



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

SANCTION LETTER

{ High Risk }

Approval Date 20 Dec 2023

PERMIT NO. : High Risk/UPAVP/BP/22-23/1646/06102023

To,

OWNER NAME : METRO SUITES HOMES LLP
SITE ADDRESS : Plot No.13/S2, Sector-13Vasundhra Ghaziabad.
POSTAL ADDR. : Metro suites Glitz, Kh.No.656,
Sector-2C, Near Janhitkari Apartment
Vasundhra Ghaziabad, Pin-201012
,GHAZIABAD,Uttar Pradesh,201012

SUB : MAP APPROVAL OF FILE NO : **UPAVP/BP/22-23/1646** Land use : **Residential**

Dear Sir/Madam,

Your map application dated **04 Oct 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/22-23/1646** valid from **20 Dec 2023** to **19 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 **1166.47** sqm out of total construction permision on **40467.28** sqm for **Residential** use.
- This permission includes ground coverage of **18.11 %** and F.A.R. **4.21** is allowed on a total plot area of **6440.01** sqm as per plan belonging to owner name **METRO SUITES HOMES LLP** having contact address **Metro suites Glitz, Kh.No.656,**

Sector-2C, Near Janhitkari Apartment

Vasundhra Ghaziabad, Pin-201012

,GHAZIABAD,Uttar Pradesh,201012.

- This permission includes construction of **2Basement + 1Stilt + 30** floors and **107.1** 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.
LOWER BASEMENT FLOOR	4416.79	0	0	0

UPPER BASEMENT FLOOR	4413.64	0	0	0
STILT FLOOR	1200.34	0	46.08	0
FIRST FLOOR	335.91	0	0	0
SECOND FLOOR	1074.54	0	920.89	0
THIRD FLOOR	1074.54	0	920.89	0
FOURTH FLOOR	1074.54	0	920.89	0
FIFTH FLOOR	1074.54	0	920.89	0
SIXTH FLOOR	1074.54	0	920.89	0
SEVENTH FLOOR	1074.54	0	920.89	0
EIGHTH FLOOR	1074.54	0	920.89	0
NINTH FLOOR	1074.54	0	920.89	0
TENTH FLOOR	1074.54	0	920.89	0
ELEVENTH FLOOR	1074.54	0	920.89	0
TWELFTH FLOOR	1074.54	0	920.89	0
THIRTEENTH FLOOR	1066.13	0	915.08	0
FOURTEENTH FLOOR	1051.38	0	907.52	0
FIFTEENTH FLOOR	1051.38	0	907.52	0
SIXTEENTH FLOOR	1051.34	0	907.52	0
SEVENTEENTH FLOOR	1051.34	0	907.52	0
EIGHTEENTH FLOOR	1070.91	0	907.52	0
NINETEENTH FLOOR	1051.36	0	907.52	0
TWENTIETH FLOOR	1051.36	0	907.52	0
TWENTYFIRST FLOOR	1051.36	0	907.52	0
TWENTYSECOND FLOOR	1051.36	0	907.52	0
TWENTYTHIRD FLOOR	1051.36	0	907.52	0
TWENTYFOURTH FLOOR	1051.36	0	907.52	0
TWENTYFIFTH FLOOR	1051.36	0	907.52	0
TWENTYSIXTH FLOOR	1070.91	0	907.52	0
TWENTYSEVENTH FLOOR	1051.36	0	907.52	0
TWENTYEIGHTH FLOOR	1051.36	0	907.52	0
TWENTYNINETH FLOOR	1051.36	0	907.52	0
THIRTIETH FLOOR	268.81	0	0	0
TERRACE FLOOR	84.86	0	0	0
Total	40467.28	0	25611.27	0

a. The approved map is to be displayed at the construction site in such a place that it can be easily

- 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 relevant 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 :
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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.