

Greater Noida Industrial Development Authority

169, Chirvan Estate Sector-Gamma, Greater Noida, Gautam Budh Nagar, 201306

PLG/(BP) 2565/2489

Dated 24.11.16

To,

M/s Patel Advance JV
S-406, Lower Gr. Floor, Greater Kailash-II,
New Delhi-110048

Sir,

With reference to your application no.-69909, dated-15.11.2016, for grant of Revised Sanction of Building plan on Plot no.-GH-03, Sector-Techzone-IV. I have to inform you that the sanction is being granted by the Authority with the following conditions:

1. This sanction is being granted under the provision of 'The Greater Noida Industrial Development Area Building Regulation 2010.
2. The validity of this sanction is up to-5 Years
3. In case allotment is cancelled/lease is determine for whatsoever reason by functional department, aforesaid sanction shall automatically be deemed to have been withdrawn.
4. During this period, after the completion of construction it is necessary to apply for occupancy certificate. Time extension charge shall be payable as applicable.
5. If demanded by the Authority, You shall be liable to pay charges for the provision of any further facilities/development/improvement.
6. A copy of the sanction drawing shall always be kept at site and shall be made available to any officer of the Authority on demand.
7. No addition/alteration is permitted in the sanctioned drawings. For any changes prior permission from the Authority required.
8. You shall be responsible for carrying out the work in accordance with the requirements of Greater Noida Industrial Development Building Regulation 2010. And directions made from time to time.
9. Prior permission is required before digging an under ground bore well.
10. No activity other than as specified in lease deed shall be permitted in the premises
11. Prior permission is permission from the Authority is required for temporary structure also like labour huts & site office
12. Gate shall open on to the service road only. Direct access to the main carriageway shall not be provided.
13. Services, rain water harvesting shall be laid as per approval of Authority.
14. No parking of any kind shall be permitted on r/w of road.
15. Pegometer shall have to be installed as per direction issued by Authority.
16. Complying with all the requirement for obtaining NOC from various departments prior to submission of application for occupancy shall be the responsibility of allottee irrespective of the proposal sanctioned by GNIDA.
17. Before starting construction, the NOC is required from Ministry of Environment & Forest under notification no-60(A) dated 27-1-1994 and its amendment from time to time or under notification dated 14.09.2006 which ever is applicable. The copy of shall be submitted to the Authority. If construction is started before obtaining the NOC, the sanction shall be treated as cancelled.
18. Before starting construction, the NOC is required from Central Ground Water Authority under notification dated 15.11.2012. The copy of N.O.C. from C.G.W.A. shall be submitted to the Authority. If construction is started before obtaining the NOC, the sanction shall be treated as cancelled.
19. Mechanical ventilation to be provided in the Basement as per I.S. Code
20. The lead member shall ensure that all the subdivided plot holders shall get detailed plans of all the-plots sanctioned and take completion thereafter as per Greater Noida Building Regulation.
21. The Promoter shall follow the Apartment Act-2010 and its applicability to the project as per defined rules and amendments made in future. As per the Provision of U.P. Apartment Rules 2011.
22. The construction on the plot shall have to be done in accordance with the provisions of MOEF Guidelines 2010 and Honorable NGT orders from time to time in this regard.
23. The promoter shall inform the office of GM (PLNG) for site visit when construction upto plinth level and Gr. Floor Slab level is reached. After clearance from planning department the promoter can go ahead with Construction beyond plinth level & Ground Floor slab.
24. The Promoter will be get 20% of total Labour Cess due on the Project deposited within 60 days from the date of issue of this letter and submit copy in the office of G.M.(Plng) before Starting any construction.

LEENU SAHGAL
GM (Plng. & Arch)

GM (Plng. & Arch)

Encl: Copy of sanctioned drawings ()
Copy to: G.M. (Engg.) for information and n.a.