



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ High Risk }

PERMIT DATE : 15 Mar 2024

FILE No. : MBDA/LD/21-22/0633

Site Address : KHASRA NO 560,561,562,609,610,612,613 , VILLAGE PAKBARA, TEHSIL & DISTT MORADABAD

PERMIT NO. : Plotted Resi development / Plotted Housing/02379/MBDA/LD/21-22/0633/25112023

USE : Residential

SCHEME : NA

PROPERTY : Gata/ ARAZI No.:
560,561,562,609,610,612,613
LandMark: HOTEL REGENCY
Revenue Village: Guretha
Tehsil: Moradabad
District: Moradabad

NAME : V. K. GUPTA

ADDRESS : 09, RAJAN ENCLAVE, KANTH ROAD, CIVIL LINES, 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)

Date of Validity: **14 Mar 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. 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. Before starting proposed development/construction work at site after approval of map, a copy of approved map must be kept.

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

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

4. Area under road widening will be handed over free of cost to the Authority.

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

6. 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.

7. It is mandatory for the applicant/developer to provide services for proposed club as available for allottees of scheme and should not be salable for anyone.

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

9. 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.

10. 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.

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

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

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

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

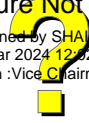
Signed using www.Signer.Digital WebLib

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

16. Breach of any conditions, map will be cancelled automatically, applicant will be responsible for the same.

Signature Not Verified

Digitally signed by SHAILESH KUMAR
Date: 15 Mar 2024 12:02:03
Designation : Vice Chairman



MORADABAD DEVELOPMENT AUTHORITY



कार्यालय मुरादाबाद विकास प्राधिकरण, मुरादाबाद।

पत्रांक- 1032/मु0वि0प्रा0/नि0अ0/2024-25

दिनांक:- 27/12/2024

सेवा में,

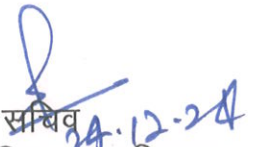
लोहिया डेवलपर्स इण्डिया प्रा0लि0,
द्वारा अधिकृत हस्ताक्षरी वी0के0 गुप्ता,
लोहिया डेवलपर्स (इण्डिया) प्रा0लि0,
लाकड़ी फाजलपुर, दिल्ली रोड,
मुरादाबाद।

विषय:- तलपट मानचित्र सं0-MBDA/LD/21-22/0633 लोहिया डेवलपर्स इण्डिया प्रा0लि0 के पक्ष में स्वीकृत होने के सम्बन्ध में।

महोदय,

कृपया उरोक्त विषयक प्रार्थना पत्र दिनांक 19.12.2024 के क्रम में अवगत कराना है कि गाटा सं0-560, 561, 562, 609, 610, 612 तथा 613 ग्राम पाकबड़ा तहसील व जिला- मुरादाबाद कुल क्षेत्रफल 39778.98 वर्गमी0 पर तलपट मानचित्र सं0-MBDA/LD/21-22/0633 के ओ0बी0पी0ए0एस0 पोर्टल पर आवेदन के परीक्षण में अपलोड किये गये प्रपत्र मै0 लोहिया डेवलपर्स इण्डिया प्रा0लि0 के पक्ष में पाये गये हैं।

अतः उपरोक्त तलपट मानचित्र सं0-MBDA/LD/21-22/0633 की स्वीकृति लोहिया डेवलपर्स इण्डिया प्रा0लि0 के पक्ष में है। अग्रेतर समस्त कार्यवाही इसी नाम से मान्य होगी।


सचिव
मुरादाबाद विकास प्राधिकरण
मुरादाबाद



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 15 Oct 2024

FILE No. : MBDA/BP/24-25/0288

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Row House/02939/MBDA/BP/24-25/0288/30082024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :A01
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES ,MORADABAD,MORADABAD,UP,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: **14 Oct 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 :

- a) A copy of approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
- c) MDA will not be liable for any loss of life and property during construction.
- d) MDA shall not be responsible for any dispute regarding ownership documents or any type of dues/penalties arising in future.
- e) Responsibility for Structural Design, Safety and Quality of construction shall be solely of the Applicant. It would be mandatory that all type of construction work be done under the supervision of a qualified Architect/Engineer.
- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) The conditions of Lay out of Colony , as applicable (if any) to the plot, will be mandatory to be followed.
- j) Breach of any conditions mentioned above/ in submitted affidavit(s)/ NOC's/ of the earlier sanctioned map(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same.

Signature Not Verified

Digitally signed by AMIT KADAYAN
Date: 15 Oct 2024 11:06:35
Designation :Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 06 Aug 2024

FILE No. : MBDA/BP/24-25/0181

Site Address : "LOHIA ONE" VILLAGE PAKBARA, NEW MORADABAD,MORADABAD

PERMIT NO. : Row House/02867/MBDA/BP/24-25/0181/26072024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :Type Design
Plots A02, A04,
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES ,MORADABAD,MORADABAD,UP,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: **05 Aug 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
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- 4) The dust emissions from the construction site should be completely controlled and all precautions

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- 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.
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- 22) Green belt creation will also act as a mitigating factor.

SPECIAL CONDITIONS :

- a) A copy of approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
- c) MDA will not be liable for any loss of life and property during construction.
- d) MDA shall not be responsible for any dispute regarding ownership documents or any type of dues/penalties arising in future.
- e) Responsibility for Structural Safety and Quality of construction shall be solely of the Applicant. It would be mandatory that all type of construction work be done under the supervision of a qualified Architect/Engineer.
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- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) Breach of any conditions mentioned above/ in submitted affidavit(s)/ NOC's/ of the earlier sanctioned map(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same.

Signature Not Verified

Digitally signed by AMIT KADAYAN
Date: 06 Aug 2024 12:23:39
Designation :Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 13 Aug 2024

FILE No. : MBDA/BP/24-25/0236

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Row House/02876/MBDA/BP/24-25/0236/02082024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :Type Design
Plots A03, A05,
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES ,MORADABAD,MORADABAD,UP,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: **12 Aug 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.
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10. The building will be used only for which it is sanctioned.
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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 :

- a) A copy of approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
- c) MDA will not be liable for any loss of life and property during construction.
- d) MDA shall not be responsible for any dispute regarding ownership documents or any type of dues/penalties arising in future.
- e) Responsibility for Structural Safety and Quality of construction shall be solely of the Applicant. It would be mandatory that all type of construction work be done under the supervision of a qualified Architect/Engineer.
- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) Breach of any conditions mentioned above/ in submitted affidavit(s)/ NOC's/ of the earlier sanctioned map(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same.

