



**AGRA DEVELOPMENT AUTHORITY**

**UTTAR PRADESH**

**SANCTION LETTER**

**{ Low Risk }**

**PERMIT DATE** : 18 Dec 2025

**FILE No.** : ADA/BP/25-26/1108

**Site Address** : PLOT NO.134 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA.

**PERMIT NO.** : Row House/08260/ADA/BP/25-26/1108/18122025

**USE** : Residential

**SCHEME** : Royal Villa

**PROPERTY** : Plot No./Survey No. :PLOT NO 134  
LandMark: J.P. HOTEL FATEHABAD  
ROAD  
Revenue Village: Chamrauli  
Tehsil: Agra  
District: Agra

**NAME** : VATIKA BUILDCON PVT LTD  
SIGN.AUTH. Mr.GAJENDRA SINGH  
LODHI.

**ADDRESS** : PLOT NO.134 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA. ,AGRA,Uttar Pradesh,282001

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: **17 Dec 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 **17 Dec 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 :**  
NA

Signature Not Verified

Digitally signed by Rishika Kaushik  
Date: 18 Dec 2025 12:00:03  
Designation : Town Planner



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**AGRA DEVELOPMENT AUTHORITY**



**AGRA DEVELOPMENT AUTHORITY**

**UTTAR PRADESH**

**SANCTION LETTER**

**{ Low Risk }**

**PERMIT DATE** : 18 Dec 2025

**FILE No.** : ADA/BP/25-26/1109

**Site Address** : PLOT NO.136 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA.

**PERMIT NO.** : Row House/08216/ADA/BP/25-26/1109/11122025

**USE** : Residential

**SCHEME** : Royal Villa

**PROPERTY** : Plot No./Survey No. :PLOT NO 136  
LandMark: J.P. HOTEL FATEHABAD  
ROAD  
Revenue Village: Chamrauli  
Tehsil: Agra  
District: Agra

**NAME** : VATIKA BUILDCON PVT LTD  
SIGN.AUTH. Mr.GAJENDRA SINGH  
LODHI.

**ADDRESS** : PLOT NO.136 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA. ,AGRA,Uttar Pradesh,282001

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: **17 Dec 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 **17 Dec 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 :**

NA

Signature Not Verified

Digitally signed by Riha Kaushik  
Date: 18 Dec 2025 11:52:07  
Designation : Town Planner



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**AGRA DEVELOPMENT AUTHORITY**



**AGRA DEVELOPMENT AUTHORITY**

**UTTAR PRADESH**

**SANCTION LETTER**

**{ Low Risk }**

**PERMIT DATE** : 18 Dec 2025

**FILE No.** : ADA/BP/25-26/1110

**Site Address** : PLOT NO.138 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA.

**PERMIT NO.** : Row House/08255/ADA/BP/25-26/1110/18122025

**USE** : Residential

**SCHEME** : Royal Villa

**PROPERTY** : Plot No./Survey No. :PLOT NO 138  
LandMark: J.P. HOTEL FATEHABAD  
ROAD  
Revenue Village: Chamrauli  
Tehsil: Agra  
District: Agra

**NAME** : VATIKA BUILDCON PVT LTD  
SIGN.AUTH. Mr.GAJENDRA SINGH  
LODHI.

**ADDRESS** : PLOT NO.138 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA. ,AGRA,Uttar Pradesh,282001

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: **17 Dec 2030** or Expiry date of lease deed whichever is earlier.

**Restrictions Required:**

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3. Subject to obtaining of all required NOC's.

**STANDARD CONDITIONS**

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Authorities by installing check booth at entry points.

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22) Green belt creation will also act as a mitigating factor.

**SPECIAL CONDITIONS :**

NA

Signature Not Verified

Digitally signed by Riha Kaushik  
Date: 18 Dec 2025 11:50:10  
Designation : Town Planner



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**AGRA DEVELOPMENT AUTHORITY**



**AGRA DEVELOPMENT AUTHORITY**

**UTTAR PRADESH**

**SANCTION LETTER**

**{ Low Risk }**

**PERMIT DATE** : 18 Dec 2025

**FILE No.** : ADA/BP/25-26/1112

**Site Address** : PLOT NO.140 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA.

**PERMIT NO.** : Row House/08261/ADA/BP/25-26/1112/18122025

**USE** : Residential

**SCHEME** : Royal Villa

**PROPERTY** : Plot No./Survey No. :PLOT NO 140  
LandMark: J.P. HOTEL FATEHABAD  
ROAD  
Revenue Village: Chamrauli  
Tehsil: Agra  
District: Agra

**NAME** : VATIKA BUILDCON PVT LTD  
SIGN.AUTH. Mr.GAJENDRA SINGH  
LODHI.

**ADDRESS** : PLOT NO.140 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA. ,AGRA,Uttar Pradesh,282001

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: **17 Dec 2030** or Expiry date of lease deed whichever is earlier.

**Restrictions Required:**

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3. Subject to obtaining of all required NOC's.

**STANDARD CONDITIONS**

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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.
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22) Green belt creation will also act as a mitigating factor.

**SPECIAL CONDITIONS :**  
NA

Signature Not Verified

Digitally signed by Riya Kaushik  
Date: 18 Dec 2025 12:01:26  
Designation : Town Planner



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**AGRA DEVELOPMENT AUTHORITY**



**AGRA DEVELOPMENT AUTHORITY**

**UTTAR PRADESH**

**SANCTION LETTER**

**{ Low Risk }**

**PERMIT DATE** : 14 Jan 2026

**FILE No.** : ADA/BP/25-26/0931

**Site Address** : PLOT NO.127,129 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA -CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA.

**PERMIT NO.** : Row House/08364/ADA/BP/25-26/0931/14012026

**USE** : Residential

**SCHEME** : Royal Villa

**PROPERTY** : Plot No./Survey No. :PLOT NO 105  
LandMark: TAJGANJ WARD  
Revenue Village: Chamrauli  
Tehsil: Agra  
District: Agra

**NAME** : VATIKA BUILDCON PVT LTD  
SIGN.AUTH. Mr.GAJENDRA SINGH  
LODHI.

**ADDRESS** : PLOT NO.127,129 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA -CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA. ,AGRA,Uttar Pradesh,282001

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: **13 Jan 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 **13 Jan 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.
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10. The building will be used only for which it is sanctioned.
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**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).

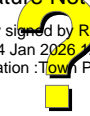
22) Green belt creation will also act as a mitigating factor.

**SPECIAL CONDITIONS :**

NA

Signature Not Verified

Digitally signed by Riha Kaushik  
Date: 14 Jan 2026 12:04:39  
Designation : Town Planner



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**AGRA DEVELOPMENT AUTHORITY**



**AGRA DEVELOPMENT AUTHORITY**

**UTTAR PRADESH**

**SANCTION LETTER**

**{ Low Risk }**

**PERMIT DATE** : 18 Dec 2025

**FILE No.** : ADA/BP/25-26/0932

**Site Address** : PLOT NO.107 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA.

**PERMIT NO.** : Row House/08250/ADA/BP/25-26/0932/18122025

**USE** : Residential

**SCHEME** : Royal Villa

**PROPERTY** : Plot No./Survey No. :PLOT NO 107  
LandMark: J.P. HOTEL FATEHABAD  
ROAD  
Revenue Village: Chamrauli  
Tehsil: Agra  
District: Agra

**NAME** : VATIKA BUILDCON SIGN.AUTH.  
Mr.GAJENDRA SINGH LODHI.

**ADDRESS** : PLOT NO.107 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA. ,Agra,Uttar Pradesh,282001

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: **17 Dec 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 **17 Dec 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 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 :**

NA

Signature Not Verified

Digitally signed by Riha Kaushik  
Date: 18 Dec 2025 11:37:36  
Designation : Town Planner



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**AGRA DEVELOPMENT AUTHORITY**



**AGRA DEVELOPMENT AUTHORITY**

**UTTAR PRADESH**

**SANCTION LETTER**

**{ Low Risk }**

**PERMIT DATE** : 18 Dec 2025

**FILE No.** : ADA/BP/25-26/0933

**Site Address** : PLOT NO.109 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA.

**PERMIT NO.** : Row House/08258/ADA/BP/25-26/0933/18122025

**USE** : Residential

**SCHEME** : Royal Villa

**PROPERTY** : Plot No./Survey No. :PLOT NO 109  
LandMark: J.P. HOTEL FATEHABAD  
ROAD  
Revenue Village: Chamrauli  
Tehsil: Agra  
District: Agra

**NAME** : VATIKA BUILDCON PVT LTD  
SIGN.AUTH. Mr.GAJENDRA SINGH  
LODHI.

**ADDRESS** : PLOT NO.109 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA. ,Agra,Uttar Pradesh,282001

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: **17 Dec 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 **17 Dec 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 :**

NA

Signature Not Verified

Digitally signed by Rishika Kaushik  
Date: 18 Dec 2025 11:56:40  
Designation : Town Planner



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**AGRA DEVELOPMENT AUTHORITY**



**AGRA DEVELOPMENT AUTHORITY**

**UTTAR PRADESH**

**SANCTION LETTER**

**{ Low Risk }**

**PERMIT DATE** : 18 Dec 2025

**FILE No.** : ADA/BP/25-26/0934

**Site Address** : PLOT NO.106 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA.

**PERMIT NO.** : Row House/08259/ADA/BP/25-26/0934/18122025

**USE** : Residential

**SCHEME** : Royal Villa

**PROPERTY** : Plot No./Survey No. :PLOT NO 106  
LandMark: J.P. HOTEL FATEHABAD  
ROAD  
Revenue Village: Chamrauli  
Tehsil: Agra  
District: Agra

**NAME** : VATIKA BUILDCON PVT LTD  
SIGN.AUTH. Mr.GAJENDRA SINGH  
LODHI.

**ADDRESS** : PLOT NO.106 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA. ,Agra,Uttar Pradesh,282001

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: **17 Dec 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 **17 Dec 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 :**  
NA

Signature Not Verified

Digitally signed by Rishika Kaushik  
Date: 18 Dec 2025 11:58:11  
Designation : Town Planner



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**AGRA DEVELOPMENT AUTHORITY**



**AGRA DEVELOPMENT AUTHORITY**

**UTTAR PRADESH**

**SANCTION LETTER**

**{ Low Risk }**

**PERMIT DATE** : 31 Dec 2025

**FILE No.** : ADA/BP/25-26/0935

**Site Address** : PLOT NO.108 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA.

**PERMIT NO.** : Row House/08324/ADA/BP/25-26/0935/31122025

**USE** : Residential

**SCHEME** : Royal Villa

**PROPERTY** : Plot No./Survey No. :PLOT NO 108  
LandMark: J P HOTEL FATEHABAD  
ROAD  
Revenue Village: Chamrauli  
Tehsil: Agra  
District: Agra

**NAME** : VATIKA BUILDCON PVT LTD  
SIGN.AUTH. Mr.GAJENDRA SINGH  
LOD

**ADDRESS** : PLOT NO.108 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA. ,Agra,Uttar Pradesh,282001

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: **30 Dec 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 **30 Dec 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.
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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 :**

NA

Signature Not Verified

Digitally signed by Riya Kaushik  
Date: 31 Dec 2025 12:18:30  
Designation : Town Planner



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**AGRA DEVELOPMENT AUTHORITY**



**AGRA DEVELOPMENT AUTHORITY**

**UTTAR PRADESH**

**SANCTION LETTER**

**{ Low Risk }**

**PERMIT DATE** : 16 Dec 2025

**FILE No.** : ADA/BP/25-26/0958

**Site Address** : PLOT NO.111 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA.

**PERMIT NO.** : Row House/08231/ADA/BP/25-26/0958/16122025

**USE** : Residential

**SCHEME** : Royal Villa

**PROPERTY** : Plot No./Survey No. :PLOT NO 111  
LandMark: J P HOTEL FATEHABAD  
ROAD  
Revenue Village: Chamrauli  
Tehsil: Agra  
District: Agra

**NAME** : VATIKA BUILDCON PVT LTD  
SIGN.AUTH. Mr.GAJENDRA SINGH  
LODHI.

**ADDRESS** : PLOT NO.111 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA. ,Agra,Uttar Pradesh,282001

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: **15 Dec 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 **15 Dec 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).

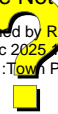
22) Green belt creation will also act as a mitigating factor.

**SPECIAL CONDITIONS :**

NA

Signature Not Verified

Digitally signed by Riha Kaushik  
Date: 16 Dec 2025 11:23:50  
Designation : Town Planner



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**AGRA DEVELOPMENT AUTHORITY**



**AGRA DEVELOPMENT AUTHORITY**

**UTTAR PRADESH**

**SANCTION LETTER**

**{ Low Risk }**

**PERMIT DATE** : 18 Dec 2025

**FILE No.** : ADA/BP/25-26/0960

**Site Address** : PLOT NO.114 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA.

**PERMIT NO.** : Row House/08244/ADA/BP/25-26/0960/18122025

**USE** : Residential

**SCHEME** : Royal Villa

**PROPERTY** : Plot No./Survey No. :PLOT NO 114  
LandMark: J.P. HOTEL FATEHABAD  
ROAD  
Revenue Village: Chamrauli  
Tehsil: Agra  
District: Agra

**NAME** : VATIKA BUILDCON PVT LTD  
SIGN.AUTH. Mr.GAJENDRA SINGH  
LODHI.

**ADDRESS** : PLOT NO.114 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA. ,Agra,Uttar Pradesh,282001

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: **17 Dec 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 **17 Dec 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.
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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.
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- 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 :**

NA

Signature Not Verified

Digitally signed by Rishika Kaushik  
Date: 18 Dec 2025 11:15:26  
Designation : Town Planner



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**AGRA DEVELOPMENT AUTHORITY**



