



## COMPANY PROFILE

[www.sarve.in](http://www.sarve.in)

- ❖ TECHNICAL DUE DILIGENCE
- ❖ LAND ACQUISITION
- ❖ PRE-CONSTRUCTION
- ❖ DURING CONSTRUCTION
- ❖ POST CONSTRUCTION
- ❖ OPERATIONAL & COMPLIANCES



## Who we are:

We understand the importance of approvals and dynamics of various circulars that will impact timelines, cost, financial viability of the project. Technical due diligence of upcoming deals. Analyzing Risk Assessment & Mitigation plan. We are the best in technical and environmental due diligence, pre-acquisition technical due diligence, legal due diligence, collaboration, co-ordination, analyzing, reading the drawings & hunger to learn regulatory framework at Central & State Government Department level. We have successfully completed & handed over multiples of high-rise projects to our clients. Currently we're working on several residential & commercial projects in India.

*We closely interact with Design, Strategy, Project, Finance & Marketing teams.*

## What We Do

Statutory Approvals: Residential, commercial, data centres, warehousing & industrial projects in following cities & departments

- In Delhi from DDA/MCD/SDMC/NDMC/DUAC/DPCC/Delhi fire services/ Delhi Jal Board, Ministry of Environment & Forest, Ministry of Urban Development & other various central, state and local departments.
- In Uttar Pradesh from New Okhla Industrial Development authority, Greater Noida Industrial development authority, Yamuna Expressway Industrial Development Authority, & various departments.
- In Maharashtra Region - Mumbai Metropolitan Region Development Authority - MMRDA, Maharashtra Housing and Area Development - MHADA, Mumbai Housing and Area Development Board-MHADB, Navi Mumbai Municipal Corporation-NMMC & various others departments.
- In Haryana - DTCP/HSVP/HSPCB/HSIDC/Airport/NBWL/ Forest & Many other Department
- In Karnataka - KARNATAKA INDUSTRIAL AREA DEVELOPMENT BOARD, Bangalore Development Authority-BDA, Bruhat Bengaluru Mahanagar Palika-BBMP & various other departments
- In Tamilnadu - Chennai Metropolitan Development Authority- CMDA, DTCP, Greater Chennai Corporation-GCC & various other departments.



## Why us:

- Statutory Approvals is very important function in any Real estate project. It lays the foundation & future for all the projects. Approvals is the critical for any real estate projects. Basically Sales Launch & Construction on site cannot be commence without obtaining requisite approvals.
- We alert management with respect to effect of any changes in government policies, regulations & circulars which may impact feasibility of the project.
- The team has been thriving on continuous innovation -We have set standards in the company with respect to technical due diligence of new projects deals.
- We are working on various dashboards / budget / memos to ensure flawless submission.
- Initiate complete regulatory compliance adherence till complete project life-cycle and obtaining Occupation & Completion Certificate for the project.
- Each Projects are assigned with 2 member as a Single Point of Contact- SPOC & Buddy, which enhance communication & co-ordination to work on multiple projects phases & stages.
- Our focus & endeavor is to Study/Update/Upgrade of Policy circulars / Building By-laws / notifications & Scrutinizing Drawings and obtain pre-construction, during-construction & post-construction approval from various department in fastest timeline to deliver the project for end use of client customers.

## LIAISON

### FRONT END

**Front End** vertical deals with govt. bodies like:

DDA/MCD/SDMC/NDMC/DUA C/DPCC/DFS/DTCP/HSVP/HS IDC/HSPCB/MoEFCC/Airport department /NBWL/ Revenue department / Forest & Aravali & Many other Department in Delhi, Uttar Pradesh, Maharashtra, Haryana, Karnataka, & Tamilnadu, etc. for approvals.

**Company is able to Launch & Commence construction on site and Completion/Occupation Certificate for Handover of Project.... In short – “Start to End” of the Project.**

### BACK END

**Back End** vertical consists of team which looks after following:

1. Flawless submission
2. Monitoring dashboards
3. Monitoring budget
4. Preparing flow charts
5. Checking GFAs
6. Filing documents
7. Upgrading records..

