

To,
The Technical Advisor,
Uttar Pradesh Real Estate Regulatory Authority
Rajya Niyojan Sansthan, Naveen Bhawan, OLD Hyderabad,
Lucknow UP 226007.

**SUBJECT: UPRERA REGISTRATION OF THE NEW PROJECT – “PURVANCHAL ROYAL ATLANTIS PHASE -1”
APPLICATION ID – ID1065186**

Respected Sir,

In reference to your objection letter dated 10-05-2024 letter No. 1005241 / यूपी-रेरा / परिपंजी / 2024-2025 received via email on 10.05.2024 and as per your kind instructions in the online meeting held on 31-05-2024, we most respectfully make following submission to this Hon'ble Authority:

1. It is submitted that the Floor Plans Approved by Lucknow Development Authority have been uploaded on the UP RERA Portal and a copy of the same is attached herewith **(marked as Annexure-1)**.
2. It is submitted that all the relevant details regarding the Development work (brief description) have been edited as per your kind instructions on the UP RERA portal.
3. It is submitted that corrected names of the RERA bank account as per the kind instruction of the authority has been uploaded on the UP RERA Portal along with form RA-7, RA-1, Receiving of Standing Instruction, Bank Statements of all the 3 accounts and a copy of the same is attached herewith **(Marked as Annexure – 2)**.
4. It is submitted that Board Authorization Letter of Mr. Akshit Kapoor along with Form -B have been uploaded on the portal and a copy of the same is attached herewith **(Marked as Annexure – 3)**.
5. It is submitted that Proforma of Agreement for Sale, Proforma of Conveyance Deed has been uploaded on UP RERA Portal.
6. It is submitted that the fire NOC, Water supply plan and Waste Disposal Plan have been uploaded on the UP RERA Portal and a copy of the same is attached herewith. **(Marked as Annexure – 4)**.

In view of the above-mentioned submissions, we have cleared the objections on the UPRERA portal on 06.06.2024. It is humbly prayed that this Hon'ble Authority may kindly be pleased to accept our application for registration of new project under UP RERA and issue Registration Certificate at the earliest.

Thanking you,

FOR PURVANCHAL PROJECTS PVT. LTD.


Akshit Kapoor
General Manager

Business Development & Operations



M/S. PPPL SEP A/C FOR ROYAL ATLANTIS PHASE 1
3/247 PURYANCHAL HOUSE VISHAL KHAND
GOMTI NAGAR

LUCKNOW 226010
UTTAR PRADESH INDIA

JOINT HOLDERS :-

Account Branch : RANA PRATAP MARG
Address : HDFC BANK LTD, GROUND FLOOR,
29/4, OLD NO 16, RANA PRATAP MARG,
LUCKNOW
City : LUCKNOW 226001
State : UTTAR PRADESH
Phone no. : 18002026161
OD Limit : 0.00
Currency : INR
Email : ACCOUNTS LUCKNOW@PURVANCHALPROJECTS.COM
Cust ID : 284406221
Account No : 50200095225251 ABM
A/C Open Date : 22/04/2024
Account Status : Regular
RTGS/NEFT IFSC : HDFC0005440 MICR : 226240064
Branch Code : 5440 Product Code : 1084

Nomination : Not Registered

Generated On: Generated By: A30254

Requesting Branch Code: 5440

From : 01/06/2024

To : 04/06/2024

Statement of account

Date	Narration	Chq./Ref.No.	Value Dt	Withdrawal Amt.	Deposit Amt.	Closing Balance

STATEMENT SUMMARY :-

Opening Balance
0.00

Dr Count

Cr Count

Debits

Credits

Closing Bal

This is a computer generated statement and does not require signature.

HDFC BANK LIMITED

*Closing balance includes funds earmarked for hold and uncleared funds

Contents of this statement will be considered correct if no error is reported within 30 days of receipt of statement. The address on this statement is that on record with the Bank as at the day of requesting this statement.

