

3. That the approval of the building plan of Club is under consideration with LDA, same is held up due to administrative reason. The Promoter undertakes to upload a copy of the approved building plans on UPRERA portal within the period of 3 months from now. That the Company undertakes to settle/resolve at its own cost and expenses any issue/dispute if arises in future due to non-approval of the Club plans. Company further undertakes to safeguard interest of allottees of the Project at all times in this regard.


Lucknow

Dated: 31.12.2025

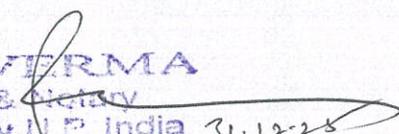
VERIFICATION

I, Mr. Surendra Kumar Jaggi Chief operating officer of Eldeco Housing and Industries Ltd, a private limited company having its corporate office at 2nd floor, Eldeco Corporate Chamber-1, Vibhuti Khand, Gomti Nagar, Lucknow, Uttar Pradesh-226010, do hereby declare that the contents in para 1 to 3 of my above affidavit are true and correct to my knowledge.


Lucknow

Dated: 31.12.2025

Sworn and Verified
Before me


R.C. VERMA
Adv. & Notary
Lucknow U.P. India
Regd. No. 31/64/2000



Lucknow Development Authority

Payment Receipt

File Number	LDA/BP/25-26/3788	Receipt No.	CH/LDA/BP/25-26/23037
Plot No.	CLUB HOUSE ELDECO SOLANO GARDEN VILLAGE DHARMANGAT		
Receipt Date	13 Nov 2025	Application type.	New
Scheme Name	Eldeco Solano Gardens	Plot sub use:	Public Purpose Building
Challan No.	CH/LDA/BP/25-26/23037		
Owner Name	ELDECO HOUSING AND INDUSTRIES LTD AND OTHERS		
Owner Communication Address	2nd Floor, Eldeco Corporate Chamber-I, vibhuti Khand Gomti Nagar, Lucknow,LUCKNOW,Uttar Pradesh,226010		

Payment Details

Amount (In INR)	: ₹18,210.00
Amount (In Words)	: Rupees Eighteen Thousand Two Hundred Ten Only
Transaction Type	: Net Banking / Credit Card / Debit Card
Payment Mode	: Online
UTR/ Transaction No.	: BCPNHEA1253AD4

Lucknow Development Authority



Lucknow Development Authority

Payment Receipt

File Number	LDA/BP/25-26/3788	Receipt No.	CH/LDA/BP/25-26/23038
Plot No.	CLUB HOUSE ELDECO SOLANO GARDEN VILLAGE DHARMANGAT		
Receipt Date	13 Nov 2025	Application type.	New
Scheme Name	Eldeco Solano Gardens	Plot sub use:	Public Purpose Building
Challan No.	CH/LDA/BP/25-26/23038		
Owner Name	ELDECO HOUSING AND INDUSTRIES LTD AND OTHERS		
Owner Communication Address	2nd Floor, Eldeco Corporate Chamber-I, vibhuti Khand Gomti Nagar, Lucknow,LUCKNOW,Uttar Pradesh,226010		

Payment Details

Amount (In INR)	: ₹21,496.00
Amount (In Words)	: Rupees Twenty One Thousand Four Hundred Ninety Six Only
Transaction Type	: Net Banking / Credit Card / Debit Card
Payment Mode	: Online
UTR/ Transaction No.	: BCPNOZX1253OGU

Lucknow Development Authority



UTTAR PRADESH ONLINE BUILDING PLAN APPROVAL SYSTEM

PROPOSAL RECEIPT- HIGH

DATE : 17 Nov 2025

FILE No. : LDA/BP/25-26/3788

Site Address : CLUB HOUSE, ELDECO SOLANO GARDEN, VILLAGE DHARMANGAT, KHUJOLI AT NEW JAILROAD, LUCKNOW

PERMIT NO. : PRSNL/LDA/BP/25-26/3788

USE : Community Facility

SCHEME : Eldeco Solano Gardens

PROPERTY : Plot No./Survey No. :CLUB HOUSE
ELDECO SOLANO GARDEN
VILLAGE DHARMANGAT
LandMark: LUCKNOW
Revenue Village: NA
Tehsil: Mohanlalganj
District: Lucknow

NAME : ELDECO HOUSING AND
INDUSTRIES LTD AND OTHERS

ADDRESS : 2nd Floor, Eldeco Corporate Chamber-I, vibhuti Khand Gomti Nagar, Lucknow,LUCKNOW,Uttar Pradesh,226010

Your proposal submitted with reference to above has been examined as per rules and found suitable as per proposal drawing UP MBBL 2025

Restrictions Required:

1. This proposal is based on the inputs of pages, documents and drawing provided by applicant. Applicant confirms that the documents/drawings submitted electronically or otherwise by them are correct. The final approvals of proceedings are subjected to verification of reports and documents by concerned official including site visit report. Any deviation found and identified will lead to modification/rejection of the procedure.
2. Permission to construction is not being granted. Construction on site should Commence after final approval of map is provided.
3. The proposal accorded does not confer any ownership and development rights from department. The permission Will be automatically terminated, If it is found that the documents or information are false and fabricated.
4. Documents fees and drawing submitted is integral part of the proposal for further reference.
5. Subject to obtaining of all required NOC's.

LUCKNOW DEVELOPMENT AUTHORITY

Disclaimer: Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application.



LUCKNOW DEVELOPMENT AUTHORITY
APPLICATION FOR BUILDING PERMISSION

A) TYPE OF DEVELOPMENT				
1	File No.	LDA/BP/25-26/3788 (DRAFT/LDA/BP/25-26/4128)		
2	Submitted On	07 Nov 2025	Last Submitted On	17 Nov 2025
B) DETAILS OF APPLICANT				
1	Application is for Self Use or Selling Purpose?	Land Owner (Self Use)		
2	Name (In Full)	ELDECO HOUSING AND INDUSTRIES LTD AND OTHERS		
3	Address Line 1	2nd Floor, Eldeco Corporate Chamber-I, vibhuti Khand	Address Line 2	
4	City	Goot Nagar, Lucknow	State/Province/Region	Uttar Pradesh
5	PIN	226010	E-mail	ihiddiqui1969@gmail.com
6	LandLine Phone		Mobile No.	9956824999
C) PLOT DETAILS				
1	Organization Name	LUCKNOW DEVELOPMENT AUTHORITY		
2	Land Use Zone	Residential	Land Sub Use Zone	Residential Zone
3	Plot Use	Community Facility	Sub Plot Use	Public Purpose Building
4	Development Area	New Area	SubDevelopment Area	Market Street
5	Plan on	Private Approved Scheme	Scheme	Eldeco Solano Gardens
6	Plot No./ Survey No.	CLUB HOUSE ELDECO SOLANO GARDEN VILLAGE	Max Building Height	13,5
7	Plot area as per site (Sq.Mt.)	2797.3	Plot area as per Document (Sq.Mt.) Note:Minimum Plot area	2797.3
8	Total Built Up Area (Sq.Mt.)	3642	Circle Rate	25000
9	Existing Built up Area (Sq.Mt.)	0	Carpet Area (Sq.Mt.)	2986.44
10	Development Plan	Eldeco Solano Gardens	Estimated Cost including Internal Electricity & Internal Water Expense	91050

D) DETAILS OF DEVELOPER/ ARCHITECT				
	Name	Address	License No.	Validity
1	Rajneesh Kumar	RAGHAVA ARCHITECTS,RAGHAVA HOUSE,PLOT NO CS-9,SECOND FLOOR,GYAN KHAND-2,COMMERCIAL	CA/2017/86949	

E) APPLICATION CHECKLIST			
No.	Description	Yes/No	Remarks
1.	Does your site requires NOC from Municipal corporation	No	
2.	Does your plan fall under 300m radius of any monument?	No	
3.	Is proposed plot near major crossroad(chauraha) or effecting traffic	No	
4.	Is your plot nearby irrigation land /Irrigation canal	No	
5.	Is your plot abutting PWD road	No	
6.	Is your plot within 100meter of metro structure	No	
7.	Is proposed site within 30meter of railway land boundary	No	
8.	Is your Plot nearby forest Land or any major tree which require NOC from forest department	No	
9.	Is your plot abutting any National Highway	No	
10.	Are you going to use your building material in your plot ?	No	
11.	Is your Plot falling in funnel zone of airport authority /defence airport?	No	
12.	Does your site requires Land acqusition department NOC	No	
13.	Does your site requires Nazool department NOC	No	
14.	Does your site requires Improvement Trust NOC	No	
15.	Does your site requires NOC from Tehsil	No	
16.	Does your site requires Property Department NOC?(Is your plot Lease hold)	No	
17.	Does your site requires Ceiling department NOC	No	
18.	Does your site requires Land use certificate	No	
19.	Is your proposed plot near defence area	No	
20.	Is your proposed site within 100meter of any security zone	No	
21.	Is your proposed property effecting any Administrative revenue	No	
22.	Is your plot adjoining to UPAVP land	No	
23.	Are you proposing any Tourist activity on your plot	No	
24.	Is your Plot abutting any Major road of National capital region	No	
25.	Is your plot within 100meter of Jail	No	

26.	Is your proposed site is not single residential dwelling unit and you are proposing basement .	No	
27.	Is your plot require approach road from any National Highway	No	
28.	Is Property Allotted to you by authority/UPAVP directly?	No	
29.	Do you want to attach any additional document?	No	
30.	Does your plot require permission from Torrent Power Limited/Any other electricity service provider?	No	
31.	Is Proposal for Green Building?	No	
32.	Does your site required collectrate/ADM NOC?	No	
33.	Does your site required NOC from Security Department?	No	

F)	DOCUMENT CHECKLIST
-----------	---------------------------

Sr. No.	Name of the Mandatory Document	Attachment
1.	Architect/Engineer Registration Certificate	Yes
2.	Common Affidavit	Yes
3.	Calculation sheet of Estimate with Affidavit	Yes
4.	Registry Deed/Up to date Payment certificate from Property section/Hire Purchase Tenant Agreement	Yes
5.	Drawing Pdf	Yes

Sr. No.	Name of the Conditional Document	Attachment
1.	Approved Layout Sanctioned Letter	Yes
2.	Fire NOC	Yes

- Pre Approval <
- Draft Files
- Submitted Files
- Shortfall Files
- Reject Files
- Approved Files
- Post Approval <
- Draft Files
- Submitted Files
- Nivesh Mitra Files
- Final Approved Files
- Shortfalls Files
- Rejected Files
- Pending for Payment & Sign
- Architect Sign Pending After Shortfall
- Auto Rejected Files (after shortfall)
- Auto Rejected Files (after fit for approval)
- Auto Rejected Files(After post approval Scrutiny)
- Work Start <
- Plinth Completion Certificate <
- Completion Certificate <
- Old Case <

Lucknow Development Authority

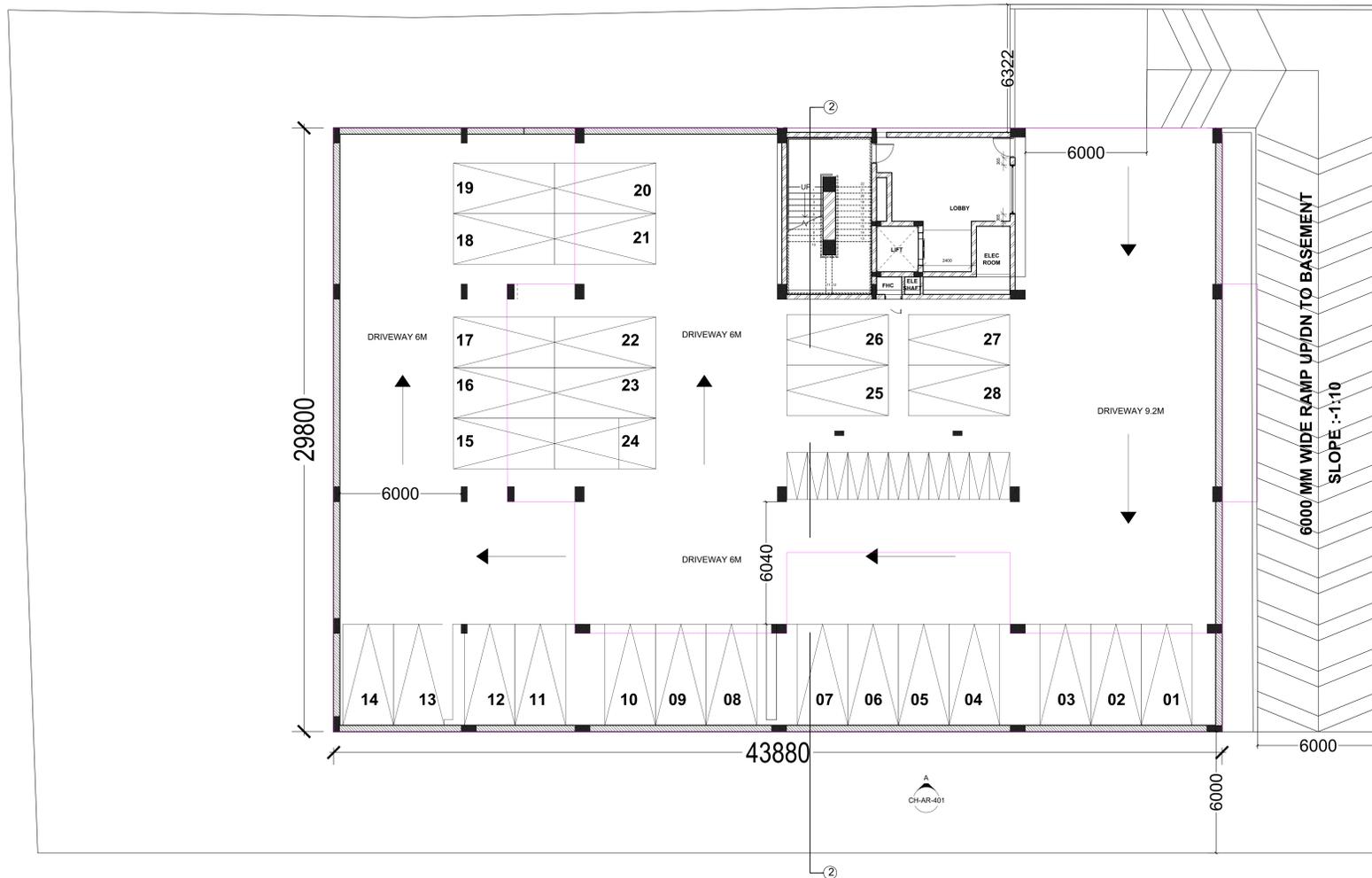
Common Application Form Required NOC Document Drawing Fees Letter & Plan Chat Board