Signature Not Verified

Digitally signed by AMIT KADAYAN
Date: 13 Aug 2024 12:13:32
Designation :Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 15 Oct 2024

FILE No. : MBDA/BP/24-25/0289

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Row House/02943/MBDA/BP/24-25/0289/02092024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :A06
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES ,MORADABAD,MORADABAD,UP,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: **14 Oct 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

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- 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 approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
- c) MDA will not be liable for any loss of life and property during construction.
- d) MDA shall not be responsible for any dispute regarding ownership documents or any type of dues/penalties arising in future.
- e) Responsibility for Structural Design, Safety and Quality of construction shall be solely of the Applicant. It would be mandatory that all type of construction work be done under the supervision of a qualified Architect/Engineer.
- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) The conditions of Lay out of Colony , as applicable (if any) to the plot, will be mandatory to be followed.
- j) Breach of any conditions mentioned above/ in submitted affidavit(s)/ NOC's/ of the earlier sanctioned map(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same.

Signature Not Verified

Digitally signed by AMIT KADAYAN
Date: 15 Oct 2024 11:08:38
Designation :Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 28 Oct 2024

FILE No. : MBDA/BP/24-25/0287

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Row House/02952/MBDA/BP/24-25/0287/04092024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :Type Design
Plots A07, A19,
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES ,MORADABAD,MORADABAD,UP,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: **27 Oct 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.
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- 10) Wind breaking walls around construction site.
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- 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.
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- 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 approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
- c) MDA will not be liable for any loss of life and property during construction.
- d) MDA shall not be responsible for any dispute regarding ownership documents or any type of dues/penalties arising in future.
- e) Responsibility for Structural Design, Safety and Quality of construction shall be solely of the Applicant. It would be mandatory that all type of construction work be done under the supervision of a qualified Architect/Engineer.
- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) The conditions of Lay out of Colony , as applicable (if any) to the plot, will be mandatory to be followed.
- j) Breach of any conditions mentioned above/ in submitted affidavit(s)/ NOC's/ of the earlier sanctioned map(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same.

Signature Not Verified

Digitally signed by AMIT KADAYAN
Date: 28 Oct 2024 10:56:40
Designation :Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 06 Aug 2024

FILE No. : MBDA/BP/24-25/0030

Site Address : "LOHIA ONE" VILLAGE PAKBARA, NEW MORADABAD, MORADABAD

PERMIT NO. : Row House/02751/MBDA/BP/24-25/0030/11062024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :Type Design
Plots A08, A10, A20, A22,
LandMark: HOTEL REGENCY
Revenue Village: Guretha
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09, RAJAN ENCLAV, KANTH ROAD 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: **05 Aug 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.
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- 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.
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- 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.

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- 22) Green belt creation will also act as a mitigating factor.

SPECIAL CONDITIONS :

- a) A copy of approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
- c) MDA will not be liable for any loss of life and property during construction.
- d) MDA shall not be responsible for any dispute regarding ownership documents or any type of dues/penalties arising in future.
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- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) Breach of any conditions mentioned above/ in submitted affidavit(s)/ NOC's/ of the earlier sanctioned map(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same.

Signature Not Verified

Digitally signed by AMIT KADAYAN
Date: 06 Aug 2024 12:17:22
Designation :Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 13 Aug 2024

FILE No. : MBDA/BP/24-25/0239

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Row House/02878/MBDA/BP/24-25/0239/03082024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :Type Design
Plots A09, A11, A21, A23,
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES ,MORADABAD,MORADABAD,UP,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: **12 Aug 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 :

- a) A copy of approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
- c) MDA will not be liable for any loss of life and property during construction.
- d) MDA shall not be responsible for any dispute regarding ownership documents or any type of dues/penalties arising in future.
- e) Responsibility for Structural Safety and Quality of construction shall be solely of the Applicant. It would be mandatory that all type of construction work be done under the supervision of a qualified Architect/Engineer.
- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) Breach of any conditions mentioned above/ in submitted affidavit(s)/ NOC's/ of the earlier sanctioned map(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same.

Signature Not Verified

Digitally signed by AMIT KADAYAN
Date: 13 Aug 2024 12:51:20
Designation :Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 15 Oct 2024

FILE No. : MBDA/BP/24-25/0294

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Row House/02965/MBDA/BP/24-25/0294/09092024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :Type Design
Plots A12, A24,
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES ,MORADABAD,MORADABAD,UP,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: **14 Oct 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 :

- a) A copy of approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
- c) MDA will not be liable for any loss of life and property during construction.
- d) MDA shall not be responsible for any dispute regarding ownership documents or any type of dues/penalties arising in future.
- e) Responsibility for Structural Design, Safety and Quality of construction shall be solely of the Applicant. It would be mandatory that all type of construction work be done under the supervision of a qualified Architect/Engineer.
- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) The conditions of Lay out of Colony , as applicable (if any) to the plot, will be mandatory to be followed.
- j) Breach of any conditions mentioned above/ in submitted affidavit(s)/ NOC's/ of the earlier sanctioned map(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same.

Signature Not Verified

Digitally signed by AMIT KADAYAN
Date: 15 Oct 2024 11:10:44
Designation :Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 28 Oct 2024

FILE No. : MBDA/BP/24-25/0292

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Row House/02974/MBDA/BP/24-25/0292/10092024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :Type Design
Plots A13, A25,
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES ,MORADABAD,MORADABAD,UP,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: **27 Oct 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 :

- a) A copy of approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
- c) MDA will not be liable for any loss of life and property during construction.
- d) MDA shall not be responsible for any dispute regarding ownership documents or any type of dues/penalties arising in future.
- e) Responsibility for Structural Design, Safety and Quality of construction shall be solely of the Applicant. It would be mandatory that all type of construction work be done under the supervision of a qualified Architect/Engineer.
- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) The conditions of Lay out of Colony , as applicable (if any) to the plot, will be mandatory to be followed.
- j) Breach of any conditions mentioned above/ in submitted affidavit(s)/ NOC's/ of the earlier sanctioned map(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same.

Signature Not Verified

Digitally signed by AMIT KADAYAN
Date: 28 Oct 2024 16:57:53
Designation :Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 31 Jul 2024

FILE No. : MBDA/BP/24-25/0180

Site Address : "LOHIA ONE" VILLAGE PAKBARA, NEW MORADABAD,MORADABAD

PERMIT NO. : Row House/02858/MBDA/BP/24-25/0180/24072024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :Type Design
Plots A14, A16, A26, A28, A42,
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES ,MORADABAD,MORADABAD,UP,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 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 :

- a) A copy of approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
- c) MDA will not be liable for any loss of life and property during construction.
- d) MDA shall not be responsible for any dispute regarding ownership documents or any type of dues/penalties arising in future.
- e) Responsibility for Structural Safety and Quality of construction shall be solely of the Applicant. It would be mandatory that all type of construction work be done under the supervision of a qualified Architect/Engineer.
- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) Breach of any conditions mentioned above/ in submitted affidavit(s)/ NOC's/ of the earlier sanctioned map(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same.

Signature Not Verified

Digitally signed by AMIT KADAYAN
Date: 31 Jul 2024 10:39:40
Designation :Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 13 Aug 2024

FILE No. : MBDA/BP/24-25/0235

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Row House/02875/MBDA/BP/24-25/0235/02082024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :Type Design
Plots A15, A17, A27, A29, A43,
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES ,MORADABAD,MORADABAD,UP,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: **12 Aug 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 :

- a) A copy of approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
- c) MDA will not be liable for any loss of life and property during construction.
- d) MDA shall not be responsible for any dispute regarding ownership documents or any type of dues/penalties arising in future.
- e) Responsibility for Structural Safety and Quality of construction shall be solely of the Applicant. It would be mandatory that all type of construction work be done under the supervision of a qualified Architect/Engineer.
- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) Breach of any conditions mentioned above/ in submitted affidavit(s)/ NOC's/ of the earlier sanctioned map(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same.

Signature Not Verified

Digitally signed by AMIT KADAYAN
Date: 13 Aug 2024 12:49:31
Designation :Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 15 Oct 2024

FILE No. : MBDA/BP/24-25/0293

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Row House/02944/MBDA/BP/24-25/0293/02092024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :Type Design
Plots A18, A30,
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES ,MORADABAD,MORADABAD,UP,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: **14 Oct 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 :

- a) A copy of approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
- c) MDA will not be liable for any loss of life and property during construction.
- d) MDA shall not be responsible for any dispute regarding ownership documents or any type of dues/penalties arising in future.
- e) Responsibility for Structural Design, Safety and Quality of construction shall be solely of the Applicant. It would be mandatory that all type of construction work be done under the supervision of a qualified Architect/Engineer.
- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) The conditions of Lay out of Colony , as applicable (if any) to the plot, will be mandatory to be followed.
- j) Breach of any conditions mentioned above/ in submitted affidavit(s)/ NOC's/ of the earlier sanctioned map(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same.

Signature Not Verified

Digitally signed by AMIT KADAYAN
Date: 15 Oct 2024 11:14:37
Designation :Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 15 Oct 2024

FILE No. : MBDA/BP/24-25/0280

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Row House/02938/MBDA/BP/24-25/0280/30082024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :A31
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD 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: **14 Oct 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 :

- a) A copy of approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
- c) MDA will not be liable for any loss of life and property during construction.
- d) MDA shall not be responsible for any dispute regarding ownership documents or any type of dues/penalties arising in future.
- e) Responsibility for Structural Safety and Quality of construction shall be solely of the Applicant. It would be mandatory that all type of construction work be done under the supervision of a qualified Architect/Engineer.
- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) Breach of any conditions mentioned above/ in submitted affidavit(s)/ NOC's/ of the earlier sanctioned map(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same.

Signature Not Verified

Digitally signed by AMIT KADAYAN
Date: 15 Oct 2024 12:55:24
Designation :Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 06 Aug 2024

FILE No. : MBDA/BP/24-25/0138

Site Address : "LOHIA ONE" VILLAGE PAKBARA, NEW MORADABAD, MORADABAD

PERMIT NO. : Row House/02767/MBDA/BP/24-25/0138/19062024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :Type Design
Plots A32, A34,
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09, RAJAN ENCLAV, KANTH ROAD CIVIL LINES , MORADABAD, MORADABAD, UP, 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: **05 Aug 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 :

- a) A copy of approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
- c) MDA will not be liable for any loss of life and property during construction.
- d) MDA shall not be responsible for any dispute regarding ownership documents or any type of dues/penalties arising in future.
- e) Responsibility for Structural Safety and Quality of construction shall be solely of the Applicant. It would be mandatory that all type of construction work be done under the supervision of a qualified Architect/Engineer.
- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) Breach of any conditions mentioned above/ in submitted affidavit(s)/ NOC's/ of the earlier sanctioned map(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same.

Signature Not Verified

Digitally signed by AMIT KADAYAN
Date: 06 Aug 2024 12:19:08
Designation :Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 13 Aug 2024

FILE No. : MBDA/BP/24-25/0238

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Row House/02879/MBDA/BP/24-25/0238/03082024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :Type Design
Plots A33, A35,
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES ,MORADABAD,MORADABAD,UP,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: **12 Aug 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 :

- a) A copy of approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
- c) MDA will not be liable for any loss of life and property during construction.
- d) MDA shall not be responsible for any dispute regarding ownership documents or any type of dues/penalties arising in future.
- e) Responsibility for Structural Safety and Quality of construction shall be solely of the Applicant. It would be mandatory that all type of construction work be done under the supervision of a qualified Architect/Engineer.
- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) Breach of any conditions mentioned above/ in submitted affidavit(s)/ NOC's/ of the earlier sanctioned map(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same.

Signature Not Verified

Digitally signed by AMIT KADAYAN
Date: 13 Aug 2024 12:04:59
Designation :Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 15 Oct 2024

FILE No. : MBDA/BP/24-25/0281

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Row House/02940/MBDA/BP/24-25/0281/30082024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :A36
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES ,MORADABAD,MORADABAD,UP,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: **14 Oct 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 :

- a) A copy of approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
- c) MDA will not be liable for any loss of life and property during construction.
- d) MDA shall not be responsible for any dispute regarding ownership documents or any type of dues/penalties arising in future.
- e) Responsibility for Structural Design, Safety and Quality of construction shall be solely of the Applicant. It would be mandatory that all type of construction work be done under the supervision of a qualified Architect/Engineer.
- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) Breach of any conditions mentioned above/ in submitted affidavit(s)/ NOC's/ of the earlier sanctioned map(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same.

Signature Not Verified

Digitally signed by AMIT KADAYAN
Date: 15 Oct 2024 12:35:52
Designation :Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 15 Oct 2024

FILE No. : MBDA/BP/24-25/0282

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Row House/02969/MBDA/BP/24-25/0282/10092024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :A37
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES ,MORADABAD,MORADABAD,UP,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: **14 Oct 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 :

- a) A copy of approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
- c) MDA will not be liable for any loss of life and property during construction.
- d) MDA shall not be responsible for any dispute regarding ownership documents or any type of dues/penalties arising in future.
- e) Responsibility for Structural Design, Safety and Quality of construction shall be solely of the Applicant. It would be mandatory that all type of construction work be done under the supervision of a qualified Architect/Engineer.
- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) The conditions of Lay out of Colony , as applicable (if any) to the plot, will be mandatory to be followed.
- j) Breach of any conditions mentioned above/ in submitted affidavit(s)/ NOC's/ of the earlier sanctioned map(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same.

Signature Not Verified

Digitally signed by AMIT KADAYAN
Date: 15 Oct 2024 10:46:51
Designation :Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 06 Aug 2024

FILE No. : MBDA/BP/24-25/0139

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Row House/02768/MBDA/BP/24-25/0139/19062024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :A 38
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES , MORADABAD,MORADABAD,UP,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: **05 Aug 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 :

- a) A copy of approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
- c) MDA will not be liable for any loss of life and property during construction.
- d) MDA shall not be responsible for any dispute regarding ownership documents or any type of dues/penalties arising in future.
- e) Responsibility for Structural Safety and Quality of construction shall be solely of the Applicant. It would be mandatory that all type of construction work be done under the supervision of a qualified Architect/Engineer.
- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) Breach of any conditions mentioned above/ in submitted affidavit(s)/ NOC's/ of the earlier sanctioned map(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same.