***Principally , back end ensures flawless submission and focus on timely delivery of approvals.***

### MoEF/NBWL

**MoEF/ NBWL vertical** consist of team which looks after following:

1. Flawless submission
2. Monitoring dashboards of environmental clearance.
3. Preparing flow charts of MoEFCC/DPCC/HSPCB/ SEIAA & SEAC/ NBWL/CRZ
4. Checking presentations and consolidating environmental data.
5. Filing documents
6. Upgrading records.

***Principally , MoEF Deptt. ensures flawless submission and focus on timely delivery of Commencement & Completion Certificate.***

### TDD

**Technical due diligence team** is responsible for creating, gathering & maintaining INFORMATION of Subject Land and Typology of Project in geographies it is situated.

This will typically include projects like Commercial, Institutional, Factory, Group housing / housing complexes with applicable risk assessment & mitigations plan for Licensed lands. Detail Zoning, Technical, Legal due diligence to be carried out. Also Redevelopment projects of private lands or DDA lands / NOIDA schemes etc. to be studied.

***TDD team focus on local by-laws / threats or risks to the projects / FSI Statement / Approvals and costs / recommendations. Share best estimate timelines for Project Launch, Construction & Handover.***

# PROJECT LIFE-CYCLE EXPERTISE:

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- ❖ TECHNICAL DUE DILIGENCE
- ❖ LAND ACQUISITION
- ❖ PRE-CONSTRUCTION
- ❖ DURING CONSTRUCTION
- ❖ POST CONSTRUCTION
- ❖ OPERATIONAL & COMPLIANCES

# MINISTRIES:



Ministry of Urban  
Development (MoUD)

Ministry of Environment  
Forest & Climate Change  
(MoEFCC)

Ministry of Housing &  
Poverty Alleviation  
(MoHPA)

Ministry of Home affairs  
(MoHA)

Ministry of Human Resource  
& Development (MoHRD)

Ministry of Civil Aviation  
(MoCA)

Ministry of Tourism (MoT)

Department of Industrial  
Policy & Promotion  
(DIPP)

Ministry of External Affairs  
(MoEA)

Niti Aayog ( Earlier known  
as Planning Commission  
of India)



## DELHI

Delhi Development Authority (DDA)  
Delhi Urban Art Commission (DUAC)  
Delhi Fire & Rescues Services (DFRS)  
Delhi Jal Board (DJB)  
Delhi Metro Rail Corridor (DMRC)  
Delhi Police & Traffic  
Archaeological Survey of India (ASI)  
Municipal Corporation of Delhi (MCD)  
New Delhi Municipal Corporation (NDMC)  
Airport Authority of India (AAI)  
Delhi Pollution Control Committee  
Delhi Electricity Board

## HARYANA

Directorate Town & Country Planning (DTCP)  
Haryana Urban Development Authority (HUDA)  
Municipal Corporation of Gurgaon (MCG)  
District Commissioner Office (DC)  
Haryana Real Estate Regulatory Authority (HRERA)  
Haryana Fire Services (HFS)  
Haryana State Pollution Control Board (HSPCB)  
Mining & Geology Department (MZD)  
Forest & Aravalli Divisional Office  
Haryana Public Works Department (HPWD)  
MoEF Regional Office  
Haryana Vidyut Power Nigam Ltd. (HVPNL)

## UTTAR PRADESH

New Okhla Industrial Development Authority (NOIDA)  
Greater New Industrial Development Authority (GNOIDA)  
Yamuna Express Industrial Development Authority (YEIDA)  
Noida Power Corporation Ltd (NPCL)  
Noida & Greater Noida Fire Services  
Lucknow Development Authority (LDA)  
Ghaziabad Development Authority (GDA)  
Uttar Pradesh State Pollution Control Board  
District Commissioner Gautam Budh Nagar  
Revenue Registrar Office Gautam Budh Nagar  
Central Ground Water Authority (CGWA)  
UP Real Estate Regulatory Authority (UPRERA)