State account branch GSTIN:

HDFC Bank GSTIN number details are available at <https://www.hdfcbank.com/personal/making-payments/online-tax-payment/goods-and-service-tax>

Registered Office Address: HDFC Bank House, Senapati Bapat Marg, Lower Parel, Mumbai 400013



Account Branch : RANA PRATAP MARG
 Address : HDFC BANK LTD, GROUND FLOOR,
 29/4, OLD NO 16, RANA PRATAP MARG,
 LUCKNOW
 City : LUCKNOW 226001
 State : UTTAR PRADESH
 Phone no. : 18002026161
 OD Limit : 0.00
 Currency : INR
 Email : ACCOUNTS LUCKNOW@PURVANCHALPROJECTS.COM
 Cust ID : 284406220
 Account No : 50200095225162 ABM
 A/C Open Date : 22/04/2024
 Account Status : Regular
 RTGS/NEFT IFSC : HDFC0005440 MICR : 226240064
 Branch Code : 5440 Product Code : 1313

M/S. PPPL TRAN A/C FOR ROYAL ATLANTIS PHASE 1
 3/247 PURVANCHAL HOUSE VISHAL
 KHAND GOMTI NAGAR

LUCKNOW 226010
 UTTAR PRADESH INDIA

JOINT HOLDERS :

Nomination : Not Registered

Generated On: Generated By: A30254

Requesting Branch Code: 5440

From : 01/06/2024

To : 04/06/2024

Statement of account

Date	Narration	Chq./Ref.No.	Value Dt	Withdrawal Amt.	Deposit Amt.	Closing Balance

STATEMENT SUMMARY :-

Opening Balance
0.00

Dr Count

Cr Count

Debits

Credits

Closing Bal

This is a computer generated statement and does not require signature.

HDFC BANK LIMITED

*Closing balance includes funds earmarked for hold and uncleared funds

Contents of this statement will be considered correct if no error is reported within 30 days of receipt of statement. The address on this statement is that on record with the Bank as at the day of requesting this statement.

State account branch GSTIN:

HDFC Bank GSTIN number details are available at <https://www.hdfcbank.com/personal/making-payments/online-tax-payment/goods-and-service-tax>

Registered Office Address: HDFC Bank House, Senapati Bapat Marg, Lower Parel, Mumbai 400013



Account Branch : RANA PRATAP MARG
 Address : HDFC BANK LTD, GROUND FLOOR,
 29/4, OLD NO 16, RANA PRATAP MARG,
 LUCKNOW
 City : LUCKNOW 226001
 State : UTTAR PRADESH
 Phone no. : 18002026161
 OD Limit : 0.00
 Currency : INR
 Email : ACCOUNTS LUCKNOW@PURVANCHALPROJECTS.COM
 Cust ID : 284406228
 Account No : 50200095225337 ABM
 A/C Open Date : 22/04/2024
 Account Status : Regular
 RTGS/NEFT IFSC : HDFC0005440 MICR : 226240064
 Branch Code : 5440 Product Code : 1103

M/S. PPPL COLL A/C FOR ROYAL ATLANTIS PHASE 1
 3/247 PURVANCHAL HOUSE VISHAL KHAND
 GOMTI NAGAR

LUCKNOW 226010
 UTTAR PRADESH INDIA

JOINT HOLDERS :

Nomination : Not Registered

Generated On: Generated By: A30254

Requesting Branch Code: 5440

From : 01/06/2024

To : 04/06/2024

Statement of account

Date	Narration	Chq./Ref.No.	Value Dt	Withdrawal Amt.	Deposit Amt.	Closing Balance

STATEMENT SUMMARY :-

Opening Balance
0.00

Dr Count

Cr Count

Debits

Credits

Closing Bal

This is a computer generated statement and does not require signature.

HDFC BANK LIMITED

*Closing balance includes funds earmarked for hold and uncleared funds

Contents of this statement will be considered correct if no error is reported within 30 days of receipt of statement. The address on this statement is that on record with the Bank as at the day of requesting this statement.

State account branch GSTIN:

HDFC Bank GSTIN number details are available at <https://www.hdfcbank.com/personal/making-payments/online-tax-payment/goods-and-service-tax>

Registered Office Address: HDFC Bank House, Senapati Bapat Marg, Lower Parel, Mumbai 400013

Form-RA-7**Confirmation of Standing Advice for Auto-Transfer Between RERA Project
Accounts**

To,
The Secretary
Uttar Pradesh Real Estate Regulatory Authority
Naveen Bhavan, Rajya Niyojan Sansthan
Kala Kankar House, Old Hyderabad
Lucknow - 226007

**Sub: Confirmation of Receipt of Standing Advice for Auto-Transfer from
Collection Account to Separate Account and Transaction Account of the
Project and opening of the accounts accordingly.**

Sir,

With reference to the Real Estate Project (Maintenance and Operation of Separate Bank Account) Revised Directions, 2023 issued by Uttar Pradesh Real Estate Regulatory Authority, we hereby confirm that the three banks accounts have been opened by M/s. PURVANCHAL PROJECTS PVT. LTD. for the project PURVANCHAL ROYAL ATLANTIS PHASE - 1 in our bank branch with following details:

