



PRAYAGRAJ DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ High Risk }

PERMIT DATE : 08 Jul 2025

FILE No. : PDA/LD/25-26/0114

Site Address : Arazi No. 86, 89, 90, 91, 92, 103, 107 Mauza Jalalpur Ghosi, Tehsil – Sadar, District – Prayagraj

PERMIT NO. : Plotted Resi development / Plotted Housing/05073/PDA/LD/25-26/0114/20052025

USE : Residential

SCHEME : Not Applicable

PROPERTY : Gata/ ARAZI No.: Arazi No. 86, 89,
90, 91, 92, 103, 107 Jalalpur
LandMark: Solitaire valley Phase 1
Revenue Village: Jalalpur Ghosi
Tehsil: Allahabad
District: Prayagraj

NAME : SOLITAIRE VALLEY A PROJECT
OF THE INNOVATORS DIGITAL
ADS PVT. LTD. & OTHERS

ADDRESS : Shree Khand Tower Tashkend Marg, Civil Lines, ,Prayagraj,Uttar Pradesh

Your proposal submitted with reference to above has been examined as per rules and found suitable as per proposal drawing building Bylaws-2008 (Amended till-2018/2023)

Date of Validity: **07 Jul 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 **07 Jul 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) Viable emission control technologies exist to reduce diesel exhaust emissions designed to control particulate matter (PM) should be installed/used such as Diesel oxidation catalysts (DOCs), Diesel particulate filters (DPFs), Exhaust gas recirculation (EGR), Selective catalytic reduction (SCR), Lean Nox catalysts (LNCs), Lean NOx traps (LNTs).
- 22) Green belt creation will also act as a mitigating factor.

SPECIAL CONDITIONS :

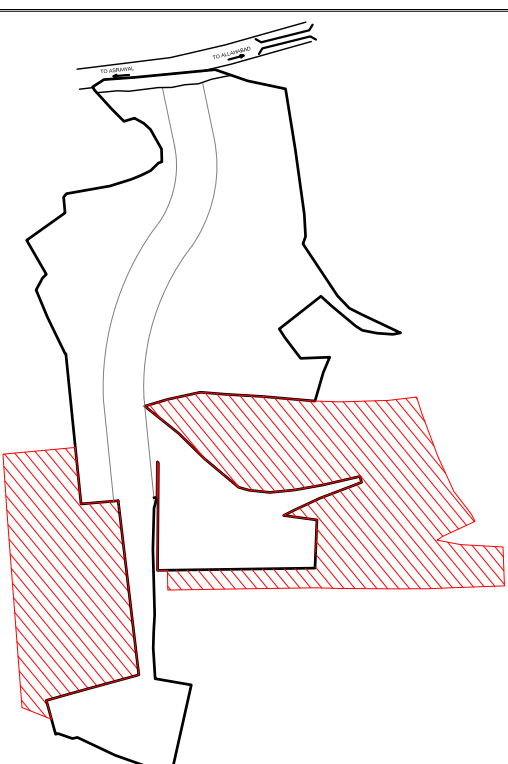
1. No objection certificates from the desired departments have been received and are enclosed with application] which are-
 - Sub-District Magistrate Sadar, Prayagraj Letter No.- dated 19-06-2025
 - NOC Letter no-2900 from Electric Dept Dated 09-06-2025
 - Chief Engineer, Municipal Corporation, Prayagraj Letter-D-75/NOC/STCE dated 04-06-2025
2. It will be mandatory to put up a 4X3 feet board at the site and mention the details of the map approved by the authority, which should also include the name of the architect / engineer's firm.
3. All provision mentioned in GO No-63/2021/1093/8-1-21-34meeting/2014/TC Dated 23.09.2021 will have to follow by the concerned Parties/Developer.
4. Trees will have to be planted at the site as per the Forest policy.
5. Subdivision of the created plots in layout will not be permissible.
6. The provisions of Labor Act and National Safety Council will have to be followed in the development works.
7. The rainwater harvesting system will have to develop at site. Mortgage FDR will be released after getting NOC from Ground Water Board.
8. The responsibility of developing the site as per the internal development standards, maintaining it and handing it over to the local body will done by Land owner/developer.
9. The owners of the plots created in the layout will have to get sanction their map from Prayagraj Development Authority and then construct the building.
10. Compliance of orders/Government orders issued by the Authority/Government from time to time must be ensured and if in future the Authority demands increased development fee or any other fee which has been left out in calculation due to mistake or inadvertently, then that fee will have to be deposited in the Authority fund.
11. In case of dispute regarding ownership, the approval given will be automatically deemed cancelled. Using the map as proof of land ownership will be considered illegal.
12. In case of registration within 90 days in UP RERA, as per policy the developer will not be required to mortgage 20% of the saleable land of the total plan area as performance guarantee for completion of internal development works.
13. Compliance of Affidavit No-IN-UP16403125453917X Dated 01-07-2025 is mandatory to follow.

Signature Not Verified

Digitally signed by AMIT PAL
Date: 08 Jul 2025 16:05:07
Designation: Vice Chairman

PRAYAGRAJ DEVELOPMENT AUTHORITY

PLOT AREA DETAILS		
	KHASRA/SAJRA	AREA (Hect.)
1.0	86	1.197
2.0	89	0.1470
3.0	90	0.5130
4.0	91	0.2620
5.0	92	0.5700
6.0	103	0.6851
7.0	107	0.2288
TOTAL AREA		3.6055
		8.910 Acres



KEY PLAN

PROJECT TITLE

PROPOSED LAYOUT PLAN AT KHASRA / SAJRA
NO. 86, 89, 90, 91, 92, 103 & 107 VILLAGE -
JALUPUR GHOSI, DISTRICT- SADAR, PRAYAG
RAJ, UTTAR PRADESH.
M/S. THE INNOVATORS DIGITAL ADS. PVT. LTD.
AND OTHERS.

DRAWING TITLE:-

KHASRA/SAJRA
OVERLAPPED PLAN

S-04A

DWG. NO.

SCALE	
DATE	
DEALT	
JOB NO.	
Architects :	

DMA INTERNATIONAL
ARCHITECTS, PLANNERS, LANDSCAPE, INTERIORS & BIM SERVICES
5/1, 2nd FLOOR, PLOT NO. 16, 48BHEET ROAD, L.S.C., JALPAIGURI ROAD PH - II, BEHAR, INDIA.
TEL: 031-22727010, 98399991913, Email : dmainternational@gmail.com
www.dmainternational.com



ARCHITECTS SIGN

OWNERS SIGN



SOLITAIRE VALLEY
LAYOUT PLAN LP-01

LEGEND :-

- 2ND PHASE
- 1ST PHASE

PROJECT NAME:
SOLITAIRE VALLEY

PROJECT TITLE:
GROUP HOUSING AT KAKKARA / SARINA
NO. 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105 & 107 VILLAGE - JALAPUR CHODI,
DISTT. SAGAR, ALLAHABAD UTTAR PRADESH
M/S. THE INNOVATORS DIGITAL ADS PVT. LTD.

DRAWING TITLE:
LAYOUT PLAN LP-01

SCALE: 1/100
DATE: 22/08/23
DEPT:
JOB NO:

Architect:
DMA INTERNATIONAL
ARCHITECTS, PLANNERS, DESIGNERS, LANDSCAPE ARCHITECTS & INTERIORS
11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 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