

# वाराणसी विकास क्षेत्र, वाराणसी

## अनुमति-पत्र

सं०.....88...../जो० अ०

दिनांक.....1.2.2020.....

### गृह निर्माणार्थ अनुमति-पत्र

यह अनुमति केवल उ० प्र० नगर योजना और विकास अधिनियम 1973 की धारा 14 के अन्तर्गत दी जाती है, किन्तु इसका अर्थ यह न समझा जाना चाहिए कि उस भूमि के सम्बन्ध में जिस पर मकान बने इस किसी प्रकार या किसी स्थानीय निवास या स्थानीय अधिकारी या व्यक्ति अथवा फर्म के मालिकाना अधिकारों पर किसी का कोई असर पड़ेगा अर्थात् यह अनुमति किसी के मित्कियत या स्वामित्व के अधिकारों के विरुद्ध कोई प्रभाव न रखेगी।

निम्नलिखित प्रतिबन्धों के आधार पर अनुमति दी जाती है कि श्रीमती/श्री साजन्द जगतवाल  
पिता/पति का नाम श्री स्व० जशोक कुमार जगतवाल आराजी संख्या 218, 219, 220, 221 मौजा सुधीपुर  
वार्ड शिवपुर में नक्शे में दर्शित स्थान पर जो प्रार्थना पत्र के साथ प्रस्तुत किये गये हैं, उपाध्यक्ष के चिन्हित भवन चित्र के अनुसार निर्माण अथवा पुनः निर्माण किया जाय।

मुहर

दिनांक.....20



*(Handwritten signature)*

कृते उपाध्यक्ष  
वाराणसी विकास प्राधिकरण  
वाराणसी

नोट : 1- यह स्वीकृति पत्र केवल 5 वर्ष की अवधि के लिए है। यदि इमारत आज्ञानुकूल नहीं बनी तो उपाध्यक्ष द्वारा उसे गिरवाया जा सकता है अथवा ऐसे रूप में परिवर्तित किया जा सकता है जहां कि समुचित समझा जावे। इसका पूर्ण व्यय का भार प्रार्थी पर होगा। यदि कोई इमारत बिना उपाध्यक्ष की अनुमति प्राप्त किये निर्माणित अथवा पुनः निर्माणित होगा तो उसके निर्माणकर्ता को दण्ड दिया जायेगा अथवा इस प्रकार के अवज्ञामय इमारत को उपाध्यक्ष द्वारा हटवा दिया जायेगा और उसके हटाने के खर्च का भार उस इमारत बनाने वाले से वसूल किया जायेगा।

2- इस अनुमति पत्र में सड़क, गली या नाली पर बढ़ाकर प्रोजेक्शन जैसे कि पोर्टिको, बारजा, तोड़ा, सीढ़ी, झाँप, नये अथवा पुराने निर्माण को तोड़कर उस जगह फिर से नये निर्माण की स्वीकृति चाहे उसके साथ नक्शे में दिखाई भी हो, नहीं प्रदान की जायेगी। इन निर्माणों के लिए प्राधिकरण अधिनियम की धारा 293 के अनुसार अनुमति प्राप्त करना होगा।

3- मकान निर्माण से यदि नाली, सड़क की पटरी अथवा सड़क या नाली के किसी भाग (जो मान के अगवाड़े पिछवाड़े अथवा उसके आकार के कारण ढक ली गई हो) को हानि पहुँचे तो यह गृह स्वामी को गृह तैयार हो जाने पर .....दिन के भीतर अथवा यदि प्राधिकरण ने एक लिखित सूचना द्वारा शीघ्र कहा हो तो पहिले उसे अपने खर्च से मरम्मत कराकर पूर्ववत अवस्था में जिससे प्राधिकरण को सन्तोष हो जावे, में कर देना होगा।

4- गृह निर्माण के समय इसका भी ध्यान रखना होगा कि भारतीय विद्युत अधिनियम 1973 (अधिनियम इलेक्ट्रिसिटी रूल्स के नियम 1970) का उल्लंघन किसी दशा में न होना चाहिए। यदि उपाध्यक्ष की जानकारी में ऐसे मामले पाये गये तो वह निर्माण को रोक अथवा हटा सकता है।

5- प्रार्थी को नियमानुसार उपाध्यक्ष को मकान के पूर्ण हो जाने की सूचना मकान समय के भीतर पूर्ण होने के पश्चात् 15 दिन के अन्दर देना होगा यदि सूचना दी गई तो यह समझा जायेगा कि मकान पूर्ण हो गया।

6- यह अनुमति यदि किसी कारणवश नजूल, प्राधिकरण अथवा जमीनदारी उन्मूलन के भूमि पर निर्माण हेतु दे दी गई हो तो वैध न मानी जायगी और प्राधिकरण को अधिकार होगा कि ऐसे भूमि पर निर्मित भवन आदि हटा दे जिसका कोई हर्जाना प्राधिकरण द्वारा देय न होगा। इसलिए भूमि स्वामी अपनी भूमि के सम्बन्ध में पूर्ण जानकारी प्राप्त करके तभी निर्माण कार्य प्रारम्भ करें।

7- यदि अविकसित क्षेत्र के हेतु किसी प्रकार अनुमति दे दी गई तो वह भी वैध अनुमति पत्र नहीं माना जायेगा तथा ऐसे निर्माण कार्य को विध्वंस कर दिया जायेगा जिसका कोई हर्जाना नहीं दिया जायेगा।

8- स्वीकृत मानचित्र का विवरण

- (क) भू-खण्ड का कुल क्षेत्रफल 2224.06 ₹  
(ख) भू-उपयोग 10-112  
(ग) मार्गाधिकार का क्षेत्रफल 56.11 ₹ चौड़ाई 3.39  
(घ) वास्तविक भू-खण्ड का क्षेत्रफल 2167.95 ₹  
(ङ) तलों की संख्या  
(च) सेटबैक-फन्ट  
रियर  
साइड-1  
साइड-2

शर्तें—

1. स्थल पर 11 पेड़ लगाना होगा, तथा हरा-भरा रखने की जिम्मेदारी आवेदक/आर0डब्ल्यू0एस0 की होगी।
2. भविष्य में यदि कोई देयता विभाग द्वारा निकलती है, तो पक्ष को देय होगा।
3. स्थल पर एक बोर्ड लगाना होगा जिस पर स्वीकृत संबंधित विवरण अंकित होगा।
4. रेनवाटर हार्वेस्टिंग का कार्य स्थल पर करना होगा।
5. रेरा, एन0 जी0 टी0 एवं अपार्टमेंट एक्ट का अनुपालन सुनिश्चित करना होगा।
6. प्रत्येक भूखण्ड स्वामी को मानचित्र स्वीकृत के समय लेबर सेस शुल्क का भुगतान करना होगा।
7. मार्गाधिकार हेतु छोड़े जाने वाले दर्शित भाग को स्थल पर छोड़ना होगा, पूर्णता के समय पुष्टि के पश्चात ही पूर्णता प्रमाण पत्र निर्गत किया जायेगा।
8. प्रत्येक भूखण्ड स्वामी को भूखण्ड मानचित्र प्राधिकरण से स्वीकृत कराना होगा, तत्पश्चात ही व्यक्तिगत भवन निर्माण प्रारम्भ करना होगा।
9. शपथ पत्र में दिये गये शर्तों का अनुपालन करना होगा।

*Handwritten signatures*



## Varanasi Development Authority

### Uttar Pradesh

#### Self-Approval Letter (Strictly On responsibility of Architect/ Licensed Engineer/ Owner)

Self-Approval Permit Date : 13 Mar 2024

File Number : VDA/SA-BP/23-24/1519

**PERMIT No.** : Row House/03243/VDA/SA-BP/23-24/1519/13032024

**USE** : Row House

**NAME** : M/S Rudra Realtech Pvt Ltd. through its authorised signatory Mr. Shreshth Agrawal

**COMMUNICATION ADDRESS** : Rameshwer Maliya, First Vailane, 2nd Floor, Hawda,Hawda,WestBengal

**SCHEME** : Rudra 14 Bungalow

**PROPERTY** : Plot No.-1

**Land Mark** : Shivpur

**Revenue Village** : Shivpur

Date of Validity: **12/03/2029** or Expiry date of lease deed whichever is earlier.

1. This self-approval permission is given based on the inputs on pages, documents and drawing provided by Architect/Licensed Engineer/Owner, who also confirm that the documents/ drawings submitted electronically or inputs by them are correct and according to building bye-laws and prevailing master plan/zonal plan. Any deviation found at a later stage will lead to rejection of the drawings and strict action will be taken as per rule and regulation against Architect/ Licensed Engineer/ Owner.
2. The permission accorded does not confer any ownership-title rights. The permission will be revoked, if it is found that the documents or information are false and fabricated.

#### Restrictions Required:

1. Trees must be planted as per Bye-laws.
2. Government orders issued from time to time shall be strictly adhered upon.
3. Standards/conditions specified in building Bye-Laws shall be complied and adhered upon.
4. If the map and attached documents are found contrary to the fact/bye-law/rules or if the construction at site is found contrary to the proposal, the map shall be rejected and strict action can be initiated against the architect, licensed engineer and owner including initiation of suitable action according to rules against such construction.
5. Sanction is being granted for residential single dwelling unit building only. Approval of the map will automatically be revoked, if anything other than single dwelling residential unit building is found to have been constructed and suitable action as per law shall be initiated.
6. It is the Architect/Licensed Engineer/Owner's responsibility to follow set back and agreement/rules as per the approved Layout.
7. Any demand Letter/fees raised by authority in future has to be complied upon strictly.
8. The self-approval permission will be revoked if any dispute regarding ownership-title of land



arises in future. This letter does not give any land ownership-title rights.

