



ALIGARH DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ High Risk }

PERMIT DATE : 12 Dec 2025

FILE No. : AGDA/BP/24-25/0232

Site Address : GATA NO. 404 PART, MAUZA RAJIV NAGAR, MAUZA ASADPUR QYAM PER. & TEH. KOIL, ALIGARH.

PERMIT NO. : Group Housing/03239/AGDA/BP/24-25/0232/11092025

USE : Residential

SCHEME : NA

PROPERTY : Gata/ ARAZI No.: 404 PART
LandMark: LA VISTA HEIGHT
Revenue Village: Asadpur Kayam
Tehsil: Koil
District: Aligarh

NAME : BUOYANT BUILDTECH PVT LTD

ADDRESS : 214, SECOND FLOOR, ALIG CORPORATE PLAZA, MARRIS ROAD, ALIGARH, ALIGARH, Uttar Pradesh, 121106

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: **11 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 **11 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 relatable 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

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 have to deposit the amount of Rs. 71,28,235/- (seventy one lakh twenty eight thousand two hundred thirty five rupees only) in the authority fund.
2. In view of making arrangements for rain water harvesting, an FDR of Rs. 2,50,000/- will have to be mortgaged in favour of the Vice-Chairman, Aligarh Development Authority, Aligarh, which will be released after the provision.
3. In relation to internal development works, 20 percent of the saleable flat will have to be kept as mortgage, for which a registered agreement will have to be made as per the rules, which will be released after completion of the development work.
4. The responsibility of structural safety will be of the party itself, and compliance of government orders for structural safety and earthquake resistance will have to be ensured.
5. If the land on which the map is proposed is disputed and construction and use is done against the approved map, the map will be considered automatically cancelled.
6. RERA registration will have to be done and the provisions/rules and conditions given in the Act will have to be followed.
7. Tree plantation will have to be done as per rules.
8. It will be necessary to obtain a completion certificate within the stipulated period before occupying the building.
9. The work of all internal facilities like sewer disposal plant, water supply, electricity supply etc. will have to be completed as per the standards.
10. If any other liability arises in future in any item, then it will have to be deposited by the party in the authority fund.
11. It will be mandatory to design the driving-way and execution keeping in view the load bearing capacity and movement of the fire department vehicles.
12. A total of 30 units are proposed. No more units will be constructed than the approved units.
13. UP Apartment Act will have to be complied with.
14. For security purposes, provision of CCTV cameras will have to be made in the premises.
15. Provision of solar water heating plant has to be made.
16. The conditions mentioned in the no objection certificate received from the departments have to be complied with.

17. Affidavit has to be submitted for all the above conditions.

18. If the above conditions are not complied with, the map approval will be considered automatically cancelled.

Signature valid
Digitally signed by K.V. J. P. MEENA
Date: 12 Dec 2025 10:44
Designation: Chairman



ALIGARH DEVELOPMENT AUTHORITY