

Ref No. ANS-GH-17/Rera/2023/04

Date: 26.04.2023



S H A L I M A R
ONEWORLD

To,

The Technical Advisor,

Uttar Pradesh Real Estate Regulatory Authority

Lucknow,

Uttar Pradesh-226001

Ref: M/s ANS Developers Private Limited (M/S Shalimar Lakecity Private Limited) for its project: "Valencia Tower GH-17" having RERA Application ID no. ID675338

Subject: Reply to the letter no. 2104234/UPRERA/Proj. Reg./2023-24 dated 21.04.2023 in pursuance to registration of the project.

Respected Sir,

This is with reference to the above mentioned subject; we wish to submit as under for your kind consideration:

1. With reference to point no. 1 wherein a query has been raised to provide a consent letter from LDA regarding the ownership of the approved layout and sanction letter in the name of promoter M/s ANS Developers Private Limited. In this regard, we wish to submit that we have highlighted the promoter name "M/s ANS Developers Private Limited" as mentioned in the sanctioned letter and sanctioned map of the project and annexed the same for your kind perusal. Also, we have submitted the application to LDA for consent letter as attached. We humbly request you to consider the same and proceed with the registration of our project.
2. With reference to point no. 2 wherein a query has been raised that Financial Targets of the last quarter is marked as zero. In this regard, we wish to submit that the end date of the project is given as 15.10.2028 and in the last quarter only 15 days will be there during which we do not estimate any cost to be incurred, hence the financial target of the last quarter is marked as zero.

We hope that this may suffice your requirement and request you to issue the registration certificate of the project.

Thanking you

Yours Faithfully,

For **M/s ANS Developers Private Limited**

Authorized Signatory

ANS Developers Private Limited

Registered Address : A2/3, F.F., Safdarjung Enclave, New Delhi, Delhi South Delhi DELHI DL 110029 IN
Corporate Office : 11th Floor, Shalimar Titanium, Vibhuti Khand, Gomti Nagar, Lucknow 226010 (UP, INDIA)

E: care@shalimar.org | T : 0522 4030444 | W : shalimarcorp.com



LUCKNOW DEVELOPMENT AUTHORITY

VIPIN KHAND, GOMTI NAGAR, LUCKNOW, UTTAR PRADESH 226010

SANCTION LETTER

{ High Risk }

PERMIT DATE : 17 Apr 2023

FILE No. : LDA/BP/22-23/2933

Site Address : GROUP HOUSING 17, SHALIMAR ONE WORLD , BAGHAMAU INTEGRATED TOWNSHIP, LUCKNOW

PERMIT NO. : Group Housing/07429/LDA/BP/22-23/2933/01032023

USE : Residential

SCHEME : REVISED LAYOUT PLAN OF AN INTEGRATED TOWNSHIP AT BAGAMAU VILAGE, LUCKNOW BY **M/S ANS DEVELOPERS PVT. LTD.**

PROPERTY : Plot No./Survey No. :GROUP HOUSING 17
LandMark: One World Intergrated Township
Revenue Village: NA
Tehsil: Lucknow
District: Lucknow

NAME : Group Housing 17 Phase 2 Throu
Autho. Sign Mr SHeo Janam
Chaudhary

ADDRESS : 11th floor, Titanium, Shalimar Corporation Park, Vibhuti Khand, Gomti Nagar, Lucknow,LUCKNOW,Uttar Pradesh,226010

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)

Date of Validity: **16 Apr 2028** 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 five years from the date of approval.
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