General Information Applicant Information Application Checklist **Plot Details** GEO Location NOC Status

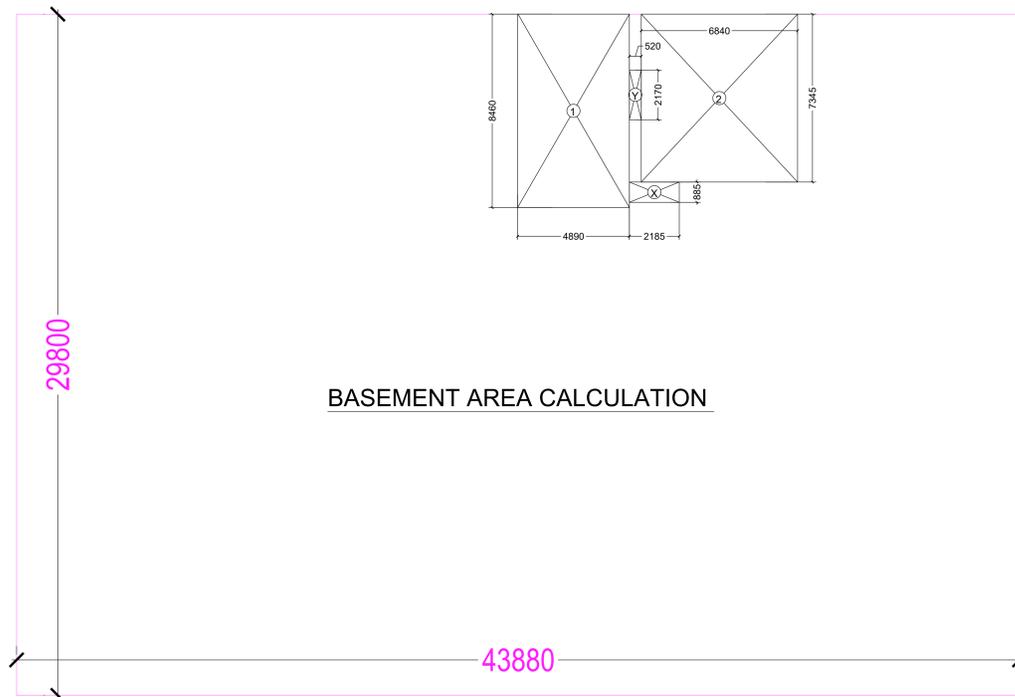
Help Video Link (https://photos.google.com/share/AF1QipO6lsgnrsUxwRWXl78JQ_YNLQk43bCYhgDLT11KHyrx0EhGJaK08zrtwpuJBy/photo/AF1QipMfaRtwc_JVsSKsf7P09Gw-zNE2Fza47WyzR2jB?key=NnpzZF2kNHYZvzY3RFhCSXM0aGQxdUdnR3QwcVN3)

Main Details

* Land Use Zone	Residential use Zone	* Land Sub Use Zone	Residential Zone
* Plot Use	Community Facility	* Plot Sub Use	Public Purpose Building
* Development Area	New Area	* Subdevelopment Area	Metro City Area
* Plan on	Private Approved scheme	* Scheme	Eldeco Solano Gardens
* Plot No / Survey No.	CLUB HOUSE ELDECO SOLANO GARDE	* Max Building Height (In Meter)	13.5
* Plot area as per site (Sq.Mt.)	2797.3	* Plot area as per Document (Sq.Mt.) Note:Minimum Plot area	2797.3
* Total Built Up Area (Sq.Mt.)	3642	* Circle Rate (In Rupees)	25000
* Existing Built up Area (Sq.Mt.)	0	* Proposed Carpet Area (Sq.Mt.)	2986.44
* Estimated Cost including Internal Electricity & Internal Water Expense (In Rupees)	91050	* If community Parking provided	<input type="radio"/> Yes <input checked="" type="radio"/> No
* Ground coverage area (Sq.Mt.)	780		
* Does it require any special Ground coverage?	<input type="radio"/> Yes <input checked="" type="radio"/> No		
* Does it require any special FAR?	<input type="radio"/> Yes <input checked="" type="radio"/> No		
* Number of stores including ground floor	4		



PROPOSED BASEMENT PLAN



BASEMENT AREA CALCULATION

BASEMENT AREA					
COVERED AREA					
S.N.	(L X B)	AREA	NO	TOTAL	
	43.88 29.8	1307.624	1	1307.624	
TOTAL COV. AREA				1307.624	
DEDUCTION					
X	2.185 0.885	1.934	1	1.934	
Y	0.52 2.17	1.128	1	1.128	
TOTAL				3.062	
TOTAL COVERED AREA IN BASEMENT				1304.562	SQ. MT
BASEMENT SERVICES AREA					
1	4.89 8.46	41.369	1	41.369	
2	6.84 7.345	50.240	1	50.240	
TOTAL				91.609	
BASEMENT FOR PARKING = TOTAL COVERED AREA - SERVICES ARWA				1212.953	
NO OF PARKING EACH BASEMENT @ 32ECS/100 SQ MT				38	ECS
PROPOSED PARKING BASEMENT				28	

NOTE :- ALL DIMENSIONS ARE IN MM

N ★	DESIGN BY -	Ar. RAJNEESH
	SHEET NO	02
	SHEET SIZE	A0
	SCALE -	1:150

NOTE:- DRAWING IS PREPARED AS PER
G. O. NO:- 1323/2025/8-3099/208/2025
{ Model Building Construction and Development
Byelaws and Model Zoning Regulations for
Development Authorities of Uttar Pradesh, 2025 }

PROJECT TYPE :- CLUB HOUSE

FILE NO :- LDA/ BP/25-26/3788

DRG. TITAL :- BASEMENT PLAN & AREA CALCULATION

PROJECT ADDRESS:-
PROPOSED SUBMISSION DRAWING FOR THE
COMMUNITY FACILITY { CLUB HOUSE }
BUILDING AT "ELDECO SOLANO GARDENS"
VILLAGE:- DHARMANGAT KHERA & KHUJOLI
NEW JAIL ROAD AT LUCKNOW

OWNER NAME:-
M/S. ELDECO HOUSING & INDUSTRIES LTD & OTHERS

OWNER/ AUTH. SIGNATURE

ARCHITECT SIGNATURE
Ar. RAJNEESH KUMAR
B.Arch, MCA, IIA
CA/2017/86949
RAGHAVA ARCHITECTS
Offices- 201, CS-08, GK-2,
Indirapuram Ghaziabad (U.P.)
raghavaarchitects@gmail.com
9810379715, 9891146128

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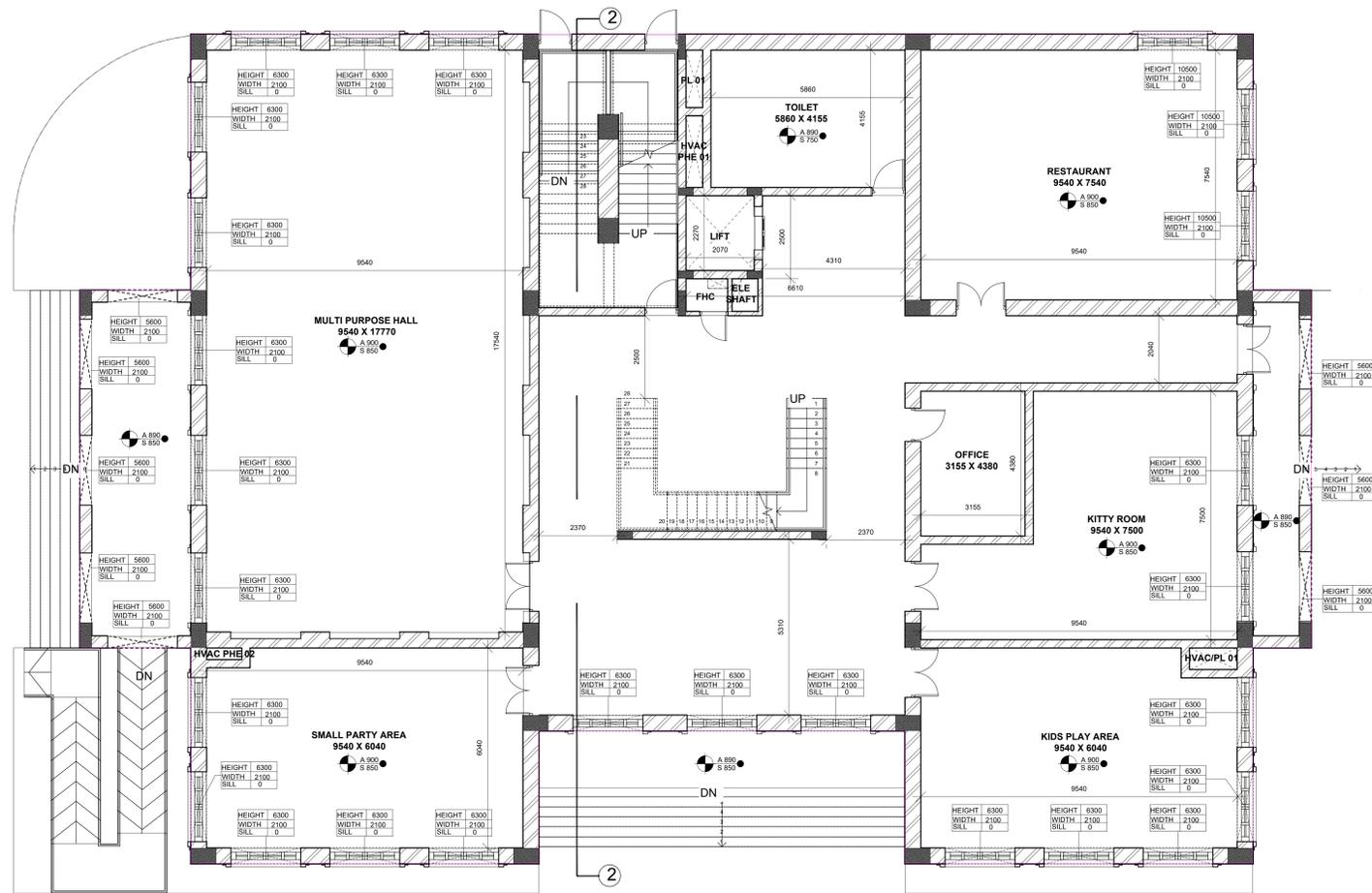
Head office Indirapuram :
Plot No. Cs-09, 2nd floor, Commerical Market, Gyan Khand-II,
Near St. Thomas School, Indirapuram Ghaziabad-201014 (U.P)

Branch office
Office No - 717, TCG - 8/8 and 9/9, Vibhuti Khand, Gomti Nagar
Lucknow-226010, Uttar Pradesh (India)

