

इलाहाबाद विकास प्राधिकरण

पत्रांक :11/प्र0370-भवन/जोन-4/2010-11 दिनांक 11/09/2014

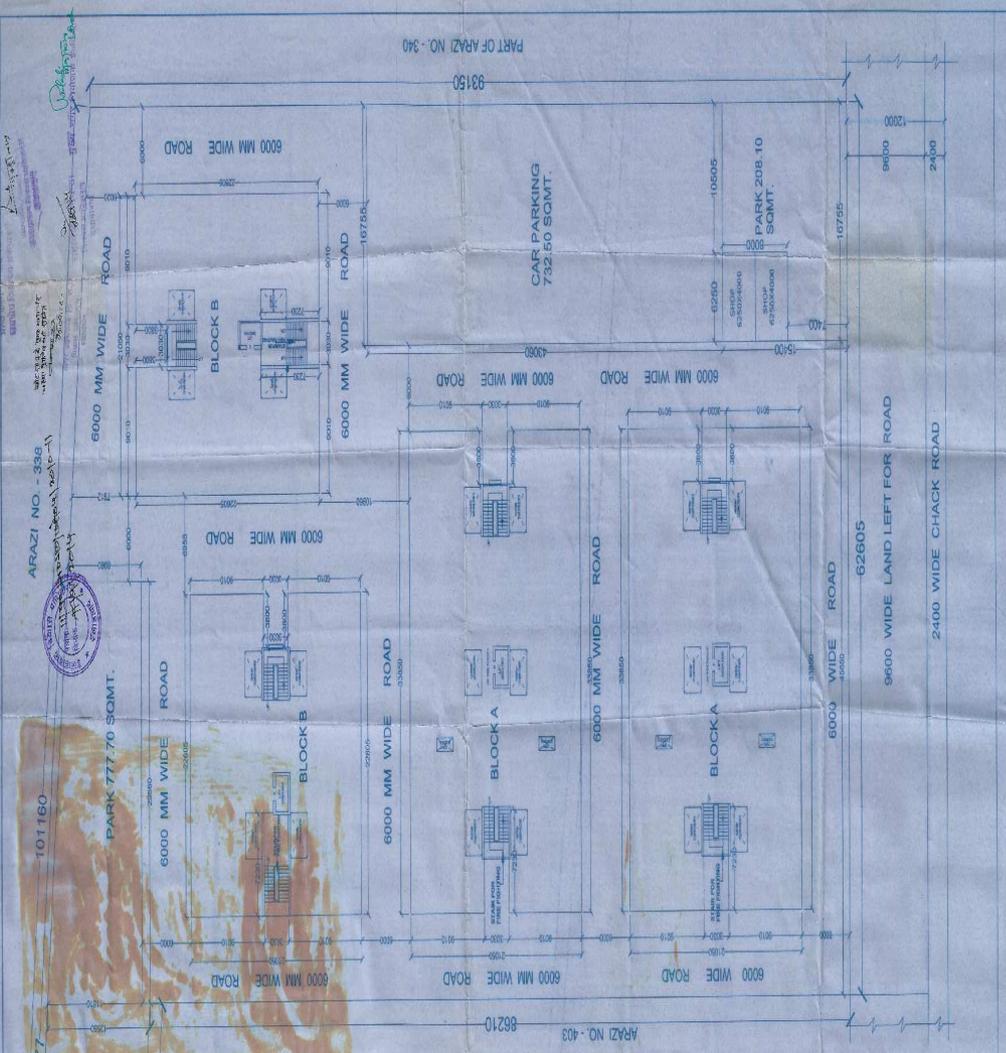
अनुमति-पत्र

यह अनुमति 3099 नंबर नियोजन तथा विकास अधिनियम 1973 की धारा 14 व 15 के अन्तर्गत दी जाती है, किन्तु अर्थ यह न समझना चाहिये कि उस भूनि के सम्बन्ध में जिस पर समूह आवास मानचित्र स्वीकृत किया जा रहा है, इसके किसी प्रकार का किसी स्थायी विकास या इस्पात स्थानीय अधिकारी या व्यक्ति अथवा फर्म के मालिकाना अधिकारों पर किसी का कोई असर पड़ेगा अर्थात् यह अनुमति किसी के मित्त्वयत या स्वामित्व के अधिकारों के विरुद्ध कोई प्रभाव न रखेगी।

