



HAPUR-PILKHUA DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ High Risk }

PERMIT DATE : 12 Jan 2026

FILE No. : HPDA/BP/25-26/0174

Site Address : THE HIVE ON COMMERCIAL BLOCK -L AT ANAND VIHAR SCHEME HAPUR 245101

PERMIT NO. : Commercial Building/01919/HPDA/BP/25-26/0174/09012026

USE : Commercial

SCHEME : Anand Vihar

PROPERTY : Plot No./Survey No. :L BLOCK
LandMark: anand vihar
Revenue Village: NA
Tehsil: Hapur
District: Hapur

NAME : MODULUX ELITE BUILD LLP

ADDRESS : FLAT NO. 212 Janhitkari society sector-06, vasundhara,,GHAZIABAD,Uttar Pradesh,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: **11 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 **11 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).

This Building is green building certified.
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

- 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 relatable 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 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 :

As per report/recommendations of Secretary, HPDA and TP, the submitted documents and drawing for the Commercial building map proposal, iat commercial plot of Anand Vihar Yojna , have been found ok as per BBL and fit for approval. The map proposal has been recommended for approval with some conditions. It has been reported that as per affidavit of applicant the Fire NOC will be submitted before release of map. Hence forwarded for approval of map with following special conditions- 1. A copy of approved map must be always available at working site and should be presented to officer/employee of HPDA visiting the site, if asked. 2. All construction/ development works should comply required/scheduled specifications at least. 3. HPDA will not be liable for any loss of life and property during construction. 1 Amit Kadyan Secretary 10 January, 2026 Page 1 of 7 construction. 4. HPDA shall not be responsible for any dispute regarding ownership documents or any type of dues/penalties arising in future. 5. Responsibility for Structural Safety and Quality of construction shall be solely of the Applicant. It would be mandatory that all type of construction work be done under the supervision of a qualified Architect/Engineer. 6. Compliance of provisions of the National Building Code of India-2016, titled "Construction management, practices and safety" and Indian Standard Safety Code for Scaffolds and Ladders part 1 & 2 (IS:3696) for safety of workers/labours, shall be mandatory. 7. The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible. 8. Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws. 9. The plinth level certificate should be obtained before start of further construction of the building. 10. Conditions of Mining department (as and if necessary) shall be complied by the applicant, before commencement of the work at site. 11. It's mandatory to obtain the Completion certificate from HPDA, before occupancy / start using of the building. 12. All provisions mandatory for disabled persons in building shall be provided by applicant as per G.O. 8- 3099/410/2023 dt. 12.09.2023 & amended thereafter (if any) and all provisions of "Divyangjan Adhikar Adhinyam-2016" shall be complied accordingly. 13. The collection/ harvesting of Rainwater for RWH system should be as per Page 2 of 7 water for RWH system should be as per norms and it is mandatory to be always functional at site as per prescribed specifications. 14. Applicant to obtain Fire NOC and submit as per affidavit submitted. Applicant shall be responsible for all provisions and safety measures regarding fire safety/hazards in building. Applicant shall also be responsible for any deviation(if found in future) between map uploaded on portal and map submitted in fire department. 15. Provision of solar water heating system shall be mandatory as per clause 3.11.6 of BBL. 16. Provision of Roof top solar photovoltaic power plant shall be mandatory as required per clause 3.11.9 of BBL. 17. It will be obligatory on part of Applicant to obtain any other NOC (if and when required or comes in knowledge) from any dept. HPDA shall not be responsible for not obtaining earlier. 18. It will be mandatory to follow all of the conditions of NOCs given by various departments. 19. Breach of any conditions mentioned above/ in submitted affidavit (s)/ NOC's/ of the earlier sanctioned map(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same. 20. If any of documents submitted by applicant, found false later at any time, will lead to cancellation of the map automatically and applicant only shall be responsible for the same.

Signature Verified

Digitally signed by NITIN GAUR
Date: 12 Jan 2026 13:47:45
Designation : Vice Chairman

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