कार्यालयः मथुरा–वृन्दावन विकास प्राधिकरण

32, सिविल लाइन्स, मथुरा

पत्रांकः 974 /म0वृ0वि0प्रा0/2021–22 दिनांकः 19/08/ 2021

सेवा में,

सचिव,
उ0प्र0 भू–सम्पदा विनियामक प्राधिकरण,
राज्य नियोजन संस्थान(नवीन भवन)
कालाकांकर हाउस, पुराना हैदराबाद, लखनऊ

विषयः–उ0प्र0 भू–सम्पदा विनियामक प्राधिकरण(उ0प्र0 रेरा) में परियोजना(नाम) वासुदेव, एलीमेंट फेस–1 जनपद मथुरा आवेदन आई0डी0 नं0 ID292036 के पंजीयन के सम्बन्ध में आख्या उपलब्ध कराने विषयक।

महोदय,

कृपया उपरोक्त विषयक अपने पत्र संख्या 1008212/यू0पी–रेरा/का0आ0/2017–19 दिनांक 10.08.2021 का संदर्भ ग्रहण करने का कष्ट करें, जिसके द्वारा पंजीकरण आवेदन पत्र का परीक्षण कर आख्या उपलब्ध कराये जाने की अपेक्षा की गयी है।

अतः प्राधिकरण द्वारा मानचित्र संख्या MVDA/LD/20-21/0731 दिनांक 18.07.2021 को स्वीकृत किया गया है, जिसकी प्रमाणित प्रति संलग्न की जा रही है।

संलग्नकः–यथोपरि।

भवदीय

(राजेश कुमार)
सचिव

प्रतिलिपिः– श्री मेद्यश्याम वार्ष्णेय, पार्टनर, वासुदेव एलीमेंट, छटीकरा रोड, वृन्दावन को सूचनार्थ।

(राजेश कुमार)
सचिव

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MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

PERMIT DATE : 18 Jul 2021

FILE No. : MVDA/LD/20-21/0731

Site Address : PROPOSED/RIVISED LAYOUT PLAN FOR **"VASUDEV ELEMENTS"** RESIDENTIAL COLONY SANCTIONED MAP NO. 43/V/09-10 ON KHASRA NO - 490/2,491M.,503,504M.,505M., 511, 517,518M., 520/2 & 521 AT MAUZA - SUNRAKH BANGAR, VRINDAVAN, DISTT. - MATHURA .

PERMIT NO. : Plotted Resi development / Plotted Housing/00841/MVDA/LD/20-21/0731/28042021

USE : Residential

SCHEME : NA

PROPERTY : Gata/ ARAZI No.: KHASRA NO.
490/2 517 520/2 518 491 504M.
505M. 511
LandMark: NA
Revenue Village: Sunrakh Bangar
Tehsil: Mathura-Sadar
District: Mathura

NAME : Meghshyam Varshney PARTNER

ADDRESS : First Floor Shanti Tower, Near Axis Bank, Chhatikara Road Mathura.,mathura,Uttar Pradesh,281004

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: **17 Jul 2026** or Expiry date of lease deed whichever is earlier.

Restrictions Required:

1. This permission is given based on the inputs on pages, documents and drawing provided by Applicant/ Architect. Applicant/ Architect confirms that the documents/ drawings submitted electronically or inputs by them are correct.

2. The permission accorded does not confer any ownership rights. The permission will be revoked at later stage, if it is found that the documents or information are false and fabricated.

3. Subject to obtaining of all required NOC's.

STANDARD CONDITIONS

1. This map is valid up to five years from the date of approval.

2. Before commencement of construction information shall be given to the Authority and after completion of construction, Completion Certificate shall be obtained from the Authority before occupying of the building or part thereof as per provision of Building Bye-Laws 2008 (as amended 2011/2016).

3. Before starting of construction, a board 4 ft x 3 ft shall be put up at the site on which Name of approving Authority, permit number, approval date, validity date and name of architect are to be

mentioned.

4. Responsibility of Structure safety and quality shall be of Applicant.

5. Government Orders in force time to time shall be complied.

6. If approving Authority issue any demand letter in future, the applicant has to deposit the same without any objection.