- Address of the branch: Ground Floor, 29/4, Old No. 16, Rana Pratap Marg,
Lucknow UP-226001
- IFSC code: HDFC0005440
- Phone number with STD code: +91-9897645165 (Ms. Madhurima Benjamin,
Branch Manager)
- E-mail of the branch: madhurima.benjamin@hdfcbank.com

We hereby also confirm the receipt of following standing advice given by the promoter with respect to three banks accounts

1. The three bank accounts, namely 'Collection Account', 'Separate Account' and 'Transaction Account' have been opened as prescribed in Real Estate Project (Maintenance and Operation of Separate Bank Account) Revised Directions, 2023.
2. The nomenclature of the three bank accounts is as follows:

www.hdfcbank.com

Account Type	A/c Number	Name of Account
Collection Account	50200095225337	PPPL COLL A/C FOR ROYAL ATLANTIS PHASE-1
Separate Account	50200095225251	PPPL SEP A/C FOR ROYAL ATLANTIS PHASE-1
Transaction Account	50200095225162	PPPL TRAN A/C FOR ROYAL ATLANTIS PHASE-1

3. The standing advice for end-of-day auto-transfer of money deposited in the Collection Account in a proportion of 70% to Separate Account and 30% to Transaction Account has been applied.
4. Cheque book, debit card and/or net banking facility, issuance of demand draft, bank guarantee etc. shall not be provided for the Collection Account and Separate Account.
5. Withdrawal / transfer from the Separate Account of the Project shall be allowed only upon assessment of the Architect, Engineer, and Chartered Account certificates given by the promoter

This is to confirm that the accounts as opened by the promoter **M/S. PURVANCHAL PROJECTS PRIVATE LIMITED** for the project **PURVANCHAL ROYAL ATLANTIS PHASE - 1** shall be operated as per above standing advice given by the promoter,

Yours faithfully,

Signature of the Concerned Branch Manager

Name and Signature number of the Concerned Branch Manager

Seal of the concerned bank branch/ Branch Manager



Madhurima Benjamin
M6338
4/6/2024
Manager
Code : M6338
Rana Pratap Marg, Lucknow (5440)



INDIA NON JUDICIAL



IN-UP52423724603632W

Government of Uttar Pradesh

e-Stamp

Signature

ACC Name : Sangeeta Dwivedi Acc Code UP14731804

Acc Address : Vinay Khanda-4, Gomti Nagar, Mob : 8299700108

Licence No. : 578 Tehsil & District : Sadar, Lucknow

Certificate No. : IN-UP52423724603632W
 Certificate Issued Date : 16-May-2024 11:48 AM
 Account Reference : NEWIMPACC (SV)/ up14781804/ LUCKNOW SADAR/ UP-LKN
 Unique Doc. Reference : SUBIN-UPUP1478180401249767443219W
 Purchased by : PURVANCHAL PROJECTS PRIVATE LIMITED
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : PURVANCHAL PROJECTS PRIVATE LIMITED
 Second Party : Not Applicable
 Stamp Duty Paid By : PURVANCHAL PROJECTS PRIVATE LIMITED
 Stamp Duty Amount(Rs.) : 10
 (Ten only)



Please write or type below this line



Form-RA-1
Affidavit for Bank Accounts of Project (Notarized)
(For New Registration only)

To,
 Uttar Pradesh Real Estate Regulatory Authority
Naveen Bhavan, Rajya Nivohan Sansthan
Kala Kankar House, Old Hyderabad,
Lucknow-226007

Sub: Affidavit / Declaration for Bank Accounts for the Project PURVANCHAL ROYAL ATLANTIS PHASE - 1

I, Mr. Akshit Kapoor, authorized signatory of the proposed project duly authorized by the Purvanchal Projects Private Limited (PPPL) Promoter of the proposed project, do hereby solemnly declare, undertake and state that the following bank accounts have been opened for the project PURVANCHAL ROYAL ATLANTIS PHASE - 1,
 Aishbagh, Lucknow

05 JUN 2024

Stamping Area

1. The e-stamp certificate is valid only if it is generated through the official website of the Government of Uttar Pradesh or using the official Mobile App of the Government of Uttar Pradesh.
 2. The e-stamp certificate is valid only if it is generated through the official website of the Government of Uttar Pradesh or using the official Mobile App of the Government of Uttar Pradesh.
 3. The e-stamp certificate is valid only if it is generated through the official website of the Government of Uttar Pradesh or using the official Mobile App of the Government of Uttar Pradesh.

