



Yamuna Expressway Industrial Development Authority
First Floor, Commercial Complex,
P-2, Sector- Omega I, Greater Noida,
Gautam Budh Nagar, Uttar Pradesh, 201308

Date: 06/10/2025

Certificate no.: YEIDA/202510060134/2025/07/15/S/1896

From,
Incharge GM Planning

To,
M/S GAURSONS PROMOTERS PVT LTD.

Subject : Building Plan Approval for Plot No: GH-12 ,BLOCK NO :NA ,SECTOR NO :22D.

Sir/Madam,

With reference to your Application no. **2025/07/15/S/1896** dated **2025-07-15 17:35:20** for grant of **BUILDER** Building plan for Plot No: GH-12 ,BLOCK NO :NA ,SECTOR NO :22D. The submitted building plans have been approved after due consideration by the **Chief Executive Officer**.

In this regard, it is directed that the approval of the building plan is being granted with the following **conditions**:

1. The building plan approval shall remain valid for a maximum period of five years from the date of approval (in case of construction period).
2. The allottee shall compulsorily obtain and submit a **No Objection Certificate (NOC)** from the **Environment Department** to the Authority.
3. If any dues arise in the future towards the **Property Department** for the said plot, the allottee shall be liable to deposit the same.
4. The allottee shall comply with the conditions mentioned in the letters issued by the **Project Department** and **Electricity Department** concerning the said plot.
5. This approval of the building plan shall not be treated as granting any right, title, or ownership in any manner to any other person or body (such as Nagar Panchayat or Yamuna Authority) in respect of the said plot.
6. The building plan shall be used only for the purpose for which it has been approved. Any change of use shall not be permitted. For any such change, prior permission of the Authority shall be mandatory.
7. In case the allotment is cancelled for any reason, this building plan approval shall automatically stand **cancelled**.
8. If in future any development work or other expenditure arises, it shall be borne by the allottee without any objection.
9. Doors and windows shall be installed in such a manner that when open, they do not project or encroach towards another person's land or road (no encroachment).
10. The allottee shall ensure that keeping of building materials in front of the plot does not cause any obstruction to traffic movement on the road.
11. One set of the approved building plan shall be kept at the construction site so that it may be inspected at any time, and construction shall be carried out strictly as per the approved plan and building bye-laws applicable in the area under the jurisdiction of Yamuna Expressway Industrial Development Authority. The allottee shall start earthwork only after completion of foundation work inspection by the Authority.
12. The allottee shall carry out construction of **sewerage lines/other lines** strictly as per the approved plan.
13. No ramp or step shall be constructed on the road or in the area of service lane belonging to the Authority.
14. At the time of applying for the **occupancy certificate**, the allottee shall get time extension from the concerned departments, if required.
15. A copy of the approved building plan is enclosed with this letter. After complete the construction of building as per the approved plan, an application shall be submitted for obtaining the occupancy certificate. The building shall not be occupied or used without obtaining occupancy certificate.
16. Provision for **rainwater harvesting** shall be made as per the rules of the Authority and the concerned allottee.
17. Proper arrangement shall be ensured as per the directions issued by departments like **Environment Department, Fire Department, etc.**
18. For the construction of the said building, **unauthorized extraction and misuse of groundwater** shall not be done, and as per the Hydrogeology of the area, the arrangement of rainwater harvesting/groundwater recharge shall be done under the

guidelines of **Central Ground Water Board or U.P. Ground Water Department.**

19. Compliance with the provisions, rules, and instructions under the **Real Estate (Regulation and Development) Act, 2016 (RERA)** shall be ensured. In case of violation of any of the above-mentioned conditions, this building plan approval/letter shall automatically be considered **cancelled**.

20. The allottee shall ensure that all arrangements related to **parking** for the building owner and other users are made within the premises. No parking shall be done on the road. In case of violation, action shall be taken as per rules.

21. The allottee shall ensure the arrangement of **electric vehicle charging** facilities within the parking premises.

22. Compliance with the **“Guidelines issued by the Ministry of Environment and Forests, Government of India (2010)”** for building construction shall be ensured in full.

23. Proper arrangements shall be ensured for facilities and provisions for **physically disabled persons**.

24. If required, compliance shall be ensured under the provisions of the **Ancient Monuments, Archaeological Sites and Remains (Amendment & Validation) Act, 2010** for protection of heritage sites and ancient monuments.

25. In case of the presence of any **ponds/lakes/water bodies**, the same shall be integrated into the layout and protected.

26. The allottee shall carry out construction of **STP (Sewage Treatment Plant)** as per the norms and make it functional.

27. The allottee shall obtain the **No Objection Certificate** from the **Central Ground Water Authority / U.P. Ground Water Department** if case of water use.

28. All works shall be carried out as per the norms prescribed by **NHAI and B&L Cell**.

Note/ Extra Clause in Letter :

Yours Faithfully

Incharge GM Planning