

प्रारूप-घ (संलग्नक-3)

औपबन्धिक (प्रोविजनल) अनापत्ति प्रमाणपत्र

यूआईडी संख्या: UPFS/2022/60341/LCK/LUCKNOW/3268/CFO

दिनांक: 02-09-2022

प्रमाणित किया जाता है कि मैसर्स **SHOPPING CENTER** (भवन/प्रतिष्ठान का नाम) पता **CP-4-32A GOMTI NAGAR EXTENSION, GOMTI NAGAR EXTENSION, LUCKNOW** तहसील - **LUCKNOW** प्लॉट एरिया **2183.65 sq.mt** (वर्गमीटर), कुल कवर्ड एरिया **3907.28** (वर्गमीटर), ब्लॉकों की संख्या **1** जिसमें

ब्लॉक/टावर	प्रत्येक ब्लॉक में तलों की संख्या	बेसमेन्ट की संख्या	ऊँचाई
SHOPPING CENTER	4	1	14.80 mt.

है। भवन का अधिभोग मैसर्स **SHOPPING CENTER** 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 **Mercantile** 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 **SHOPPING CENTER** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होंगे।

Note : Fire Fighting as well as structural arrangements should be provided as per norms.

"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।"

Note : Fire Fighting as well as structural arrangements should be provided as per norms.

हस्ताक्षर (निर्गमन अधिकारी)

(मुख्य अग्निशमन अधिकारी)



Digitally Signed By
(VIJAY KUMAR SINGH)

[FBF8E631D26B8DF7B0467A85B999DD4123C42D72]

07-09-2022

निर्गत किये जाने का दिनांक : 07-09-2022

स्थान : LUCKNOW



LUCKNOW DEVELOPMENT AUTHORITY

VIPIN KHAND, GOMTI NAGAR, LUCKNOW, UTTAR PRADESH 226010

SANCTION LETTER

{ High Risk }

PERMIT DATE : 20 Sep 2022

FILE No. : LDA/BP/22-23/0852

Site Address : PLOT NO 4/32 GOMTI NAGAR EXTN LUCKNOW UP

PERMIT NO. : Retail Shop/06063/LDA/BP/22-23/0852/05092022

USE : Commercial

SCHEME : Gomti Nagar extension 4

**PROPERTY : Plot No./Survey No. :CP-4/32A
GOMTI NAGAR EXTN LUCKNOW
LandMark: Sector4 Gomti Nagar
Lucknow
Revenue Village: NA
Tehsil: Lucknow
District: Lucknow**

NAME : IFTIKHAR AHMED

ADDRESS : PLOT NO 4/32 LUCKNOW UP,LUCKNOW,Uttar Pradesh,226001

Your proposal submitted with reference to above has been examined as per rules and found suitable as per proposal drawing building Bylaws-2008 (Amended till-2018)

Date of Validity: **19 Sep 2027** or Expiry date of lease deed whichever is earlier.

Restrictions Required:

1. This permission is given based on the inputs on pages, documents and drawing provided by Applicant/ Architect. Applicant/ Architect confirms that the documents/ drawings submitted electronically or inputs by them are correct.
2. The permission accorded does not confer any ownership rights. The permission will be revoked at later stage, if it is found that the documents or information are false and fabricated.
3. Subject to obtaining of all required NOC's.

STANDARD CONDITIONS

1. This map is valid up to five years from the date of approval.
2. Before commencement of construction information shall be given to the Authority and after completion of construction, Completion Certificate shall be obtained from the Authority before occupying of the building or part thereof as per provision of Building Bye-Laws 2008 (as amended 2011/2016).
3. Before starting of construction, a board 4 ft x 3 ft shall be put up at the site on which Name of approving Authority, permit number, approval date, validity date and name of architect are to be mentioned.

4. Responsibility of Structure safety and quality shall be of Applicant.
5. Government Orders in force time to time shall be complied.
6. If approving Authority issue any demand letter in future, the applicant has to deposit the same without any objection.
7. If any dispute at any point of ownership arises in future, the permission shall be forfeited automatically (without giving any show cause notice). The approval of map does not give land rights to the applicant.
8. If any information is concealed or given wrong by the applicant, the map shall be cancelable.
9. Regarding construction, the standard/conditions specified in the Building Bye-Laws shall be implemented.
10. The building will be used only for which it is sanctioned.
11. Indian Electricity Rules shall not be violated and the conditions mentioned on NOC(s) issued by the different departments shall also be followed.

Next Application Process:

- Apply for Work start intimation on work start for intimation to authority from UPOBPAS
- Apply for Plinth Completion after completion of Plinth from UPOBPAS
- Apply for Occupancy after completion of Building through UPOBPAS.

NGT CONDITIONS

- 1) Owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including owner, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
- 2) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.
- 3) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
- 4) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
- 5) The vehicles carrying construction material and construction debris of any kind should be cleared before it is permitted to ply on the road after unloading of such material.

