



MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ High Risk }

PERMIT DATE : 27 Mar 2025

FILE No. : MVDA/LD/24-25/1124

Site Address : YAMUNA CITY KHASRA NO- 983/2 , 979, 977, 976, 975 & 974, SITUATED AT MAUJA AATAS BANGAR TEHSIL & DISTT. MATHURA.

PERMIT NO. : Plotted Resi development / Plotted Housing/06229/MVDA/LD/24-25/1124/31122024

USE : Residential

SCHEME : NA

PROPERTY : Gata/ ARAZI No.: KHASRA NO-
983/2 , 979, 977, 976, 975 & 974,
LandMark: MAUJA AATAS BANGAR
TEHSIL & DISTT. MATHURA.
Revenue Village: Atas Bangar
Tehsil: Mathura-Sadar
District: Mathura

NAME : MADHYAM LAND BASE PRIVATE
LIMITED, DASHRATH GUPTA S/O
SHRI VINOD KUMAR GUPTA

ADDRESS : HOUSE NO-11, GOVIND GHERA VRINDAVAN ,VRINDAVAN,Uttar Pradesh,281121

Your proposal submitted with reference to above has been examined as per rules and found suitable as per proposal drawing building Bylaws-2008 (Amended till-2018/2023)

Date of Validity: **26 Mar 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 **26 Mar 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 taken in that behalf.
- 5) The vehicles carrying construction material and construction debris of any kind should be cleared

- 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 :

conditions and restrictions

1. The applicant will have to deposit development fee Rs. 2,09,38,848.00, additional development fee Rs. 10,66,133.00, inspection fee Rs. 2,66,533.20, shelter fee Rs. 19,15,200.00, i.e. total fee Rs. 2,41,86,714.00 in the Authority fund.
2. The applicant will have to deposit 01 percent of the submitted expenditure estimate of Rs. 1,05,01,755.00 i.e. Rs. 1,05,018.00 in favor of UP Building and Construction Workers Welfare Board. It will be the responsibility of the applicant to deposit the remaining labor cess.
3. The trial map has been marked for mortgage of the plot area of 2843.99 sq.mt. of land out of 20 percent land of 2831.0 sq.mt. of saleable land area of 14,155.00 sq.mt. to the Authority for internal development work of the applicant.
4. Map approval will not affect land ownership. In case of dispute, the map will be automatically cancelled. Any land ownership related issue will be considered invalid.
5. The proposed layout area will be maintained by the applicant till it is handed over to the concerned RWA / concerned local body and the responsibility for the said transfer will be of the applicant / developer.
6. Provision for rainwater harvesting shall have to be made as per the building bye-laws.
7. Tree plantation must be done as per the building rules.
8. An agreement has to be executed with the Development Authority for consent to fulfill the responsibility of completing all internal development works as per the standards.
9. Underground telecom duct will be mandatory for telecom infrastructure.
10. It shall be the responsibility of the applicant to follow the rules/Government orders of the Labour Department regarding the safety and other facilities of the workers working at the site.
11. If in future increased development fee and urban charge fee is demanded then the applicant/developer will have to deposit it in the Authority fund.
12. The Government Orders/Decisions of Board Meetings received in future will have to be complied with.
13. For construction on separate plots, separate map approval will have to be obtained.
14. All the conditions of the Tehsil report dated 10.10.2024 regarding the Chak Road drain will have to be followed. And the drain will have to be kept free from encroachment.
15. Provisions will have to be made as per the rules of Uttar Pradesh Pollution Control Board.
16. Facilities must be provided as per the service plan submitted.
17. In the map approval of the land left for future expansion/planning, land cover and FAR will be permissible only after leaving 15 percent park and community facilities on the remaining land and development fee and other fees effective at that time will also be payable.
18. The developer will have to develop the Chakrod and Nali land at his own cost. It will be the responsibility of the applicant/developer to keep the Chakrod and Nali land free from encroachment.
19. After completion of the development work as per the presented layout, a completion certificate will have to be obtained from the authority. Therefore, in sequence of above conditions and restrictions, the file of the layout map no. MVDA/LD/24- 25/1124 of Yamuna City Residential Colony Atas Bangar Vrindavan Mathura is sent for approval with the recommendation to deposit the total amount of Rs. 2,41,88,714.00 (Rupees two crore forty one lakh eighty six thousand seven hundred fourteen only) and Labour Cess amount of Rs. 1,05,018.00 (one lakh five thousand eighteen) on the portal with the Authority.

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