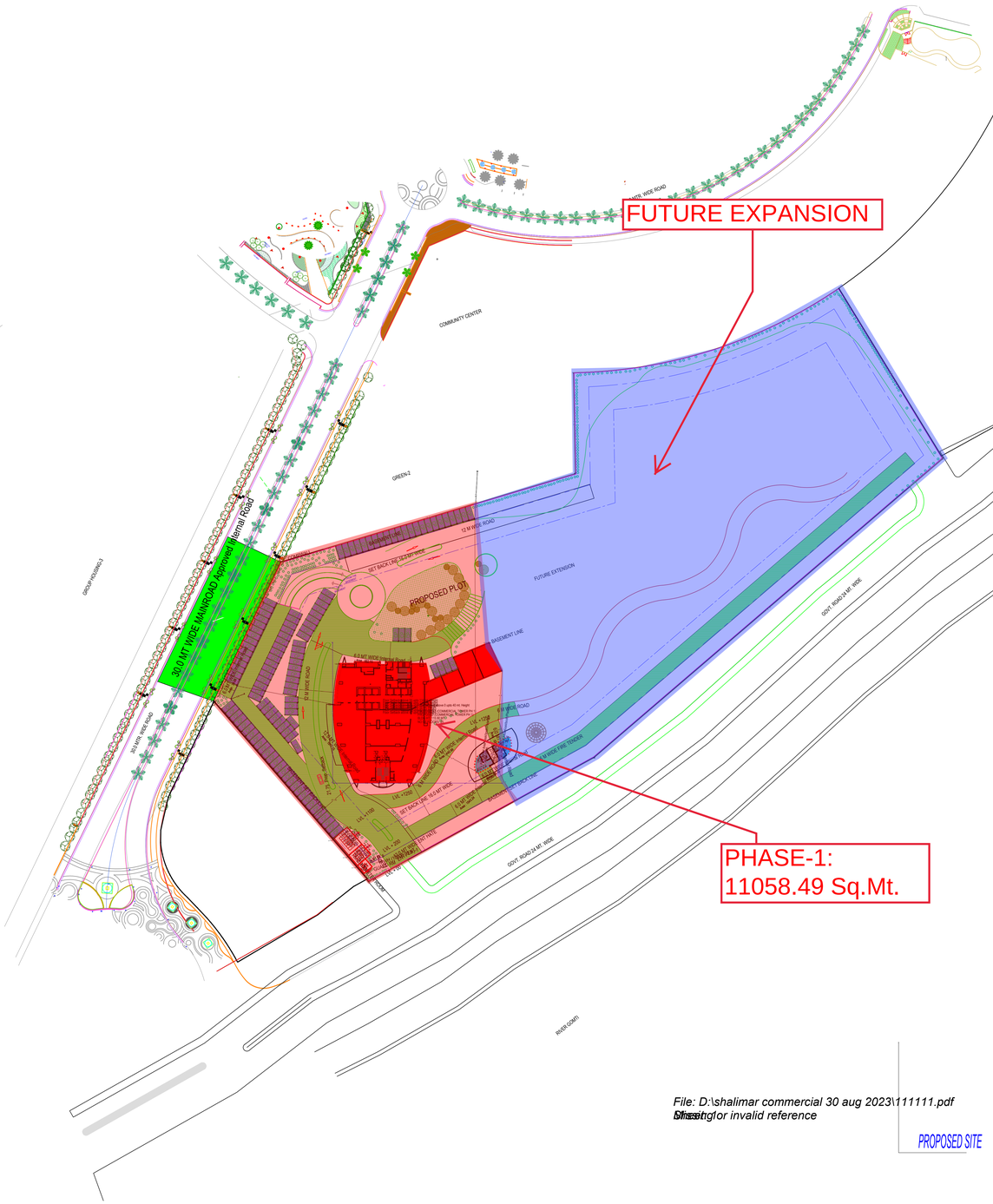
Project Title : PROPOSED SUBMISSION DRAWING FOR THE COMMERCIAL BUILDING AT PLOT NO COMMERCIAL -1 ZONAL SHOPPING CENTER , FOR ANS DEVLOPERS PVT. LTD. THROUGH AUTHORISED SIGNATORY- SHEO JANAM CHAUDHARY AT KHASRA NO- 570 P, 571 P, 572 P, 573 P, 574 P, 575 P, 576 P, 613 P, 624 P, 625 P, 626 P, 631 P, 633 P , 635 P, 636P, 569 KA & 569 KHA. INTEGRATED TOWNSHIP AT VILLAGE -BAGHAMAU , LUCKNOW [U.P.]