I undertake that I have given written standing advice to the under mentioned bank where the three accounts have been opened for instant auto transfer of 70 percent of the money collected from allottees in collection account from time to time to the project separate account and not more than 30 percent to the transaction account of the project.

Sr	Details	Collection Account	Separate Account	Transaction Account
1.	Name of Account	PPPL Coll A/c For ROYAL ATLANTIS Phase-1	PPPL Sep A/c For ROYAL ATLANTIS Phase-1	PPPL Tran A/c For ROYAL ATLANTIS Phase-1
2.	Account Number	50200095225337	50200095225251	50200095225162
3.	Bank Name	HDFC Bank	HDFC Bank	HDFC Bank
4.	Branch Name	Rana Pratap Marg	Rana Pratap Marg	Rana Pratap Marg
5.	Branch Address	Ground Floor, 29/4, Old No. 16, Rana Pratap Marg, Lucknow UP-226001	Ground Floor, 29/4, Old No. 16, Rana Pratap Marg, Lucknow UP-226001	Ground Floor, 29/4, Old No. 16, Rana Pratap Marg, Lucknow UP-226001
6.	IFSC Code	HDFC0005440	HDFC0005440	HDFC0005440
7.	Branch email ID	madhurima.benjamin@hdfcbank.com	madhurima.benjamin@hdfcbank.com	madhurima.benjamin@hdfcbank.com
8.	Branch phone no.	+91-9897645165	+91-9897645165	+91-9897645165

I also undertake that any secured / unsecured project finance availed for the project will be deposited in the separate account only.


Deponent

Verification

The Contents of this Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.


Deponent

Verified by me at Lucknow on this 4th day of June, 2024
Sworn & Verified


Shaleen Raj
Advocate & Notary
26/03/39 Cha-4, Tilak Nagar
Ainibagh, Lucknow

I know and identify the deponent who has signed/put before me 

05 JUN 2024



INDIA NON JUDICIAL



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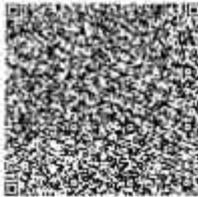
Government of Uttar Pradesh

e-Stamp



₹100

Certificate No.	: IN-UP29981310690430W
Certificate Issued Date	: 22-Apr-2024 02:19 PM
Account Reference	: NEWIMPACC (SV)/ up14742604/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUP1474260456154404526597W
Purchased by	: PURVANCHAL PROJECTS PRIVATE LIMITED
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: PURVANCHAL PROJECTS PRIVATE LIMITED
Second Party	: Not Applicable
Stamp Duty Paid By	: PURVANCHAL PROJECTS PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

FORM B

[See rule 3(4) of The Uttar Pradesh Real Estate (Regulation and Development) Rules 2016]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Akshit Kapoor, General Manager, Business Development & Operations Authorized Signatory of the proposed project duly authorized by the promoter of the proposed project, vide its/his/their authorization through Board Resolution dated 04/04/2024.

I, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / Authorized signatory of the promoter have / has a legal title to the land on which the development of the Project is proposed AND a legally valid authentication of title of such land along

Sworn and Verified

Before me
Sathya Narayana
22/04/2024
LUCKNOW

This certificate should be verified at 'www.singlestamp.com' or using e-Stamp Mobile App of Stock Holding Corporation of India. The stamping details on this Certificate and as available on the website / Mobile App renders it invalid. The onus of attesting the legitimacy is on the user of the certificate. In case of any discrepancy please inform the Competent Authority.



with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is till 27/02/2029.
4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled, bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I/promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/ promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.


Deponent

Verification

The content of my above Affidavit cum Declaration are true and correct and nothing has been concealed by me there from.

Verified by me at **Lucknow** on this **22nd** day of **April, 2024**


Deponent

Sworn and Verified
Before me
Satya Prakash Pringstava
22/04/24
Lucknow U.P India

CERTIFIED TRUE COPY OF THE EXTRACTS OF THE MINUTES PASSED AT THE 1ST (2024-25) MEETING OF THE BOARD OF DIRECTORS OF PURVANCHAL PROJECTS PRIVATE LIMITED HELD ON THURSDAY, ON THE 04TH DAY OF APRIL, 2024 DULY COMMENCED AT 10.30 A.M. AND CONCLUDED AT 11:30 A.M. AT THE REGISTERED OFFICE OF THE COMPANY AT LSC, A-7, 2ND FLOOR, PURVANCHAL PLAZA, MAYUR VIHAR, NEW DELHI-110091

AUTHORISATION FOR MR. AKSHIT KAPOOR TO SIGN UPRERA DOCUMENTS

"RESOLVED THAT" consent of the Board be and is hereby accorded to authorize MR. AKSHIT KAPOOR, (General Manager, Business Development & Operations) to apply, appear, Liaison, make representations and applications on behalf of the Company and act as Authorised Signatory and to sign and submit all the requisite documents, letters, forms, etc. for the registration with UP RERA in relation to the Mixed-Use Project of the Company located at Plot No. F7, C.G. City, Sultanpur Road, Lucknow on behalf of the Company.