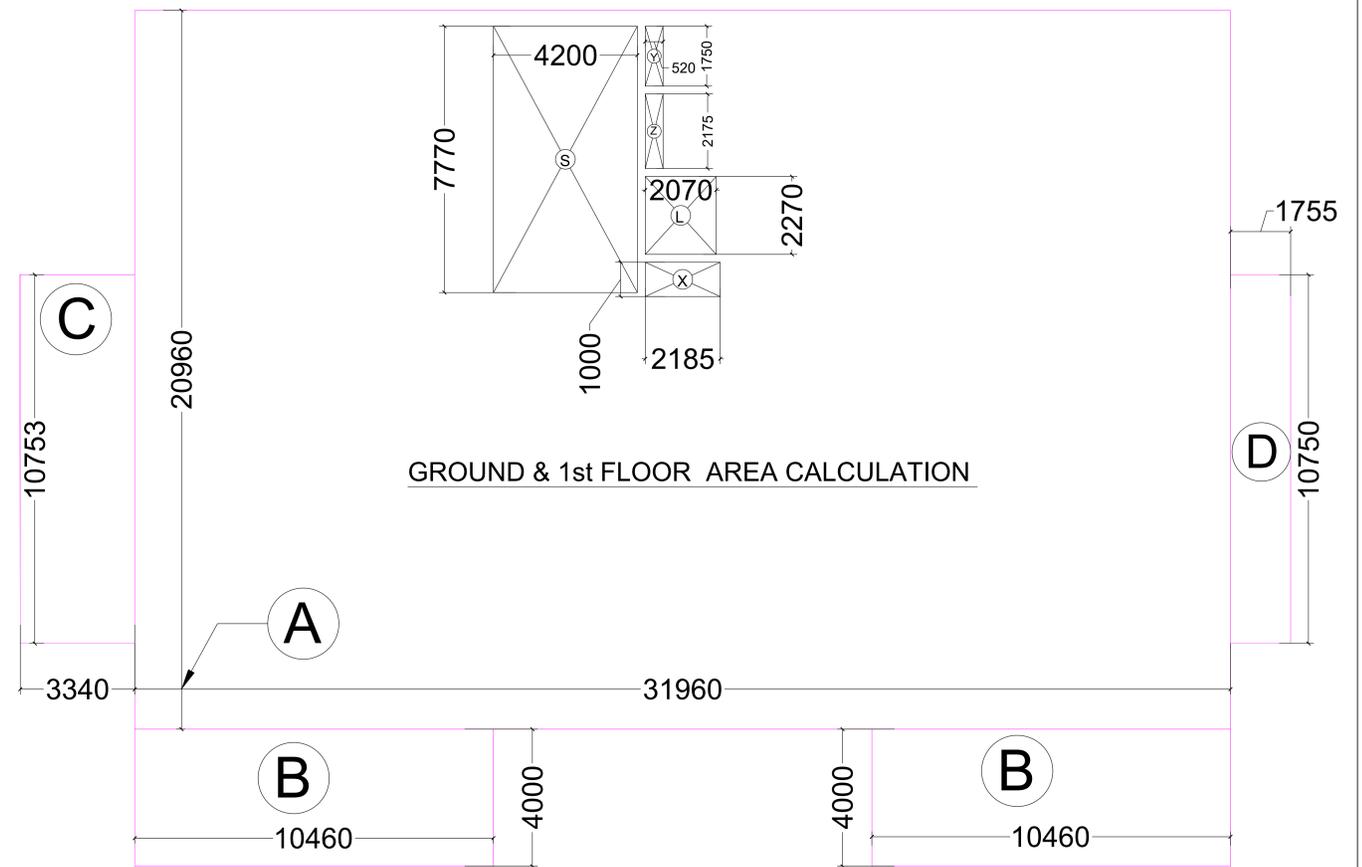
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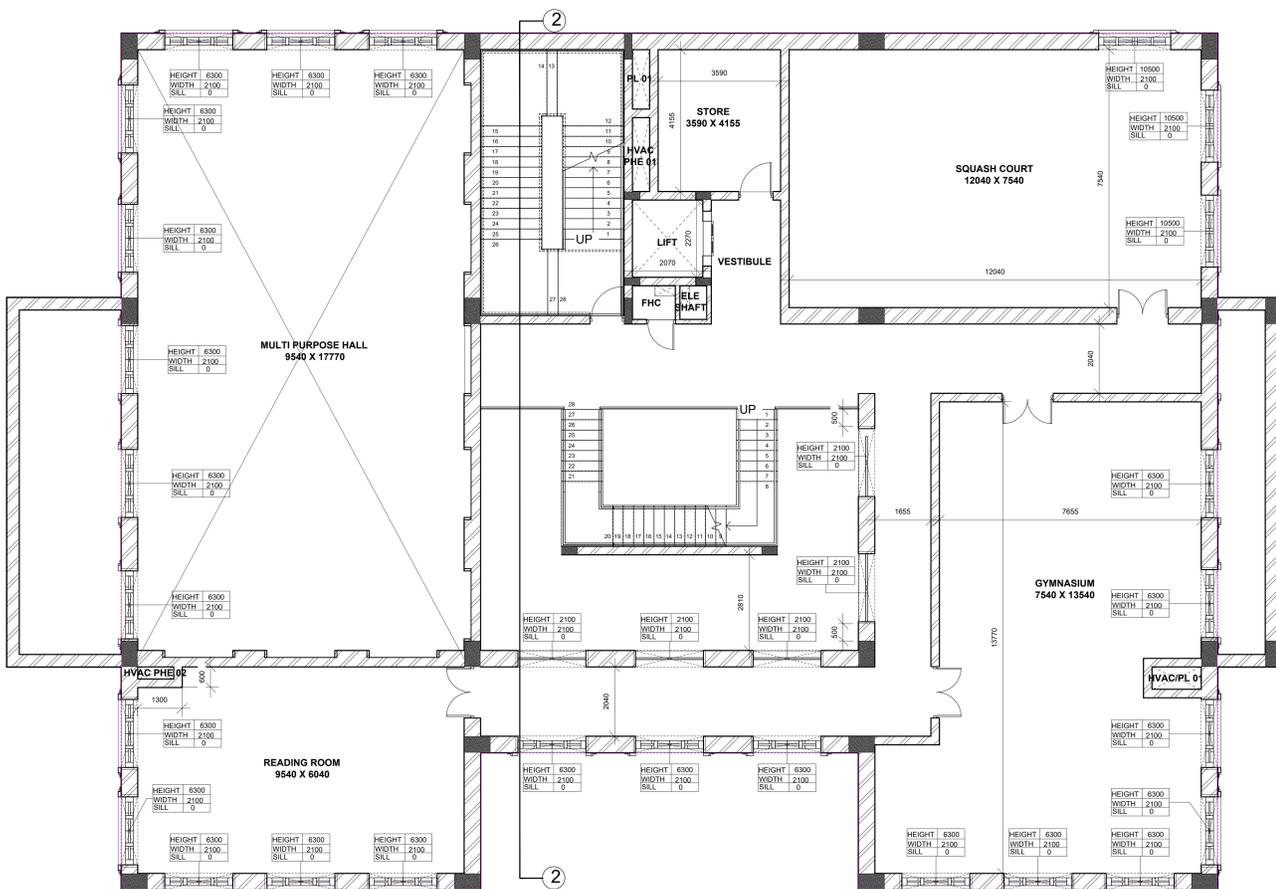
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PROPOSED GROUND FLOOR PLAN



GROUND & 1st FLOOR AREA CALCULATION



PROPOSED FIRST FLOOR PLAN

ELDECO CLUB AREA CALCULATION					
GROUND & 1st FLOOR AREA					
COVERED AREA					
S.N.	(L X B)	AREA	NO	TOTAL	
A	31.96 X 20.69	661.252	1	661.252	
B	10.46 X 4	41.840	2	83.680	
C	3.34 X 10.753	35.915	1	35.915	
D	1.755 X 10.75	18.866	1	18.866	
TOTAL COV. AREA				799.714	
DEDUCTION					
S	4.2 X 7.77	32.634	1	32.634	
L	2.07 X 2.27	4.699	1	4.699	
X	2.185 X 1.00	2.185	1	2.185	
Y	0.52 X 1.75	0.910	1	0.910	
Z	0.52 X 2.175	1.131	1	1.131	
TOTAL				41.559	
F.A.R AREA GROUND FLOOR= TOTAL COV. AREA- [S+X+Y+Z]				762.854 SQ. MT	
GROUND FLOOR BUILT-UP AREA= F.A.R AREA +FIRE STAIR AREA				795.488 SQ. MT	
1ST FLOOR F.A.R. AREA = GROUND FLOOR AREA -L				758.155	
1ST FLOOR BUILTUP AREA = GROUND FLOOR AREA -L				790.789	

NOTE :- ALL DIMENSIONS ARE IN MM

N	DESIGN BY -	Ar. RAJNEESH
	SHEET NO	03
	SHEET SIZE	A0
	SCALE -	1:100

NOTE:- DRAWING IS PREPARED AS PER G. O. NO:- 1323/2025/8-3099/208/2025 { Model Building Construction and Development Byelaws and Model Zoning Regulations for Development Authorities of Uttar Pradesh, 2025 }

PROJECT TYPE :- CLUB HOUSE

FILE NO :- LDA/ BP/25-26/3788

DRG. TITAL :- G.F. & 1st Floor PLAN & AREA CALCULATION

PROJECT ADDRESS:- PROPOSED SUBMISSION DRAWING FOR THE COMMUNITY FACILITY {CLUB HOUSE} BUILDING AT "ELDECO SOLANO GARDENS" VILLAGE:- DHARMANGAT KHERA & KHUJOLI NEW JAIL ROAD AT LUCKNOW