# STATE DEPARTMENTS

## MAHARASHTRA

Directorate Town & Country Planning (DTCP)  
Mumbai Redevelopment Development Authority (MRDA)  
Mumbai Municipal Corporation (MMC)  
District Commissioner Office(DC)  
Maharashtra Real estate Regulatory Authority (MRERA)  
Mumbai Fire Services (MFS)  
Maharashtra State Pollution control Board(MSPCB)  
Mining & Geology Department (MZD)  
Forest & Aravalli Divisional Office  
Mumbai Public Works Department(MPWD)  
MoEF Regional Office

## KARNATAKA

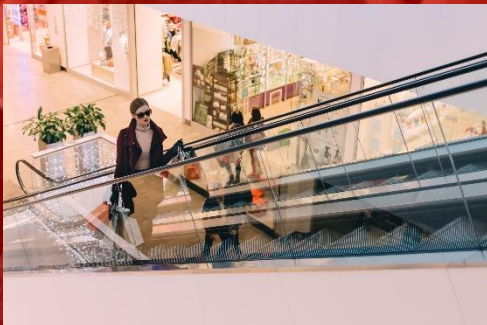
Directorate Town & Country Planning (DTCP)  
Karnataka Development Authority (KDA)  
Bangalore Municipal Corporation (BMC)  
District Commissioner Office(DC)  
Karnataka Real estate Regulatory Authority (KRERA)  
Karnataka Fire Services (KFS)  
Karnataka State Pollution control Board(KSPCB)  
Bangalore Mining & Geology Department (BMZD)  
Forest & Aravalli Divisional Office  
Karnataka Public Works Department(KPWD)  
MoEF Regional Office.  
Bangalore Water & Irrigation Department (BWID)

## TAMILNADU

Directorate Town & Country Planning (DTCP)  
Chennai Urban Development Authority (CUDA)  
Municipal Corporation of Chennai (MCC)  
District Commissioner Office(DC)  
Tamilnadu Real estate Regulatory Authority (TRERA)  
Tamilnadu Fire Services (TFS)  
Tamilnadu State Pollution control Board(TSPCB)  
Mining & Geology Department (MZD)  
Forest & Aravalli Divisional Office  
Tamilnadu Public Works Department(TPWD)  
MoEF Regional Office



# LIAISON & LICENSES OBTAINED



- Change in Land Use / Conversion of Land Usage (CLU) from Delhi Development Authority - Group Housing, Commercial, Industrial, Warehouse, Petrol Pumps etc.
- Layout plan & Building Plan Sanction from DDA, MCD & NDMC
- Approval from Delhi Urban Art Commission - DUAC
- Layout & Building plan NOC from Delhi Fire & Rescue Services
- Electricity Load sanction from BSES, Delhi
- Electricity Load release from BSES, Delhi
- Water & Sewerage Approval from Delhi Jal Board
- NOC from Archaeological Survey of India
- Height Clearance from Airport Authority of India
- Special Height Clearance through Aeronautical Study from Appellate Committee of Ministry of Civil Aviation, Government of India
- Health & Trade License approval from Municipal Corporation of Delhi
- Cinematography Approval from Government of NCT Delhi
- Consent to establish from Delhi Pollution Control Committee
- NOC from Delhi Metro Rail Corridor
- Approval from Delhi Public Works Department
- Consent to Operate from Delhi Pollution Control Committee
- Grant of License from Directorate of Town & Country Planning - Group Housing, Commercial, Industrial, Warehouse, College & University, Hotels etc.
- Demarcation & Zoning Plan Approval from Town & Country Planning
- Service Estimate & Plan Approval from HUDA
- Height Clearance through Airport Authority of India
- Survey Co-ordinate Approval
- Environment Clearance through SEIAA & SEAC
- Consent to establish from Haryana state pollution control board
- Forest department Divisional Forest office
- Arravali NOC from Divisional District Commissioner Office
- NOC for STP water for construction purpose from HUDA
- NOC for crossing services & amenities through revenue Raasta from District Commissioner Office
- Approval for Exchange/Purchase of Revenue Raasta from Municipal of Gurgaon
- Building Plan approval from Town & Country Planning
- Mining permission from Department of Mining & Geology
- Fire Scheme NOC from Commissioner Municipal Corporation
- Electricity Load sanction from DHBVNL
- Tubewell installation / Rain water harvesting NOC from CGWA, Delhi
- Road cutting permission from PWD, B&R department
- Temporary Site office approval from Town & Country planning
- Temporary Electricity approval from DHBVNL
- High Storage Diesel tank NOC from District Magistrate & Fire Services department