**AGRA DEVELOPMENT AUTHORITY**

**UTTAR PRADESH**

**SANCTION LETTER**

**{ Low Risk }**

**PERMIT DATE** : 31 Dec 2025

**FILE No.** : ADA/BP/25-26/0961

**Site Address** : PLOT NO. 116 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA.

**PERMIT NO.** : Row House/08326/ADA/BP/25-26/0961/31122025

**USE** : Residential

**SCHEME** : Royal Villa

**PROPERTY** : Plot No./Survey No. :PLOT NO 116  
LandMark: J.P. HOTEL FATEHABAD  
ROAD  
Revenue Village: Chamrauli  
Tehsil: Agra  
District: Agra

**NAME** : VATIKA BUILDCON PVT LTD  
SIGN.AUTH. Mr.GAJENDRA SINGH  
LODHI.

**ADDRESS** : PLOT NO. 116 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA. ,Agra,Uttar Pradesh,282001

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: **30 Dec 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 **30 Dec 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.
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**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.
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- 5) The vehicles carrying construction material and construction debris of any kind should be cleared

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- 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.
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- 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.
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- 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 :**

NA

Signature Not Verified

Digitally signed by Riha Kaushik  
Date: 31 Dec 2025 12:38:45  
Designation : Town Planner



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**AGRA DEVELOPMENT AUTHORITY**



**AGRA DEVELOPMENT AUTHORITY**

**UTTAR PRADESH**

**SANCTION LETTER**

**{ Low Risk }**

**PERMIT DATE** : 31 Dec 2025

**FILE No.** : ADA/BP/25-26/0962

**Site Address** : PLOT NO.112 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA.

**PERMIT NO.** : Row House/08332/ADA/BP/25-26/0962/31122025

**USE** : Residential

**SCHEME** : Royal Villa

**PROPERTY** : Plot No./Survey No. :plot no 112  
LandMark: NEAR J P HOTEL,  
TAJGANJ WARD  
Revenue Village: Chamrauli  
Tehsil: Agra  
District: Agra

**NAME** : VATIKA BUILDCON PVT LTD  
SIGN.AUTH. Mr.GAJENDRA SINGH  
LODHI.

**ADDRESS** : PLOT NO.112 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA. ,Agra,Uttar Pradesh,282001

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: **30 Dec 2030** or Expiry date of lease deed whichever is earlier.

**Restrictions Required:**

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3. Subject to obtaining of all required NOC's.

**STANDARD CONDITIONS**

1. This map is valid up to **30 Dec 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.
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**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**

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- 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.
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- 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.
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- 12) Use of covering sheets should be done for trucks to prevent dust dispersion from the trucks, implemented by district offices.
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Authorities by installing check booth at entry points.

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22) Green belt creation will also act as a mitigating factor.

**SPECIAL CONDITIONS :**

NA

Signature Not Verified

Digitally signed by Riya Kaushik  
Date: 31 Dec 2025 17:41:43  
Designation : Town Planner



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**AGRA DEVELOPMENT AUTHORITY**



**AGRA DEVELOPMENT AUTHORITY**

**UTTAR PRADESH**

**SANCTION LETTER**

**{ Low Risk }**

**PERMIT DATE** : 31 Dec 2025

**FILE No.** : ADA/BP/25-26/0963

**Site Address** : PLOT NO.115 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA.

**PERMIT NO.** : Row House/08327/ADA/BP/25-26/0963/31122025

**USE** : Residential

**SCHEME** : Royal Villa

**PROPERTY** : Plot No./Survey No. :plot no 115  
LandMark: NEAR J P HOTEL,  
TAJGANJ WARD  
Revenue Village: Chamrauli  
Tehsil: Agra  
District: Agra

**NAME** : VATIKA BUILDCON PVT LTD  
SIGN.AUTH. Mr.GAJENDRA SINGH  
LODHI.

**ADDRESS** : PLOT NO.115 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA. ,AGRA,Uttar Pradesh,282001

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: **30 Dec 2030** or Expiry date of lease deed whichever is earlier.