Signature Not Verified

Digitally signed by AMIT KADAYAN
Date: 06 Aug 2024 12:14:27
Designation : Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 13 Aug 2024

FILE No. : MBDA/BP/24-25/0234

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Row House/02874/MBDA/BP/24-25/0234/02082024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :A39
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES ,MORADABAD,MORADABAD,UP,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: **12 Aug 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 :

- a) A copy of approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
- c) MDA will not be liable for any loss of life and property during construction.
- d) MDA shall not be responsible for any dispute regarding ownership documents or any type of dues/penalties arising in future.
- e) Responsibility for Structural Safety and Quality of construction shall be solely of the Applicant. It would be mandatory that all type of construction work be done under the supervision of a qualified Architect/Engineer.
- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) Breach of any conditions mentioned above/ in submitted affidavit(s)/ NOC's/ of the earlier sanctioned map(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same.

Signature Not Verified

Digitally signed by AMIT KADAYAN
Date: 13 Aug 2024 12:00:05
Designation :Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 15 Oct 2024

FILE No. : MBDA/BP/24-25/0291

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Row House/02968/MBDA/BP/24-25/0291/09092024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :A44
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES ,MORADABAD,MORADABAD,UP,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: **14 Oct 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 :

- a) A copy of approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
- c) MDA will not be liable for any loss of life and property during construction.
- d) MDA shall not be responsible for any dispute regarding ownership documents or any type of dues/penalties arising in future.
- e) Responsibility for Structural Design, Safety and Quality of construction shall be solely of the Applicant. It would be mandatory that all type of construction work be done under the supervision of a qualified Architect/Engineer.
- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) The conditions of Lay out of Colony , as applicable (if any) to the plot, will be mandatory to be followed.
- j) Breach of any conditions mentioned above/ in submitted affidavit(s)/ NOC's/ of the earlier sanctioned map(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same.

Signature Not Verified

Digitally signed by AMIT KADAYAN
Date: 15 Oct 2024 11:13:17
Designation :Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 21 Nov 2024

FILE No. : MBDA/BP/24-25/0387

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Row House/03028/MBDA/BP/24-25/0387/05102024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :PLOT NO. B01
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES ,MORADABAD,MORADABAD,UP,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: **20 Nov 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 :

- a) A copy of approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
- c) MDA will not be liable for any loss of life and property during construction.
- d) MDA shall not be responsible for any dispute regarding ownership documents or any type of dues/penalties arising in future.
- e) Responsibility for Structural Safety and Quality of construction shall be solely of the Applicant. It would be mandatory that all type of construction work be done under the supervision of a qualified Architect/Engineer.
- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) The conditions of colony layout shall be mandatory as applicable to plot.
- j) Breach of any conditions mentioned above/ in submitted affidavit (s)/ NOC's/ of the earlier sanctioned map (if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the

Signed using www.Signer.DigitalWebLib

same.

Signature Not Verified

Digitally signed by AMIT KADAYAN

Date: 21 Nov 2024 12:09:07

Designation :Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 13 Aug 2024

FILE No. : MBDA/BP/24-25/0241

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Row House/02881/MBDA/BP/24-25/0241/03082024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :Type Design
Plots B02, B04, B06, B08, B10, B12,
B14,
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES ,MORADABAD,MORADABAD,UP,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: **12 Aug 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

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- 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 approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
- c) MDA will not be liable for any loss of life and property during construction.
- d) MDA shall not be responsible for any dispute regarding ownership documents or any type of dues/penalties arising in future.
- e) Responsibility for Structural Safety and Quality of construction shall be solely of the Applicant. It would be mandatory that all type of construction work be done under the supervision of a qualified Architect/Engineer.
- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) Breach of any conditions mentioned above/ in submitted affidavit(s)/ NOC's/ of the earlier sanctioned map(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same.

Signature Not Verified

Digitally signed by AMIT KADAYAN
Date: 13 Aug 2024 12:52:35
Designation :Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 06 Aug 2024

FILE No. : MBDA/BP/24-25/0140

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Row House/02772/MBDA/BP/24-25/0140/20062024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :Type Design
Plots B03, B05, B07, B09, B11, B13,
B15,
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES, MORADABAD,MORADABAD,UP,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: **05 Aug 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

- 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 approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
- c) MDA will not be liable for any loss of life and property during construction.
- d) MDA shall not be responsible for any dispute regarding ownership documents or any type of dues/penalties arising in future.
- e) Responsibility for Structural Safety and Quality of construction shall be solely of the Applicant. It would be mandatory that all type of construction work be done under the supervision of a qualified Architect/Engineer.
- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) Breach of any conditions mentioned above/ in submitted affidavit(s)/ NOC's/ of the earlier sanctioned map(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same.

Signature Not Verified

Digitally signed by AMIT KADAYAN
Date: 06 Aug 2024 12:16:06
Designation :Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 28 Oct 2024

FILE No. : MBDA/BP/24-25/0399

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Row House/03044/MBDA/BP/24-25/0399/11102024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :PLOT NO -B16
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES ,MORADABAD,MORADABAD,UP,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: **27 Oct 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 :

- a) A copy of approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
- c) MDA will not be liable for any loss of life and property during construction.
- d) MDA shall not be responsible for any dispute regarding ownership documents or any type of dues/penalties arising in future.
- e) Responsibility for Structural Design, Safety and Quality of construction shall be solely of the Applicant. It would be mandatory that all type of construction work be done under the supervision of a qualified Architect/Engineer.
- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) The conditions of Lay out of Colony , as applicable (if any) to the plot, will be mandatory to be followed.
- j) Breach of any conditions mentioned above/ in submitted affidavit(s)/ NOC's/ of the earlier sanctioned map(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same.

Signature Not Verified

Digitally signed by AMIT KADAYAN
Date: 28 Oct 2024 16:49:48
Designation :Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 28 Oct 2024

FILE No. : MBDA/BP/24-25/0400

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Row House/03047/MBDA/BP/24-25/0400/13102024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :PLOT NO -B17
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES ,MORADABAD,MORADABAD,UP,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: **27 Oct 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.

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- 10) Wind breaking walls around construction site.
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- 13) Proponent shall ensure that periodical auto maintenance report from the contractor to avoid vehicular pollution.
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- 17) Fitness certification is a statutory requirement for commercial vehicles and public transport vehicles

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- 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 approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
- c) MDA will not be liable for any loss of life and property during construction.
- d) MDA shall not be responsible for any dispute regarding ownership documents or any type of dues/penalties arising in future.
- e) Responsibility for Structural Design, Safety and Quality of construction shall be solely of the Applicant. It would be mandatory that all type of construction work be done under the supervision of a qualified Architect/Engineer.
- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) The conditions of Lay out of Colony , as applicable (if any) to the plot, will be mandatory to be followed.
- j) Breach of any conditions mentioned above/ in submitted affidavit(s)/ NOC's/ of the earlier sanctioned map(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same.

