



MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ High Risk }

PERMIT DATE : 09 Feb 2024

FILE No. : MVDA/BP/23-24/0726

Site Address : PLOT NUMBER - S3/COMMERCIAL, RUKMANI VIHAR AWASYA YOJANA VRINDAVAN,
DISTRICT - MATHURA

PERMIT NO. : Commercial Building/04474/MVDA/BP/23-24/0726/02022024

USE : Commercial

SCHEME : Raukamdi Vihar Avasiya Yojana

PROPERTY : Plot No./Survey No. :PLOT
NUMBER - S3/COMMERCIAL
LandMark: RUKMANI VIHAR
RESIDENTIAL SCHEME
Revenue Village: Sunrakh Bangar
Tehsil: Mathura-Sadar
District: Mathura

NAME : KSONS BUILDWELL LLP

ADDRESS : A-32, SURYA ENCLAVE, GHAZIABAD, KRISHNA NAGAR, Bank Colony,
Mathura, ,GHAZIABAD,Uttar Pradesh,201001

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: **08 Feb 2029** 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. 1. An affidavit dated 30.01.2024 has been submitted by the applicant regarding the inspection fee that in future, the decision taken by the Hon'ble Court regarding depositing the inspection fee will be valid and will have to be followed. 2. The applicant has to pay labor cess. An amount of Rs 56,59,923.00 will have to be deposited on the portal. 3. The applicant has to pay for installing rainwater harvesting at the site. FDR of Rs 4.00 lakh And for installing solar water system, FDR of Rs 3.00 lakh Will have to be deposited as security deposit. This is RWHS at FDR site. And S.W.H.S. It will be released after installation. . 4. Tree plantation will have to be done as per building bye-laws.
2. 5. The No Objection Letter No. UPFS/2024/106295/MTH/MATHURA/ 2761/JD dated 23.01.2024 issued by the Fire Department will have to be followed and the application for obtaining the No Objection Letter by the Pollution Department will have to be issued in the order of 06.01.2024. Before starting, no objection letter from the pollution department will have to be submitted to the authority. 6. The applicant should install ETP/STP at the site before disposal of sewer and dirty water at the site. A plant will have to be established, so that after disposal the water can be put into the sewer of the colony. 7. It will be the responsibility of the applicant to follow the rules of the Labor Department/government orders regarding other facilities regarding the safety and other facilities of the workers working at the site. 8. If increased fees are demanded in future, the applicant will have to deposit the same.
3. 9. The District Magistrate gives permission to the applicant to dig the basement and play a movie in the commercial building. Must be obtained from Mathura and Entertainment Officer. 10. Approval of the map will not affect land ownership. In case of any dispute regarding land ownership, the map will be automatically canceled.
4. 11. The applicant has been appointed as Structural Engineer Dr. Mitesh Surana and Dr. Aditya Singh Rajput Assistant Professor Department of Civil Engineer, I.I.T. The work will have to be done as per the design given by Ropad, Rupnagar Punjab on dated 19.01.2024 and 23.01.2024 for Structural Design Calculation for the proposed commercial building number S-3 Rukmani Vihar Vrindavan, Mathura and the safety of the structure will be the responsibility of the applicant. 12. The applicant will have to obtain completion certificate from the authority before using the building after construction. Therefore, in accordance with the above conditions and restrictions, a letter is sent with the recommendation to approve the map number MVDA/BP/2023-24/0726 of online commercial Mall B-to Gather, Vrindavan, mathura.

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