OWNER NAME:- M/S. ELDECO HOUSING & INDUSTRIES LTD & OTHERS

OWNER/ AUTH. SIGNATURE
 ARCHITECT SIGNATURE
 Ar. RAJNEESH KUMAR
 B.Arch, MCA, IIA
 CA/2017/86949
 RAGHAVA ARCHITECTS
 Offices- 201, GS-08, GK-2,
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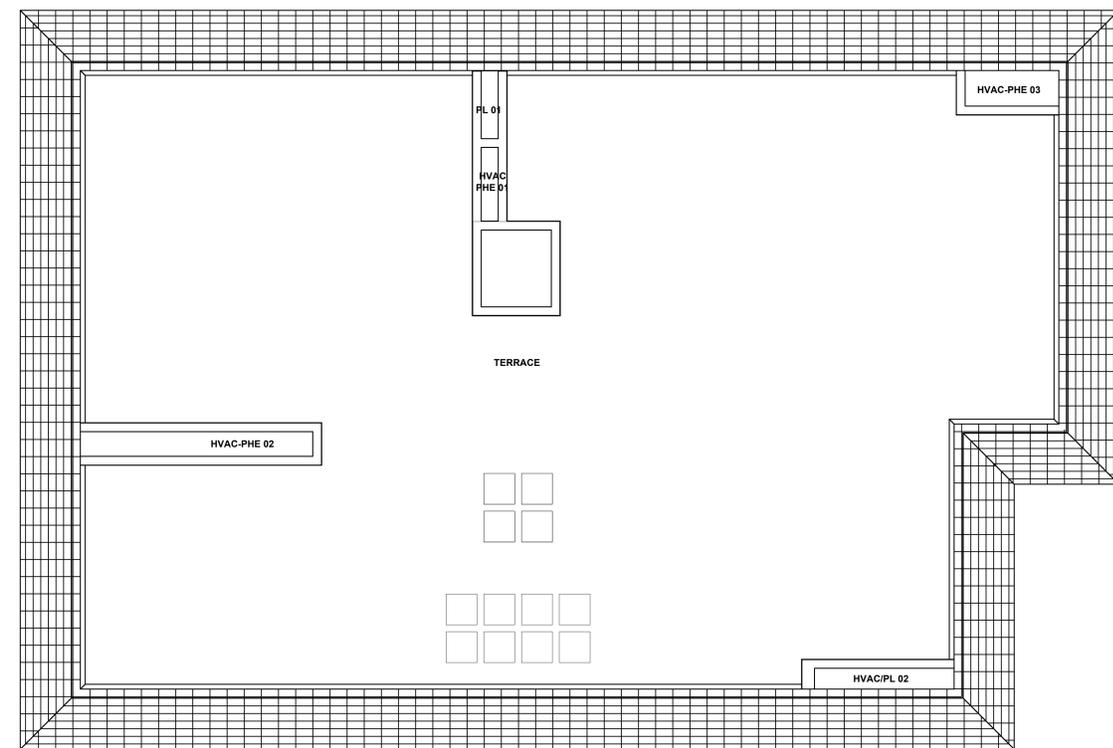
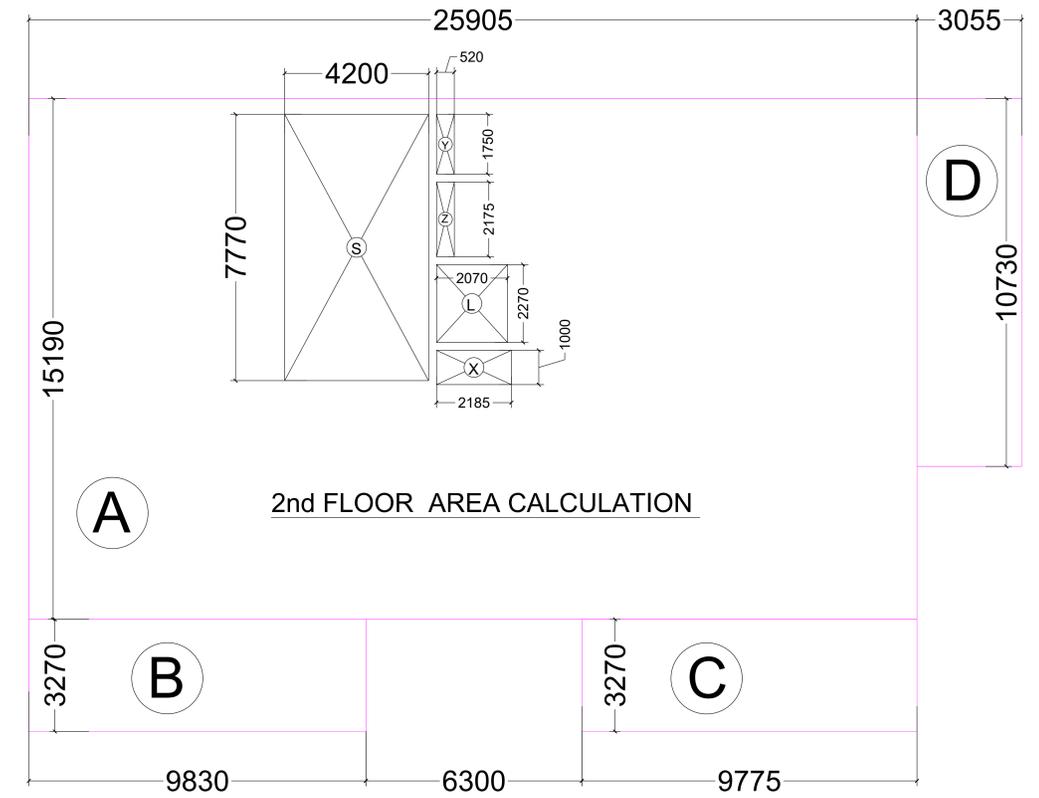
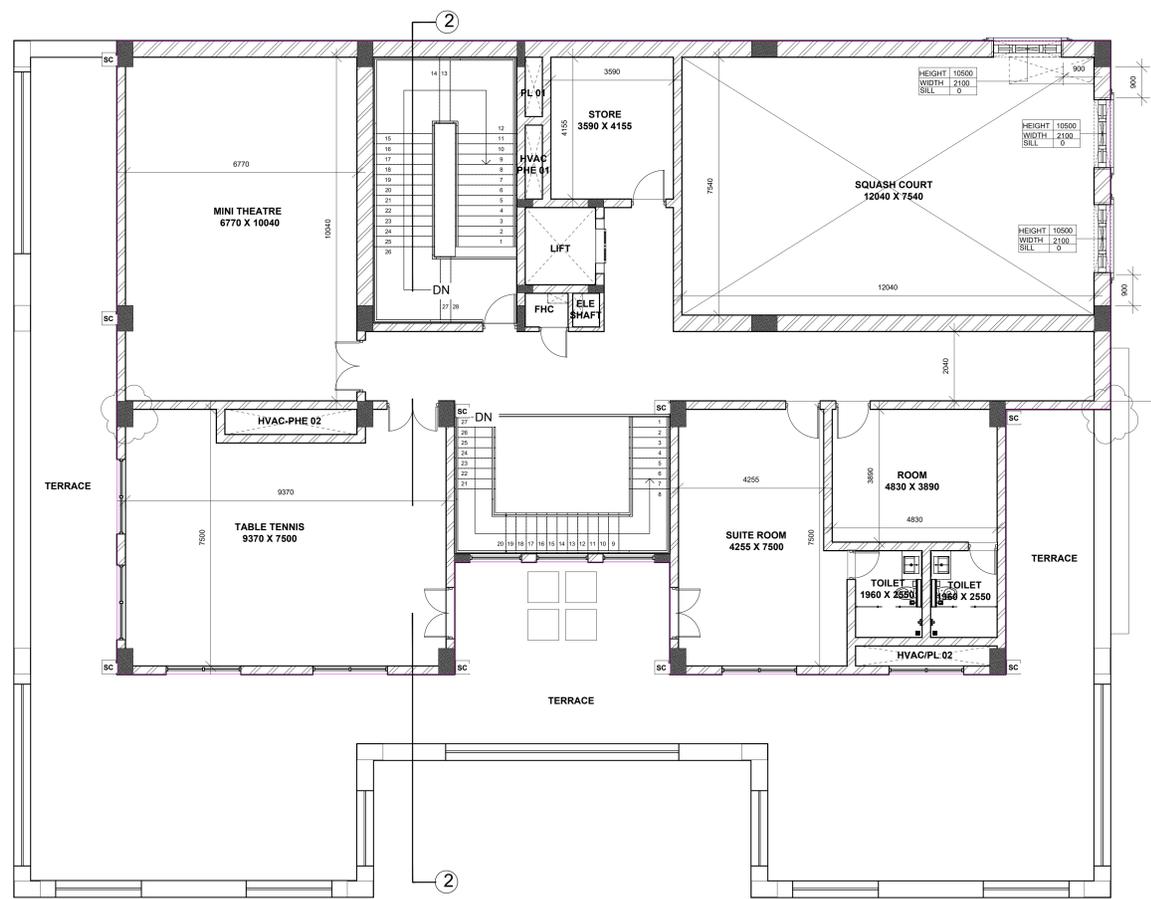
Head office Indrapuram : Plot No. Cs-09, 2nd floor, Commercial Market, Gyan Khand-II, Near St. Thomas School, Indrapuram Ghaziabad-201014 (U.P.)

Branch office Office No - 717, TCG - 8/8 and 9/9, Vibhuti Khand, Gomti Nagar Lucknow-226010, Uttar Pradesh (India)

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SECOND FLOOR AREA					
COVERED AREA					
S.N.	(L X B)	AREA	NO	TOTAL	
A	25.91 X 15.19	393.497	1	393.497	
B	9.83 X 3.27	32.144	1	32.144	
C	9.775 X 3.27	31.964	1	31.964	
D	3.055 X 10.73	32.780	1	32.780	
TOTAL COV. AREA				490.385	
DEDUCTION					
S	4.2 X 7.77	32.634	1	32.634	
L	2.07 X 2.27	4.699	1	4.699	
X	2.185 X 1.00	2.185	1	2.185	
Y	0.52 X 1.75	0.910	1	0.910	
Z	0.52 X 2.175	1.131	1	1.131	
TOTAL				41.559	
F.A.R AREA 2nd =TOTAL COV. AREA-DEDUCTION AREA				448.827 SQ. MT	
TYPICAL FLOOR BUILT-UP AREA= F.A.R AREA +FIRE STAIR AREA+LIFT LOBBY				481.461 SQ. MT	

NOTE :- ALL DIMENSIONS ARE IN MM

N	DESIGN BY-	Ar. RAJNEESH
	SHEET NO	04
	SHEET SIZE	A0
	SCALE -	1:100

NOTE:- DRAWING IS PREPARED AS PER G. O. NO:- 1323/2025/8-3099/208/2025 { Model Building Construction and Development Byelaws and Model Zoning Regulations for Development Authorities of Uttar Pradesh, 2025 }

PROJECT TYPE :- CLUB HOUSE

FILE NO :- LDA/ BP/25-26/3788

DRG. TITAL :- 2nd & Terrace Floor PLAN & AREA CALCULATION

PROJECT ADDRESS:- PROPOSED SUBMISSION DRAWING FOR THE COMMUNITY FACILITY {CLUB HOUSE} BUILDING AT "ELDECO SOLANO GARDENS" VILLAGE:- DHARMANGAT KHERA & KHUJOLI NEW JAIL ROAD AT LUCKNOW

OWNER NAME:-

M/S. ELDECO HOUSING & INDUSTRIES LTD & OTHERS

OWNER/ AUTH. SIGNATURE

ARCHITECT SIGNATURE
Ar. RAJNEESH KUMAR
B.Arch, MCA, IIA
CA/2017/86949
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OWNER/ AUTH. SIGNATURE ARCHITECT SIGNATURE

RAGHAVA ARCHITECTS

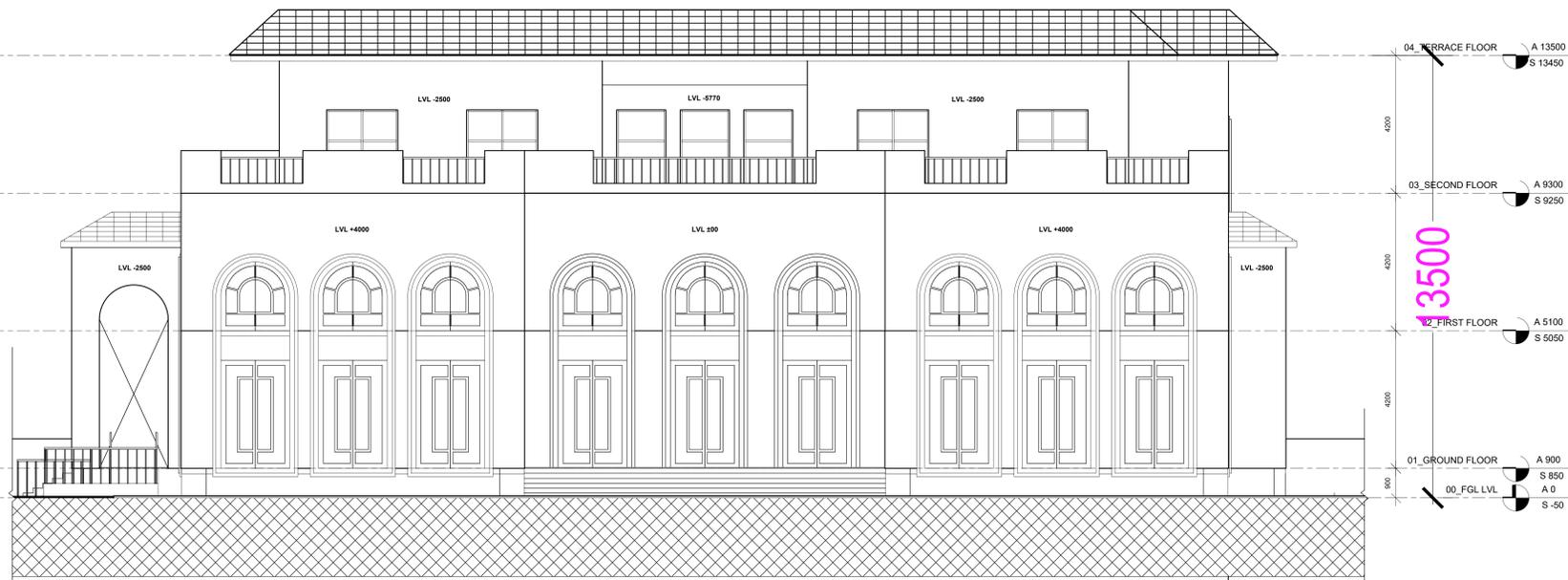
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Branch office Office No - 717, TCG - 8/8 and 9/9, Vibhuti Khand,Gomti Nagar Lucknow-226010, Uttar Pradesh (India)

