



PRAYAGRAJ DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ High Risk }

PERMIT DATE : 21 May 2025

FILE No. : PDA/BP/22-23/0354

Site Address : SITE NO. 26/A, SAROJINI NAIDU MARG, MAUZA NASEERPUR BAKHTIYARA, PARGANA & TAHSIL - SADAR DISTT., PRYAGRAJ (U.P.)

PERMIT NO. : Affordable Housing/01892/PDA/BP/22-23/0354/01122022

USE : Residential

SCHEME : NA

PROPERTY : Gata/ ARAZI No.: 26/A
LandMark: SAROJINI NAIDU MARG
Revenue Village: NA
Tehsil: Allahabad
District: Prayagraj

NAME : SONA APARTMENTS PHASE II,
MAZHAR ABBAS NAQVI, AZHAR
ABBAS NAQVI

ADDRESS : 21/19, MAYO ROAD, PRYAGRAJ, PRYAGRAJ, Uttar Pradesh, 211001

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: **20 May 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 **20 May 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 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 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) Vehile emission control technologies exist to reduce diesel exhaust emissions designed to control

- 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- Conditions mentioned in received NOCs from various department will be mandatory to follow
- 2- It will be mandatory to put a board of 4X3 feet at the site and mention the details related to the map approved by the authority, in which the name of the firm of the architect/ engineer will also be mentioned.
- 3- Old existing structure in Block C will have to demolish before commencement of the work.
- 4- 22 additional trees will have to be planted on the site and it will be the responsibility of the applicants to keep the trees green.
- 5- Government Order No. 63/2021/1093/eight-1-21-34/Meeting/2014 TC dated September 23, 2021 issued in relation to Affordable Housing Scheme and compliance with all the relevant provisions contained in the building construction and development bye-laws. The developer will have to do it.
- 6- The map is sanctioned for 40 residential unit under UP Affordable Housing Policy-2021.
- 7- Construction work should be done only on the basis of earthquake resistant standards. The company will be responsible for the structure and security of the building.
- 8- In Uttar Pradesh, Real Estate Regulatory Act 2016, (RERA) Government Notification No. 1458/8-3-16-65 Miscellaneous/2016 dated 28.10.2016 has been implemented, hence the project will have to be registered under 'RERA' as per rules and It will be necessary to ensure compliance with the terms and conditions prescribed in the RERA.
- 9- If the Authority demands increased development fees or other fees in future or any fee/amount missed by mistake, then that fee/amount will have to be deposited in the Authority fund.
- 10- Compliance with the declaration form/Affidavit given by the builder/Developer will be binding.
- 11- As per the provisions of Section 15A (1) of Uttar Pradesh Town Planning and Development Act 1973, consumption/occupancy will be done only after receiving the completion certificate.
- 12- Construction of a multi-storey building should be done as per the structural drawing design and should be done on earthquake resistant standards only. The applicant/developer will have the entire responsibility for the quality and structural safety of the building construction.
- 13- A joint panel of two serving/retired experts will be deployed to inspect the construction works of multi-storey buildings having height more than (8 storeys or 24.00 meters) or covered area more than 5000 sq.m., in which at least one expert will be from any State Government/Central Government and the second expert will be at the level of Chief Engineer/ Corporate Engineer of the Engineering Department, Professor of Civil Engineering Department of a specified technical institute. An affidavit will have to be submitted for it.
- 14- Compliance with the declaration form/Affidavit given by the builder/Developer will be binding.
- 15- Uttar Pradesh Apartment Act 2010 and Rules 2011 will have to be followed in letter and spirit.
- 16- Parking space should be used for parking purpose only.

- 17- Construction of a multi-storey building should be done as per the structural drawing design and should be done on earthquake resistant standards only. The applicant/developer will have the entire responsibility for the quality and structural safety of the building construction.
- 18- Installation of solar photovoltaic power plant on the terrace of the constructed building is mandatory. It will have to be installed on top of the roof according to 25% of the plinth area.
- 19- After completing the rainwater harvesting work as per the standards, it will be mandatory to obtain no -objection from the Ground Water Department. Thereafter the deposited FDR will be released.
- 20- It will be mandatory to complete all the internal development work in the referred project as per the

standards and obtain completion certificate. If there is any increase in the internal development expenditure estimate, it will have to be borne by the applicant/developer himself.

21- The applicant/company will have to take approval of electrical connection and electrical load from the State Electricity Council at its own expense.

22- The material used in construction and the debris generated will have to be kept within the premises itself, otherwise, debris fee will be collected as per the provisions of Government Order No. 3082/09-A-2004 dated August 2004.

23- The allottees should be allowed to occupy only after obtaining the completion certificate and as per the rules, it will be the responsibility of the company/applicant to form the society and register the society.

24- If any Relevant Dept / Any liability for stamp duty etc. is incurred If yes then it will be the responsibility of the applicant/company.

25- In the order of the directions given by the Hon'ble Supreme Court in Writ Petition (C) 13029/1985 MC Mehta v. Union of India and Ors For effective prevention of dust and air pollution emitted from construction activities, the following arrangements should be made:- • Construction material should be kept covered at designated places and water should be disposed of properly. Spraying should be done. • Tires/body of vehicles carrying construction material should be thoroughly washed and construction material should be transported covered. • Waste generated from construction and demolition should be covered and taken to the designated site. And they should not be collected uncontrollably on the roadside.

26- Government orders and rules issued at various intervals will have to be followed. if the Authority charges any fee, it will have to be deposited in the Authority.

27- If any important information has been hidden or wrong information has been given by the Applicant/Trust, then the map will be liable to be canceled under Section 15 (9) of the Uttar Pradesh City Planning and Development Act 1973.

28- If ownership dispute/dispute arises or the map is approved by hiding the facts, then it will automatically be considered canceled when the facts are revealed and in any other use, it will be considered illegal and the action taken will be null & void.

29- This sanction letter is for a period of five years only.

30- If in future the deed is canceled by any court on the point of ownership or If there is any adverse effect on the ownership due to any other dispute, then the approved map Will be canceled automatically (without any show cause notice). Map Acceptance will not confirm terrestrial rights.

31- If the construction causes damage to the road track or the road or any part of the drain (which has sunk due to the front or back part of the house or its size), then the developer should repair it within 15 days after the house is ready or If the Development Authority asks for it sooner through a written notice, it will repair it at its own expense and restore it to its previous condition to the satisfaction of the Development Authority.

32- While construction of Group Housing, it should also be kept in mind that the Indian Electricity Act 1956 (Indian Electricity Rules 1965) Rule 82 should not be violated under any circumstances. Needed If such cases are found within the knowledge of the Development Authority, it may stop such construction. Can be stopped or removed.

33- If the master plan is found to be violated during construction, the builder will be given penalty. The approval will be deemed canceled and the construction done will be declared unauthorized and the said Act will be implemented. Proceedings will be initiated under Section 27 (1) of Act.