Signature Not Verified

Digitally signed by AMIT KADAYAN
Date: 28 Oct 2024 16:52:37
Designation :Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 13 Aug 2024

FILE No. : MBDA/BP/24-25/0240

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Row House/02880/MBDA/BP/24-25/0240/03082024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :Type Design
Plots B18, B20, B22, B24, B26, B28,
B30, B35, B37, B39, B41, B43,
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES ,MORADABAD,MORADABAD,UP,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: **12 Aug 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.
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- 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.
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- 22) Green belt creation will also act as a mitigating factor.

SPECIAL CONDITIONS :

- a) A copy of approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
- c) MDA will not be liable for any loss of life and property during construction.
- d) MDA shall not be responsible for any dispute regarding ownership documents or any type of dues/penalties arising in future.
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- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) Breach of any conditions mentioned above/ in submitted affidavit(s)/ NOC's/ of the earlier sanctioned map(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same.

Signature Not Verified

Digitally signed by AMIT KADAYAN
Date: 13 Aug 2024 12:41:28
Designation :Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 06 Aug 2024

FILE No. : MBDA/BP/24-25/0176

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Row House/02860/MBDA/BP/24-25/0176/25072024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :Type Design
Plots B19, B21, B23, B25, B27, B29,
B31, B34, B36, B38, B40, B42, B44,
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES , MORADABAD,MORADABAD,UP,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: **05 Aug 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.
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- 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 approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
- c) MDA will not be liable for any loss of life and property during construction.
- d) MDA shall not be responsible for any dispute regarding ownership documents or any type of dues/penalties arising in future.
- e) Responsibility for Structural Safety and Quality of construction shall be solely of the Applicant. It would be mandatory that all type of construction work be done under the supervision of a qualified Architect/Engineer.
- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) Breach of any conditions mentioned above/ in submitted affidavit(s)/ NOC's/ of the earlier sanctioned map(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same.

Signature Not Verified

Digitally signed by AMIT KADAYAN
Date: 06 Aug 2024 12:20:37
Designation : Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 17 Oct 2024

FILE No. : MBDA/BP/24-25/0390

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Row House/03033/MBDA/BP/24-25/0390/07102024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :PLOT NO -B32
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES ,MORADABAD,MORADABAD,UP,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: **16 Oct 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 :

- a) A copy of approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
- c) MDA will not be liable for any loss of life and property during construction.
- d) MDA shall not be responsible for any dispute regarding ownership documents or any type of dues/penalties arising in future.
- e) Responsibility for Structural Design, Safety and Quality of construction shall be solely of the Applicant. It would be mandatory that all type of construction work be done under the supervision of a qualified Architect/Engineer.
- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) The conditions of Lay out of Colony , as applicable (if any) to the plot, will be mandatory to be followed.
- j) Breach of any conditions mentioned above/ in submitted affidavit(s)/ NOC's/ of the earlier sanctioned map(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same.

Signature Not Verified

Digitally signed by AMIT KADAYAN
Date: 17 Oct 2024 12:38:51
Designation :Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 27 Nov 2024

FILE No. : MBDA/BP/24-25/0391

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Row House/03035/MBDA/BP/24-25/0391/08102024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :PLOT NO -B33
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES ,MORADABA,MORADABAD,UP,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: **26 Nov 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.
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- 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

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- 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 approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
- c) MDA will not be liable for any loss of life and property during construction.
- d) MDA shall not be responsible for any dispute regarding ownership documents or any type of dues/penalties arising in future.
- e) Responsibility for Structural Design, Safety and Quality of construction shall be solely of the Applicant. It would be mandatory that all type of construction work be done under the supervision of a qualified Architect/Engineer.
- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) The conditions of Lay out of Colony , as applicable (if any) to the plot, will be mandatory to be followed.
- j) Breach of any conditions mentioned above/ in submitted affidavit(s)/ NOC's/ of the earlier sanctioned map(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same.

Signature Not Verified

Digitally signed by AMIT KADAYAN
Date: 27 Nov 2024 12:00:53
Designation : Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 27 Nov 2024

FILE No. : MBDA/BP/24-25/0457

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Row House/03131/MBDA/BP/24-25/0457/11112024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :PLOT NO -B45
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES ,MORADABAD,MORADABAD,UP,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: **26 Nov 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.
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- 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

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- 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.
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- 22) Green belt creation will also act as a mitigating factor.

SPECIAL CONDITIONS :

- a) A copy of approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
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- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) The conditions of Lay out of Colony , as applicable (if any) to the plot, will be mandatory to be followed.
- j) Breach of any conditions mentioned above/ in submitted affidavit(s)/ NOC's/ of the earlier sanctioned map(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same.

Signature Not Verified

Digitally signed by AMIT KADAYAN
Date: 27 Nov 2024 12:39:38
Designation : Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 27 Nov 2024

FILE No. : MBDA/BP/24-25/0456

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Row House/03103/MBDA/BP/24-25/0456/29102024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :PLOT NO -B46
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES ,MORADABAD,MORADABAD,UP,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: **26 Nov 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 :

- a) A copy of approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
- c) MDA will not be liable for any loss of life and property during construction.
- d) MDA shall not be responsible for any dispute regarding ownership documents or any type of dues/penalties arising in future.
- e) Responsibility for Structural Design, Safety and Quality of construction shall be solely of the Applicant. It would be mandatory that all type of construction work be done under the supervision of a qualified Architect/Engineer.
- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) The conditions of Lay out of Colony , as applicable (if any) to the plot, will be mandatory to be followed.
- j) Breach of any conditions mentioned above/ in submitted affidavit(s)/ NOC's/ of the earlier sanctioned map(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same.

Signature Not Verified

Digitally signed by AMIT KADAYAN
Date: 27 Nov 2024 12:10:04
Designation : Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 13 Aug 2024

FILE No. : MBDA/BP/24-25/0242

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Row House/02883/MBDA/BP/24-25/0242/03082024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :Type Design
Plots B47, B49, B51, B53, B55, B57,
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES ,MORADABAD,MORADABAD,UP,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: **12 Aug 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 :

- a) A copy of approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
- c) MDA will not be liable for any loss of life and property during construction.
- d) MDA shall not be responsible for any dispute regarding ownership documents or any type of dues/penalties arising in future.
- e) Responsibility for Structural Safety and Quality of construction shall be solely of the Applicant. It would be mandatory that all type of construction work be done under the supervision of a qualified Architect/Engineer.
- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) Breach of any conditions mentioned above/ in submitted affidavit(s)/ NOC's/ of the earlier sanctioned map(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same.