- 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 :
NA

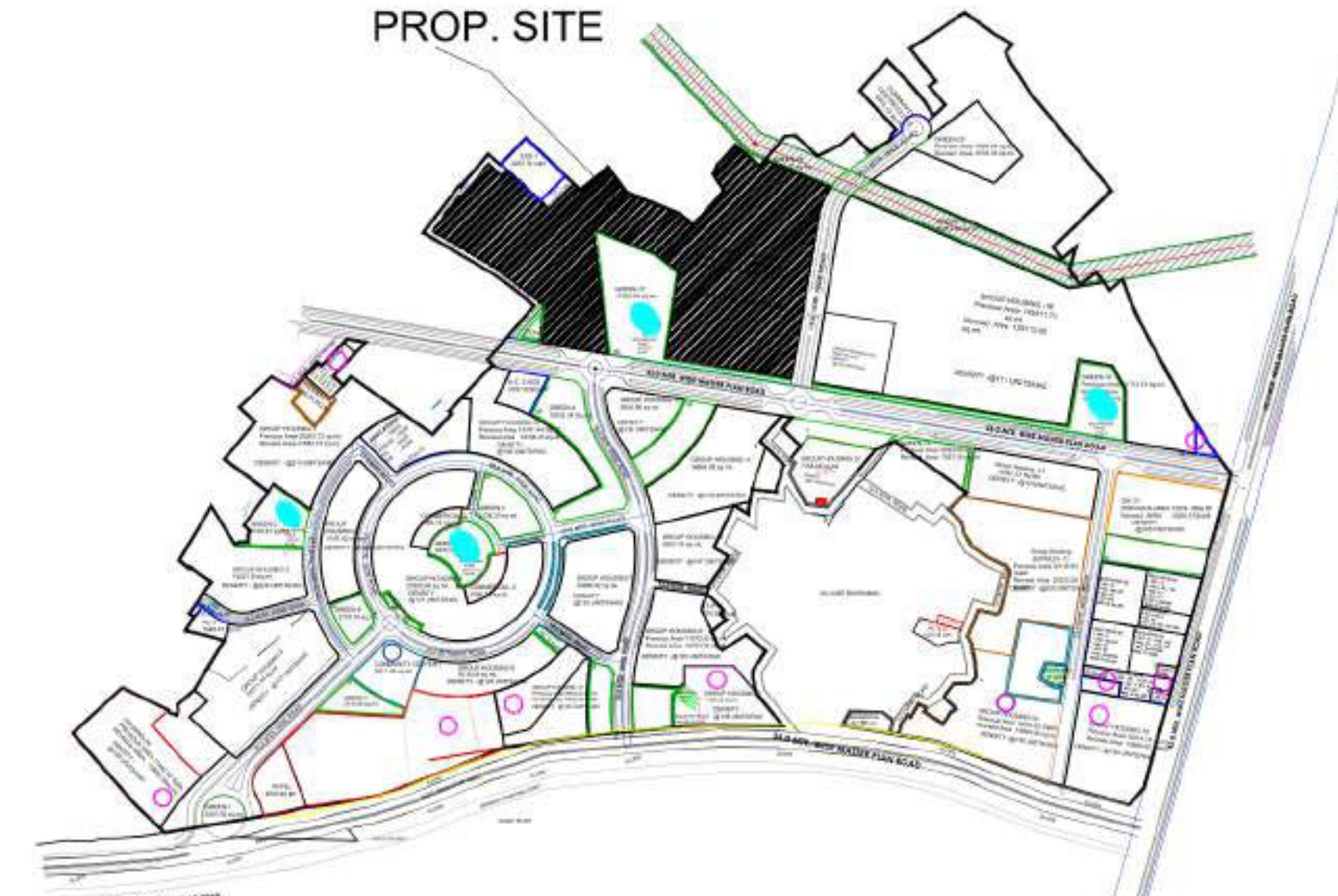
Digitally signed by INDRA MANI TRIPATHI
Date: 17 Apr 2023 18:28:57
Designation :Vice Chairman

