



MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ High Risk }

PERMIT DATE : 13 Sep 2024

FILE No. : MVDA/BP/23-24/1230

Site Address : SUNRAKHBANGER 1093KH,1094,1095,1096,1097,1098,1099

PERMIT NO. : Group Housing/05139/MVDA/BP/23-24/1230/31052024

USE : Residential

SCHEME : NA

PROPERTY : Gata/ ARAZI No.:
SUNRAKHBANGER
1093KH,1094,1095,1096,1097,1098
,1099
LandMark: SUNRAKH ROAD
Revenue Village: Sunrakh Bangar
Tehsil: Mathura-Sadar
District: Mathura

NAME : SHYAM SINGHAL

ADDRESS : 68,mayur vihar,dhaulipyau,MATHURA,Uttar Pradesh,281004

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-2018/2023)

Date of Validity: **12 Sep 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

- 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 :

Conditions and Restrictions:

1. The applicant has to pay external development fee of Rs. 1,21,07,204.00, additional development fee of Rs. 6,16,456.00, shelter fee of Rs. 19,60,800.00 i.e. total amount of Rs. 1,46,84,460.00 deposited in the authority fund.
2. The applicant has to pay Rs 74,01,752.00 towards labor cess in Uttar Pradesh. Building construction and other construction workers will have to deposit in favor of the Welfare Board.
- 3 Map approval will not affect land ownership. Any dispute related to land ownership In such a situation, the map will automatically be considered cancelled.
4. According to Section 4 (2) (l) (d) of Uttar Pradesh Real Estate Regulation and Development Act, 2016, registration of the project is done within 90 days of map approval as a performance guarantee for the completion of development and construction works. The flats(eight floor all flats, seventh floor all flat, sixth floor 11 units 2bhk & 01 3bhk) kept as mortgage by the developer in the Affordable Group Housing will be released after RERA registration. Otherwise, the mortgage flat against construction/development of group housing will be exempted.
5. The maintenance of the group housing at the site will continue to be done by the party until it is transferred to the concerned welfare society and the entire responsibility of the said transfer will be of the applicant. 6. As per building bye-laws, provision for rain water harvesting will have to be made as per rules.
7. Tree plantation will have to be done as per rules as per building bye-laws.
8. It will be the responsibility of the applicant/developer to complete all internal development works as per the standards. In this regard, a contract will have to be executed with the development authority to agree to fulfill the responsibility.
9. Regarding the labor department and other facilities working at the site .It will be the responsibility of the applicant to follow the rules/mandates.
10. If any increased fee is demanded in future, it will be deposited by the applicant in the Authority Fund. Will have to be deposited.
11. Facilities will have to be provided as per the service plan presented.

12. FDR of Rs 2.00 for rainwater harvesting and Rs 1.50 for solar water heating system. mortgage will have to be kept in the authority.

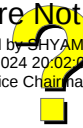
13. After completion of the construction of the building as per the presented map, completion certificate will have to be obtained from the authority. After that, entry into the building will be allowed. The said building will be used by the applicant only for residential/group housing.

14. The map will have to be registered with RERA and submitted within three months from the date of approval.

15. All the conditions imposed in the no -objections will have to be followed. Received from Fire Department, Municipal Corporation, Tehsil Report and Pollution Department and presented.

Signature Not Verified

Digitally signed by BHAYAM BAHADUR SINGH
Date: 13 Sep 2024 20:02:18
Designation : Vice Chairman



MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY