

16th March, 2017

To
The CEO
Lucknow Industrial Development Authority
Lucknow.



Sub.-: Application under section 10.2 of Lucknow Industrial Development Area Building

Regulation 2009 as a Prayer for formal release of the approved building plans in the interest of EWS and other beneficiaries.

Dear Sir,

The humble applicant submits the following documents for the formal release of the respective building plans which are duly approved through the process of the rules prescribed by the authority and which are to be released formally in the interest of the benefits of the allottees so that they may avail concessional housing loans as provided for the implementation of National Housing Mission which includes PMAY 2016 and Affordable Housing Policy of the govt. of U.P as a strategy of prevention of un-planned settlement by absorbing the pressure of urbanization and extending benefits to the recognized slum residents in the light of the current policies of the Govt.

The layout plan along with the specifically defined activities and the buildings has already been formally released by LIDA and in one part of the duly released layout plan, the applicant in the light of the provisions in the Affordable Housing Policy of the Govt., plans to develop the residential units under PMAY guidelines 2016 for which a detailed submission dated 9th March, 2017 has already been made to the authority, a copy of which is enclosed for ready reference as **Annexure 1**.

As submitted above in Para 1, the applicant developer has submitted DPR profile for developing PMAY guidelines 2016 in the sector duly approved and defined in the plans released as Cluster 5, Cluster 6 and Cluster 7 & 8, all the three combined for the purpose of

AHP housing. As indicated in the submission dated 9th March, 2017, the compilation in format 7B of the PMAY guidelines along with the DPR profile for consideration has already been filed with the authority.

With the above submission, the status of the formal release of the approved building plans of the aforesaid clusters of the already released layout plan is explained as below:

- a. The proposed building plans in all the three sectors come under the category of Clause 6.1 (3) in the type multi-storied building as defined in the building bye-laws 2009.
- b. The building plans for the cluster 7 & 8 (Humming) have already been formally approved and released by LIDA vide permit no. 1076/J.D.(T.M.)/15 dated 2nd November, 2015 and the work is already going on based on the duly approved building plans without any change or deviations. For ready reference, the **approved plan is filed as Annexure 2**.
- c. Similarly, the building plan for Cluster no.5 (Canary Block) have been duly submitted with the authority and all the NOC's are on the records. In Hi-rise buildings the main NOC which is unavoidable is that of the Fire Department and now on these submissions they have approved the 3D Geometrics of the blocks as well as the internal planning's and all the services and circulation plan as provided in the building-bye-laws and have released the plan under their Hand & Seal vide their permit letter no. 2017/28190/N.K.W./LKO/2356/DD along with the verification and the approvals of the building plan by their notes dated 14th March, 2017 which is **filed as Annexure 3** as ready reference for the consideration of the authority.
- d. The third pocket left in the segment is one that of Cluster no. 6 in which EWS/LIG units have been approved by the Authority in the layout released. The Fire Department has now recorded its approval and consent on the 3D Geometry of those building blocks along with internal planning and circulation services in conformity with the provisions as provided in the building bye-laws of the authority. Their letter no.2017/28189/N.K.W./LKO/2355/DD dated 14/3/2017 along with their Signature and Seal on the building plan is enclosed with this **submission for ready reference as Annexure 4**.

As already submitted in our letter dated 9th March, 2017 and also provided in the Affordable Housing Policy of the State Govt., as well as in the PMAY guidelines 2016, no EDC or any other dues are to be charged in case of the AHP as defined in the DPR profile filed with the authority in our submissions also the EDC amount already deposited against this sector will have to be accounted for and adjusted in future demands as we are not claiming any refunds of the instalments already paid and hereby record our concurrence for adjustments in future accordingly. This status has been explained in our earlier **submission pointing out the specific provisions as provided in the policy.**

We are also providing with this submission a lead project for implementation of **National Housing Missions** as well as policies of the Govt., and expect guidance and policy based support of the authority and our DPR may also be forwarded to SUDA, as Director, SUDA has been authorized to get approval of grant and concessions from Govt., to EWS units and funds in terms of the policies. The relevant provisions for the same have been enlisted in our submissions Annexure-1

It is accordingly submitted THAT:

- (i) Within 20 days of receiving concurrence of Fire Department, we are formally conveying the status of our approved plan for kind consideration for its formal release in respectful compliance of Clause 10.2 of the LIDA Building Regulation 2009 which may kindly be taken on record. We shall be glad to follow the directions of the Authority and implement the plan on the ground accordingly.
- (ii) Accordingly, the Building plans for Cluster 05 and Cluster 06 as submitted above and vetted by Fire Department may kindly be formally released as these plans have already been approved through the process of law. Such plans for Cluster -7 & 8 (Humming) have already been formally released and are being followed accordingly.

(iii) We are also submitting the scheme descriptions along with the Terms and Conditions as contained in the policy for Advance Registration of the beneficiaries based on the approved plans as required in the guidelines for your records.

Thanking you,

Yours faithfully,

For M/s Paarth Infrabuild Pvt. Ltd.,



(Authorized Signatory)

Encl.: a/a