



GHAZIABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ High Risk }

PERMIT DATE : 11 Jun 2026

FILE No. : GDA/LD/25-26/1203

Site Address : Residential Plotting layout at KH.NO.385M & 386M Village- Bhovapur, Pargana, Jalalabad, Ghaziabad

PERMIT NO. : Plotted Resi development / Plotted Housing/10407/GDA/LD/25-26/1203/11062026

USE : Residential

SCHEME : NA

PROPERTY : Gata/ ARAZI No.: Residential
Plotting layout at KH.NO.
385M&386M Vi
LandMark: BHOVAPUR
GHAZIABAD
Revenue Village: NA
Tehsil: Ghaziabad
District: Ghaziabad

NAME : M/s Earthwaves Developers Pvt.
Ltd.

ADDRESS : Flat 701, Tower 3, Lotus 300, Sector 107, Noida, Gautam Budh Nagar, NOIDA, Uttar Pradesh, 201301

Your proposal submitted with reference to above has been examined as per rules and found suitable as per proposal drawing UP MBBL 2025

Date of Validity: **10 Jun 2031** 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 **10 Jun 2031**
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 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 :

The map has been examined by JE-Prabhu Narayan, AE-Deepti Chauhan, TP/CTP-Rajeev Ratan Shah, Secretary-Vivek Kumar Mishra.

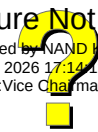
sanctioned with following conditions:

1. Proposed Layout 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. 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. 4. Construction and demolition rule 2016 will be followed by applicant/developer to control dust/air pollution. 5. For electricity system, connection will have to be obtained from Uttar Pradesh Power Corporation itself. 6. The developer shall comply with all the conditions mentioned in the affidavit and NOC's. 7. The natural drain system shall be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site. 8. The completion certificate will have to be obtained before occupancy. 9. A complete plan for rainwater harvesting, water efficiency and conservation should be prepared and implemented. 10. The provision of the Solid Waste (Management) Rules 2016 (as amended) and the e-waste (Management) Rules (as amended), and the Plastics Waste (Management) Rules 2016 shall be followed. 11. It is mandatory to plant trees as per building bye laws 2025. 12. All construction material keep in own plot. 13. Biodegradable and no biodegradable dustbins/solid waste collection bins will be installed near Entrance point of plotted development campus as per provision of building bye laws. 14. All construction/Development works will have to be completed as per prescribed standard of P.W.D. 15. Possession of the plot will be given to the allottees after obtaining the completion certificate from G.D.A, Ghaziabad. 16. The developer will have to maintain all the common amenities till the entire area is transfer to the corporation or R.W.A. 17. For internal development works, registered mortgage deed with plan of 20% saleable area will have to be submitted by applicant before releasing map. 18. The developer are shown in map as mortgage Residential Plot No- 27 to 36, 61 to 65, 72 & 73 against the internal development. Before issuing the map mortgage deed (as per rule) will be execute in favour of the authority against the internal development charges. 19. The completion certificate will have to be obtained after completion all internal development works. 20. The developer has to comply with the provisions of the Uttar Pradesh Apartment Act/RERA. It will be mandatory for the developer to register his project with RERA and follow the rules of RERA. 21. Earthquake resistant construction is applicable and it is mandatory to adopt 100% of the provisions of code of practice of BIS, national building code, other relevant guidelines, and records mentioned in clause 11.1 of the bye laws. 22. In case a borewell is proposed to be installed for water supply, the applicant shall obtain a No Objection Certificate (NOC) from the concerned competent authority prior to installation and submit the same before issuance of completion certificate. 23. The developer must submit pollution control board NOC and electricity NOC before obtaining completion certificate. 24. The applicant must abide by the rules, regulations, and guidelines of the "Model Building Construction and Development Byelaws and Model Zoning Regulations for Development Authorities of Uttar Pradesh, 2025 and its subsequent amendments. 25. The security deposit shall be released following the installation and operationalization of rainwater harvesting, tree plantation, and solar energy systems. Road/street light must be developed by

developer/promoter. In case of noncompliance of above mentioned conditions, this approved plan will be auto cancelled for which applicant/developer will be wholly responsible.

Signature Not Verified

Digitally signed by NAND KISHORE KALAL
Date: 11 Jun 2026 17:14:12
Designation :Vice Chairman



GHAZIABAD DEVELOPMENT AUTHORITY