



GHAZIABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ High Risk }

PERMIT DATE : 06 Jan 2026

FILE No. : GDA/BP/25-26/0574

Site Address : PROPOSED GROUP HOUSING "SG ORCHARD"
AT KHASRA NO - 351 & 350M ,
VILL. BHOVAPUR , PARGANA,
JALALABAD,GHAZIABAD

PERMIT NO. : Group Housing/10057/GDA/BP/25-26/0574/06012026

USE : Residential

SCHEME : NA

PROPERTY : Gata/ ARAZI No.: KHASRA NO 351
AND 350M
LandMark: JALALABAD
Revenue Village: Bhowapur
Tehsil: Ghaziabad
District: Ghaziabad

NAME : SG ESTATES PVT LTD

ADDRESS : Vasundhara,GHAZIABAD,DELHI,201012

Your proposal submitted with reference to above has been examined as per rules and found suitable as per proposal drawing UP MBBL 2025

Date of Validity: **05 Jan 2031** or Expiry date of lease deed whichever is earlier.

Restrictions Required:

1. This permission is given based on the inputs on pages, documents and drawing provided by Applicant/ Architect. Applicant/ Architect confirms that the documents/ drawings submitted electronically or inputs by them are correct.
2. The permission accorded does not confer any ownership rights. The permission will be revoked at later stage, if it is found that the documents or information are false and fabricated.
3. Subject to obtaining of all required NOC's.

STANDARD CONDITIONS

1. This map is valid up to **05 Jan 2031**
2. Before commencement of construction information shall be given to the Authority and after completion of construction, Completion Certificate shall be obtained from the Authority before occupying of the building or part thereof as per provision of Building Bye-Laws 2008 (as amended 2011/2016).
3. Before starting of construction, a board 4 ft x 3 ft shall be put up at the site on which Name of

approving Authority, permit number, approval date, validity date and name of architect are to be mentioned.

4. Responsibility of Structure safety and quality shall be of Applicant.
5. Government Orders in force time to time shall be complied.
6. If approving Authority issue any demand letter in future, the applicant has to deposit the same without any objection.
7. If any dispute at any point of ownership arises in future, the permission shall be forfeited automatically (without giving any show cause notice). The approval of map does not give land rights to the applicant.
8. If any information is concealed or given wrong by the applicant, the map shall be cancelable.
9. Regarding construction, the standard/conditions specified in the Building Bye-Laws shall be implemented.
10. The building will be used only for which it is sanctioned.
11. Indian Electricity Rules shall not be violated and the conditions mentioned on NOC(s) issued by the different departments shall also be followed.

Next Application Process:

- Apply for Work start intimation on work start for intimation to authority from UPOBPAS
- Apply for Plinth Completion after completion of Plinth from UPOBPAS
- Apply for Occupancy after completion of Building through UPOBPAS.

NGT CONDITIONS

- 1) Owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including owner, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
- 2) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.
- 3) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
- 4) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
- 5) The vehicles carrying construction material and construction debris of any kind should be cleared

before it is permitted to ply on the road after unloading of such material.

- 6) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- 7) Owner shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relating to dust emission.
- 8) It shall be the responsibility of owner to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- 9) All owners/owners should take appropriate measures and strictly comply with by fixing sprinklers and creations of green air barriers on construction site. Compulsory use of wet-jet in grinding and stone cutting.
- 10) Wind breaking walls around construction site.
- 11) All owners shall ensure that C&D waste is transported and disposed to the C&D waste site only and due record in that behalf shall be maintained by the owners and transporters.
- 12) Use of covering sheets should be done for trucks to prevent dust dispersion from the trucks, implemented by district offices.
- 13) Proponent shall ensure that periodical auto maintenance report from the contractor to avoid vehicular pollution.
- 14) Proponent should manage transportation route for vehicles in a well-planned manner to avoid traffic havocs.
- 15) The entry and exit points design is very important as it should not disturb the existing traffic.
- 16) Inspection & Maintenance has definite utility on emission performance, Regular vehicle inspection to be done by the contractor to enhance the efficiency of work and to reduce the risk of unwarranted air pollution.
- 17) Fitness certification is a statutory requirement for commercial vehicles and public transport vehicles. Periodicity for certification is once in a Year.
- 18) Pollution Under Control (PUC) certificates are required to be obtained every three months for all categories of vehicles. In case of diesel vehicles, free acceleration smoke is measured.
- 19) Life of vehicle should be inspected to avoid further air pollution.
- 20) Overloading is another big challenge and the shall be dealt by the proponent as well as State Authorities by installing check booth at entry points.

