



**PRAYAGRAJ DEVELOPMENT AUTHORITY**

**UTTAR PRADESH**

**SANCTION LETTER**

**PERMIT DATE** : 27 Oct 2021

**FILE No.** : PDA/BP/21-22/0178

**Site Address** : 59/103, DAYANAND MARG , THORNHILL ROAD, PRYAGRAJ (U.P)  
**PERMIT NO.** : Group Housing/00813/PDA/BP/21-22/0178/01092021  
**USE** : Residential  
**SCHEME** : NA  
**PROPERTY** : Gata/ ARAZI No.: 59/103,  
DAYANAND MARG, ALLAHABAD  
LandMark: THORNHILL ROAD,  
DAYANAND MARG  
Revenue Village: NA  
Tehsil: Allahabad  
District: Prayagraj  
**NAME** : VINAYAK KRIPA ABHAYDATA  
VENTURES LLP (MR. SANJEEV  
AGARWAL), MR. RAJIV AGARWAL,  
MR. GAURAV TANDON, MRS.  
NEERA TANDON  
**ADDRESS** : 265/316, Old Katra, Allahabad, Allahabad Kty., Uttar Pradesh,PRAYAGRAJ,Uttar  
Pradesh,211002

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: **26 Oct 2026** 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. 36 trees will have to be planted at the proposed site and it will be the responsibility of the applicant/resident welfare committee to keep the trees green.
2. A solar photovoltaic power plant will have to be installed on the roof at the rate of 25% of the plinth floor area.
3. After completing the work of rain water harvesting as per the standard, it will be mandatory to get the no-objection from the ground water department. After that the deposited FDR will be issued.
4. The structural drawing submitted by NUTECH INFRASTRUCTURE PVT LTD in the project has been checked by Prof. Dr. Khalid Moin, Department of Civil Engineering (Faculty of Engineering and Technology), JAMIA MILLIA ISLAMIA. Therefore, the construction work will also have to be done by a qualified structure engineer according to the structural drawing design. The responsibility of construction quality and structural safety will rest with the applicant/developer. For supervision of construction work, compliance of the qualifications of Site Civil Engineer, Appendix 13 of Building Construction and Development Bye-laws, Expert Inspecting Civil Engineer, Appendix 14 will be ensured.
5. In Uttar Pradesh, the Land Estate (Regulation) Act, 2016 has been implemented by the government notification number-1458/8-3-16-65Miscellaneous/2016 dated 28.10.2016, so the project will have to be registered under RERA as per rules. And it will be necessary to ensure compliance of the terms and conditions laid down in the UP-Land Estate (Regulation) Act.
6. Electricity connection will have to be taken by the applicant from the State Electricity Council at his own expense.
7. The relevant group housing maps are being approved as Block A and Block B respectively. 30.74 Sq.M. on stilts under block A. It is permissible to construct 9 residential units including community hall and 56 dwelling units under Block B, 5-5 residential units from 1st to 11th floor and 1 residential unit (465.54 Sq.M.) on 12th floor and gymnasium, swimming pool in 307.97 Sq.M. construction is permitted. 65 residential units are permissible in the above said project. Construction of additional units will be prohibited.
8. In the concerned project, Labor Cess has been calculated by the Authority at the present cost-effective rate of Rs.18,000.00/sqm. According to the provision of Government Order No.-410/8-3-16-18, in respect of labor cess issued on the basis of construction cost of first year, the total labor cess amount in the project is calculated as Rs.46,03,198.00. Miscellaneous/2016 dated 22 March 2016. Percentages and 25 percent in the second year, 35 percent in the third year and 25 percent in the fourth year are shown as far as possible.

As mentioned above, an amount of Rs.6,90,480.00 for the first year and Rs.11,50,800.00, Rs.16,11,119.00 and Rs.11,50,800.00 for the second, third and fourth year respectively will be payable, which will be Rs. will be payable on 31.03.2023 respectively before expiry., to be submitted vide 31.03.2024 and 31.03.2025. For this, compliance of the given affidavit (IN-UP10805332611496T dated 23 October 2021) will be binding.

9. The material and debris used in construction will have to be kept in its premises, otherwise the debris fee will be recovered in the case of order number-3082/09-A-2004 dated August 2004. For this it will be binding to comply with the given affidavit (IN-UP10799122234473T dated 23rd October, 2021).

10. No Objection No. 447/NOC/STCE/2021 dated 30.09.2021 of Chief Engineer, Municipal Corporation, Prayagraj, No Objection No. of Chief Fire Officer Prayagraj- Letter No. UPFS/2021/37739/ALB/381CFO dated 27.09. 2021, executive officer. Restrictions mentioned in NOC No.D./84/JKV/Investigation Committee/2021-22 dated 24.9.2021 and Superintendent of Police-Traffic, Prayagraj NOC No.ST/SPT/NOC (11)/2021. Will have to be followed literally on 24 September 2021.

11. The area of greenery/park/open space in the referenced project is 715.38 sqm as against the required 610.49 sqm. is proposed. Therefore, greenery / park / open space will be kept as it is and it will be necessary to develop the park according to the standard.

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