# LIAISON & LICENSES OBTAINED

- Occupation Certificate from Town & Country planning /MCD/DDA- Group Housing, Commercial, Industrial, Warehouse, College & University, Malls, Hotels etc..
- Completion Certificate from Town & Country Planning/MCD/DDA
- 24 meter Road handover to HUDA as per License conditions
- Filling of Deed of Declaration to Town & Country Planning
- EWS allotment & Possession as per License & Zoning Conditions
- Fire Safety License from Director Urban Local Bodies
- Public health Clearance from HUDA
- Lift License from Electorate Inspector
- Solar Water Heater & Solar Power Panel Installation NOC from HREDA
- Cess-fees clearance from Labour Industrial Safety & Health
- Electrical Connection & Load release from DHBVNL & HPVN/BSES/NPCL
- Water Connection from HUDA/MCG/DJB/MCD
- Storm water Connection from HUDA/MCG/DJB/MCD
- Sewerage connection from HUDA/MCG/DJB/MCD
- Consent to Operate from HSPCB/DPCC/UPSPCB
- Renewal of License approval
- Renewal of Fire License approval
- Transfer of License approval
- Change in developer/Beneficial Interest in-principle & final approval from Town & Country planning
- Policy matter, Compliance and strategizing according to / for new / upcoming policies like Transit Oriented Development (TOD), Transfer of Development Rights (TDR), Deen Dayal Upadhyay (DDU) Township policy, Migration Policy, New Integrated Township Policy 2015/16
- Strategizing tedious & lengthy approval processes to minimize time, cost optimization, financing involved and provide suitable solution/options.
- Compliance of land records for approval process
- Architectural and allied support for MoEF approval to Consultant
- Guide architectural team on layouts that involved doing all calculations as per town planning laws (density, saleable area, number plots in different categories, facilities required as per population of township etc.) of Haryana.
- Guide & Assist in Coordination with MoEF Consultant, Fire Approvals, Coordination with Services Consultants, Landscape Consultant, Electric Consultant and others



# LOCATION-PROJECT EXECUTED

## STATES

New Delhi  
Chandigarh  
Haryana  
Uttar Pradesh  
Rajasthan  
Punjab  
Karnataka  
Tamilnadu  
Jammu & Kashmir  
Jharkhand  
Maharashtra  
Madhya Pradesh  
Bihar  
Andhra Pradesh

## CITIES

Union territory  
Union territory  
Gurgaon  
Noida  
Jaipur  
Chandigarh  
Bangalore  
Chennai  
Jammu  
Ranchi  
Mumbai  
Bhopal  
Patna  
Hyderabad

Sohna  
Greater Noida  
Ajmer  
Ludhiana  
Mangalore  
Siriperumbudur  
Srinagar  
Jamshedpur  
Pune  
Indore  
Dharbanga  
Secundrabad

Faridabad  
Yamuna Express  
Jodhpur  
Jalandhar  
Mysore  
Katra  
Bokaro  
Devas  
Samastipur  
Vizag

Chandigarh  
Lucknow  
Udaipur  
Patiala  
Hazaribagh

Panchkula  
Ghaziabad  
Kota  
Amritsar  
Udhampur  
Dhanbad

## CORPORATES PROJECTS:

Honeywell



AVON

ACCOR  
Open New Frontiers in Hospitality



Mercure  
HOTELS

SOFITEL  
LUXURY HOTELS



PULLMAN  
HOTELS AND RESORTS

spencer's

*taste the world*

Godrej

Reliance  
Industries Limited

PROPERTIES



Fortis  
HOSPITALS



THE WORLD BANK  
IBRD • IDA | WORLD BANK GROUP

OBEROI  
REALTY

RAMBOLL

adani

REPUBLIC<sup>TV</sup>



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