



सर्वोत्तम प्रमाणित

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

SANCTION LETTER
{ High Risk }

Approval Date 28 Sep 2023

PERMIT NO. : High Risk/UPAVP/BP/22-23/0705/08072023

To,

OWNER NAME : SHIVANI BUILDERS PVT LTD
SITE ADDRESS : 6-C, GH-05, Vrindavan Yojna, Lucknow
POSTAL ADDR. : HOUSE NO-15, AJANTA MARKET, NEAR GURUDWARA ROAD, NEAR GURUDWARA,
NISHAT GANJ, LUCKNOW,LUCKNOW,Uttar Pradesh,226001

SUB : MAP APPROVAL OF FILE NO : **UPAVP/BP/22-23/0705** Land use : **Residential**

Dear Sir/Madam,

Your map application dated **04 Jul 2023** 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/22-23/0705** valid from **28 Sep 2023** to **27 Sep 2028** . 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 **1023.99** sqm out of total construction permision on **19324.01** sqm for **Residential** use.
- This permission includes ground coverage of **24.64 %** and F.A.R. **3.2** is allowed on a total plot area of **4156.05** sqm as per plan belonging to owner name **SHIVANI BUILDERS PVT LTD** having contact address **HOUSE NO-15, AJANTA MARKET, NEAR GURUDWARA ROAD, NEAR GURUDWARA, NISHAT GANJ, LUCKNOW,LUCKNOW,Uttar Pradesh,226001**.
- This permission includes construction of **1Basement + 1Stilt + 14** floors and **44.56** 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	2590.46	0	0	0
STILT FLOOR	1179.91	0	45.68	0
FIRST FLOOR	1169.91	0	1000.81	0
SECOND FLOOR	1169.91	0	1000.81	0
THIRD FLOOR	1169.91	0	1000.81	0

FOURTH FLOOR	1169.91	0	1000.81	0
FIFTH FLOOR	1169.91	0	1000.81	0
SIXTH FLOOR	1169.91	0	1000.81	0
SEVENTH FLOOR	1169.91	0	1000.81	0
EIGHTH FLOOR	1169.91	0	1000.81	0
NINTH FLOOR	1169.91	0	1000.81	0
TENTH FLOOR	1169.91	0	1000.81	0
ELEVENTH FLOOR	1169.91	0	1000.81	0
TWELFTH FLOOR	1169.91	0	1000.81	0
THIRTEENTH FLOOR	1169.91	0	1000.81	0
FOURTEENTH FLOOR	344.81	0	211.52	0
TERRACE FLOOR	0	0	0	0
Total	19324.01	0	13267.73	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 :

1. Construction is to be done on duly occupied land. 2. 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. 3. The approved map shall be displayed at the construction site a such a place that it can be easily observed by the general public. 4. As per G.O., the rainwater harvesting system is to be installed on site and it will be mandatory to ensure its implementation.

2. 5. As per G.O., it shall be mandatory to plant at least 50 trees / hectare on site as per site plan. 6. Provision for disabled person, chapter-11 of the Building Byelaws -2018 must be followed in any case. 7. As per G.O., it shall be mandatory to follow the energy conservation building code and no objection certificate shall be obtained at the time of seeking completion certificate. 8. As per G.O., for earthquake resistant construction, all the condition shall be followed in any case. 9. khana department NOC required within one month of map approval. 10. NOC must be deposited from Pollution/Environment department within six month of map approval.

3. 11. The No Objection Certificate has been issued by the Chief Fire Officer, Lucknow, according to which all the conditions shall be followed and it will be mandatory to obtain final NOC before approval the completion certificate. 12. No objection certificate shall be submitted from Uttar Pradesh Building and Other Construction Workers Welfare Board before applying for completion certificate. 13. As per G.O.,it will be mandatory to registered in UPRERA and registration certificate is to be submitted in the concern APD office. 14. It will be mandatory to obtain completion certificate before commencement of adhyasan.

4. 15. The allottee shall be follow all the rules mentioned in the Real Estate (Regulation and Development) Act -2016 and UP Apartment Act -2010. 16. The allottee shall be followed all the government mandates, UPAVP orders, building construction and development bye-laws, National Building Code and other related

policy decisions applicable from time to time. 17. If Map is already sanctioned for this property/plot then sanctioned map automatically stands cancelled.

5. 18. After construction on the land, it will be mandatory to obtain the completion certificate before the adhyasan within validity period as per the Building Construction and Development Byelaws-2018,. 19. If any false information or documents found given by the allottee, the map will treated as 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.