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**STANDARD CONDITIONS**

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**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**

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- 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 :**

NA

Signature Not Verified

Digitally signed by Riya Kaushik  
Date: 31 Dec 2025 12:40:02  
Designation : Town Planner



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**AGRA DEVELOPMENT AUTHORITY**



**AGRA DEVELOPMENT AUTHORITY**

**UTTAR PRADESH**

**SANCTION LETTER**

**{ Low Risk }**

**PERMIT DATE** : 31 Dec 2025

**FILE No.** : ADA/BP/25-26/0964

**Site Address** : PLOT NO.117 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA.

**PERMIT NO.** : Row House/08325/ADA/BP/25-26/0964/31122025

**USE** : Residential

**SCHEME** : Royal Villa

**PROPERTY** : Plot No./Survey No. :plot no 117  
LandMark: NEAR J P HOTEL,  
TAJGANJ WARD  
Revenue Village: Chamrauli  
Tehsil: Agra  
District: Agra

**NAME** : VATIKA BUILDCON PVT LTD  
SIGN.AUTH. Mr.GAJENDRA SINGH  
LODHI.

**ADDRESS** : PLOT NO.117 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA. ,AGRA,Uttar Pradesh,282001

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: **30 Dec 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 **30 Dec 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 :**

NA

Signature Not Verified

Digitally signed by Riha Kaushik  
Date: 31 Dec 2025 12:37:36  
Designation : Town Planner



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**AGRA DEVELOPMENT AUTHORITY**



**AGRA DEVELOPMENT AUTHORITY**

**UTTAR PRADESH**

**SANCTION LETTER**

**{ Low Risk }**

**PERMIT DATE** : 18 Dec 2025

**FILE No.** : ADA/BP/25-26/0979

**Site Address** : PLOT NO.119 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA.

**PERMIT NO.** : Row House/08252/ADA/BP/25-26/0979/18122025

**USE** : Residential

**SCHEME** : Royal Villa

**PROPERTY** : Plot No./Survey No. :PLOT NO 119  
LandMark: NEAR J P HOTEL,  
TAJGANJ WARD  
Revenue Village: Chamrauli  
Tehsil: Agra  
District: Agra

**NAME** : VATIKA BUILDCON PVT LTD  
SIGN.AUTH. Mr.GAJENDRA SINGH  
LODHI.

**ADDRESS** : PLOT NO.119 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA. ,AGRA,Uttar Pradesh,282001

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: **17 Dec 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 **17 Dec 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 :**

NA

Signature Not Verified

Digitally signed by Riha Kaushik  
Date: 18 Dec 2025 11:42:59  
Designation : Town Planner



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**AGRA DEVELOPMENT AUTHORITY**



**AGRA DEVELOPMENT AUTHORITY**

**UTTAR PRADESH**

**SANCTION LETTER**

**{ Low Risk }**

**PERMIT DATE** : 31 Dec 2025

**FILE No.** : ADA/BP/25-26/0980

**Site Address** : PLOT NO.120 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA.

**PERMIT NO.** : Row House/08333/ADA/BP/25-26/0980/31122025

**USE** : Residential

**SCHEME** : Royal Villa

**PROPERTY** : Plot No./Survey No. :plot no 120  
LandMark: NEAR J P HOTEL,  
TAJGANJ WARD  
Revenue Village: Chamrauli  
Tehsil: Agra  
District: Agra

**NAME** : VATIKA BUILDCON PVT LTD  
SIGN.AUTH. Mr.GAJENDRA SINGH  
LODHI.

**ADDRESS** : PLOT NO.120 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA. ,AGRA,Uttar Pradesh,282001

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: **30 Dec 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 **30 Dec 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.
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- 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 :**

NA

Signature Not Verified

Digitally signed by Rishika Kaushik  
Date: 31 Dec 2025 17:42:47  
Designation : Town Planner



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**AGRA DEVELOPMENT AUTHORITY**



**AGRA DEVELOPMENT AUTHORITY**

**UTTAR PRADESH**

**SANCTION LETTER**

**{ Low Risk }**

**PERMIT DATE** : 18 Dec 2025

**FILE No.** : ADA/BP/25-26/0981

**Site Address** : PLOT NO.121 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA.

**PERMIT NO.** : Row House/08247/ADA/BP/25-26/0981/18122025

**USE** : Residential

**SCHEME** : Royal Villa

**PROPERTY** : Plot No./Survey No. :plot no 121  
LandMark: NEAR J P HOTEL,  
TAJGANJ WARD  
Revenue Village: Chamrauli  
Tehsil: Agra  
District: Agra

**NAME** : VATIKA BUILDCON PVT LTD  
SIGN.AUTH. Mr.GAJENDRA SINGH  
LODHI.

**ADDRESS** : PLOT NO.121 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA. ,AGRA,Uttar Pradesh,282001

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: **17 Dec 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 **17 Dec 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.
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**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.
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- 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.
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- 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.
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- 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 :**

NA

Signature Not Verified

Digitally signed by Ritika Kaushik  
Date: 18 Dec 2025 11:30:58  
Designation : Town Planner



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**AGRA DEVELOPMENT AUTHORITY**