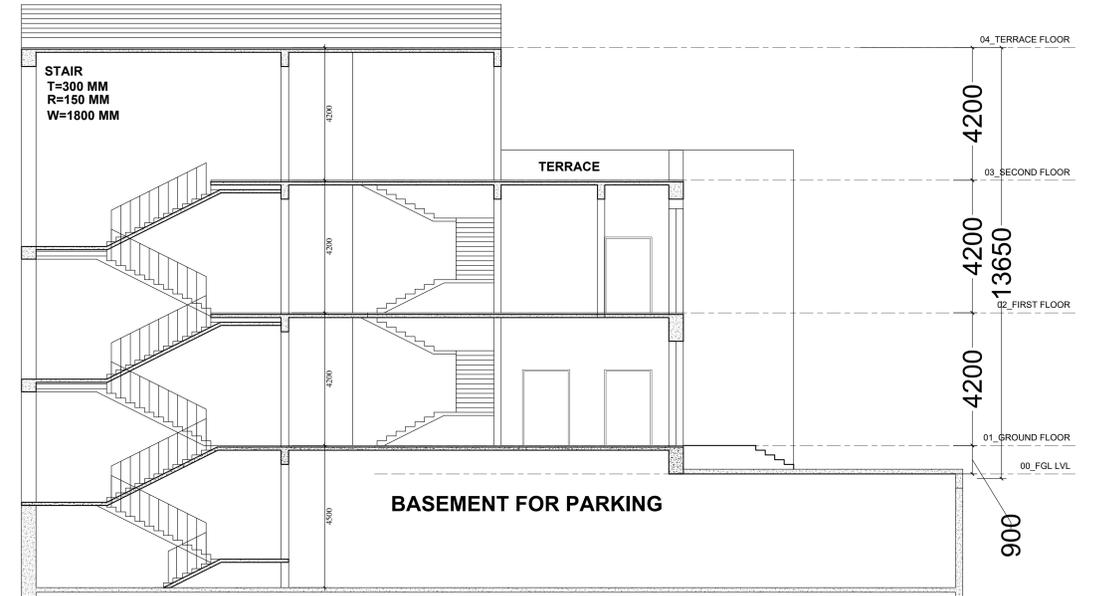
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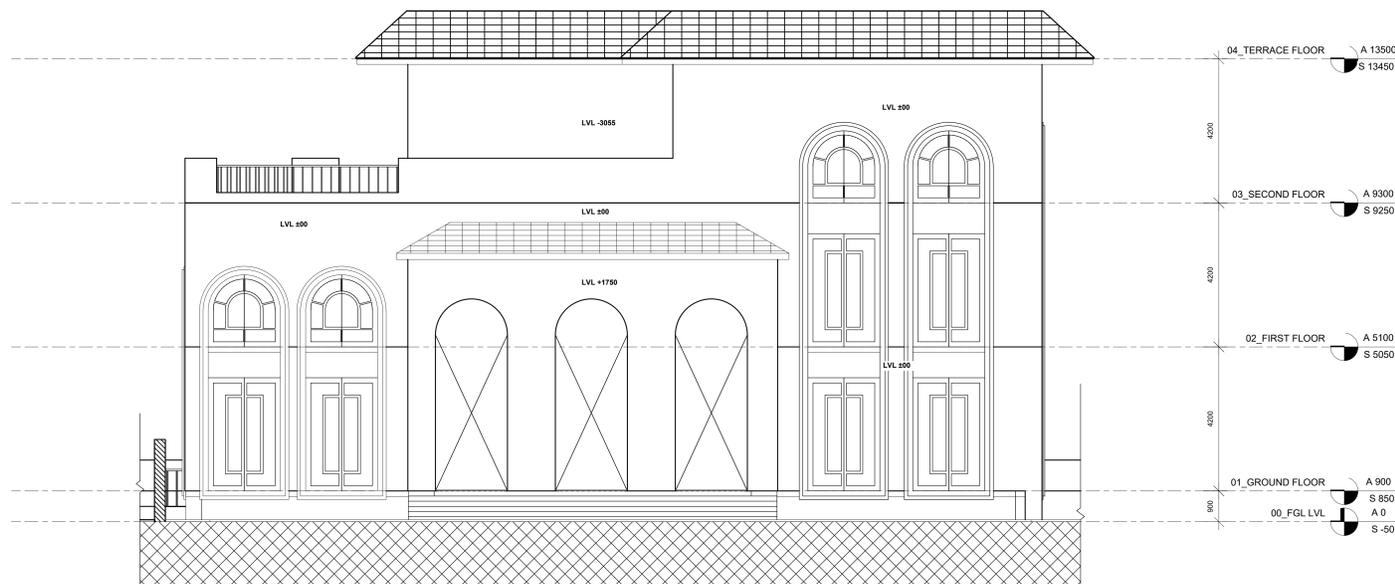
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FRONT ELEVATION



SECTION AT A-A



SIDE ELEVATION

NOTE :- ALL DIMENSIONS ARE IN MM

	DESIGN BY-	Ar. RAJNEESH
	SHEET NO	04
	SHEET SIZE	A0
	SCALE -	1:100

NOTE:- DRAWING IS PREPARED AS PER
G. O. NO:- 1323/2025/8-3099/208/2025
{ Model Building Construction and Development
Byelaws and Model Zoning Regulations for
Development Authorities of Uttar Pradesh, 2025 }

PROJECT TYPE :- CLUB HOUSE

FILE NO :- LDA/ BP/25-26/3788

DRG. TITAL :- ELEVATION & SECTION

PROJECT ADDRESS:-
PROPOSED SUBMISSION DRAWING FOR THE
COMMUNITY FACILITY {CLUB HOUSE}
BUILDING AT "ELDECO SOLANO GARDENS"
VILLAGE:- DHARMANGAT KHERA & KHUJOLI
NEW JAIL ROAD AT LUCKNOW

OWNER NAME:-

M/S. ELDECO HOUSING & INDUSTRIES LTD & OTHERS

OWNER/ AUTH. SIGNATURE

Ar. RAJNEESH KUMAR
B.Arch, MCA, IIA
CA/2017/86949
RAGHAVA ARCHITECTS
Offices:- 201, CS-08, GK-2,
Indrapuram Ghaziabad (U.P.)
raghavaarchitects@gmail.com
9810379715, 9891146128

ARCHITECT SIGNATURE

RAGHAVA ARCHITECTS

Head office Indrapuram :
Plot No. Cs-09, 2nd floor, Commerical Market, Gyan Khand-II,
Near St. Thomas School, Indrapuram Ghaziabad-201014 (U.P)

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Lucknow Development Authority

Vipin Khand, Gomti Nagar, Lucknow, Uttar Pradesh 226010

File No. : LDA/BP/25-26/3788

Letter No. : LDA/BP/25-26/3788/NOC

Dated : 07 Nov 2025

To,

Nodal Officer

1) Fire NOC.

Subject:

No Objection Certificate (NOC) required for Nature of Construction/ Case Type **New**, Plot sub use **Public Purpose Building** on Plot No. **CLUB HOUSE ELDECO SOLANO GARDEN VILLAGE DHARMANGAT** Address **CLUB HOUSE ELDECO SOLANO GARDEN VILLAGE DHARMANGAT, Eldeco Solano Gardens, Mohanlalganj, NA, Lucknow** owned by **ELDECO HOUSING AND INDUSTRIES LTD AND OTHERS.**

Sir/Madam,

On Plot No. **CLUB HOUSE ELDECO SOLANO GARDEN VILLAGE DHARMANGAT** Address **CLUB HOUSE, ELDECO SOLANO GARDEN, VILLAGE DHARMANGAT, KHUJOLI AT NEW JAILROAD, LUCKNOW , ELDECO HOUSING AND INDUSTRIES LTD AND OTHERS** had submitted a map for Nature of Construction/ Case Type **New** , Plot sub use **Public Purpose Building** for which we seek No Objection Certificate from your department.

Kindly go through the map of respective site and provide the No Objection Certificate / Objection within 15 days from the letter issuance date so that the case could be disposed at our end.

Thanks,

Lucknow Development Authority

Owner Emails : ihsiddiqui1969@gmail.com

Owner communication Address: CLUB HOUSE ELDECO SOLANO GARDEN VILLAGE
DHARMANGAT, Eldeco Solano Gardens, Mohanlalganj, NA, Lucknow

Site Address: CLUB HOUSE, ELDECO SOLANO GARDEN, VILLAGE DHARMANGAT, KHUJOLI AT NEW
JAILROAD, LUCKNOW

Enclosed: Proposed Map

CC To. :

1) ELDECO HOUSING AND INDUSTRIES LTD AND

Note: This is a System generated letter and hence does not require any signature.

OTHERS

2) Rajneesh Kumar

3) Vice Chairman



Lucknow Development Authority

Vipin Khand, Gomti Nagar, Lucknow, Uttar Pradesh 226010

File No. : LDA/BP/25-26/3788

Letter No. : LDA/BP/25-26/3788/NOC

Dated : 07 Nov 2025

To,

Nodal Officer

1) Fire NOC.

Subject:

No Objection Certificate (NOC) required for Nature of Construction/ Case Type **New**, Plot sub use **Public Purpose Building** on Plot No. **CLUB HOUSE ELDECO SOLANO GARDEN VILLAGE DHARMANGAT** Address **CLUB HOUSE ELDECO SOLANO GARDEN VILLAGE DHARMANGAT, Eldeco Solano Gardens, Mohanlalganj, NA, Lucknow** owned by **ELDECO HOUSING AND INDUSTRIES LTD AND OTHERS.**

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On Plot No. **CLUB HOUSE ELDECO SOLANO GARDEN VILLAGE DHARMANGAT** Address **CLUB HOUSE, ELDECO SOLANO GARDEN, VILLAGE DHARMANGAT, KHUJOLI AT NEW JAILROAD, LUCKNOW , ELDECO HOUSING AND INDUSTRIES LTD AND OTHERS** had submitted a map for Nature of Construction/ Case Type **New** , Plot sub use **Public Purpose Building** for which we seek No Objection Certificate from your department.

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Site Address: CLUB HOUSE, ELDECO SOLANO GARDEN, VILLAGE DHARMANGAT, KHUJOLI AT NEW
JAILROAD, LUCKNOW

Enclosed: Proposed Map

CC To. :

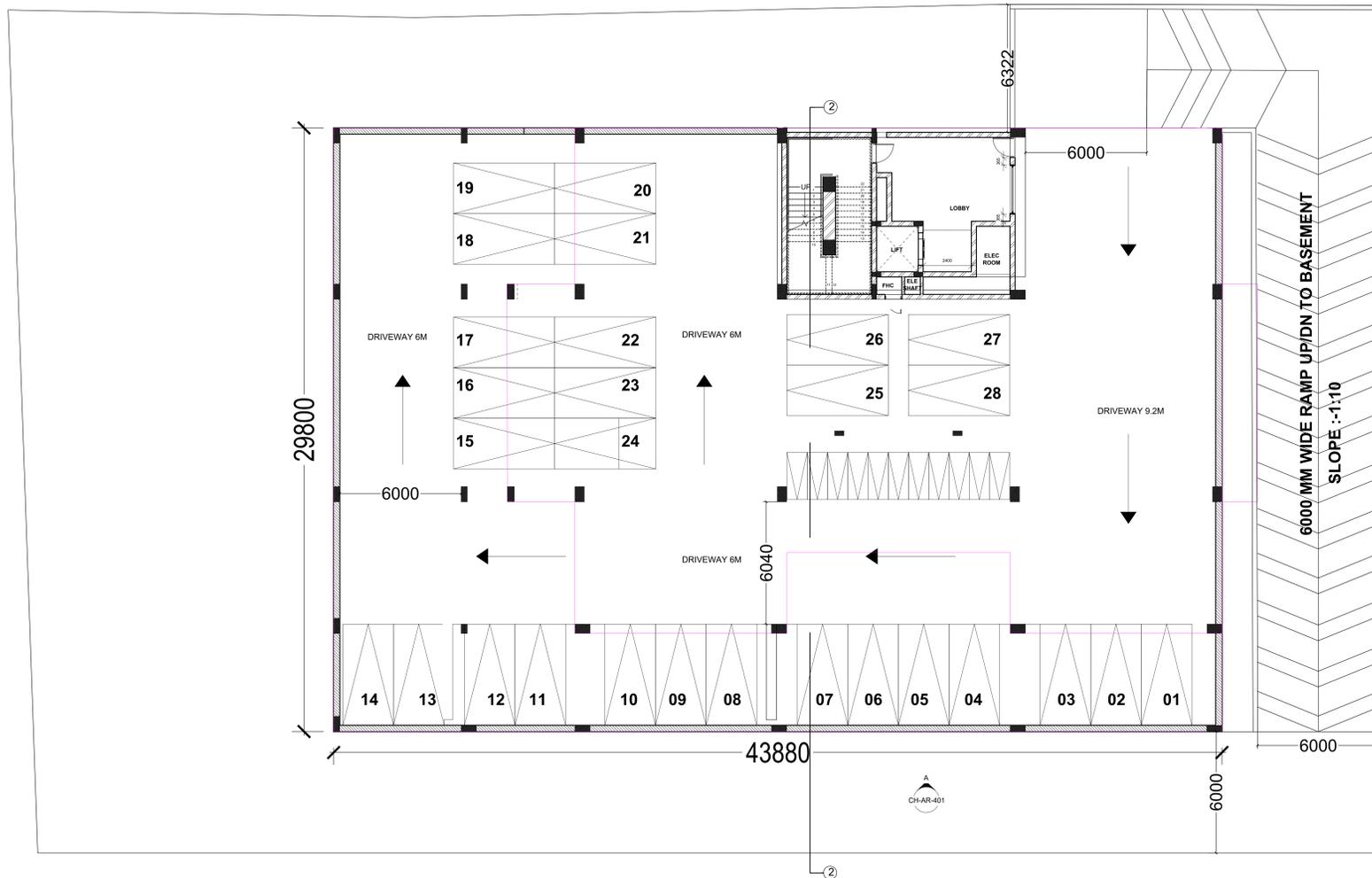
1) ELDECO HOUSING AND INDUSTRIES LTD AND