9. In-case it is found that the permission was granted in consequence of any material misrepresentation made or any fraudulent statement or information furnished, such permission may be canceled and action shall be taken under section 15(9) of Uttar Pradesh Urban Planning and Development Act 1973





## Varanasi Development Authority

### Uttar Pradesh

#### Self-Approval Letter (Strictly On responsibility of Architect/ Licensed Engineer/ Owner)

Self-Approval Permit Date : 13 Mar 2024

File Number : VDA/SA-BP/23-24/1539

**PERMIT No.** : Row House/03245/VDA/SA-BP/23-24/1539/13032024  
**USE** : Row House  
**NAME** : M/S Rudra Realtech Pvt. Ltd. through its authorised signatory Mr. Shreshth Agrawal  
**COMMUNICATION ADDRESS** : Rameshwer Maliya, First Vailane, 2nd Floor, Hawda, West Bengal  
**SCHEME** : Rudra 14 Bungalow  
**PROPERTY** : Plot No.-2  
**Land Mark** : Shivpur  
**Revenue Village** : Shivpur

Date of Validity: **12/03/2029** or Expiry date of lease deed whichever is earlier.

1. This self-approval permission is given based on the inputs on pages, documents and drawing provided by Architect/Licensed Engineer/Owner, who also confirm that the documents/ drawings submitted electronically or inputs by them are correct and according to building bye-laws and prevailing master plan/zonal plan. Any deviation found at a later stage will lead to rejection of the drawings and strict action will be taken as per rule and regulation against Architect/ Licensed Engineer/ Owner.
2. The permission accorded does not confer any ownership-title rights. The permission will be revoked, if it is found that the documents or information are false and fabricated.

#### Restrictions Required:

1. Trees must be planted as per Bye-laws.
2. Government orders issued from time to time shall be strictly adhered upon.
3. Standards/conditions specified in building Bye-Laws shall be complied and adhered upon.
4. If the map and attached documents are found contrary to the fact/bye-law/rules or if the construction at site is found contrary to the proposal, the map shall be rejected and strict action can be initiated against the architect, licensed engineer and owner including initiation of suitable action according to rules against such construction.
5. Sanction is being granted for residential single dwelling unit building only. Approval of the map will automatically be revoked, if anything other than single dwelling residential unit building is found to have been constructed and suitable action as per law shall be initiated.
6. It is the Architect/Licensed Engineer/Owner's responsibility to follow set back and agreement/rules as per the approved Layout.
7. Any demand Letter/fees raised by authority in future has to be complied upon strictly.
8. The self-approval permission will be revoked if any dispute regarding ownership-title of land



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9. In-case it is found that the permission was granted in consequence of any material misrepresentation made or any fraudulent statement or information furnished, such permission may be canceled and action shall be taken under section 15(9) of Uttar Pradesh Urban Planning and Development Act 1973





## Varanasi Development Authority

### Uttar Pradesh

#### Self-Approval Letter (Strictly On responsibility of Architect/ Licensed Engineer/ Owner)

Self-Approval Permit Date : 13 Mar 2024

File Number : VDA/SA-BP/23-24/1540

**PERMIT No.** : Row House/03246/VDA/SA-BP/23-24/1540/13032024

**USE** : Row House

**NAME** : M/S Rudra Realtech Pvt. Ltd. through its signatory authority Mr. Shreshth Agrawal

**COMMUNICATION ADDRESS** : Rameshwer Maliya, First Vailane, 2nd Floor, Hawda, West Bengal

**SCHEME** : Rudra 14 Bungalow

**PROPERTY** : Ploy No.- 3

**Land Mark** : Shivpur

**Revenue Village** : Shivpur

Date of Validity: **12/03/2029** or Expiry date of lease deed whichever is earlier.

1. This self-approval permission is given based on the inputs on pages, documents and drawing provided by Architect/Licensed Engineer/Owner, who also confirm that the documents/ drawings submitted electronically or inputs by them are correct and according to building bye-laws and prevailing master plan/zonal plan. Any deviation found at a later stage will lead to rejection of the drawings and strict action will be taken as per rule and regulation against Architect/ Licensed Engineer/ Owner.
2. The permission accorded does not confer any ownership-title rights. The permission will be revoked, if it is found that the documents or information are false and fabricated.

#### Restrictions Required:

1. Trees must be planted as per Bye-laws.
2. Government orders issued from time to time shall be strictly adhered upon.
3. Standards/conditions specified in building Bye-Laws shall be complied and adhered upon.
4. If the map and attached documents are found contrary to the fact/bye-law/rules or if the construction at site is found contrary to the proposal, the map shall be rejected and strict action can be initiated against the architect, licensed engineer and owner including initiation of suitable action according to rules against such construction.
5. Sanction is being granted for residential single dwelling unit building only. Approval of the map will automatically be revoked, if anything other than single dwelling residential unit building is found to have been constructed and suitable action as per law shall be initiated.
6. It is the Architect/Licensed Engineer/Owner's responsibility to follow set back and agreement/rules as per the approved Layout.
7. Any demand Letter/fees raised by authority in future has to be complied upon strictly.
8. The self-approval permission will be revoked if any dispute regarding ownership-title of land



arises in future. This letter does not give any land ownership-title rights.

