

प्रेषक

उपायुक्त, गुडगांव।

सेवा में,

M/s Mapsko Builders Pvt. Ltd.  
125, 1<sup>st</sup> Floor Vipul Agora MG Road  
Gurgaon-122002

क्रमांक ०१ /एम.बी.

दिनांक

30/11/13

विषय:-

**Request for grant of NOC for residential Group Housing Colony  
"MAPSKO Mount Vill. at village Naurangpur, Sector-78-79 District  
Gurgaon, Haryana.**

उपरोक्त विषय पर आपके प्रार्थना दिनांक 14.08.12 के सन्दर्भ में।

विषयोक्त मामले में कार्यालय द्वारा उक्त प्रार्थना पत्र पर तहसीलदार, मानेसर व उप-वन संरक्षक, गुडगांव से रिपोर्ट प्राप्त की गई है। जो निम्न प्रकार है:-

1. तहसीलदार, मानेसर:- तहसीलदार, मानेसर ने अपनी रिपोर्ट में लिखा है कि रिपोर्ट पटवारी/गिरदावरी हल्का विस्तारपूर्वक है अनुसार रिपोर्ट अराजी कीला नम्बरान 37//7-8/1/1-8/2-11-12-13/1-13/2-14/1-18-19-20/1-21/2-22-23/1-23/2-27, 48//1/1-1/2-1/3-2-3/1-3/2-8-9-10/1-10/2-11-13 कित्ता 28 मौजा नौरंगपुर राजस्व रिकार्ड अनुसार अरावली क्षेत्र में नहीं है। राजस्व रिकार्ड अनुसार उपरोक्त नम्बरान आराजी की किस्म जमीन चाही है। उपरोक्त नम्बरान अरावली शामिलत देह की क्षणी में नहीं आती है।
2. Deputy Conservator of Forest, Gurgaon ने प्रार्थी को विस्तारपूर्वक रिपोर्ट तैयार करके प्रेषित की है जो निम्न प्रकार से है **M/s Mapsko Builders Pvt. Ltd., 52 North Avenue Road Punjabi Bagh, West Delhi** vide letter No. Nil Dated 18-07-12 made a request in connection with land measuring **16.369 Acres** having Rect. NO. 37//7, 8/1/1, 8/2, 11, 12, 13/1, 13/2, 14/1, 18, 19, 20/1, 21/2, 22, 23/1, 23/2, 27 Rect. No. 48//1/1, 1/2, 1/3, 2, 3/1, 3/2, 8, 9, 10/1, 10/2, 11, 13 Killa land Located at village **Naurangpur** District **Gurgaon** Applicant made a proposal to use this land for **Group Housing Colony Purpose**. In continuation of report submitted by RFO, Gurgaon vide letter No. 374-G dated 02-08-12 and approved from C.F. South Circle, Gurgaon vide letter no. 3725 dated 17-12-12, it is made clear that:
  - A As per record available above said land is not part of notified/closed area under IFA 1927/FCA/1980/specific section 4 & 5 of PLPA 1900/WLPA 1972/or any other forest land.
  - B It is clarified that by the Notification No. S.O.121/PA.2/1900/S.4/97 dated 28-11-1997, all revenue estate of Gurgaon District is notified u/s 4 of PLPA 1900 and s.o.





113/PA.2/1900/S.3/97 dated 17-11-1997 u/s 3 of PLPA. The area is however not recorded as forest in the Government record but felling of any tree is strictly prohibited without the permission of Divisional Forest Officer, Gurgaon.

- C If approach is required from Protected Forests by the user agency, the clearance/regularization under Forest Conservation Act 1980 will be required. Without prior clearance from Forest Department, the use of Forest land for approach road is strictly prohibited. **Mapsko Builders Pvt. Ltd., Located at Village Naurangpur District Gurgaon**, must obtained clearance and approaches the Divisional Forest officer, Gurgaon for the permission under Forest Department Act. 1980.
- D As per record with the Forest Department, Gurgaon, the area does not fall under Aravali Project Plantation done by the Forest Department.
- E All other statutory clearance mandated under the Environment Protection Act, 1986 or any other Act/order shall be obtained as applicable by the project proponents from the concerned authorities.
- F The project proponent shall ensure that Judicial orders/Pronouncements issued by the Hon'ble Supreme Court/High Courts.
- G It is clarified that the Hon'ble Supreme Court has issued various Judgment dated 06-05-02, 29-10-02, 16-12-02, 18-03-04 etc. Pertaining to Aravali region in Haryana, should be followed.