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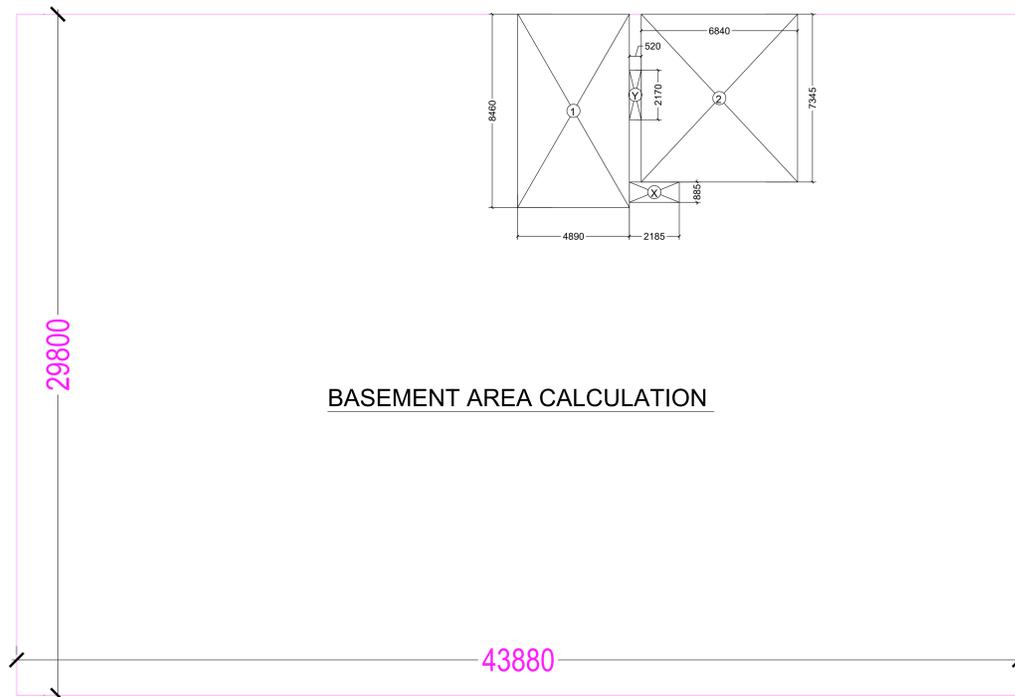
OTHERS

2) Rajneesh Kumar

3) Vice Chairman



PROPOSED BASEMENT PLAN



BASEMENT AREA CALCULATION

BASEMENT AREA					
COVERED AREA					
S.N.	(L X B)	AREA	NO	TOTAL	
	43.88 29.8	1307.624	1	1307.624	
TOTAL COV. AREA				1307.624	
DEDUCTION					
X	2.185 0.885	1.934	1	1.934	
Y	0.52 2.17	1.128	1	1.128	
TOTAL				3.062	
TOTAL COVERED AREA IN BASEMENT				1304.562 SQ. MT	
BASEMENT SERVICES AREA					
1	4.89 8.46	41.369	1	41.369	
2	6.84 7.345	50.240	1	50.240	
TOTAL				91.609	
BASEMENT FOR PARKING = TOTAL COVERED AREA - SERVICES ARWA				1212.953	
NO OF PARKING EACH BASEMENT @ 32ECS/100 SQ MT				38 ECS	
PROPOSED PARKING BASEMENT				28	

NOTE :- ALL DIMENSIONS ARE IN MM

	DESIGN BY -	Ar. RAJNEESH
	SHEET NO	02
	SHEET SIZE	A0
	SCALE -	1:150

NOTE:- DRAWING IS PREPARED AS PER
G. O. NO:- 1323/2025/8-3099/208/2025
{ Model Building Construction and Development
Byelaws and Model Zoning Regulations for
Development Authorities of Uttar Pradesh, 2025 }

PROJECT TYPE :- CLUB HOUSE

FILE NO :- LDA/ BP/25-26/3788

DRG. TITAL :- BASEMENT PLAN & AREA CALCULATION

PROJECT ADDRESS:-
PROPOSED SUBMISSION DRAWING FOR THE
COMMUNITY FACILITY { CLUB HOUSE }
BUILDING AT "ELDECO SOLANO GARDENS"
VILLAGE:- DHARMANGAT KHERA & KHUJOLI
NEW JAIL ROAD AT LUCKNOW

OWNER NAME:-
M/S. ELDECO HOUSING & INDUSTRIES LTD & OTHERS

OWNER/ AUTH. SIGNATURE

Ar. RAJNEESH KUMAR
B.Arch, MCA, IIA
CA/2017/86949
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Offices- 201, CS-08, GK-2,
Indirapuram Ghaziabad (U.P.)
raghavaarchitects@gmail.com
9810379715, 9891146128

ARCHITECT SIGNATURE

RAGHAVA ARCHITECTS

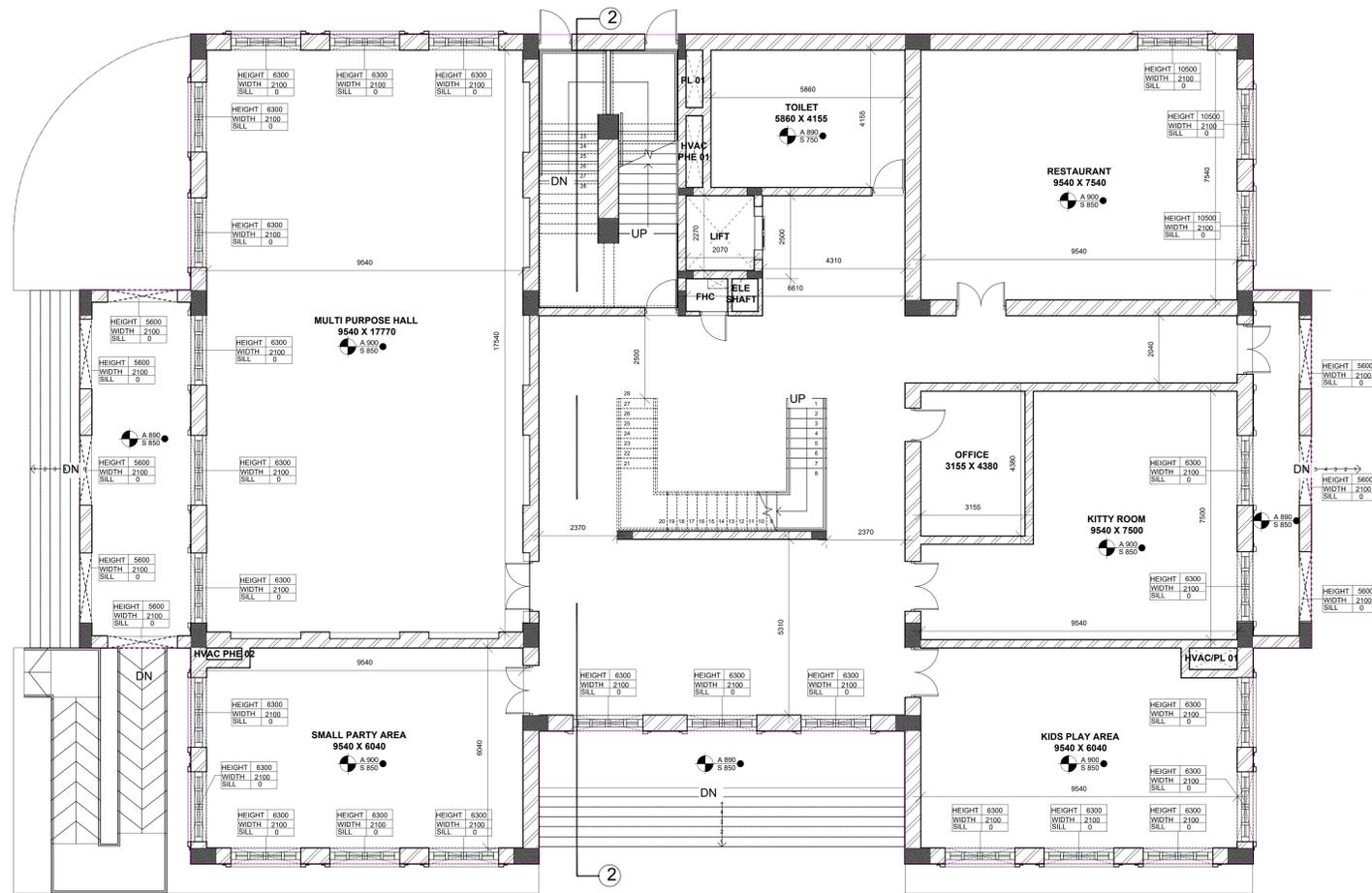
Head office Indirapuram :
Plot No. Cs-09, 2nd floor, Commerical Market, Gyan Khand-II,
Near St. Thomas School, Indirapuram Ghaziabad-201014 (U.P)

Branch office

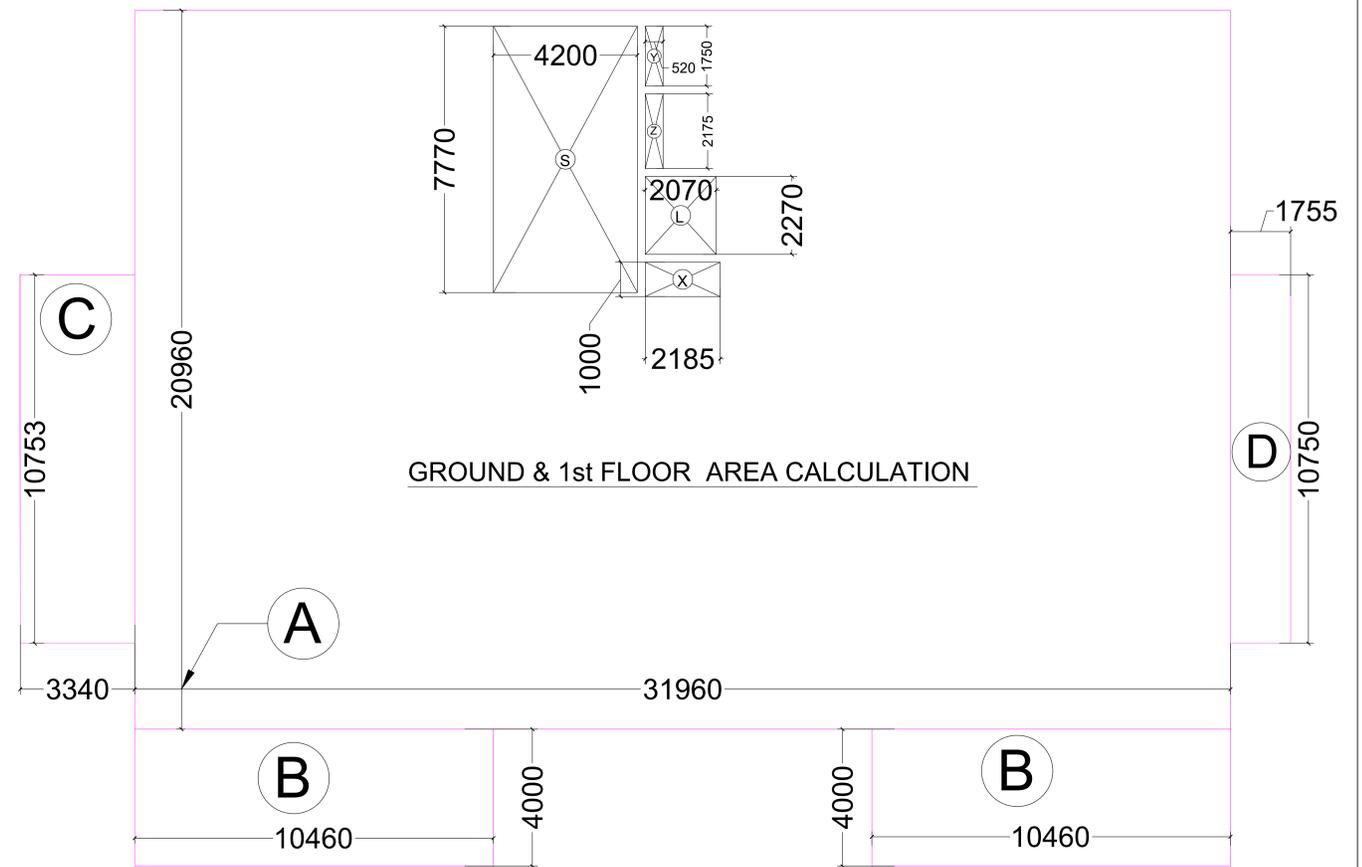
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Lucknow-226010, Uttar Pradesh (India)