श्रीमती शशिकला पाण्डेय पत्नी श्री विद्या रामर पाण्डेय द्वारा आराजी संख्या-340 भीजा-डांडी, गरगना-अरैल, तहसील-करछना, जिला इलाहाबाद के जोन संख्या (4) के अन्तर्गत समूह आवास मानचित्र के निर्माण की अनुमति हेतु द.खिल भवन मानचित्र की स्वीकृति उपाध्यक्ष महोदय के स्वीकृति/निर्गमन आदेश दिनांक 02-09-2014 के द्वारा निम्नांकित प्रतिबन्धों के अधीन प्रदान की गयी है :-

1. उ0प्र0 नंबर नियोजन एवं विकास अधिनियम 1973 की धारा 15ए (1) के प्रावधानों के अनुरूप पूर्णता प्रमाण पत्र प्राप्त होने के पश्चात् ही लगभग/अधिगण किया जायेगा, भवन निर्माण एवं विकास उपविधि 2008 ने उपविधि संख्या-2.1.8 एवं 3.1.8 में निर्धारित प्रक्रिया पूर्ण रूप पूर्णता प्रमाण-पत्र प्राप्त करना आवश्यक है।
2. यह स्वीकृति अनन्तिम (Provisional) स्वीकृति के रूप में होगी। निर्माण पूर्ण होने के उपरान्त सभी आवश्यक Mandatory Clearances/N.O.C की शर्तें पूर्ण करने के पश्चात्, निर्गत किये जाने वाले 'पूर्णता प्रमाण-पत्र' प्राप्त करने के बाद ही इस परिसर को कृषादिक उपयोग में लाया जा सकेगा।
3. स्थल पर 4X3 फिट का एक बोर्ड लगाकर प्राधिकरण द्वारा स्वीकृत मानचित्र सम्बन्धी विवरण अंकित करना अनिवार्य होगा, जिसमें आर्किटेक्ट/इन्जीनियर के फर्म का नाम भी अंकित हो।
4. स्थल पर 33 वृक्ष लगाने होंगे तथा 1000 फीट हरा-भरा रखने का दायित्व आवेदिका का होगा।
5. सेक्टर हावैस्टिंग का कार्य मानक के अनुसार पूर्ण कराकर भू-गर्भ जल विभाग से अनापत्ति प्राप्त करना अनिवार्य होगा। तत्पश्चात् जगह एफ0डॉ0आर0 अदम्युल्ट किया जायेगा।
6. सोलर वाटर हीटिंग संयंत्र की स्थापना आवश्यक रूप से करनी होगी, जिसका संयोजन किचन, बाथरूम में अनिवार्य रूप से किया जाय।
7. स्थल पर समस्त आन्तरिक विकास कार्य मानक के अनुसार पूर्ण कराकर पूर्णता प्रमाण-पत्र प्राप्त करना आवश्यक होगा। तत्पश्चात् ही आन्तरिक विकास व्यय के सापेक्ष जमा बैंक गारन्टी अदम्युल्ट की जायेगी।
8. ग्रीन बेल्ट/मार्क के अन्तर्गत रिचार्ज/टैंक एक कोने में बनाना होगा।
9. उ0प्र0 अपार्टमेंट एक्ट 2010 एवं एक्ट 2011 का अक्षरशः पालन करना होगा।
10. नगर आयुक्त, नगर निगम इलाहाबाद की अनापत्ति पत्र संख्या-670/STC/न0आ0/12 दिनांक 09.04.2012 (छायाप्रति संलग्न) में अंकित प्रतिबन्धों का अक्षरशः अनुपालन करना होगा।
11. मुख्य अग्नि शमन अधिकारी इलाहाबाद की अनापत्ति पत्र संख्या-145पी/सीएफओ/आई 2(52)/2011 दिनांक 07.11.2011 (छायाप्रति संलग्न) में अंकित प्रतिबन्धों का अक्षरशः अनुपालन करना होगा।
12. मुख्य अभियंता विद्युत की अनापत्ति पत्र संख्या 3151/मु0आ0(नि0)इ0डॉ0/पी-2(मानचित्र) दिनांक 03 मार्च, 2011 (छायाप्रति संलग्न) में अंकित प्रतिबन्धों का अक्षरशः अनुपालन करना होगा।

Continued



PROPOSED GROUP HOUSING PLAN AT ARAZI NO. 340 MAUZA VILLAGE-DANDLI, PARGANA - ARAIL, TEHSIL - KARCHHANA DISTT ALLAHABAD.

SCHEDULE OF BLOCK A (AREA IN SQ.M. NO. OF FLAT AND PARKING REQUIRED)

FLAT AREA ON ONE FLOOR	NO. OF FLATS	NO. OF BLOCKS	TOTAL COVERED AREA WITH COMMON AREA ON ONE FLOOR
1251.25 - 16 NOS	1251.25	1	1251.25
1270.92	1270.92	1	1270.92
1251.25 - 16 NOS	1251.25	1	1251.25
1270.92	1270.92	1	1270.92
1251.25 - 16 NOS	1251.25	1	1251.25
1270.92	1270.92	1	1270.92
1251.25 - 16 NOS	1251.25	1	1251.25
1270.92	1270.92	1	1270.92
TOTAL COVERED AREA OF BLOCK A WITH COMMON AREA ON ONE FLOOR	1270.92	8	10247.36

SCHEDULE OF BLOCK B (AREA IN SQ.M. NO. OF FLAT AND PARKING REQUIRED)

FLAT AREA ON ONE FLOOR	NO. OF FLATS	NO. OF BLOCKS	TOTAL COVERED AREA WITH COMMON AREA ON ONE FLOOR
1251.25 - 16 NOS	1251.25	1	1251.25
1270.92	1270.92	1	1270.92
1251.25 - 16 NOS	1251.25	1	1251.25
1270.92	1270.92	1	1270.92
1251.25 - 16 NOS	1251.25	1	1251.25
1270.92	1270.92	1	1270.92
1251.25 - 16 NOS	1251.25	1	1251.25
1270.92	1270.92	1	1270.92
TOTAL COVERED AREA OF BLOCK B WITH COMMON AREA ON ONE FLOOR	1270.92	8	10247.36

SCHEDULE OF AREA

S.P.	PARTICULARS	AREA IN SQ.M.	(SQ)
1.	TOTAL AREA OF PLOT	10858.26	54M
2.	SOLD AREA OF PLOT	3420.00	54M
3.	LAND LEFT FOR FRONT ROAD	960.00	54M
4.	NET AREA OF PLOT	6478.26	54M
5.(a)	PROPOSED COVERED AREA OF STILT/GROUND FLOOR	2102.06	54M
5.(b)	PROPOSED COVERED AREA OF SHOP AT G.F.	50.00	54M
5.(c)	TOTAL PROPOSED COVERED AREA OF AT STILT/G.F.	2152.06	54M
6.	PROPOSED COVERED AREA OF FIRST FLOOR	2102.06	54M
7.	PROPOSED COVERED AREA OF SECOND FLOOR	2102.06	54M
8.	PROPOSED COVERED AREA OF THIRD FLOOR	2102.06	54M
9.	PROPOSED COVERED AREA OF FOURTH FLOOR	2102.06	54M
10.	TOTAL COVERED AREA OF FLOOR	10858.26	54M
11.	PROPOSED PARK AREA	960.00	54M
12.	PROPOSED AREA OF OPEN PARKING	2102.06	54M
13.	PROPOSED AREA OF COVERED PARKING	2102.06	54M
14.	OPEN & ROAD AREA ON GROUND FLOOR	2613.35	54M
15.	PROPOSED AREA OF MACHINE ROOM AND MUNITY OF BLOCK A & BLOCK B	102.93	54M
16.	PROPOSED NO. OF FLAT	80	NOS
17.	PROPOSED NO. OF CARS (PARKING)	104	NOS
18.	PROPOSED NO. TREE	46	NOS
19.	PROPOSED FAR	130.54	SQ
20.	PERMISSIBLE COVERED AREA OF G.F.	2667.79	54M
21.	PERMISSIBLE FAR	250.00	%
22.	PERMISSIBLE AREA OF PARK	97.68	54M
23.	PERMISSIBLE NO. OF CARS (PARKING)	100	NOS
24.	PERMISSIBLE NO. TREE	33	NOS

SCHEDULE OF BLOCK A (AREA IN SQ.M. NO. OF FLAT AND PARKING REQUIRED)