21) Viable emission control technologies exist to reduce diesel exhaust emissions designed to control particulate matter (PM) should be installed/used such as Diesel oxidation catalysts (DOCs), Diesel particulate filters (DPFs), Exhaust gas recirculation (EGR), Selective catalytic reduction (SCR), Lean NOx catalysts (LNCs), Lean NOx traps (LNTs).

22) Green belt creation will also act as a mitigating factor.

SPECIAL CONDITIONS :

This map examined by JE Neeraj gupta, AE Deepti chauhan, TP/CTP Rajeev Ratan Shah and Secretary Rajesh Kumar Singh.

Subject to following conditions :-

1. The proposed construction will be as per the design certified by the Civil Engineer and Architect in accordance with the provisions of the relevant Indian Standards Institute and National Building Code. 2. The supervision of the construction will also be done under the supervision and responsibility of the architect/engineer and the developer so that compliance with the following safety related arrangements can be ensured:- I. A site civil engineer with prescribed experience will be assigned to supervise the construction of the building. During supervision, it will be specifically ensured that the building is being constructed as per the design approved by the structural engineer for making all the arrangements for structural safety and earthquake resistance. II. To ensure the quality of the main construction materials cement, steel, stone grit, brick coarse sand and mortar and concrete mix, etc. that will be used in the construction of the building, it will be necessary to have the facility to test them at the work site itself. Also, by regularly sampling the construction materials, their quality should be physically and chemically tested by authorized laboratories/institutions and their test results should be available at the site itself, so that whenever an expert goes to the site to inspect the works, so can see these test results too. III. Random technical inspection of the construction work will also be done by an independent expert. The construction work can also be inspected from time to time by experts appointed by the buyer/allottees. In this regard, action will be taken as per the instructions issued from time to time. 3. If any of the conditions of approval are not followed or the report of the inspecting technical expert is not satisfactory, then further construction work will be stopped and the construction work will be considered unauthorized and may also be sealed. In such a case, completion certificate will not be issued, and the builder and his assistants will be considered guilty of criminal laxity and legal action will be taken accordingly. 4. A board of size 4 feet x 3 feet shall be installed at a prominent place at the work place. On which the name of the builder and owner, the name of the architect, structural engineer, service design engineer and supervision engineer will be mentioned in such a way that it can be clearly read from the main road adjacent to the building. The following records will also be available at the work site related to construction work: - (I) Signed and sealed copy of the map approved by the appointed authority. (II) Complete report of soil testing done by the approved laboratory/institute and recommendations regarding provisions of the proposed foundation. (III) Calculations of foundation, superstructure and all maps and structural details related to structural safety to make the building earthquake resistant, signed and sealed by an authorized structural engineer. (IV) All working drawings including sections and elevations and services details etc. signed and sealed by the authorized architect. (V) Details of all T&P required for the construction of the building. (VI) Site Engineer Inspection Report Register. (VII) Material testing report and related register. 5. After completion of construction, no use of the building or its part will be made, nor will it be allowed, without obtaining the completion certificate. 6. Earthquake resistant construction is applicable and it is mandatory to adopt 100% of the provisions of Code of Practice of BIS, National Building Code, other relevant guidelines and records mentioned in Chapter-11.1 of the byelaws. 7. All the buildings shall be planned, designed, and constructed to ensure fire prevention and life safety measures and this shall be done in accordance with relevant provisions of Uttar Pradesh Fire and Emergency Services Act, 2022 and Uttar Pradesh Fire and Emergency Services Rules, 2024. 8. Proposed building plan map will be allowed to download only after deposition of imposed fee. 9. Construction permit may not be treated as certificate of land ownership. If found any ownership dispute, map will be automatically cancelled. 10. In future, if any

