



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

SANCTION LETTER

{ High Risk }

Approval Date 20 Jun 2022

PERMIT NO. : High Risk/UPAVP/BP/20-21/1684/17042021

To,

OWNER NAME : S D SONS PVT LTD
SITE ADDRESS : plot no. commercial - cinema, block kamla nagar, Agra
POSTAL ADDR. : C-50, KAMLA NAGAR, AGRA,AGRA,Uttar Pradesh,282004

SUB : MAP APPROVAL OF FILE NO : **UPAVP/BP/20-21/1684** Land use : **Commercial**

Dear Sir/Madam,

Your map application dated **13 Mar 2021** 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/20-21/1684** valid from **20 Jun 2022** to **19 Jun 2027** . 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 **1115.47** sqm out of total construction permision on **10048.25** sqm for **Commercial** use.
- This permission includes ground coverage of **36.63 %** and F.A.R. **2.17** is allowed on a total plot area of **3044.87** sqm as per plan belonging to owner name **S D SONS PVT LTD** having contact address **C-50, KAMLA NAGAR, AGRA,AGRA,Uttar Pradesh,282004.**
- This permission includes construction of **2Basement + 1Ground + 5** floors and **22.6** 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	1531.81	0	0	0
SECOND FLOOR				
BASEMENT FIRST FLOOR	1531.81	0	0	0
GROUND FLOOR	1152.63	0	1069.19	0
FIRST FLOOR	1148.28	0	1091.18	0
SECOND FLOOR	1148.28	0	1091.18	0

THIRD FLOOR	1148.28	0	1091.18	0
FOURTH FLOOR	1148.28	0	1091.18	0
FIFTH FLOOR	1148.28	0	1091.18	0
TERRACE FLOOR	90.6	0	0	0
Total	10048.25	0	6525.09	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. conditions:-

1. Construction to be done on duly occupied land.
2. Information about the commencement of construction on the plot is to be given to the concerned Construction Division of UPAVP 14 days before starting the construction work.
3. Any previous approved map for this plot deemed to be cancelled.
4. Provision of parking, rain water harvesting and tree plantation as per approved map to be Insured by the owner.
5. Completion certificate must be obtained from the UPAVP as per norms.
6. Minimum labour cess has been charged as per GO, balance shall be deposited by the owner in Labour Cess Dept.
7. In case of labour cess dispute difference of money should be deposited to concerned authority and final settlement letter should be uploaded to web portal.
8. This map is sanctioned only for technical basis & not concerned any ownership related issue.
9. Any alteration is not allowed on site without getting the revise map sanctioned from concerned Architect Planning unit.
10. This map will be cancelled

automatically if find any false
document/commitment.

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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.