File No.	LDA/BP/23-24/2375	Sheet	1
Submission Date	2023-10-12	Scale	1:100



PROPOSED SITE PLAN
(Scale - 1:1000)

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PROPOSED SITE

LOCATION PLAN

Parking Check (Table 7b)

Vehicle Type	Reqd.			Prop.	
	No.	Reduced Reqd Parking (Incase of Plot having RWA/area surrendered FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	708	9735.00
Total Car	693	-	9528.75	708	9735.00
Other Parking	-	-	-	-	9735.00
Total			9528.75		19470.00

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PROPOSED PLOT	Tree	326	335

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.
PROPOSED (COMMERCIAL TOWER PH 1)	Commercial	Commercial Building	> 0	100	1970.75	1.50	30	-
	Office	Office	> 0	100	33133.07	2.00	663	-
	Total :			-	-	-	693	708

Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	PROPOSED (COMMERCIAL TOWER PH 1)			
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement First Floor	9560.06	0.00	9560.06	0.00
Basement Second Floor	9560.06	0.00	9560.06	0.00
Ground Floor	2028.08	1970.75	2028.08	1970.75
First Floor	1127.50	1006.42	1127.50	1006.42
Second Floor	1669.17	1548.10	1669.17	1548.10
Third Floor	1669.17	1548.10	1669.17	1548.10
Fourth Floor	1787.20	1431.62	1787.20	1431.62
Fifth Floor	1687.05	1565.97	1687.05	1565.97
Sixth Floor	1687.05	1565.97	1687.05	1565.97
Seventh Floor	1787.20	1431.62	1787.20	1431.62
Eighth Floor	1687.05	1565.97	1687.05	1565.97
Ninth Floor	1687.05	1565.97	1687.05	1565.97
Tenth Floor	1787.20	1431.62	1787.20	1431.62
Eleventh Floor	1687.05	1565.97	1687.05	1565.97
Twelfth Floor	1687.05	1565.97	1687.05	1565.97
Thirteenth Floor	1685.22	1349.52	1685.22	1349.52
Fourteenth Floor	1589.80	1466.68	1589.80	1466.68
Fifteenth Floor	1589.80	1466.68	1589.80	1466.68
Sixteenth Floor	1685.22	1349.52	1685.22	1349.52
Seventeenth Floor	1584.28	1461.17	1584.28	1461.17
Eighteenth Floor	1584.28	1461.17	1584.28	1461.17
Nineteenth Floor	1679.70	1344.01	1679.70	1344.01
Twenieth Floor	1584.28	1461.17	1584.28	1461.17
Twentyfirst Floor	1500.31	1379.08	1500.31	1379.08
Twentysecond Floor	1594.76	1261.92	1594.76	1261.92
Twentythird Floor	1460.12	1338.89	1460.12	1338.89
Terrace Floor	287.03	0.00	287.03	0.00
Service Floor	115.82	0.00	115.82	0.00
Total:	59038.56	35103.86	59038.56	35103.86

