



PRAYAGRAJ DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ High Risk }

PERMIT DATE : 19 Sep 2022

FILE No. : PDA/LD/22-23/0331

Site Address : LAYOUT OF PART OF FREEHOLD PLOT NO. 59A, CIVIL STATION & PART OF FREEHOLD PLOT NO. 66, CIVIL STATION, NAWAB YUSUF ROAD, CIVIL LINES, ALLAHABAD (NOW PRAYAGRAJ) U.P.

PERMIT NO. : Plotted Resi development / Plotted Housing/01590/PDA/LD/22-23/0331/05082022

USE : Residential

SCHEME : Not Applicable

PROPERTY : Gata/ ARAZI No.: Part of Freehold
Plot 59A & 66 Civil Station
LandMark: Near Central Bank of India
Revenue Village: NA
Tehsil: Allahabad
District: Prayagraj

NAME : C & C Hotels Venture Pvt. Ltd.

ADDRESS : Hyatt Ahmedabad, 216 ,T.P. Scheme No. 1 HR. Vastrapur Lake,
Vastrapur,Ahemdabad,Gujrat,380015

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)

Date of Validity: **18 Sep 2027** 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 five years from the date of approval.
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 :

1. Nazul Free Hold Plot No.59 by B-B Hotels Ventures Pvt. And the approval of the proposed layout map under Zone No. (1) at 66 Civil Station, Nawab Yusuf Road, District Prayagraj has been given under the following restrictions in the order of the Vice-Chairman, PDA.
2. In the relevant layout (61) residential plot and (4) commercial plot and 1 commercial kiosk (7.50 sqm) have been created, sub-division or amalgamation of plots will be prohibited.
3. Before starting the construction work on the plot, it will be necessary for every land owner to get the map approved according to the land use specified by the PDA, on the portal of OBPAS, as per the effective building construction and development bye-laws and the conditions of the approved layout. In order to approve the map at that time, the fee for acceptance of the map will have to be deposited according to the rate effective at that time.
4. The applicant/land owner will be responsible for internal development on the site according to the internal development work standards, maintain them and transfer them to the local body.
5. After completing the work of rainwater harvesting according to the standard, it will be mandatory to get the no-objection from the Ground Water Department. After that the deposited FDR will be released.
6. Notification Government of Uttar Pradesh, Housing and Urban Planning Section-3 No.-2021/558/Eight-21-211 Miscellaneous/13TC Lucknow, dated February 09, 2021, fixation of development fee (sub-section-(2-a) of section-15) As per the provisions of the relevant layout as security for internal development, plot no.-1 (area 93.25 sq.m.), Plot No.-2 (93.92 sq.m.), Plot No.-3 (94.35 sq.m.), Plot No.-4 (94.59 sq.m.), Plot No.-5 (94.82 Sq.), Plot No.-6 (95.05 Sq.), Plot No.-7 (99.85 S.M.), Plot No.-8 (105.44 Sq.), Plot No.-9 (131.86 Sq.), Plot No.-10 (132.38 Sq.M.), Plot No.-11 (132.91 S.M.), Plot No.-19 (125.31 S.M.), Plot No.-20 (110.26 S.M.), Plot No.-21 (136.45 S.M.), Plot No.-33 (125.31 S.M.) And one commercial Plot No.-4 (152.52) total 16 plots have been mortgaged; these plots will be sold only after the land is released from the authority.
7. In the plots of Plot No.-1 to 7, it is necessary to leave the front set back 1.50 meters as per the provision of effective building construction and development bye-law 2008 as amended in 2016, but for maintaining the alignment, it will be necessary to leave the front set back 2.00 meters. The applicant has to mention this in the sale deed of plot executed in favor of the buyers.
8. Sanctioned Layout Plan will have to upload on website of UPRERA. It will be necessary to strictly comply with all the terms and conditions.
9. The provisions of the Labor Act, National Building Code will have to be followed in the development works.

10. Compliance of the orders/orders issued by the Authority/Government from time to time shall be ensured and if the Authority demands any fee in future or by levying any other charges left out in the calculation by mistake or mistake, then that fee shall be charged.

11. Since Lay-out Plan is near by Hon'ble High Court Allahabad Compound, Hence Provision of Zonal Plan B4 will be implemented, Which are as below- •Upto distance of 50.00 meter, no any construction will be permitted. Upto distance of 50.00 to 100.00 meter, only one floor will be permitted. Upto distance of 100.00 to 150.00 meter, only two floors will be permitted. Upto distance of 150.00 to 250.00 meter, not more than three floors will be permitted. • The rule of the said restriction will be effective on the proposed maps to be received for the construction of a single unit residential building. • As per the provision of Zonal Development Plan Zone B-4 Plot No. 1, 2, 3, 4, 5, 6 and Plot No. 19 is situated near Hon'ble High Court Allahabad, So Only Ground + 1st Floor is permitted. • As per the provision of Zonal Development Plan Zone B-4 in view of the Plot no.-7, 8, 20, 21, 33, 34 created in the layout situated near the High Court of Allahabad, Partly G+1 & Partly G+2 floor will be permissible on mentioned plots. • Approval for construction of G+2 floors on other residential and commercial plot, in the layout plan will be given as per the effective master plan and building construction and development bye-laws.

12. Earlier-approved Hotel Map Permit No.-84/Pra.A.-Bhawan/Zone-1/2009-10 dated 07.10.2011, revised dated 15.05.2014, and extension of time dated May 13, 2022 will be inoperative.

13. This letter of acceptance is for a period of five years only.

14. If any important information has been hidden or wrong information has been given by the applicant, then the map will be liable to be canceled under section 15 (9) of the Uttar Pradesh Town Planning and Development Act 1973.

15. Land ownership is not determined by the PDA, nor does the right of land ownership come from the approval of the map. Prayagraj Development Authority is not an institution/agency to settle disputes related to ownership. In future, the decision taken by the competent level/court regarding land ownership will be binding on the applicant/firm.

16. If the development work causes damage to the street track or any part of the road or drain (which is covered by the front part, back side or shape of the house), within 15 days after the development work has done, or If the Development Authority, by a written notice and at the earliest, shall get it repaired at its own cost and restore it to its previous condition to the satisfaction of the Development Authority.

17. At the time of construction of the house, it should also be kept in mind that the Indian Electricity Act 1956 (Indian Electricity Rules 1965) Rule 82 should not be violated in any case. If such cases are found in the knowledge of the Development Authority, it can stop or get such construction removed.

PRAYAGRAJ DEVELOPMENT AUTHORITY