

Inspection Report

Basic Details

RERA ID	UPRERAPRJ1133
Project Name	GRAND PAEONIA AT PRATEEK GRAND CITY
Promoter Name	PRATEEK REALTORS INDIA PRIVATE LIMITED
Promoter Address	KK-12, KAVI NAGAR, GHAZIABAD, UTTAR PRADESH-201002
Promoter Contact Number	9582948402
Promoter Email Address	CHAIRMAN@PRATEEKGROUP.COM

Inspection Details

Inspection Category	Authority Order (Extension Monitoring)	Inspection Date	01-02-2022
Inspection Team	VINOD KUMAR(J.E)	Designation	JUNIOR ENGINEER

Name of Site Representative	Rajesh Kumar Aggarwal	Designation	Vice President
Contact Number	9582948402	Email ID	rajesh@prateckgroup.com

Project Details

Original Start Date	01-04-2015	Modified Start Date	01-04-2015
Completion Date	26-02-2022	Validity of Map	27-02-2022

Inspection Findings

Development Work		
Inspection Filed	% of Work	Remarks
1. Boundary Wall	70	UP TO 70 PERCENT
2. Road Work	10	UP TO 10 PERCENT
3. Footpaths	10	UP TO 10 PERCENT
4. Water Supply including Drinking Water Facilities	70	UP TO 70 PERCENT
5. Sewer System	30	UP TO 30 PERCENT
6. Drainage	30	UP TO 30 PERCENT
7. Parks	0	NOT DONE
8. Electric Supply (As per Sanctioned Plan including Street Lighting)	0	Temporary Connection
9. Community Buildings	60	Common in tower C14,C15 on ground and 1 st floor

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10. Sewage & Sullage Water Treatment and Disposal System	90	UP TO 90 PERCENT
11. Solid Water Management & Disposal System	100	Hire Agency
12. Water Conservation System	40	05 PITS IS COMPLETED AND 08 IS PENDING TILL DATE
13. Energy Conservation System	0	NOT DONE
14. Fire Protection & Fire Safety System	40	UP TO 40 PERCENT
15. Social Infrastructure & Other Public Amenities	60	UP TO 60 PERCENT
16. Emergency Evacuation Services	100	COMPLETED
17. Other Miscellaneous Work	0	NOT DONE


Possession Given (%)	0	Registered Sale Deed (%)	0
OC Applied / Obtained	NO	OC Applied / Obtained Date	_____
Part Completion Certificate Applied	NO	Completion Certificate Applied / Obtained Date	_____

Project Status	ONGOING
Inspection Teams Remarks	<p>1- Site inspection of the project was carried on 01/02/2022.</p> <p>2- Construction work is ongoing.</p> <p>3- Construction material available at project site in moderate quantity.</p> <p>4- Approx 150-160 labour working at project site.</p> <p>5- Total 09 tower in the project and having configuration of (2B+S+26), (2B+S+28).</p> <p>6- In tower P1, structure 100%, brick 80%, plaster 70%, Paint 20%, flooring 0%, Common area 0%, fire-fitting 30%, lift installation 0%, railing 10% completed in the tower.</p> <p>7- In tower P2, structure 100%, brick 80%, plaster 65%, Paint 20%, flooring 0%, Common area 0%, fire-fitting 30%, lift installation 0%, railing 10% completed in the tower.</p> <p>8- In tower P3, structure 95%, brick 90%, plaster 80%, Paint 20%, flooring 0%, Common area 0%, fire-fitting 30%, lift installation 0%, railing 0% completed in the tower.</p> <p>9- In tower P4, structure 100%, brick 90%, plaster 80%, Paint 20%, flooring 0%, Common area 0%, fire-fitting 30%, lift installation 0%, railing 20% completed in the tower.</p> <p>10- In tower P5, structure 100%, brick 100%, plaster 100%, Paint</p>


