



क्षेत्रीय कार्यालय-उ०प्र० प्रदूषण नियंत्रण बोर्ड, गाजियाबाद  
Regional Office, U.P. Pollution Control Board, Ghaziabad  
Website- [www.uppcb.com](http://www.uppcb.com), e-mail: [roghaziabad@uppcb.in](mailto:roghaziabad@uppcb.in)

संदर्भ संख्या : 1978/एनजीटी-131/ओ०ए०-139/2019/2022

दिनांक 21/01/2022

To

The Registrar  
The National Green Tribunal  
Principal Bench  
New Delhi  
E-Mail:- [judicial-ngt@gov.in](mailto:judicial-ngt@gov.in) & [ngt.filling@gmail.com](mailto:ngt.filling@gmail.com)

**Sub: Report in compliance to order passed by Hon'ble National Green Tribunal, New Delhi on dated 08.07.2021 in the matter of Original Application No. 139/2019 Mahagunpuram Apartment Owners Association Versus Ghaziabad Development Authority & Ors.**

Sir,

With reference to the above-mentioned subject, a report in compliance to order passed by Hon'ble National Green Tribunal, New Delhi on dated 08.07.2021 in the matter of Original Application No. 139/2019 Mahagunpuram Apartment Owners Association Versus Ghaziabad Development Authority & Ors. Compliance action taken report in compliance of Hon'ble Tribunal orders is hereby submitted on behalf of U.P. Pollution Control Board, Ghaziabad for kind perusal and necessary action please.

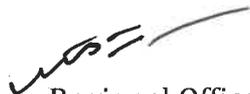
**Enclosure: As above**

Yours Sincerely

  
(Utsav Sharma)  
Regional Officer  
U.P. Pollution Control Board  
Ghaziabad.

Copy to:

- 1- District Magistrate, Ghaziabad for information.
- 2- Member Secretary, U.P. Pollution Control Board, Lucknow for information.
- 3- Shri Pradeep Misra, Advocate, Noida for necessary action.
- 4- Law Officer-1, U.P. Pollution Control Board, Lucknow for information.

  
Regional Officer  
U.P. Pollution Control Board  
Ghaziabad.

क्षेत्रीय कार्यालय : आई०एन०एस०-२, सेक्टर-१६, वसुन्धरा, गाजियाबाद-२०१०१२ फोन-०१२०-४१६०१०८  
मुख्यालय : TC-12V, विभूति खण्ड, गोमती नगर, लखनऊ २२६०१०

**Compliance and Action taken Report**

**In**

**Original Application No. 139/2019**

***Mahagunpuram Apartment Owners Association***

***Versus***

***Ghaziabad Development Authority & Ors.***

**Filed on Behalf of:  
Uttar Pradesh Pollution Control Board**

## 1. Background

The matter pertains to compliance of specific condition of Environmental Clearance issued to M/s Mahagunpuram, Village Mehrauli, NH 24, Ghaziabad by SEIAA, UP vide order dated 22.03.2017. It has been stated that the plot area of the said project is 54,630 sqm and as per condition number 10 of the environmental clearance, 15% of the plot area has to be left for green belt development.

Accordingly, the matter was heard by Hon'ble Tribunal on 08.07.2021 and following orders were passed:

*".....2. A report has been filed by the GDA about the status of compliance of condition No. 10 of the EC dated 22.03.2017, granted by the SEIAA, UP requiring 15% of the plot area to be left for green belt development. Since the plot area is 54630 sq.m., 15% had to be calculated on that basis. According to the report dated 24.01.2019 filed by the GDA, 15% has been calculated on net plot area after excluding land under the road etc. and on that basis, it is stated that there is a compliance. This stand is challenged by the applicant by submitting that 15% is to be taken as per the total plot area and not after making exclusion for road or other areas.*

*3. We find the stand of the applicant to be as per EC conditions and the stand taken by the GDA against the same. It is difficult to understand why the GDA is taking stand against clear stipulation in the EC conditions and direction of this Tribunal in the order quoted earlier.*

4. Accordingly, we direct the Vice Chairman, GDA to ensure compliance and remain present in person by video conferencing with the compliance report. We also direct that State PCB to initiate coercive measures against the project for the patent violations, in accordance with law and file a compliance report before this Tribunal by e-mail at [judicial-ngt@gov.in](mailto:judicial-ngt@gov.in) preferably in the form of searchable PDF/ OCR Support PDF and not in the form of Image PDF.”

In compliance of said orders, site has been inspected by officers of Board and compliance report is as below.

