



## PRAYAGRAJ DEVELOPMENT AUTHORITY

UTTAR PRADESH

### SANCTION LETTER

{ High Risk }

PERMIT DATE : 06 Nov 2023

FILE No. : PDA/BP/22-23/0612

**Site Address** : PART OF NAZUL NOW FREEHOLD BHUKHAND SANKHYA 9, 9-A/1, 9-9A, 9-9A/2, 9-9A, 9-9A/3, AND 9-9A, 9-9A/4, BEARING MUNICIPAL HOUSE NO. OLD 9/16, PRESENTLY NUMBERED AS 25/16, 25A/16A AND 25B/16B, JHULELAL NAGAR, LUKERGANJ, ALLAHABAD NOW PRAYAGRAJ.

**PERMIT NO.** : Affordable Housing/02255/PDA/BP/22-23/0612/23032023

**USE** : Residential

**SCHEME** : Not Applicable

**PROPERTY** : Gata/ ARAZI No.: 9, 9-A/1, 9-9A, 9-9A/2, 9-9A, 9-9A/3, 9-9A, 9-9A/4  
LandMark: Banarjee Crossing  
Revenue Village: NA  
Tehsil: Allahabad  
District: Prayagraj

**NAME** : MAA BHAGWATI DEVELOPERS  
LLP

**ADDRESS** : B-304/305 Pushpendra Elgin Heights, Civil Lines, PRAYAGRAJ, Uttar Pradesh, 211001

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: **05 Nov 2028** 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. This permission is given under Section 14 and 15 of the Uttar Pradesh Town Planning and Development Act 1973, but it should not be understood that it is in relation to the land on which the proposed group housing map (including the purchasable floor ratio) is being built under the Affordable Housing Policy 2021.
2. This permission will not have any effect against anyone's ownership or ownership rights.
3. This Group housing map under Affordable Housing Policy 2021 under is being sanctioned in favor of MaaBhagwati Developers LLP through partner Mr. Shashank Aggarwal son of late Rajeev Aggarwal on Nazul Free hold plot no. 9-9-A of divided free plot no. 9-9A/1, 9-9A/2, 9-9A/3, 9- 9A/4 Building No. Old 9/16 Present 25/16, 25A/16A and 25B/16B of Jhule Lal Nagar Lukerganj, Tehsil Sadar, District Prayagraj.
4. The building will be occupied only after receiving the completion certificate as per the provisions of Section 15A (1) of the Uttar Pradesh City Planning and Development Act 1973. It is necessary to obtain completion certificate after completing the process prescribed in Building Bye-laws 2008, Bye-law No. 2.1.8 and 3.1.8.
5. This approval will be in the form of provisional approval. After the completion of the construction, after completing all the necessary Mandatory Clearances/NOC conditions, the premises will be put into actual use only after obtaining the 'completion certificate' to be issued.
6. It will be mandatory to put up a 4X3 feet board at the site and mention the details related to the map approved by the authority, in which the name of the firm of the architect/engineer will also be mentioned.
7. 19 additional trees will have to be planted at the proposed site and it will be the responsibility of the applicant/resident welfare society to keep the trees green.
8. Construction of a multi-storey building should be done as per the structural drawing design and should be done on earthquake resistant standards only. The applicant/developer will have the entire responsibility for the quality and structural safety of the building construction.
9. Solar photovoltaic power plant will have to be installed on the roof equal to 25 percent of the plinth area or 01 percent of the sanctioned electrical load.
10. After completing the rainwater harvesting work at the site as per the standards, it will be mandatory to obtain no-objection from the Ground Water Department. Thereafter deposited FDR Will be free.
11. The applicant/developer will have to obtain approval for electrical connection and electrical load from the State Electricity Board at his own expense.

12. To obtain electrical safety certificate, completion certificate regarding lift operation. It will be necessary to take it before.

13. The material used in construction and the debris generated will have to be kept within the premises itself, otherwise, debris fee will be collected as per the provisions of Government Order No. 3082/09-A-2004 dated August 2004. It will be mandatory to comply with the affidavit given for this purpose (dated 29 October 2022).