7. If any dispute at any point of ownership arises in future, the permission shall be forfeited automatically (without giving any show cause notice). The approval of map does not give land rights to the applicant.

8. If any information is concealed or given wrong by the applicant, the map shall be cancelable.

9. Regarding construction, the standard/conditions specified in the Building Bye-Laws shall be implemented.

10. The building will be used only for which it is sanctioned.

11. Indian Electricity Rules shall not be violated and the conditions mentioned on NOC(s) issued by the different departments shall also be followed.

Next Application Process:

- Apply for Work start intimation on work start for intimation to authority from UPOBPAS
- Apply for Plinth Completion after completion of Plinth from UPOBPAS
- Apply for Occupancy after completion of Building through UPOBPAS.

NGT CONDITIONS

1) Owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including owner, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.

2) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.

3) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.

4) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.

5) The vehicles carrying construction material and construction debris of any kind should be cleared

before it is permitted to ply on the road after unloading of such material.

6) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.

7) Owner shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relatable to dust emission.

8) It shall be the responsibility of owner to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.

9) All owners/owners should take appropriate measures and strictly comply with by fixing sprinklers and creations of green air barriers on construction site. Compulsory use of wet-jet in grinding and stone cutting.

10) Wind breaking walls around construction site.

11) All owners shall ensure that C&D waste is transported and disposed to the C&D waste site only and due record in that behalf shall be maintained by the owners and transporters.

12) Use of covering sheets should be done for trucks to prevent dust dispersion from the trucks, implemented by district offices.

13) Proponent shall ensure that periodical auto maintenance report from the contractor to avoid vehicular pollution.

14) Proponent should manage transportation route for vehicles in a well-planned manner to avoid traffic havocs.

15) The entry and exit points design is very important as it should not disturb the existing traffic.

16) Inspection & Maintenance has definite utility on emission performance, Regular vehicle inspection to be done by the contractor to enhance the efficiency of work and to reduce the risk of unwarranted air pollution.

17) Fitness certification is a statutory requirement for commercial vehicles and public transport vehicles. 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. 1. In case of any discrepancies found in ownership title or facts mentioned, the map will be treated as rejected.
2. Applicant to abide by the building byelaws.
3. 12379.77 sq.mt land is kept mortgage with Development authority (as marked on layout plan- Plot A23-27, GH1, Commerial -1 A16, A17, A18, F12 to F17, K1, C1, A1 TO A7, A12-A15, A19 TO A22, B1 TO B4, H1 TO H16)
4. During construction process applicant to cover all building materials to avoid air/dust pollution
5. Applicant to do plantation as per building byelaws
6. Applicant to abide by the conditions mentioned in Nagar Nigam NOC & Tehsil noc
7. Applicant to take Completion certificate from authority before starting use of premises.
8. Applicant to provide RWH and STP provisions
9. Developer to do all internal development of colony. Developer will continue maintenance of colony till it has not been handed over to local urban body or RWA
10. Developer to abide by all rules & regulations, Government order or Board Decisions
11. Applicant has to pay Fees of Rs 2,34,16736 as per calculated on previous approved map 20190829195256757 and amount of fees of Rs.18,21138 as calculated in revised map in MVDA office
12. For individual plots map approval to be taken before start of any construction works.
13. As per internal development estimate submitted at MVDA office, firstly developer to deposit 1% of 10% of internal estimate cost as labour cess in MVDA office and rest remaining amount to be submitted directly at labour department by Developer. (Purely responsibility of developer)
14. All conditions as per previous approved map 20190829195256757 should be followed by developer
15.No construction activity to be allowed on 20% of salable land kept as mortgage with authority till all internal development works of colony are done and mortgage land is released.
16. Approval for Group housing plots to be taken individually from authority before start of construction and respective 20% estimated EWS & LIG units to be constructed on site as per norms
17. Safety and security of labour/ staff working on site is fully responsibility of Developer. Developer will comply by orders/ rules of Labour department.

Name : NAGENDRA PRATAP
Designation : Vice Chairman
Organization : MATHURA VRINDAVAN DEVELOPMEN
AUTHORITY
Date : 18-Jul-2021 14: 31:25