

New Okhla Industrial Development Authority

Main Administrative Building

Sector-06, Noida-201301, Uttar Pradesh

Website: www.noidaauthorityonline.com

Online Building Plan Approval System (OBPAS)

Date : 11-06-2025

From

The Chief Executive Officer,
New Okhla Industrial Development Authority,
NOIDA Uttar Pradesh

To

GREAT VALUE PROJECTS INDIA LIMITED
GH - 58A/4 SAINIK FARMS, NEW DELHI-110062

Sir / Madam,

With reference to your application no. **2025/02/11/11971** dated **2025-02-11 02:14:37** for grant of sanction of Group Housing building plan for **plot no. - 02, block no. GH, in Sector - 107, NOIDA U.P, Total Proposed Area-171188.975, Proposed Ground Coverage-4832.423 , Proposed FAR-89847.152, Permissible Ground Coverage-32485.000, Permissible FAR-278055.125,.** It is to inform that the sanction request is being conceded by the Noida Authority under the following conditions mentioned below for your ready reference.

1. This sanction is granted under the provision of the New Okhla Industrial Development Area Building regulations-2010 (As Amended).
2. The validity of the Sanction plan shall be for five years from the date of sanction or the time mentioned for completion of construction in the lease deed or the time extension granted by the concerned property department, whichever is earlier.
3. After completion of the construction, allottee have to apply for occupancy certificate within validity period along with necessary documents as mentioned in the Appendix-9 (Checklist 9A) of the New Okhla Industrial Development Area Building regulations-2010 (As Amended).
4. If demanded by the Authority, allottee shall be liable to pay charges for the provision of any further facilities/development/improvement.
5. A copy of the sanction drawing and letter shall always be kept at site and shall be made available to any officer of the Authority on demand.
6. No addition/alteration is permitted in the sanctioned drawings. For any changes, prior permission is required from the Authority.
7. Allottee and Architect shall be responsible for carrying out the work in accordance with the provision of the New Okhla Industrial Development Area building regulation-2010 (As Amended).
8. Allottee shall be required to follow the terms & condition as mentioned in various NOC's issued by different organization of State/Central Government from time to time.
9. No activities/Use shall be permitted in the premises other than as prescribed in Brochure / Allotment letter/Lease deed.
10. Building shall not be occupied before getting completion certificate from the Authority.
11. If there is any dispute arises related with ownership of the property, it would be sole responsibility of the owner.
12. During construction period, building material shall be placed in such a way that no traffic movement should be blocked.
13. No parking of any kind shall be permitted outside premises and adjoining road of the plot.
14. No ground water shall be allowed to be extracted for construction of the building, without prior permission of Central Ground Water Authority.
15. Provision of Rain Water Harvesting and solid waste Management shall be made as per norms.
16. At the time of completion of project, Service shall be provided as per norms in service floor otherwise area of service floor shall be counted in main FAR.
17. Allottee has to take STP water from NOIDA Authority for building construction.

18. The construction work will be started only after getting Environmental NOC under relevant act. (If Applicable).
19. The construction work beyond the height of 30 mtrs. Shall be done after getting NOC from Airport Authority (If Applicable)
20. It is expected that Electric Vehicle Charging Facility shall be provided for at least 20% of required ECS (Equivalent Car Space).
21. Provision for LPG/PNG gas leakage detector should be made in kitchens.
22. The norms of green building as given in the Gold rating certificate of IGBC shall be strictly followed and it shall be renewed from time to time.
23. Sufficient provisions shall be made for visitors parking.
24. All the required NOC shall be renewed from time to time.
25. All the lifts shall be registered in the office of competent authority and annual maintenance contract (AMC) shall be executed and renewed as per the provisions of U.P. Lift Act, 2024.
26. Telecom infrastructure shall be provided as per the guidelines issued by MoHUA, GOI.
27. Structural safety for building shall be ensured and criteria for structural safety of Tall concrete buildings shall be strictly followed as per the provisions given in IS 16700:2017.
28. The allottee institution will be bound to follow the conditions mentioned in the National Building Code (as amended from time to time).
29. The orders issued from time to time by the Hon'ble National Green Tribunal will have to be complied with.
30. During the construction of the building, the construction material coming from outside and kept on the site will have to be kept covered, so that the health of the people living nearby is not affected adversely and air pollution in the city can be prevented.
31. The guidelines issued for building construction, 2010 by the Ministry of Forest and Environment, Government of India will have to be fully followed.
32. In the context of construction of the proposed scheme, compliance of the rules and bye-laws mentioned in Uttar Pradesh Apartment (Promotion of Construction, Ownership & Maintenance) Act, 2010 (as amended) and 2016 and the instructions issued under it must be ensured.
33. Compliance of the rules and bye-laws mentioned in Uttar Pradesh Real Estate Regulatory Act-2016 and the instructions issued under it must be ensured. In case the working agency does not comply with the mentioned condition, this building map/letter of approval will be considered automatically cancelled.
34. Compliance of all the applicable Acts of the Environment Department/Hon'ble National Green Tribunal/Hon'ble Court/High Court/Supreme Court and other related State and Central Government and the rules/regulations/instructions/orders etc. under it (as amended and effective from time to time) will be binding on the implementing agency/leaseholder/sub-leaseholder.
35. In compliance with the orders passed on different dates in OA No. 21/2014 in the Hon'ble National Green Tribunal, New Delhi, in letter No. 1760/P.S.M.S./2016 dated 18.11.2016 of the Chief Secretary, Office of the Government of Uttar Pradesh and in compliance with the directions issued by the Special Secretary, Environment Department, Government of Uttar Pradesh in letter No. 3595/9-5-206-29Writ/2014 dated 08.11.2016, the following conditions have to be complied with for prevention of air pollution generated from the construction process:-
 - Every builder/owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including builder, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
 - 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.
 - 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.
 - The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
 - 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. 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.
 - Every owner and/or builder 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.
 - It shall be the responsibility of every builder 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.
 - All builders/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.
 - Wind breaking walls around construction site.
 - All builders 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 builders and transporters.
 - Use of covering sheets should be done for trucks to prevent dust dispersion from the trucks, implemented by district offices.

- Proponent shall ensure that periodical auto maintenance report from the contractor to avoid vehicular pollution.
- Proponent should manage transportation route for vehicles in a well-planned manner to avoid traffic havocs.
- The entry and exit points design is very important as it should not disturb the existing traffic.
- 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.
- Fitness certification is a statutory requirement for commercial vehicles and public transport vehicles. Periodicity for certification is once in a Year.
- 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.
- Life of vehicle should be inspected to avoid further air pollution.
- 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.
- 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).
- Green belt creation will also act as a mitigating factor.

The details of Floor wise proposed area is as follows:

PLOT AREA- 81213.25
 PERMISSIBLE GROUND COVERAGE- **32485.000**
 PROPOSED GROUND COVERAGE- **4832.423**
 PERMISSIBLE FAR - **278055.125**
 PROPOSED FAR- **89847.152**
 TOTAL ACHIEVED FAR (OC + Proposed)- **271613.636**
 No. of DWELLING UNITS- **282**
 TOTAL PROPOSED AREA- (FAR+NON FAR)- **171188.975**

Yours Faithfully,

For New Okhla Industrial Development Authority

(Ishtiyak Ahmed)

GM (Planning)