9. In-case it is found that the permission was granted in consequence of any material misrepresentation made or any fraudulent statement or information furnished, such permission may be canceled and action shall be taken under section 15(9) of Uttar Pradesh Urban Planning and Development Act 1973





## Varanasi Development Authority

### Uttar Pradesh

#### Self-Approval Letter (Strictly On responsibility of Architect/ Licensed Engineer/ Owner)

Self-Approval Permit Date : 13 Mar 2024

File Number : VDA/SA-BP/23-24/1541

**PERMIT No.** : Row House/03248/VDA/SA-BP/23-24/1541/13032024  
**USE** : Row House  
**NAME** : M/S Rudra Realtech Pvt. Ltd. through its authorised signatory Mr. Shreshth Agrawal  
**COMMUNICATION ADDRESS** : Rameshwer Maliya, First Vailane, 2nd Floor,Hawda,WestBengal  
**SCHEME** : Rudra 14 Bungalow  
**PROPERTY** : Plot No.- 4  
**Land Mark** : Shivpur  
**Revenue Village** : Shivpur

Date of Validity: **12/03/2029** or Expiry date of lease deed whichever is earlier.

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2. The permission accorded does not confer any ownership-title rights. The permission will be revoked, if it is found that the documents or information are false and fabricated.

#### Restrictions Required:

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2. Government orders issued from time to time shall be strictly adhered upon.
3. Standards/conditions specified in building Bye-Laws shall be complied and adhered upon.
4. If the map and attached documents are found contrary to the fact/bye-law/rules or if the construction at site is found contrary to the proposal, the map shall be rejected and strict action can be initiated against the architect, licensed engineer and owner including initiation of suitable action according to rules against such construction.
5. Sanction is being granted for residential single dwelling unit building only. Approval of the map will automatically be revoked, if anything other than single dwelling residential unit building is found to have been constructed and suitable action as per law shall be initiated.
6. It is the Architect/Licensed Engineer/Owner's responsibility to follow set back and agreement/rules as per the approved Layout.
7. Any demand Letter/fees raised by authority in future has to be complied upon strictly.
8. The self-approval permission will be revoked if any dispute regarding ownership-title of land



arises in future. This letter does not give any land ownership-title rights.

9. In-case it is found that the permission was granted in consequence of any material misrepresentation made or any fraudulent statement or information furnished, such permission may be canceled and action shall be taken under section 15(9) of Uttar Pradesh Urban Planning and Development Act 1973





## Varanasi Development Authority

### Uttar Pradesh

#### Self-Approval Letter (Strictly On responsibility of Architect/ Licensed Engineer/ Owner)

Self-Approval Permit Date : 13 Mar 2024

File Number : VDA/SA-BP/23-24/1542

**PERMIT No.** : Row House/03249/VDA/SA-BP/23-24/1542/13032024

**USE** : Row House

**NAME** : M/S Rudra Realtech Pvt. Ltd. through its signatory authority Mr. Shreshth Agrawal

**COMMUNICATION ADDRESS** : Rameshwer Maliya, First Vailane, 2nd Floor, Hawda, West Bengal

**SCHEME** : Rudra 14 Bungalow

**PROPERTY** : Plot No.- 5

**Land Mark** : Shivpur

**Revenue Village** : Shivpur

Date of Validity: **12/03/2029** or Expiry date of lease deed whichever is earlier.

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#### Restrictions Required:

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2. Government orders issued from time to time shall be strictly adhered upon.
3. Standards/conditions specified in building Bye-Laws shall be complied and adhered upon.
4. If the map and attached documents are found contrary to the fact/bye-law/rules or if the construction at site is found contrary to the proposal, the map shall be rejected and strict action can be initiated against the architect, licensed engineer and owner including initiation of suitable action according to rules against such construction.
5. Sanction is being granted for residential single dwelling unit building only. Approval of the map will automatically be revoked, if anything other than single dwelling residential unit building is found to have been constructed and suitable action as per law shall be initiated.
6. It is the Architect/Licensed Engineer/Owner's responsibility to follow set back and agreement/rules as per the approved Layout.
7. Any demand Letter/fees raised by authority in future has to be complied upon strictly.
8. The self-approval permission will be revoked if any dispute regarding ownership-title of land



arises in future. This letter does not give any land ownership-title rights.

9. In-case it is found that the permission was granted in consequence of any material misrepresentation made or any fraudulent statement or information furnished, such permission may be canceled and action shall be taken under section 15(9) of Uttar Pradesh Urban Planning and Development Act 1973





## Varanasi Development Authority

### Uttar Pradesh

#### Self-Approval Letter (Strictly On responsibility of Architect/ Licensed Engineer/ Owner)

Self-Approval Permit Date : 13 Mar 2024

File Number : VDA/SA-BP/23-24/1543

**PERMIT No.** : Row House/03250/VDA/SA-BP/23-24/1543/13032024

**USE** : Row House

**NAME** : M/S Rudra Realtech Pvt. Ltd. through its signatory authority Mr. Shreshth Agrawal

**COMMUNICATION ADDRESS** : Rameshwer Maliya, First Vailane, 2nd Floor, Hawda, West Bengal

**SCHEME** : Rudra 14 Bungalow

**PROPERTY** : Plot No.- 6

**Land Mark** : Shivpur

**Revenue Village** : Shivpur

Date of Validity: **12/03/2029** or Expiry date of lease deed whichever is earlier.

