

M/S. RASIK INFRA CONSTRUCTIONS

(An ISO 9001 : 2015 QMS & ISO 14001:2015 EMS Certified Organization)

Vrindavan Dham, Mahavir Park,
Marris Road, Aligarh - 202 001 (U.P.)

Ref. No.....

Date :

To,

Date: 02.03.2022

UP Real Estate Regulatory Authority,
Navin Bhawan, Rajya Niyojan Sansthan,
Kalakankar House, Purana Hyderabad,
Lucknow, Uttar Pradesh- 226007.

Sub: Change in the Area of Land of the Project "Rasik Tower (Block C and D)" in UP RERA under Project Id ID382991.

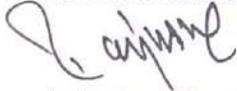
Please refer our project registration application ID No **382991** in name of "**Rasik Tower (Block C and D)**".

It is requested to kindly consider the actual project Land Area of **6223.08** Sq Mtr (Considered actual at site and for FAR purposes in approved map by Aligarh Development Authority) in place of 18244 sq mtr. which was wrongly taken at the time of registering the project at RERA website.

The Land Area of 6223.08 Sq Mtr is mentioned in sanctioned MAP and also the documentary evidence of land has already been submitted and uploaded. The map of project has been sanctioned by office of Aligarh Development Authority wide PERMIT NO. : Group Housing/00948/AGDA/BP/21-22/0267/21012022 Dated 07-02-2022 on land of Khasra no 190 & 200 VILLAGE HARDUAGANJ DEHAT PARGANA TEHSIL KOIL, DISTT. ALIGARH, Uttar Pradesh, 202001 total admeasuring all together 6223.08 Sq mtr.

Request to consider land area of 6223.08 Sq mtr for approval of Project "**Rasik Tower (Block C and D)**".

For Rasik Infra Constructions



Authorized Signatory

Enclosed: As above



ALIGARH DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

PERMIT DATE : 07 Feb 2022

FILE No. : AGDA/BP/21-22/0267

Site Address : VILLAGE HARDUAGANJ DEHAT PARGANA TEHSIL KOIL, DISTT. ALIGARH

PERMIT NO. : Group Housing/00948/AGDA/BP/21-22/0267/21012022

USE : Residential

SCHEME : NA

PROPERTY : Gata/ ARAZI No.: KHET NO 200 &
190 (MI)
LandMark: OPP. JAIN PETROL
PUMP
Revenue Village: Harduaganj Dehat
Tehsil: Koil
District: Aligarh

NAME : RASIK INFRA CONSTRUCTION

ADDRESS : VILLAGE HARDUAGANJ DEHAT PARGANA TEHSIL KOIL, DISTT. ALIGARH, ALIGARH, Uttar Pradesh, 202001

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

Date of Validity: **06 Feb 2027** or Expiry date of lease deed whichever is earlier.

Restrictions Required:

1. This permission is given based on the inputs on pages, documents and drawing provided by Applicant/ Architect. Applicant/ Architect confirms that the documents/ drawings submitted electronically or inputs by them are correct.
2. The permission accorded does not confer any ownership rights. The permission will be revoked at later stage, if it is found that the documents or information are false and fabricated.
3. Subject to obtaining of all required NOC's.

STANDARD CONDITIONS

1. This map is valid up to five years from the date of approval.
2. Before commencement of construction information shall be given to the Authority and after completion of construction, Completion Certificate shall be obtained from the Authority before occupying of the building or part thereof as per provision of Building Bye-Laws 2008 (as amended 2011/2016).
3. Before starting of construction, a board 4 ft x 3 ft shall be put up at the site on which Name of approving Authority, permit number, approval date, validity date and name of architect are to be mentioned.

4. Responsibility of Structure safety and quality shall be of Applicant.
5. Government Orders in force time to time shall be complied.
6. If approving Authority issue any demand letter in future, the applicant has to deposit the same without any objection.
7. If any dispute at any point of ownership arises in future, the permission shall be forfeited automatically (without giving any show cause notice). The approval of map does not give land rights to the applicant.
8. If any information is concealed or given wrong by the applicant, the map shall be cancelable.
9. Regarding construction, the standard/conditions specified in the Building Bye-Laws shall be implemented.
10. The building will be used only for which it is sanctioned.
11. Indian Electricity Rules shall not be violated and the conditions mentioned on NOC(s) issued by the different departments shall also be followed.

Next Application Process:

- Apply for Work start intimation on work start for intimation to authority from UPOBPAS
- Apply for Plinth Completion after completion of Plinth from UPOBPAS
- Apply for Occupancy after completion of Building through UPOBPAS.

NGT CONDITIONS

- 1) Owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including owner, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
- 2) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.
- 3) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
- 4) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
- 5) The vehicles carrying construction material and construction debris of any kind should be cleared before it is permitted to ply on the road after unloading of such material.

