

Greater Noida Industrial Development Authority

Plot No. 01, Sector-KP-IV, Greater Noida City, Distt. G.B.Nagar
PLG/(BP).2.681/1145

Dated 16.02.2018

To,

M/s Gayatri Hospitality & Realcon Ltd.
Plot no.-GH-11, Sector-01,
Gr. Noida

Sir,

With reference to your application no.-7599, dated-31.01.2018, for grant of **Revised Sanction of Building plan** on Plot no.-GH-11, Sector-01. I have to inform you that the sanction is being granted by the Authority with the following conditions:

1. This sanction is being granted under the provision of 'The Greater Noida Industrial Development Area Building Regulation 2010.
2. The validity of this sanction is **up to-5 Years**
3. In case allotment is cancelled/lease is determined for whatsoever reason by functional department, aforesaid sanction shall automatically be deemed to have been withdrawn.
4. During this period, after the completion of construction it is necessary to apply for occupancy certificate. **Time extension charge shall be payable as applicable.**
5. If demanded by the Authority. You shall be liable to pay charges for the provision of any further facilities/development/improvement.
6. A copy of the sanction drawing shall always be kept at site and shall be made available to any officer of the Authority on demand.
7. No addition/alteration is permitted in the sanctioned drawings. For any changes prior permission from the Authority required.
8. You shall be responsible for carrying out the work in accordance with the requirements of Greater Noida Industrial Development Building Regulation 2010. And directions made from time to time.
9. Prior permission is required before digging an under ground bore well.
10. No activity other than as specified in lease deed shall be permitted in the premises
11. Prior permission from the Authority is required for temporary structure also like labour huts & site office
12. Gate shall open on to the service road only. Direct access to the main carriageway shall not be provided.
13. Services, rain water harvesting shall be laid as per approval of Authority.
14. No parking of any kind shall be permitted on r/w of road.
15. Pegometer shall have to be installed as per direction issued by Authority.
16. Complying with all the requirement for obtaining NOC from various departments prior to submission of application for occupancy shall be the responsibility of allottee irrespective of the proposal sanctioned by GNIDA.
17. **Before starting construction, the NOC is required from Ministry of Environment & Forest under notification no-60(A) dated 27-1-1994 and its amendment from time to time or under notification dated 14-09-2006 whichever is applicable. The copy of shall be submitted to the Authority. If construction is started before obtaining the NOC, the sanction shall be treated as cancelled.**
18. **The Promoter shall follow the Apartment Act-2010 and its applicability to the project as per defined rules and amendments made in future. As per the Provision of U.P. Apartment Rules 2011.**
19. The construction on the plot shall have to be done in accordance with the provisions of MOEF Guidelines 2010 and Honorable NGT orders from time to time in this regard.
20. The promoter shall inform the office of DGM (PLNG) for site visit when construction upto plinth level and Gr. Floor Slab level is reached. After clearance from planning department the promoter can go ahead with Construction beyond plinth level & Ground Floor slab.
21. The Promoter will get Labour Cess Registration done with Labour Dept. of U.P. and submit copy in the office of DG.M.(Plng) before Starting any construction.
22. The remaining (75%+18%GST)+12% intrast of fees payable for purchasable FAR shall be payable within 90 days or 31.03.2018, whichever is earlier, otherwise the sanctioned building plan shall automatically be cancelled. After the due date of payment of fees for purchasable the applicant shall have to submit the building sanction plan again with the prevailing plan processing fees. There after the Calculation for the purchasable FAR shall be done as per prevailing charges at the time of re submission of plans. If any other dues are payable in future they will also have to be paid by the applicant

Encl: Copy of sanctioned drawings ()
Copy to: G.M. (Engg.) for information and n.a.
S.Ex. (Builder) for information and n.a.

Nishant
Dy.G.M (Plng.)

Dy.G.M (Plng.)