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#### Restrictions Required:

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2. Government orders issued from time to time shall be strictly adhered upon.
3. Standards/conditions specified in building Bye-Laws shall be complied and adhered upon.
4. If the map and attached documents are found contrary to the fact/bye-law/rules or if the construction at site is found contrary to the proposal, the map shall be rejected and strict action can be initiated against the architect, licensed engineer and owner including initiation of suitable action according to rules against such construction.
5. Sanction is being granted for residential single dwelling unit building only. Approval of the map will automatically be revoked, if anything other than single dwelling residential unit building is found to have been constructed and suitable action as per law shall be initiated.
6. It is the Architect/Licensed Engineer/Owner's responsibility to follow set back and agreement/rules as per the approved Layout.
7. Any demand Letter/fees raised by authority in future has to be complied upon strictly.
8. The self-approval permission will be revoked if any dispute regarding ownership-title of land



arises in future. This letter does not give any land ownership-title rights.

9. In-case it is found that the permission was granted in consequence of any material misrepresentation made or any fraudulent statement or information furnished, such permission may be canceled and action shall be taken under section 15(9) of Uttar Pradesh Urban Planning and Development Act 1973





## Varanasi Development Authority

### Uttar Pradesh

#### Self-Approval Letter (Strictly On responsibility of Architect/ Licensed Engineer/ Owner)

Self-Approval Permit Date : 18 Mar 2024

File Number : VDA/SA-BP/23-24/1544

**PERMIT No.** : Row House/03274/VDA/SA-BP/23-24/1544/18032024

**USE** : Row House

**NAME** : M/S Rudra Realtech Pvt. Ltd. through its signatory authority Mr. Shreshth Agrawal

**COMMUNICATION ADDRESS** : Rameshwer Maliya, First Vailane, 2nd Floor, Hawda, West Bengal

**SCHEME** : Rudra 14 Bungalow

**PROPERTY** : Plot No.- 7

**Land Mark** : Shivpur

**Revenue Village** : Shivpur

Date of Validity: **17/03/2029** or Expiry date of lease deed whichever is earlier.

1. This self-approval permission is given based on the inputs on pages, documents and drawing provided by Architect/Licensed Engineer/Owner, who also confirm that the documents/ drawings submitted electronically or inputs by them are correct and according to building bye-laws and prevailing master plan/zonal plan. Any deviation found at a later stage will lead to rejection of the drawings and strict action will be taken as per rule and regulation against Architect/ Licensed Engineer/ Owner.
2. The permission accorded does not confer any ownership-title rights. The permission will be revoked, if it is found that the documents or information are false and fabricated.

#### Restrictions Required:

1. Trees must be planted as per Bye-laws.
2. Government orders issued from time to time shall be strictly adhered upon.
3. Standards/conditions specified in building Bye-Laws shall be complied and adhered upon.
4. If the map and attached documents are found contrary to the fact/bye-law/rules or if the construction at site is found contrary to the proposal, the map shall be rejected and strict action can be initiated against the architect, licensed engineer and owner including initiation of suitable action according to rules against such construction.
5. Sanction is being granted for residential single dwelling unit building only. Approval of the map will automatically be revoked, if anything other than single dwelling residential unit building is found to have been constructed and suitable action as per law shall be initiated.
6. It is the Architect/Licensed Engineer/Owner's responsibility to follow set back and agreement/rules as per the approved Layout.
7. Any demand Letter/fees raised by authority in future has to be complied upon strictly.
8. The self-approval permission will be revoked if any dispute regarding ownership-title of land



arises in future. This letter does not give any land ownership-title rights.

9. In-case it is found that the permission was granted in consequence of any material misrepresentation made or any fraudulent statement or information furnished, such permission may be canceled and action shall be taken under section 15(9) of Uttar Pradesh Urban Planning and Development Act 1973





## Varanasi Development Authority

### Uttar Pradesh

#### Self-Approval Letter (Strictly On responsibility of Architect/ Licensed Engineer/ Owner)

Self-Approval Permit Date : 18 Mar 2024

File Number : VDA/SA-BP/23-24/1545

**PERMIT No.** : Row House/03275/VDA/SA-BP/23-24/1545/18032024

**USE** : Row House

**NAME** : M/S Rudra Realtech Pvt. Ltd. through its signatory authority Mr. Shreshth Agrawal

**COMMUNICATION ADDRESS** : Rameshwer Maliya, First Vailane, 2nd Floor, Hawda, West Bengal

**SCHEME** : Rudra 14 Bungalow

**PROPERTY** : Plot No.- 8

**Land Mark** : Shivpur

**Revenue Village** : Shivpur

Date of Validity: **17/03/2029** or Expiry date of lease deed whichever is earlier.