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	<p>90%, flooring 90%, Common area 100%, fire-fitting 100%, lift installation 100%, railing 100% completed in the tower.</p> <p>11-In tower P6, structure 100%, brick 100%, plaster 100%, Paint 90%, flooring 90%, Common area 100%, fire-fitting 100%, lift installation 100%, railing 100% completed in the tower.</p> <p>12- In tower P7, structure 100%, brick 100%, plaster 100%, Paint 20%, flooring 0%, Common area 0%, fire-fitting 30%, lift installation 0%, railing 20% completed in the tower.</p> <p>13- In tower P8, structure 100%, brick 70%, plaster 65%, Paint 10%, flooring 0%, Common area 0%, fire-fitting 0%, lift installation 0%, railing 0% completed in the tower.</p> <p>14- In tower P9, structure 100%, brick 100%, plaster 90%, Paint 10%, flooring 0%, Common area 0%, fire-fitting 0%, lift installation 0%, railing 20% completed in the tower.</p> <p>15-Approx 75-78% work has been completed in the project.</p> <p>16-Completion date has expired on 26-02-2022.</p> <p>17-Map validity till 27-02-2022.</p> <p>18- QPR is created till 31-12-2021.</p> <p>19- All the documents uploaded by promoter on the Rera portal such as Approved layout, sanction letter, CA certificate, Architect certificate...etc.</p> <p>20-If 350-400 labour working at project site, it is being estimated that this project will take next 08 to 10 months to complete.</p>
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 03/02/22

प्रारूप-छ (संलग्नक-6)

अग्नि सुरक्षा प्रमाणपत्र (पूर्णता (कम्प्लीशन) अनापत्ति प्रमाणपत्र)

यूआईडी संख्या: UPFS/2020/25596/GZB/GHAZIABAD/1866/DD

दिनांक: 17-12-2020

प्रमाणित किया जाता है कि मैसर्स **PRATEEK REALTORS INDIA PVT LTD** (भवन/प्रतिष्ठान का नाम) पता **PRATEEK GRAND CITY, PLOT No. 04-BS-01 AND BS-05,,SIDDARTH VIHAR, NH-24,GHAZIABAD** तहसील - **GHAZIABAD**, प्लॉट एरिया **154916.51 sq.mt**, कुल कवर्ड एरिया **256162.801** (वर्ग मीटर), ब्लॉकों की संख्या - **16** जिसमें

ब्लॉक/टावर	प्रत्येक ब्लॉक में तलों की संख्या	बेसमेन्ट की संख्या	ऊँचाई
TOWER C1 STILT AND 28 FLOOR	28	2	93.55 mt.
TOWER C2 STILT AND 26 FLOOR	26	2	87.45 mt.
TOWER C3 STILT AND 26 FLOOR	26	2	87.45 mt.
TOWER C4 STILT AND 28 FLOOR	28	2	93.55 mt.
TOWER C5 STILT AND 26 FLOOR	26	2	87.45 mt.
TOWER C6 STILT AND 28 FLOOR	28	2	93.55 mt.
TOWER C7 STILT AND 26 FLOOR	26	2	87.45 mt.
TOWER C8 STILT AND 25 FLOOR	25	2	84.40 mt.
TOWER C9 STILT AND 29 FLOOR	29	2	96.60 mt.
TOWER C10 STILT AND 26 FLOOR	26	2	87.45 mt.
TOWER C12 STILT AND 28 FLOOR	28	2	93.55 mt.
TOWER C14 STILT AND 29 FLOOR	29	2	96.60 mt.
TOWER C15 STILT AND 26 FLOOR	26	2	87.45 mt.
TOWER C16 STILT AND 26 FLOOR	26	2	87.45 mt.
TOWER P5 STILT AND 28 FLOOR	28	2	93.55 mt.
TOWER P6 STILT AND 26 FLOOR	26	2	87.45 mt.

है। भवन का अधिभोग मैसर्स **PRATEEK REALTORS INDIA PVT LTD** द्वारा किया जा रहा है। इनके द्वारा भवन में अग्नि निवारण एवं अग्नि सुरक्षा व्यवस्थाएं, एन0बी0सी0 एवं तत्संबंधी भारतीय मानक ब्यूरो के आई0एस0 के अनुसार भवन में स्थापित करायी गयी व्यवस्थाओं का निरीक्षण अग्निशमन अधिकारी द्वारा दिनांक **23-12-2020** को भवन स्वामी/भवन स्वामी के प्रतिनिधि श्री **SUNIL MITTAL** के साथ किया गया। भवन में अधिस्थापित अग्नि सुरक्षा व्यवस्थाएं मानकों के अनुसार अधिस्थापित पायी गयी। अतः प्रश्रुत भवन को अग्नि सुरक्षा प्रमाणपत्र (फायर सेफ्टी सर्टिफिकेट) एन0बी0सी0 की अधिभोग श्रेणी **Residential** के अन्तर्गत वैधता तिथि **27-12-2020** से **26-12-2025** तक **5** वर्षों के लिए इस शर्त के साथ निर्गत किया जा रहा है कि भवन में नियमानुसार स्थापित सभी अग्निशमन व्यवस्थाओं का अनुरक्षण करते हुए क्रियाशील बनाये रखा जायेगा। भवन में स्थापित की गयी अग्निशमन व्यवस्थाओं में पायी गयी कमी के कारण किसी भी घटना के लिए मैसर्स **PRATEEK REALTORS INDIA PVT LTD** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होगें। निर्गत अग्नि सुरक्षा प्रमाणपत्र का नवीनीकरण निर्धारित समयावधि के अन्दर न कराये जाने पर निर्गत अग्नि सुरक्षा प्रमाणपत्र स्वतः ही निरस्त मान लिया जायेगा, जिसके लिए मैसर्स **PRATEEK REALTORS INDIA PVT LTD** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होगें।

