>th</sup> MARCH 2021

(Amount in Rs. Crore)

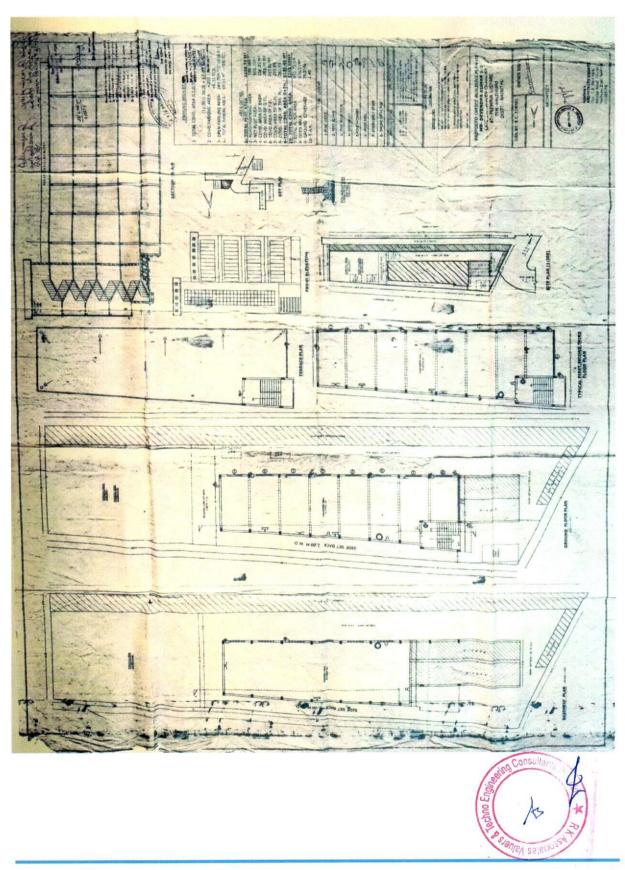
Sr. No.	Particulars	Estimated Amount
1.	4 Water Tank	0.15
2.	2 Septic tank	0.05
3.	Foundation + Colum Work	0.24
4.	Basement walls + ramp	0.36
5.	Slab + Beam	0.09
6.	Cement Plaster	0.14
7.	Oil bound distempering	0.11
8.	Electricity and sanitary	0.10
9.	Ground floor	0.74
10.	Architect fee	0.15
11.	Advance to Raw material supplier for next floor	0.18
12.	First Floor work	0.74
13.	Second floor work	0.74
14.	Third Floor work + balance architecture fee	0.71
	Grand Total	4.50





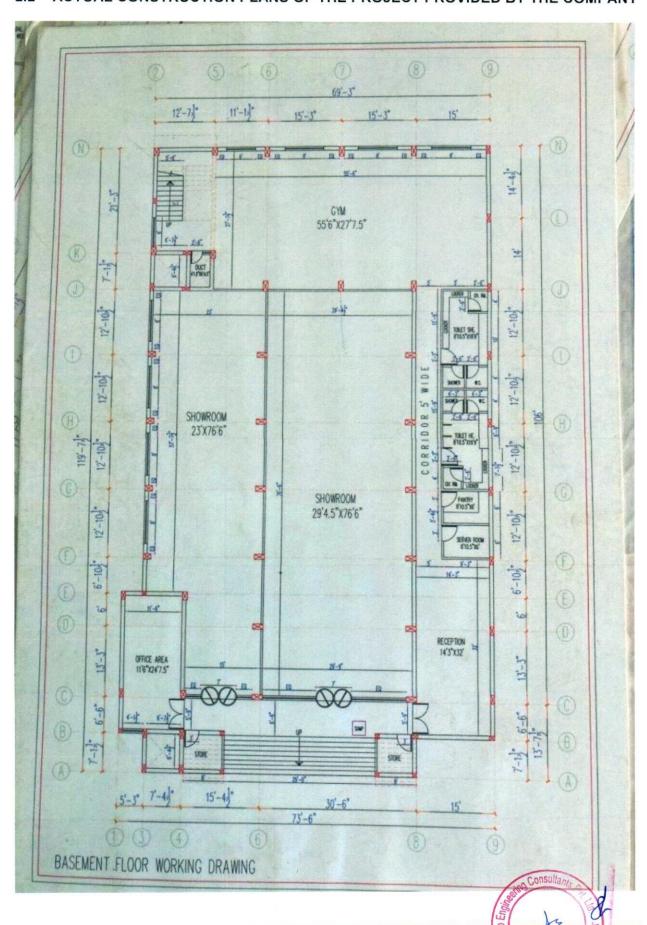
#### 2. SITE PLANS AND DRAWINGS:

