



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/21-22/0153/17052022

To,

OWNER NAME : ADARSH SEHKARI AWAS SAMITI LIMITED  
SITE ADDRESS : Plot no.3,SP-06, Sector-3, siddharth vihar, ghaziabad  
POSTAL ADDR. : R-14, Sector-12, Rail Enclave, Pratap Vihar, Ghaziabad,GHAZIABAD,Uttar Pradesh,201009

SUB : MAP APPROVAL OF FILE NO : **UPAVP/BP/21-22/0153** Land use : **Residential**

Dear Sir/Madam,

Your map application dated **06 May 2022** 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/21-22/0153** 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 **2438.36** sqm out of total construction permision on **88802.75** sqm for **Residential** use.
- This permission includes ground coverage of **15.21 %** and F.A.R. **2.46** is allowed on a total plot area of **16034.12** sqm as per plan belonging to owner name **ADARSH SEHKARI AWAS SAMITI LIMITED** having contact address **R-14, Sector-12, Rail Enclave, Pratap Vihar, Ghaziabad,GHAZIABAD,Uttar Pradesh,201009**.
- This permission includes construction of **3Basement + 1Ground + 28** floors and **98.4** 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	8678.37	0	0	0
BASEMENT SECOND FLOOR	13138.76	0	0	0
BASEMENT FIRST FLOOR	13138.76	0	0	0

GROUND FLOOR	2575.89	0	1631.14	0
FIRST FLOOR	2398.26	0	1632.16	0
SECOND FLOOR	2151.29	0	1713.39	0
THIRD FLOOR	2151.29	0	1713.39	0
FOURTH FLOOR	2151.29	0	1713.39	0
FIFTH FLOOR	2151.29	0	1713.39	0
SIXTH FLOOR	2151.29	0	1713.39	0
SEVENTH FLOOR	2151.29	0	1713.39	0
EIGHTH FLOOR	2151.29	0	1713.39	0
NINTH FLOOR	2151.29	0	1713.39	0
TENTH FLOOR	2151.29	0	1713.39	0
ELEVENTH FLOOR	2151.29	0	1713.39	0
TWELFTH FLOOR	2151.29	0	1713.39	0
THIRTEENTH FLOOR	2151.29	0	1713.39	0
FOURTEENTH FLOOR	2151.29	0	1713.39	0
FIFTEENTH FLOOR	2151.29	0	1713.39	0
SIXTEENTH FLOOR	2151.29	0	1713.39	0
SEVENTEENTH FLOOR	1937.78	0	1475.36	0
EIGHTEENTH FLOOR	1903.49	0	1490.89	0
NINETEENTH FLOOR	1244.85	0	958.57	0
TWENTIETH FLOOR	1244.85	0	958.57	0
TWENTYFIRST FLOOR	1244.85	0	958.57	0
TWENTYSECOND FLOOR	1244.85	0	958.57	0
TWENTYTHIRD FLOOR	1244.85	0	958.57	0
TWENTYFOURTH FLOOR	1244.85	0	958.57	0
TWENTYFIFTH FLOOR	1244.85	0	958.57	0
TWENTYSIXTH FLOOR	1279.14	0	943.04	0
TWENTYSEVENTH FLOOR	1244.85	0	958.57	0
TWENTYEIGHTH FLOOR	1244.85	0	958.57	0
TERRACE FLOOR	279.3	0	0	0
Total	88802.75	0	41500.57	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 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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**UTTAR PRADESH AWAS AND EVAM VIKAS PARISHAD**

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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.