FLAT AREA ON ONE FLOOR	NO. OF FLATS	NO. OF BLOCKS	TOTAL COVERED AREA WITH COMMON AREA ON ONE FLOOR
1251.25 - 16 NOS	1251.25	1	1251.25
1270.92	1270.92	1	1270.92
1251.25 - 16 NOS	1251.25	1	1251.25
1270.92	1270.92	1	1270.92
1251.25 - 16 NOS	1251.25	1	1251.25
1270.92	1270.92	1	1270.92
1251.25 - 16 NOS	1251.25	1	1251.25
1270.92	1270.92	1	1270.92
TOTAL COVERED AREA OF BLOCK A WITH COMMON AREA ON ONE FLOOR	1270.92	8	10247.36

SCHEDULE OF BLOCK B (AREA IN SQ.M. NO. OF FLAT AND PARKING REQUIRED)

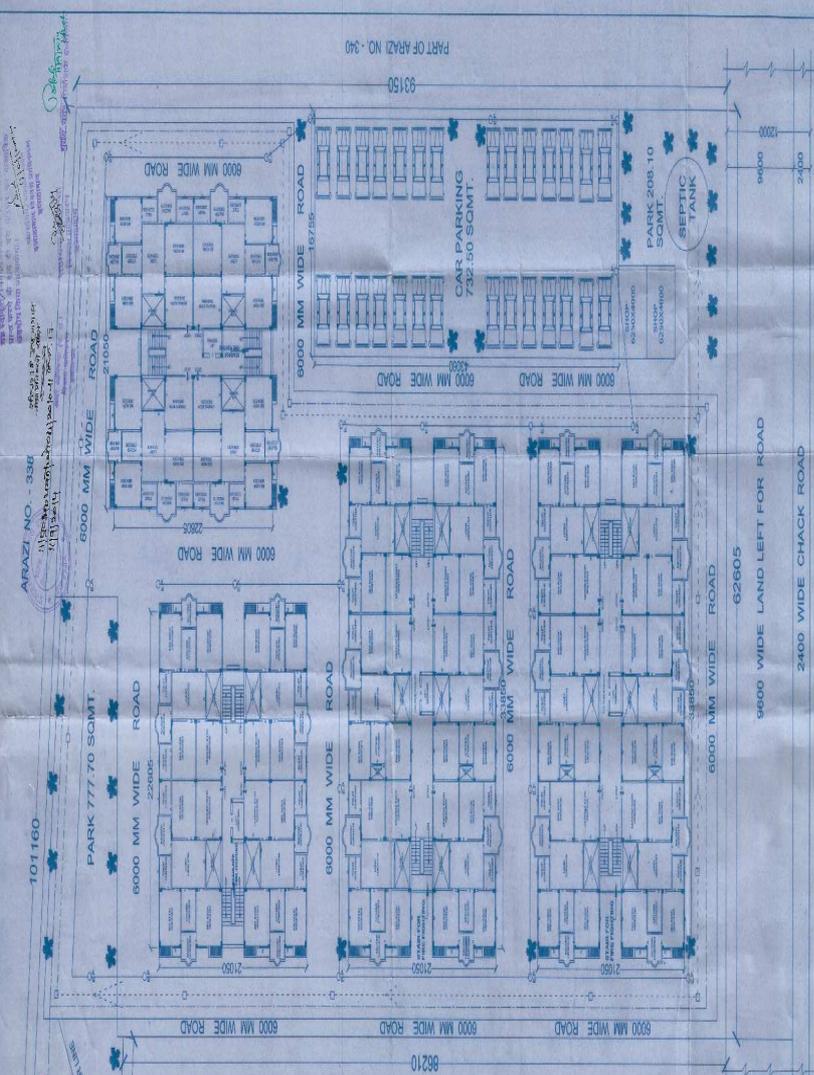
FLAT AREA ON ONE FLOOR	NO. OF FLATS	NO. OF BLOCKS	TOTAL COVERED AREA WITH COMMON AREA ON ONE FLOOR
1251.25 - 16 NOS	1251.25	1	1251.25
1270.92	1270.92	1	1270.92
1251.25 - 16 NOS	1251.25	1	1251.25
1270.92	1270.92	1	1270.92
1251.25 - 16 NOS	1251.25	1	1251.25
1270.92	1270.92	1	1270.92
1251.25 - 16 NOS	1251.25	1	1251.25
1270.92	1270.92	1	1270.92
TOTAL COVERED AREA OF BLOCK B WITH COMMON AREA ON ONE FLOOR	1270.92	8	10247.36