#### 2.1 APPROVED SITE PLAN OF THE PROJECT:

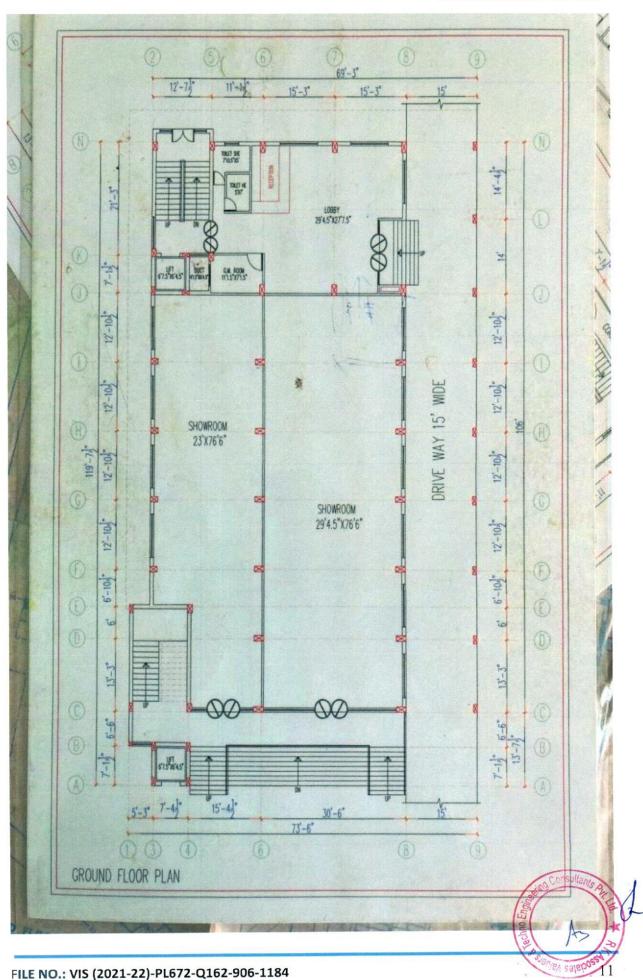




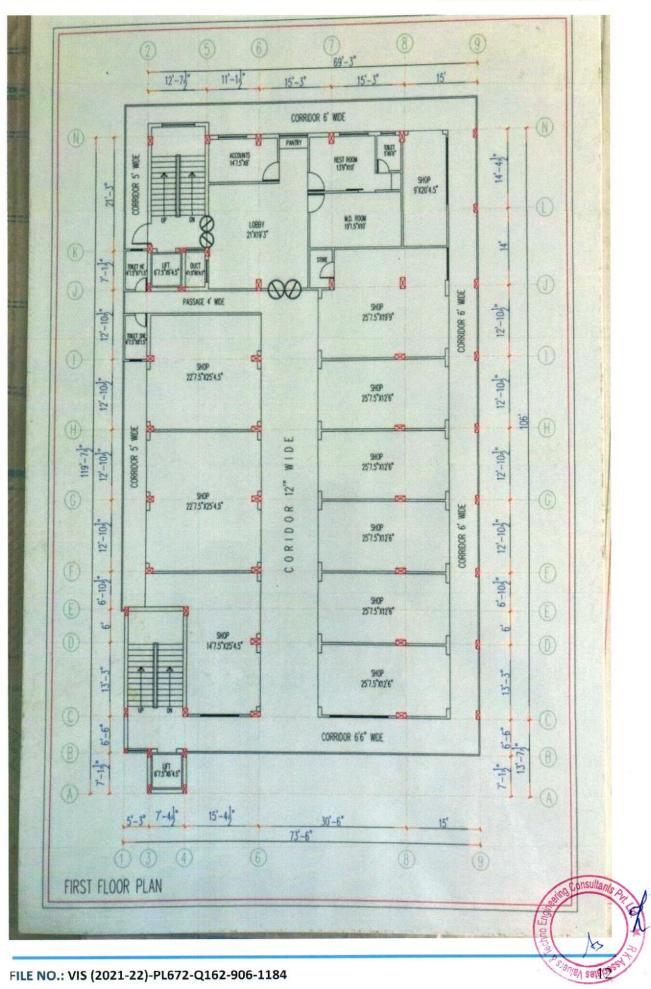
#### 2.2 ACTUAL CONSTRUCTION PLANS OF THE PROJECT PROVIDED BY THE COMPANY



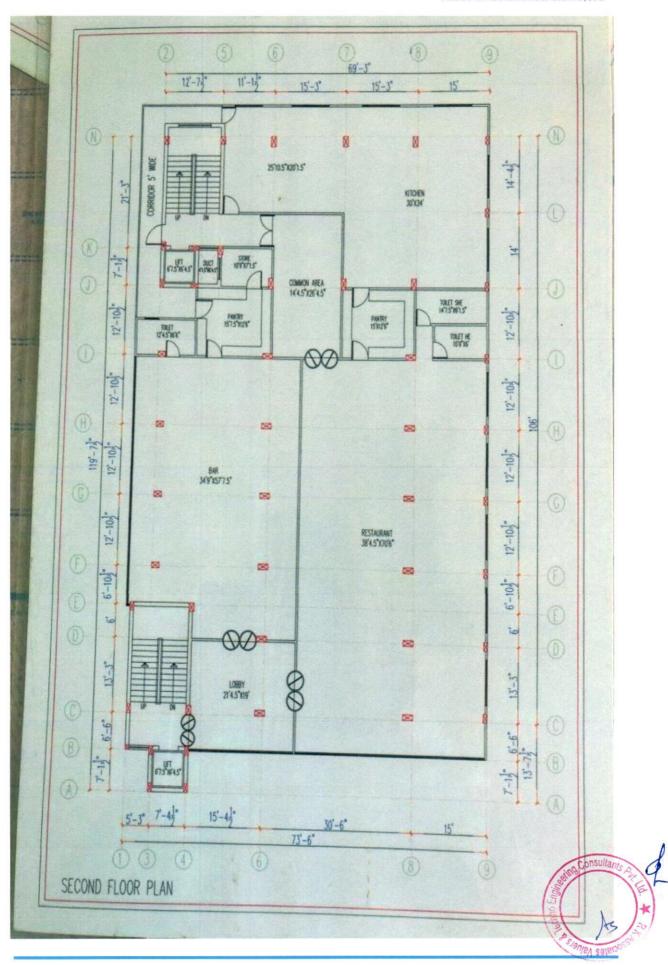




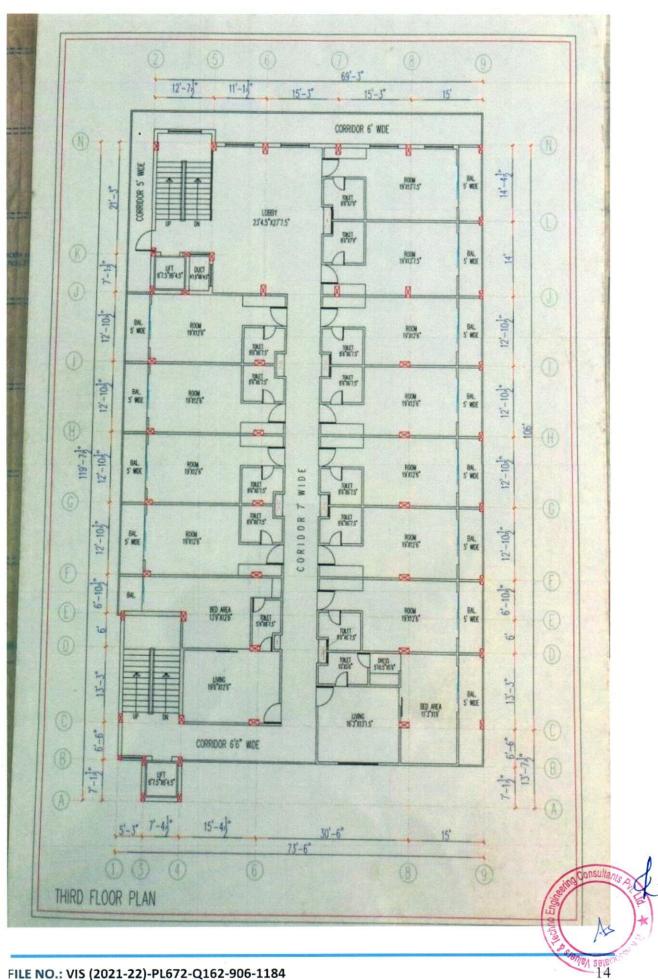














#### 3. PHYSICAL & EXPENDITURE PROGRESS:

As per physical progress observed during site visit based on Actual site drawings provided by the company and current applicable market rates the company has incurred approximately Rs.1.30 Crore on the project till the date of site visit. The above cost is estimated based on increased area measurement which the company is constructing in deviation to approved building plan and construction agreement. As per site visit based on actual site drawings the Basement area including foundation area admeasuring 8330 Sq. Ft. is complete and Ground floor area admeasuring approx. 1870 Sq. Ft. is complete.

