



MORADABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ High Risk }

PERMIT DATE : 20 Aug 2025

FILE No. : MBDA/LD/23-24/0393

Site Address : GATA NO. 1057, 1058, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1078 VILLAGE CHAUDHARPUR, TEHSEEL & DIST MORADABAD.

PERMIT NO. : Plotted Resi development / Plotted Housing/03463/MBDA/LD/23-24/0393/31032025

USE : Residential

SCHEME : NA

PROPERTY : Gata/ ARAZI No.:
1057,1058,1063,1064,1065,1066,
1067,1068,1069,1078
LandMark: HOTEL HOLIDAY
RESIDENCY
Revenue Village: NA
Tehsil: Moradabad
District: Moradabad

NAME : CONSORTIUM THROUGH IT'S
LEAD MEMBER M/S PEARL INDIA
BUILDHOME PVT. LTD.
THROUGH IT'S (AUTHORIZED
SIGNATORY) SRI VIKAS JAIN S/O
LATE SRI SATISH CHAND JAIN

ADDRESS : R/O SHRI RAM VIHAR COLONY COURT COMPOUND TEHSIL AND DISTT
MORADABAD ,MORADABAD,Uttar Pradesh,244001

Your proposal submitted with reference to above has been examined as per rules and found suitable as per proposal drawing UP MBBL 2025

Date of Validity: **19 Aug 2030** 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 **19 Aug 2030**
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 :

- a) A copy of the approved map must always be available at the working site and shall be shown to any officer/employee of MDA on demand.
- b) All construction and development works must strictly adhere to the required/scheduled specifications.
- c) It shall be mandatory for the applicant/developer to register the project with RERA and follow all prescribed rules and guidelines.
- d) Individual plot maps must be sanctioned by MDA prior to undertaking any type of construction.
- e) Tree plantation shall be done as per Clause No. 3.1.2.2 (XI) of the Building Bye-Laws.
- f) MDA shall not be responsible for any loss of life or property during construction or development.
- g) MDA shall not be responsible for any dispute regarding ownership documents, penalties, or dues that may arise in the future.
- h) The applicant shall be solely responsible for structural safety and construction quality, and all construction shall be carried out under the supervision of a qualified Architect/Engineer.
- i) Compliance with the National Building Code of India 2016, specifically the sections on construction management and safety, as well as IS:3696 (Parts 1 & 2) for worker safety, is mandatory.
- j) As per the NOC of Irrigation Baadh Khand Division, the plinth level must be maintained by the applicant.
- k) Until the construction of the proposed Tatbandh of Gaagan River, the applicant shall be responsible for protecting the site from flooding through all required measures.
- l) All guidelines issued by the Hon'ble National Green Tribunal (NGT) for Gaagan River protection shall be strictly followed.
- m) Conditions of the Mining Department, if applicable, shall be complied with prior to commencement of work.
- n) NOCs from Pollution Control Board and Ground Water Department must be submitted before completion of the project.

- o) It is the applicant's obligation to obtain any additional NOCs required now or in future from any department. MDA shall not be responsible for failure to obtain such NOCs.
- p) A Completion Certificate must be obtained from MDA upon project completion.
- q) After completion, the project must be handed over to RWA/Nagar Nigam for operation and maintenance. The applicant/developer must ensure proper functioning of all civic infrastructure (RWH, STP, drainage, roads, parks, etc.) until such handover. MDA shall not be responsible for post-handover services.
- r) Area falling under proposed road widening shall be handed over free of cost to the Authority as and when required.
- s) Any violation of these conditions, affidavits, NOCs, or conditions of any previously sanctioned map, shall lead to automatic cancellation of the approved map. The applicant shall be fully responsible.
- t) If any document submitted by the applicant is later found to be false or misleading, the map shall stand automatically cancelled, and the applicant shall bear sole responsibility.

Signature Not Verified

Digitally signed by ANUBHAV SINGH
Date: 20 Aug 2025 14:48:34
Designation : Vice Chairman



MORADABAD DEVELOPMENT AUTHORITY