अतः तहसीलदार, मानेसर तथा उप-वन संरक्षक, गुडगांव की रिपोर्ट अनुसार वर्णित खसरा व किला न0 अरावली क्षेत्र में नहीं है। रिपोर्ट आपकी सेवा में आगामी आवश्यक कार्यवाही हेतु प्रेषित है।

For Deputy Commissioner

कृत: उपर्युक्त, गुडगांव।

30/11/13





**From** Director General  
Fire Service, Haryana Panchkula

**To** M/s Mapsko Builders Pvt Ltd  
Sector 78 and 79, Gurugram

**Memo No. FS/2020/29 dated : 19/02/2020**

**Subject :** No objection Certificate 15 mtrs. and Above from the fire safety point of view for Group A- Residential Building at Sector 78 and 79, Gurugram of M/s Mapsko Builders Pvt. Ltd. :

Reference your letter no. 051131923001173 dated 12/12/2019 on the subject cited above.

| Tower Name                  | Floor Detail                   | Height           | Ground Coverage                |
|-----------------------------|--------------------------------|------------------|--------------------------------|
| Cluster- 1A                 | S to 25                        | 83.85 Mt.        | 457.44 Sq. Mt.                 |
| Cluster- 1B                 | S to 24                        | 80.75 Mt.        | 457.44 Sq. Mt.                 |
| Cluster- 1C                 | S to 30                        | 99.35 Mt.        | 453.58 Sq. Mt.                 |
| Cluster- 1D                 | S to 27                        | 90.05 Mt.        | 457.44 Sq. Mt.                 |
| Cluster- 1E                 | S to 21                        | 71.45 Mt.        | 749.09 Sq. Mt.                 |
| Cluster- 1F                 | S to 24                        | 80.75 Mt.        | 755.09 Sq. Mt.                 |
| Cluster- 2                  | S to 17                        | 59.05 Mt.        | 559.09 Sq. Mt.                 |
| Cluster- 3                  | S to 21                        | 71.45 Mt.        | 719.89 Sq. Mt.                 |
| EWS Block                   | G to 06                        | 22.30 Mt.        | 612.385 Sq. Mt.                |
| Convenient Shopping         | At Ground Floor of EWS         | 4.00 Mt.         | At Ground Floor of EWS         |
| Community below Cluster- 1E | At Ground Floor of Cluster- 1E | 6.35 Mt.         | At Ground Floor of Cluster- 1E |
| Community below Cluster- 1F | At Ground Floor of Cluster- 1F | 6.35 Mt.         | At Ground Floor of Cluster- 1F |
| Tower Name                  | Basement Level                 | Basement Area    | Basement Remarks               |
| Part- A,B,C                 | Basement- 01                   | 24454.27 Sq. Mt. |                                |
| Part- A,B,C                 | Basement- 02                   | 24454.27 Sq. Mt. |                                |

- 1) The owner/occupier shall give a self declaration certificate annually regarding fire safety system installed in his building/premises is working in good condition and there is no addition/alteration in the building.
- 2) In case there is any addition/alteration in the building, the fire NOC shall cease to exist and the owner shall apply for approval of revised Fire Fighting Scheme
- 3) As per sub-section (1) and the competent authority may randomly check such building/premises.
- 4) The owner/occupier shall keep duly trained Fire Staff in all three shifts.
- 5) The Fire Protection System tested during inspection shall be maintained properly & always should be in good working condition.
- 6) If any lapse is found in the fire protection system at the time of inspection or detected during outbreak of fire, action will be taken as per rules against you.
- 7) You are directed to apply for NOC in future before 2 months of expiry of your NOC.
- 8) The open set back area is not checked at our end as it shall be checked by concerned building authority/department.
- 9) The owner/occupier shall strictly follow the other applicable rules/ regulations/ byelaws laid down regarding fire safety system. If you fail to comply with any of the above terms & conditions you will be liable to be punished as per Fire Act 2009 specially chapter- III Section 31 Sub-Section 1 & 2 of Fire Act 2009.
- 10) You have to perform quarterly Fire Drill in your building as per NBC with intimation to Fire Department and video graphy evidence to be kept as a record which shall be produced at the time of next Renewal; Official/Staff should be participated in the drill.
- 11) If the Infringements of Byelaws remains un-noticed the Authority reserves the right to amend the NOC as and when any such Infringements comes to notice after giving an opportunity of being heard and the Authority shall stand Indemnified against any claim on this account.
- 12) NOC granted subject to condition that there is no violation in sanctioned building plan by virtue of which fire fighting scheme was approved

The above NOC is valid for only **Five** year from the date of issue of this letter Applying renewal of the same well in time shall be the responsibility of owner/occupier.

**Remarks:- Part NOC**







Deputy Director (Technical)-I,  
for Director General, Fire  
Service, Haryana

Panchkula

Exercising the power of Director, Fire Services, Haryana



Digitally signed by GULSHAN  
KALRA  
Date: 2020.02.19 15:32:38 +05:30  
Reason: Digital Verification

## Annexure-V

From: Dy. Conservator of Forests,  
Gurgaon, Haryana.

To, **M/s. Mapsko Builders Pvt. Ltd.,**  
**52, North Avenue Road,**  
**Punjabi Bagh, West Delhi-110026.**

No: - 1986


Date:- 7/11/13

**Sub.:** Clarification regarding Applicability of forest laws on land Applied by **M/s. Mapsko Builders Pvt. Ltd.,**  
**52, North Avenue Road, Punjabi Bagh, West Delhi-110026.**

Applicant **M/s. Mapsko Builders Pvt. Ltd., 52, North Avenue Road, Punjabi Bagh, West Delhi** vide letter no. **Nil** dated **18.07.2012** made a request in connection with land measuring **16.369 Acres** having Rect. No. **37//7, 8/1/1, 8/2, 11, 12, 13/1, 13/2, 14/1, 18, 19, 20/1, 21/2, 22, 23/1, 23/2, 27.** Rect. No. **48//1/1, 1/2, 1/3, 2, 3/1, 3/2, 8, 9, 10/1, 10/2, 11, 13.** Land located at village **Naurangpur** District Gurgaon. Applicant made a proposal to use this land for **Group Housing Colony Purpose.** In continuation of report submitted by RFO, **Gurgaon** vide Letter No. **374-G** dated **02.08.2012** and approval from C.F. South Circle, Gurgaon vide letter No. **3725** dated **17.12.2012**, it is made clear that: -

- a) As per record available above said land is not part of notified / closed area under IFA 1927/FCA1980/Specific section 4 & 5 of PLPA 1900/ WLPA1972/ or any other forest land.
- b) It is clarified that by the Notification No. S.O.121/PA.2/1900/S.4/97 dated 28<sup>th</sup> November, 1997, all revenue estate of Gurgaon District is notified u/s 4 of PLPA 1900 and S.O.113/PA.2/1900/S.3/97 dated 17<sup>th</sup> November, 1997 u/s 3 of PLPA. The area is however not recorded as forest in the Government record but felling of any tree is strictly prohibited without the permission of Divisional Forest Officer, Gurgaon.
- c) If approach is required from Protected Forests by the user agency, the clearance/regularization under Forest Conservation Act 1980 will be required. Without prior clearance from Forest Department, the use of Forest land for approach road is strictly prohibited. M/s. Mapsko Builders Pvt. Ltd, located at village Naurangpur, District Gurgaon must obtain clearance and approach the Divisional Forest Officer, Gurgaon for the permission under Forest Conservation Act 1980.
- d) As per record with the Forest Department, Gurgaon, the area does not fall under Aravalli Project Plantation done by the Forest Department.
- e) All other statutory clearance mandated under the Environment Protection Act. 1986 or any other Act/order shall be obtained as applicable by the project proponents from the concerned authorities.
- f) The project proponent will not violate any Judicial Order/ Pronouncement issued by the Hon'ble Supreme Court/ High Courts.
- g) It is clarified that the Hon'ble Supreme Court has issued various judgment dated 07.05.2002, 29.10.2002, 16.12.2002, 18.03.2004 etc. pertaining to Aravalli region in Haryana, should be followed.

Date **20.12.2012.**  
Place. **Gurgaon.**


  
**Dy. Conservator of Forest,**  
**Gurgaon.**

Endst.No.

Dated:

A copy is forwarded to:-

1. Conservator of Forests, South Circle, Gurgaon for information.
2. Dy. Commissioner, Gurgaon w.r.t. his letter no. 34 dated 18.09.2012 for information and n/ action.
3. Guard File.