A.	AREA STATEMENT	VERSION NO.: 1.0.81 VERSION DATE: 07/08/2023
	PROJECT DETAIL :	
	Authority: Lucknow Development Authority	Plot Use: Commercial
	AuthorityClass: Category A	Plot SubUse: Commercial Building
	AuthorityGrade: Development Authority (DA)	Development Plan: REVISED LAYOUT PLAN OF AN INTEGRATED TOWNSHIP AT BAGAMAU VILAGE, LUCKNOW BY M/S ANS DEVELOPERS PVT. LTD.
	CaseTrack: Regular	Land Use Zone: Commercial use Zone
	Project Type: Building Permission	Land SubUse Zone: Sub-city centersub central business ,zonal business center
	Nature of Development: NEW	Layout Type: NA
	Development Area: New Area	
	SubDevelopment Area: Metro City Area	
	Special Project: NA	
	Site Address: District:Lucknow, Tehsil:Lucknow, Village:NA	
	AREA DETAILS :	Sq.Mts.
1.	Area of Plot As per record	-
	Document Area	32570.49
	As per site condition	32550.06
	Area of Plot Considered	32550.06
2.	Deduction for	
	(a)Proposed roads	0.00
	(b)Any reservations	0.00
	Total(a + b)	0.00
3.	Net Area of plot (1 - 2) AREA OF PLOT	32550.06
	Plot Area For Coverage	32550.06
	Plot Area For FAR	32550.06
	Perm. FAR Area (2.50)	81375.15
	Basic Green Building FAR	4068.76
	Total Perm. FAR area (2.63)	85443.91
6.	Total Built up area permissible at:	
	Permissible Coverage area (45.00 %)	14647.53
	Proposed Coverage Area (6.32 %)	2055.71
	Total Prop. Coverage Area (6.32 %)	2055.71
	Balance coverage area (38.68 %)	12591.82

-	Proposed Area at:			
	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Basement First Floor	9560.06	0.00	0.00	0.00
Basement Second Floor	9560.06	0.00	0.00	0.00
Ground Floor	2028.08	0.00	1970.75	0.00
First Floor	1127.50	0.00	1006.42	0.00
Second Floor	1669.17	0.00	1548.10	0.00
Third Floor	1669.17	0.00	1548.10	0.00
Fourth Floor	1787.20	0.00	1431.62	0.00
Fifth Floor	1687.05	0.00	1565.97	0.00
Sixth Floor	1687.05	0.00	1565.97	0.00
Seventh Floor	1787.20	0.00	1431.62	0.00
Eighth Floor	1687.05	0.00	1565.97	0.00
Ninth Floor	1687.05	0.00	1565.97	0.00
Tenth Floor	1787.20	0.00	1431.62	0.00
Eleventh Floor	1687.05	0.00	1565.97	0.00
Twelfth Floor	1687.05	0.00	1565.97	0.00
Thirteenth Floor	1685.22	0.00	1349.52	0.00
Fourteenth Floor	1589.80	0.00	1466.68	0.00
Fifteenth Floor	1589.80	0.00	1466.68	0.00
Sixteenth Floor	1685.22	0.00	1349.52	0.00
Seventeenth Floor	1584.28	0.00	1461.17	0.00
Eighteenth Floor	1584.28	0.00	1461.17	0.00
Nineteenth Floor	1679.70	0.00	1344.01	0.00
Twenieth Floor	1584.28	0.00	1461.17	0.00
Twentyfirst Floor	1500.31	0.00	1379.08	0.00
Twentysecond Floor	1594.76	0.00	1261.92	0.00
Twentythird Floor	1460.12	0.00	1338.89	0.00
Terrace Floor	287.03	0.00	0.00	0.00
Service Floor	115.82	0.00	0.00	0.00
Total Area:	59038.56	0.00	35103.86	0.00
AccessoryUse Area Add in FAR (Layout Lvl):				15.94
Total FAR Area:				35119.76
AccessoryUse Area Added in BuiltUp Area:				114.40
Total BuiltUp Area:				59168.87
Proposed F.S.I. consumed:				1.08
C. Tenement Statement				
4. Tenement Proposed At:				
G.F.			1.00	
All Floors			23.00	
5. Total Tenements (3 + 4)			24	
E. Parking Statement				
1. Parking Space Required as per Regulations:				9528.75
2. Proposed Parking Space:				27521.36

