



**KHURJA DEVELOPMENT AUTHORITY**

**UTTAR PRADESH**

**SANCTION LETTER**

**{ High Risk }**

**PERMIT DATE** : 06 Aug 2022

**FILE No.** : KHDA/BP/21-22/0045

**Site Address** : GH 2 KALANDIKUNJ RESIDENTIAL SCHEME GT ROAD KHURJA

**PERMIT NO.** : Group Housing/00108/KHDA/BP/21-22/0045/07012022

**USE** : Residential

**SCHEME** : Kalindi Kunj Residential scheme

**PROPERTY** : Plot No./Survey No. :GH 02  
LandMark: KDA OFFICE  
Revenue Village: NA  
Tehsil: Khurja  
District: Bulandsahar

**NAME** : SHRUTI GARDEN

**ADDRESS** : 8-A PILI KOTHI SARAY MOHAR SINGH KHURJA 203131 UP,BULAND SHAHAR,Uttar Pradesh,203131

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: **05 Aug 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

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. Terms and conditions:-

1.Plantation will be done at site 50 tree per hectare .

2.Compliance of fire noc will be ensure at site by the developer .

3.Rain water Harvesting system provision will be done at site as per norms .

4.All internal development work will be completed at site by the developer. proposed land mortgage against internal development work will be release after completed the same work .

5.For Handicapped persons the provision of Ramp will be done at site as per norms .

6.Space shown reserved for parking in drawing will be used for parking only .visitors parking will also be reserve at site .

7.Mechanical ventilation will be provided in basement as per provision shown in drawing .

8.Developer will be fully responsible for any incident /accident during constructions at site ,Authority will not be responsible for that .

9.Conditions of U.P Appartment Act-2010 will be followed by the developer .

10.Roof top solar photo voltike system will be established by the developer at site as per norms .

11.Registration in RERA of the project will be done by the developer .

12.Electricity supply connection from UPPCL will be taken by the developer according Rules .

13.Noc for Basement excavation will be taken by the developer from concern department before starting the work .

14.Construction work will be done at site according the sanction map in supervision of competent structure engineer.

Digitally signed by NISHA  
Date: 06 Aug 2022 12:19:12  
Organization :Khurja Development Authority  
Designation :Vice Chairman

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**KHURJA DEVELOPMENT AUTHORITY**

**प्रारूप-घ (संलग्नक-3)**  
औपबन्धिक (प्रोविजनल) अनापत्ति प्रमाणपत्र

यूआईडी संख्या : **UPFS/2021/40090/BLR/BULANDBHAHR/609/CFO**

दिनांक : **16-11-2021**

प्रमाणित किया जाता है कि मैसर्स **SHRUTI GARDEN** पता **Plot No. - GH-02, Kalindi Kunj, Residential Scheme, Khurja** तहसील - **Khurja** प्लॉट एरिया **2781.03 sq.mt** (वर्गमीटर), कुल कवर्ड एरिया **6557.36** (वर्गमीटर), ब्लॉकों की संख्या **1** जिसमें

ब्लॉक/टावर	प्रत्येक ब्लॉक में तलों की संख्या	बसेमेंट की संख्या	ऊँचाई
A	5	1	14.85 mt.

है। भवन का अधिभोग मैसर्स **SHRUTI GARDEN** द्वारा किया जायेगा। इनके द्वारा भवन में अग्नि निवारण एवं अग्नि सुरक्षा व्यवस्थाओं का प्राविधान एन0बी0सी0 एवं तत्संबंधी भारतीय मानक ब्यूरो के आई0एस0 के अनुसार किया गया है। इस भवन को औपबन्धिक अनापत्ति प्रमाणपत्र, एन0बी0सी0 की अधिभोग श्रेणी **Residential** के अन्तर्गत इस शर्त के साथ निर्गत किया जा रहा है कि प्रस्तावित भवन में अधिभोग श्रेणी के अनुसार सभी अग्निशमन व्यवस्थाओं के मानकों का अनुपालन पूर्ण रूप से किया जायेगा तथा भवन के निर्माण के पश्चात भवन के अधिभोग से पूर्व अग्नि सुरक्षा प्रमाण पत्र प्राप्त किया जायेगा। ऐसा न करने पर निर्गत प्रोविजनल अनापत्ति प्रमाणपत्र स्वतः ही निरस्त मान लिया जायेगा, जिसके लिए मैसर्स **SHRUTI GARDEN** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होंगे।

**Note :** In place of terrace tank, extra capacity underground tank shown in the map. which is acceptable. It will be mandatory to install One electric and One diesel fire pump capacity 1620 LPM and one jockey pump capacity 180 LPM from the said underground tank..The slope going to the basement displayed in the map is not as per the standard, which will be mandatory to make 01:10.

"यह प्रमाण-पत्र आपके द्वारा प्रस्तुत अभिलेखों, सूचनाओं के आधार पर निर्गत किया जा रहा है। इनके असत्य पाए जाने पर निर्गत प्रमाण-पत्र मान्य नहीं होगा। यह प्रमाण-पत्र भूमि / भवन के स्वामित्व / अधिभोग को प्रमाणित नहीं करता है।"



हस्ताक्षर - (डिजिटल रूप से हस्ताक्षरित)

**JAI PRAKASH SINGH**

9342DB5BFCD7CD013502690D06C6D3DB2636B929

20-11-2021

निर्गत किये जाने का दिनांक : **20-11-2021**  
स्थान : **BULANDBHAHR**

*Note:- Kindly check the authentication of NOC by verifying the UID at departmental portal of UP Fire Service.*