RESOLVED FURTHER THAT Any actions and documents executed by MR. AKSHIT KAPOOR, (General Manager, Business Development & Operations) authorized representative of the Company in this regard shall be considered legally binding on the Company, until such time as a written notice of withdrawal is provided, as per the provided specimen.

Signature of Authorized Signatory: (Signature)



RESOLVED FURTHER THAT MR. AKSHIT KAPOOR, (General Manager, Business Development & Operations) authorized representative of the Company be and is hereby authorized to file declarations, undertakings, affidavits, statements, replies, and tender evidence or such other documents as may be necessary, to do all such acts and deeds necessary or incidental to or connected for the purpose of giving effect to this resolution in the interest of the Company.

RESOLVED FURTHER THAT a certified copy of the resolution be given to anyone concerned or interested in the matter."

For PURVANCHAL PROJECTS PRIVATE LIMITED

SHAH ALAM
Managing Director
DIN: 01128691
Address: 51A, Niyaz and Raza Apartment,
Noor Nagar, Johri Farm, Jamia Nagar,
New Delhi- 110025

SHAHIN SHAH ALAM
Director
DIN: 03368146
Address: 51A, ST NO-2, Johri Farm
Noor Nagar Extn, Jamia, Okhla,
New Delhi- 110025

Place: New Delhi
Date: 04.04.2024



प्रारूप-घ (संलग्नक-3)

औपबन्धिक (प्रोविजनल) अनापत्ति प्रमाणपत्र

यूआईडी संख्या: UPFS/2024/108040/LCK/LUCKNOW/5239/JD

दिनांक: 12-02-2024

प्रमाणित किया जाता है कि मैसर्स **PURVANCHAL C.G.CITY** (भवन/प्रतिष्ठान का नाम) पता **PLOT NO- F-7, C.G .CITY, CHAK GAJARIA, SULTANPUR ROAD, LUCKNOW** तहसील - **SAROJNINAGAR** प्लॉट एरिया **10508.00 sq.mt** (वर्गमीटर), कुल कवर्ड एरिया **49282.05** (वर्गमीटर), ब्लॉकों की संख्या **2** जिसमें

ब्लॉक/टावर	प्रत्येक ब्लॉक में तलों की संख्या	वेसमेन्ट की संख्या	ऊँचाई
TOWER 01 COMMERCIAL AND HOTEL	9	1	35.60 mt.
TOWER 02 RESIDENTIAL	27	2	95.50 mt.

है। भवन का अधिभोग मैसर्स **PURVANCHAL C.G.CITY** द्वारा किया जायेगा। इनके द्वारा भवन में अग्नि निवारण एवं अग्नि सुरक्षा व्यवस्थाओं का प्राविधान एन0बी0सी0 एवं तत्संबंधी भारतीय मानक ब्यूरो के आई0एस0 के अनुसार किया गया है। इस भवन को औपबन्धिक अनापत्ति प्रमाणपत्र, एन0बी0सी0 की अधिभोग श्रेणी **Residential** के अन्तर्गत इस शर्त के साथ निर्गत किया जा रहा है कि प्रस्तावित भवन में अधिभोग श्रेणी के अनुसार सभी अग्निशमन व्यवस्थाओं के मानकों का अनुपालन पूर्ण रूप से किया जायेगा तथा भवन के निर्माण के पश्चात भवन के अधिभोग से पूर्व अग्नि सुरक्षा प्रमाण पत्र प्राप्त किया जायेगा। ऐसा न करने पर निर्गत प्रोविजनल अनापत्ति प्रमाणपत्र स्वतः ही निरस्त मान लिया जायेगा, जिसके लिए मैसर्स **PURVANCHAL C.G.CITY** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होंगे।

Note : अग्निशमन अधिकारी /मुख्य अग्निशमन अधिकारी द्वारा प्रेषित स्थलीय भौतिक निरीक्षण संस्तुति आख्या व अपलोडिड मानचित्रों के अनुसार सम्बन्धित सक्षम सत्ता प्राधिकारी को यह प्रोवीजनल अनापत्ति प्रमाण पत्र इस शर्त के साथ निर्गत किया जाता है कि उपरोक्त भवन के अध्यासन/ प्रयोग से पूर्व समस्त अग्निशमन व्यवस्थाएं मानको के अनुसार अधिष्ठापित कराया जाना अनिवार्य है, यदि भवन स्वामी द्वारा बिना व्यवस्थाओं के अध्यासन किया जाता है, तो भवन के असुरक्षित अध्यासन हेतु सत्ता प्राधिकारी निगरानी रखे।

"यह प्रमाण-पत्र आपके द्वारा प्रस्तुत अभिलेखों, सूचनाओं के आधार पर निर्गत किया जा रहा है। इनके असत्य पाए जाने पर निर्गत प्रमाण-पत्र मान्य नहीं होगा। यह प्रमाण-पत्र भूमि / भवन के स्वामित्व / अधिभोग को प्रमाणित नहीं करता है।"

हस्ताक्षर (निर्गमन अधिकारी)



Digitally Signed By
(Aman Sharma)

निर्गत किये जाने का दिनांक : 15-02-2024
स्थान : LUCKNOW

[A0269865B74078800DE1F7D7C6707A357F263D40]

15-02-2024

कार्यालय

उपनिदेशक

फायर सर्विस

मेरठ/सहारनपुर

परिक्षेत्र।

पत्रांक:2024/108040/एलसीके/लखनऊ/5239/जे0डी0

दिनांक: फरवरी 16 2024,

सेवा में,

स्वामी/प्रबन्धक,

**M/S-PURVANCHAL PROJECTS PVT LTD.
PLOT NO-F-7, C.G. CITY, CHAK GAJARIA,
SULTANPUR ROAD, LUCKNOW.**

विषय:-

**M/S-PURVANCHAL PROJECTS PVT LTD.(Purvanchal CG City) PLOT NO-F-7,
C.G. CITY CHAK GAJARIA, SULTANPUR ROAD, LUCKNOW.** उ0प्र0 में प्रस्तावित
गुप हाऊसिंग आवासीय भवन को ऑनलाईन निर्गत प्रोवीजनल अनापत्ति प्रमाण पत्र में नाम एवं कवर्ड एरिया
सम्बन्धी संशोधन के सम्बन्ध में।

सन्दर्भ:

यूआईडी2024/108040/एलसीके/लखनऊ/5239/जे0डी0 दिनांक: 12-02-2024

महोदय,

कृपया उपरोक्त विषयक अपने प्रार्थना पत्र दिनांक: 16-02-2024 का सन्दर्भ ग्रहण करने का कष्ट करें, जिसके
द्वारा अवगत कराया है कि यूआईडी2024/108040/एलसीके/लखनऊ/5239/जे0डी0 दिनांक: 15-02-2024 के माध्यम से
ऑनलाईन निर्गत प्रोवीजनल अनापत्ति प्रमाण पत्र के प्रारूप में प्रोजेक्ट का नाम एवं कुल कवर्ड एरिया त्रुटिवश गलत अंकित हो जाने
के कारण संशोधित पत्र निर्गत किये जाने का अनुरोध किया गया है।