- 6) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- 7) Owner shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relating to dust emission.
- 8) It shall be the responsibility of owner to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- 9) All owners/owners should take appropriate measures and strictly comply with by fixing sprinklers and creations of green air barriers on construction site. Compulsory use of wet-jet in grinding and stone cutting.
- 10) Wind breaking walls around construction site.
- 11) All owners shall ensure that C&D waste is transported and disposed to the C&D waste site only and due record in that behalf shall be maintained by the owners and transporters.
- 12) Use of covering sheets should be done for trucks to prevent dust dispersion from the trucks, implemented by district offices.
- 13) Proponent shall ensure that periodical auto maintenance report from the contractor to avoid vehicular pollution.
- 14) Proponent should manage transportation route for vehicles in a well-planned manner to avoid traffic havocs.
- 15) The entry and exit points design is very important as it should not disturb the existing traffic.
- 16) Inspection & Maintenance has definite utility on emission performance, Regular vehicle inspection to be done by the contractor to enhance the efficiency of work and to reduce the risk of unwarranted air pollution.
- 17) Fitness certification is a statutory requirement for commercial vehicles and public transport vehicles. Periodicity for certification is once in a Year.
- 18) Pollution Under Control (PUC) certificates are required to be obtained every three months for all categories of vehicles. In case of diesel vehicles, free acceleration smoke is measured.
- 19) Life of vehicle should be inspected to avoid further air pollution.

- 20) Overloading is another big challenge and the shall be dealt by the proponent as well as State Authorities by installing check booth at entry points.
- 21) Viable emission control technologies exist to reduce diesel exhaust emissions designed to control particulate matter (PM) should be installed/used such as Diesel oxidation catalysts (DOCs), Diesel particulate filters (DPFs), Exhaust gas recirculation (EGR), Selective catalytic reduction (SCR), Lean Nox catalysts (LNCs), Lean NOx traps (LNTs).
- 22) Green belt creation will also act as a mitigating factor.

SPECIAL CONDITIONS :
NA

Validity unknown
Digitally signed by INDRA MANI TRIPATHI
Date: 20 Sep 2022 11:45:48
Organization : Lucknow Development Authority
Designation : Vice Chairman



LUCKNOW DEVELOPMENT AUTHORITY



LUCKNOW DEVELOPMENT AUTHORITY
VIPIN KHAND GOMTI NAGAR, LUCKNOW, UTTAR PRADESH
Property Allotment Letter

To
IFTIKHAR AHMED

FLAT NO. A-1201, NIRALA EDEN PARK, AHINSA KHAND INDRAPURAM, GHAZIABAD -201014

Pin No : 201014

Mobile No 9810288504

Dear Sir/Madam

User ID : 2234

Print Date : 07/01/2022

Dispatch Date : 07/01/2022

Dispatch No 1252/0270450/22

Refer to Your registration

3205583

We are pleased to inform you that you have been allotted a Property as per the details

Notification	: E-AUCTION FOR COMMERCIAL PROPERTIES IN VARIOUS SCHEME	Sub Scheme	: G.N.EXTENSION
Scheme	: GOMTI NAGAR	Property Id	: 316897
Sector	: SECTOR 4, G N EXTENSION,	Arch.Plan	: NOT APPLICABLE
Property Type	: COMM/AGENCY/GODOWN	Property Sub Type	: 2000 SQMT COMM PLOT(2000)
Floor	: NOT APPLICABLE	Property No	: CP-4/32-A
Allotment Mode	: Auction held on 31-DEC-21	Allotment Date	: 06/01/2022
Estimated Area	: 2185.86	Estimated Cost (Rs.)	: 172916768.00
Payment Option	: TENDER TERMS	Registration Amount	: 17091677.00
Quota	: BACKWARD CLASS	Deposited Till Date	: 17091677.00
		Challan No.	: 100336823

You have to deposit installments as per schedule given below using any of the payment mode as indicated **.

Dues Detail:-

Inst No	Installment Amount	GST	Total Due Amount	Due Date
1	0.00		0.00	05/02/2022
2	26137515.00		26137515.00	06/03/2022
3	8114206.00		8114206.00	06/06/2022
4	8114206.00		8114206.00	06/09/2022
5	8114206.00		8114206.00	06/12/2022
6	8114206.00		8114206.00	06/03/2023
7	8114206.00		8114206.00	06/06/2023
8	8736337.00		8736337.00	06/09/2023
9	8736337.00		8736337.00	06/12/2023
10	8736337.00		8736337.00	06/03/2024
11	8736337.00		8736337.00	06/06/2024
12	8736337.00		8736337.00	06/09/2024
13	8736337.00		8736337.00	06/12/2024
14	8736337.00		8736337.00	06/03/2025
15	8736337.00		8736337.00	06/06/2025
16	8736337.00		8736337.00	06/09/2025
17	8736337.00		8736337.00	06/12/2025
18	8736337.00		8736337.00	06/03/2026
19	8736337.00		8736337.00	06/06/2026
20	8736337.00		8736337.00	06/09/2026
21	8736337.00		8736337.00	06/12/2026
22	8736337.00		8736337.00	06/03/2027

The Final Balance amount, if any, has to be paid before the registry of the property. If the above mentioned installments are not upto the due dates, an additional interest as per rules, on payable amount will be charged. If the payment is not made within the due date along with the additional interest, if any, Vice-Chairman LDA, has right to cancel the allotment, in which deduction as per rule will be made.

- These GST Dues are calculated 15.00 %. If there is any change in GST rate on due date, the same shall be applicable.

In case of delay in payment, Additional interest shall be charged as per applicable norms of LDA.


- The payment can be done using •- option available on LDA's www.ldaonline. You may choose any one of following options:-

(a). Print e-challan and deposit at prescribed bank counters by Bank Draft, which should be drawn in favour of Secretary, LDA payable at Lucknow.

- (b). You May use Payment Gateway for Net banking (RTGS/NEFT) and Credit/Debit Cards.

This allotment is against Auction held on 31-DEC-21

Your Sincerely


Authorized Signatory
For Lucknow Development Authority