



सेवोत्तम प्रमाणित

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

SANCTION LETTER
{ High Risk }

Approval Date 07 Aug 2023

PERMIT NO. : High Risk/UPAVP/BP/22-23/1989/13072023

To,

OWNER NAME : KRISHAN PAL
SITE ADDRESS : PLOT NO.-11/COM-104,(CORNER) SECTOR-11, VRINDAVAN YOJNA, RAEBARELI ROAD,
LUCKNOW
POSTAL ADDR. : 9 B/ 69, VRINDAVAN YOJNA,LUCKNOW,Uttar Pradesh,226001

SUB : MAP APPROVAL OF FILE NO : **UPAVP/BP/22-23/1989** Land use : **Commercial**

Dear Sir/Madam,

Your map application dated **11 Jul 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/22-23/1989** valid from **07 Aug 2023** to **06 Aug 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 **519.88** sqm out of total construction permision on **2243.64** sqm for **Commercial** use.
- This permission includes ground coverage of **39.91 %** and F.A.R. **1.59** is allowed on a total plot area of **1302.6** sqm as per plan belonging to owner name **KRISHAN PAL** having contact address **9 B/ 69, VRINDAVAN YOJNA,LUCKNOW,Uttar Pradesh,226001**.
- This permission includes construction of **2Ground + 2** floors and **11.4** 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.
LOWER GROUND FLOOR	578.06	0	511.25	0
UPPER GROUND FLOOR	537.4	0	519.88	0
FIRST FLOOR	537.4	0	519.88	0
SECOND FLOOR	537.4	0	519.88	0
TERRACE FLOOR	53.38	0	0	0

Total	2243.64	0	2070.89	0
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- 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 :

1. Construction to be done on duly occupied land. 2. Khanan department NOC required within one month of map approval. 3. Information about starting construction on the plot will have to be given to the concerned Executive Engineer, Uttar Pradesh Housing and Development Board, Lucknow 14 days before starting the construction work. 4. The approved map shall be displayed at the construction site at such a place that it can be easily observed by the general public. 5. According to the mandate, the provision of rainwater harvesting system has been shown and it will be mandatory to ensure its implementation at the site. 6. According to the Government Order, it will be mandatory to plant at least 100 trees / hectare. 7. According to the Government Order will have to be done compulsorily according to the energy conservation building code and no objection certificate will have to be obtained at the time of completion certificate. 8. Conditions under the government order for earthquake resistant construction should be followed in any case. 9. N.O.C. must be deposited from Pollution department within six months of map approval. 10. The No Objection Certificate has been issued by the Chief Fire Officer, Lucknow, according to which the conditions have to be complied with. It will be mandatory, before approval the completion certificate obtaining the final no-objection from the department. 11. No objection certificate will have to be submitted before completion certificate from Uttar Pradesh Building and Other

Construction Workers Welfare Board.

12. According to the Government Order, it will be mandatory to RERA registration. 13. It will be mandatory to obtain completion certificate before commencement of adhyasan. 14. The allottee will have to follow all the rules mentioned in the Real Estate Regulation and Development Act -2016 and UP Apartment Act-2010. 15. The allottee will have to follow every government mandates, council orders, building construction and development bye-laws, National Building Code and other related policy decisions applicable from time to time. 16. If Map is already sanctioned for this property/plot then previously sanctioned map automatically stands cancelled. 17. After construction on the land, it will be mandatory to obtain the completion certificate before the adhyasan according to the Building Construction and Development Byelaws-2018, within approval time. 18. If any false information or documents are given by the allottee, the map will automatically be cancelled. 19. After construction on the plot, it will be mandatory to obtain the completion certificate within map validity period as per Building Construction and Development Bye-laws-2018. 20. According to the Government Order, it will be mandatory to registered this project in RERA. 21. It will be necessary to ensure the payment of installment due in respect of the plot. In case of non-payment of installments, this approved map deemed to be cancelled. 22. In respect of the labour cess in relation to the proposed construction, allottee shall be insure to deposit the cess in favour of Uttar Pradesh Building and Other Construction Workers Welfare Board in future as per the construction on site and NOC will be presented at the time of completion certificate 23. -1. Chapter -11 of the Building Byelaws -2018 must be compliance in any case.

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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.