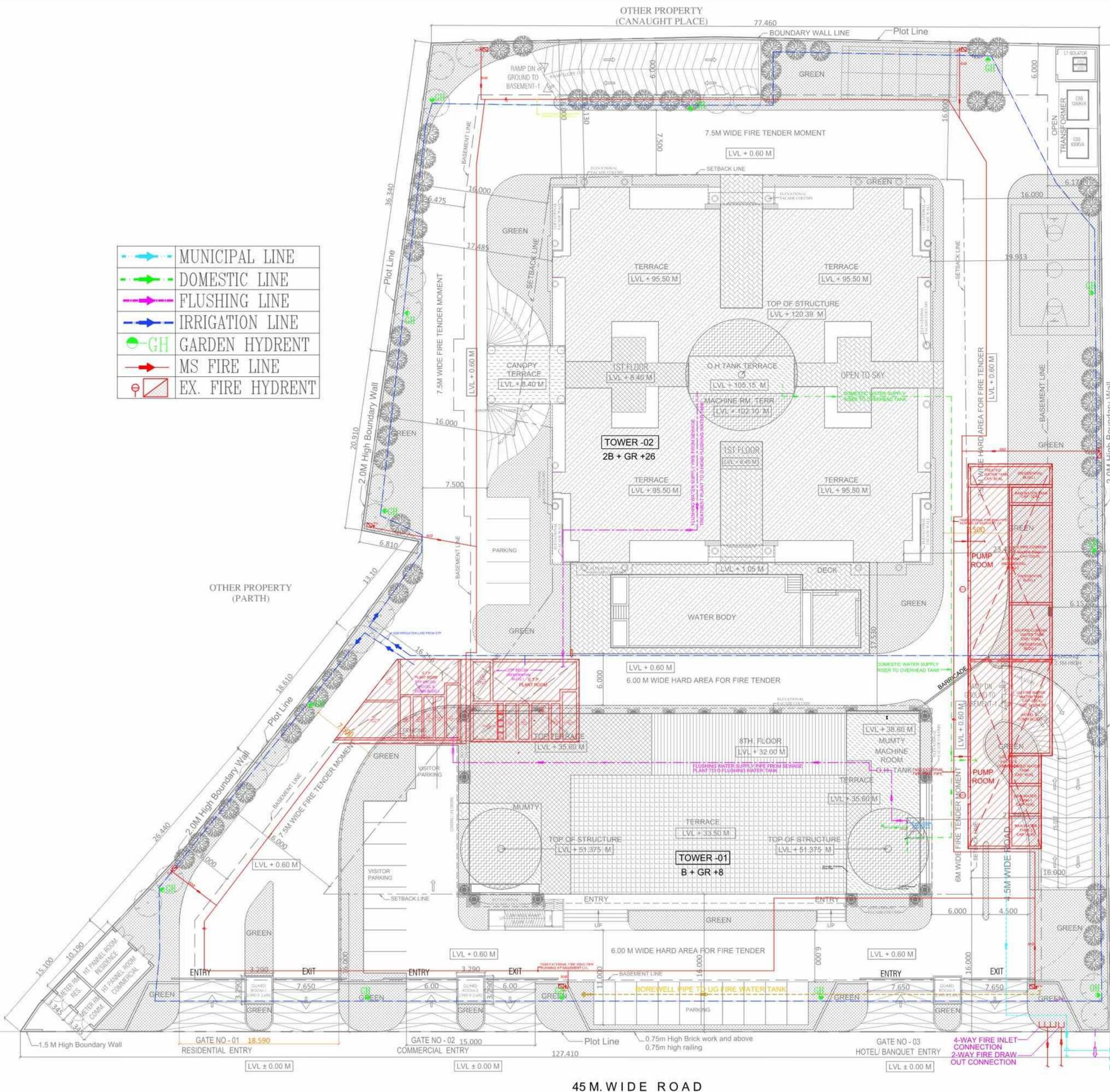
ऑनलाईन प्रोवीजनल प्रार्थना पत्र के साथ संलग्नक अभिलेखों यथा मानचित्रों के अनुसार निम्नांकित प्रस्तावित
कवर्ड एरिया एवं नाम सम्बन्धी संशोधित विवरण निम्नवत है:-

क्र0	नाम एवं कवर्ड एरिया का विवरण	
स0	ऑनलाईन निर्गत एन0ओ0सी0 के अनुसार	संशोधन के उपरान्त
01	भवन नाम नाम M/S-PURVANCHAL C.G. CITY,	M/S-PURVANCHAL PROJECTS PVT LTD.
02	कुल कवर्ड एरिया-49282.05 वर्ग मीटर।	कुल कवर्ड एरिया-62006.11 वर्ग मीटर।

अतः उपरोक्त भवन को ऑनलाईन निर्गत प्रोवीजनल अनापत्ति प्रमाण पत्र में तदनुसार संशोधन समझा जाये,
तथा शेष शर्तें दिनांक: 15-02-2024 को ऑनलाईन निर्गत (प्रोवीजनल) एन0ओ0सी0 के अनुसार ही अनुमत्त होगी।

(अमन शर्मा)