OWNER - SMT. SHASHI KALA PANDEY
W/O - SRI VIDYA SAGAR PANDEY

SITE PLAN

SCALE: 1:2000
DATE: 10.03.2011
DRAWN BY: [Signature]

SIG. OWNER: [Signature]



SCHEDULE OF AREA

S/N	PARTICULARS	AREA IN SQ.M	(%)
1.	TOTAL AREA OF PLOT	10859.26	58.14
2.	SOLID AREA OF PLOT	3520.00	32.42
3.	AREA OF PAVEMENT ROAD	104.00	0.96
4.	NET AREA OF PLOT	6879.26	63.10
5.(a)	PROPOSED COVERED AREA OF STILT/GROUND FLOOR	2102.06	30.56
5.(b)	PROPOSED COVERED AREA OF SHOP AT G/F	50.00	0.73
5.(c)	TOTAL PROPOSED COVERED AREA OF AT STILT/G/F	2152.06	31.29
6.	PROPOSED COVERED AREA OF SECOND FLOOR	2102.06	30.56
7.	PROPOSED COVERED AREA OF THIRD FLOOR	2102.06	30.56
8.	PROPOSED COVERED AREA OF FOURTH FLOOR	2102.06	30.56
9.	TOTAL COVERED AREA OF FLOOR	10858.24	100.00
10.	TOTAL COVERED AREA OF FLOOR	10858.24	100.00
11.	PROPOSED OPEN AREA	2813.35	25.93
12.	PROPOSED AREA OF COVERED PARKING	1028.53	9.47
13.	OPEN & ROAD AREA ON GROUND FLOOR AND MOUNTY OF BLOCK A & BLOCK B	1028.53	9.47
14.	PROPOSED NO. OF CARS (PARKING)	140	
15.	PROPOSED NO. OF TREES (PARKING)	130	
16.	PROPOSED FAR	130	
17.	PERMISSIBLE COVERED AREA OF G/F	2662.74	38.85
18.	PERMISSIBLE AREA OF PARK	971.82	8.95
19.	PERMISSIBLE NO. OF CARS (PARKING)	100	
20.	PERMISSIBLE NO. OF TREES	33	
21.	DESCRIPTION OF BLOCK A		
(a)	PROPOSED COVERED AREA OF STILT/GROUND FLOOR PARKING	635.26	5.85
(b)	PROPOSED COVERED AREA ON FIRST FLOOR	436.26	4.02
(c)	PROPOSED COVERED AREA ON SECOND FLOOR	436.26	4.02
(d)	PROPOSED COVERED AREA ON THIRD FLOOR	436.26	4.02
(e)	PROPOSED COVERED AREA ON FOURTH FLOOR	436.26	4.02
(f)	TOTAL COVERED AREA	1776.30	16.31
22.	DESCRIPTION OF BLOCK B		
(a)	PROPOSED COVERED AREA ON STILT/GROUND FLOOR PARKING	415.77	3.83
(b)	PROPOSED COVERED AREA ON FIRST FLOOR	415.77	3.83
(c)	PROPOSED COVERED AREA ON SECOND FLOOR	415.77	3.83
(d)	PROPOSED COVERED AREA ON THIRD FLOOR	415.77	3.83
(e)	PROPOSED COVERED AREA ON FOURTH FLOOR	415.77	3.83
(f)	TOTAL COVERED AREA	2078.85	19.15

SCHEDULE OF BLOCK A AREA IN SQ.M. NO. OF FLAT AND PARKING (REQUIRED)

FLOOR	FLAT AREA OF BLOCK A	NO. OF FLAT	NO. OF PARKING (REQUIRED)
1	STILT/GROUND FLOOR	184	184
2	FIRST FLOOR	184	184
3	SECOND FLOOR	184	184
4	THIRD FLOOR	184	184
5	FOURTH FLOOR	184	184
6	TOTAL COVERED AREA OF BLOCK A WITH COMMON AREAS	916	916