Indirapuram, Wave City, Lucknow Meerut

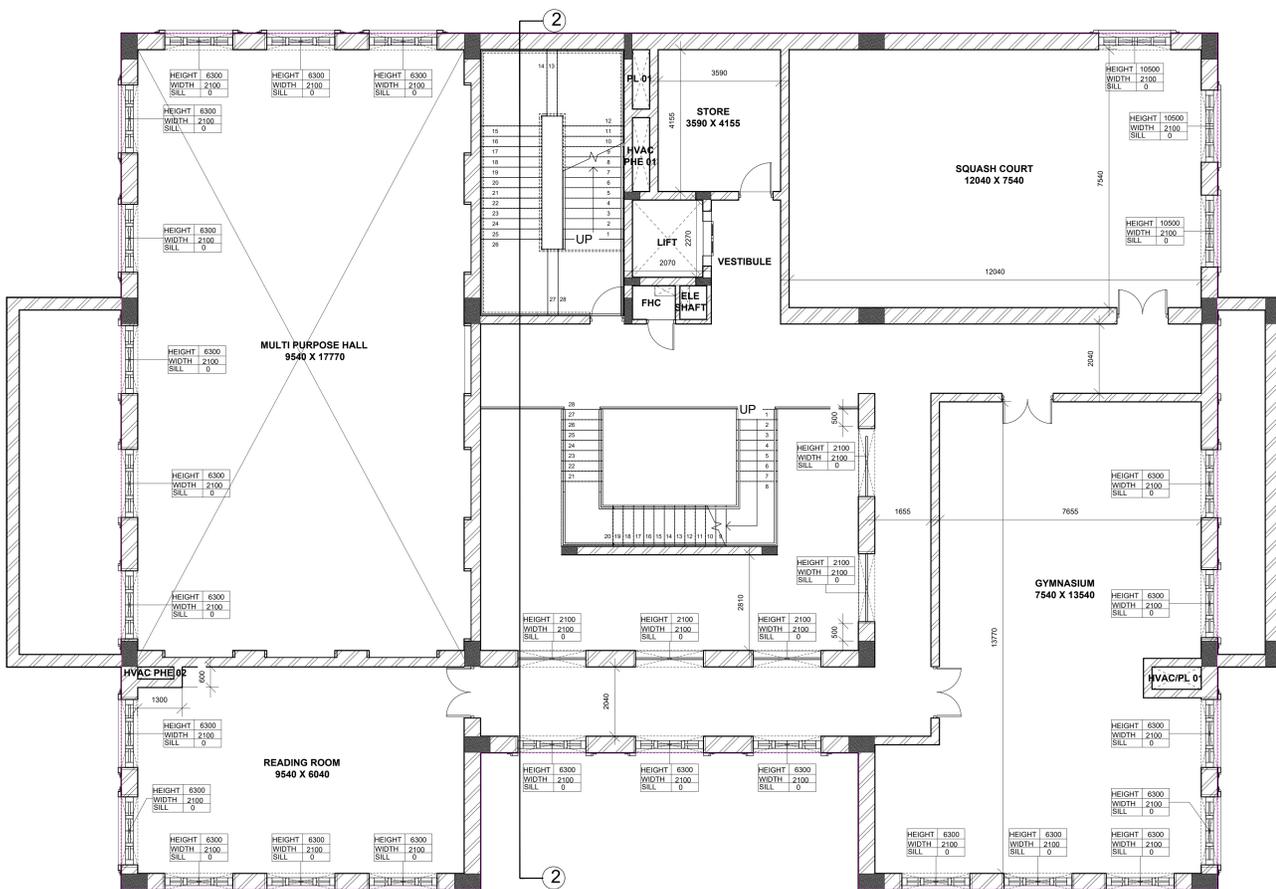
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PROPOSED GROUND FLOOR PLAN



GROUND & 1st FLOOR AREA CALCULATION



PROPOSED FIRST FLOOR PLAN

ELDECO CLUB AREA CALCULATION					
GROUND & 1st FLOOR AREA					
COVERED AREA					
S.N.	(L X B)	AREA	NO	TOTAL	
A	31.96 X 20.69	661.252	1	661.252	
B	10.46 X 4	41.840	2	83.680	
C	3.34 X 10.753	35.915	1	35.915	
D	1.755 X 10.75	18.866	1	18.866	
TOTAL COV. AREA				799.714	
DEDUCTION					
S	4.2 X 7.77	32.634	1	32.634	
L	2.07 X 2.27	4.699	1	4.699	
X	2.185 X 1.00	2.185	1	2.185	
Y	0.52 X 1.75	0.910	1	0.910	
Z	0.52 X 2.175	1.131	1	1.131	
TOTAL				41.559	
F.A.R AREA GROUND FLOOR= TOTAL COV. AREA - [S+X+Y+Z]				762.854 SQ. MT	
GROUND FLOOR BUILT-UP AREA= F.A.R AREA +FIRE STAIR AREA				795.488 SQ. MT	
1ST FLOOR F.A.R. AREA = GROUND FLOOR AREA -L				758.155	
1ST FLOOR BUILTUP AREA = GROUND FLOOR AREA -L				790.789	

NOTE :- ALL DIMENSIONS ARE IN MM

N	DESIGN BY -	Ar. RAJNEESH
	SHEET NO	03
	SHEET SIZE	A0
	SCALE -	1:100

NOTE:- DRAWING IS PREPARED AS PER G. O. NO:- 1323/2025/8-3099/208/2025 { Model Building Construction and Development Byelaws and Model Zoning Regulations for Development Authorities of Uttar Pradesh, 2025 }

PROJECT TYPE :- CLUB HOUSE

FILE NO :- LDA/ BP/25-26/3788

DRG. TITAL :- G.F. & 1st Floor PLAN & AREA CALCULATION

PROJECT ADDRESS:- PROPOSED SUBMISSION DRAWING FOR THE COMMUNITY FACILITY {CLUB HOUSE} BUILDING AT "ELDECO SOLANO GARDENS" VILLAGE:- DHARMANGAT KHERA & KHUJOLI NEW JAIL ROAD AT LUCKNOW

OWNER NAME:- M/S. ELDECO HOUSING & INDUSTRIES LTD & OTHERS

OWNER/ AUTH. SIGNATURE
 ARCHITECT SIGNATURE
 Ar. RAJNEESH KUMAR
 B.Arch, MCA, IIA
 CA/2017/86949
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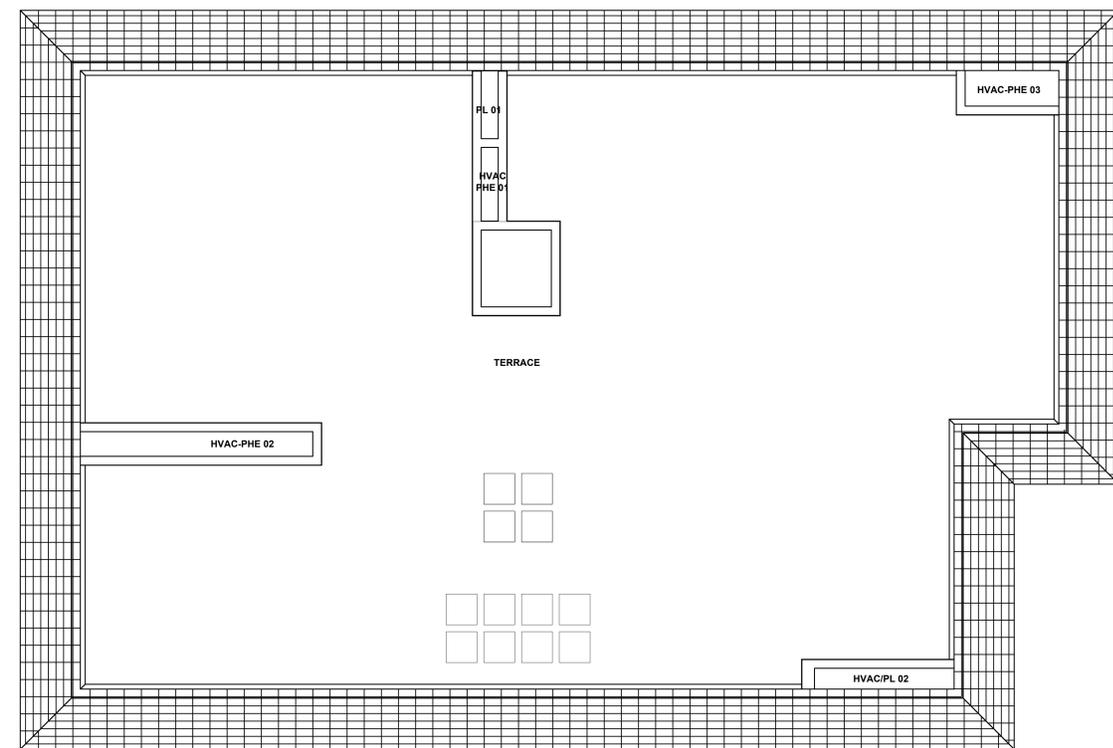
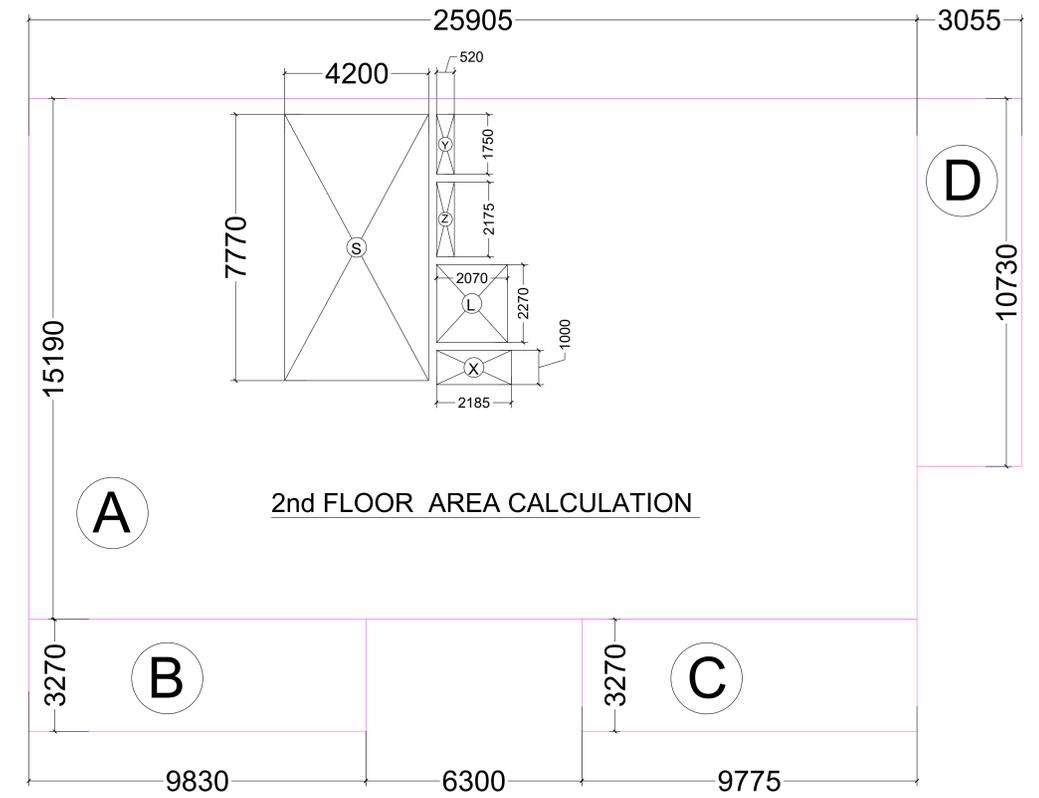
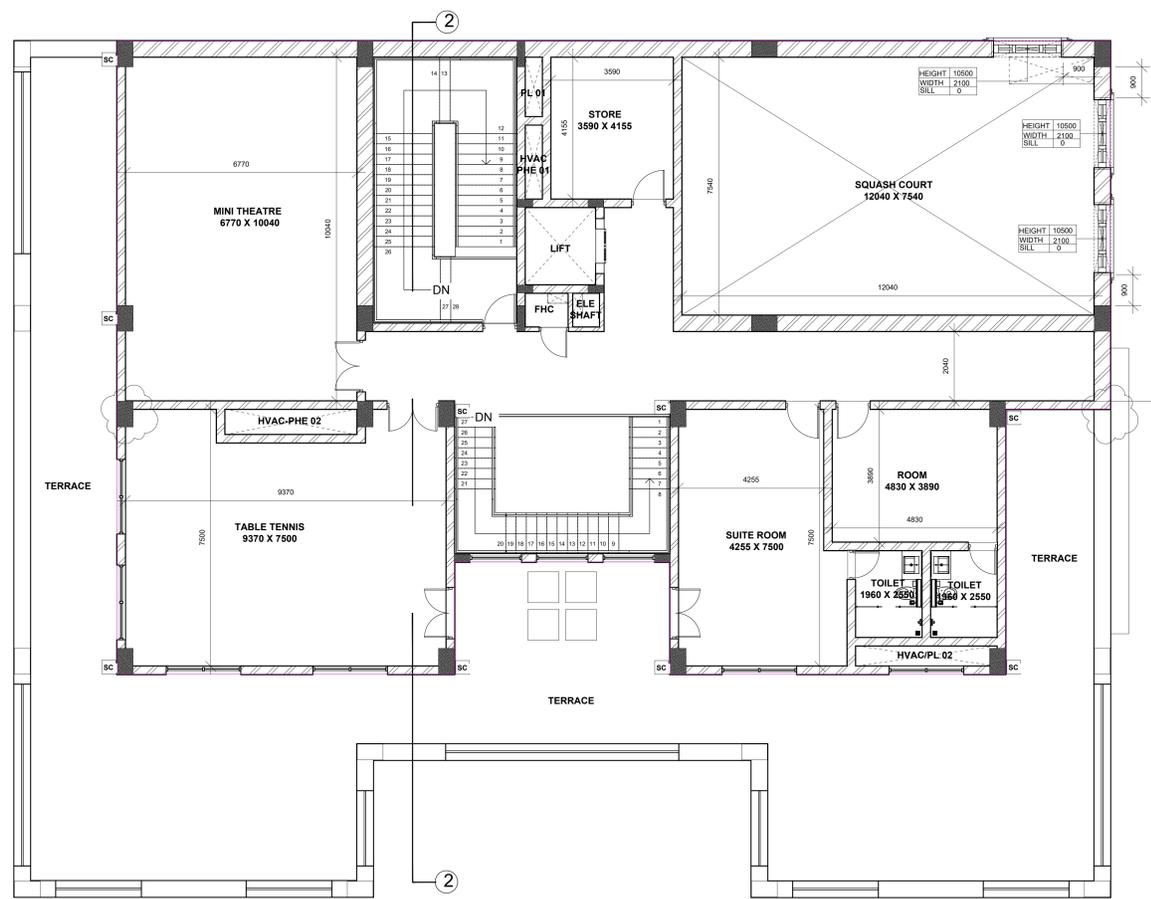
Head office Indrapuram : Plot No. Cs-09, 2nd floor, Commercial Market, Gyan Khand-II, Near St. Thomas School, Indrapuram Ghaziabad-201014 (U.P.)