Signature Not Verified

Digitally signed by AMIT KADAYAN
Date: 13 Aug 2024 12:10:03
Designation :Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 06 Aug 2024

FILE No. : MBDA/BP/24-25/0177

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Row House/02861/MBDA/BP/24-25/0177/25072024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :Type Design
Plots B48, B50, B52, B54, B56,
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES, MORADABAD,MORADABAD,UP,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: **05 Aug 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 :

- a) A copy of approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
- c) MDA will not be liable for any loss of life and property during construction.
- d) MDA shall not be responsible for any dispute regarding ownership documents or any type of dues/penalties arising in future.
- e) Responsibility for Structural Safety and Quality of construction shall be solely of the Applicant. It would be mandatory that all type of construction work be done under the supervision of a qualified Architect/Engineer.
- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) Breach of any conditions mentioned above/ in submitted affidavit(s)/ NOC's/ of the earlier sanctioned map(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same.

Signature Not Verified

Digitally signed by AMIT KADAYAN
Date: 06 Aug 2024 10:22:03
Designation :Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 15 Oct 2024

FILE No. : MBDA/BP/24-25/0322

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Row House/02963/MBDA/BP/24-25/0322/07092024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :B58
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD 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: **14 Oct 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 :

- a) A copy of approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
- c) MDA will not be liable for any loss of life and property during construction.
- d) MDA shall not be responsible for any dispute regarding ownership documents or any type of dues/penalties arising in future.
- e) Responsibility for Structural Design, Safety and Quality of construction shall be solely of the Applicant. It would be mandatory that all type of construction work be done under the supervision of a qualified Architect/Engineer.
- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) Breach of any conditions mentioned above/ in submitted affidavit(s)/ NOC's/ of the earlier sanctioned map(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same.

Signature Not Verified

Digitally signed by AMIT KADAYAN
Date: 15 Oct 2024 11:25:19
Designation :Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 21 Nov 2024

FILE No. : MBDA/BP/24-25/0451

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Row House/03098/MBDA/BP/24-25/0451/29102024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :Type Design
Plots C01, C27,
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES ,MORADABAD,MORADABAD,UP,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: **20 Nov 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

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- 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 approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
- c) MDA will not be liable for any loss of life and property during construction.
- d) MDA shall not be responsible for any dispute regarding ownership documents or any type of dues/penalties arising in future.
- e) Responsibility for Structural Safety and Quality of construction shall be solely of the Applicant. It would be mandatory that all type of construction work be done under the supervision of a qualified Architect/Engineer.
- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) The conditions of colony layout shall be mandatory as applicable to plot.
- j) Breach of any conditions mentioned above/ in submitted affidavit (s)/ NOC's/ of the earlier sanctioned map (if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the

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same.

Signature Not Verified

Digitally signed by AMIT KADAYAN

Date: 21 Nov 2024 12:21:49

Designation :Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 15 Oct 2024

FILE No. : MBDA/BP/24-25/0326

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Row House/02983/MBDA/BP/24-25/0326/13092024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :Type Design
Plots C02, C04, C06, C08, C10,
C12, C28, C30, C32, C34, C36,
C38, C40,
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES ,MORADABAD,MORADABAD,UP,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: **14 Oct 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

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- 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.
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- 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.
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- 14) Proponent should manage transportation route for vehicles in a well-planned manner to avoid traffic havocs.
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- 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.
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- 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 approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
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- d) MDA shall not be responsible for any dispute regarding ownership documents or any type of dues/penalties arising in future.
- e) Responsibility for Structural Design, Safety and Quality of construction shall be solely of the Applicant. It would be mandatory that all type of construction work be done under the supervision of a qualified Architect/Engineer.
- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) The conditions of Lay out of Colony , as applicable (if any) to the plot, will be mandatory to be followed.
- j) Breach of any conditions mentioned above/ in submitted affidavit(s)/ NOC's/ of the earlier sanctioned map(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same.

Signature Not Verified

Digitally signed by AMIT KADAYAN
Date: 15 Oct 2024 11:04:27
Designation :Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 27 Nov 2024

FILE No. : MBDA/BP/24-25/0415

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Row House/03073/MBDA/BP/24-25/0415/23102024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :Type Design
Plots C03, C05, C07, C09, C11,
C29, C31, C33, C35, C37, C39,
C41,
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES ,MORADABAD,MORADABAD,UP,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: **26 Nov 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:

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- Apply for Plinth Completion after completion of Plinth from UPOBPAS
- Apply for Occupancy after completion of Building through UPOBPAS.

NGT CONDITIONS

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- 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.
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- 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.
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- 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 :

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- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) The conditions of Lay out of Colony , as applicable (if any) to the plot, will be mandatory to be followed.
- j) Breach of any conditions mentioned above/ in submitted affidavit(s)/ NOC's/ of the earlier sanctioned map(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same.

Signature Not Verified

Digitally signed by AMIT KADAYAN
Date: 27 Nov 2024 12:18:06
Designation :Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 21 Nov 2024

FILE No. : MBDA/BP/24-25/0448

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Row House/03108/MBDA/BP/24-25/0448/30102024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :PLOT NO -C13
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES ,MORADABAD,MORADABAD,UP,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: **20 Nov 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.
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Next Application Process:

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NGT CONDITIONS

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SPECIAL CONDITIONS :

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Signed using www.Signer.Digital WebLib

same.

Signature Not Verified

Digitally signed by AMIT KADAYAN

Date: 21 Nov 2024 12:23:48

Designation :Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 27 Nov 2024

FILE No. : MBDA/BP/24-25/0449

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Row House/03107/MBDA/BP/24-25/0449/30102024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :PLOT NO -C14
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES ,MORADABAD,MORADABAD,UP,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: **26 Nov 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

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mentioned.

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NGT CONDITIONS

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- 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.
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- 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 :

- a) A copy of approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
- c) MDA will not be liable for any loss of life and property during construction.
- d) MDA shall not be responsible for any dispute regarding ownership documents or any type of dues/penalties arising in future.
- e) Responsibility for Structural Design, Safety and Quality of construction shall be solely of the Applicant. It would be mandatory that all type of construction work be done under the supervision of a qualified Architect/Engineer.
- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) The conditions of Lay out of Colony , as applicable (if any) to the plot, will be mandatory to be followed.
- j) Breach of any conditions mentioned above/ in submitted affidavit(s)/ NOC's/ of the earlier sanctioned map(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same.

Signature Not Verified

Digitally signed by AMIT KADAYAN
Date: 27 Nov 2024 12:03:01
Designation : Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 21 Nov 2024

FILE No. : MBDA/BP/24-25/0416

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Row House/03068/MBDA/BP/24-25/0416/21102024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :Type Design
Plots C15, C17, C19, C21, C23,
C25,
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES ,MORADABAD,MORADABAD,UP,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: **20 Nov 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

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- 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 approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
- c) MDA will not be liable for any loss of life and property during construction.
- d) MDA shall not be responsible for any dispute regarding ownership documents or any type of dues/penalties arising in future.
- e) Responsibility for Structural Safety and Quality of construction shall be solely of the Applicant. It would be mandatory that all type of construction work be done under the supervision of a qualified Architect/Engineer.
- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) The conditions of colony layout shall be mandatory as applicable to plot.
- j) Breach of any conditions mentioned above/ in submitted affidavit (s)/ NOC's/ of the earlier sanctioned map

Signed using www.Signer.Digital WebLib

(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same.