COLOR INDEX

PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE T.P.SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
PROPOSED (COMMERCIAL TOWER PH 1)	Commercial	Commercial Building		-	Highrise	24	BASEMENT SECOND FLOOR PLAN	Commercial + Parking +MET.RM	Commercial Building	-	-	-
							BASEMENT FIRST FLOOR PLAN	Commercial + Parking +MET.RM	Commercial Building	-	-	-
							GROUND FLOOR PLAN	Commercial + MET.RM	Commercial Building	Commercial	Commercial	Commercial Building
							FIRST FLOOR PLAN	Office + MET.RM	Office	Office	Office	Office
							TYPICAL -2, 3 FLOOR PLAN	Office + MET.RM	Office	Office	Office	Office
							TYPICAL -4, 7, 10 FLOOR PLAN	Office + MET.RM	Office	Office	Office	Office
							TYPICAL -5, 6, 8, 9, 11, 12 FLOOR PLAN	Office + MET.RM	Office	Office	Office	Office
							TYPICAL -13, 16 FLOOR PLAN	Office + MET.RM	Office	Office	Office	Office
							TYPICAL -14, 15 FLOOR PLAN	Office + MET.RM	Office	Office	Office	Office
							TYPICAL -17, 18, 20 FLOOR PLAN	Office + MET.RM	Office	Office	Office	Office
							NINETEENTH FLOOR PLAN	Office + MET.RM	Office	Office	Office	Office
							SERVICE FLOOR PLAN	Commercial	Commercial Building	-	-	-
							TWENTYFIRST FLOOR PLAN	Office + MET.RM	Office	Office	Office	Office
							TWENTYSECOND FLOOR PLAN	Office + MET.RM	Office	Office	Office	Office
							TWENTYTHIRD FLOOR PLAN	Office + MET.RM	Office	Office	Office	Office
							TERRACE FLOOR PLAN	Commercial + MET.RM	Commercial Building	-	-	-

FAR & Unit Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)			Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	No. of Unit
			VShaft	Void	Ramp		Mumty	Lift	Lift Machine	Lift Lobby	Double Height	Accessory Use	Refuge Area	Covered Area	Parking	Commercial	Office		
PROPOSED (COMMERCIAL TOWER PH 1)	1	61048.45	313.95	1052.15	643.54	59038.56	1257.71	1656.50	176.45	315.63	1415.84	199.06	1592.85	30.27	18142.45	1970.75	33133.07	35103.86	24
Grand Total	1	61048.45	313.95	1052.15	643.54	59038.56	1257.71	1656.50	176.45	315.63	1415.84	199.06	1592.85	30.27	18142.45	1970.75	33133.07	35103.86	24

OWNER'S NAME AND SIGNATURE	
A N S DEVELOPRS PVT LTD THROUGH AUTHORISED SIGNATORY SHEO JANAM CHAUDHARY, architect@shalimar.org, 6394582599	
ARCH/ENG'S NAME AND SIGNATURE	ENGINEER
Rajneesh Kumar CA/2017/86949	
	Lucknow Development Authority
Building Plan Application Number	LDA/BP/23-24/2375
Sanctioned On	03 Nov 2023
Valid Till	08 Nov 2028
Approved By	Vice Chairman (Vice Chairman)
Examined By	Lakshman Singh (Junior engineer) Atul Sharma (Junior engineer) Rajesh Sharma (Assistant Engineer) Atul Sharma (Junior engineer) Rajesh Sharma (Assistant Engineer) Sanjay Jindal (Executive engineer/Town Planner)

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

Total Plot Area: - 32550.06	Total FAR Area: - 35119.77
Total Coverage Area: - 2055.71	Total BUA Area: - 59168.87

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The correctness and accuracy of Proposal Information and drawing is a responsibility of POR/owner. 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. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.