



MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ High Risk }

PERMIT DATE : 08 Sep 2025

FILE No. : MVDA/LD/25-26/0563

Site Address : PLAN OF PROPESED THE RAAS RESIDENTIAL COLONY, ON GATA NO. 63, 66, 67, 68, 69, 70, 89, 91, 66K, 87/1,87/2,90/1M, 90/2M, 93/1K, MAUJA JULHENDI, & GATA NO. 786 & 795, MAUJA KONHAI, RADHA KUND - RAAL ROAD, TEH.&DIST. MATHURA

PERMIT NO. : Plotted Resi development / Plotted Housing/07325/MVDA/LD/25-26/0563/01092025

USE : Residential

SCHEME : NA

PROPERTY : Gata/ ARAZI No.: GATA NO. 63, 66, 67, 68, 69, 70, 89, 91, 66K, 87/1
LandMark: MAUJA JULHENDI
Revenue Village: NA
Tehsil: Mathura-Sadar
District: Mathura

NAME : IMPACTUM LANDS PRIVATE LIMITED, DIRECTORS:- (1) SHRI RAKESH RAMDAS GUPTA, (2) SHRI ASHWINDER SINGH MATHARU

ADDRESS : 7th Floor, Lodha Excellus, N M Joshi Marg, Jacob Circle, Lower Parel, Mahalaxmi, Mumbai City, Maharashtra, India, Maharashtra, Uttar Pradesh, 400011

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: **07 Sep 2030** 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 **07 Sep 2030**
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

- 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 :

As Proposed Conditions for map approval.

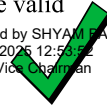
1. The U.P. Pollution Control Board granted No Objection Certificate (NOC) on 08-08-2025 for the transfer of 185 plots in the township. The township includes 687 residential plots, 1 group housing plot, 4 EWS (Economically Weaker Section) plots, 1 health centre, 1 club house, 1 commercial plot, 1 sector shopping plot, 1 kiosk plot, and 1 community shopping plot. NOCs for all plots must be obtained and submitted within 15 days from the U.P. Pollution Control Board.
2. The land in village Jhulendi identified by Khasra numbers 88 (roadway) and 87Mi (banjar), is owned by the village community. The developer does not hold ownership of this land, and its current designated use is agricultural. Until the revenue department completes the execution of the exchange deed and, if necessary, the land use is officially converted, any proposals concerning the gram samaj in the layout will be considered invalid.
3. The developer will be granted only provisional or conditional layout approval until the Gram Sabha land is formally exchanged, ownership is transferred to the developer, and the land use is converted from agricultural to residential.
4. If the developer fails to complete the mutation process for the specified Gram Sabha land and does not acquire legal ownership, the layout approved by the development authority shall be deemed cancelled.
5. If, after acquiring ownership of the Gram Sabha land, the land use cannot be converted from agricultural to residential due to technical or other reasons, the land shall continue to be used in its existing agricultural form.
6. Until the land use conversion of the Gram Sabha land in village Jhulendi is complete and ownership is acquired, the developer shall not carry out any development work in the township.
7. Khasra numbers 88 (Chak Marg) and 87mi (banjar) land in village Jhulendi belong to the Gram Samaj and are not owned by the developer. The current land use of this property is designated as agricultural. Until the exchange deed for the aforementioned land is duly executed by the Revenue Department and the land use is changed as required, any proposals submitted for layout development on the Gram Samaj land shall remain ineffective. The developer must complete mutation and land use conversion within 90 days.
8. As per the approved layout, plot numbers C-108, C-109, C-110, and A053, total 4 plots, are affected by Chakroad land. Until the mutation is done, no development or sale activity shall be carried out on these plots.
9. If the developer fails to obtain NOCs from Tehsil Sadar for construction on Khasra numbers 69, 88, 87 (village Jhulendi), and 837, 785, 654 (village Konai), the approved allotments will be deemed cancelled.
10. Any outflow into Yamuna river/drain as a result of the development of the proposed township will be ensured as per the provisions of the Action Plan.
11. The developer must comply with U.P. Township Policy-2023 and all related government orders issued from time to time.
12. The developer must reserve 10% of EWS (Economically Weaker Section) and 10% of LIG (Lower Income Group) housing units for allotment as per government norms.