  
**Dy. Conservator of Forest,**  
**Gurgaon.**





Mapsko "Icon-79" Mount Ville Sector 79, Gurgaon

Implementation Schedule

| S.No | Description Of Work                      | Upto Q2 2023-24 | Q3 2023-24 | Q4 2023-24 | Q1 2024-25 | Q2 2024-25 | Q3 2024-25 | Q4 2024-25 | Q1 2025-26 | Q2 2025-26 | Q3 2025-26 | Q4 2025-26 | Q1 2026-27 | Q2 2026-27 |
|------|--|-----------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| 1    | Civil Work Structure work Incl. Basement |                 |            |            |            |            |            |            |            |            |            |            |            |            |
| 2    | Internal Finishing Work                  |                 |            |            |            |            |            |            |            |            |            |            |            |            |
| 3    | Plumbing Work                            |                 |            |            |            |            |            |            |            |            |            |            |            |            |
| 4    | Electrical Work                          |                 |            |            |            |            |            |            |            |            |            |            |            |            |
| 5    | Fire Fighting & Fire Alarm Works         |                 |            |            |            |            |            |            |            |            |            |            |            |            |
| 6    | Split Airconditioning                    |                 |            |            |            |            |            |            |            |            |            |            |            |            |
| 7    | Lift Works                               |                 |            |            |            |            |            |            |            |            |            |            |            |            |
| 8    | External Finishes & painting             |                 |            |            |            |            |            |            |            |            |            |            |            |            |
| 9    | External Development Works               |                 |            |            |            |            |            |            |            |            |            |            |            |            |
| 9    | Handing Over                             |                 |            |            |            |            |            |            |            |            |            |            |            |            |



Sd/- 11/08

50.110.9

**MAPSKO Builders Pvt. Ltd.**

Icon -79 , Gurugram

Expenses Incurred till 31.12.2023

| Particular   | Amount In Rs        |
|--|---------------------|
| Land Cost  | 6,71,93,267         |
| Approval Cost  | 6,77,79,868         |
| Construction Cost Including Mobilisation Advances to Contractors | 20,64,43,524        |
| Administration Exp.  | 4,76,75,612         |
| Selling and Marketing  | 65,01,431           |
| <b>Total</b>   | <b>39,55,93,702</b> |









**Som Projects Pvt. Ltd.**

an ISO certified company

CIN : U45201HR2005PTC086441



Registered Office :-  
1201-1202, Tower B, 12th Floor,  
Millennium Plaza, Sector-27,  
Gurugram-122002 (Haryana)  
Ph : 0124-4008949/4326652  
Email : somprojects@gmail.com  
Web : www.somprojects.co.in

58-12

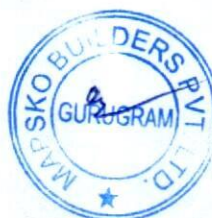
**Tax Invoice**

|   |  |   |  |
|---|--|---|--|
| Som Projects Pvt Ltd<br>1201-1202 Millenium Plaza, Sec-27, Gurugram<br>Haryana-122002<br>GSTIN/UIN: 06AAJCS9451K2ZS               |  | Invoice No.<br><b>SPPL/ICON/SUBS/05</b> | Dated<br><b>30-11-2023</b>             |
| M/S.MAPSKO BUILDERS PRIVATE LIMITED<br>MAPSKO MOUNT VILLE, SECTOR-79, Gurugram, Haryana-122101                                    |  | Supplier's Ref.                         | Bill Period : 01-11-2023 to 30-11-2023 |
| GSTIN/UIN: :06AADCMS296L1Z0<br>State Name :Haryana State Code: 06   |  |   | Other Reference(s)                     |
| Buyer (if other than consignee)<br>M/S.MAPSKO BUILDERS PRIVATE LIMITED<br>MAPSKO MOUNT VILLE, SECTOR-79, Gurugram, Haryana-122101 |  | Work Order No                           | Dated                                  |
| GSTIN/UIN: :06AADCMS296L1Z0<br>State Name :Haryana State Code: 06   |  | Name of Work :-                         | ICONIC Tower and Electrical Substation |

| SI | Description of Goods / Works        | SAC Code | Total Amount Before Tax | 10,029,169.  |
|----|-------------------------------------|----------|-------------------------|--------------|
| 1  | Civil Work of the Residential Tower | 995411   | Add SGST 9%             | 902,625.0    |
|    |                                     |          | Add CGST 9%             | 902,625.0    |
|    |                                     |          | Total Tax Amount        | 1,805,250.0  |
|    |                                     |          | Total Amount After Tax  | 11,834,419.0 |