## **2. Compliance and Action Taken Report:**

In compliance of Hon’ble Tribunal’s orders dated 08.07.2021, site was inspected by Board’s officers on 16.12.2021. During inspection, status of green belts marked as Pockets A, B, C and D on the map approved by Ghaziabad Development Authority were verified on ground. It was observed that encroachment in some way or other has been done on green belts of Pockets A, B and D, details of same are as below:

- i) **Pocket A** – The main entrance road of the society has been shown as a 9.0 meter road in the map approved by the Authority, however, its width has been increased due to which there is partial encroachment on green belt of Pocket A. Also, volleyball play area has been

developed in the green belt and same cannot be categorized as green belt as per MoEF norms as laid down in condition number 67 of the environmental clearance which clearly states that as per MoEF norms the green belt shall comprise of 50% trees, 25% shrubs and 25% grass. Green belt area of Pocket A has been shown as 2448.08 square meters on approved map.

ii) **Pocket B-** Again, the main entrance road of the society has encroached partially on the green belt of Pocket B. Also, DG sets have been installed on this green belt area. Green belt area of Pocket B has been shown as 1017.00 square meters on approved map.

iii) **Pocket C** - Green belt area of Pocket A has been shown as 1915.00 square meters on approved map. No major encroachment was observed in this pocket.

iv) **Pocket D** – Temple has been built on part of the green belt defined as Pocket D on the map approved by Ghaziabad Development Authority. Green belt area of Pocket A has been shown as 435.00 square meters on approved map.

Besides these pockets, an area of around 7679.78 sqm has been mentioned as master plan green area in the map approved by the

Authority but same has not been developed by the project proponent and comprises mostly of weeds and few trees.

In view of above encroachments, Revenue Department was requested to do a joint survey with Board and submit report regarding green belt area in the project. Joint survey by Revenue Department and Board has been done on 28.01.2022 in presence of Mr. Anuj Vinod, (AGM) Project. Copy of the report is annexed as **Annexure I** of the report, major findings of the report are as below.

- i) **Pocket A** – Green belt in this pocket which has been shown as 2448.08 sq.m. on the map measures to around 2005.81 sq.m. on site
- ii) **Pocket B**- Green belt in this pocket which has been shown as 1017.00 sq.m. on the map measures to around 182.29 sq.m. on site
- iii) **Pocket C** - Green belt in this pocket which has been shown as 1915.00 sq.m. on the map measures to around 1654.50 sq.m. on site
- iv) **Pocket D** - Green belt in this pocket which has been shown as 435.00 sq.m. on the map measures to around 38.52 sq.m. on site.

v) Measurement of Master Plan Green area has not been done by the team as same has not been developed into a green belt till date.

Thus, as is evident from above inspection note, green area in Pockets A,B,C and D shown as 5815.08 sq.m. on the map actually measures to around 3881.81 sq.m. only and is clear violation of the map approved by the Authority.

Although green belt of 13,494.86 sq. m. (Developed area + Master Plan Green Area) has been earmarked on the approved map, same has not been developed and maintained in toto by the project proponent. Considering the total plot area of 54,630 sq.m., project proponent had to develop green belt area of 8194.50 sq. m. as per condition number 10 of the environmental clearance which states that 15% of the total plot area should be green belt area. As per joint report submitted by revenue department, only 7.2% of the plot area has been found to be green during site verification.

Ghaziabad Development Authority vide letter dated 08.10.2021 has already directed the project proponent to reserve area earmarked as green area in approved map as green area only, copy of same is enclosed as ***Annexure II.***

Although, representative of project proponent has brought to the notice of joint team on 28.01.2022 that the temple and volleyball pitch has been developed by RWA and not by the builder, no documentary proof of same could be furnished so his claims have not been taken into consideration.

### **Imposition of Environmental Compensation**

In present matter, Board has relied upon Hon'ble Tribunal's order dated 06.01.2022 in O.A. 549/2019 in which following observation has been made:-

*"...5. In these circumstances, the liability of the Project Proponent was required to be assessed in terms of orders of the Hon'ble Supreme Court in Goel Ganga Developers India Pvt. Ltd. vs UOI1 equal to the 10% of the project cost. Though the project cost is not mentioned, having regard to the fact that there are 12000 units for construction, project cost may extent to thousands of crores. The joint Committee constituted by the Tribunal has failed to follow the directions of the Hon'ble Supreme Court on the aspect of assessment of appropriate compensation and gone by norms laid down by some authority contrary to norms laid down by the Hon'ble Supreme Court which may merely encourage violations and not act as deterrent...."*

Accordingly, Hon'ble Supreme Court's order dated 10.08.2018 in Civil Appeal 10854 of 2016 has been perused. The portion of the order relied upon is as below:

*"...57. Having held so we are definitely of the view that the project proponent who has violated law with impunity cannot be allowed to go scot-free. This Court has in a number of cases awarded 5% of the project cost as damages. This is the general law. However, in the present case we feel that damages should be higher keeping in view the totally intransigent and unapologetic behaviour of the project proponent. He has maneuvered and manipulated officials and authorities. Instead of 12 buildings, he has constructed 18; from 552 flats the number of flats has gone upto 807 and now two more buildings having 454 flats are proposed. The project proponent contends that he has made smaller flats and, therefore, the number of flats has increased. He could not have done this without getting fresh EC. With the increase in the number of flats the number of persons, residing therein is bound to increase. This will impact the amount of water requirement, the amount of parking space, the amount of open area etc.. Therefore, in the present case, we are clearly of the view that the project proponent should be and is directed to pay damages of Rs.100 crores or 10% of the project cost whichever is more..."*

Information with regards to cost of construction and cost of land was received from the project proponent, this amounted to Rs.

