

नगर एवं ग्राम नियोजन विभाग, उत्तर प्रदेश

टी.सी.जी./1-ए-वी/5, विभूति खण्ड, गोमती नगर, लखनऊ-226010

पत्रांक: 1217/व.नि.(3)/तकनीकी अभिमत/2022-23, दिनांक: 19.10.2022

सेवा में,

मेसर्स अल डिजाइन आर्किटेक्ट्स,

बिल्डिंग न. टी.सी.-13-2/ए,

बिहाइंड एच.डी.एफ.सी.,

विभूति खण्ड, गोमती नगर, लखनऊ।

विषय: Request to kindly Recheck our approved projects LDA/BP/21-22/1761 for Wrongly Computed Carpet Areas.

महोदय,

उपर्युक्त विषयक अपने पत्र संख्या-AL/LU/2022/32 दिनांक 13.09.2022 का संदर्भ ग्रहण करने का कष्ट करें जिसके द्वारा अवगत कराया गया है कि ओ.बी.पी.ए.एस. के माध्यम से हाउसिंग प्रोजेक्ट का ऑनलाइन मानचित्र पत्रावली LDA/BP/21-22/1761 dated 17-06-2022 पर लखनऊ विकास प्राधिकरण द्वारा स्वीकृति प्रदान की गई। उक्त ऑनलाइन स्वीकृत मानचित्र में रेरा द्वारा परिभाषित 'कारपेट एरिया' के अनुसार कारपेट एरिया गणना न किए जाने के कारण ऑनलाइन स्वीकृत मानचित्र में कारपेट एरिया की गणना त्रुटिपूर्ण अंकित है। उक्त से अवगत कराते हुए रेरा द्वारा परिभाषित 'कारपेट एरिया' के अनुसार वास्तविक कारपेट एरिया गणना किये जाने के सम्बन्ध में निर्णय लिये जाने का अनुरोध किया गया है।

2. इस सम्बन्ध में सूचित करना है कि आप द्वारा किये गए अनुरोध के क्रम में श्री सुरजीत सिंह, परियोजना निदेशक, टीम ओ.बी.पी.ए.एस. को वास्तविक कारपेट एरिया की गणना किये जाने हेतु निर्देशित किया गया। तत्क्रम में श्री सुरजीत सिंह, परियोजना निदेशक, टीम ओ.बी.पी.ए.एस. के पत्रांक LDA SEL/2022-22/143/UPAWAS-7 DATED 14-10-2022 द्वारा संशोधित कारपेट एरिया की गणना शीट सहित आख्या उपलब्ध करायी गयी। उक्त आख्या में उल्लेख किया गया है कि:-

" With reference to M/s Al-Design Architect's letter no. AL/LU/2022/032 dated 13.09.2022, this is to inform that File no. LDA/BP/20-21/1761 was passed by UPOBPAS system in scrutiny. The Carpet area generated by the system is not as per UPRERA as pointed out by the Architect.

Here it is to mention that it happened due to some bug in the system at the time when this file was of Scrutinized, the problem of area mismatched arisen and file moved to Authority. Now this problem has been resolved. The Correct Carpet area calculation as per UPRERA is attached herewith.

We request you to kindly provide this area chart to the Architect so that needful can be done by the Architect for the project accordingly.”

उक्त पत्र के साथ Correct Carpet area calculation sheet संलग्न की गई है उक्त गणना शीट में Total Carpet area of all buildings 25248.21 अंकित है।

उपरोक्तानुसार सूचित होने का कष्ट करें।

संलग्नक: उपरोक्तानुसार।

भवदीय,

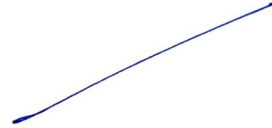


(अनूप कुमार श्रीवास्तव)
नोडल अधिकारी, ओ.बी.पी.ए.एस./
मुख्य नगर एवं ग्राम नियोजक

पत्रांक एवं दिनांक: तदैव।

प्रतिलिपि: निम्नलिखित को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित:-

1. सचिव, उ.प्र. भू-सम्पदा विनियामक, प्राधिकरण (रैरा), नवीन भवन, न्यू हैदराबाद, लखनऊ-226007।
2. सचिव, लखनऊ विकास प्राधिकरण, लखनऊ को ऑनलाइन मानचित्र पत्रावली LDA/BP/21-22/1761 dated 17-06-2022 के क्रम में।



(अनूप कुमार श्रीवास्तव)
नोडल अधिकारी, ओ.बी.पी.ए.एस./
मुख्य नगर एवं ग्राम नियोजक

OBPAS

Online Building Plan Approval System
Awasthi Bandhu, U.P. | Town & Country Planning Dept, U.P.

Ref: SEL/2022-23/143/UPAWAS-7

Date: 14-OCT-2022

To,
The Chief Town & Country Planner
Town and Country Planning Department
Vibhuti Khand Gomti Nagar, Lucknow

Subject: Carpet Area Calculation generated by the UPOBPAS system in File no. LDA/BP/22-23/1761

Reference no.: Letter no. AL/LU/2022/32 dated 13.09.2022 of Ms/ Al-Design Architect.
Sir,

With reference to M/s Al-Design Architect's letter no. AL/LU/2022/032 dated 13.09.2022, this is to inform that File no. LDA/BP/20-21/1761 was passed by UPOBPAS system in scrutiny. The Carpet area generated by the system is not as per UPRERA as pointed out by the Architect.

Here it is to mention that it happened due to some bug in the system at the time when this file was Scrutinized, the problem of area mismatched arisen and file moved to Authority. Now this problem has been resolved. The Correct Carpet area calculation as per UPRERA is attached herewith.