During the site visit it was observed that the actual constructed area on site is more than the approved area and the same was also confirmed by the company. The Site survey was conducted based on Actual construction drawings only. The copies of drawings are also attached above. Thus, if same percentage progress is applied on the civil estimate singed in the agreement which was prepared based on the area mentioned in the approved plan, the actual incurred cost on the project comes to approximately Rs.42 Lakhs.

Breakup of physical progress observed during site visit and expenditure incurred on the project is as below:

C	CONSTRUCTION COST ASSESSMENT  M/S PRATAP TOWERS PRIVATE LIMITED  HALDWANI, DISTRICT NAINITAL, UTTARAKHAND   SITE VISIT DATED MARCH 14, 2022							
Sr. No.	Particulars	Estimate	Progress Observed	Evnenses Remarks				
1.	4 Water Tank	0.15	0%	0.00	No water tank was found to be constructed during site visit.			
2.	2 Septic tank	0.05	90%	0.04	2 septic tanks were under construction stage during site visit.			
3.	Foundation + Column Work	0.24	80%	0.19	Foundation and column works have been considered only for basement area for half of the columns only reinforcement binding is done and cement concrete works were pending.  Foundation works were found to be completed.  Percentage progress has been taken accordingly.			
4.	Basement walls + ramp	0.36	45%	0.16	Ramp work has not yet started. Therefore, the progress percentage pertains to only Basement walls. Approximately 45% of the basement walls were completed. For remaining walls reinforcement works were completed but Cement concrete works were pending.			



	<b>Grand Total</b>	4.50	18%	0.42	-
14.	Third Floor work + balance architecture fee	0.71	0%	0.00	Third floor construction works have not been started yet.
13.	Second floor work	0.74	0%	0.00	Second floor construction works have not been started yet.
12.	First Floor work	0.74	0%	0.00	First floor construction works have not been started yet.
11.	Advance to Raw material supplier for next floor	0.18	0%	0.00	Against the provided bill we do not have any breakup against the advance to raw material suppliers for next floor. Therefore, no cost has been taken under this head.
10.	Architect fee	0.15	0%	0.00	No invoice has been given against this item. Therefore, no cost has been taken under this head.
9.	Ground floor	0.74	0%	0.00	No description is mentioned in relation to the works that has to be carried out in this item. Therefore, no cost has been taken under this head.
8.	Electricity and sanitary	0.10	0%	0.00	No electricity and sanitary works started in the project.
7.	Oil bound distempering	0.11	0%	0.00	No Oil bound distempering works started in the project.
6.	Cement Plaster	0.14	0%	0.00	No plaster works is started in the project
5.	Slab + Beam	0.09	30%	0.03	Slab + Beam works have been considered for Ground floor only since only one side Ground floor works have completed.

#### Note:

- 1. Percentage progress has been done based on Actual physical progress observed during site visit considering Stages of construction mentioned in agreement rather than specific measurements, since Detailed BOQ was not provided to us.
- 2. As per site visit conducted on March 14, 2022, the company has constructed area more than the approved area. Therefore, as per our assessment based on actual physical progress observed during site visit and site-specific drawings shared by the company, they have incurred approximately Rs.1.30 Crore on the project till the date of site visit.

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#### PART D

#### DISCLAIMER

- 1. No employee or member of R.K Associates has any direct/ indirect interest in the Project.
- 2. This report is prepared based on the copies of the documents/ information which the Bank/ Company has provided to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. The client/owner and its management/representatives warranted to us that the information they supplied was complete, accurate and true and correct to the best of their knowledge. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct in all respect. I/We shall not be liable for any loss, damages, cost or expenses arising from fraudulent acts, misrepresentations, or wilful default on part of the owner, company, its directors, employee, representative or agents. Verification or cross checking of the documents provided to us from the originals or from any Govt. departments/ Record of Registrar has not been done at our end since this is beyond the scope of our work. If at any time in future, it is found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report shall automatically become null & void.
- 3. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, sanctioned maps, verification of documents, etc. have not been done at our end and same has to be taken care by legal expert/ Advocate. It is assumed that the concerned Lender/ Financial Institution has satisfied them with the authenticity of the documents, information given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for this report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
- 4. This report is a general analysis of the project based on the scope mentioned in the report. This is not an Audit report, Design document, DPR or Techno feasibility study. All the information gathered is based on the facts seen on the site during survey, verbal discussion & documentary evidence provided by the client and is believed that information given by the company is true best of their knowledge.
- 5. All observations mentioned in the report is only based on the visual observation and the documents/ data/ information provided by the client. No mechanical/ technical tests, measurements or any design review have been performed or carried out from our side during Project assessment.
- 6. Bank/FII should ONLY take this report as an Advisory document from the Financial/ Chartered Engineering firm and its specifically advised to the creditor to cross verify the original documents for the facts mentioned in the report which can be availed from the borrowing company directly.



- 7. In case of any default in loans or the credit facility extended to the borrowing company, R.K. Associates shall not be held responsible for whatsoever reason may be and any request for seeking any explanation from the employee/s of R.K Associates will not be entertained at any instance or situation.
- 8. The documents, information, data provided to us during the course of this assessment by the client is reviewed only upto the extent required in relation to the scope of the work. No document has been reviewed beyond the scope of the work.
- 9. This report only contains general assessment & opinion as per the scope of work evaluated as per the information given in the copy of documents, information, data provided to us and/ and confirmed by the owner/ owner representative to us at site which has been relied upon in good faith. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.
- 10. We have relied on data from third party, external sources & information available on public domain also to conclude this report. These sources are believed to be reliable and therefore, we assume no liability for the truth or accuracy of any data, opinions or estimates furnished by others that have been used in this analysis. Where we have relied on data, opinions or estimates from external sources, reasonable care has been taken to ensure that such data has been correctly extracted from those sources and /or reproduced in its proper form and context, however still we can't vouch its authenticity, correctness or accuracy.
- 11. This Report is prepared by our competent technical team which includes Engineers and financial experts & analysts.
- 12. This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Financial Institution which is using this report for taking financial decision on the project that they should consider all the different associated relevant & related factors also before taking any business decision based on the content of this report.
- 13. All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
- 14. Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the



report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.

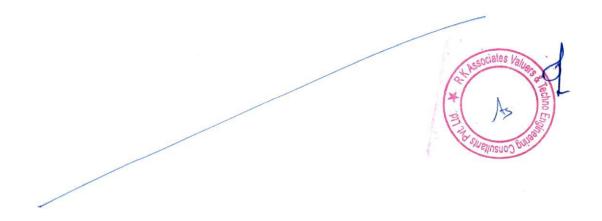
- 15. Defect Liability Period is <u>15 DAYS</u>. We request the concerned authorized reader of this report to check the contents, data and calculations in the report within this period and intimate us in writing if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. Corrections only related to typographical, calculation, spelling mistakes, incorrect data/ figures/ statement will be entertained within the defect liability period. Any new changes for any additional information in already approved report will be regarded as additional work for which additional fees may be charged. No request for any illegitimate change in regard to any facts & figures will be entertained.
- 16. R.K Associates encourages its customers to give feedback or inform concerns over its services through proper channel at <u>valuers@rkassociates.org</u> in writing within 15 days of report delivery. After this period no concern/ complaint/ proceedings in connection with the Financial Feasibility Study Services will be entertained due to possible change in situation and condition of the subject Project.
- 17. Our Data retention policy is of <u>ONE YEAR</u>. After this period, we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
- 18. R.K Associates never releases any report doing alterations or modifications from pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.

Place: Delhi FOR INTERNAL USE

Date: 01/04/2022 SURVEYED BY: Er. Sachin Pandey
Note: Report contains 30 Pages PREPARED BY: Er. Tejas Bharadwaj

For R.K. Associates Valuers and Techno

Engineering Consultants Pvt. Ltd.

