



सैयोत्तम प्रमाणित

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

SANCTION LETTER

{ High Risk }

Approval Date 01 Jan 2024

PERMIT NO. : High Risk/UPAVP/BP/22-23/0084/14082023

To,

OWNER NAME : ENVYRONS INFRASTRUCTURE PVT LTD
SITE ADDRESS : SITE NO:- 4 /B.S.-02/02 , SIDDHARTHA VIHAR YOJNA , GHAZIABAD
POSTAL ADDR. : S/O-KRISHAN KUMAR MITTAL, J-94, 2nd FLOOR, RESERVE BANK ENCLAVE, PASCHIM VIHAR, WEST DELHI, WEST DELHI, DELHI, 110063

SUB : MAP APPROVAL OF FILE NO : **UPAVP/BP/22-23/0084** Land use : **Residential**

Dear Sir/Madam,

Your map application dated **10 Aug 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/22-23/0084** valid from **01 Jan 2024** to **31 Dec 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 **2940.28** sqm out of total construction permission on **98287.93** sqm for **Residential** use.
- This permission includes ground coverage of **24.5 %** and F.A.R. **4.41** is allowed on a total plot area of **12000** sqm as per plan belonging to owner name **ENVYRONS INFRASTRUCTURE PVT LTD** having contact address **S/O-KRISHAN KUMAR MITTAL, J-94, 2nd FLOOR, RESERVE BANK ENCLAVE, PASCHIM VIHAR, WEST DELHI, WEST DELHI, DELHI, 110063**.
- This permission includes construction of **3Basement + 1Ground + 36 floors** and **141.45** 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 THIRD FLOOR	9005.42	0	1051.26	0
BASEMENT SECOND FLOOR	9005.42	0	1051.26	0
BASEMENT FIRST FLOOR	9005.28	0	1051.26	0

GROUND FLOOR	2103.04	0	342.37	0
STILT FLOOR	749.79	0	0	0
FIRST FLOOR	1445.71	0	955.78	0
SECOND FLOOR	2620.71	0	2226.87	0
THIRD FLOOR	2544.7	0	2203.72	0
FOURTH FLOOR	2564.59	0	2208.92	0
FIFTH FLOOR	2533.94	0	2201.32	0
SIXTH FLOOR	2554.76	0	2199.09	0
SEVENTH FLOOR	2524.11	0	2191.49	0
EIGHTH FLOOR	2554.76	0	2199.09	0
NINTH FLOOR	2524.11	0	2191.49	0
TENTH FLOOR	2562.39	0	1660.34	0
ELEVENTH FLOOR	1793.41	0	1504.97	0
TWELFTH FLOOR	1824.06	0	1512.57	0
THIRTEENTH FLOOR	1793.41	0	1504.97	0
FOURTEENTH FLOOR	1824.06	0	1512.57	0
FIFTEENTH FLOOR	1793.41	0	1504.97	0
SIXTEENTH FLOOR	1761.68	0	1377.99	0
SEVENTEENTH FLOOR	1795.83	0	1507.4	0
EIGHTEENTH FLOOR	1826.04	0	1514.68	0
NINETEENTH FLOOR	1795.83	0	1507.4	0
TWENTIETH FLOOR	1826.04	0	1514.68	0
TWENTYFIRST FLOOR	1795.83	0	1507.4	0
SERVICE 1 FLOOR	90.47	0	0	0
TWENTYTHIRD FLOOR	1795.83	0	1507.4	0
TWENTYFOURTH FLOOR	1761.68	0	1377.99	0
TWENTYFIFTH FLOOR	1795.83	0	1507.4	0
TWENTYSIXTH FLOOR	1826.04	0	1514.68	0
TWENTYSEVENTH FLOOR	1795.83	0	1507.4	0
TWENTYEIGHTH FLOOR	1826.04	0	1514.68	0
TWENTYNINETH FLOOR	1795.83	0	1507.4	0
THIRTIETH FLOOR	1826.04	0	1514.68	0
THIRTYFIRST FLOOR	1795.83	0	1507.4	0
THIRTYSECOND FLOOR	1761.68	0	1377.99	0
SERVICE 2 FLOOR	90.47	0	0	0

THIRTYFOURTH FLOOR	1826.04	0	1514.68	0
THIRTYFIFTH FLOOR	1795.83	0	1507.4	0
THIRTYSIXTH FLOOR	1145.1	0	923.78	0
THIRTYSEVENTH FLOOR	664.75	0	0	0
THIRTYEIGHTH FLOOR	337.56	0	0	0
TERRACE FLOOR	228.75	0	0	0
Total	98287.93	0	58986.74	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 its 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 relevant document. Otherwise, Action shall be taken as per rules and regulations of UPAVP.
- Any alteration is not allowed on site without getting the revised 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 :
NA

Signature Not Verified
Digitally signed by RANVIR PRASAD
Date: 01 Jan 2024 17:42:45
Designation :Housing Commissioner

UTTAR PRADESH AWAS AND EVAM VIKAS PARISHAD

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.