1. This self-approval permission is given based on the inputs on pages, documents and drawing provided by Architect/Licensed Engineer/Owner, who also confirm that the documents/ drawings submitted electronically or inputs by them are correct and according to building bye-laws and prevailing master plan/zonal plan. Any deviation found at a later stage will lead to rejection of the drawings and strict action will be taken as per rule and regulation against Architect/ Licensed Engineer/ Owner.
2. The permission accorded does not confer any ownership-title rights. The permission will be revoked, if it is found that the documents or information are false and fabricated.

#### Restrictions Required:

1. Trees must be planted as per Bye-laws.
2. Government orders issued from time to time shall be strictly adhered upon.
3. Standards/conditions specified in building Bye-Laws shall be complied and adhered upon.
4. If the map and attached documents are found contrary to the fact/bye-law/rules or if the construction at site is found contrary to the proposal, the map shall be rejected and strict action can be initiated against the architect, licensed engineer and owner including initiation of suitable action according to rules against such construction.
5. Sanction is being granted for residential single dwelling unit building only. Approval of the map will automatically be revoked, if anything other than single dwelling residential unit building is found to have been constructed and suitable action as per law shall be initiated.
6. It is the Architect/Licensed Engineer/Owner's responsibility to follow set back and agreement/rules as per the approved Layout.
7. Any demand Letter/fees raised by authority in future has to be complied upon strictly.
8. The self-approval permission will be revoked if any dispute regarding ownership-title of land



arises in future. This letter does not give any land ownership-title rights.

9. In-case it is found that the permission was granted in consequence of any material misrepresentation made or any fraudulent statement or information furnished, such permission may be canceled and action shall be taken under section 15(9) of Uttar Pradesh Urban Planning and Development Act 1973





## Varanasi Development Authority

### Uttar Pradesh

#### Self-Approval Letter (Strictly On responsibility of Architect/ Licensed Engineer/ Owner)

Self-Approval Permit Date : 19 Mar 2024

File Number : VDA/SA-BP/23-24/1584

**PERMIT No.** : Row House/03280/VDA/SA-BP/23-24/1584/19032024  
**USE** : Row House  
**NAME** : M/S Rudra Realtech Pvt. Ltd. through its signatory authority Mr. Shreshth Agrawal  
**COMMUNICATION ADDRESS** : Rameshwer Maliya, First Vailane, 2nd Floor, Hawda, West Bengal  
**SCHEME** : Rudra 14 Bungalow  
**PROPERTY** : Plot No.- 9  
**Land Mark** : Shivpur  
**Revenue Village** : Shivpur

Date of Validity: **18/03/2029** or Expiry date of lease deed whichever is earlier.

1. This self-approval permission is given based on the inputs on pages, documents and drawing provided by Architect/Licensed Engineer/Owner, who also confirm that the documents/ drawings submitted electronically or inputs by them are correct and according to building bye-laws and prevailing master plan/zonal plan. Any deviation found at a later stage will lead to rejection of the drawings and strict action will be taken as per rule and regulation against Architect/ Licensed Engineer/ Owner.
2. The permission accorded does not confer any ownership-title rights. The permission will be revoked, if it is found that the documents or information are false and fabricated.

#### Restrictions Required:

1. Trees must be planted as per Bye-laws.
2. Government orders issued from time to time shall be strictly adhered upon.
3. Standards/conditions specified in building Bye-Laws shall be complied and adhered upon.
4. If the map and attached documents are found contrary to the fact/bye-law/rules or if the construction at site is found contrary to the proposal, the map shall be rejected and strict action can be initiated against the architect, licensed engineer and owner including initiation of suitable action according to rules against such construction.
5. Sanction is being granted for residential single dwelling unit building only. Approval of the map will automatically be revoked, if anything other than single dwelling residential unit building is found to have been constructed and suitable action as per law shall be initiated.
6. It is the Architect/Licensed Engineer/Owner's responsibility to follow set back and agreement/rules as per the approved Layout.
7. Any demand Letter/fees raised by authority in future has to be complied upon strictly.
8. The self-approval permission will be revoked if any dispute regarding ownership-title of land



arises in future. This letter does not give any land ownership-title rights.

9. In-case it is found that the permission was granted in consequence of any material misrepresentation made or any fraudulent statement or information furnished, such permission may be canceled and action shall be taken under section 15(9) of Uttar Pradesh Urban Planning and Development Act 1973





## Varanasi Development Authority

### Uttar Pradesh

#### Self-Approval Letter (Strictly On responsibility of Architect/ Licensed Engineer/ Owner)

Self-Approval Permit Date : 19 Mar 2024

File Number : VDA/SA-BP/23-24/1585

**PERMIT No.** : Row House/03281/VDA/SA-BP/23-24/1585/19032024  
**USE** : Row House  
**NAME** : M/S Rudra Realtech Pvt. Ltd. through its authorized signatory Mr. Shreshth Agrawal  
**COMMUNICATION ADDRESS** : Rameshwer Maliya, First Vailane, 2nd Floor, Hawda, West Bengal  
**SCHEME** : Rudra 14 Bungalow  
**PROPERTY** : Plot No.- 10  
**Land Mark** : Shivpur  
**Revenue Village** : Shivpur

Date of Validity: **18/03/2029** or Expiry date of lease deed whichever is earlier.