279.10 Crores. In this 74.92 Crores has been shown as cost of land and Rs. 204.18 Crores has been shown as cost of construction, copy of valuation sheet has also been received to verify it. Copy of same is annexed as ***Annexure III***.

Thus, in accordance with above order of Hon'ble Supreme Court and assessing the gravity of violations made by the project proponent in Civil Appeal 10854 of 2016, environmental compensation in present matter has been computed at 5% of the project cost, which has been stated as a general law by Hon'ble Supreme Court. Accordingly, environmental compensation of **Rs. 13,95,50,000/- (Rs. Thirteen Crores Ninety Five Lakhs and Fifty Thousand)** has been assessed against the project proponent in present matter and same has been recommended along with prosecution of Directors of the developer M/s Mahagun Real Estate Pvt. Ltd.

### **3. Recommendations**

In view of blatant violations and utilization of environmental compensation, following recommendations are suggested.

- i) M/s Mahagun Real Estate Pvt Ltd, promoters of Mahagunpuram project in Ghaziabad should deposit environmental compensation of Rs. 13,95,50,000/- (Rs. Thirteen Crores Ninety Five Lakhs and Fifty Thousand) with State Pollution Control Board.
- ii) M/s Mahagun Real Estate Pvt Ltd should submit a detailed EC utilization plan for 50% of the environmental compensation imposed, This plan should primarily be focused on improvement of environment within the Mahagunpuram society and part of it may be utilized in collaboration with district authorities for improvement of environmental services/dense plantation within vicinity of the society only. Utilization shall be subject to approval of Hon'ble Tribunal.
- iii) Area defined as Master Plan Green area should be used for dense forestry by using techniques like Miyawaki.

iv) Ghaziabad Development Authority should take necessary action against the project proponent for alterations made in green belts violation of approved plan.

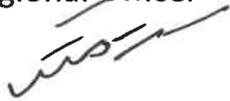


(Anshul Sharma)  
Junior Engineer, UPPCB



(Kishan Singh)  
Assistant Environment Engineer, UPPCB

(Utsav Sharma)  
Regional Officer



उपजिलाधिकारी  
गाजियाबाद

14/NT  
29/01/2022

महोदय,

संलग्न पत्र संदर्भ संख्या 1925/एन.जी.टी.-131/ओ0ए0-139/2019 /2022 दिनांक 19.01.2022 विषय मा0 राष्ट्रीय हरित अधिकरण, नई दिल्ली में विचारधीन ओ0ए0 संख्या 139/2019 के क्रम में आपके पृष्ठांकन संख्या 1321/एसटी0 एस0डी0एम0 /2022 दिनांक 25.01.2022 को महागुनपुरम अपार्टमेन्ट आनर्स एसोसिएशन बनाम गाजियाबाद विकास प्राधिकरण व अन्य के सम्बन्ध में प्रश्नगत हाऊसिंग परियोजना में वर्तमान में आच्छादित कुल ग्रीन एरिया के भौतिक सत्यापन हेतु राजस्व विभाग व उ0 प्र0 प्रदूषण नियंत्रण बोर्ड, गाजियाबाद की संयुक्त टीम के साथ स्थलीय निरीक्षण किया गया । प्रश्नगत हाऊसिंग परियोजना का प्रमाणित मानचित्र के अनुसार स्थलीय निरीक्षण किया गया जिसकी जाँच आख्या निम्नवत है :-

उपरोक्त के सम्बन्ध में राजस्व विभाग तथा उ0 प्र0 प्रदूषण नियंत्रण बोर्ड की संयुक्त टीम द्वारा दिनांक 28.01.2022 द्वारा स्थलीय निरीक्षण एवं आवश्यक पैमाईश की गयी, जिसमें महागुनपुरम अपार्टमेन्ट हाऊसिंग परियोजना में गाजियाबाद विकास प्राधिकरण द्वारा स्वीकृत मानचित्र पर दर्शाये गये ग्रीन एरिया A में 2448.08 वर्गमीटर के सापेक्ष वर्तमान में 2005.81 वर्गमीटर, ग्रीन एरिया B में 1017.00 वर्गमीटर के सापेक्ष वर्तमान में 182.29 वर्गमीटर, ग्रीन एरिया C में 1915.00 वर्गमीटर के सापेक्ष वर्तमान में 1654.50 वर्गमीटर व ग्रीन एरिया D में 435.00 वर्गमीटर के सापेक्ष वर्तमान में 38.52 वर्गमीटर, अर्थात् ग्रीन एरिया A, B, C व D का संयुक्त रूप से कुल 5815.08 वर्गमीटर के सापेक्ष 3881.81 वर्गमीटर भौतिक सत्यापन में पाया गया । इस प्रकार महागुनपुरम अपार्टमेन्ट हाऊसिंग परियोजना में प्रस्तावित कुल प्लॉट एरिया 54630.00 वर्गमीटर के सापेक्ष लगभग 7.2 प्रतिशत ग्रीन एरिया भौतिक सत्यापन में पाया गया ।

