



## GHAZIABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

### SANCTION LETTER

{ High Risk }

PERMIT DATE : 15 Feb 2025

FILE No. : GDA/BP/24-25/1059

**Site Address** : Plot no. 10/2 at Plot No. 10, Vaibhav Khand, Indirapuram, Ghaziabad

**PERMIT NO.** : Group Housing/07992/GDA/BP/24-25/1059/30102024

**USE** : Residential

**SCHEME** : INDIRAPURAM ZONE 6

**PROPERTY** : Plot No./Survey No. :Plot no. 10/2 at  
Plot No. 10  
LandMark: Vaibhav Khand,  
Indirapuram  
Revenue Village: NA  
Tehsil: Ghaziabad  
District: Ghaziabad

**NAME** : Ms Shipra Estate Ltd

**ADDRESS** : PLOT 10 Vabhav Khand , Indrapuram, Ghaziabad,GHAZIABAD,Uttar Pradesh

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: **14 Feb 2030** 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 **14 Feb 2030**
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 relatable 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

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. Proposed building plan map will be allowed to download only after deposition of imposed fee. 2. Construction permit may not be treated as certificate of land ownership. If found any ownership dispute, map will be automatically cancelled. 3. As per calculation Rs. 5,58,42,253.00 is outstanding as interest till 30.06.18, which will be payable under the final order of the Hon'ble High Court. 4. The developer will have to submit an affidavit to the effect that no allotment of any planned property has been made by the developer in relation to the previously approved map (land area 10/2 Type-E). If in future it is found that any allotment has been made by the developer in relation to the previous approval, then the map will be considered automatically cancelled. 5. The developer will have to ensure compliance with the terms of RERA by registering with RERA. 6. The developer will be responsible for all the disputes between RWA and builders. The authority will not be responsible for anything. 7. In future, if any other additional charges imposed by any section or any department the applicant/developer shall abide to pay, otherwise map will be automatically cancelled. and the land has to be mortgaged as per rule for internal development work 8. Construction and demolition rule 2016 will be followed by applicant/developer to control dust/air pollution. 9. Compliance of solid waste management rules 2016 map will be ensured by the applicant/developer. 10. In case of violation of any term and condition, approved building plan map will be automatically cancelled. 11. The applicant shall abide to follow other rules of building bye laws-2008 and its subsequent amendments. 12. The completion certificate will have to be obtained before occupancy. 13. Rain water harvesting system will have to be installed on the proposed plot. 14. All fire related formalities will have to be completed. 15. The entire responsibility for structural safety will rest with the structural engineer and the owner/constructor 16. All conditions would be followed by Applicant which mention in NOC"s issued by various department like as Fire, Electricity etc and submitted affidavit by applicant. 17. The conditions of the pre-approved map and Compound Map of plot no-10 will have to be followed. 18. Solar water heating system will have to installed before obtaining completion certificate. 19. All the conditions and restrictions mentioned in the map approved in the previously approved map number191/Zone-6/2013 dated 31.07.2013 have to be complied. 20. In the case in question, the orders passed by the Hon'ble Court in the petitions pending in the Hon'ble High Court and Supreme Court will be acceptable to the developer, regarding which an affidavit dated 05.11.2024 has been submitted by the developer. 21. Approvals have been given to surrender the previously approved residential FAR of 53414 sq.m. (1.5 to 2.5) of plot no. 10 shown in the previously approved map number191/zone-6/2013 dated 31.07.2013 in the 146th board meeting of the authority held on 27.09.2016. In continuation of the above, the approval of 53414 sq.m. FAR will be payable along with the fee in future. 22. The Applicant will have to comply with The Uttar Pradesh Apartment (Promotion of construction, Ownership & Maintenance) Act,-2010 and Rules 2011 without fail. 23. In consideration of the legal opinion dated 26-12-204 of learned Senior Advocate Shri Manoj Swarup of Hon'ble Supreme court that there is no legal impediment in considering the revised map of 10/02 by Development Authority but the applicant shall abide to follow all the conditions of affidavit /indemnity bond/mortgage deed/NOCs applicable.

Signed using [www.Signer.DigitalWebLib](http://www.Signer.DigitalWebLib)

Signature Not Verified

Digitally signed by ARVIND KUMAR  
Date: 15 Feb 2025 11:40:22  
Designation :Chief Architect and Town Planner

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GHAZIABAD DEVELOPMENT AUTHORITY