SCHEDULE OF BLOCK B AREA IN SQ.M. NO. OF FLAT AND PARKING (REQUIRED)

FLOOR	FLAT AREA OF BLOCK B	NO. OF FLAT	NO. OF PARKING (REQUIRED)
1	STILT/GROUND FLOOR	184	184
2	FIRST FLOOR	184	184
3	SECOND FLOOR	184	184
4	THIRD FLOOR	184	184
5	FOURTH FLOOR	184	184
6	TOTAL COVERED AREA OF BLOCK B WITH COMMON AREAS	916	916

PROPOSED FLOOR PLAN

PARTICULARS	NO. OF FLAT/25
1. 25x120	124
2. 120x120	124
3. 120x120	124
4. 120x120	124
5. 120x120	124
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100. 120x120	124

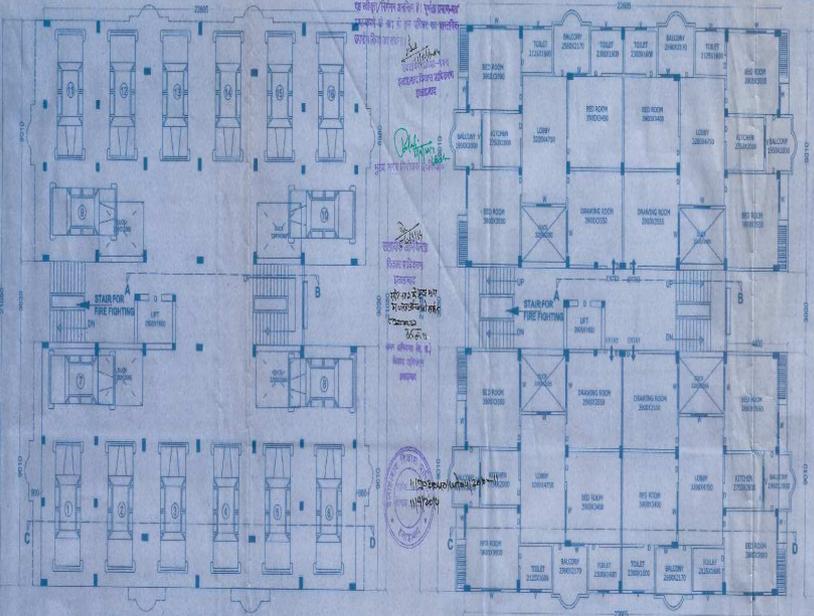
OWNER - SMT. - SHASHI KALA PANDEY W/O - SRI VIDYA SAGAR PANDEY

PROPOSED GROUP HOUSING PLAN AT ARAZI NO. 340 MAUZA VILLAGE - DANDI, PARGANA - ARAIL, TEHSIL - KARCHHANA DISTT. ALLAHABAD.

PROPOSED FLOOR PLAN

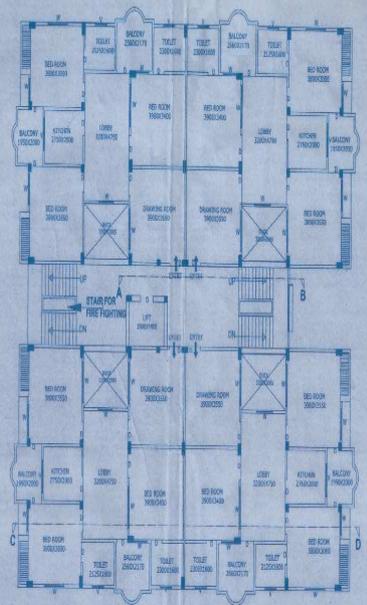
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DRAWN BY: S. N. S. S. S.