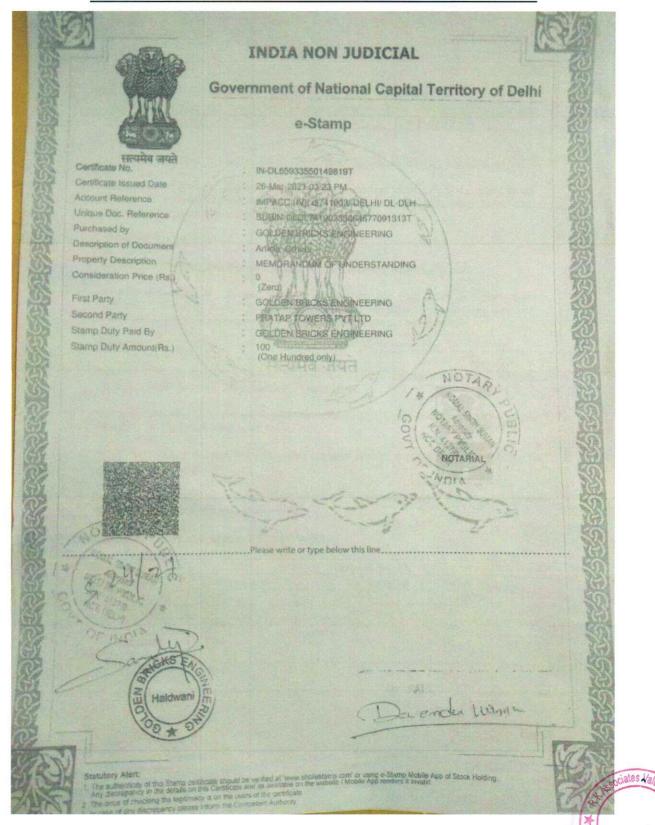




**PART E** 

#### REFERENCE DOCUMENTS

#### COPY OF AGREEMENT WITH GOLDEN BRICKS ENGINEERING





### MEMORANDUM OF UNDERSTANDING (MOU) FOR CONSTRUCTION OF SHOPPING COMPLEX NAMED PRATAPTOWER ON TURN KEY BASIS

(1) Er. Sandeep Kumar, Golden Bricks Engineering, Haldwani, Nanital, Uttrakhand.

Hereinafter referred as First Party (which expression shall unless repugnant to the context or meaning thereof be deemed to includes their respective legal heirs, legal representatives, successors in business and permitted assignees).

#### -AND BETWEEN-

(2) Mr. Devendra Kumar, Pratap Towers Pvt Ltd, Haldwani, Nanital, Uttrakhand

Here in after called as Second Party (which expression shall unless repugnant to the context or meaning thereof be deemed to includes its present shareholders and their respective legal heirs, representatives, successors and permitted assignces).

#### WHEREAS:

Second Party is holding a plot at Khasra No. 22, Vill. Prempur, Losgyani, Pargana, Bhawar, Tehsil-Halwani, Dist. Nainital, Uttarakhand.

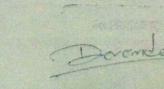
Second Party offered First Party to construct a shopping complex under the name Pratap Towers at the above mentioned place.

First Party agreed to construct a shopping complex under the name Pratap Towers at the above mentioned plot.

The proposed shopping complex shall consist 1 basement, ground floor and 3 floors Constructible built-up area statement:

a) Number of Floors and Area to be constructed:

		Area in Sq. Ft.					
TO a series	Covered area	Carpet area	No. of Shops				
Floors	2348	1996	PARKING				
Basement	3054	2596	16				
Ground		2596	16				
First Floor	3054	2596	16				
Second Floor	3054						
Third	3054	2596	16				
Floor							







#### b)Payment terms for construction:

The total cost of construction is Rs.4,50,00,000/- (Four crores Fifty lakhs only) which includes cost of raw material, labourer cost and architectural fees.

5 No	Particular	Start Day	End Day	Expenditure	Total Expenditure	Amount to be paid
	4 Water Tank	1st	30th	14,59,700	Part S	
	2 Septic Tank .	1st	30th	4,57,650		
	Foundation +Column Work	31th	75th	24,18,829		
	Basement Walls + Ramp	76th	135th	35,71,494		2,30,13,471
	Slab + Beam	136th	180th	9,27,168		
1	Cement Plaster			13,50,960	2,30,13,471	
	Oil Bound Tempering			11,04,150		
	Electricity & Sanitary			9,94,676		
	Ground Floor	181th	270th	74,28,844		
	Architect Fee	1st		15,00,000		
	Advance to Raw Material Supplier for Next floor	180th	10.34	18,00,000		
2	First Floor Work	271th	360th	74,28,844	74,28,844	74,28,844
3	Second Floor Work	361th	450th	74,28,844	74,28,844	74,28,844
4	Third Floor Work + Balance Architecture Fee	451th	540th	71,28,844	71,28,844	71,28,844
	Total		540 Days	450,00,003	4,50,00,003	4,50,00,00

Note: The payment shall be made within 15 days from the date of invoice. The invoice shall be raised after completion certificate mentioned above.

Haldwani

- . Extra Item Work:
- · Water proofing- water proofing in open terraces, overhead water tank, sunken
- · Boundary wall and gate, Septie TANK AND soil.

#### Notes1-

- · Cement: Ultratech;
- · Steel Tata TMT;

· Paint-Asian / Burger (Internal walls-Emersion & For Exterior -ACE/Weather coat )



#### Notes2:-

- \*Covered area of building will be decided after final measurement at the time of completion.
- \*Covered area includes projection and shall not be deduct cut outs.
- \*Above stages are provided to check the progress of work & accordingly the payment level.
- \*Quality of work shall be checked by Client time to time after completion and delivery of project, firm will have no responsibility.
- \* In case of any price increases on Raw Materials, Labour, Equipment etc will be afforded by promoters i.e Pratap Tower PVT LTD.
- \*Interior work and lights and Fans e.g.- leds are not cover in this contract.
- \*Applicable Taxes will be additional.
- \*Expected date of completion of project is 24 month.
- \*Progress and completion of project will be depending upon Payment Schedule.