आख्या आवश्यक कार्यवाही हेतु सादर सेवा में प्रेषित है ।

  
29/01/2022

(धर्मेन्द्र कुमार)  
क्षे0 लेखपाल  
तह0 गा0बाद

  
29.01.2022

(मनोज कुमार)  
लेखपाल  
तह0 गा0बाद

  
29.01.22

(अंशुल शर्मा)  
अवर अभि0  
प्रदूषण विभाग

  
29.01.22

(किशन सिंह)  
सहा0 पर्यावरण  
अभियन्ता, प्रदूषण विभाग

  
29/01/22

(ओम प्रकाश पौसवान)  
नायब तहसीलदार  
गाजियाबाद

  
उप जिलाधिकारी  
गाजियाबाद  
29/1/2022



# गाजियाबाद विकास प्राधिकरण

विकास पथ, गाजियाबाद

पत्रांक 857 / प्रवर्तन जोन-4 / 2021

दिनांक - 8-10-2021

श्री अनुज जैन, डायरेक्टर,  
महागुनपुरम रियल एस्टेट प्रा0 लि0  
ए-19, सेक्टर 63, नौएडा,  
गौतमबुद्धनगर ।

कृपया इस पत्र के साथ संलग्न मा0 राष्ट्रीय हरित अधिकरण, प्रिंसिपल बैंच, नई दिल्ली द्वारा ऑरिजनल एप्लिकेशन नम्बर 139/2019 (पूर्व ओ0ए0 न0-06/2018) महागुनपुरम अपार्टमेंट ऑनर्स एसोसिएशन बनाम गाजियाबाद विकास प्राधिकरण व अन्य में मा0 ट्रिब्यूनल द्वारा पारित आदेश दिनांक 08.07.2021 का संदर्भ ग्रहण करने का कष्ट करें जिसके अन्तर्गत मा0 ट्रिब्यूनल द्वारा महागुन ग्रुप हाउसिंग एन0 एच0 24 के स्वीकृत मानचित्र में अंकित भूखण्ड के समस्त क्षेत्रफल अर्थात् 54630 वर्ग मीटर पर 15 प्रतिशत ग्रीन एरिया छोड़े जाने हेतु आदेशित किया गया है।

प्राधिकरण द्वारा स्वीकृत/शमनित मानचित्र पत्रांक 416/प्रवर्तन जोन-4/2015 दिनांक 15.12.2015 में आप द्वारा भूखण्ड का समस्त क्षेत्रफल 54630 वर्ग मीटर दर्शाया गया है जिसमें मास्टर प्लान 2021 में दर्शित ग्रीन एरिया क्षेत्रफल 7679.78 वर्ग मीटर तथा अवशेष क्षेत्रफल 38767.22 वर्ग मीटर पर 15 प्रतिशत ग्रीन एरिया, 5815.08 वर्ग मीटर स्वीकृत किया गया है अर्थात् कुल 7679.78 वर्ग मीटर + 5815.08 वर्ग मीटर = 13494.86 वर्ग मीटर क्षेत्रफल ग्रीन एरिया के रूप में स्वीकृत किया गया है जोकि भूखण्ड क्षेत्रफल 54630 वर्ग मीटर का (15% के सापेक्ष) 24.70% है।

अतः आपको निर्देशित किया जाता है कि मा0 राष्ट्रीय हरित अधिकरण द्वारा पारित आदेश दिनांक 08.07.2021 के अनुपालन में उपरोक्तानुसार प्राधिकरण द्वारा स्वीकृत ग्रीन एरिया क्षेत्र को स्थल पर ग्रीन एरिया के रूप में ही आरक्षित करना सुनिश्चित करें।  
संलग्नक - उपरोक्तानुसार ।

(कृष्णा करुणेश)  
उपाध्यक्ष

प्रतिलिपि -

अध्यक्ष, महागुनपुरम अपार्टमेंट ऑनर्स एसोसिएशन, क्लब हाउस, महागुनपुरम सोसाएटी, एन0एच0 24, गाजियाबाद को सूचनार्थ।

उपाध्यक्ष

2021/10/08

## Labour Cess Calculation of Mahagan Puram, Village Mehroli, N.H.-24, Ghaziabad

Sl. No.	Blocks	No's of Floor	Area in Sqm	Rates in Sqm	Amount
1	Block-1	Ground + 19 <sup>th</sup> Floor	12402.61	12500.00	15,503,265.10
2	Block-2	Ground + 19 <sup>th</sup> Floor	12502.53	12500.00	15,628,162.75
3	Block-3	Ground + 14 <sup>th</sup> Floor	9281.98	12000.00	11,138,376.00
4	Block-4	Ground + 19 <sup>th</sup> Floor	12402.61	12500.00	15,503,265.10
5	Block-5	Ground + 14 <sup>th</sup> Floor	9281.98	12000.00	11,138,376.00
6	Block-6	Ground + 19 <sup>th</sup> Floor	12402.61	12500.00	15,503,265.10
7	Block-7	Ground + 19 <sup>th</sup> Floor	12402.61	12500.00	15,503,265.10
8	Block-8	Ground + 22 <sup>nd</sup> Floor	13435.07	12500.00	16,793,837.50
9	Block-9	Ground + 24 <sup>th</sup> Floor	14010.41	12500.00	17,513,012.50
10	Block-10	Ground + 24 <sup>th</sup> Floor	7832.70	12500.00	9,790,875.00
11	Block-11	Ground + 24 <sup>th</sup> Floor	14460.68	12500.00	18,075,850.00
12	Lower Basement Area in Group Housing		8850.53	11000.00	9,735,583.00
13	Upper Basement Area in Group Housing		26229.75	11000.00	28,852,737.50
14	Mummies, Machine Room, HT, Panel room & Guard room		1528.451	11000.00	1,681,296.10
15	Community Facilities with Basement, Ground + 2 <sup>nd</sup> Floor		825.903	11000.00	9,084,933.00
16	Commercial Complex with Basement, Ground + 2 <sup>nd</sup> Floor		825.00	11000.00	9,075,000.00
<b>Total Cost of Building</b>					<b>204,17,72,359.00</b>

Total Construction cost of the Building = 204,17,72,359.00

(Labour Cess 1% of the total construction of building) = Rs. 2,04,17,723.59

Say Rs. 2,04,17,724.00 (Rs. Two Crore Four Lakh Seventeen Thousand Seven Hundred Twenty Four Only)

## PART - III - DECLARATION

This is to certify that :-

- I hereby declare that the information furnished in part I are true and correct to the best of my knowledge and belief.
- I have no direct or indirect interest in the property so valued.
- We have personally inspected the property on 09 February, 2021.
- The information incorporated are based on the data furnished by the owner and building or part thereof shown at site.
- The legal status of the deed of ownership has to be examined by advocate.

Place :- Ghaziabad

Dated :- 11 February, 2021



(R. A. BUSHI, No-48/9N/2018, GHARWAJI)

6	1 <sup>st</sup> Floor	621.58	626.90	620.998	621.58	620.998	621.58	621.58	583.56	559.89	312.94	577.90
7	2 <sup>nd</sup> Floor	621.58	626.90	620.998	621.58	620.998	621.58	621.58	583.56	559.89	312.94	577.90
8	3 <sup>rd</sup> Floor	621.58	626.90	620.998	621.58	620.998	621.58	621.58	583.56	559.89	312.94	577.90
9	4 <sup>th</sup> Floor	621.58	626.90	620.998	621.58	620.998	621.58	621.58	583.56	559.89	312.94	577.90
10	5 <sup>th</sup> Floor	621.58	626.90	620.998	621.58	620.998	621.58	621.58	583.56	559.89	312.94	577.90
11	6 <sup>th</sup> Floor	621.58	626.90	620.998	621.58	620.998	621.58	621.58	583.56	559.89	312.94	577.90
12	7 <sup>th</sup> Floor	621.58	626.90	620.998	621.58	620.998	621.58	621.58	583.56	559.89	312.94	577.90
13	8 <sup>th</sup> Floor	621.58	626.90	620.998	621.58	620.998	621.58	621.58	583.56	559.89	312.94	577.90
14	9 <sup>th</sup> Floor	621.58	626.90	620.998	621.58	620.998	621.58	621.58	583.56	559.89	312.94	577.90
15	10 <sup>th</sup> Floor	621.58	626.90	620.998	621.58	620.998	621.58	621.58	583.56	559.89	312.94	577.90
16	11 <sup>th</sup> Floor	621.58	620.42	620.998	621.58	620.998	621.58	621.58	583.56	559.89	312.94	577.90
17	12 <sup>th</sup> Floor	621.58	620.42	620.998	621.58	620.998	621.58	621.58	583.56	559.89	312.94	577.90
18	13 <sup>th</sup> Floor	621.58	620.42	620.998	621.58	620.998	621.58	621.58	583.56	559.89	312.94	577.90
19	14 <sup>th</sup> Floor	621.58	620.42	620.998	621.58	620.998	621.58	621.58	583.56	559.89	312.94	577.90
20	15 <sup>th</sup> Floor	621.58	620.42	620.998	621.58	620.998	621.58	621.58	583.56	559.89	312.94	577.90
21	16 <sup>th</sup> Floor	621.58	620.42	620.998	621.58	620.998	621.58	621.58	583.56	559.89	312.94	577.90
22	17 <sup>th</sup> Floor	621.58	620.42	620.998	621.58	620.998	621.58	621.58	583.56	559.89	312.94	577.90
23	18 <sup>th</sup> Floor	621.58	620.42	620.998	621.58	620.998	621.58	621.58	583.56	559.89	312.94	577.90
24	19 <sup>th</sup> Floor	621.58	620.42	620.998	621.58	620.998	621.58	621.58	583.56	559.89	312.94	577.90
25	20 <sup>th</sup> Floor	621.58	620.42	620.998	621.58	620.998	621.58	621.58	583.56	559.89	312.94	577.90
26	21 <sup>st</sup> Floor	621.58	620.42	620.998	621.58	620.998	621.58	621.58	583.56	559.89	312.94	577.90
27	22 <sup>nd</sup> Floor	621.58	620.42	620.998	621.58	620.998	621.58	621.58	583.56	559.89	312.94	577.90
28	23 <sup>rd</sup> Floor	621.58	620.42	620.998	621.58	620.998	621.58	621.58	583.56	559.89	312.94	577.90
29	24 <sup>th</sup> Floor	621.58	620.42	620.998	621.58	620.998	621.58	621.58	583.56	559.89	312.94	577.90
30	25 <sup>th</sup> Floor	621.58	620.42	620.998	621.58	620.998	621.58	621.58	583.56	559.89	312.94	577.90
		12402.61	12502.53	9281.98	12402.61	9281.98	12402.61	12402.61	13435.07	14010.41	7832.70	14460.68