340-CWNER

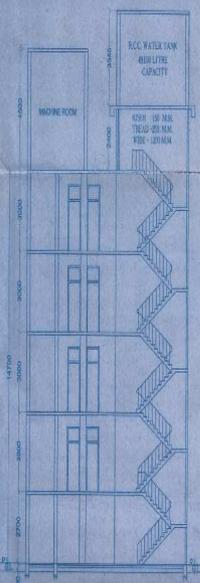


STILT FLOOR PLAN

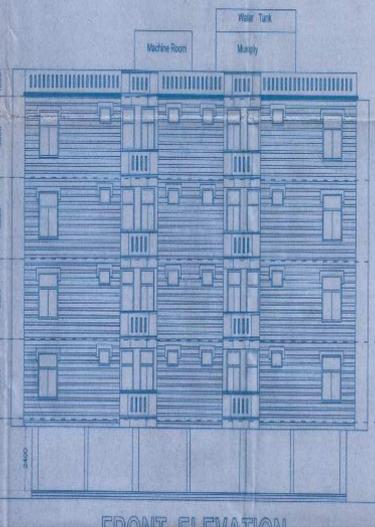
FIRST FLOOR PLAN



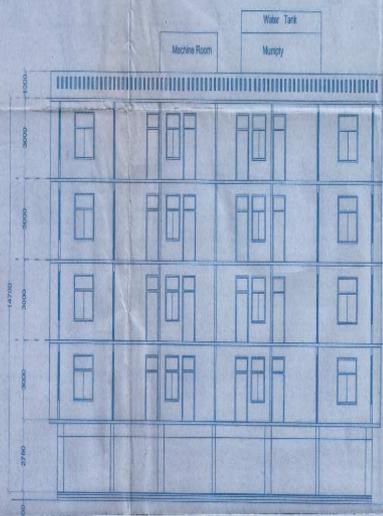
SECOND, THIRD & FORTH FLOOR PLAN



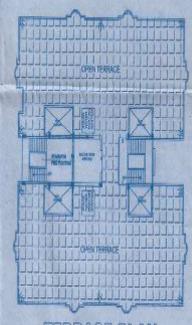
SECTION AT A-B



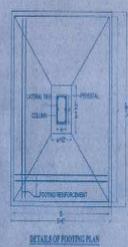
FRONT ELEVATION



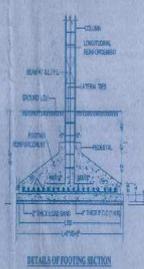
SECTION AT C-D



TERRACE PLAN
SCALE 1:200



DETAIL OF FOOTING PLAN



DETAIL OF FOOTING SECTION

BLOCK - B

SCHEDULE OF DOOR WINDOW & VENT.	
1 DOOR D	1000x2400
2 DOOR D1	800x2400
3 DOOR D2	750x2400
4 WINDOW W	1500x2100
5 WINDOW W1	800x2100
6 VENT. V	750x600

PROPOSED GROUP HOUSING AT ARAZI NO.
340 MAUZA GRAM DANDI PARAGANA ARAIL
TEHSIL KARCHANA DISTT. ALLAHABAD
OWNER - SMT SHASHI KALA PANDEY
W/O - SRI V. S. PANDEY

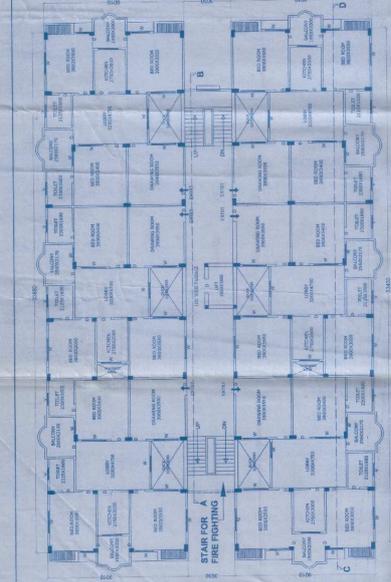
DATE	10-03-2011
SCALE	1:100
DRAWN BY	Chandradeep

SIG. OWNER
Smt. Shashi Kala Pandey

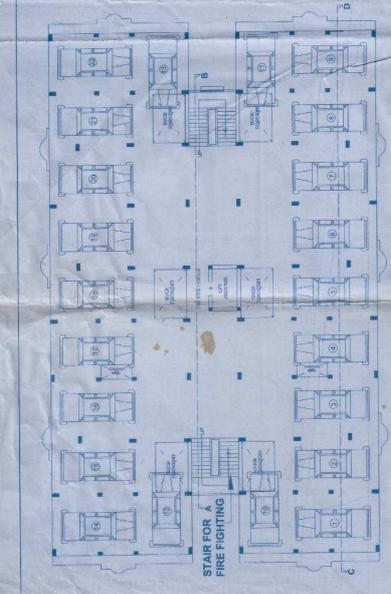
SIG. ARCH
Chandradeep
S. K. PANDEY
A. RAJ, RAJ



