



PRAYAGRAJ DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ High Risk }

PERMIT DATE : 20 Aug 2022

FILE No. : PDA/BP/21-22/0096

Site Address : PHASE 3 (G+3+SERVICE) AT DA-1
HITECH CITY
ALLAHABAD

PERMIT NO. : Group Housing/00768/PDA/BP/21-22/0096/12082021

USE : Residential

SCHEME : Not Applicable

PROPERTY : Gata/ ARAZI No.: Khasra No.
198,199,205,207-210,232-235,237 &
Etc
LandMark: Oamxe Shiva
Revenue Village: Arai
Tehsil: Karchhana
District: Prayagraj

NAME : OMAXE LIMITED, PANCHAM
REALCON PVT. LTD.

ADDRESS : 56A/56B, Aadrsh Square, Civil Lines, Prayagraj, PRAYAGRAJ, Uttar Pradesh, 211001

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: **19 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 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. According to the provisions of Section 15A (1) of the Uttar Pradesh Town Planning and Development Act 1973, consumption / occupancy will be done only after receipt of the completion certificate, prescribed in bye-law no. 2.1.8 and 3.1.8 in Building Construction and Development Bye-law 2008. Completion certificate is required to complete the process.
2. 200 unique trees will have to be planted at the site and it will be the responsibility of the applicant/developer company to keep the trees green.
3. After completion of rainwater harvesting, completion certificate will be issued after verification from Water Ground Board.
4. In compliance with the State Urban Housing and Habitat Policy 2014 and UP Roof Top Solar Photovoltaic Policy-2014, the installation of roof top solar photovoltaic power plant on the projects of more than 5000 square meters will be compulsorily done on the roof top area of minimum 25% of the plinth area of the building. .
5. The construction work should be done on the basis of earthquake resistant standards only. The company will be responsible for the structure and safety of the building.
6. All the relevant provisions of the UP Apartment Act 2010 will be applicable and will be binding on the Applicant/Developer company.
7. In Uttar Pradesh Bhoo-Sapanda (Regulation) Act, 2016 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-Sapanda (Regulations) It will be necessary to ensure compliance of the terms and conditions laid down in the Act.
8. 8 storeys or more than 24.0 m in height or 5000 sq. A joint panel of two serving/retired experts will be deployed for the inspection of construction works of multi-storeyed buildings more than the covered area, in which at least one expert has been of the level of Chief Engineer/equivalent of any engineering department/undertaking of the State Government/Central Government. And the second specialist, as far as possible, will be of the level of Professor of Civil Engineering Department of a specified technical institution, in the absence of which both the experts will be of Chief Engineer / equivalent level. It will be binding to ensure the above compliance. For this, it should be ensured that the letter given in the affidavit given (dated 20.08.2022) should be followed in letter and spirit.
9. According to Chapter-13 of the building bye-laws, the construction will have to be done on earthquake resistant standards. On the basis of construction work and earthquake zone, the qualifications of structural

engineer, qualifications of site civil engineer for construction work and qualifications of expert inspectorate civil engineer will have to be ensured as per Appendix-12B, 13B and 14B respectively of the building bye-laws. In this regard, the letter of compliance of the affidavit dated 20.08.2022 will be binding.

10. Information has been provided on Appendix-8, (8/1), (8/2), Appendix-9, 10 of Building Construction and Development Bye-laws, Structural drawing design is also available. It will be the responsibility of the applicant/developing company to submit the structural design by getting a copy signed from the Professor of Structural Engineering of II University or any other specified technical institution.

11. A total of 88 residential units (Ground 3 floor and Store on 4th floor) have been approved for construction in the project. The construction work should be done according to the approved map.

12. After the completion of the proposed block, after obtaining the completion certificate from the Prayagraj Development Authority, the Residents Welfare Association will be formed and the maintenance of the building will be transferred to them in a satisfactory manner.

13. Materials used in construction and excreted waste will have to be kept in their premises.

14. Compulsory EWS/LIG category flats will also have to be constructed simultaneously in the project relative to the approved units.

15. Literal compliance with the conditions/restrictions mentioned in the No Objection Letter No. UPFS/2021/40042/ ALB/ALLAHABAD/445/CFO dated 24.11.2021 of Chief Fire Extinguishing Officer Prayagraj shall be binding and the final No Objection shall be obtained and submitted from the Fire Department upon completion of the construction work .

16. In order of the directions given by Hon'ble Supreme Court in Writ Petition (C) 13029/1985 MC Mehta Vs. Union of India and others, construction activities as per the provisions of Mandate No.-1220/Eight-3-19-23 Miscellaneous/2016 dated November 04, 2019. For effective prevention of dust and air pollution, the following arrangements should be made:-

The construction material should be kept covered at designated places and water should be sprayed properly.

The tyres/body of the vehicles carrying and carrying construction material should be washed thoroughly and the construction material should be carried covered.

The waste generated from construction and demolition should be covered to the designated site and should not be collected uncontrollably along the roads.

17. This approval does not confer any right of land ownership. In case of any case pending hereunder in any Hon'ble Court having jurisdiction or in case a new suit arises, the sanction will be subject to the decision of the Hon'ble Court. If any dispute related to land ownership on the further applied area arises partly or wholly, then the approved map will be modified/rejected respectively. The permission granted will automatically terminate if the land ownership is broken at any time.

18. 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, back side or its size) of the house, within 15 days after the house owner is ready or if the development The Authority shall, by a written notice and at the earliest, get it repaired at its own cost and restore it to its previous condition to the satisfaction of the Development Authority.

19. The applicant/company will have to inform the development authority about the construction and completion of the house till the foundation and roof of the house as per the rules, 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 action will be initiated under section 27(1) of the said Act by declaring the construction as unauthorized.

PRAYAGRAJ DEVELOPMENT AUTHORITY