"यह प्रमाण-पत्र आपके द्वारा प्रस्तुत अभिलेखों, सूचनाओं के आधार पर निर्गत किया जा रहा है। इनके असत्य पाए जाने पर निर्गत प्रमाण-पत्र मान्य नहीं होगा।"

हस्ताक्षर (निर्गमन अधिकारी)

(उप निदेशक)



Digitally Signed By
(AMAN SHARMA)

निर्गत किये जाने का दिनांक : **27-12-2020**
स्थान : **MEERUT**

[6F3173ACF1282848601D36130C6B4188805EE040]

27-12-2020

विद्युत सुरक्षा निदेशालय

कार्यालय उप निदेशक, विद्युत सुरक्षा, उत्तर प्रदेश शासन, गाजियाबाद रीजन,

F-6, (प्रथम तल), पटेलनगर-3, गाजियाबाद 201001

संख्या- 919 नि/ गाजियाबाद / विनियम 37(VI) / 2020-2021

दिनांक- 22-12-2020

विद्युत सुरक्षा निदेशालय का प्रमाणक

(Certificate of Electrical Safety Directorate)

विषय- “केन्द्रीय विद्युत प्राधिकरण (सुरक्षा तथा विद्युत आपूर्ति सम्बन्धी उपाय) विनियम “2010” के विनियम 37(VI) एवं उत्तर प्रदेश इलेक्ट्रिसिटी सप्लाई कोड 2005 के क्लॉज 4.4 (एनेक्जर 4.4) के अन्तर्गत मध्यम विभव विद्युत अधिष्ठापन का प्रारम्भिक निरीक्षण।

उपभोक्ता का नाम एवं पता- M/S PRATEEK REALTORS INDIA PVT. LTD.

PRATEEK GRAND CITY, BS-01 & BS-05, SIDDHARTH VIHAR
DISTRICT-GHAZIABAD, U.P.

Details of Equipment – 24 No. Lift

Sr.no.	Make	Lift No	Tower	Capacity
1.	OTIS	52NA5030	C-1	13 Passengers
2.	OTIS	52NA5031	C-1	13 Passengers
3.	OTIS	52NA5032	C-1	13 Passengers
4.	OTIS	52NA5018	C-2	13 Passengers
5.	OTIS	52NA5019	C-2	13 Passengers
6.	OTIS	52NA5020	C-2	13 Passengers
7.	OTIS	52NA5003	C-9	13 Passengers
8.	OTIS	52NA5004	C-9	13 Passengers
9.	OTIS	52NA5005	C-9	13 Passengers
10.	OTIS	52NA5015	C-10	13 Passengers
11.	OTIS	52NA5016	C-10	13 Passengers
12.	OTIS	52NA5017	C-10	13 Passengers
13.	OTIS	52NA5033	C-12	13 Passengers
14.	OTIS	52NA5034	C-12	13 Passengers
15.	OTIS	52NA5035	C-12	13 Passengers
16.	OTIS	52NA5024	C-16	13 Passengers
17.	OTIS	52NA5025	C-16	13 Passengers
18.	OTIS	52NA5026	C-16	13 Passengers
19.	OTIS	52NA5036	P-5	13 Passengers
20.	OTIS	52NA5037	P-5	13 Passengers
21.	OTIS	52NA5038	P-5	13 Passengers
22.	OTIS	52NA5006	P-6	13 Passengers
23.	OTIS	52NA5007	P-6	13 Passengers
24.	OTIS	52NA5008	P-6	13 Passengers

