

उत्तर प्रदेश राज्य औद्योगिक
विकास प्राधिकरण



परियोजना कार्यालय, यूपीसीडा
लखनऊ (एक्स-लीडा)
एच0आई0जी0 64-65 सेक्टर-डी,
मानसरोवर कालोनी, कानपुर रोड,
लखनऊ-226012

सेवा में,

श्री अखिलेश पाण्डेय
अधिकृत हस्ताक्षरी
मे0 आकासा अर्थ डेवलपर्स प्रा0लि0
पता-स्नेह नगर, टेलीफोन एक्सचेंज,
रूचि खण्ड, शारदानगर लखनऊ।

संदर्भ सं0: 4357/यूपीसीडा/परि0का0/2024-25/

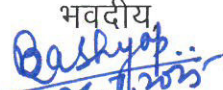
दिनांक 26/07/2025

विषय :- रेरा में रजिस्ट्रेशन किए जाने के सम्बन्ध में।

महोदय,

आप द्वारा ग्राम जैतीखेड़ा परगना बिजनौर तहसील सरोजनीनगर लखनऊ गाटा संख्या-1026,1027,1028,1029,1031,1032,1033,1035,1036,1038,1046,1046 / 1,7 क्षेत्रफल 40850.77 पर भू-विन्यास मानचित्र सार्टिफिकेट संख्या-UPSIDA/202504280154/2024/12/18/S/4284 दिनांक 28.04.2025 को ऑनलाइन पोर्टल ओबीपास से स्वीकृत किया गया है। स्वीकृत मानचित्र के क्रम में विवरण निम्नवत है :-

1. श्री अखिलेश पाण्डेय अधिकृत हस्ताक्षरी मे0 आकासा अर्थ डेवलपर्स प्रा0लि0 है। उक्त कम्पनी द्वारा ही परियोजना का क्रियान्वयन किया जा रहा है। श्री अखिलेश पाण्डेय चार्टर्ड एकाउन्टेन्ट द्वारा उपलब्ध कराये गये बोर्ड रिजोल्यूशन के अनुसार अधिकृत हस्ताक्षरी हैं।
2. स्वीकृत मानचित्र में सार्टिफिकेट संख्या-UPSIDA/202504280154/ 2024/12/18/S/4284 दिनांक 28.04.2025 अंकित कर सत्यापित की गई है।
3. भू-विन्यास मानचित्र स्वीकृत होने की तिथि 28.04.2025 से 05 वर्ष की वैधता है।
कृपया उपरोक्त से अवगत होना चाहें।

भवदीय,

(बृजेश कुमार कश्यप)
प्रभारी परियोजना अधिकारी



UTTAR PRADESH STATE INDUSTRIAL DEVELOPMENT AUTHORITY
Online Building Plan Approval System (OBPAS)



UPSIDA Complex, A 1/4, Lakhanpur
Kanpur-208024, Uttar Pradesh
Website: www.upsida.obpas.up.gov.in

Date: 28/04/2025

Certificate no.: UPSIDA/202504280154/2024/12/18/S/4284

From,
The PO Ex-LIDA-Lucknow

To,
Akhilesh Pandey

Subject : Building Plan Approval for Khasra No-1026,1027,1028,1029,1031,1032,1033,1035,1036,1038,1046,1046/1,7, Jaitikhera Noornagar Bh -New_Layout.

Sir/Madam,

With reference to your Application no. **2024/12/18/S/4284** dated **2024-12-18 17:01:18** for grant of **Residential** Building plan for **Khasra No-1026,1027,1028,1029,1031,1032,1033,1035,1036,1038,1046,1046/1,7, Jaitikhera Noornagar Bh**. It is to inform you that the sanction request is conceded by Uttar Pradesh State Industrial Development Authority under the following conditions mentioned below for your ready reference.

- 1- This Sanction is granted under the provision of the Uttar Pradesh State Industrial Development Area Building regulation-2018(As amended).
- 2- Map is valid upto 5 years from the date of Sanction Letter.
3. After completion of the construction, you have to apply for occupancy certificate within validity period along with necessary documents as mentioned in the Appendix. (Checklist..) of the Uttar Pradesh State Industrial Development Area Building regulations-2018 (As Amended)
4. If demanded by the Authority. you shall be liable to pay charges for the provision of any further facilities/development/improvement.
5. A copy of the sanction drawing and letter shall always be kept at site and shall be made available to any officer of the Authority on demand.
6. No addition/alteration is permitted in the sanctioned drawings. For any changes, prior permission is required from the Authority.
7. Allottee/Owner and Architect shall be responsible for carrying out the work in accordance with the provision of the Uttar Pradesh State Industrial Development Area building regulation-2018 (As Amended).
8. Allottee/Owner shall be required to follow the terms & condition as mentioned in various NOCs issued by different organization of State/Central Government from time to time.
9. No activities/Use shall be permitted in the premises other than as prescribed in Broucher / Allotment letter/Lease deed.
10. Building shall not be occupied before getting completion certificate from the Authority.
11. If there is any dispute arises related with ownership of the property, it would be sole responsibility of the owner.
12. During construction period, owner has to ensure free movement of traffic.
13. The owner has to follow all direction issued by National Green Tribunal.
14. No parking of any kind shall be permitted outside premises and adjoining road of the plot.
15. The construction work will be started only after getting Environmental NOC under relevant act. (If Applicable).
16. The construction work beyond the height of 30 mtrs. Shall be done after getting NOC from Airport Authority (If Applicable)

Note/ Extra Clause in Letter :

Approved with following conditions: -

1. Construction & Provisions shall be in accordance with the Building Byelaws.
2. Parking and Landscaping to be provided as per approval.
3. All provisions and conditions of Fire NOC to be strictly followed.
4. Consent/ NOC from concerned Electrical department before starting the construction.
5. NOC to be taken if any other infrastructure line is passing through project like Gas pipe line etc. before starting the construction.
6. The Labor Cess to be deposited as per norms.
7. A set of approved maps must be kept at the construction site so that it can be checked at any time on the spot and the construction work will be done according to the approved maps, specifications and rules.

8. It will be mandatory for applicant to obtain the building completion certificate from the authority after completing the construction.
9. Building shall not be occupied before getting completion Certificate.
10. Total 24 plots have to be kept mortgaged till the completion of the project and submit the layout with plots earmarked.
11. The shelter fee of Rs. 9,88,200/- to be deposited.
12. The EDC of Rs. 2,34,93,024.80 to be deposited.
13. As per the Building Byelaws for layout policy section 1.1.2.5 provisions has to be done.
14. As per the Building Byelaws for layout policy section 1.2.2 open space is to be maintained.
15. As per the Building Byelaws for layout policy section 1.2.3, the landscape and the service plans like electrical supply (specification and demand assessment), drains network (Specification & Slope diameter calculation), water supply network, sewerage network has to be submitted.
16. The contour plan and survey plan have to be submitted.
17. The electrical poles at a distance of 30 mtr from HT Line has to be shown as applicable.
18. The STP and Pollution department NOC, HT Line NOC, external services plan like sewerage, water and electricity to be submitted.
19. Other Conditions to be followed as per approval letter.

Yours Faithfully
Uttar Pradesh State Industrial Development Authority

Digitally Signed by: Brijesh
Kumar Kashyap
Date: 29-04-2025
11:38 am