- 6) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- 7) Owner shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relating to dust emission.
- 8) It shall be the responsibility of owner to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- 9) All owners/owners should take appropriate measures and strictly comply with by fixing sprinklers and creations of green air barriers on construction site. Compulsory use of wet-jet in grinding and stone cutting.
- 10) Wind breaking walls around construction site.
- 11) All owners shall ensure that C&D waste is transported and disposed to the C&D waste site only and due record in that behalf shall be maintained by the owners and transporters.
- 12) Use of covering sheets should be done for trucks to prevent dust dispersion from the trucks, implemented by district offices.
- 13) Proponent shall ensure that periodical auto maintenance report from the contractor to avoid vehicular pollution.
- 14) Proponent should manage transportation route for vehicles in a well-planned manner to avoid traffic havocs.
- 15) The entry and exit points design is very important as it should not disturb the existing traffic.
- 16) Inspection & Maintenance has definite utility on emission performance, Regular vehicle inspection to be done by the contractor to enhance the efficiency of work and to reduce the risk of unwarranted air pollution.
- 17) Fitness certification is a statutory requirement for commercial vehicles and public transport vehicles. Periodicity for certification is once in a Year.
- 18) Pollution Under Control (PUC) certificates are required to be obtained every three months for all categories of vehicles. In case of diesel vehicles, free acceleration smoke is measured.
- 19) Life of vehicle should be inspected to avoid further air pollution.

- 20) Overloading is another big challenge and the shall be dealt by the proponent as well as State Authorities by installing check booth at entry points.
- 21) Viable emission control technologies exist to reduce diesel exhaust emissions designed to control particulate matter (PM) should be installed/used such as Diesel oxidation catalysts (DOCs), Diesel particulate filters (DPFs), Exhaust gas recirculation (EGR), Selective catalytic reduction (SCR), Lean Nox catalysts (LNCs), Lean NOx traps (LNTs).
- 22) Green belt creation will also act as a mitigating factor.

SPECIAL CONDITIONS :

1. 1. AAVEDAKAGANON KO KUL SHULK RS. 1,28,58,247.00 PRADHIKARAN KOSH MEIN EK MUSHT JAMA KARANA HOGA .
2. BHAVAN ADHYAASAN SE POORV SAMPOORTI PRAMAAN PATR PRAAPT KARANA AAVASHYAK HOGA END SAMPOORTI PRAMAAN PATR PRAAPT KARANE SE POORV RAIN WATER HARVESTING AND SOLAR WATER HEETING SYSTAM KO KRIYAASHEEL KARANA HOGA .
2. 3- RERA ACT KA ANUPAALAN KARNA HOGA AND ESS AASHAY KA SHAPATH - PATR PRASTUT KARNA HOGA.
- 4-AANTARIK VIKAAAS KAARY YATHA SEWAR DISPOJAL , JALAAPOORTI , VIDYUT AADI SAMAST KAARYON KA KAARY MAANAK ANUSAAR KARANA HOGA AND SAMATULY AANTARIK VIKAAAS SHULK RS- 60,11,183.00 KE MAD MEIN SAMATULY BANK GAARANTEE PRAADHIKARAN PAKSH MEIN BANDHAK RAKHANE HOGEE AND SAMATULY MOOLY KEE VIKRAY YOGY BHOOMI / PHLAT BANDHAK RAKHANE HONGE.
- 5-RAIN WATER HARVESTING HETU RS- 5.00 LAAKH KEE F.D.R UPAADHYAKSH , ALIGARH VIKAAAS PRAADHIKARAN KE PAKSH MEIN BANDHAK RAKHANE HOGEE , JO STHAL PAR RAIN WATER HARVESTING SYSTAM STHAAPIT KARNE KE BAAD AVAMUKT KEE JAAYEGEE .
3. 6. GROUP HOUSING UNIT MEIN KUL UNIT 92 KE SAAPEKSH 10 % E.W.S BHAVAN AND 10 % L.I.G BHAVANON KA NIRMAAN KARNA HOGA AND UKT KE LIYE VIKAAASAKARTA DVAARA PERFORMANCE GAARANTEE KE ROOP MEIN YOJANA MEIN KUL AREA KA 10 % BHOOMI / PHLAT JO VIKRAY YOGY HO PRAADHIKARAN MEIN BANDHAK RAKHANE HOGEE . AISEE BANDHAK BHOOMI PAR NIRMAANAKARTA KO VIKAAAS AND NIRMAAN KARANE KEE ANUMATI HOGEE ATHAVA USAKE STHAAN PAR SHELTER PHEES (RS- 21,25,200.00 PRAADHIKARAN KOSH MEIN JAMA KARANE HOGEE.
4. 7. MAP PRASTAAV MEIN PRASTUT SABHEE ANAAPATTI PRAMAAN PATR KEE SHARTON KA ANUPAALAN KARANA HOGA.
8. STHAL PAR NIYAMAANUSAAR VRKSHAAROPAN KARANA HOGA.
9. SANRACHANA SURAKSHA KA SAMAST UTTAR DAAYITV VIKAAASAKARTA KA HOGA TATHA IS AASHAY KA SHAPATH - PATR PRASTUT KARANA HOGA .