NOW THIS AGREEMENT WITNESSETH as under:

### SCOPE OF WORK, PROJECT DETAIL AND SPECIFICATION Scope of Work:

The scope of work envisaged is entire development of the proposed shopping complex shall consist 1 basement, ground floor and 3 floors Constructible built-up area statement including site development works as per Architectural design, drawings and specifications.

#### The Scope for Shopping Complex Broadly Includes:

- Concrete work- R.C.C frame structure with staircase and P.C.C as per structural Drawings.
- Finishing Works- Masonry, Plaster, Doors and Windows, Flooring Dado, Skirting and Kitchen Platform work, painting work.
- Plumbing and Sanitary fixtures and fittings- soil waste and anti syphonage, water supply plumbing works.
- Electrical Installation works- internal wiring, common area wiring up to meter room, wiring for inverter, T.V/telephone/ cabling and electrical fixtures.

5. Special architectural and elevation features canopies, pergolas etc as specified in drawings.

KOMAL SINGH SUMAN

NOTARY PUBLIC

R.N. 4127M

WITNESSES:

1.

OF INOIS ATTESTED

NOTARY PUBLIC, DELHI

2 6 MAR 2021

SECOND PARTY

FIRSTPARTY

NOTARIAL REG. ENTRY NO. 331/2/ DATE: 2/2/2/2/2/



In clama



#### BUIILDING PLAN APPROVAL LETTER DATED 31.12.2015

भवन निर्माण अनुज्ञा की स्वीकृति का प्रपन्न 'ए'' (नियम 15 का उपनियम (2) टेरिक्ट) नियत प्राधिकारी. विनियमित क्षेत्र, हल्द्वानी-काठगोदाम स्थल- प्रेमपुर लुस्यानी ख0 संख्या- 22.23 मिन सेवा म कुल क्षेत्रफल- 1158.74 वर्ग गी0 धी देवेन्द्र कुमार पुत्र श्री नवीन चन्द्र, निवासी प्रेमपुर लुस्यानी तहसील हल्द्वानी जिला नैनीताल। भू-आच्छादन- 283.85 वर्णित कुल प्रस्तावित कवर्ड एरिया-1135.40 व0नीव महोदय ग्राम प्रेमपुर लुस्यानी हल्द्वानी -काठगोदाम, जिला-नैनीताल के खसरा 22.23 मिन में यसमण्ट भूतल, प्रथम तल, द्वितीय तल एवं तृतीय तल पर व्यवसायिक भवन में निर्माण हेतु अनुज्ञा देने के लिये आपके आवेदन पत्र संख्या- 23/6/4/2015 दिनाक 26.5.15 के संदर्भ में आपको सूचित किया जाता है कि अवर अभियन्ता विनियमित क्षेत्र, हल्हानी-काउगोदाम द्वारा आदेशिका में प्रस्तुत आख्या दिनांक 14.12.2015 में आपका भवन मानचित्र स्वीकृत किये जाने हेतु उपयुक्त पाया गया है। अतः अवर अनियन्ता द्वारा प्रस्तुत आख्या के कम में निम्नितिखित प्रतिबन्धों के साथ आपको दिनांक3|.12.2015 को भवन निर्माण की स्वीकृति दे दो गयी है। निम्नविधित प्रतिबन्धों का पालन न करने की दशा में आपका मानचित्र निरस्त करने अथवा किये गय निर्माण को ध्वस्त करने की कायवाही की ज 1. भवन निर्माण, स्थाकृत मानचित्र के ठीक अनुरूप करना होगा। बिना पूर्व स्थाकृति के किसी भी प्रकार का करवडल अनुमन्य नहीं होगा। अग सैटवैक/रोड साईड सैटबैक में किया गया अवैध निर्माण किसी भी दशा में शननीय नहीं है। 