



PRAYAGRAJ DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ High Risk }

PERMIT DATE : 07 Apr 2025

FILE No. : PDA/BP/24-25/0794

Site Address : Part of Plot No.1 (Freehold) 3-Auckland Road, Near Cantonment Thana, District- Prayagraj, U.P.-211001

PERMIT NO. : Affordable Housing/04250/PDA/BP/24-25/0794/14102024

USE : Residential

SCHEME : Not Applicable

PROPERTY : Gata/ ARAZI No.: Part of Plot No.1
(Freehold) 3-Auckland Road
LandMark: Infront of Tapovan Park
Revenue Village: NA
Tehsil: Allahabad
District: Prayagraj

NAME : MR. AMIT GOEL S/O LATE
VIRENDRA KUMAR GOEL

ADDRESS : 30/48, Elgin Road, Civil Lines, PRAYAGRAJ, Uttar Pradesh, 211001

Your proposal submitted with reference to above has been examined as per rules and found suitable as per proposal drawing building Bylaws-2008 (Amended till-2018/2023)

Date of Validity: **01 Mar 2032** 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 **01 Mar 2032**
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) Visible emission control technologies exist to reduce diesel exhaust emissions designed to control

- 21) Viable emission control technologies exist to reduce diesel exhaust emissions designed to control particulate matter (PM) should be installed/used such as Diesel oxidation catalysts (DOCs), Diesel particulate filters (DPFs), Exhaust gas recirculation (EGR), Selective catalytic reduction (SCR), Lean NOx catalysts (LNCs), Lean NOx traps (LNTs).
- 22) Green belt creation will also act as a mitigating factor.

SPECIAL CONDITIONS :

1. No Objection Certificates (NOCs)

The following NOCs have been received from the relevant departments:

- Additional Police Deputy Commissioner, Traffic, Commissionerate, Prayagraj

Letter No.: ST/SPT/NOC (52)/2021, dated 20-11-2024

- Executive Engineer (Investigation Team), Water Department, Municipal Corporation, Prayagraj

Letter No.: D-296/2024-25, dated 19-11-2024

- Chief Engineer, Municipal Corporation, Prayagraj

Letter No.: 332/NOC/STCE, dated 01-01-2025

- Chief Fire Officer, Prayagraj

Letter No.: UPFS/2024/137512/ALB/2907/CFO, dated 23-11-2024

The conditions outlined in the aforementioned NOCs are mandatory and must be adhered to.

2. Construction Site Requirements

It is mandatory to display a 4x3 feet board at the construction site, detailing the approved map, including the names of the architect and engineer associated with the project.

3. Tree Plantation

A total of 13 additional trees must be planted on the site, and the applicant shall bear the responsibility for their maintenance and care.

4. Earthquake-Resistant Standards

All construction work must comply with earthquake-resistant standards. The applicant/developer will be held accountable for the structural integrity and safety of the building.

5. Solar Panel Installation

A photovoltaic solar panel system must be installed on the roof, covering an area equal to 25 percent of the plinth area. An affidavit confirming this installation will be required.

6. RERA Compliance

In accordance with the Uttar Pradesh Real Estate Regulation Act, 2016 (Government Notification No. 1458/8-3-16-65 Miscellaneous/2016, dated 28.10.2016), the project must be registered under RERA, and the terms and conditions specified in the Uttar Pradesh Land Estate (Regulation) Act must be complied with.

7. Development Fees

If any future fees or charges are levied by the Authority, or if any fees are inadvertently omitted, the applicant shall deposit the requisite amounts in the Authority's fund.

8. Ownership and Approval Issues

In the event of an ownership dispute or discovery of falsified approval information, the approved map shall automatically be considered invalid, and any construction or use of the property will be deemed illegal, with corresponding actions being nullified.

9. Compliance with Builder's Affidavit

The builder/developer's affidavit and declaration form shall be binding and enforceable.

