



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ High Risk }

PERMIT DATE : 07 Mar 2026

FILE No. : MBDA/LD/25-26/0633

Site Address : VILLAGE HARTHALA AHETMALI TEHSIL AND DISTT. MORADABAD
PERMIT NO. : Plotted Resi development / Plotted Housing/03984/MBDA/LD/25-26/0633/07032026
USE : Residential
SCHEME : NA
PROPERTY : Gata/ ARAZI No.: 1344, 1345
LandMark: NEAR GOLD GYM
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad
NAME : SWEKRETI INFRATECH LLP
(AUTHORISED SIGNATORY) ANIL
KUMAR RASTOGI S/O SRI
DINESH CHAND RASTOGI ,
SWEKRETI REALTORS LLP
(AUTHORISED SIGNATORY) ANIL
KUMAR RASTOGI S/O SRI
DINESH CHAND RASTOGI
ADDRESS : HOUSE NO -11 NEEL KANTH COLONY CIVIL LINES 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 UP MBBL 2025

Date of Validity: **06 Mar 2031** 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 **06 Mar 2031**
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 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 :

- a) A copy of the approved layout plan shall always be available at the working site and shall be produced before any officer/employee of MDA visiting the site, if required.
- b) All construction and development works shall comply with the required/scheduled specifications at least as per applicable standards.
- c) The applicant/developer shall mandatorily register the project with RERA as per applicable rules and regulations and comply with all provisions.
- d) Individual building plans for each plot shall be obtained from MDA prior to commencement of any construction.
- e) Trees shall be planted as per the provisions of Clause 3.1.2.4 of the Building Bye-Laws.
- f) MDA shall not be liable for any loss of life or property during construction/development works.
- g) MDA shall not be responsible for any dispute regarding ownership documents or any dues/penalties arising in future.
- h) Responsibility for structural safety and quality of construction shall lie solely with the applicant, and all works shall be carried out under the supervision of a qualified Architect/Engineer.
- i) Compliance with the provisions of National Building Code of India-2016 (Construction Management, Practices and Safety) and IS:3696 (Safety Code for Scaffolds and Ladders) for safety of workers/labourers shall be mandatory.
- j) As per the NOC of Irrigation (Baadh Khand Division), the plinth level of any construction/development at the site shall be maintained by the applicant accordingly.
- k) Till the construction of the proposed Tatbandh of River Ramganga, the responsibility of protection of the site from flood shall remain with the applicant, who shall take all necessary protective measures.
- l) All guidelines issued by Hon'ble NGT regarding protection of River Ramganga shall be strictly complied with.
- m) Conditions of the Mining Department, wherever applicable, shall be complied with before commencement of work at site.

- n) NOCs from Pollution Control Board and Ground Water Department shall be mandatorily obtained before completion of the project.
- o) The applicant shall obtain any other NOC, if required, from concerned departments, and MDA shall not be responsible for non-obtaining of such NOCs.
- p) It shall be mandatory to obtain Completion Certificate from the Authority after completion of the project.
- q) After completion, the project along with infrastructure/services shall be handed over to the RWA/Nagar Nigam for maintenance. The developer/applicant shall ensure proper functioning and maintenance of all infrastructure and civic amenities (RWH, STP, drainage, roads, parks, etc.) until handover, and MDA shall not be responsible for the same.
- r) Area under road widening shall be handed over free of cost to the Authority whenever required, and no construction or encroachment shall be permitted on such area.
- s) As per provisions of the Building Bye-Laws, public toilet facilities shall be provided.
- t) Breach of any of the above conditions or any condition mentioned in submitted affidavits/documents/NOCs/earlier sanctioned map (if any) shall lead to automatic cancellation of the approval, and the applicant shall be solely responsible. If any document submitted by the applicant is found false or misleading at any stage, the approval shall stand cancelled automatically and the applicant shall bear full responsibility.

MORADABAD DEVELOPMENT AUTHORITY
