



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ High Risk }

PERMIT DATE : 08 Apr 2024

FILE No. : MBDA/LD/23-24/0528

Site Address : VILLAGE HARTHALA AHETMALI TEHSEEL AND DISTT. MORADABAD

PERMIT NO. : Plotted Resi development / Plotted Housing/02505/MBDA/LD/23-24/0528/30012024

USE : Residential

SCHEME : NA

PROPERTY : Gata/ ARAZI No.: 1338 , 1339, 1340,
1341, 1342,1343, AND 1344
LandMark: NEAR GOLD GYM
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : ANIL KUMAR 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 building Bylaws-2008 (Amended till-2018/2023)

Date of Validity: **07 Apr 2029** 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 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

- 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 :

Before starting proposed development/construction work at site after approval of map, a copy of approved map must be kept.

Applicant shall be responsible for any dispute arises in future regarding ownership documents and their any type of dues/penalties.

All the development/construction should be done as per UPPWD specifications.

All the conditions mentioned in NOCs/affidavits must be comply by applicant.

Applicant will be liable for any loss of life and property during construction/development works.

Responsibility for quality shall be of the Applicant and it shall be mandatory that all the development/construction work to be done under the supervision of a qualified Architect/Engineer.

Trees to be planted as per the provision in Clause no. 3.1.2.2 (XI) of Building Bye-Laws.

Storm water to be collected for rainwater harvesting should be as per norms and structure for the same to be constructed and functional at site as per prescribed specifications and provisions of Building Bye-Laws Clause no. 2.1.2.5 (IX) which is to be followed strictly and disposal of surplus storm rainwater shall be managed as per norms & applicant shall be responsible for the same.

Compliance of provisions of the National Building Code of India-2016, titled "Construction management, practices and safety" and Indian Standard Safety Code for Scaffolds and Ladders part 1 & 2 (IS:3696) for safety of workers/labours shall be mandatory.

It is mandatory to be sanction individual maps from MDA for each and every proposed plots before any type of construction.

All terms & conditions mentioned in NOC's shall be followed strictly.

) It is mandatory for applicant to do registration in RERA as per rule & regulations and shall be responsible for the same.

Applicant shall be responsible for any type of dispute in future regarding ownership, allottees, safety, flood, etc.

Developer/applicant shall be responsible for providing all utility/services and civic amenities to the allottees, MDA will not be responsible for the same.

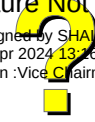
Developer/applicant shall be responsible for disposal of storm rain water.

Signed using www.Signer.DigitalWebLib

Breach of any conditions, map will be cancelled automatically, applicant will be responsible for the same.
As per NOC of Irrigation baadh khand division (issued in surrounding area other file no.- MBDA/LD/22-23/0176) plinth level of any construction/development works of site will be maintained by applicant above HFL-195.13 m.

Signature Not Verified

Digitally signed by SHAILESH KUMAR
Date: 08 Apr 2024 13:26:28
Designation :Vice Chairman



MORADABAD DEVELOPMENT AUTHORITY

सेवा में

मैसर्स स्वीकृति ग्रीन्स एल०एल०पी०
एवं स्वीकृति रेजीडेंसी एल०एल०पी०
द्वारा अनिल कुमार रस्तौगी
पुत्र श्री दिनेश चन्द्र रस्तौगी
निवासी म०न०-११ नीलकण्ठ सिविल लाइन्स
मुरादाबाद।

विषय:- तलपट मानचित्र संख्या-MBDA/LD/2023-24/0528 संयुक्त रूप से फर्म में मैसर्स स्वीकृति ग्रीन्स एल०एल०पी० एवं स्वीकृति रेजीडेंसी एल०एल०पी० के पक्ष में स्वीकृत होने के सम्बन्ध में।

महोदय

कृपया उपरोक्त विषयक प्रार्थना पत्र दिनांक 26.07.2024 के क्रम में अवगत कराना है कि गाटा सं०-1338, 1339, 1340, 1341, 1342, 1343 एवं 1344 ग्राम हरथला एहतमाली तहसील व जिला मुरादाबाद क्षेत्रफल 39885.00 वर्गमी० पर तलपट मानचित्र संख्या-MBDA/LD/2023-24/0528 के OBPAS पोर्टल पर आवेदन के परीक्षण में अपलोड किये गये प्रपत्र में मैसर्स स्वीकृति ग्रीन्स एल०एल०पी० एवं स्वीकृति रेजीडेंसी एल०एल०पी० के पक्ष में पाये गये हैं।

अतः उपरोक्त तलपट मानचित्र संख्या-MBDA/LD/2023-24/0528 की स्वीकृति संयुक्त रूप से दोनों फर्मों मैसर्स स्वीकृति ग्रीन्स एल०एल०पी० एवं स्वीकृति रेजीडेंसी एल०एल०पी० के पक्ष में है। अग्रेतर समस्त कार्यवाही संयुक्त नाम से ही मान्य होगी।

सचिव
65.00.24
मुरादाबाद विकास प्राधिकरण
मुरादाबाद।