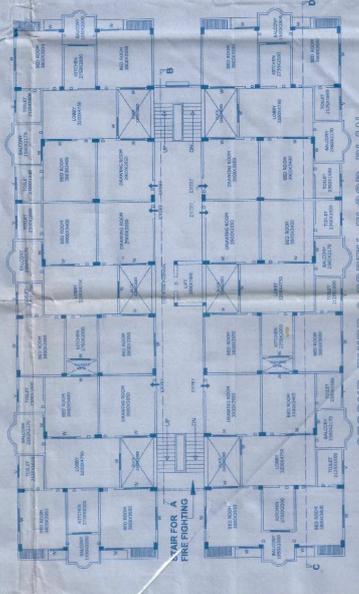
TERRACE PLAN



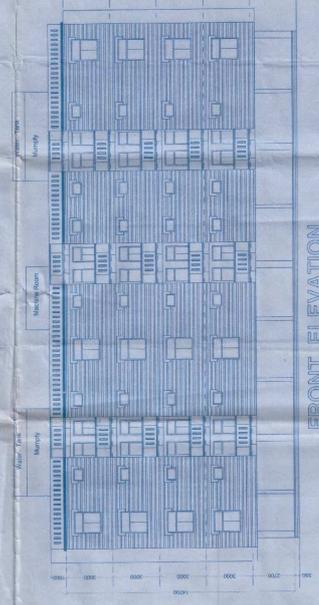
FIRST FLOOR PLAN



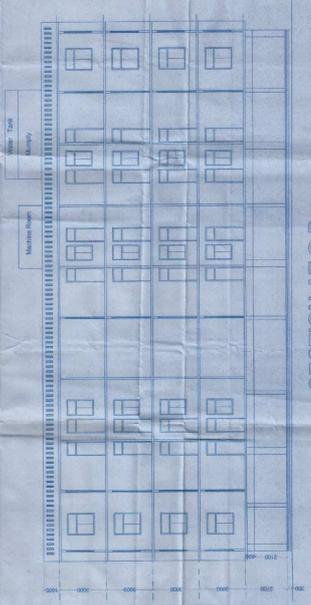
STILT FLOOR PLAN



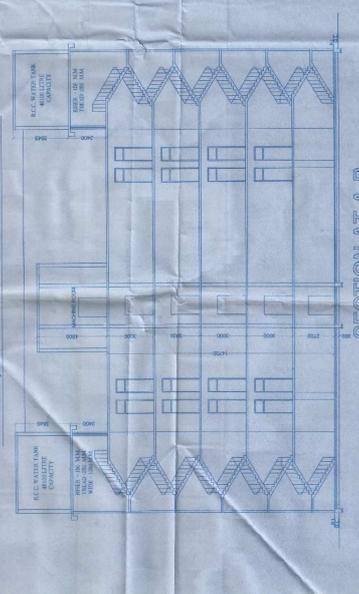
SECOND, THIRD & FORTH FLOOR PLAN



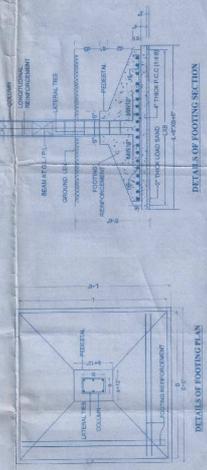
FRONT ELEVATION



SECTION AT C-D



SECTION AT A-B



DETAILS OF FOOTING SECTION

BLOCK - A

SCHEDULE OF DOOR WINDOW & VENT.

1 DOOR	D	1000X2400
2 DOOR	D1	800X2400
3 DOOR	D2	1000X2000
4 WINDOW	W	1000X2000
5 WINDOW	W1	800X2000
6 VENT	V	750X600

PROPOSED GROUP HOUSING AT ARAZI NO.
 340 MAUZA GRAM DANDI PARAGANA ARAIL
 TEHSIL KARCHANA DISTT. ALLAHABAD
 OWNER - SMT. SHASHI KALA PANDEY
 W/O - SRI V. S. PANDEY

DATE 10-03-2011

SCALE 1:100

DRAWN BY Chandraseep

SIG. ARCH.

Signature
 S. V. S. PANDEY
 10/03/2011