



PRAYAGRAJ DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

PERMIT DATE : 22 Mar 2022

FILE No. : PDA/BP/21-22/0190

Site Address : Shantipuram, Phaphamau, Uttar Pradesh 211013

PERMIT NO. : Group Housing/00781/PDA/BP/21-22/0190/17082021

USE : Residential

SCHEME : Not Applicable

PROPERTY : Gata/ ARAZI No.: 717K, 719, 720
LandMark: Near Jalsa TVS
Revenue Village: Gaddopur
Tehsil: Soraon
District: Prayagraj

NAME : AGARWAL AGRO PRODUCTS PVT
LTD, Rajiv Agarwal, Dhruva Kumar
Agarwal

ADDRESS : 4/2 B Chaukhandi Kydganj, Prayagraj, PRAYAGRAJ, Uttar Pradesh, 211003

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: **21 Mar 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 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 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. Group housing building proposed by Mr. Rajiv Agarwal son of Late Ramesh Chandra Agrawal and Mr. Dhruv Kumar Agarwal son of Mr. Hanuman Prasad Agrawal under Gata No.-717, 719 and 720 village Gaddopur, Tehsil-Soraon, Phaphamau, District Prayagraj's Zone No. (6) The approval of the map has been given by the Vice-President, PDA under the following conditions:-
 2. 1- This acceptance will be in the form of a provisional acceptance. After the completion of the construction, these premises can be put into actual use only after obtaining the completion certificate to be issued, after fulfilling all the necessary conditions.
 3. According to the provisions of Section 15A (1) of the Uttar Pradesh Town Planning and Development Act 1973, occupancy will be done only after receipt of completion certificate, bye-law no. 2.1.8 and 3.1.8 in Building Construction and Development Bye-law 2008. It is necessary to get the completion certificate after completing the prescribed procedure
 4. 3- 25 No of trees will have to be planted at the proposed site and it will be the responsibility of the applicants to keep the trees green.
 5. 4- The construction work of multi-storeyed building is required to be done according to the structural drawing design only according to the earthquake resistant standards. The entire responsibility of the quality of the building construction and the safety of the structure will be of the applicant.
 6. 5- Solar photovoltaic power plant on the terrace of the constructed multi-storey building will have to be installed on the roof top according to 25% of the area of the plinth floor (22.M 921938 dated 08.03.2022).
 7. 6- After completing the work of rainwater harvesting as per the standard, it will be mandatory to obtain a no-objection from the Ground Water Department. After that the deposited FDR will be released.
 8. 7- Compulsory completion certificate will be required to complete all the internal development work in the referenced project as per the standard. Any increase in the Internal Development Estimate will have to be borne by the applicant/developer himself.
 9. 8- Approval of electricity connection and electric load will have to be taken by the applicants from the State Electricity Council at their own expense.
 10. 9- In relation to lift operation, it will be necessary to take electrical safety certificate before obtaining completion certificate.
 11. 10- The material used in construction and the excreted debris will have to be kept in its premises,

otherwise, in the case of order number-3082/09-A-2004 dated August 2004, the recovery of the debris fee will be done. For this it will be mandatory to comply with the affidavit given (22.M 921939 dated 08.03.022).

12. 11- No Objection letter of Chief Engineer, Municipal Corporation, Prayagraj dated 27.10.2021, No Objection of Chief Fire Fighting Officer Prayagraj dated 15.10.2021, No Objection letter of Superintendent of Police-Traffic, Prayagraj-ST/SPT/NOC(12)/2021 dated 09 The strict compliance of the restrictions mentioned in October, 2021 will be binding.

13. 12- Uttar Pradesh Bhoo-Sampada (Regulation) Act 2016 Government's notification number-1458/8-3-16-65Miscellaneous/2016 dated 28.10.2016 has come into force, so the project will have to be registered as per rules under the State and UP Bhu-Sampada/RERA (Regulation) It will be necessary to ensure compliance of the terms and conditions laid down in the Act.

14. 13- The letter of compliance of the declaration form to be given by the builder will be binding (Pv.40322590577318N dated 10th March, 2022).

15. 14- The Uttar Pradesh Apartment Act 2010 and Rules 2011 will have to be followed in letter and spirit.

16. 15- No permission is being given for any kind of construction on the land of road widening/Chakrod, otherwise the map will be deemed to be cancelled automatically.

17. The parking lot should be used for parking purpose only.

18. 17- The park area (681.47 sqm) will have to be developed as per the development norms.

19. 18- The project presented is for the permission of total 165 residential units (15 units under the additional FAR payable due to deposit of shelter fee instead of the construction of basic 150 units + EWS/LIG category flats), the construction of additional units will be completely prohibited.

20. The allottees should be allowed to live only after obtaining the completion certificate and it will be the responsibility of the applicants to form the society and get the society registered as per the rules.

21. If there is any liability of any kind of stamp duty etc. in the referenced project, then the responsibility of the same will be of the applicants.

22. 21- In order of the directions given by Hon'ble Supreme Court in Writ Petition (C) 13029/1985 M.C. For effective prevention of dust and air pollution emitted from construction activities, the following arrangements should be made:-

- The construction material should be kept covered at designated places and water should be sprayed properly.
- The tyres/body of the vehicles carrying and carrying construction material should be washed thoroughly and the construction material should be carried covered.
- The waste generated from construction and demolition should be covered to the designated site and should not be collected uncontrollably on the side of the road.

23. 22- In future, if the deed is cancelled by any court on the point of ownership or due to any other dispute, there is any adverse effect on the ownership, then the approved map will be automatically cancelled (without any show cause notice). Land rights will not be obtained with the approval of the map.

24. 23- If the construction of the house causes damage to the road track of the drain or any part of the road or drain (which is covered by the front part, back side or its shape) of the house, within 15 days after the house owner is ready or If the Development Authority, by a written notice and at the earliest, shall get it repaired at its own cost and restore it to its previous condition to the satisfaction of the Development Authority.

25. 24- At the time of construction of building, it should also be kept in mind that the Indian Electricity Act 1956 (Indian Electricity Rules 1965) Rule 82 should not be violated in any case. If such cases are found in

the knowledge of the Development Authority, it can stop or get such construction removed.