Signature Not Verified

Digitally signed by AMIT KADAYAN
Date: 21 Nov 2024 12:20:14
Designation :Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 21 Nov 2024

FILE No. : MBDA/BP/24-25/0407

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Row House/03061/MBDA/BP/24-25/0407/16102024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :Type Design
Plots C16, C18, C20, C22, C24,
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES ,MORADABAD,MORADABAD,UP,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: **20 Nov 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
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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.
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- 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

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- 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.
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- 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 approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
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- e) Responsibility for Structural Safety and Quality of construction shall be solely of the Applicant. It would be mandatory that all type of construction work be done under the supervision of a qualified Architect/Engineer.
- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) The conditions of colony layout shall be mandatory as applicable to plot.
- j) Breach of any conditions mentioned above/ in submitted affidavit (s)/ NOC's/ of the earlier sanctioned map (if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the

Signed using www.Signer.Digital WebLib

same.

Signature Not Verified

Digitally signed by AMIT KADAYAN

Date: 21 Nov 2024 16:13:33

Designation :Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 21 Nov 2024

FILE No. : MBDA/BP/24-25/0453

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Row House/03102/MBDA/BP/24-25/0453/29102024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :PLOT NO. C26
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES ,MORADABAD,MORADABAD,UP,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: **20 Nov 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.
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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.
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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.
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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

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- 17) Fitness certification is a statutory requirement for commercial vehicles and public transport vehicles

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- 22) Green belt creation will also act as a mitigating factor.

SPECIAL CONDITIONS :

- a) A copy of approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
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- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) The conditions of colony layout shall be mandatory as applicable to plot.
- j) Breach of any conditions mentioned above/ in submitted affidavit (s)/ NOC's/ of the earlier sanctioned map (if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the

Signed using www.Signer.DigitalWebLib

same.

Signature Not Verified

Digitally signed by AMIT KADAYAN

Date: 21 Nov 2024 12:05:43

Designation :Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 27 Nov 2024

FILE No. : MBDA/BP/24-25/0450

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Row House/03101/MBDA/BP/24-25/0450/29102024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :PLOT NO -C42
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES ,MORADABAD,MORADABAD,UP,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: **26 Nov 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.
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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 :

- a) A copy of approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
- c) MDA will not be liable for any loss of life and property during construction.
- d) MDA shall not be responsible for any dispute regarding ownership documents or any type of dues/penalties arising in future.
- e) Responsibility for Structural Design, Safety and Quality of construction shall be solely of the Applicant. It would be mandatory that all type of construction work be done under the supervision of a qualified Architect/Engineer.
- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) The conditions of Lay out of Colony , as applicable (if any) to the plot, will be mandatory to be followed.
- j) Breach of any conditions mentioned above/ in submitted affidavit(s)/ NOC's/ of the earlier sanctioned map(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same.

Signature Not Verified

Digitally signed by AMIT KADAYAN
Date: 27 Nov 2024 12:04:58
Designation : Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 27 Nov 2024

FILE No. : MBDA/BP/24-25/0452

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Row House/03097/MBDA/BP/24-25/0452/29102024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :PLOT NO .C43
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES ,MORADABAD,MORADABAD,UP,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: **26 Nov 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.
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- 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.
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- 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

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- 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 approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
- c) MDA will not be liable for any loss of life and property during construction.
- d) MDA shall not be responsible for any dispute regarding ownership documents or any type of dues/penalties arising in future.
- e) Responsibility for Structural Design, Safety and Quality of construction shall be solely of the Applicant. It would be mandatory that all type of construction work be done under the supervision of a qualified Architect/Engineer.
- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) The conditions of Lay out of Colony , as applicable (if any) to the plot, will be mandatory to be followed.
- j) Breach of any conditions mentioned above/ in submitted affidavit(s)/ NOC's/ of the earlier sanctioned map(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same.

Signature Not Verified

Digitally signed by AMIT KADAYAN
Date: 27 Nov 2024 12:06:57
Designation :Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 19 Dec 2024

FILE No. : MBDA/BP/24-25/0408

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Row House/03058/MBDA/BP/24-25/0408/15102024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :Type Design
Plots C44, C46, C48, C50, C52,
C54, C56,
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES ,MORADABAD,MORADABAD,UP,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: **18 Dec 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

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- 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.
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- 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.
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- 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 approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
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- c) MDA will not be liable for any loss of life and property during construction.
- d) MDA shall not be responsible for any dispute regarding ownership documents or any type of dues/penalties arising in future.
- e) Responsibility for Structural Design, Safety and Quality of construction shall be solely of the Applicant. It would be mandatory that all type of construction work be done under the supervision of a qualified Architect/Engineer.
- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) Breach of any conditions mentioned above/ in submitted affidavit(s)/ NOC's/ of the earlier sanctioned map(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same.
- j) The conditions of Lay out of Colony , as applicable (if any) to the plot, will be mandatory to be followed.

Signature Not Verified

Digitally signed by AMIT KADAYAN
Date: 19 Dec 2024 12:43:04
Designation : Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 27 Nov 2024

FILE No. : MBDA/BP/24-25/0421

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Row House/03072/MBDA/BP/24-25/0421/23102024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :Type Design
Plots C45, C47, C49, C51, 53, 55,
C57,
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES ,MORADABAD,MORADABAD,UP,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: **26 Nov 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.

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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.
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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.
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SPECIAL CONDITIONS :

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- i) The conditions of Lay out of Colony , as applicable (if any) to the plot, will be mandatory to be followed.
- j) Breach of any conditions mentioned above/ in submitted affidavit(s)/ NOC's/ of the earlier sanctioned map(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same.

Signature Not Verified

Digitally signed by AMIT KADAYAN
Date: 27 Nov 2024 12:26:37
Designation :Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 27 Nov 2024

FILE No. : MBDA/BP/24-25/0454

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Row House/03099/MBDA/BP/24-25/0454/29102024

USE : Residential

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :PLOT NO -C58
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA)
PRIVATE LIMITED

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES ,MORADABAD,MORADABAD,UP,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: **26 Nov 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.
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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 :

- a) A copy of approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
- c) MDA will not be liable for any loss of life and property during construction.
- d) MDA shall not be responsible for any dispute regarding ownership documents or any type of dues/penalties arising in future.
- e) Responsibility for Structural Design, Safety and Quality of construction shall be solely of the Applicant. It would be mandatory that all type of construction work be done under the supervision of a qualified Architect/Engineer.
- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) The conditions of Lay out of Colony , as applicable (if any) to the plot, will be mandatory to be followed.
- j) Breach of any conditions mentioned above/ in submitted affidavit(s)/ NOC's/ of the earlier sanctioned map(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same.

