



सर्वोत्तम प्रमाणित

UTTAR PRADESH AWAS AND EVAM VIKAS PARISHAD
104 MAHATMA GANDHI ROAD, LUCKNOW, UTTAR PRADESH

SANCTION LETTER
{ High Risk }

Approval Date 22 Nov 2024

PERMIT NO. : High Risk/UPAVP/BP/24-25/0901/02112024

To,

OWNER NAME : Smt. SHAHJAHAN KHATOON, AZURE INFRATECH PVT. LTD. (DIRECTOR - Mr. BRIJ BEHARI LAL)
SITE ADDRESS : PLOT NO.-11/COM-103, SECTOR -11, VRINDAVAN YOJNA -3, LUCKNOW.
POSTAL ADDR. : D2/122 VIBHUTI KHAND GOMTI NAGAR LUCKNOW,LUCKNOW,Uttar Pradesh,226010

SUB : MAP APPROVAL OF FILE NO : **UPAVP/BP/24-25/0901** Land use : **Commercial**

Dear Sir/Madam,

Your map application dated **30 Oct 2024** is approved as per building bye laws - 2008 (Amended till 2018) as per following terms and conditions as :

- This Construction permission of File no. **UPAVP/BP/24-25/0901** valid from **22 Nov 2024** to **21 Nov 2029** . Due to this approval, prior permissions will be considered cancelled.
- Construction to be done on duly occupied land.
- This Construction permission is valid upto plinth area of **330.15** sqm out of total construction permision on **1705.09** sqm for **Commercial** use.
- This permission includes ground coverage of **39.7 %** and F.A.R. **1.58** is allowed on a total plot area of **831.6** sqm as per plan belonging to owner name **Smt. SHAHJAHAN KHATOON, AZURE INFRATECH PVT. LTD. (DIRECTOR - Mr. BRIJ BEHARI LAL)** having contact address **D2/122 VIBHUTI KHAND GOMTI NAGAR LUCKNOW,LUCKNOW,Uttar Pradesh,226010**.
- This permission includes construction of **1Basement + 2Ground + 2** floors and **11.9** m height. Construction include non FAR area also as per plan proposal drawing and scrutiny report.
- Construction area permitted on each floor as

Proposed Area At :				
Floor\Area	Proposed built up	Existing Built Up	Proposed F.S.I.	Existing F.S.I.
BASEMENT FLOOR	348.96	0	0	0
LOWER GROUND FLOOR	330.15	0	327.36	0

UPPER GROUND FLOOR	330.15	0	330.15	0
FIRST FLOOR	330.15	0	327.36	0
SECOND FLOOR	330.15	0	327.36	0
TERRACE FLOOR	35.53	0	0	0
Total	1705.09	0	1312.23	0

- The approved map is to be displayed at the construction site in such a place that it can be easily observed by the public.
- Information about the commencement of construction on the plot is to be given to the concerned Construction Division of UPAVP fourteen days before starting the construction work.
- Due to this, permission Subdivision, subdivision of plot/Floors and units are neither independent and nor sealable as per rules.
- Owner will also be responsible for compliance of prescribed NGT conditions [Click Here](#) and special conditions on [Click Here](#) for construction engineer/Site In charge will ensure that Construction is done on site as per approved Plan.
- Owner shall be responsible for compliance of NGT conditions and special conditions and for the construction; Engineer/Site-in-charge shall be responsible to ensure that the construction is done as per the approved plan.
- Owner shall be responsible to ensure to provide provision of the parking space, rainwater harvesting and tree plantation as per the approved plan/Building bye-laws to be ensured by owner.
- In case the area of plot is more than 300 sqm, owner shall have to apply for completion certificate to UPAVP after the construction is completed.
- In case of labour-cess dispute, difference of money shall be deposited to concern authority UPAVP and Final settlement letter shall be uploaded to web portal.
- In case of non-payments of dues towards property, the construction permission shall be treated as invalid and it is the owner's responsibility to submit it's installments regularly to UPAVP as per allotment letter.
- Owner shall be responsible for compliance and Adherence to the approved plan. In case of dispute and noncompliance owner shall contact Site-In-Charge, UPAVP with all relevent document. Otherwise, Action shall be taken as per rules and regulations of UPAVP.
- Any alteration is not allowed on site without getting the revise map sanctioned from concerned architect planning unit.
- Owner shall have to apply for the plinth level verification certificate before starting onwards floors construction on site. Otherwise, permission shall be automatically cancelled and

structure/construction shall be treated as unauthorized and shall be treated under construction for compounding process.

- In case of construction is not completed within validity period started above then, owner shall have to apply for revalidation certificate before expiry of validity period as per norms.
- This map will be cancelled automatically if find any false document/commitment.

SPECIAL CONDITIONS :

The approved map shall be displayed at approved with following terms and conditions:-

1. Construction is to be done on duly occupied land.

2. Chapter-11 of the

Building Byelaws - 2018 must

be compliance in any case.

3. Khanan

department NOC required within one

month of map approval.

4. NOC must be

deposited from Pollution control board

department within six months of map

approval.

5. Information about starting

construction on the plot will have to

be given to the concerned Executive

Engineer, Uttar Pradesh Housing and

Development Board, Lucknow.

14 days

before starting the construction work.

6. The approved map shall be displayed at the construction site such a place that it

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can be easily observed by the general

public.

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7. According to the mandate,

the provision of rainwater harvesting

system has been shown, will be

mandatory to ensure its implementation

at the site.

8. According to

the Government Order, it will be

mandatory to plant at least 125 trees /

hectare.

9. According to the Government

Order will have to be done compulsorily according to the energy conservation building code and no objection certificate will have to be obtained at the time of completion certificate. 10. Conditions under the government order for earthquake resistant construction should be followed in any case. 11. The No Objection Certificate has been issued by the Chief Fire Officer, Lucknow, according to which the conditions have to be complied with it will be mandatory, before approval of the completion certificate, the final NOC. The approved map shall be displayed at from the department must be presented. 12. No objection certificate will have to be submitted before completion certificate from Uttar Pradesh Building and Other Construction Workers Welfare Board. 13. After construction on the plot, it will be mandatory to obtain the completion certificate within map validity period as per Building Construction and Development Byelaws-2018. 14. Chapter 6, clause-6.10(I) (II) of the Building Byelaws -2018 must be compliance in any case. 15. The allottee will have to follow all government mandates, council orders, building construction and development byelaws, National Building Code and other related policy decisions applicable from time to time. 16. If Map is already sanctioned for this property/plot then previously sanctioned map then previously sanctioned map automatically stands cancelled. 17. After construction on the land, it will be mandatory to obtain the completion certificate before adhyasan according to the Building Construction and Development Byelaws-2018, within approval time. 18. If any false information or documents are given by the allottee, the map will automatically be cancelled.

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Note - Conditions are system generated and drawing scrutiny report is integral part of the approval letter In case of dispute its owner responsibility to convey in writing to concerned official.