Tax Amount (in words) :- One Crore Eighteen Lakh Thirty Four Thousand Four Hundred Nineteen Only

| Bank Details |                | Certified the Particulars given are true and correct   |
|--------------|----------------|--|
| Bank Name    | HDFC Bank Ltd  | For M/s. SOM PROJECTS PVT. LTD<br>Authorized Signatory |
| Account No   | 01298470000038 |  |
| Ifsc Code    | HDFC0000129    |  |





## SOM PROJECTS PVT. LTD.

Project Name : ICONIC TOWER+ ESS

## ABSTRACT SHEET

RA BILL NO. :- 5TH RA

Month November :- 2023

| i.No. | Description                      | Amount (Rs.)  |           |             | Amount with GST (Rs.) |             |              |
|-------|----------------------------------|---------------|-----------|-------------|-----------------------|-------------|--------------|
|       |                                  | Upto Previous | This Bill | Total       | Upto Previous         | This Bill   | Total        |
| 1     | DIRECT COST                      |               |           |             |                       |             |              |
| 1a    | PROCURED MATERIALS               |               |           |             |                       |             |              |
| (i)   | DIRECT MATERIAL                  | 5,24,98,424   | 68,78,519 | 5,93,76,943 | 5,94,52,412           | 81,09,914   | 6,75,62,326  |
| (ii)  | INDIRECT MATERIAL                | 8,53,278      | 1,44,521  | 9,97,799    | 10,02,897             | 1,70,452    | 11,73,349    |
| (iii) | MATERIAL TESTING                 | 50,450        | 3,000     | 53,450      | 59,531                | 3,540       | 63,071       |
| (iv)  | STATIONARY                       | 68,652        | 5,950     | 74,602      | 72,975                | 5,950       | 78,925       |
| (v)   | DIESEL                           | 1,29,563      | 3,594     | 1,33,157    | 1,29,563              | 3,594       | 1,33,157     |
| 1b    | COST OF SUB CONTRACTORS          | 1,20,49,682   | 4,07,712  | 1,24,57,394 | 1,20,49,682           | 4,07,712    | 1,24,57,394  |
| 1c    | COST OF CHOWK LABOURS            | 83,850        | -         | 83,850      | 83,850                | -           | 83,850       |
| 2     | INDIRECT COST                    |               |           |             |                       |             |              |
| 2a    | SALARIES                         | 47,19,502     | 5,50,500  | 52,70,002   | 47,19,502             | 5,50,500    | 52,70,002    |
| 2b    | SITE OFFICE EXPENSES             | 4,17,905      | 95,127    | 5,13,032    | 4,17,905              | 95,127      | 5,13,032     |
| 2c    | GUEST HOUSE EXPENSES             | 7,14,434      | 99,170    | 8,13,604    | 7,14,434              | 99,170      | 8,13,604     |
| 2d    | MISCELLANEOUS EXPENSES           | -             | 41,150    | 41,150      |                       |             |              |
| 2e    | CONVEYANCE                       | 10,061        | 1,000     | 11,061      | 10,061                | 1,000       | 11,061       |
| 3     | PLANT & EQUIPMENT                |               |           |             |                       |             |              |
| 3a    | PLANT & EQUIPMENT RENTAL CHARGES | 37,506        | 2,479     | 39,985      | 44,780                | 3,016       | 47,796       |
| 3b    | SHUTTERING/STAGING RENTAL COST   | 6,11,554      | 2,60,544  | 8,72,098    | 7,21,634              | 3,07,442    | 10,29,076    |
| 3c    | OUTSOURCED RMC                   | 1,69,84,410   | 4,61,350  | 1,74,45,760 | 2,00,41,604           | 5,44,393    | 2,05,85,997  |
|       |                                  |               |           |             |                       |             |              |
|       | Total Work Done (A)              | 8,92,29,271   | 89,54,616 | 9,81,83,887 | 9,95,20,830           | 1,03,01,810 | 10,98,22,640 |

For SOM Projects Pvt Ltd

Authorised Signatory