We request you to kindly provide this area chart to the Architect so that needful can be done by the Architect for the project accordingly.

Thanking you in anticipation for your kind cooperation.

Yours faithfully,

For Online Building Plan Approval System, Uttar Pradesh

Surjeet
Singh
14/10/22

Surjeet Singh

Project Director – Team UPOBPAS

Copy to: M/s Al- Design Architects, Lucknow-226010

PACT
Surjeet Singh

CARPET AREA CALCULATION

FILE NO. LDA/BP/21-22/1761

FILE NO.: LDA/BP/21-22/1761													
Building Name	Floor	Name	UnitBUA Type	Gross UnitBUA Area	Deductions From Gross UnitBUA (Area In Sq.mt.)		UnitBUA Area	Deductions (Area In Sq.mt.)			Carpet Area	No. of Building	Total Carpet area of all buildings
					Void	Lift		Wall	Stair Case	Balcony & Verandah			
DE 05 (VILLA)	GROUND FLOOR PLAN	SPLIT 1	DWELLING UNIT	271.10	0.00	3.70	267.4	18.80	0.00	0.00	248.60	5	
	FIRST FLOOR PLAN	SPLIT 1	DWELLING UNIT	278.71	0.42	3.70	274.59	14.10	0.00	0.00	260.49		
	SECOND FLOOR PLAN	SPLIT 1	DWELLING UNIT	303.38	22.00	3.70	277.68	14.60	0.00	31.20	231.88		
	THIRD FLOOR PLAN	SPLIT 1	DWELLING UNIT	160.38	7.84	3.70	148.84	11.10	0.00	0.00	137.74		
	Total				1013.57	30.26	14.8	968.51	58.6	0	31.2	878.71	5
C1 (VILLA)	GROUND FLOOR PLAN	Parking	OTHER	174.60	7.60	3.20	163.8	12.40	0.00	0.00	151.40	6	
	FIRST FLOOR PLAN	SPLIT 1B	DWELLING UNIT	159.90	8.22	3.20	148.48	13.50	0.00	5.61	129.37		
	SECOND FLOOR PLAN	SPLIT 1B	DWELLING UNIT	152.85	15.08	3.20	134.57	14.40	0.00	5.58	114.59		
	THIRD FLOOR PLAN	SPLIT 1B	DWELLING UNIT	93.74	7.90	3.20	82.64	10.50	0.00	0.91	71.23		
	Total				581.09	38.80	12.80	529.49	50.80	0.00	12.10	466.59	6
BW 1 (VILLA)	GROUND FLOOR PLAN	GARAGE	OTHER	145.29	0.00	2.70	142.59	8.10	0.00	0.00	134.49	24	
	FIRST FLOOR PLAN	SPLIT 1A	DWELLING UNIT	152.00	3.45	2.70	145.85	11.90	0.00	9.32	124.63		
	SECOND FLOOR PLAN	SPLIT 1A	DWELLING UNIT	152.53	5.08	2.70	144.75	11.50	0.00	26.75	106.50		
	THIRD FLOOR PLAN	SPLIT 1A	DWELLING UNIT	112.89	5.14	2.70	105.05	8.30	0.00	11.18	85.57		
	Total				562.71	13.67	10.80	538.24	39.80	0.00	47.25	451.19	24
BE 55 (VILLA)	GROUND FLOOR PLAN	GARAGE	OTHER	145.50	0.00	2.70	142.80	8.40	0.00	0.00	134.40	16	
	FIRST FLOOR PLAN	SPLIT 1A	DWELLING UNIT	151.99	3.45	2.70	145.84	11.00	0.00	9.32	125.52		
	SECOND FLOOR PLAN	SPLIT 1A	DWELLING UNIT	152.52	5.08	2.70	144.74	11.60	0.00	26.74	106.40		
	THIRD FLOOR PLAN	SPLIT 1A	DWELLING UNIT	113.31	5.14	2.70	105.47	8.50	0.00	11.63	85.34		
	Total				563.32	13.67	10.80	538.85	39.50	0.00	47.69	451.66	16
Grand total											51	25248.21	



LUCKNOW DEVELOPMENT AUTHORITY

VIPIN KHAND, GOMTI NAGAR, LUCKNOW, UTTAR PRADESH 226010

SANCTION LETTER

{ High Risk }

PERMIT DATE : 17 Jun 2022

FILE No. : LDA/BP/21-22/1761

Site Address : Shalimar One World, Baghamau
PERMIT NO. : Group Housing/05115/LDA/BP/21-22/1761/20052022

USE : Residential

SCHEME : REVISED LAYOUT PLAN OF AN
INTEGRATED TOWNSHIP AT
BAGAMAU VILAGE, LUCKNOW BY
M/S ANS DEVELOPERS PVT. LTD.

PROPERTY : Plot No./Survey No.
:134,135,138KA,KHA&GA,140,
143KA,KHA,144,145,146,147
LandMark: One World Intergrated
Township
Revenue Village: Badhamau
Tehsil: Lucknow
District: Lucknow

NAME : ANS Developers Pvt Ltd

ADDRESS : 11th floor, Titanium, Shalimar Corporation Park, Vibhuti Khand, Gomti Nagar,
Lucknow,LUCKNOW,Uttar Pradesh,226010

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: **16 Jun 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

- 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

Digitally signed by AKSHAY TRIPATHI
Date: 17 Jun 2022 14:17:49
Organization :Lucknow Development Authority
Designation :Vice Chairman

LUCKNOW DEVELOPMENT AUTHORITY