Total Covered Area of Mahagan Puram Group Housing in all blocks without Basements Area (12402.61 + 12502.53 + 9281.98 + 12402.61 + 9281.98 + 12402.61 + 12402.61 + 13435.07 + 14010.41 + 7832.70 + 14460.68) = 1,30,415.79 Sqm



## PART - II - VALUATION

On the request of the owners M/s. Mahagan Real Estate Pvt Ltd. We have inspected the existing Group Housing property situated at Group Housing Plot/Khasra No- 839, 840, 841, 853, 854, 855, 163, 1038 & 1036 Village Mehroli, N.H. 24, Tehsil & Distt. Ghaziabad to assess value of building part for Labour Cess constructed in 2014-15. The building was built with ordinary building specification and technical details as described below. The valuation is in favour of M/s. Mahagan Real Estate Pvt Ltd.

### Building specification and technical details: -

The total land area is equal to 51630.00 Sqm having irregular shape. It is residential group housing society and having all civil & Medical amenities nearby.

**DESCRIPTION OF PROPERTY :-** It is a residential Group housing Society. It has 11 residential Blocks, Commercial complex and community facilities. It has RCC frame structure. And the value of building part for Labour Cess constructed in 2014-15.

### Details of Floors in block wise:-

- 1). Block- 1:- 1Basement, Ground + 19<sup>th</sup> Floor.
- 2). Block- 2:- 1Basement, Ground + 19<sup>th</sup> Floor.
- 3). Block- 3:- 1Basement, Ground + 14<sup>th</sup> Floor.
- 4). Block- 4:- 1Basement, Ground + 19<sup>th</sup> Floor.
- 5). Block- 5:- 1Basement, Ground + 14<sup>th</sup> Floor.
- 6). Block- 6:- 1Basement, Ground + 19<sup>th</sup> Floor.
- 7). Block- 7:- 1Basement, Ground + 19<sup>th</sup> Floor.
- 8). Block- 8:- 2Basement, Ground + 22<sup>nd</sup> Floor.
- 9). Block- 9:- 2Basement, Ground + 24<sup>th</sup> Floor.
- 10). Block- 10:- 2Basement, Ground + 24<sup>th</sup> Floor.
- 11). Block- 11:- 2Basement, Ground + 24<sup>th</sup> Floor.
12. Community Facilities:- 1Basement, Ground + 2<sup>nd</sup> Floor.
13. Commercial Complex:- 1Basement, Ground + 2<sup>nd</sup> Floor.