Branch office Office No - 717, TCG - 8/8 and 9/9, Vibhuti Khand, Gomti Nagar Lucknow-226010, Uttar Pradesh (India)

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SECOND FLOOR AREA					
COVERED AREA					
S.N.	(L X B)	AREA	NO	TOTAL	
A	25.91 X 15.19	393.497	1	393.497	
B	9.83 X 3.27	32.144	1	32.144	
C	9.775 X 3.27	31.964	1	31.964	
D	3.055 X 10.73	32.780	1	32.780	
TOTAL COV. AREA				490.385	
DEDUCTION					
S	4.2 X 7.77	32.634	1	32.634	
L	2.07 X 2.27	4.699	1	4.699	
X	2.185 X 1.00	2.185	1	2.185	
Y	0.52 X 1.75	0.910	1	0.910	
Z	0.52 X 2.175	1.131	1	1.131	
TOTAL				41.559	
F.A.R AREA 2nd =TOTAL COV. AREA-DEDUCTION AREA				448.827 SQ. MT	
TYPICAL FLOOR BUILT-UP AREA= F.A.R AREA +FIRE STAIR AREA+LIFT LOBBY				481.461 SQ. MT	

NOTE :- ALL DIMENSIONS ARE IN MM

N	DESIGN BY-	Ar. RAJNEESH
	SHEET NO	04
	SHEET SIZE	A0
	SCALE -	1:100

NOTE:- DRAWING IS PREPARED AS PER G. O. NO:- 1323/2025/8-3099/208/2025 { Model Building Construction and Development Byelaws and Model Zoning Regulations for Development Authorities of Uttar Pradesh, 2025 }

PROJECT TYPE :- CLUB HOUSE

FILE NO :- LDA/ BP/25-26/3788

DRG. TITAL :- 2nd & Terrace Floor PLAN & AREA CALCULATION

PROJECT ADDRESS:- PROPOSED SUBMISSION DRAWING FOR THE COMMUNITY FACILITY {CLUB HOUSE} BUILDING AT "ELDECO SOLANO GARDENS" VILLAGE:- DHARMANGAT KHERA & KHUJOLI NEW JAIL ROAD AT LUCKNOW

OWNER NAME:-

M/S. ELDECO HOUSING & INDUSTRIES LTD & OTHERS

OWNER/ AUTH. SIGNATURE

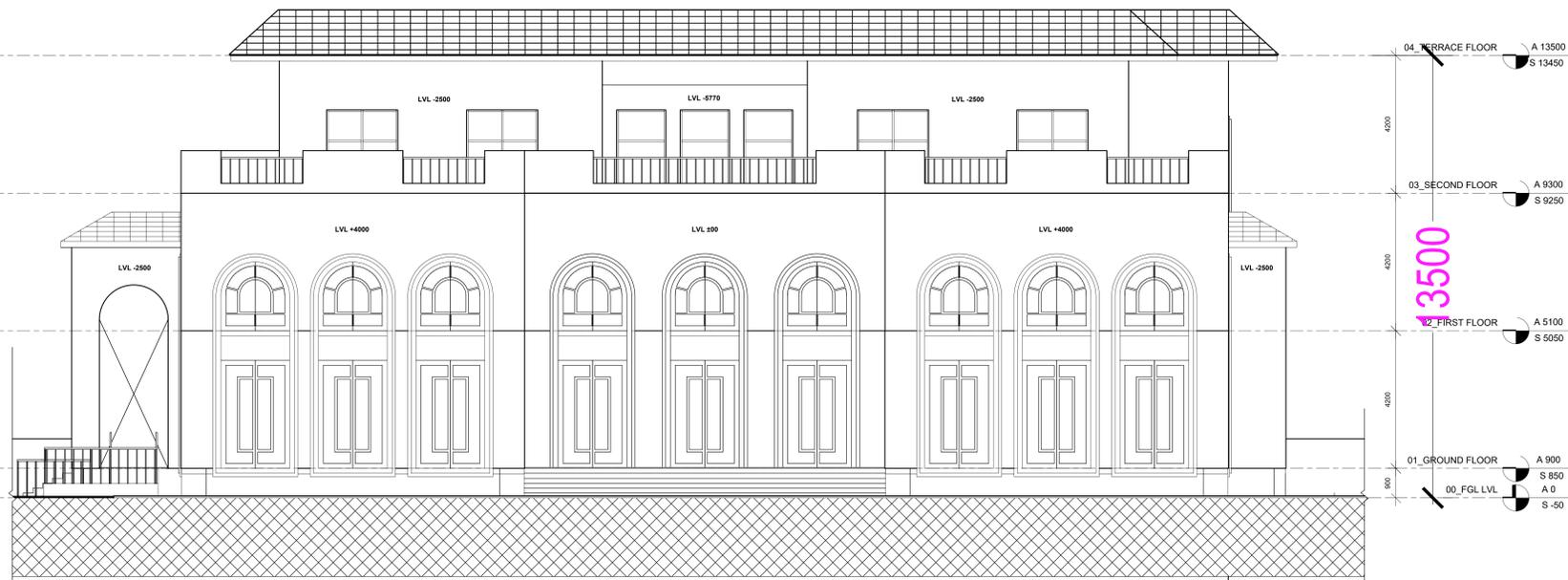
ARCHITECT SIGNATURE
Ar. RAJNEESH KUMAR
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CA/2017/86949
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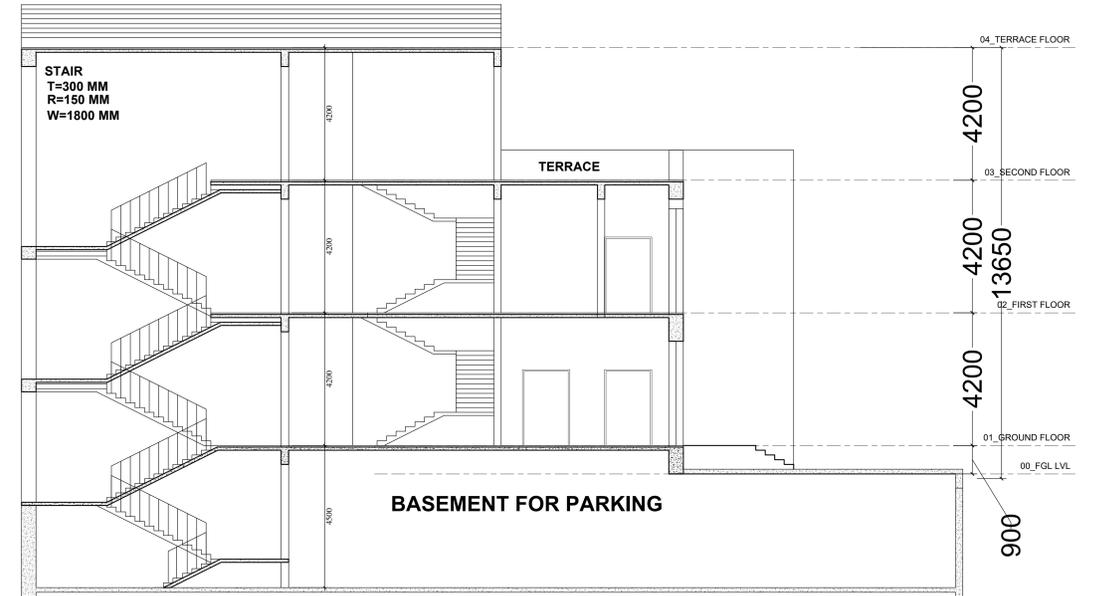
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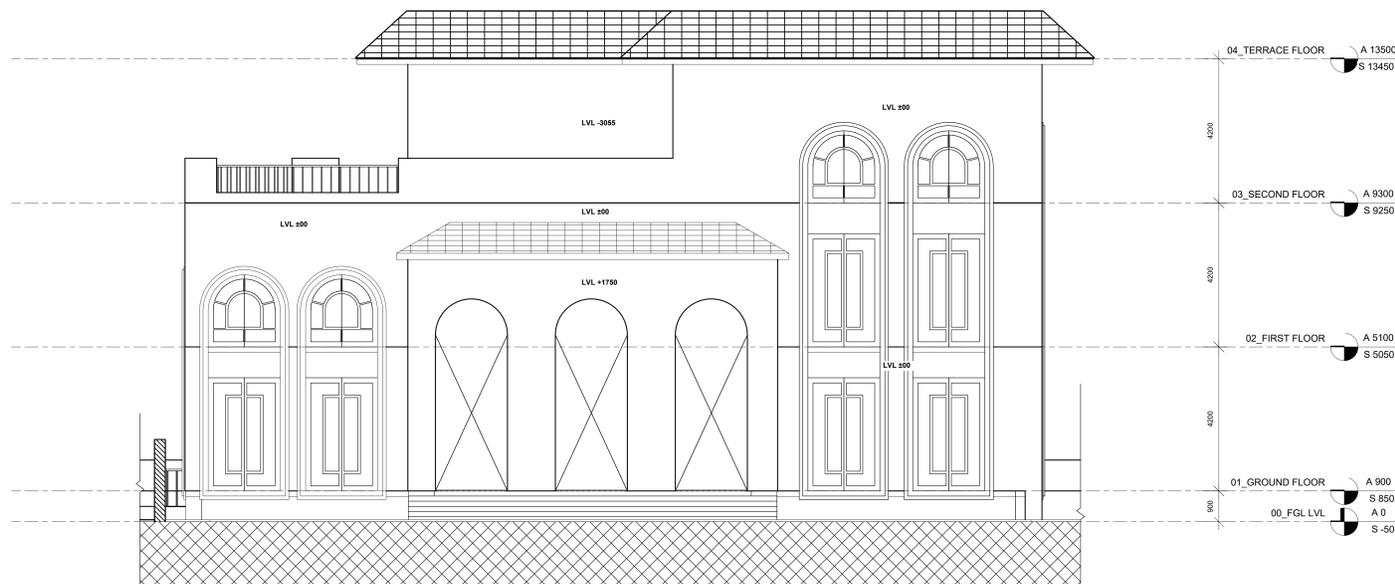
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FRONT ELEVATION



SECTION AT A-A



SIDE ELEVATION

NOTE :- ALL DIMENSIONS ARE IN MM

	DESIGN BY-	Ar. RAJNEESH
	SHEET NO	04
	SHEET SIZE	A0
	SCALE -	1:100

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PROJECT TYPE :- CLUB HOUSE

FILE NO :- LDA/ BP/25-26/3788

DRG. TITAL :- ELEVATION & SECTION

PROJECT ADDRESS:-
PROPOSED SUBMISSION DRAWING FOR THE
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BUILDING AT "ELDECO SOLANO GARDENS"
VILLAGE:- DHARMANGAT KHERA & KHUJOLI
NEW JAIL ROAD AT LUCKNOW

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ARCHITECT SIGNATURE

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