



ALIGARH DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ High Risk }

PERMIT DATE : 23 Dec 2025

FILE No. : AGDA/BP/25-26/0417

Site Address : MAUZA - HARDUAGANJ, PERGANA - & TEHSIL- KOIL , ALIGARH ,
(UTTAR PRADESH)
KHASRA NO. - 280 MI, 279/1 , 202 MI

PERMIT NO. : Group Housing/03330/AGDA/BP/25-26/0417/23122025

USE : Residential

SCHEME : NA

PROPERTY : Gata/ ARAZI No.: KHASRA NO. -
280 MI, 279/1 , 202 MI
LandMark: NEAR RASIK TOWER A,
B, C & D BLOCK
Revenue Village: Harduaganj Dehat
Tehsil: Koil
District: Aligarh

NAME : RASIK GREENS BY - RASIK
INFRA CONSTRUCTION OFFICE -
RASIK TOWER STAR CITY
RAMGHAT ROAD ALIGARH
THROUGH PARTNERS- SHRI
BANKEY BIHARI BANSAL S/O
LATE SH. RAM MURTI BANSAL
SHRI RAJESH MITTAL S/O LATE
SH. MOHAN LAL MITTAL

ADDRESS : 2/591 B, GANGA JAWAHAR COLONY, RAMGHAT ROAD 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 UP MBBL 2025

Date of Validity: **22 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 **22 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

- 3) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
- 4) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
- 5) The vehicles carrying construction material and construction debris of any kind should be cleared before it is permitted to ply on the road after unloading of such material.
- 6) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- 7) Owner shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relating to dust emission.
- 8) It shall be the responsibility of owner to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- 9) All owners/owners should take appropriate measures and strictly comply with by fixing sprinklers and creations of green air barriers on construction site. Compulsory use of wet-jet in grinding and stone cutting.
- 10) Wind breaking walls around construction site.
- 11) All owners shall ensure that C&D waste is transported and disposed to the C&D waste site only and due record in that behalf shall be maintained by the owners and transporters.
- 12) Use of covering sheets should be done for trucks to prevent dust dispersion from the trucks, implemented by district offices.
- 13) Proponent shall ensure that periodical auto maintenance report from the contractor to avoid vehicular pollution.
- 14) Proponent should manage transportation route for vehicles in a well-planned manner to avoid traffic havocs.
- 15) The entry and exit points design is very important as it should not disturb the existing traffic.
- 16) Inspection & Maintenance has definite utility on emission performance, Regular vehicle inspection to be done by the contractor to enhance the efficiency of work and to reduce the risk of unwarranted air pollution.
- 17) Fitness certification is a statutory requirement for commercial vehicles and public transport vehicles. Periodicity for certification is once in a Year.

- 18) Pollution Under Control (PUC) certificates are required to be obtained every three months for all categories of vehicles. In case of diesel vehicles, free acceleration smoke is measured.
- 19) Life of vehicle should be inspected to avoid further air pollution.
- 20) Overloading is another big challenge and the shall be dealt by the proponent as well as State Authorities by installing check booth at entry points.
- 21) Viable emission control technologies exist to reduce diesel exhaust emissions designed to control particulate matter (PM) should be installed/used such as Diesel oxidation catalysts (DOCs), Diesel particulate filters (DPFs), Exhaust gas recirculation (EGR), Selective catalytic reduction (SCR), Lean Nox catalysts (LNCs), Lean NOx traps (LNTs).
- 22) Green belt creation will also act as a mitigating factor.

SPECIAL CONDITIONS :

1. The applicant will be required to deposit a sum of Rs. 3,15,14,178.00 (Rupees three crore fifteen lakh fourteen thousand one hundred seventy-eight only) into the Authority Fund.
2. Rainwater harvesting provisions will be required. Only after this will the previously deposited Rs. 5,00,000 (Rupees five lakh only) be released as FDR.
3. As per the rules, flat bonds have been placed in the pre-approved order for internal development works. These will be released after the development work is completed.
4. The applicant will be responsible for structural safety and will have to ensure compliance with government orders regarding structural safety and earthquake resistance.
5. If the land on which the map is proposed is disputed and construction and use are carried out contrary to the approved map, the map will be automatically deemed cancelled.
6. RERA registration will be required and the provisions/rules and conditions of the Tax Act will be followed.
7. Tree plantation will be required as per the rules.
8. A completion certificate will be required within the stipulated period before occupancy.
9. All internal facilities, including sewer disposal, water supply, and electricity, will have to be completed as per the standards.
10. If any additional liability arises in the future, the parties will have to deposit it in the Authority Fund.
11. The driveway design and execution will be mandatory to be carried out keeping in mind the load capacity and movement of fire department vehicles.
12. A total of 512 units are proposed. No more units will be constructed than the approved number.
13. An application for exchange has been filed by the opponent, which is currently pending at the Sub-Divisional Magistrate level. The final decision will be made available to the applicant after it is recorded in the Khatauni.
14. The conditions mentioned in the No Objection Certificate received from the departments must be complied with.
15. An affidavit must be submitted regarding all the above conditions.
16. Failure to comply with the above conditions will automatically result in the map approval being considered cancelled.