10. Completion Certificate Requirements

In accordance with Section 15A (1) of the Uttar Pradesh Urban Planning and Development Act, 1973, occupancy or consumption of the premises shall only be permitted after the issuance of a completion certificate, in compliance with the building construction and development by-laws (2008), sections 2.1.8 and 3.1.8.

11. Structural Safety

The construction of multi-storey buildings must adhere to the approved structural design, with earthquake-

resistant standards being strictly followed. The applicant/developer shall be fully responsible for the quality and safety of the building.

12. Expert Inspection Panel

For multi-storey buildings exceeding eight storeys or 24 meters in height, or a covered area exceeding 5000 sq.m., a joint panel of two experts (one serving/retired government engineer and one from academia) will be appointed to inspect the construction works. An affidavit must be submitted confirming this arrangement.

13. RERA and Apartment Act Compliance

The provisions of the Uttar Pradesh Apartment Act, 2010, and its Rules, 2011, must be followed in their entirety.

14. Parking Space Usage

Parking spaces must be used solely for parking purposes.

15. Rainwater Harvesting Compliance

The applicant shall complete the rainwater harvesting system in accordance with standards and obtain a no-objection certificate from the Ground Water Department before the release of the deposited FDR.

16. Internal Development Works

All internal development works must be completed according to prescribed standards, and a completion certificate must be obtained. Any increase in internal development costs shall be borne by the applicant/developer.

17. Electrical Connection Approval

The applicant/company must obtain approval for electrical connections and electrical load from the State Electricity Council at their own expense.

18. Sanctioned Project Details

The project has been sanctioned with 66 residential unit.

19. Construction Debris Management

Construction materials and debris must be managed on-site. Any failure to do so will result in a debris fee as per Government Order No. 3082/09-A-2004, dated August 2004.

20. Completion Certificate and Society Formation

The allottees may only occupy the premises after obtaining the completion certificate. It is the responsibility of the applicant/company to form and register a society for the project.

21. Liabilities for Stamp Duty

Any liabilities arising from stamp duty or related fees will be the responsibility of the applicant/company.

22. Dust and Air Pollution Control

In accordance with the Hon'ble Supreme Court's directions in Writ Petition (C) 13029/1985, MC Mehta v. Union of India and others, the following measures must be taken to control dust and air pollution:

- Construction materials must be stored covered, with proper water disposal measures in place.
- Vehicle tires and bodies must be washed, and construction material must be transported covered.
- Waste from construction and demolition must be properly covered and disposed of at designated sites.

23. Government Orders and Fees

The applicant must comply with all relevant government orders and rules. Any fees imposed by the Authority must be deposited in the Authority's fund.

24. Cancellation of Approval for Falsified Information

If it is found that any material information has been concealed or inaccurately provided by the applicant, the approved map shall be liable to cancellation under Section 15 (9) of the Uttar Pradesh City Planning and Development Act, 1973.

25. Validity of Sanction Permit

This sanction permit letter is valid for a period of five years only.

26. Cancellation Due to Ownership Dispute

If the deed is annulled by a court or if ownership is disputed, the approved map will be automatically

canceled without notice. The sanctioned map does not confer any terrestrial rights.

27. Road/Drain Damage Due to Construction

If construction activities cause damage to road tracks or drains, the developer must repair the damage within 15 days of the house being completed, or sooner if directed by the Development Authority. The repair must restore the area to its previous condition to the satisfaction of the Development Authority.

28. Compliance with the Indian Electricity Act

During the construction of group housing, the applicant must ensure compliance with the Indian Electricity Act, 1956, and the Indian Electricity Rules, 1965, particularly Rule 82. Violations may result in the cessation or removal of construction by the Development Authority.

29. Violation of Master Plan

If the master plan is violated during construction, the builder will face penalties, and the approval will be considered canceled. Unauthorized construction will be subject to proceedings under Section 27 (1) of the Act.

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