### VALUE OF BUILDING PART:- [Details of Covered area in Sqm]

S. No	Floor	Block- 1	Block- 2	Block- 3	Block- 4	Block- 5	Block- 6	Block- 7	Block- 8	Block- 9	Block- 10	Block- 11
1	Gr. Floor	592.59	591.43	588.01	592.59	588.01	592.59	592.59	596.75	573.05	322.11	304.08
2	1 <sup>st</sup> Floor	621.58	626.90	620.998	621.58	620.998	621.58	621.58	583.56	559.89	312.94	577.90
3	2 <sup>nd</sup> Floor	621.58	626.90	620.998	621.58	620.998	621.58	621.58	583.56	559.89	312.94	577.90
4	3 <sup>rd</sup> Floor	621.58	626.90	620.998	621.58	620.998	621.58	621.58	583.56	559.89	312.94	577.90

29. Give details of water and electricity charges. If Any to be borne by the owner? : borne by the owners.
30. Has the tenant to bear the whole or part of cost of repairs and maintenance? Give particulars. : borne by the owners.
31. If a lift is installed, who is to bear the cost of maintenance and operation-owner or tenant? : NO
32. If pump is installed, who has to bear the cost of maintenance and operation-owner or tenant? : borne by the owners
33. Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passages, compound, etc. owner or tenant? : N.A.
34. What is the amount of property tax? Who is bear it? Give details with documentary proof : N.A.
35. Is the building Insured? If so, give the policy no., amount for which it is insured and the annual premium. : Not Known
36. Is any dispute between landlord and tenant regarding rent pending in a court of law? : Not Known
37. Has any standard rent been fixed for the premises under any law relating to the control of rent? : NO
- SALE :-**
38. Give instances of sale of immovable property in the locality on is a separate sheet, including the name and address of the property registration no. sale prices and area of land sold. : Not available
39. Land Rate adopted in this valuation : Not applicable
40. If sale, instances are not available or not relied upon. The basis for arriving at the land rate. : On the basis of local market survey And personal site visit
- COST OF CONSTRUCTION:-**
41. Year of commencement of construction and year of completion. : 2014-15 Year of Construction
42. What was the method of construction by contract/ by employing labour/directly/both. : This report is for fair market value Of property in (Building Part for Labour Cess in 2014-15)
43. For item of work done by contract produced copy of agreements. : N.A
44. For items of work done by engaging labour directly give basis rates materials and labour directly give rate material and labour supported by documentary proof. : N.A.



**LAND**

12. Area of land supported by documentary proof. Shape, Dimensions and physical features : Land Area = 51.630 sq. m.
13. Roads, Streets or lanes on which the land is abutting : Road off along N.H. 20
14. Is it freehold or leasehold land? : Free Hold
15. If leasehold, the name of lessor/lessee, nature of lease, dates of commencement and termination of lease and terms of renewal of lease : N.A.
- i) Initial premium. : N.A.
- ii) Ground rent payable per annum. : N.A.
- iii) Unearned increase payable to the lessor in the event of sale or transfer. : N.A.
16. Is there any restrictive covenant in regard to use : Residential Use
17. Are there any agreement of easements? : N.A.
18. Does the land fall in area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give particulars : Ghaziabad Development Authority
19. Has any contribution been made towards development or is any demand for such contribution still outstanding? : Not Known
20. Has the whole or part of the land been notified for acquisition by Government or any statutory body? Give date of the notification. : No
21. Attach a dimension site plan : Yes, With the owner
- IMPROVEMENTS :-**
22. Plans and elevations of all structures standing on the land and a layout plan. : Yes, Map Approved by G.D.A., Vide Compounding Map No- 899/Zone- 4/2011-12, Dated 09.04.2013
23. Furnish technical details of the building on a separate sheet. (The annexure to the Form may be used). : Attached in the valuation Part-II
24. i) Is the building owner-occupied/tenanted/both? : Not Known  
 ii) If partly owner-occupied specify portion and extent of area under owner-occupation : N.A.
25. i) What is the Floor Space Index permissible Percentage actually utilized? : As Per approved Drawing
- RENTS :-**
26. i) Names of the tenants/lessees/licensees, etc. : N.A.  
 ii) Portions in their occupation. : N.A.  
 iii) Monthly or annual rent/compensation/license fee, etc. paid by each. : N.A.  
 iv) Gross amount received for the whole property : N.A.
27. Are any of the occupants related to, or close business associates of, the owner? : N.A.
28. Is separate amount being recovered for the user of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for service charges? If so, give details : N.A.



B.Sc. B.L. C. Eng. MIF. FIV.

Govt. Approved Valuer of Immovable Properties.

