

Greater Noida Industrial Development Authority

Plot no-01, Sector-k.p.-04, Greater Noida, Distt.G.B.Nagar,(U.P.)

PLNG/(B.P.)2643 (C) / 1119
Date/ 14.02.2020...

To,
M/S AJNARA REALTECH Ltd.
D-247/26, SECTOR-65
NOIDA
Sir/madam,

Kindly refer your letter dated 03-02-2019 for Part Completion of building plan on plot no GH-02, Sector-16, Greater Noida. Regarding the same following are the objections/information required after observing your drawings & document.

1. Structural design vetting from IIT or equivalent is required along with st. drawings.
2. 2/3 consent from buyers are to be submitted duly signed by developer and flat buyer (in original) Along with the affidavit from developer under RERA, complete buyers list with addresses and phone numbers are to be submitted in original.
3. All documents are to be signed by architect and developer.
4. Time extension certificate is to be submitted.
5. Fire, labour cess, Electrical, Environment(EIA), lift & Airport authority NOCs are to be submitted.
6. Consent to operate STP and DG are to be submitted.
7. Area statement is not correct. Area /far is more than permissible, entrance lobby are to be taken in FAR. Height of stilt floor is more than permissible.
8. Drawing is not as per building bye laws. Corrected drawing and its soft copy is required.
9. Services drawing indicating a) sewerage, water supply, drain, b) rain water harvesting, c) electrical, d) landscaping and parking along with calculation are required duly signed by owner.
10. No dues certificate (defaulter) is required. NOC is required from labour dept.
11. Affidavits are to be submitted duly signed by architect and developer.
12. St. engineer's certificate to be submitted.
13. Water bill and other fees are to be deposited.
14. Electrical, floor/windows, sanitary plumbing work, glass work, lift not operational landscape parking work incomplete. strap folding and temporary structure are to be removed
15. Builder buyer agreement of all sold flats along with consent letters duly signed in original along with addresses and phone numbers of the flat buyers are to be submitted, board resolution for authorized signatory is to be submitted in original.
16. Building photographs are to be signed and submitted. Structure is not allowed in setback
17. Basement is not as per building bye laws.
18. Declaration Fees 100/- Per Flat Is To Be Deposited For Both Forms
19. Original Declaration (Form-A), Consent Of All Allotees (In Original). Affidavit From Promoters, Project Architect & Structural Engineer Is Required As Per Provisions Of U.P. Apartment Act -2010 And U.P. Apartment Rule -2011

After rectification of above observations the matter can be processed further only in light of order passed by GNIDA with respect to public notice regarding revision in building plans and declaration Form-A. Kindly rectify the observations with in 30 days from the date of issue of this letter otherwise your application shall be cancelled

Yours faithfully

14/02/2020
SR. MANAGER