



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ High Risk }

PERMIT DATE : 14 Nov 2025

FILE No. : MBDA/LD/24-25/0659

Site Address : KHASRA NO. 134, 135, 136, 137,138,
139, 140, 141, 142, 143, 144, 145, 146,
MUKRABPUR AHATMALI MORADABAD

PERMIT NO. : Plotted Resi development / Plotted Housing/03722/MBDA/LD/24-25/0659/20082025

USE : Residential

SCHEME : NA

PROPERTY : Gata/ ARAZI No.: 134 135 136 137
138 139 140 141 142 143 TO 146
LandMark: SAI GARDEN
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : M/S. - A.C.C. TOWNSHIP AND
LAND DEVELOPMENT
MORADABAD & M/S. - A.C.C.
BUILDERS MORADABAD
THROUGH ITS PARTNER SHRI-
MANOJ AHUJA SHRI AND MADAN
LAL CHHABRA (PROJECT NAME -
SAI GARDEN ENCLAVE)

ADDRESS : RAJAN ENCLAVE MORADABAD
,KHUSHAL NAGAR 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 UP MBBL 2025

Date of Validity: **13 Nov 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 **13 Nov 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

- 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. A copy of the approved map must be kept at the site at all times and shown to any officer/employee of MDA on demand.
2. All construction/development works shall conform at least to UPPWD specifications.
3. The Applicant/Developer shall get the project registered under RERA and strictly adhere to its rules and guidelines.
4. Individual building plans for each plot must be separately sanctioned by MDA before commencement of any construction.
5. Tree plantation shall be done as per Clause 3.1.2.4 and Chapter 13.7 of the Model Building Bye-Laws 2025.
6. MDA shall not be liable for any loss of life or property during construction/development.
7. MDA shall not be responsible for ownership disputes or dues/penalties arising in future.
8. Responsibility for structural safety and quality rests solely with the applicant, and all works shall be carried out under supervision of a qualified Architect/Engineer.
9. Compliance with National Building Code 2016 (Construction Management, Practices and Safety) and IS 3696 Parts 1 & 2 (Safety Code for Scaffolds and Ladders) is mandatory.

10. Conditions of the Mining Department, if applicable, shall be complied with prior to commencement of work.
11. NOCs from Pollution Control and Ground Water Departments must be submitted before commencement or completion of the project, whichever is earlier.
12. The applicant shall obtain any other NOC(s) required from concerned departments; MDA shall not be responsible for non-compliance.
13. A Completion Certificate from MDA is mandatory after completion of the project.
14. Upon completion, the project shall be handed over to RWA/Nagar Nigam for maintenance of civic services. The developer/applicant shall ensure proper functioning of all infrastructure/services (RWH, STP, drainage, roads, parks, storm-water systems, etc.) until handover.
15. No plot/property forming part of the 20% mortgaged area shall be sold or transferred until released by competent authority or after issuance of Completion Certificate.
16. MDA shall not bear any responsibility for development or maintenance of external infrastructure.
17. Breach of any condition stated herein or in any submitted affidavit/NOC/document or earlier sanctioned map shall result in automatic cancellation of the approval.
18. Submission of false/forged documents shall also lead to automatic cancellation of approval, and the applicant shall be solely responsible.

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