13. The developer must act in accordance with the MoU/Agreement signed with the competent authority.
14. The developer must submit a Completion Certificate upon full completion of development work.
15. The developer must deposit all applicable government fees/taxes as per rules and regulations issued in this regard.
16. An agreement between the developer and the competent authority will be executed to ensure proper development and maintenance of the township.
17. Approval of the layout shall not confer or affect any rights of land ownership. In the event of any dispute pertaining to ownership, the approved layout shall be deemed automatically cancelled.
18. The developer shall ensure full compliance with all laws, rules, and regulations related to environmental protection, labour safety, electricity safety, and fire safety, including Housing Byelaws-2025 and Ministry of Environment, Forest and Climate Change (Government of India) guidelines.
19. The developer shall be fully responsible for ensuring all safety and security arrangements at the site.
20. The developer shall be permitted to advertise, market, or sell plots, houses, or related units only after obtaining registration with the Uttar Pradesh Real Estate Regulatory Authority (U.P. RERA).
21. The developer shall maintain the proposed recreational area until the respective Residents' Welfare Association (RWA) or local authority assumes responsibility. The developer shall also be accountable for facilitating the handover process.
22. The developer shall be solely responsible for providing all necessary basic infrastructure and facilities in the proposed township.
23. The developer shall ensure compliance with all conditions mentioned in the NOCs obtained from various departments.
24. The competent authority shall grant approval for house plans of private individuals only after the issuance of the provisional or final Completion Certificate.
25. If the developer obtains connectivity for certain external development works such as road connection, water drainage, water supply, drainage, sewerage etc., then proportionate expenditure will be payable to the concerned government agency for the same.
26. The developer shall ensure the design and execution of stormwater drainage and sewerage systems according to relevant standards and norms.
27. The electricity distribution system must be entirely underground using modern control facilities. The developer shall provide 24x7 power supply infrastructure in the township.
28. As per requirement, provision for gas pipelines and land reservation for CNG filling stations shall be done in accordance with applicable standards.
29. The developer shall provide various social infrastructure facilities within the township area, such as education, healthcare, recreation, post office, police station, fire station, and other community facilities as per approved norms.
30. For security and sustainability of the township, development and construction work must align with disaster management, smart housing, rainwater harvesting, fire safety, and other government guidelines and codes of BIS and IS. Rainwater harvesting systems must be provided by the developer on private plots as per approved norms.
31. The developer shall make available land for police stations, fire stations, and electric sub-stations as per applicable government guidelines. Additionally, land shall be made available for other community services like post offices, telecom exchanges, schools, and hospitals based on demand, timeline, and valuation policy of the government.
32. For the implementation, development, construction, and maintenance of the township, proper systems shall be developed for water and energy conservation, use of solar energy, pollution control, garbage waste, and green cover.
33. The developer must obtain environmental clearance at the prescribed level for the township project as per rules.
34. The developer must ensure compliance with all rules and regulations of the U.P. Apartment Act, 2010 and the Land Use (Regulation and Development) Act, 2016.
35. For required water supply, the developer must obtain permission and submit the necessary borewell drilling NOC from the Ground Water Department, U.P.
36. To ensure required electricity supply in the township, the developer must obtain NOC from the relevant Electricity Department or Dakshinanchal Vidyut Vitran Nigam Ltd.

37. All conditions stipulated in the Affidavit dated 28-08-2025 shall be complied with in full.

Signature valid

Digitally signed by SHYAM BHADUR SINGH
Date: 08 Sep 2025 12:53:52
Designation :Vice Chairman



MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY