



## PRAYAGRAJ DEVELOPMENT AUTHORITY

UTTAR PRADESH

### SANCTION LETTER

{ High Risk }

PERMIT DATE : 29 Apr 2023

FILE No. : PDA/BP/22-23/1025

**Site Address** : COMMERCIAL PLOT NO.C-4 AT HI- TECH CITY , MAUZA-MAVAIYA-UPARHAR, TEHSIL-KARCHANA & DISTT. PRAYAGRAJ

**PERMIT NO.** : Retail Shop/02176/PDA/BP/22-23/1025/26022023

**USE** : Commercial

**SCHEME** : Water Front Hi-Tech City, Prayagraj

**PROPERTY** : Plot No./Survey No. :PLOT NO.C-4  
HI-TECH CITY MAVAIYA-UPARHAR  
PRAYAGRAJ  
LandMark: HI- TECH CITY  
Revenue Village: Manaiya Uperhar  
Tehsil: Karchhana  
District: Prayagraj

**NAME** : OMAXE PANCHAM REALCON  
PRIVATE LIMITED TH. AUTH.  
SIGN. ASHISH KUMAR UPADHYAY

**ADDRESS** : 2nd Floor, Cyber Tower, Vibhuti Khand, Gomti Nagar, Lucknow, LUCKNOW, Uttar Pradesh, 226010

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: **28 Apr 2028** 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. 36 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.
2. 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.
3. The material used in construction and the waste generated will have to be kept in its premises only.
4. 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 company itself.
5. In Uttar Pradesh, the Bhu-Sampada (Regulation) Act 2016, Government's notification number - 1458/ 8-3-16-65Miscellaneous / 2016 dated 28.10.2016 has come into force, therefore the project will have to be registered under 'RERA' as per the rules and it will be necessary to ensure the compliance of the terms and conditions laid down in the U.P. Real Estate (Regulation) Act.
6. The applicant / company will have to take approval of electricity connection and electricity load from the State Electricity Board at its own expense.
7. According to the structural drawing design of the building, the construction work should be done on earthquake proof standards only. The applicant will be entirely responsible for the quality and safety of the building construction.
8. The area of the commercial plot is more than 1000 Sqm due to which Solar Panel Photovoltaic Plant on roof equal to 25 percent area of plinth area will have to be established.
9. No construction allowed on road widening/chakrod land. Otherwise, the map will automatically be considered cancelled.
10. The parking lot should always be used for parking purpose only.
11. In the event of any dispute or arising in the Hon'ble Court, the sanction granted shall be subject to the decision of the Hon'ble Court. This approval does not confer the right of land ownership. Any dispute related to land ownership can be settled by the competent court/authority only.
12. In future, on coming to notice that any fact has been hidden by the developer company in the approval of the map, in such a situation action will be taken to cancel the map under Section 15 (9) of the U.P. Town

Planning and Development Act, 1973. The entire responsibility will be of the company. 18. In the process of approval of the map in the project in question, if any additional amount is payable due to mistake or according to the provision of the government order, then the company will have to pay it.

13. 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 U.P. Town Planning and Development Act, 1973.

14. If violation of the master plan/Layout Plan is found in the construction, then the approval given to the builder will be deemed to be cancelled and the construction will be declared unauthorized and action will be initiated under section 27 (1) of the said Act. Vice President Prayagraj Development Authority.

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