1. This self-approval permission is given based on the inputs on pages, documents and drawing provided by Architect/Licensed Engineer/Owner, who also confirm that the documents/ drawings submitted electronically or inputs by them are correct and according to building bye-laws and prevailing master plan/zonal plan. Any deviation found at a later stage will lead to rejection of the drawings and strict action will be taken as per rule and regulation against Architect/ Licensed Engineer/ Owner.
2. The permission accorded does not confer any ownership-title rights. The permission will be revoked, if it is found that the documents or information are false and fabricated.

#### Restrictions Required:

1. Trees must be planted as per Bye-laws.
2. Government orders issued from time to time shall be strictly adhered upon.
3. Standards/conditions specified in building Bye-Laws shall be complied and adhered upon.
4. If the map and attached documents are found contrary to the fact/bye-law/rules or if the construction at site is found contrary to the proposal, the map shall be rejected and strict action can be initiated against the architect, licensed engineer and owner including initiation of suitable action according to rules against such construction.
5. Sanction is being granted for residential single dwelling unit building only. Approval of the map will automatically be revoked, if anything other than single dwelling residential unit building is found to have been constructed and suitable action as per law shall be initiated.
6. It is the Architect/Licensed Engineer/Owner's responsibility to follow set back and agreement/rules as per the approved Layout.
7. Any demand Letter/fees raised by authority in future has to be complied upon strictly.
8. The self-approval permission will be revoked if any dispute regarding ownership-title of land



arises in future. This letter does not give any land ownership-title rights.

9. In-case it is found that the permission was granted in consequence of any material misrepresentation made or any fraudulent statement or information furnished, such permission may be canceled and action shall be taken under section 15(9) of Uttar Pradesh Urban Planning and Development Act 1973





## Varanasi Development Authority

### Uttar Pradesh

#### Self-Approval Letter (Strictly On responsibility of Architect/ Licensed Engineer/ Owner)

Self-Approval Permit Date : 19 Mar 2024

File Number : VDA/SA-BP/23-24/1586

**PERMIT No.** : Row House/03279/VDA/SA-BP/23-24/1586/19032024

**USE** : Row House

**NAME** : M/S Rudra Realtech Pvt. Ltd. through its authorized signatory Mr. Shreshth Agrawal

**COMMUNICATION ADDRESS** : Rameshwer Maliya, First Vailane, 2nd Floor, Hawda, West Bengal

**SCHEME** : Rudra 14 Bungalow

**PROPERTY** : Plot No.- 11

**Land Mark** : Shivpur

**Revenue Village** : Shivpur

Date of Validity: **18/03/2029** or Expiry date of lease deed whichever is earlier.

1. This self-approval permission is given based on the inputs on pages, documents and drawing provided by Architect/Licensed Engineer/Owner, who also confirm that the documents/ drawings submitted electronically or inputs by them are correct and according to building bye-laws and prevailing master plan/zonal plan. Any deviation found at a later stage will lead to rejection of the drawings and strict action will be taken as per rule and regulation against Architect/ Licensed Engineer/ Owner.
2. The permission accorded does not confer any ownership-title rights. The permission will be revoked, if it is found that the documents or information are false and fabricated.

#### Restrictions Required:

1. Trees must be planted as per Bye-laws.
2. Government orders issued from time to time shall be strictly adhered upon.
3. Standards/conditions specified in building Bye-Laws shall be complied and adhered upon.
4. If the map and attached documents are found contrary to the fact/bye-law/rules or if the construction at site is found contrary to the proposal, the map shall be rejected and strict action can be initiated against the architect, licensed engineer and owner including initiation of suitable action according to rules against such construction.
5. Sanction is being granted for residential single dwelling unit building only. Approval of the map will automatically be revoked, if anything other than single dwelling residential unit building is found to have been constructed and suitable action as per law shall be initiated.
6. It is the Architect/Licensed Engineer/Owner's responsibility to follow set back and agreement/rules as per the approved Layout.
7. Any demand Letter/fees raised by authority in future has to be complied upon strictly.
8. The self-approval permission will be revoked if any dispute regarding ownership-title of land



arises in future. This letter does not give any land ownership-title rights.

