



BAGHPAT BARAOT-KHEKRA DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ High Risk }

PERMIT DATE : 15 Feb 2024

FILE No. : BBKDA/BP/23-24/0026

Site Address : KHASRA NO 2852,2854 MOZA KHEKRA ANDAR NAGAR PALIKA PARISHAD
KHEKRA,DISTT. BAGHPAT

PERMIT NO. : Shopping center/00306/BBKDA/BP/23-24/0026/21122023

USE : Commercial

SCHEME : NA

PROPERTY : Gata/ ARAZI No.: KHASRA NO
2852,2854
LandMark: TALAB
Revenue Village: Khekhra Rural
Tehsil: Khekada
District: Baghpat

NAME : GOPI PICTURES PVT LTD
DIRECTOR MR. MUKESH KUMAR
GUPTA S/O CHOTTEY LAL GUPTA

ADDRESS : K. I. 170/2 KAVI NAGAR GHAZIABAD,GHAZIABAD,Uttar Pradesh,201002

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: **14 Feb 2029** 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. THE MAP NO. BBKDA/BP/23-24/0026 FOR GOPI PICTURE PRIVATE LIMITED SANCTIONED WITH BELOW CONDITIONS:

2. The entire liability of the land ownership will be of the party. In case of any dispute/dispute related to the land, the approval of the given map will be considered as cancelled automatically.
3. This map will be considered valid only for five years from the date of permission. In case the construction work is not completed within the said period, extension of time period of maximum three years can be given on application. Which will have to be approved before the completion of the period of five years.
4. All the declarations mentioned in the affidavit will have to be followed literally.
5. With the approval of the map, there will be no adverse effect on the ownership of any government department, local body or any person.
6. The building shall be used for the purpose for which the permission is being granted. Differ from sanction use is punishable under Section-26 of the Uttar Pradesh Urban Planning and Development Act, 1973.
7. Under Section-35 of Uttar Pradesh Urban Planning and Development Act-1973, if any expenditure is sought for improvement work in future, it will be payable without any objection.
8. The set of approved map will have to provide at the construction site so that it can be checked anytime on the spot and the construction work will be done according to the approved map.
9. You will give information of commencement of work on the form prescribed under Rule 21 of the Building Bye-laws.
10. During the period of construction, if any change is necessary against the approved map, then it will be changed only after obtaining its prior permission.
11. On completion of the construction work, within a period of one month, the applicant will obtain the certificate of completion of the construction work in the prescribed form of building bye laws.
12. The building will be occupied only after the authority's occupancy certificate, before the building is uses, the complition certificate of the fire department/explosive department will have to be submitted in Authority.
13. For any Accident during the construction time, The Applicant sole will be liable.

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14. For earthquake resistant construction, provision of necessary Reinforced bars etc. in lintel band and brick work will be ensured by the applicant.
15. Authority reserves the right to cancel the map if the above conditions are violated or if the map got sanction by hiding any facts.
16. Construction material should be kept covered at designated places and water should be sprayed properly.
17. The tyres/body of the vehicles going to bring the construction material should be washed thoroughly and the construction material should be covered during shifting
18. The waste material received from construction and demolition should be covered during shifting to the designated site and should not be collected uncontrollably along the roadside.
19. Plant should be established, fixing the site for reuse of waste generated from construction and demolition.
20. In case of any variation in the charges levied, you will have to deposit the Balance amount in the Authority Account.
21. Rain water harvesting will have to be constructed as per the government order.
22. Installation of solar light/panel will have to be done as per rules.
23. The Condition of no-objection certificate received from other departments and the instructions issued by NHAI from time to time will also have to be compliance by applicant.
24. In case of any dispute arising under the Uttar Pradesh Urban Planning and Development Act, 1973, the decision of the Vice Chairman will be final and acceptable. Which cannot be challenged in any court.
25. No construction and any boundary wall will not be constructed on such roads shown on the map as per the standard as a right of way in front of the site plot. In case of such construction, the map will be issued only after removing this type of construction
26. The Authority or any local body will not be responsible for doing development work of area which is not suitable for development work.