14. No objection letter number of Chief Engineer, Municipal Corporation, Prayagraj - 449 / NOC/STCE dated 27.09.2023, No objection letter of Chief Fire Fighting Officer Prayagraj-UPFS/2023/96487/ALB / 1942/CFO dated 04.10.2023 Superintendent of Police Traffic, District Prayagraj's no objection letter number- ST/ADCPT/NOC(18) / 2023 dated 20.09.2023 Executive Engineer, Water Department (Municipal Corporation) Prayagraj's no objection letter number D / 140 / J.K.V. / Investigation Team / 23-24 dated 18.09.2023 Strict compliance with the restrictions mentioned in this will be binding.

15. UP Land Property (Regulation) Act 2016, Government Notification No. 1458/8-3-16-65Miscellaneous/2016 dated 28.10.2016 has been implemented, hence the project will have to be registered under 'RERA' and as per UP Land Rules. -It will be necessary to ensure compliance with the terms and conditions prescribed in the Bhu-Samnpada (Regulation) Act.

16. According to the provisions mentioned in Paragraph 11.3 of Government Order No. 63/2021/1093/8-1-21-34 Meeting/2014 TC dated 23 September 2021 issued in the context of Affordable Housing Policy 2021, within 90 days of the approval of the map, the referred project will have to be registered in UP RERA and it will be compulsorily informed to the PDA.

17. A total of 88 residential units, community buildings are being permitted in the relevant project, construction of additional units will be prohibited.

18. Strict compliance with the declaration form given by the builder will be binding.

19. Uttar Pradesh Apartment Act 2010 and Rules 2011 will have to be followed in letter and spirit. 18. Parking space should be used for parking purpose only.

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21. Applicant/developer must comply with the Government Order No. 63/2021/1093/eight-1-21-34 meeting/2014 TC dated September 23, 2021 and all the relevant provisions contained in the building bye-laws issued in relation to Affordable Housing Scheme.

22. In the order of instructions given by the Hon'ble Supreme Court in Writ Petition (C) 13029/1985 M.C. Mehta vs. Union of India and others, Government Order No. 1220 If it is made then it will be the responsibility of the applicant. Eight-3-19-23 Miscellaneous / 2016 Construction as per provisions dated 04 November, For effective prevention of dust and air pollution emitted from activities, the following arrangements should be made: - • Construction material should be kept covered at designated places and water should be sprinkled appropriately. • The tires/body of vehicles carrying construction material should be thoroughly washed and the construction material should be transported covered. • The waste generated from construction and demolition should be covered and taken to the designated place and should not be collected uncontrolled on the roadside.

23. Government orders and rules issued at various times will have to be followed and if the authority imposes any fee, it will have to be deposited by the company.

24. If any important information has been hidden or wrong information has been given by the applicant/developer, then the map will be liable to be canceled under Section 15 (9) of the Uttar Pradesh Town Planning and Development Act 1973.

25. If ownership dispute/dispute arises or the map is approved by hiding the facts, then it will automatically be considered canceled when the facts are revealed and in any other use, it will be considered illegal and the

action taken will be null & void.

26. This sanction letter is for a period of five years only.

27. In future, if the deed is canceled by any court on the point of ownership. If there is any adverse effect on the ownership due to any other dispute, then the approved map will be automatically canceled (without any show cause notice). Acceptance of the map will not confer territorial rights.

28. If the construction of a house causes damage to the road track or the road or any part of the drain (which is covered by the front part, back part of the house or due to its size), then the developer must repair it within 15 days

29. While constructing project, it should also be kept in mind that Rule 82 of the Indian Electricity Act 1956 (Indian Electricity Rules 1965) should not be violated under any circumstances. If such cases are found in the knowledge of the Development Authority, then it can stop or remove such construction.

30. The applicant/developer has to submit to the Development Authority as per rules to start the construction. Information about the construction of the foundation and roof of the house and its completion will have to be given before the house can be inhabited and the name of the person under whose supervision the house has been constructed will also have to be given.

31. If the master plan is found to be violated in the construction, then the approval given to the builder will be considered canceled and the construction done will be declared unauthorized and action will be initiated under Section 27 (1) of the said Act.

32. Structural report and calculations should be counter signed from Professor , head of structural engineering IIT, Roorkee University or any specified technical institutions will have to submit.

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**PRAYAGRAJ DEVELOPMENT AUTHORITY**