

कार्यालय: गोरखपुर विकास प्राधिकरण, गोरखपुर।

पत्रांक: 2596 / वादअनु0 / गो0वि0प्रा0 / 2022, दिनांक 10 / 10 / 2022

सेवा में,

श्री विकास केजरीवाल,
पार्टनर एस्प्रा लाइफ स्पेसेज,
बलदेव प्लाजा, गोलघर,
गोरखपुर।

महोदय,

कृपया आपके प्रस्तुत प्रार्थना-पत्र दिनांक 29.09.2022 एवं दिनांक 10.10.2022 का सन्दर्भ लें। उक्त पत्र के माध्यम से यह अनुरोध किया गया है, कि आप द्वारा गोरखपुर विकास प्राधिकरण से पॉम एम्पोरियो नाम से मानचित्र स्वीकृत कराया गया है, जिसका परामेट्र नं०-शॉपिंग माल/01016/GKDA/BP/21-22/0178/17062021 है। उक्त मानचित्र में एस्प्रा लाइफ स्पेसेज का नाम त्रुटिवश नहीं लिखा गया है। प्रार्थी को उक्त शॉपिंग माल का रेरा में रजिस्ट्रेशन कराना है, रेरा द्वारा प्रार्थी को इस आशय का पत्र भेजा गया है, कि मानचित्र में एस्प्रा लाइफ का नाम दर्ज नहीं है। उक्त पत्र के माध्यम से यह भी अवगत कराया गया है, कि आप द्वारा समस्त अनापत्ति एवं भू-प्रयोग परिवर्तन आदि का कार्य एस्प्रा लाइफ स्पेसेज के नाम से प्राप्त किया गया है, जिसकी छायाप्रति संलग्न किया गया है। वर्तमान में अभी स्थल पर पाईलिंग का कार्य चल रहा है, भवधि में मैप को शमन कराये जाने पर इसे शुद्धिकरण करा लिया जायेगा। इस सम्बन्ध में आप द्वारा उपरोक्त अनुरोध के क्रम में अभिलेखों की जाँच करायी गयी, तथा यह पाया गया कि आपको भू-प्रयोग परिवर्तन के सम्बन्ध में शासन द्वारा निर्गत किये गये अनापत्ति एवं इसके अतिरिक्त अन्य पत्राचार में एस्प्रा लाइफ स्पेसेज का नाम दर्ज किया गया है, ऐसा प्रतीत होता है, कि आप द्वारा उपरोक्त मानचित्र को स्वीकृत कराते समय उक्त नाम को त्रुटिवश छोड़ दिया गया है।

अतः उक्त के सम्बन्ध में किये गये अनुरोध को दृष्टिगत रखते हुए ऑन लाइन मैप में छूटे हुए एस्प्रा लाइफ स्पेसेज नाम मानकर दर्ज करा लिया जाये, भवधि में मानचित्र शमन कराने पर उक्त नाम को संशोधित कर लिया जाये, जिसपर प्राधिकरण को किसी प्रकार की आपत्ति नहीं होगी।

10/10/22

सचिव,
गोरखपुर विकास प्राधिकरण,
गोरखपुर।



GORAKHPUR DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

PERMIT DATE : 19 Jul 2021

FILE No. : GKDA/BP/21-22/0178

Site Address : MAUZA- TAL RAMGHARH, DEORIA BYPASS ,GKP.

PERMIT NO. : Shopping mall/01016/GKDA/BP/21-22/0178/17062021

USE : Commercial

SCHEME : NA

PROPERTY : Gata/ ARAZI No.: 1132 1136 1141
1142 1143 1148 1137 1139 1140
1138
LandMark: Sahara Estate
Revenue Village: NA
Tehsil: Gorakhpur
District: Gorakhpur

NAME : Palm Emporio Mall at Khasra No
1132 1136 1141 1142 1143 1148
1137 1139 1140 1138 1033 1047
1046 1043 1034 Mauja Ramgarh
Taal

ADDRESS : Palm Tree Club, Paalm Paradise, Talramgarh, Deoria Bypass Road,Mauja
Taalramgarh,GORAKHPUR,Uttar Pradesh,273016

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: **18 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 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 :

NA

Document certified by Ashish Kumar
<gdagorakhpur@gmail.com>.

Name : Ashish Kumar
Designation : Vice Chairman
Organization : Personal
Date : 19-Jul-2021 16: 41:44



GORAKHPUR DEVELOPMENT AUTHORITY