

Greater Noida Industrial Development Authority

PLOT NO-01 Sector-K.P-IV, Greater Noida,
Gautam Budh Nagar, 201306

PLG/(BP).....**3638 / 119**

Dated.....**04.01.2018**

To

M/S S.J.P. Hotels and Resorts (p) Ltd
GH-01(B)1, Sector-ETA-02
Greater Noida-201308

Sir,

With reference to your application no-68689, dated- 20/12/2017 for grant of **REVISED SANCTION** of Group Housing on Plot no- **GH-01(B)1, Sector-ETA-02**, I have to inform you that the sanction is being granted by the Authority with the following conditions:

26. This Sanction Is Being Granted Under The Provision Of 'The Greater Noida Industrial Development Area Building Regulation 2010.
27. The Validity Of This Sanction Is Upto-5 YEARS
28. In Case Allotment Is Cancelled/Lease Is Determine For Whatsoever Reason By Functional Department. Aforesaid Sanction Shall Automatically Be Deemed To Have Been Withdrawn.
29. During This Period, After The Completion Of Construction It Is Necessary To Apply For Occupancy Certificate. **Time Extension Charges Shall Be Payable As Applicable.**
30. If Demanded By The Authority. You Shall Be Liable To Pay Charges For The Provision Of Any Further Facilities/Development/Improvement.
31. 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.
32. No Addition/Alteration Is Permitted In The Sanctioned Drawings. For Any Changes Prior Permission Form The Authority Required.
33. You Shall Be Responsible For Carrying Out The Work In Accordance With The Requirements Of Greater Noida Industrial Development Building Regulation 2010. And Direction Made Form Time To Time.
34. Prior Permission Is Required Before Digging An Under Ground Bore Well.
35. No Activity Other Than As Specified In Lease Deed Shall Be Permitted In The Premises
36. Prior Permission Is Permission From The Authority Is Required For Temporary Structure Also Like Labour Huts & Site Office
37. Gate Shall Open On To The Service Road Only. Direct Access To The Main Carriageway Shall Not Be Provided.
38. Services. Rain Water Harvesting Shall Be Laid As Per Approval Of Authority.
39. No Parking Of Any Kind Shall Be Permitted On R/W Of Road.
40. Pejometer Shall Have To Be Installed As Per Direction Issued By Authority.
41. Complying With the Entire 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.
42. 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.
43. Before Starting Construction, The NOC Is Required From CENTRAL GROUND WATER AUTHORITY Under Notification Dated 15-11-2012.the copy of the NOC from C.G.W.A. shall be submitted to the authority. If the construction is started before obtaining the noc the sanction shall be treated as cancelled.
44. The Promoter Shall Follow The Apartment Act-2010 And Its Applicability To The Project As Per Defined Rules And Amendements Made In Future. As Per The Provision Of U.P. Apartment Rules 2011.
45. 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.
46. The Promoter Shall Inform The Office Of DGM(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 And Ground Floor Slab.
47. The Promoter Shall Ensure That All Provision Of Real Estate Regulatory Act 2016 And Uttar Pradesh Real Estate Regulatory Rule 2016 Will Be Followed And Complied With. In Case Of Any Violation The Sanction Letter Shall Stand Automatically Cancelled
48. The promoter will be get labour cess registration done with labour dept. Of U.P. and submit copy in the office of G.M. (plng.) Before starting any construction.
49. With reference to letter dated 08.07.2016 regarding in-principle approval for granting of purchasable FAR balance amount as per condition no -9 deposit by 19.03.2018 incase of failure to do so this approval shall stand automatically cancelled.

Dy General Manager(Planning)

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