



PRAYAGRAJ DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ High Risk }

PERMIT DATE : 15 Nov 2022

FILE No. : PDA/BP/22-23/0263

Site Address : Shervani Industrial Syndicate Limited at Gram Sulemsarai, Harwara & Jairampur

PERMIT NO. : Group Housing/01584/PDA/BP/22-23/0263/04082022

USE : Residential

SCHEME : Not Applicable

PROPERTY : Gata/ ARAZI No.: Arazi No.
116-128,132,133,136-138,150
LandMark: Shervani Legacy
Revenue Village: NA
Tehsil: Allahabad
District: Prayagraj

NAME : SHERVANI INDUSTRIAL
SYNDICATE LIMITED, DIRECTOR
SADIQ HUSSAIN SIDDIQUI

ADDRESS : 2,Kanpur Road Prayagraj,PRAYAGRAJ,Uttar Pradesh,211001

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: **14 Nov 2027** 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 :

1. This permission is granted under Section 14 and 15 of the Uttar Pradesh Town Planning and Development Act, 1973, but it should not be understood that in relation to the land on which the proposed group housing map (including purchasable floor area) is being accepted, This will not affect the proprietary rights of any local body or its local authority or person or firm in any way, that is, this permission will not have any effect against the rights of ownership or ownership of anyone.
2. Approval of the proposed group housing building map (including purchasable floor area) by Mr. Sadiq Hussain Siddiqui, Director Corporate Affairs, Sherwani Industrial Syndicate Limited on Arazi No. 116 (Part), 117 (Part), 118, 119, 120 (Part), 121 (Part), 122 (Part), 123 (Part) 124, 125, 126, 127(Part), 128(Part), 132 (Part), 133(Part), 136(Part), 137(Part), 138(Part), 150(Part) Mouza-Harwara, Zone No. (1) of Tehsil-Sadar, District Prayagraj has been granted by the Vice Chairman, PDA on 10.11.2022 under the following conditions:-
3. According to the provisions of Section 15A (1) of the Uttar Pradesh Town Planning and Development Act 1973, consumption/occupation will be done only after obtaining the completion certificate, building construction and development bye-laws 2008, bye-laws number-2.1.8 and 3.1.8 It is necessary to obtain the completion certificate after completing the prescribed procedure.
4. This approval will be in the form of provisional approval. After the completion of the construction, after fulfilling all the necessary conditions of Mandatory Clearances/NOC this complex can be put into actual use only after obtaining the "completion certificate" to be issued.
5. It will be mandatory to put a board of 4 x 3 feet on the site and mark the details related to the map approved by the authority, in which the name of the architect / engineer's firm will also be mentioned.
6. 128 trees will have to be planted at the proposed site and it will be the responsibility of the applicant company/resident welfare society to keep the trees green.
7. Construction of multi-storey building should be done according to the structural drawing design and construction work should be done on earthquake proof standards only. The applicant company will be fully responsible for the quality and safety of the building construction.
8. Installation of Solar Photovoltaic Power Plant on the terrace of the constructed multi-storey building will have to be installed on the top of the roof according to the area of 25% of the floor area.
9. After completing the work of rainwater harvesting according to the standard, it will be mandatory to obtain clearance from the ground water department. Thereafter the deposited FDR will be released.
10. Completing all the internal development work in the referenced project according to the standard, it will be necessary to compulsorily obtain the completion certificate. If there is any increase in the internal

development estimate, it will have to be borne by the applicant/developer himself.

11. Approval of power connection and electric load by the applicant/company will have to be taken from the State Electricity Council at its own expense.

12. In relation to lift operation, it will be necessary to take electrical safety certificate before obtaining completion certificate.

13. The material used in the construction and the discarded debris will have to be kept in its premises, otherwise, the debris fee will be recovered as per the provisions of Government Order No.-3082/09-A-2004 dated August 2004. It will be binding to comply with the affidavit given for this (IN-UP71522170941154U dated August 20, 2022).

14. No-objection of Chief Engineer, Municipal Corporation, Prayagraj letter-D-05/Nazul/2022 dated September 21, 2022, No-objection of Chief Fire Officer, Prayagraj letter no-UPFS/2022/62175/ALB/ALLAHABAD/1190/CFO dated 26.09.2022, Superintendent of Police-Traffic, Prayagraj's no-objection letter-ST/SPT/NOC(33)/2021 dated September 13, 2022, literal compliance of the restrictions will be binding.

15. U.P. Bhu-Sapanda (Regulation) Act 2016 Government's notification number-1458/8-3-16-65Miscellaneous/2016 dated 28.10.2016 has been implemented, therefore the project will have to be registered as per rules under RERA and U.P. It will be necessary to ensure compliance with the terms and conditions prescribed in the (Regulation) Act.

16. Strict compliance of the declaration given by the builder will be binding.

17. Uttar Pradesh Apartment Act 2010 and Rules 2011 have to be followed literally.

18. The parking lot should be used for parking purpose only.

19. Relevant Map Basement-1 And Basement-2, stilt+13 floor tower is allowed for construction, construction of total 520 residential units and convenient shop, community hall and gym will be allowed under and facilities in the project.

20. The height of the referred project has been permitted as 42.76 meters, so construction should be done up to that height as per the approved map.

21. On Site 15% Park Area 2714.00 Sq. Relative to 2725.71 Sqm. Park has been proposed. No other construction will be done at the proposed site for the park, the applicant/company will be responsible for the construction/development of the park.

22. Height above 8 storeys or 24.0 meters or 5000 Sq. A joint panel of two serving/retired experts will be deployed for inspection of construction works of multi-storeyed buildings exceeding the covered area, in which at least one expert has been of the level of chief engineer/equal level of engineering department/undertaking of state government/central government. and second As far as possible, the expert will be of the level of Professor of Civil Engineering Department of a specified technical institute, failing which both the experts will be of the level of Chief Engineer/equivalent. Strict compliance of the above provisions should be ensured.

23. Structural design of multi-storeyed buildings with 8 storeys or more than 24.0 meters in height or more than 5000 square meters covered area will have to be submitted by the Professor of Structural Engineering of IIT Roorkee University or any other specified technical institute, duly countersigned.

24. Allottees should be allowed occupation only after obtaining the completion certificate and the company/applicant will be responsible for forming the society and registering the society as per the rules.

25. If any liability of any kind, stamp duty, etc. arises in the referred project, it will be the responsibility of the

applicant/company.

26. According to the provisions of the order number-1220/eight-3-19-23 miscellaneous/2016 dated November 04, 2019, in order of the directions given by Hon'ble Supreme Court in Writ Petition (C) 13029/1985 MC Mehta Vs Union of India and others The following arrangements should be made for effective prevention of dust and air pollution emitted from construction activities:-

- The construction material should be kept covered at designated places and water should be sprayed properly.
- The tyres/body of the vehicles carrying and carrying construction material should be washed thoroughly and the construction material should be carried covered.
- The waste generated from construction and demolition should be covered to the designated site and should not be collected uncontrollably on the side of the road.

27. According to the provisions of the order number-1220/eight-3-19-23 miscellaneous/2016 dated November 04, 2019, in order of the directions given by Hon'ble Supreme Court in Writ Petition (C) 13029/1985 MC Mehta Vs Union of India and others The following arrangements should be made for effective prevention of dust and air pollution emitted from construction activities:-

28. • The construction material should be kept covered at designated places and water should be sprayed properly.

29. • The tyres/body of the vehicles carrying and carrying construction material should be washed thoroughly and the construction material should be carried covered.

30. • The waste generated from construction and demolition should be covered to the designated site and should not be collected uncontrollably on the side of the road.

31. Government orders and rules issued at various times will have to be followed and if the authority levies any fee then it will have to be deposited with the company.

32. If any important information has been hidden or wrong information has been given by the applicant / company, then the map will be liable to be canceled under section 15 (9) of the Uttar Pradesh Town Planning and Development Act 1973.

33. In case of ownership dispute/dispute arising or if the map is approved by concealing the facts, then it will automatically be deemed to be canceled if the facts are revealed and it will be considered illegal in other uses and the action taken will be negligible.

34. In future, if the deed is canceled by any court on the point of ownership or due to any other dispute, there is any adverse effect on the ownership, then the approved map will automatically be canceled (without any show cause notice). The land rights will not be obtained by acceptance of the map.

35. If construction of a house causes damage to the pavement of the drain or any part of the road or drain (which is covered due to the front part, back part or its size of the house), then the homeowner will be ready within 15 days or If the Development Authority, through a written notice, asks for more time, it will repair it at its own expense and bring it back to its original condition to the satisfaction of the Development Authority.

36. At the time of construction, it should also be kept in mind that rule 82 of the Indian Electricity Act 1956 (Indian Electricity Rules 1965) should not be violated under any circumstances. If such cases are found in the knowledge of the Development Authority, it can stop or remove such construction.

37. As per rules, the applicant/company will have to inform the Development Authority about the commencement of construction, construction of the foundation and roof of the house and its completion before the house is inhabited and will also have to give the name of the person under whose supervision the house is constructed.

38. If violation of the master plan is found in the construction, then the approval given to the builder will be

deemed to be canceled and action will be initiated under Section 27 (1) of the said Act by declaring the construction done unauthorized.

PRAYAGRAJ DEVELOPMENT AUTHORITY