Signature Not Verified

Digitally signed by AMIT KADAYAN
Date: 27 Nov 2024 12:38:18
Designation : Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ High Risk }

PERMIT DATE : 14 Nov 2024

FILE No. : MBDA/BP/24-25/0325

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Retail Shop/03054/MBDA/BP/24-25/0325/14102024

USE : Commercial

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :Type Design
Plots K6, K7, K8, K9, K10, K11, K12,
K13,
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS INDIA PVT
LTD

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES ,MORADABAD,MORADABAD,UP,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: **13 Nov 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

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- 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.
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- 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.
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- 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 :

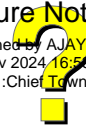
- a) A copy of approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
- c) MDA will not be liable for any loss of life and property during construction.
- d) MDA shall not be responsible for any dispute regarding ownership documents or any type of dues/penalties arising in future.
- e) Responsibility for Structural Safety and Quality of construction shall be solely of the Applicant. It would be mandatory that all type of construction work be done under the supervision of a qualified Architect/Engineer.
- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) It's mandatory to obtain the plinth level certificate before start of further construction of the building.
- j) Conditions of Mining department (as and if necessary) shall be complied by the applicant, before commencement of the work at site.
- k). It's mandatory to obtain the Completion certificate from MDA, before occupancy / start using of the building.
- l) All provisions mandatory for disabled persons in building shall be provided by applicant as per G.O. 8-3099/410/2023 dt. 12.09.2023 and all provisions of "Divyangjan Adhikar Adhiniyam-2016" shall be complied accordingly.
- m) The conditions of Lay out of Colony , as applicable (if any) to the plot, will be mandatory to be followed.
- n) Applicant shall be responsible for all provisions and safety measures regarding fire safety/hazards in building.

Signed using www.Signer.Digital.WebLib

- o) It will be obligatory on part of Applicant to obtain any other NOC (if and when required or comes in knowledge) from any deptt. MDA shall not be responsible for not obtaining earlier.
- p) Breach of any conditions mentioned above/ in submitted affidavit(s)/ NOC's/ of the earlier sanctioned map(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same.

Signature Not Verified

Digitally signed by AJAY KUMAR SINGH
Date: 14 Nov 2024 16:53:28
Designation :Chief Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ High Risk }

PERMIT DATE : 14 Nov 2024

FILE No. : MBDA/BP/24-25/0346

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Convenience Store/03013/MBDA/BP/24-25/0346/26092024

USE : Commercial

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :Type Design
Plots K14, K15, K16,
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS (INDIA) PVT.
LTD.

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD 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: **13 Nov 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.
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- 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 approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
- c) MDA will not be liable for any loss of life and property during construction.
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- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
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- m) The conditions of Lay out of Colony , as applicable (if any) to the plot, will be mandatory to be followed.
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Signed using www.Signer.Digital.WebLib

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- p) Breach of any conditions mentioned above/ in submitted affidavit(s)/ NOC's/ of the earlier sanctioned map(if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same.

Signature Not Verified

Digitally signed by AJAY KUMAR SINGH
Date: 14 Nov 2024 16:54:39
Designation :Chief Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ High Risk }

PERMIT DATE : 10 Jan 2025

FILE No. : MBDA/BP/24-25/0461

Site Address : "LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD , MORADABAD

PERMIT NO. : Convenience Store/03135/MBDA/BP/24-25/0461/12112024

USE : Commercial

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :PLOT NO. K17
LandMark: HOTEL REGENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : LOHIA DEVELOPERS INDIA PVT
LTD

ADDRESS : 09,RAJAN ENCLAV,KANTH ROAD CIVIL LINES ,MORADABAD,MORADABAD,UP,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: **09 Jan 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 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.
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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.
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taken in that behalf.

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- 17) Fitness certification is a statutory requirement for commercial vehicles and public transport vehicles

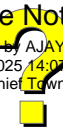
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SPECIAL CONDITIONS :

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- j) The conditions of Lay out of Colony , as applicable (if any) to the plot, will be mandatory to be followed.

Signature Not Verified

Digitally signed by AJAY KUMAR SINGH
Date: 10 Jan 2025 14:07:15
Designation : Chief Town Planner



MORADABAD DEVELOPMENT AUTHORITY



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ High Risk }

PERMIT DATE : 25 Mar 2025

FILE No. : MBDA/BP/24-25/0117

Site Address : PLOT NO. K1, LOHIA ONE" VILLAGE PAKBARA , NEW MORADABAD, TEHSIL & DISTRICT MORADABAD

PERMIT NO. : Club/03415/MBDA/BP/24-25/0117/08032025

USE : Assembly

SCHEME : Lohia One

PROPERTY : Plot No./Survey No. :K1
LandMark: DELHI ROAD
Revenue Village: Umari
Tehsil: Moradabad
District: Moradabad

NAME : Lohia Developers India Pvt Ltd

ADDRESS : LAKRI FAZALPUR DELHI ROAD, DELHI ROAD, TEHSIL AND DISTRICT-MORADABAD, U.P. 244001, 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: **24 Mar 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 **24 Mar 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) Visible emission control technologies exist to reduce diesel exhaust emissions designed to control

- 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 approved map must be always available at working site and should be presented to officer/employee of MDA visiting the site, if asked.
- b) All construction/ development works should comply required/scheduled specifications at least.
- c) MDA will not be liable for any loss of life and property during construction.
- d) MDA shall not be responsible for any dispute regarding ownership documents or any type of dues/penalties arising in future.
- e) Responsibility for Structural Safety and Quality of construction shall be solely of the Applicant. It would be mandatory that all type of construction work be done under the supervision of a qualified Architect/Engineer
- f) 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.
- g) The area, proposed in map for Parking, must be used only for parking purpose. Any other use is not permissible.
- h) Trees to be planted as per the provision in clause no. 3.1.2.2 (XI) of Building Bye-Laws.
- i) It's mandatory to obtain the plinth level certificate before start of further construction of the building.
- j) Conditions of Mining department (as and if necessary) shall be complied by the applicant, before commencement of the work at site.
- k). It's mandatory to obtain the Completion certificate from MDA, before occupancy / start using of the building.
- l) All provisions mandatory for disabled persons in building shall be provided by applicant as per G.O. 8-3099/410/2023 dt. 12.09.2023 and all provisions of "Divyangjan Adhikar Adhiniyam-2016" shall be complied accordingly.
- m) The collection/ harvesting of Rainwater for RWH system should be as per norms and it is mandatory to be always functional at site as per prescribed specifications.
- n) Provision of solar water heating system shall be mandatory as per clause 3.11.6 of BBL.
- o) Applicant shall be responsible for all provisions and safety measures regarding fire safety/hazards in regarding fire safety/hazards in building.
- p) Breach of any conditions mentioned above/ in submitted affidavit(s)/ NOC's/ of the earlier sanctioned map (if any), will lead to cancellation of the map automatically and applicant only shall be responsible for the same

Signature Not Verified

Digitally signed by SHAILESH KUMAR
Date: 25 Mar 2025 17:17:28
Designation :Vice Chairman



MORADABAD DEVELOPMENT AUTHORITY