निरीक्षण शुल्क ₹0-36000.00 जो चालान सं०-LH00164, दिनांक-17.12.2020 द्वारा स्टेट बैंक आफ इण्डिया में जमा किया गया।

प्रिय महोदय,

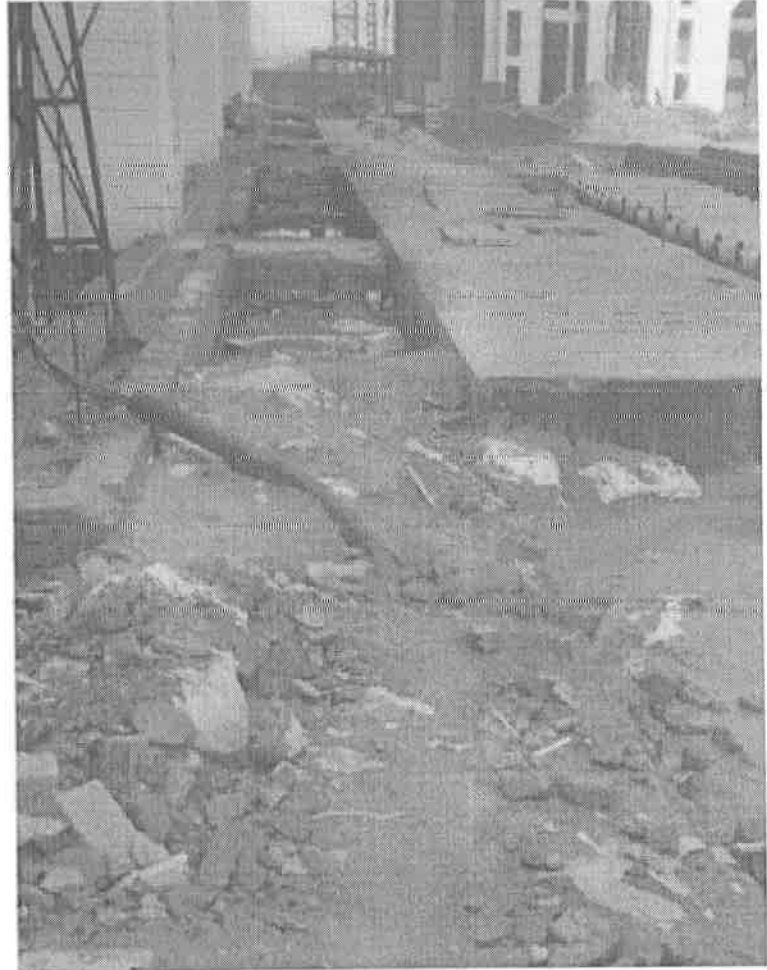
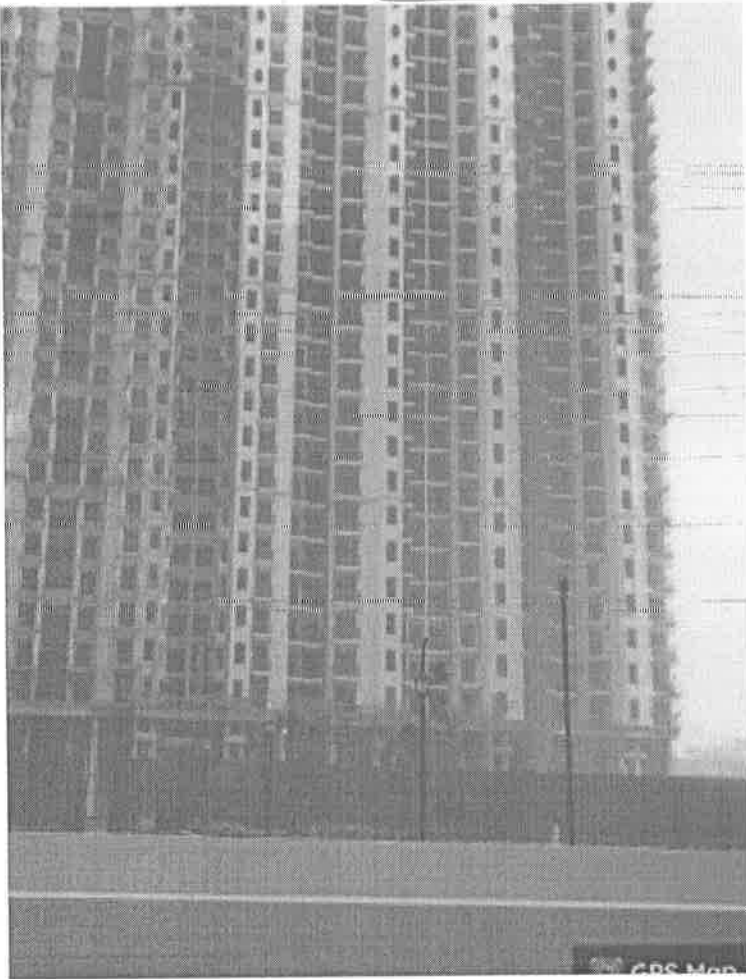
प्रमाणित किया जाता है कि इस निदेशालय के अधोहस्ताक्षरकर्ता द्वारा उपरोक्त विद्युत अधिष्ठापन का दिनांक-22.12.2020 को निरीक्षण करने पर पाया गया कि विद्युत अधिष्ठापन “केन्द्रीय विद्युत प्राधिकरण (सुरक्षा तथा विद्युत आपूर्ति सम्बन्धी उपाय) विनियम 2010”

