



**MORADABAD DEVELOPMENT AUTHORITY**

**UTTAR PRADESH**

**SANCTION LETTER**

**{ High Risk }**

**PERMIT DATE** : 31 Jul 2025

**FILE No.** : MBDA/LD/24-25/0655

**Site Address** : KHASRA NO. 58, 59, 60  
MUKRABPUR AHATMALI MORADABAD

**PERMIT NO.** : Plotted Resi development / Plotted Housing/03355/MBDA/LD/24-25/0655/08022025

**USE** : Residential

**SCHEME** : NA

**PROPERTY** : Gata/ ARAZI No.: KHASRA NO. 58,  
59, 60  
LandMark: SAI GARDEN  
Revenue Village: NA  
Tehsil: Moradabad  
District: Moradabad

**NAME** : (PROJECT NAME -SAI GARDEN  
HOMES) SHRI- MANOJ AHUJA  
AND SHRI- KAPIL CHHABRA S/O  
SHRI- MADANLAL CHHABRA AND  
SMT.- RAKHI AHUJA W/O SHRI  
-MANOJ AHUJA THROUGH ITS  
PARTNER M/S.-A.C.C.  
TOWNSHIP & LAND  
DEVELOPMENT MORADABAD

**ADDRESS** : RAJAN ENCLAVE MORADABAD, KHUSHAL NAGAR MORADABAD  
,MORADABAD,Uttar Pradesh,244001

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: **30 Jul 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 **30 Jul 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 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 :**

- a) A copy of the approved map must always be available at the construction site and should be presented to any officer/employee of MDA upon request.
- b) All construction and development work shall comply at minimum with the required and scheduled specifications under applicable BBL norms.
- c) MDA shall not be liable for any loss of life or property during construction or due to structural failure.
- d) MDA shall not be responsible for any dispute relating to ownership, registry, mutation, or legal/financial dues arising now or in future.
- e) The structural design, safety, and quality of construction shall solely be the responsibility of the applicant. All construction shall be mandatorily carried out under the supervision of a qualified architect/engineer.
- f) Compliance with provisions of the National Building Code of India-2016, especially the chapter titled "Construction Management, Practices and Safety", and the Indian Standard Safety Code for Scaffolds and Ladders (IS: 3696 Part 1 & 2) shall be mandatory for ensuring labor safety.
- g) The area earmarked for parking in the approved plan shall be strictly used for parking purpose only. No change of land use shall be permitted.
- h) Compliance with conditions, if any, laid down by the Mining Department shall be ensured before commencement of construction at site.
- i) It shall be mandatory to obtain a Completion Certificate from MDA before occupation or use of the building.
- j) Plantation of trees must be done as per Clause 3.1.2.2 (XI) of the Building Bye-Laws.
- k) Any violation of the above-mentioned conditions or those stated in the NOCs/affidavits/previously sanctioned maps (if any) shall result in automatic cancellation of the map approval. The applicant shall be solely responsible for any such breach.
- l) The area mortgaged to MDA (Plot No. C-05) as performance guarantee shall not be sold or transferred without prior written permission of MDA.
- m) If required by MDA in future, the applicant shall permit entry/access to the mortgaged land for public or utility services.
- n) The applicant shall submit a copy of sale deeds of all plots sold, to MDA at regular intervals for record keeping and compliance verification.
- o) Any future internal development work (roads, drainage, streetlights, etc.) shall be completed as per approved DPR and timelines, failing which the mortgage land shall be forfeited by MDA.
- p) The applicant must maintain an updated record of construction progress and shall present the same to MDA, if called upon.
- q) Any NOC required in future, from any concerned department, must be obtained by the applicant at their own responsibility. MDA shall not be held liable for non-compliance or delay in such matters.