**AGRA DEVELOPMENT AUTHORITY**

**UTTAR PRADESH**

**SANCTION LETTER**

**{ Low Risk }**

**PERMIT DATE** : 16 Dec 2025

**FILE No.** : ADA/BP/25-26/0983

**Site Address** : PLOT NO.122 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA.

**PERMIT NO.** : Row House/08237/ADA/BP/25-26/0983/16122025

**USE** : Residential

**SCHEME** : Royal Villa

**PROPERTY** : Plot No./Survey No. :PLOT NO 122  
LandMark: NEAR J P HOTEL,  
TAJGANJ WARD  
Revenue Village: Chamrauli  
Tehsil: Agra  
District: Agra

**NAME** : VATIKA BUILDCON PVT LTD  
SIGN.AUTH. Mr.GAJENDRA SINGH  
LODHI.

**ADDRESS** : PLOT NO.122 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA. ,AGRA,Uttar Pradesh,282001

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: **15 Dec 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 **15 Dec 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 :**  
NA

Signature Not Verified

Digitally signed by Riya Kaushik  
Date: 16 Dec 2025 13:11:50  
Designation : Town Planner



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**AGRA DEVELOPMENT AUTHORITY**



**AGRA DEVELOPMENT AUTHORITY**

**UTTAR PRADESH**

**SANCTION LETTER**

**{ Low Risk }**

**PERMIT DATE** : 31 Dec 2025

**FILE No.** : ADA/BP/25-26/0984

**Site Address** : PLOT NO.123 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA.

**PERMIT NO.** : Row House/08334/ADA/BP/25-26/0984/31122025

**USE** : Residential

**SCHEME** : Royal Villa

**PROPERTY** : Plot No./Survey No. :plot no 123  
LandMark: NEAR J P HOTEL,  
TAJGANJ WARD  
Revenue Village: Chamrauli  
Tehsil: Agra  
District: Agra

**NAME** : VATIKA BUILDCON PVT LTD  
SIGN.AUTH. Mr.GAJENDRA SINGH  
LODHI.

**ADDRESS** : PLOT NO.123 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA. ,AGRA,Uttar Pradesh,282001

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: **30 Dec 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 **30 Dec 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.
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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

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- 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 :**

NA

Signature Not Verified

Digitally signed by Riya Kaushik  
Date: 31 Dec 2025 17:43:51  
Designation : Town Planner



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**AGRA DEVELOPMENT AUTHORITY**



**AGRA DEVELOPMENT AUTHORITY**

**UTTAR PRADESH**

**SANCTION LETTER**

**{ Low Risk }**

**PERMIT DATE** : 18 Dec 2025

**FILE No.** : ADA/BP/25-26/0985

**Site Address** : PLOT NO.130 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA.

**PERMIT NO.** : Row House/08243/ADA/BP/25-26/0985/18122025

**USE** : Residential

**SCHEME** : Royal Villa

**PROPERTY** : Plot No./Survey No. :plot no 130  
LandMark: NEAR J P HOTEL,  
TAJGANJ WARD  
Revenue Village: Chamrauli  
Tehsil: Agra  
District: Agra

**NAME** : VATIKA BUILDCON PVT LTD  
SIGN.AUTH. Mr.GAJENDRA SINGH  
LODHI.

**ADDRESS** : PLOT NO.130 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA. ,AGRA,Uttar Pradesh,282001

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: **17 Dec 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 **17 Dec 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.
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5. Government Orders in force time to time shall be complied.
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**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.
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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 :**  
NA

Signature Not Verified

Digitally signed by Rishika Kaushik  
Date: 18 Dec 2025 10:56:41  
Designation : Town Planner



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**AGRA DEVELOPMENT AUTHORITY**



**AGRA DEVELOPMENT AUTHORITY**

**UTTAR PRADESH**

**SANCTION LETTER**

**{ Low Risk }**

**PERMIT DATE** : 31 Dec 2025

**FILE No.** : ADA/BP/25-26/0986

**Site Address** : PLOT NO.129 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA.

**PERMIT NO.** : Row House/08328/ADA/BP/25-26/0986/31122025

**USE** : Residential

**SCHEME** : Royal Villa

**PROPERTY** : Plot No./Survey No. :plot no 129  
LandMark: NEAR J P HOTEL,  
TAJGANJ WARD  
Revenue Village: Chamrauli  
Tehsil: Agra  
District: Agra

**NAME** : VATIKA BUILDCON PVT LTD  
SIGN.AUTH. Mr.GAJENDRA SINGH  
LODHI.

**ADDRESS** : PLOT NO.129 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA. ,AGRA,Uttar Pradesh,282001

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: **30 Dec 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.
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3. Subject to obtaining of all required NOC's.

**STANDARD CONDITIONS**

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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).

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- Apply for Plinth Completion after completion of Plinth from UPOBPAS
- Apply for Occupancy after completion of Building through UPOBPAS.