विद्युत सुरक्षा निदेशालय (Electrical Safety Directorate)

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5/10

Tower - P1, P2 & P3 Structure & Road Work



y Tower-P6, PRATEEK GRAND CITY,
Pur Kanawni, Uttar Pradesh 201009

Longitude
77.4055798°

Altitude 150 meters
Tuesday, 01-02-2022



k Grand City Tower-P6, PRATEEK GR
Mahiuddin Pur Kanawni, Uttar Prade

Longitude
77.40567

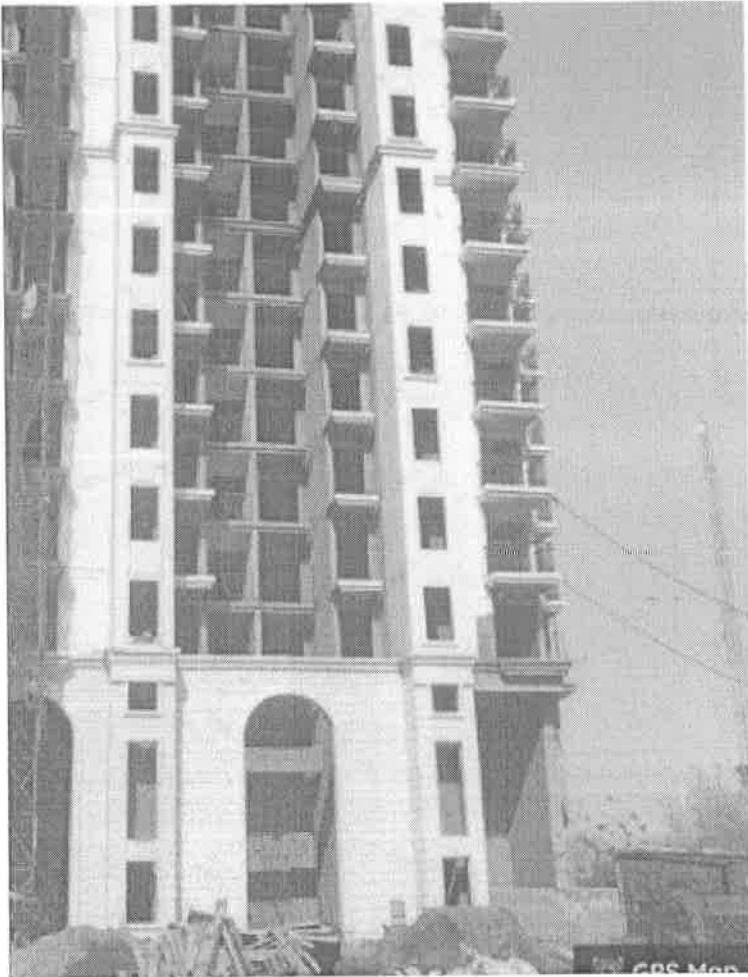
Altitude 103.73
Tuesday, 01-02-2022

03/02/22

7/10

Tower. - P7

Structure & Road work



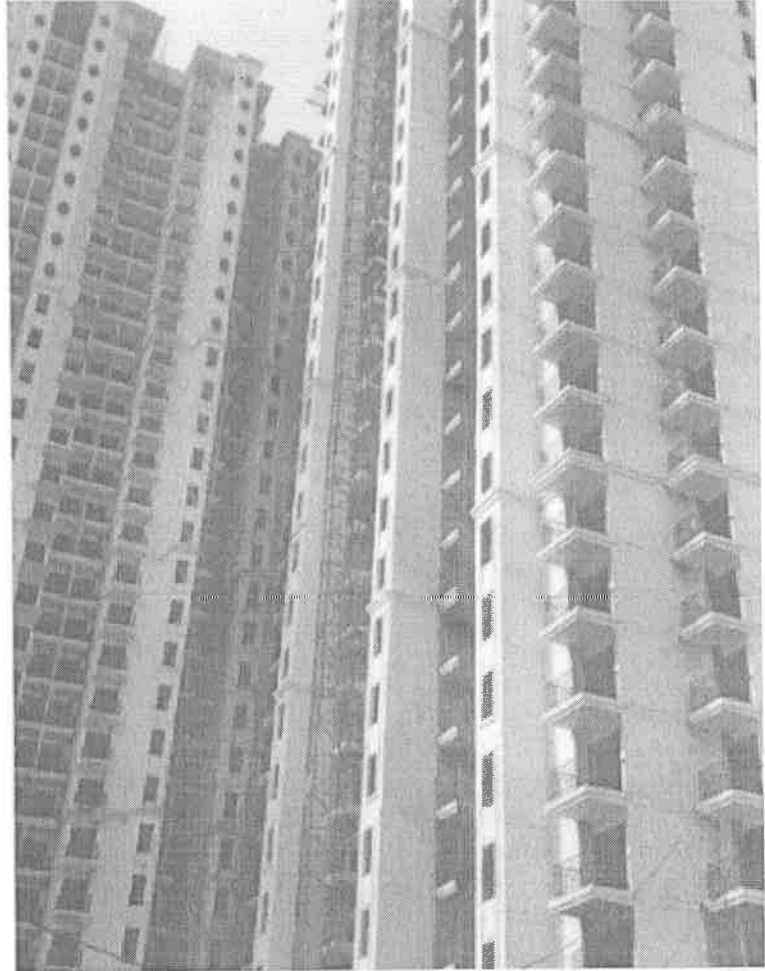
Block 17, Kashiram Vikas Yojna, Prata
Pradesh 201009, Ind