2. मानचित्र, स्वीकृति की अवधि के दिनांक से पाँच वर्ष के लिये वैध है। निर्माण कार्य पूर्ण न होने का पर्याप्त कारण बतान अवधि तीन वर्ष के लिये किन्तु एक बार में कंवल एक वर्ष के लिये बढ़ाई जा सकती है। नवीनीकरण प्रार्थना पत्र स्वीकृति की अवधि समाप्त होने से कम से कम दो माह पूर्व देना होगा। निर्माण कार्य पूरा हा जाने पर प्राविधिक द्वारा सन्यक रूप से प्रतिहस्ताक्षरित मानचित्र व निर्धारित पूर्णता प्रमाण पत्र में स्वत्य प्राप्त करने हेतु इस कार्यालय में प्रस्तुत करनी होगी। और पूर्णता प्रमाण पत्र होने पर ही भवन का अविभाग करना होगा। 4. निर्माण कार्य प्रारम्भ करने एवं निर्माण की प्रगति की लिखित सूचना इस कार्यालय को चरणवह रूप र कियान करने एवं 10) में प्रगति प्रमाण पत्र प्रस्तुत करना होगा। 5. भूमि स्वामित्व अथवा अन्य किसी महत्वपूर्ण तथ्य को छिपाकर प्राप्त की गया स्वीकृति की उत्तर कि प आरववीवओवएक्ट 1958 की धारा की धारा 7 (क) के अन्तर्गत निरस्त कर दिया जायगा तथा इस जान विकास मानिकन अनाधिकृत मानकर ध्वस्त कर दिया जायेगा। 6. संलग्न पहुँच मार्ग को भविष्य में यदि चौड़ा करने की आवश्यकता होगी तो निर्धारित सेटवैक से अपोटोट के अधिगाहे । कर की पेयजल की ध्यवस्था के संबंध में जल संस्थान की प्रस्तुत अनापतित/शपथ पत्र के अनुसार व्यवस्था ापदक को स्वय करने प्रार्थी को भवन निर्माण किसी सक्षम अभियन्ता की देख- रेख में भूकम्परोधी तकनीक से करना होगा तथा निर्माण की गुणवत्ता हैव 9. राज्य सरकार या उसके किसी विभाग के स्वामित्व की भूमि पर अतिकमण पाय जाने पर उसे विना नोटिस दिये हरूम दिया जायेगा और उस पर होने वाला व्यय निर्माणकर्ता से वसूल किया जायेगा। 10. भवन से जल निकासी, आवागमन एवं अन्य किसी प्रकार का अवरोध उत्पन्न होने की दशा में भवन स्वामी प्रकारकार होगा। सिचाई विभाग एवं अन्य विभाग द्वारा निर्गत प्रतिबन्धों का का पालन करना अनिवार्य होगा। 11- वर्षा जल-संग्रहण की आवश्यकता एवं उपयोगिता को देखते हुए वर्षा संग्रहण तकनीक का उपयोग किया जाए 12. प्रदत्त स्वीकृति को किसी प्रकार से भू-स्वामित्व का आधार नहीं समझा जायेगा। 3. प्रस्तायित भवन से किसी प्रकार के विपरीत प्रमाव पड़ने की दशा में स्वीकृति निरस्त करने की कार्यवाही को जा सकनी। 14. भवन निर्माण के दौरान सार्वजनिक मार्ग अवरूद्ध नहीं करना होगा, न ही किसी निजी सम्पत्ति को क्षांत पहुँचाना होगो। 15. गर्दे पानी की निकासी व्यवस्था स्वयं की भूमि में अथवा स्वयं की भूमि से लगी सार्वजनिक नाली में करनी होगी तथा सर्दिक टक सीक पिट अपनी भूमि में एवं भूमि सीमा से 04 फीट छोड़कर करनी होगी। 16. विना संटर्वक छोड़े किसी अन्य भूमि की तरफ खिड़की, दरवाजा, वेंटिलंटर, वरामदा, सीढ़ी इत्यादि नहीं लगान होगा 17. अग्र रोटवैक एवं पार्श्व सेटवैक पर हरियाली हेतु पर्याप्त वृक्षारोपण करना अनिवार्थ होगा : 18.आदासीय / व्यवसायिक भवन में वाहन पार्किंग की पर्याप्त व्यवस्था की जानी होगी, किसी भी दशा में सडक / सार्वजनिक स्थान पर पार्किंग की अनुमति नहीं होगी। नोट:- भवन प्लान शुल्क रूं० ४००२/-एवं विकास शुल्क रूं० २००३१/- जमा उपराना मानिका स्वीकृत। संलग्न-एक प्रति स्वीकृत मानचित्र नियत प्राधिकारी विशियमित क्षेत्र, हल्द्वानी-काठगादार प्रतिलिपि अवर अभियन्ता, विनियमित क्षेत्र, हल्हानी-काठगोदाम को निर्माण कार्य प्रारम्भ करते समय निरक्षण हत् रेषित। संलग्न-एक प्रति स्वीकृत मानचित्र।

> नियत प्राधिकारी विनियमित क्षेत्र, हल्द्वानी-काठगोदाम।



