



GHAZIABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ High Risk }

PERMIT DATE : 25 Mar 2026

FILE No. : GDA/BP/25-26/1551

Site Address : GH-04 SPRINGWOOD ENCLAVE SEC-04 WAVE CITY GHAZIABAD

PERMIT NO. : Group Housing/10257/GDA/BP/25-26/1551/25032026

USE : Residential

SCHEME : Wave City 4

PROPERTY : Plot No./Survey No. :GH-04
SPRINGWOOD ENCLAVE SEC-04
WAVE CITY
LandMark: sec-04 wave city
ghaziabad
Revenue Village: NA
Tehsil: Ghaziabad
District: Ghaziabad

NAME : JRS BUILDCON LLP

ADDRESS : A-134, Corenthum Tower, SECTOR-62, Noida,GAUTAM BUDDHA NAGAR,Uttar
Pradesh,201309

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: **24 Mar 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 **24 Mar 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 :

The map has been examined by JE -Neeraj Kumar Gupta, AE-Deepti Chauhan,TP/CTP- Arvind Kumar,Secretary-Pradeep Kumar Singh.

Sanctioned with the following conditions:

1. Approved proposed group housing building plan will be allowed to download only after deposition of imposed fee. 2. Completion plan will be mandatory to get from g.d.a before use and habitation in the proposed group housing building 3. All fire norms will be followed by applicant as per n.o.c and direction given by fire department. 4. Rain water harvesting system, solar water heating system, lightning arrester and rooftop photovoltaic system will be installed by applicant/developer as per provision of building bye laws. 5. Applicant shall be wholly responsible for any ownership dispute. If found false then approved map will be rejected automatically in that case for which applicant/developer will be responsible. 6. Construction permit may not be treated as certificate of land ownership. 7. 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. 8. The compliance of conditions mentioned in the n.o.c of various departments will have to be ensured otherwise the approval will be automatically cancelled. 9. Any other additional charges to be imposed in future if required by any section or any department to be paid by applicant/developer. Otherwise approval will be automatically cancelled. 10. Construction and demolition rule 16 will be followed by applicant/developer to control dust / air pollution. 11. Biodegradable and non biodegradable dustbins/solid waste collection bins will be installed near entrance point of group housing campus as per provision of building bye laws. 12. Compliance of solid waste management rules 2016 will be ensured by the applicant/developer". 13. The entire responsibility for structural safety will rest with the structural engineer and the owner/constructor. 14. The amount of 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 25.02.2025 has been submitted by the developer. 15. In respect of green building, the provision of paragraph 3.3.6 (III) of the building bye-laws shall be binding. 16. After approval of the proposed map, the previously approved map number GDA/BP/25-26/1405 will automatically be considered cancelled. 17. Developer/AOA Will ensure compliance with the provisions of Apartment Act-2010 Rules-2011. 18. All fire related formalities will have to be completed. 19. 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." 20. Possession of the Flats/Building will be given to the allottees after obtaining the completion certificate from G.D.A, Ghaziabad. 21. It will be mandatory for the developer to register his project with RERA and follow the rules of RERA. 22. Provision for electrical vehicle charging stations shall be as per the Chapter 17 of the building byelaws, 2025. 23. The development permit shall be valid for a upto of 7 years 5 month from the date of sanction as per clause no. – 2.7.4.2. 24. The applicant must follow the provisions of the Uttar Pradesh Lifts and Escalators Act, 2024 and corresponding rules. In case of non compliance of any aforesaid conditions, approved building plan will be auto rejected, for which applicant/developer will be wholly responsible. The map is valid upto dated – 24-08-2033.