**NGT CONDITIONS**

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Authorities by installing check booth at entry points.

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22) Green belt creation will also act as a mitigating factor.

**SPECIAL CONDITIONS :**

NA

Signature Not Verified

Digitally signed by Riya Kaushik  
Date: 31 Dec 2025 12:41:33  
Designation : Town Planner



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**AGRA DEVELOPMENT AUTHORITY**



**AGRA DEVELOPMENT AUTHORITY**

**UTTAR PRADESH**

**SANCTION LETTER**

**{ Low Risk }**

**PERMIT DATE** : 18 Dec 2025

**FILE No.** : ADA/BP/25-26/0987

**Site Address** : PLOT NO.128 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA.

**PERMIT NO.** : Row House/08257/ADA/BP/25-26/0987/18122025

**USE** : Residential

**SCHEME** : Royal Villa

**PROPERTY** : Plot No./Survey No. :plot no 128  
LandMark: NEAR J P HOTEL,  
TAJGANJ WARD  
Revenue Village: Chamrauli  
Tehsil: Agra  
District: Agra

**NAME** : VATIKA BUILDCON PVT LTD  
SIGN.AUTH. Mr.GAJENDRA SINGH  
LODHI.

**ADDRESS** : PLOT NO.128 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA. ,AGRA,Uttar Pradesh,282001

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: **17 Dec 2030** or Expiry date of lease deed whichever is earlier.

**Restrictions Required:**

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**STANDARD CONDITIONS**

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- Apply for Plinth Completion after completion of Plinth from UPOBPAS
- Apply for Occupancy after completion of Building through UPOBPAS.

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- 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 :**

NA

Signature Not Verified

Digitally signed by Riha Kaushik  
Date: 18 Dec 2025 11:55:34  
Designation : Town Planner



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**AGRA DEVELOPMENT AUTHORITY**



**AGRA DEVELOPMENT AUTHORITY**

**UTTAR PRADESH**

**SANCTION LETTER**

**{ Low Risk }**

**PERMIT DATE** : 31 Dec 2025

**FILE No.** : ADA/BP/25-26/0988

**Site Address** : PLOT NO.127 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA.

**PERMIT NO.** : Row House/08329/ADA/BP/25-26/0988/31122025

**USE** : Residential

**SCHEME** : Royal Villa

**PROPERTY** : Plot No./Survey No. :plot no 127  
LandMark: NEAR J P HOTEL,  
TAJGANJ WARD  
Revenue Village: Chamrauli  
Tehsil: Agra  
District: Agra

**NAME** : VATIKA BUILDCON PVT LTD  
SIGN.AUTH. Mr.GAJENDRA SINGH  
LODHI.

**ADDRESS** : PLOT NO.127 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA. ,AGRA,Uttar Pradesh,282001

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: **30 Dec 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 **30 Dec 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 :**

NA

Signature Not Verified

Digitally signed by Riha Kaushik  
Date: 31 Dec 2025 12:42:37  
Designation : Town Planner



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**AGRA DEVELOPMENT AUTHORITY**



**AGRA DEVELOPMENT AUTHORITY**

**UTTAR PRADESH**

**SANCTION LETTER**

**{ Low Risk }**

**PERMIT DATE** : 18 Dec 2025

**FILE No.** : ADA/BP/25-26/0989

**Site Address** : PLOT NO.126 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA.

**PERMIT NO.** : Row House/08246/ADA/BP/25-26/0989/18122025

**USE** : Residential

**SCHEME** : Royal Villa

**PROPERTY** : Plot No./Survey No. :plot no 126  
LandMark: NEAR J P HOTEL,  
TAJGANJ WARD  
Revenue Village: Chamrauli  
Tehsil: Agra  
District: Agra

**NAME** : VATIKA BUILDCON PVT LTD  
SIGN.AUTH. Mr.GAJENDRA SINGH  
LODHI.

**ADDRESS** : PLOT NO.126 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA. ,AGRA,Uttar Pradesh,282001

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: **17 Dec 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 **17 Dec 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 :**

NA

Signature Not Verified

Digitally signed by Riha Kaushik  
Date: 18 Dec 2025 11:22:36  
Designation : Town Planner



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**AGRA DEVELOPMENT AUTHORITY**



**AGRA DEVELOPMENT AUTHORITY**

**UTTAR PRADESH**

**SANCTION LETTER**

**{ Low Risk }**

**PERMIT DATE** : 18 Dec 2025

**FILE No.** : ADA/BP/25-26/1103

**Site Address** : PLOT NO.133 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA.

**PERMIT NO.** : Row House/08253/ADA/BP/25-26/1103/18122025

**USE** : Residential

**SCHEME** : Royal Villa

**PROPERTY** : Plot No./Survey No. :plot no 133  
LandMark: J.P. HOTEL FATEHABAD  
ROAD  
Revenue Village: Chamrauli  
Tehsil: Agra  
District: Agra