other additional charges imposed by any section or any department the applicant/developer shall abide to pay, otherwise map will be automatically cancelled. 11. Construction and demolition rule 2016 will be followed by applicant/developer to control dust/air pollution. 12. A complete plan for rainwater harvesting, water efficiency and conservation should be prepared and implemented. All public open spaces and recreational area shall make provisions for rainwater harvesting. 13. In addition to infrastructure facilities like water supply, drainage and sewerage network, other separate networks shall be provided for collective recharge of ground water through roof-top rainwater harvesting with an arrangement for recharging pits for individual plots/ buildings and recharging structures at other suitable places. 14. Concrete construction in parks should not be more than 5 percent, including concrete pavement and footpaths and tracks. 15. For energy conservation, all public buildings or building complexes, the Uttar Pradesh Energy Conservation Building Code (UPECBC) standards, as amended from time to time, shall be applicable, where as for residential buildings, the provisions of Eco-Niwas Samhita (ENS) 2024, the energy conservation and sustainable building code for residential buildings published and circulated by Bureau of Energy Efficiency (BEE), shall be adopted. 16. The Owner/Builder/Developer shall submit the UPECBC compliance documents, duly signed by Self and BEE empanelled Energy Auditor/ ECBC Expert, certifying that the building has been constructed in accordance with the provisions of the UPECBC Code 2018. (subject to the building coming under the scope of UPECBC-2018). 17. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of energy efficiency shall be ensured. 18. Solar photovoltaic system will have to be installed on the proposed building., and all plots having size 500 sqm and above shall install solar photovoltaic power generation system. 19. All buildings shall provide facilities for solid waste management with segregation of dry and wet waste at source. 20. Wastewater generated shall be treated as per the guidelines given by the state pollution control board. 21. The natural drain system shall be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site. No construction is allowed on wetland and water bodies. Building shall be designed to follow the natural topography as much as possible. 22. In alignment with National Mission for Sustainable Habitat, implementing relevant provisions of the Urban Greening Guidelines, 2014 circulated by Ministry of Housing and Urban Affairs, Government of India is encouraged. 23. It is mandatory to plant 50 trees per hectare in group housing scheme. 24. Provision of duct for optical fiber as per the standards in all categories of newly constructed building complexes. 25. Provision for electrical vehicle charging stations shall be as per the Chapter 17 of the building byelaws, 2025. 26. Provision shall be made as per the requirements given in chapter 12 of building byelaws for creating barrier free premises for the needs, safety and security of physically challenged person. 27. The applicant must follow the provisions of the Uttar Pradesh Lifts and Escalators Act, 2024 and corresponding rules. 28. In case that the developer fails to achieve committed rating as per precertification at the time of final occupancy, a penalty shall be imposed at the rate 2 times of the land cost as per the circle rates for the additional FAR for the rating not achieved. 29. Developer/AOA Will ensures compliance with the provisions of Apartment Act-2010 Rules-2011. 30. All fire related formalities will have to be completed. 31. The applicant must abide by the rules, regulations, and guidelines of the "Model Building Construction and Development Byelaws and Model Zoning Regulations for Development Authorities of Uttar Pradesh, 2025." 32. Possession of the Flats/Building will be given to the allottees after obtaining the completion certificate from G.D.A, Ghaziabad. 33. The developer will have to mortgage 20 percent 2539.89 square meters but (provided 2595.78 sqm.) of the total Net land 12699.45 square meters in favor of the authority against the internal development charges. 34. It will be mandatory for the developer to register his project with RERA and follow the rules of RERA. 35. The Amount Remaining labour cess will have to be deposited directly in the Office of Cess Assessment office/cess collector and additional Labour Commissioner, Ghaziabad for this an Affidavit dated 21-11-2025 has been submitted by the developer. In case of non-compliance with the above mentioned conditions, this approved plan will be automatically cancelled, for which the applicant/developer will be wholly responsible.36.The construction beyond 20 mts in height shall be permitted only after obtaining NOC from Airport Authority of India & maximum permissible height of the building shall be strictly as per the conditions prescribed therein. 37. The development permit shall be valid for a maximum of 9 years & 3 months from the date of sanction as per Clause No. - 2.7.4.2. The map validity till 05-April-2035.