LUCKNOW DEVELOPMENT AUTHORITY



Buildingwise Floor FAR Details				
Floor Name	Building Name	Total		
	Proposed Built Up Area (Sq.mt)	Proposed FAR Area (Sq.mt)	Total Proposed Built Up Area (Sq.mt)	Total FAR Area (Sq.mt)
Basement First Floor	8908.14	0.00	8908.14	0.00
Basement Second Floor	8908.14	0.00	8908.14	0.00
Basement Third Floor	8908.14	0.00	8908.14	0.00
Silt Floor	2961.51	2741.02	2961.51	2741.02
First Floor	2067.38	1676.23	2067.38	1676.23
Second Floor	2066.33	1675.12	2066.33	1675.12
Third Floor	2066.30	1675.18	2066.30	1675.18
Fourth Floor	2066.30	1675.18	2066.30	1675.18
Fifth Floor	2066.30	1675.18	2066.30	1675.18
Sixth Floor	2066.25	1675.07	2066.25	1675.07
Seventh Floor	2066.30	1675.18	2066.30	1675.18
Eighth Floor	2066.30	1675.18	2066.30	1675.18
Ninth Floor	2066.30	1675.18	2066.30	1675.18
Tenth Floor	2066.30	1675.18	2066.30	1675.18
Eleventh Floor	2066.30	1675.18	2066.30	1675.18
Twelfth Floor	2066.30	1675.18	2066.30	1675.18
Thirteenth Floor	2066.25	1675.07	2066.25	1675.07
Fourteenth Floor	2066.24	1675.04	2066.24	1675.04
Fifteenth Floor	2066.25	1675.04	2066.25	1675.04
Sixteenth Floor	2066.24	1675.04	2066.24	1675.04
Seventeenth Floor	2195.08	1690.02	2195.08	1690.02
Eighteenth Floor	2066.24	1675.04	2066.24	1675.04
Nineteenth Floor	2066.25	1675.04	2066.25	1675.04
Twentieth Floor	2066.24	1675.04	2066.24	1675.04
Twentyfirst Floor	2066.25	1675.04	2066.25	1675.04
Twentysecond Floor	2066.24	1675.04	2066.24	1675.04
Twentythird Floor	2066.24	1675.04	2066.24	1675.04
Twentyfourth Floor	2066.21	1674.85	2066.21	1674.85
Twentyfifth Floor	2195.08	1690.02	2195.08	1690.02
Twentysixth Floor	2066.45	1673.24	2066.45	1673.24
Twentyseventh Floor	2066.45	1673.24	2066.45	1673.24
Twentyeighth Floor	2066.45	1673.24	2066.45	1673.24
Twentyninth Floor	2066.45	1673.24	2066.45	1673.24
Thirtieth Floor	2066.45	1673.24	2066.45	1673.24
Terrace Floor	226.55	100.74	226.55	100.74
Total	49328.19	58138.48	49328.19	58138.48

Existing Building Details				
Name	Use	SubUse	Structure	Height
Sanctioned Structure-13	Residential	Row House	Lowrise Building	10.30
Sanctioned Structure-14	Residential	Row House	Lowrise Building	10.30
Sanctioned Structure-15	Residential	Row House	Lowrise Building	10.30
Sanctioned Structure-16	Residential	Row House	Lowrise Building	10.30
Sanctioned Structure-17	Residential	Row House	Lowrise Building	10.30
Sanctioned Structure-18	Residential	Row House	Lowrise Building	10.30
Sanctioned Structure-19	Residential	Row House	Lowrise Building	10.30
Sanctioned Structure-20	Residential	Row House	Lowrise Building	10.30
Sanctioned Structure-21	Residential	Row House	Lowrise Building	10.30
Sanctioned Structure-22	Residential	Row House	Lowrise Building	10.30
Sanctioned Structure-23	Residential	Row House	Lowrise Building	10.30
Sanctioned Structure-24	Residential	Row House	Lowrise Building	10.30
Sanctioned Structure-25	Residential	Row House	Lowrise Building	10.30
Sanctioned Structure-26	Residential	Row House	Lowrise Building	10.30
Sanctioned Structure-27	Residential	Row House	Lowrise Building	10.30
Sanctioned Structure-28	Residential	Row House	Lowrise Building	10.30
Sanctioned Structure-29	Residential	Row House	Lowrise Building	10.30
Sanctioned Structure-30	Residential	Row House	Lowrise Building	10.30
Sanctioned Structure-31	Residential	Row House	Lowrise Building	10.30
Sanctioned Structure-32	Residential	Row House	Lowrise Building	10.30
Sanctioned Structure-33	Residential	Row House	Lowrise Building	10.30



Building Name	Built Up Area (Sq. M.)	FAR Area (Sq. M.)
Sanctioned Structure-13	790.96	772.60
Sanctioned Structure-14	790.96	772.60
Sanctioned Structure-15	790.96	772.60
Sanctioned Structure-16	790.96	772.60
Sanctioned Structure-17	790.96	772.60
Sanctioned Structure-18	790.96	772.60
Sanctioned Structure-19	790.96	772.60
Sanctioned Structure-20	790.96	772.60
Sanctioned Structure-21	790.96	772.60
Sanctioned Structure-22	790.96	772.60
Sanctioned Structure-23	790.96	772.60
Sanctioned Structure-24	790.96	772.60
Sanctioned Structure-25	790.96	772.60
Sanctioned Structure-26	790.96	772.60
Sanctioned Structure-27	790.96	772.60
Sanctioned Structure-28	790.96	772.60
Sanctioned Structure-29	790.96	772.60
Sanctioned Structure-30	790.96	772.60
Sanctioned Structure-31	790.96	772.60
Sanctioned Structure-32	790.96	772.60
Sanctioned Structure-33	790.96	772.60
Total	34008.00	32908.01

AREA STATEMENT		VERSION NO. 1.0.84
PROJECT DETAIL		VERSION DATE 2003/2023
Authority: Lucknow Development Authority	Pkt Use: Residential	
Authority/Class: Category A	Pkt SubUse: Group Housing	
Authority/Grade: Development Authority (DA)	Development Plan: REVISED LAYOUT PLAN OF AN INTEGRATED TOWNSHIP AT BAGHAMAU VILLAGE, LUCKNOW BY M/S AND DEVELOPERS PVT. LTD.	
CaseTrack: Regular	Land Use Zone: Residential use Zone	
Project Type: Building Permission	Land SubUse Zone: Residential Zone	
Nature of Development: ADDITION OR EXTENSION	Layout Type: NA	
Development Area: Undeveloped Area		
SubDevelopment Area: Metro City Area		
Special Project: NA		
Site Address: District Lucknow, Tehsil Lucknow, Village NA		
AREA DETAILS		Sq.Mts
Area of Plot As per record		93652.81
Document Area		93652.81
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सेवा में,
नियोजन अधिकारी/अधिकासी अभियन्ता
(हार्डटेक/इंटीग्रेटेड सेल, लखनऊ विकास प्राधिकरण
नवीन भवन, विपिन खण्ड,
गोमती नगर, लखनऊ

विषय :- मेसर्स ए0एन0एस0 डेवलपर्स प्रा0 लि0 द्वारा विकसित की जा रही इंटीग्रेटेड टाउनशिप के अन्तर्गत प्लॉट ग्रुप हाउसिंग -17 के स्वीकृत मानचित्र एवं स्वीकृति पत्र में विकासकर्ता कम्पनी/प्रमोटर का नाम दर्ज किए जाने के सम्बन्ध में।

महोदय,

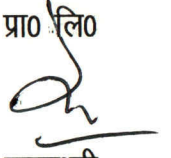
कृपया फाईल नं0 LDA/BP/22-23/2933 का सन्दर्भ ग्रहण करना चाहें, जिसमें उपरोक्त ग्रुप हाउसिंग प्लॉट पर परमिट संख्या Group Housing/07429/LDA/BP/22-23/2933/01032023 दिनांक 17.04.2023 के द्वारा मानचित्र की स्वीकृति प्रदान की गई है। त्रुटिवश विकासकर्ता कम्पनी/प्रमोटर मे0 ए0एन0एस0 डेवलपर्स प्रा0 लि0 का नाम स्वीकृत ले-आउट मानचित्र एवं स्वीकृति पत्र में अंकित होने से रह गया है।

उक्त प्रोजेक्ट को रेरा रजिस्ट्रेशन के लिए हमारे द्वारा आवेदन किया गया था। रेरा द्वारा अपने पत्र संख्या 2104234/यूपीरेरा/परि0पंजी0/2023-24 दिनांक 21.04.2023 के द्वारा अवगत कराया गया है (संलग्न) कि स्वीकृत ले-आउट व स्वीकृति पत्र में विकासकर्ता कम्पनी/प्रमोटर का नाम दर्ज नहीं है। जिसके लिए लखनऊ विकास प्राधिकरण के सहमति पत्र की मांग की गई है।

अतः महोदय से निवेदन है कि स्वीकृत ले-आउट व स्वीकृति पत्र में विकासकर्ता कम्पनी/प्रमोटर का नाम मे0 ए0एन0एस0 डेवलपर्स प्रा0 लि0 दर्ज मानते हुए एक सहमति पत्र जारी करने का कष्ट करें।

धन्यवाद।

भवदीय,
वास्ते ए0एन0एस0 डेवलपर्स प्रा0 लि0


अधिकृत हस्ताक्षरी

ANS Developers Private Limited

Registered Address : A2/3, F.F., Safdarjung Enclave, New Delhi, Delhi South Delhi DELHI DL 110029 IN
Corporate Office : 11th Floor, Shalimar Titanium, Vibhuti Khand, Gomti Nagar, Lucknow 226010 (UP, INDIA)
E: care@shalimar.org | T : 0522 4030444 | W : shalimarcorp.com

उ0प्र0 भू-सम्पदा विनियामक प्राधिकरण,
नवीन भवन, राज्य नियोजन संस्थान
कालाकांकर हाउस, पुराना हैदराबाद, लखनऊ-226007

दिनांक: 21-04-
2023

संख्या: 2104234/यू0पी-रेरा/पंजी०/2023-24

सेवा में,

मेसर्स M/s ANS DEVELOPERS PRIVATE LIMITED (M/s SHALIMAR LAKE CITY PRIVATE LIMITED)

विषय:- उ0प्र0 भू-सम्पदा विनियामक प्राधिकरण (उ0प्र0 रेरा) में परियोजना Valencia Tower GH-17 जनपद Lucknow आवेदन आई0डी0 नं0 ID675338 के पंजीयन के सम्बन्ध में।

महोदय,

आप द्वारा जनपद Lucknow में परियोजना Valencia Tower GH-17 का रेरा अधिनियम की धारा-3 के अन्तर्गत पंजीयन हेतु आवेदन किया गया है। आपका आवेदन पत्र आई0डी0 नं0 ID675338 पर पंजीकृत कर लिया गया है।

आपके द्वारा प्रस्तुत पंजीयन आवेदन पत्र का परीक्षण उ0प्र0 रेरा के स्तर पर भू-सम्पदा (नियमन एवं विकास) अधिनियम 2016, उ0प्र0 भू-सम्पदा (विनियमन एवं विकास) नियमावली 2016 के प्राविधानों तथा प्राधिकरण द्वारा समय-समय पर जारी एस0ओ0पी0 एवं आदेशों के आधार पर किया गया है। आपके पंजीयन आवेदन पत्र में निम्नलिखित कमियां हैं:-

1. The promoter is not marked as the owner of the approved layout and sanction letter. Get a consent letter from Lucknow Development Authority regarding the ownership of the approved layout and sanction letter in the name of the promoter M/s ANS Developers Private Limited and upload the same on the portal.
2. The financial target (under quarterly targets) of the last quarter is marked as zero.

अतः उपरोक्त कमियों का निराकरण करते हुए पंजीयन आवेदन पत्र के विवरण एडिट करने तथा अभिलेख अपडेट करने के साथ-साथ 7 दिन के अन्दर सम्पूर्ण वस्तुस्थिति वेब पोर्टल पर अपलोड करने का कष्ट करें।

(तकनीकी सलाहकार)

उ0प्र0 भू-सम्पदा विनियामक प्राधिकरण