Registration No :- 48/9 A/2003 (CCIT MRT)

**Head Office :-** 10, Gyanlok, Holy Child School, Hapur - 245101 (U.P.)

Tel/Fax No :- 0122-2304547, Mob. No :- 09412221940

**Branch Office :-** Khasra No- 1014, Near UCO Bank, Raj Nagar Extn., Ghaziabad. (U.P.)

Mob. No :- 09818541406, 09818541439

E-mail :- er.akagarwal.hapur@gmail.com

Date: 11.02.2021

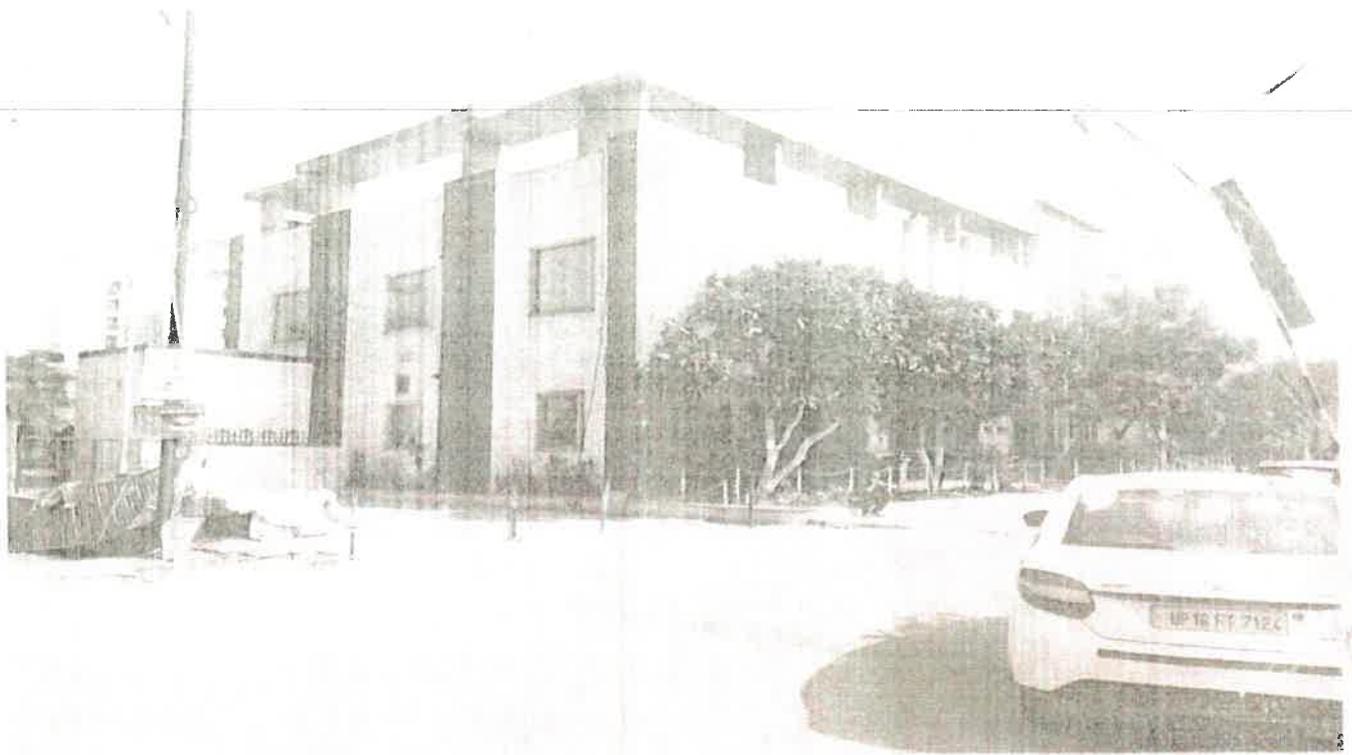
**FORM O-1**  
**Report of valuation of immovable property**

**PART - I - Questionnaire**

**GENERAL:-**

- |  |   |
|--|---|
| 01. Purpose for which valuation is made  | : Assessment of value only building part for Labour Cess in 2014-15.              |
| 02. Date as on which valuation is made   | : 11 February, 2021   |
| 03. Name of the Owner/Owners   | : M/s. Mahagun Real Estate Pvt. Ltd.  |
| 04. If the property is under joint ownership/ co-ownership, share of each such owner.    | : In the Name of Company  |
| 05. Brief description of the property  | : This is Group Housing property situated In Village Mehroli, N.H.- 24, Ghaziabad |
| 06. Location, street, Ward No.   | : Village Mehroli, N.H.- 24, Pargana - Dasna, Tehsil & Distt. - Ghaziabad.        |
| 07. Survey Plot No. of land  | : Group Housing Plot/Khasra No- 839, 840, 841, 853, 854, 855, 1037, 1038 & 1039,  |
| 08. Is the property situated in residential / Commercial / mixed area/ industrial area ? | : It is residential Group Housing Society   |
| 09. Classification of locality - high class/mid class/poor class                         | : Upper Middle Class  |
| 10. Proximity to civic amenities, like School, Hospital, Offices, Market, Cinemas, etc   | : Within 1- 2 Kms.  |
| 11. Means and proximity to surface communication by which the locality is served         | : By all means of Surface Transport   |









Photographs of Group Housing Plot/Khasra No- 839, 840, 841, 853, 854, 855, 1037, 1038 & 1039, Village  
Mahrafi, NH- 24, Pargana Dasna, Tehsil & Distt. Ghaziabad

