



सेवोत्तम प्रमाणित

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/21-22/1360/30042022

To,

OWNER NAME : RASHI INFRATECH, MS AMBA HOUSING PVT. LTD.
SITE ADDRESS : PLOT NO.-2D/COM-02, VRINDAVAN YOJNA NO-2 PART-1, LUCKNOW
POSTAL ADDR. : 113/18,SWAROOP NAGAR,KANPUR.U.P.,KANPUR NAGAR,Uttar Pradesh,208002

SUB : MAP APPROVAL OF FILE NO : **UPAVP/BP/21-22/1360** Land use : **Commercial**

Dear Sir/Madam,

Your map application dated **29 Apr 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/21-22/1360** 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 **1281.92** sqm out of total construction permision on **10038.86** sqm for **Commercial** use.
- This permission includes ground coverage of **38.02 %** and F.A.R. **1.65** is allowed on a total plot area of **3371.61** sqm as per plan belonging to owner name **RASHI INFRATECH, MS AMBA HOUSING PVT. LTD.** having contact address **113/18,SWAROOP NAGAR,KANPUR.U.P.,KANPUR NAGAR,Uttar Pradesh,208002.**
- This permission includes construction of **2Basement + 2Ground + 3** floors and **14.7** 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	1964.69	0	0	0
UPPER BASEMENT FLOOR	1964.69	0	0	0
LOWER GROUND FLOOR	1321.08	0	1237.14	0

UPPER GROUND FLOOR	1345.99	0	1258.9	0
FIRST FLOOR	1338.23	0	1237.14	0
SECOND FLOOR	1338.53	0	1237.31	0
THIRD FLOOR	665.38	0	579.78	0
TERRACE FLOOR	100.27	0	0	0
Total	10038.86	0	5550.27	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 :

NA

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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.