



MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ High Risk }

PERMIT DATE : 02 Sep 2025

FILE No. : MVDA/BP/25-26/0528

Site Address : REVISED PLAN OF GANGOTRI RAMTAL AFFORDABLE HOUSING ON KHASRA NO. 522, MAUJA SUNRAKH BANGAR, TEH.&DIST. MATHURA

PERMIT NO. : Affordable Housing/07330/MVDA/BP/25-26/0528/02092025

USE : Residential

SCHEME : NA

PROPERTY : Gata/ ARAZI No.: KHASRA NO. 522
LandMark: OPP. RAMTAL KUND,
VRINDAVAN
Revenue Village: Sunrakh Bangar
Tehsil: Mathura-Sadar
District: Mathura

NAME : MS GANGOTRI INFRATECK,
PARTNERS:- (1) SHRI NARENDRA
AGRAWAL, (2) SHRI AVDHESH
AGRAWAL, (3) SMT. SARIKA
AGRAWAL, (4) SMT. KAMLA
AGRAWAL

ADDRESS : 123 Agrawal Lane Raman Reti, Vrindavan Bangar, Vrindavan, Mathura, MATHURA, Uttar Pradesh, 281121

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: **01 Sep 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 **01 Sep 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

- 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.

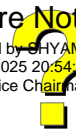
SPECIAL CONDITIONS :

ok Conditions for map approval.

1. In case of any discrepancies found in ownership title or facts mentioned, the map will be treated as rejected.
2. Developer to abide by the building byelaws.
3. During construction process applicant to cover all building materials to avoid air/dust pollution.
4. Developer to do plantation and keep open/green areas as per building byelaws.
5. Developer will responsible for all development of the proposal. For all development of group housing from out of total saleable land 13446.60sq.mt (210unit) 20% of saleable land 2689.32 sq.mt (42 unit) will be kept mortgage with authority.
6. Applicant to abide by the conditions mentioned in fire, Pollution, NNMV, Tehsil NOC.
7. Applicant to take Completion certificate from authority before starting use of premises.
8. 1.Applicant to provide RWHS & SWHS FDR of 495000.00/ and 150000.00/to be kept mortgage in Authority office and will be released after installation/provisions of RWHS & SWHS on site.
- 9.Applicant to provide Stack parking FDR of 294500/ to be kept mortgage in Authority office and will be released after installation/provisions of stack parking on site.
10. Applicant to install STP on site and provide all infrastructure services on site.
12. Map approval to be taken before construction on Individual plots.
13. For Maintenance of the colony Developer will be fully responsible till it has not been handed over to RWA or local body.

Signature Not Verified

Digitally signed by BHAYAM BAHADUR SINGH
Date: 02 Sep 2025 20:54:57
Designation :Vice Chairman



MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY



MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ High Risk }

PERMIT DATE : 30 Jun 2025

FILE No. : MVDA/BP/23-24/1398

Site Address : PLAN OF PROPOSED GANGOTRI RAMTAL AFFORDABLE HOUSING BUILDING ON
KHASRA NO. 522, MAUJA SUNRAKH BANGAR, TEH.&DIST. MATHURA

PERMIT NO. : Affordable Housing/07062/MVDA/BP/23-24/1398/03062025

USE : Residential

SCHEME : NA

PROPERTY : Gata/ ARAZI No.: KHASRA NO. 522,
MAUJA SUNRAKH BANGAR
LandMark: MAUJA SUNRAKH
BANGAR
Revenue Village: Sunrakh Bangar
Tehsil: Mathura-Sadar
District: Mathura

NAME : M/S GANGOTRI INFRATECK, SHRI
AVDHESH AGRAWAL S/O SHRI
NARENDRA AGRAWAL

ADDRESS : 123 Agrawal Lane Raman Reti, Vrindavan Bangar, Vrindavan, Mathura, MATHURA, Uttar
Pradesh, 281121

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: **26 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 **26 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.
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- 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.
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- 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.
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- 10) Wind breaking walls around construction site.
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- 12) Use of covering sheets should be done for trucks to prevent dust dispersion from the trucks, implemented by district offices.
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- 14) Proponent should manage transportation route for vehicles in a well-planned manner to avoid traffic havocs.
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- 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 :

Condition and restriction:

1. The applicant will have to deposit external development fee Rs. 51,23,934.00, additional development fee Rs. 2,59,946.00, inspection fee Rs. 4,27,145.00 i.e. total fee Rs. 58,11,025.00 (Rs. Fifty Eight Lakh Eleven Thousand Twenty Five only) in the Authority fund.
2. The applicant will have to deposit Rs. 25,62,873.00 in favour of Uttar Pradesh Building and Other Construction Workers Welfare Board under the head of Labor Cess.
3. Map approval will not affect land ownership. In case of any dispute regarding land ownership, automatic cancellation of the map will be considered.
4. According to Section-4 (2) (L) (D) of UP Real Estate Regulation and Development Act, 2016, if the project is registered within 90 days of map approval, the flats mortgaged by the developer in affordable group housing as performance guarantee for completion of development and construction works will be considered free. Otherwise, the mortgaged flats will be freed in relation to construction/development of group housing.
5. The maintenance of the group housing at the site will be done by the applicant till the time it is handed over to the Welfare Society and the entire responsibility for the said transfer will be of the applicant.
6. Provision for rainwater harvesting shall have to be made as per the building bye-laws.
7. Tree plantation must be done as per rules as per building bye-laws.
8. The applicant/developer will be responsible for completing all internal development works as per the standards. In this regard, an agreement will have to be executed with the development authority for consent regarding fulfilling the responsibility.
9. It will be the responsibility of the applicant to follow the rules/regulations of the Labour Department regarding the workers working at the site and other facilities.
10. If in future increased development fee is demanded then the applicant will have to deposit it in the Authority fund.
11. Facilities must be provided as per the service plan submitted.
12. FDR of Rs. 4,95,000.00 for rainwater harvesting and FDR of Rs. 1.50 lakh for solar water heating system will have to be mortgaged with the Authority.
13. After completion of the construction of the building as per the submitted map, a completion certificate will have to be obtained from the authority. After that, entry into the building will be allowed. The applicant will use the said building only for residential/group housing.
14. Registration must be done and submitted in RERA within three months from the date of map approval.
15. All the conditions imposed in the NOCs submitted by obtaining them from the Fire Department, Municipal Corporation, Tehsil report and Pollution Department must be followed.
16. The applicant will have to construct a STP of 109 KLD at the site for disposal of sewer of the group housing.
17. The applicant has to mortgage an FDR of Rs. 8,52,500.00 as security deposit for construction of 55 stack parking lots proposed by him with the authority. After construction of stack parking lots at the site, the FDR mortgage of the above security deposit will be released.
18. The applicant will have to obtain the Completion Certificate before occupying the building. Therefore, in

line with the above conditions and restrictions, the High Investment Map Number MVDA/BP/23 -24/1398 (m/s Gangotri Infratech) of Affordable Group Housing presented at Mouza Sunrakh Bangar, Ramtal Road vrindavan submitted for approval, with the recommendation to deposit a total amount of Rs. 58,11,025.00 (Rs. Fifty Eight Lakh Eleven Thousand Twenty Eight Lakh Eleven Thousand Twenty Five only) in the Authority Fund and Labour Cess amount of Rs. 25,62,873.00 under the head of Labour Cess on the portal.

Signature Not Verified

Digitally signed by BHAYAM BAHADUR SINGH
Date: 30 Jun 2025 16:47:22
Designation :Vice Chairman



MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY