



PRAYAGRAJ DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

PERMIT DATE : 03 Feb 2022

FILE No. : PDA/BP/21-22/0111

Site Address : KHASRA NO:703MI, VILLAGE GADDOPUR, TEHSIL SORAON, PRYAGRAJ

PERMIT NO. : Group Housing/00779/PDA/BP/21-22/0111/17082021

USE : Residential

SCHEME : NA

PROPERTY : Gata/ ARAZI No.: 703MI
LandMark: AADHAR ITI COLLEGE
Revenue Village: Gaddopur
Tehsil: Soraon
District: Prayagraj

NAME : I AND T BUILDERS AND
DEVELOPERS, SATTYA NARAYAN
SINGH

ADDRESS : 11A/10, PANNA LAL ROAD, NEAR COMPANY GARDEN, 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: **02 Feb 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. This acceptance will be in the form of provisional acceptance. After the completion of the construction, this premises can be put into actual use only after obtaining the completion certificate to be issued, after fulfilling all the necessary conditions.
2. The construction work of multistoried building is required to be done according to the structural drawing design only according to the earthquake resistant standards. The entire responsibility of the quality of the building construction and the safety of the structure will be of the applicant.
3. Solar photovoltaic power plant on the terrace of the constructed multi-storey building will have to be installed on top of the roof according to the area of 25% of the area of the plinth floor.
4. After completing the work of rainwater harvesting as per the standard, it will be mandatory to obtain a no-objection from the Ground Water Department. After that the deposited FDR will be released.
5. If there is any increase in the internal development estimate, it will have to be borne by the applicant/developer himself and as per rules, the completion certificate will have to be obtained from the PDA. Only after that the deposit bank guarantee will be released as per rules.
6. Approval of power connection and power load will have to be taken by the applicant/developer from the State Electricity Council at his own expense.
7. In relation to lift operation, it will be necessary to take electrical safety certificate before obtaining completion certificate.
8. The material used in construction and the excreted debris will have to be kept in its premises, otherwise, in the case of order number-3082/09-A-2004 dated August 2004, the recovery of the debris fee will be done. It will be mandatory to comply with the affidavit given for this (22.M 921863 dated 30.11.2021).
9. No Objection letter of Chief Engineer, Municipal Corporation, Prayagraj – 445/NOC/STCE/2021 dated 25.09.2021, No Objection letter of Chief Fire Officer Prayagraj – UPFS/2021/37286/ALB/371/CFO dated 15.09.2021, Executive Engineer, (Investigation Team) No Objection No.-D.81/JKV/Investigation Team/2021-22 dated 21.09.2021 and Superintendent of Police-Traffic, Prayagraj No Objection No.-ST/SPT/NOC (09)/2021 of Jalkal Department, Municipal Corporation, Prayagraj. Dated 13.09.2021, the restrictions mentioned in the no-objection letter number-1191/T dated 29.09.2021 of Deputy District Magistrate-Soraon, Prayagraj will have to be complied with literally.
10. In Uttar Pradesh Bhoo-Sampada (Regulation) RERA Act 2016 Government's notification number-1458/8-3-16-65Miscellaneous/2016 dated 28.10.2016 has been implemented, so the project will have to be registered as per rules under the state and UP Bhoo-Sampada (RERA) (Regulations) It will be necessary to ensure compliance of the terms and conditions laid down in the Act.

11. The letter of compliance to be given by the builder will be binding.
12. Uttar Pradesh Apartment Act 2010 and Rules 2011 will have to be followed in letter and spirit.
13. No permission is being given for any kind of construction on the land of road widening/Chakrod, otherwise the map will be deemed to be canceled automatically.
14. The parking lot should be used for parking purpose only.
15. The project presented is for the permission of a total of 164 residential units, the construction of additional units will be completely prohibited.
16. Relevant preamble is above 24.00 m. Structural information on Appendix-8 (1/2), 8 (2/2), 9, 10 of Building and Development Bye-laws by the applicant D&R CONSULTANT, 100A 3rd Floor Bharat Nagar NFC New Delhi thru Revathi Raman Singh Chartered Engineer (India) M-130800.5 Structural Certificate, Drawing Design has been submitted. The construction work should be done on the basis of structural, drawing design only.
17. If the construction of the house causes damage to the road track of the drain or any part of the road or drain (which is covered by the front part of the house, the back side or its size), then within 15 days after the house owner is ready or if the development If the Authority has asked by a written notice and at the earliest, after getting it repaired at its own cost, it will be restored to the previous condition to the satisfaction of the Development Authority.
18. At the time of construction of the house, it should also be kept in mind that the Indian Electricity Act 1956 (Indian Electricity Rules 1965) Rule 82 should not be violated under any circumstances. If such cases are found in the knowledge of the Development Authority, it can stop or get such construction removed.
19. The applicant/company will have to inform the development authority as per rules about the commencement of construction, up to the foundation of the house and up to the roof and its completion, before the house is settled and also the name of the person under whose inspection the house has been constructed.
20. If the construction is found to be in violation of the master plan, then the approval given to the builder will be deemed to be canceled and the construction done will be declared unauthorized and action will be initiated under section 27(1) of the said Act.

Digitally signed by ARVIND KUMAR CHAUHAN
Date: 03 Feb 2022 16:26:05
Organization :Prayagraj Development Authority
Designation :Vice Chairman

PRAYAGRAJ DEVELOPMENT AUTHORITY