Longitude
76° 77.40668

Altitude 168.95
Tuesday, 01-02

03/02/22

Boundary Wall & Tower - P5 & P6 Work 8/10



Kashiram Vikas Yojna, Pratap Vihar, Ghaziabad
Pradesh 201009, India

Longitude
77.40683345°

Altitude 170.54 meters
Tuesday, 01-02-2022



Block 17, Kashiram Vikas Yojna, Pratap
Pradesh 201009, India

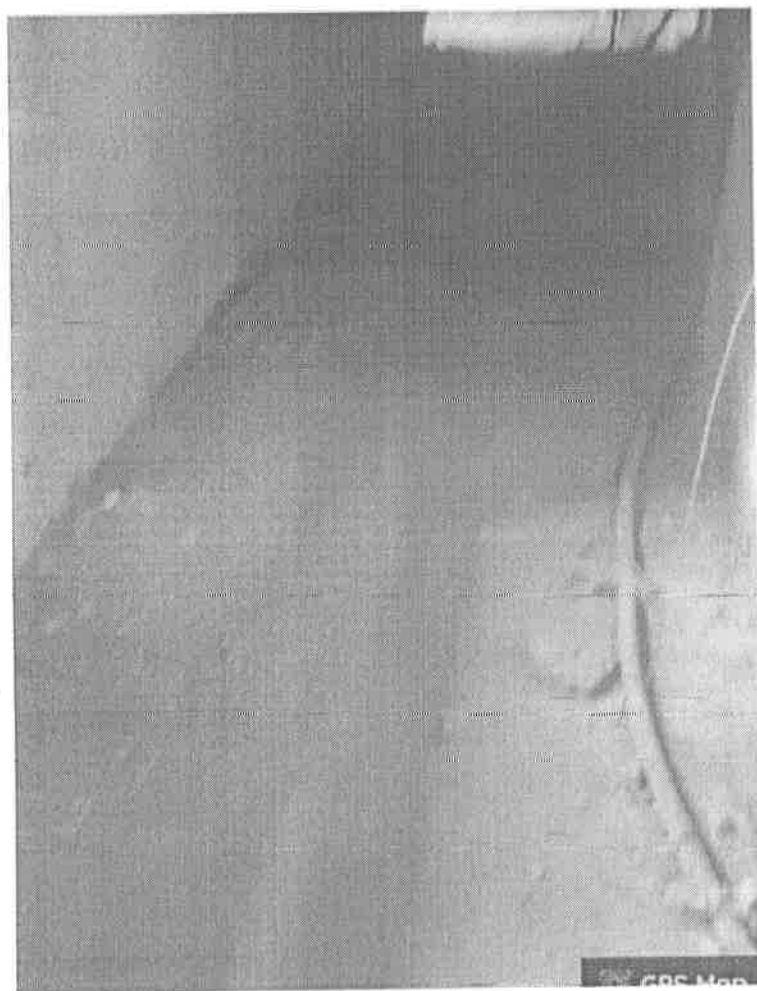
Longitude
77.4068413°

Altitude 164.16
Tuesday, 01-02-2022

03/02/22

Pending flooring & Common area work

9/10



Prateek Grand City Tower-P1, PRATEEK GRAN
Vihar, Mahiuddin Pur Kanawni, Uttar Pradesh

Latitude
28.64772005°

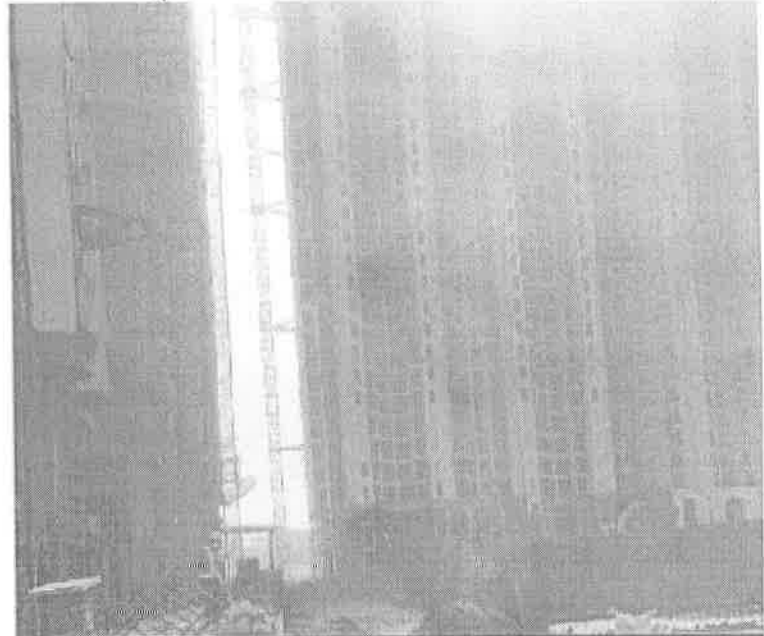
Local 02:05:40 PM
GMT 08:35:40 AM

Longitude
77.40641029°

Altitude 123.99 m
Tuesday, 01-02-2

03/02/22

Original Work
Available material to pending staircase Railing work 10/10



Prateek Grand City Tower-P1, PRATEEK GRAND CITY,
 Vihar, Mahiuddin Pur Kanawni, Uttar Pradesh 201009, India

Latitude
 28.64777143°

Longitude
 77.40643071°

Local 02:05:43 PM
 GMT 08:35:43 AM

Altitude 132.17 m
 Tuesday, 01-02-22



Prateek Grand City Tower-P1, PRATEEK GRAND CITY, Pratap
 Vihar, Mahiuddin Pur Kanawni, Uttar Pradesh 201009, India

Latitude
 28.64777271°

Longitude
 77.40638235°

Local 02:05:54 PM
 GMT 08:35:54 AM

Altitude 132.26 meters
 Tuesday, 01-02-22



Prateek Grand City Tower-P1, PRATEEK GRAND CITY,
 Vihar, Mahiuddin Pur Kanawni, Uttar Pradesh 201009, India

Latitude
 28.64777271°

Longitude
 77.40644203°

Local 02:05:54 PM
 GMT 08:35:54 AM

Altitude 151.25 m
 Tuesday, 01-02-22

03/02/22