**NAME** : VATIKA BUILDCON PVT LTD  
SIGN.AUTH. Mr.GAJENDRA SINGH  
LODHI.

**ADDRESS** : PLOT NO.133 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA. ,AGRA,Uttar Pradesh,282001

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: **17 Dec 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 **17 Dec 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 :**

NA

Signature Not Verified

Digitally signed by Rishika Kaushik  
Date: 18 Dec 2025 11:44:09  
Designation : Town Planner



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**AGRA DEVELOPMENT AUTHORITY**



**AGRA DEVELOPMENT AUTHORITY**

**UTTAR PRADESH**

**SANCTION LETTER**

**{ Low Risk }**

**PERMIT DATE** : 14 Jan 2026

**FILE No.** : ADA/BP/25-26/1105

**Site Address** : PLOT NO.137 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA.

**PERMIT NO.** : Row House/08362/ADA/BP/25-26/1105/14012026

**USE** : Residential

**SCHEME** : Royal Villa

**PROPERTY** : Plot No./Survey No. :PLOT NO. 137  
LandMark: J.P. HOTEL FATEHABAD  
ROAD  
Revenue Village: Chamrauli  
Tehsil: Agra  
District: Agra

**NAME** : VATIKA BUILDCON PVT LTD  
SIGN.AUTH. Mr.GAJENDRA SINGH  
LODHI.

**ADDRESS** : PLOT NO.137 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA. ,AGRA,Uttar Pradesh,282001

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: **13 Jan 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 **13 Jan 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

- 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 :**

NA

Signature Not Verified

Digitally signed by Riya Kaushik  
Date: 14 Jan 2026 12:01:00  
Designation : Town Planner



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**AGRA DEVELOPMENT AUTHORITY**



**AGRA DEVELOPMENT AUTHORITY**

**UTTAR PRADESH**

**SANCTION LETTER**

**{ Low Risk }**

**PERMIT DATE** : 31 Dec 2025

**FILE No.** : ADA/BP/25-26/1106

**Site Address** : PLOT NO.135 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA.

**PERMIT NO.** : Row House/08321/ADA/BP/25-26/1106/31122025

**USE** : Residential

**SCHEME** : Royal Villa

**PROPERTY** : Plot No./Survey No. :PLOT NO. 35  
LandMark: J.P. HOTEL FATEHABAD  
ROAD  
Revenue Village: Chamrauli  
Tehsil: Agra  
District: Agra

**NAME** : VATIKA BUILDCON PVT LTD  
SIGN.AUTH. Mr.GAJENDRA SINGH  
LODHI.

**ADDRESS** : PLOT NO.135 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA. ,AGRA,Uttar Pradesh,282001

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: **30 Dec 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 **30 Dec 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 :**

NA

Signature Not Verified

Digitally signed by Riya Kaushik  
Date: 31 Dec 2025 12:14:15  
Designation : Town Planner



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**AGRA DEVELOPMENT AUTHORITY**



**AGRA DEVELOPMENT AUTHORITY**

**UTTAR PRADESH**

**SANCTION LETTER**

**{ Low Risk }**

**PERMIT DATE** : 18 Dec 2025

**FILE No.** : ADA/BP/25-26/1107

**Site Address** : PLOT NO.139 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA.

**PERMIT NO.** : Row House/08254/ADA/BP/25-26/1107/18122025

**USE** : Residential

**SCHEME** : Royal Villa

**PROPERTY** : Plot No./Survey No. :PLOT NO 139  
LandMark: J.P. HOTEL FATEHABAD  
ROAD  
Revenue Village: Chamrauli  
Tehsil: Agra  
District: Agra

**NAME** : VATIKA BUILDCON PVT LTD  
SIGN.AUTH. Mr.GAJENDRA SINGH  
LODHI.

**ADDRESS** : PLOT NO.139 PART OF KH. NO. 155,156,157 SITUATED AT ROYALE VILLAS, MAUZA  
-CHAMARAULI, TAJGANJ WARD, TEHSIL & DISTT. AGRA. ,AGRA,Uttar Pradesh,282001

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: **17 Dec 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 **17 Dec 2030**
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22) Green belt creation will also act as a mitigating factor.

**SPECIAL CONDITIONS :**  
NA

Signature Not Verified

Digitally signed by Riha Kaushik  
Date: 18 Dec 2025 11:47:06  
Designation : Town Planner



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**AGRA DEVELOPMENT AUTHORITY**