9. In-case it is found that the permission was granted in consequence of any material misrepresentation made or any fraudulent statement or information furnished, such permission may be canceled and action shall be taken under section 15(9) of Uttar Pradesh Urban Planning and Development Act 1973





## Varanasi Development Authority

### Uttar Pradesh

#### Self-Approval Letter (Strictly On responsibility of Architect/ Licensed Engineer/ Owner)

Self-Approval Permit Date : 29 Mar 2024

File Number : VDA/SA-BP/23-24/1660

**PERMIT No.** : Row House/03318/VDA/SA-BP/23-24/1660/29032024

**USE** : Row House

**NAME** : M/S Rudra Realtech Pvt. Ltd. through its authorizes signatory Mr. Shreshth Agrawal

**COMMUNICATION ADDRESS** : Rameshwar Maliya, First Vailane, 2nd Floor,Hawda,WestBengal

**SCHEME** : Rudra 14 Bungalow

**PROPERTY** : Plot No.- 12

**Land Mark** : Shivpur

**Revenue Village** : Shivpur

Date of Validity: **28/03/2029** or Expiry date of lease deed whichever is earlier.

1. This self-approval permission is given based on the inputs on pages, documents and drawing provided by Architect/Licensed Engineer/Owner, who also confirm that the documents/ drawings submitted electronically or inputs by them are correct and according to building bye-laws and prevailing master plan/zonal plan. Any deviation found at a later stage will lead to rejection of the drawings and strict action will be taken as per rule and regulation against Architect/ Licensed Engineer/ Owner.
2. The permission accorded does not confer any ownership-title rights. The permission will be revoked, if it is found that the documents or information are false and fabricated.

#### Restrictions Required:

1. Trees must be planted as per Bye-laws.
2. Government orders issued from time to time shall be strictly adhered upon.
3. Standards/conditions specified in building Bye-Laws shall be complied and adhered upon.
4. If the map and attached documents are found contrary to the fact/bye-law/rules or if the construction at site is found contrary to the proposal, the map shall be rejected and strict action can be initiated against the architect, licensed engineer and owner including initiation of suitable action according to rules against such construction.
5. Sanction is being granted for residential single dwelling unit building only. Approval of the map will automatically be revoked, if anything other than single dwelling residential unit building is found to have been constructed and suitable action as per law shall be initiated.
6. It is the Architect/Licensed Engineer/Owner's responsibility to follow set back and agreement/rules as per the approved Layout.
7. Any demand Letter/fees raised by authority in future has to be complied upon strictly.
8. The self-approval permission will be revoked if any dispute regarding ownership-title of land



arises in future. This letter does not give any land ownership-title rights.

9. In-case it is found that the permission was granted in consequence of any material misrepresentation made or any fraudulent statement or information furnished, such permission may be canceled and action shall be taken under section 15(9) of Uttar Pradesh Urban Planning and Development Act 1973





## Varanasi Development Authority

### Uttar Pradesh

#### Self-Approval Letter (Strictly On responsibility of Architect/ Licensed Engineer/ Owner)

Self-Approval Permit Date : 29 Mar 2024

File Number : VDA/SA-BP/23-24/1661

**PERMIT No.** : Row House/03319/VDA/SA-BP/23-24/1661/29032024

**USE** : Row House

**NAME** : M/S Rudra Realtech Pvt. Ltd. through its authorized signatory Mr. Shreshth Agrawal

**COMMUNICATION ADDRESS** : Rameshwer Maliya, First Vailane, 2nd Floor, Hawda, West Bengal

**SCHEME** : Rudra 14 Bungalow

**PROPERTY** : Plot No.- 14

**Land Mark** : Shivpur

**Revenue Village** : Shivpur

Date of Validity: **28/03/2029** or Expiry date of lease deed whichever is earlier.

1. This self-approval permission is given based on the inputs on pages, documents and drawing provided by Architect/Licensed Engineer/Owner, who also confirm that the documents/ drawings submitted electronically or inputs by them are correct and according to building bye-laws and prevailing master plan/zonal plan. Any deviation found at a later stage will lead to rejection of the drawings and strict action will be taken as per rule and regulation against Architect/ Licensed Engineer/ Owner.
2. The permission accorded does not confer any ownership-title rights. The permission will be revoked, if it is found that the documents or information are false and fabricated.

#### Restrictions Required:

1. Trees must be planted as per Bye-laws.
2. Government orders issued from time to time shall be strictly adhered upon.
3. Standards/conditions specified in building Bye-Laws shall be complied and adhered upon.
4. If the map and attached documents are found contrary to the fact/bye-law/rules or if the construction at site is found contrary to the proposal, the map shall be rejected and strict action can be initiated against the architect, licensed engineer and owner including initiation of suitable action according to rules against such construction.
5. Sanction is being granted for residential single dwelling unit building only. Approval of the map will automatically be revoked, if anything other than single dwelling residential unit building is found to have been constructed and suitable action as per law shall be initiated.
6. It is the Architect/Licensed Engineer/Owner's responsibility to follow set back and agreement/rules as per the approved Layout.
7. Any demand Letter/fees raised by authority in future has to be complied upon strictly.
8. The self-approval permission will be revoked if any dispute regarding ownership-title of land



arises in future. This letter does not give any land ownership-title rights.

9. In-case it is found that the permission was granted in consequence of any material misrepresentation made or any fraudulent statement or information furnished, such permission may be canceled and action shall be taken under section 15(9) of Uttar Pradesh Urban Planning and Development Act 1973