उपनिदेशक, फायर सर्विस,
मेरठ/सहारनपुर परिक्षेत्र।



	MUNICIPAL LINE
	DOMESTIC LINE
	FLUSHING LINE
	IRRIGATION LINE
	GARDEN HYDRENT
	MS FIRE LINE
	EX. FIRE HYDRENT

AREA STATEMENT		VERSION NO.: 1.0.92		
PROJECT DETAIL :		VERSION DATE: 30/12/2024		
Authority: Lucknow Development Authority	Plot Use: Commercial			
Authority Class: Category A	Plot Sub Use: Res/Comm Building			
Authority Grade: Development Authority (DA)	Development Plan: CG CITY			
Case Track: Regular	Land Use Zone: NA			
Project Type: Group Development	Land Sub Use Zone: NA			
Nature of Development: NEW	Layout Type: NA			
Development Area: New Area				
Sub Development Area: Other Town Area				
Special Project: NA				
Site Address: District Lucknow, Tehsil Mohanlagar,				
Village Chak Kajejra				
AREA DETAILS :		Sq. Mts.		
1. Area of Plot As per record		10508.00		
Document Area		10508.00		
As per site condition		10631.93		
Area of Plot Considered		10508.00		
2. Deduction for				
(a) Proposed roads		0.00		
(b) Any reservations		0.00		
Total (a + b)		0.00		
3. Net Area of plot (1 - 2) AREA OF PLOT		10508.00		
Green and open space		2198.48		
Plot Area For Coverage		10508.00		
Plot Area For FAR		10508.00		
Perm. FAR Area (2.50)		26270.00		
Perm. Paid FAR Area (1.25)		13135.00		
Total Perm. FAR area with Paid FAR (3.75)		39405.00		
Total Perm. FAR area (3.75)		39405.00		
6. Total Built up area permissible at				
Permissible Coverage area (40.00 %)		4203.20		
Proposed Coverage Area (23.83 %)		2503.60		
Total Prop. Coverage Area (23.83 %)		2503.60		
Balance coverage area (16.17 %)		1699.60		
Proposed Area at				
	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
Basement First Floor	7784.79	0.00	0.00	0.00
Basement Second Floor	4565.07	0.00	0.00	0.00
Ground Floor	2586.11	0.00	1788.51	0.00
First Floor	2592.50	0.00	2019.53	0.00
Second Floor	2577.44	0.00	2178.19	0.00
Third Floor	2593.12	0.00	1868.18	0.00
Fourth Floor	1536.34	0.00	1235.62	0.00
Fifth Floor	2576.60	0.00	2047.38	0.00
Sixth Floor	2576.60	0.00	2047.38	0.00
Seventh Floor	2588.85	0.00	2060.99	0.00
Eighth Floor	2000.37	0.00	1599.08	0.00
Ninth Floor	1536.34	0.00	1235.62	0.00
Tenth Floor	1536.34	0.00	1235.62	0.00
Eleventh Floor	1536.34	0.00	1235.62	0.00
Twelfth Floor	1536.34	0.00	1235.62	0.00
Thirteenth Floor	1536.34	0.00	1235.62	0.00
Fourteenth Floor	1536.34	0.00	1235.62	0.00
Fifteenth Floor	1536.34	0.00	1235.62	0.00
Sixteenth Floor	1536.34	0.00	1235.62	0.00
Seventeenth Floor	1536.34	0.00	1235.62	0.00
Eighteenth Floor	1536.34	0.00	1235.62	0.00
Nineteenth Floor	1536.34	0.00	1235.62	0.00
Twentieth Floor	1536.34	0.00	1235.62	0.00
Twentyfirst Floor	1536.34	0.00	1235.62	0.00
Twentysecond Floor	1536.34	0.00	1235.62	0.00
Twentythird Floor	1536.34	0.00	1235.62	0.00
Twentyfourth Floor	1536.34	0.00	1235.62	0.00
Twentyfifth Floor	1536.34	0.00	1235.62	0.00
Twentysixth Floor	1536.34	0.00	1235.62	0.00
Terrace Floor	250.84	0.00	0.00	0.00
Service Floor	123.36	0.00	0.00	0.00
Total Area	62006.11	0.00	39084.02	0.00
Total FAR Area				39084.02
Total Built up Area				62006.11
Consumed FAR (Factor)				3.72
C. Tenement Statement				
4. Tenement Proposed At:				
G.F.		1.00		
All Floors		105.00		
5. Total Tenements (3 + 4)		106		
E. Parking Statement				
1. Parking Space Required as per Regulations:				2385.00
2. Proposed Parking Space:				15940.31



KEY PLAN

CLIENT :-	M/S PURVANCHAL PROJECTS PVT.LTD.
PROJECT :-	PROPOSED COMMERCIAL/ RESIDENTIAL AT PLOT NO. F-7, C.G. CITY, CHAK GANAJARIA, SULTANPUR ROAD, LUCKNOW, U.P
NORTH :-	
DATE :-	NOV/2023
SCALE :-	1:250
ARCHITECT :- DEVELOPMENTS CONSULTANT (Architects, Engineers, Urban Designers) 209C, Masjid Moth, (Opp. R-Block, South Extn-II), New Delhi - 110 049 Ph: +91 - 11 - 2625 4880 / 43406894	
SUBMISSION DRAWING	
TITLE :-	WATER SUPPLY SITE PLAN LAYOUT
OWNER'S SIGN	ARCHITECT SIGN

45 M. WIDE ROAD