



PRAYAGRAJ DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ High Risk }

PERMIT DATE : 17 May 2024

FILE No. : PDA/LD/22-23/0605

Site Address : plot at IRW (Pocket A), Kalindipuram Awas Yojna, Prayagraj, U.P.

PERMIT NO. : Plotted Resi development / Plotted Housing/03562/PDA/LD/22-23/0605/19042024

USE : Residential

SCHEME : Kalindipuram Housing Scheme

PROPERTY : Plot No./Survey No. :Sector IRW
Pocket A
LandMark: Army Colony
Revenue Village: Abdul Wahabpur
Tehsil: Allahabad
District: Prayagraj

NAME : Army Welfare Housing Organisation

ADDRESS : South Hutmants, Kashmir House Rajaji Marg, New Delhi, Delhi, 110011

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: **16 May 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 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

- 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. No objections certificate is received from required departments, which are-
 - Executive Engineer (Investigation Team) Water Department, Municipal Corporation Prayagraj Letter No. D/735/JKV/Investigation Team /22-23 dated 28-03-2023
 - Chief Engineer, Municipal Corporation Prayagraj.Letter-130/NOC/STCE dated 25-05-2023.
2. Conditions mentioned in above NOCs are mandatory to follow.
3. It will be mandatory to put a board of 4X3 feet 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.
4. There are 68 residential plots (area 9920.21 sqm) and 03 commercial plots (1 Convenient Shops, 1 Sector Shopping & 1 Kiosk/booth Total Area 125.51 Sqm) proposed respectively, subdivision of plots will not be permissible.
5. In layout plan submitted by the applicant, Trees will have to be planted at a maximum distance of 10 meters on one side of roads 9 meters wide and above but less than 12 meters and on both sides of roads 12 meters wide.
6. In Uttar Pradesh, Real Estate Regulation Act 2016, Government Notification No. 1458/8-3-16-65 Miscellaneous/2016 dated 28.10.2016 has been implemented, hence the project will have to be registered under 'RERA' as per rules and It will be necessary to ensure compliance with the terms and conditions prescribed in the Uttar Pradesh Real Estate Regulation Act.
7. If the Authority demands increased development fees or other fees in future or any fee/amount missed by mistake, then that fee/amount will have to be deposited in the Authority fund.
8. Compliance with the declaration form/Affidavit given by the Applicant/Developer will be binding.
9. As per the provisions of Section 15A (1) of Uttar Pradesh City Planning and Development Act 1973, consumption/occupancy will be done only after receiving the completion certificate, building construction and development bye-laws 2008 bye-law number - 2.1.8 and 3.1.8. It is necessary to complete the prescribed process and obtain the completion certificate.
10. It will be mandatory to complete all the internal development work in the referred project as per the

standards and obtain completion certificate. If there is any increase in the internal development expenditure estimate, it will have to be borne by the applicant/developer himself.

11. The applicant/company will have to take approval of electrical connection and electrical load from the State Electricity Council at its own expense.

12. The green area remarked for park is 3232.38 sq.m. Construction/development work of the park will be binding and no permanent/temporary construction will be allowed in the park/green area.

13. The construction of the garbage collection site shown in the layout map will be necessary and the garbage center will not be covered.

14. After completing the work of Rainwater Harvesting as per the standard, it will be mandatory to obtain a no-objection from the Executive Engineer, Ground Water Department (Irrigation Department). After that the deposit FDR will be released.

15. It will be necessary for every land owner to connect rain water to the main line through pipe while developing rainwater harvesting system in the building.

16. All the internal development works at the site like leveling of land, construction of rainy drains and drains, construction of internal roads, construction of tube well, arrangement of electric pole and power supply,

development of sewer, septic tank and park etc. completed as per standard. Completion certificate has to be obtained.

17. As security of internal development, 20% of Saleable land (4000.00 Sqm) of the entire area of the scheme has been mortgaged in favor of Prayagraj Development Authority, mortgage deed in the office of Deputy

Registrar-Sadar, dated 12-02-2024 has been registered. The mortgaged plots are respectively plot no-30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54 & 55 (Area 4081.74

sqm). The mortgaged land will be released by the Authority as per rules only after the internal development work is completed. Only after that the plot can be sold by the applicant/developer.

18. The provisions of Labor Act, National Safety Council will have to be followed in construction/development works.

19. Every plot holder will have to obtain the approval of the map from Prayagraj Development Authority as per the building construction and development bye-laws by applying on the UPOBPAS portal and will have to

pay the effective charges payable at that time.

20. After the completion of all the construction/development work in the scheme, after obtaining the completion certificate from Prayagraj Development Authority, it will be the responsibility of the applicant/developer to transfer it to the concerned local body as per rules.