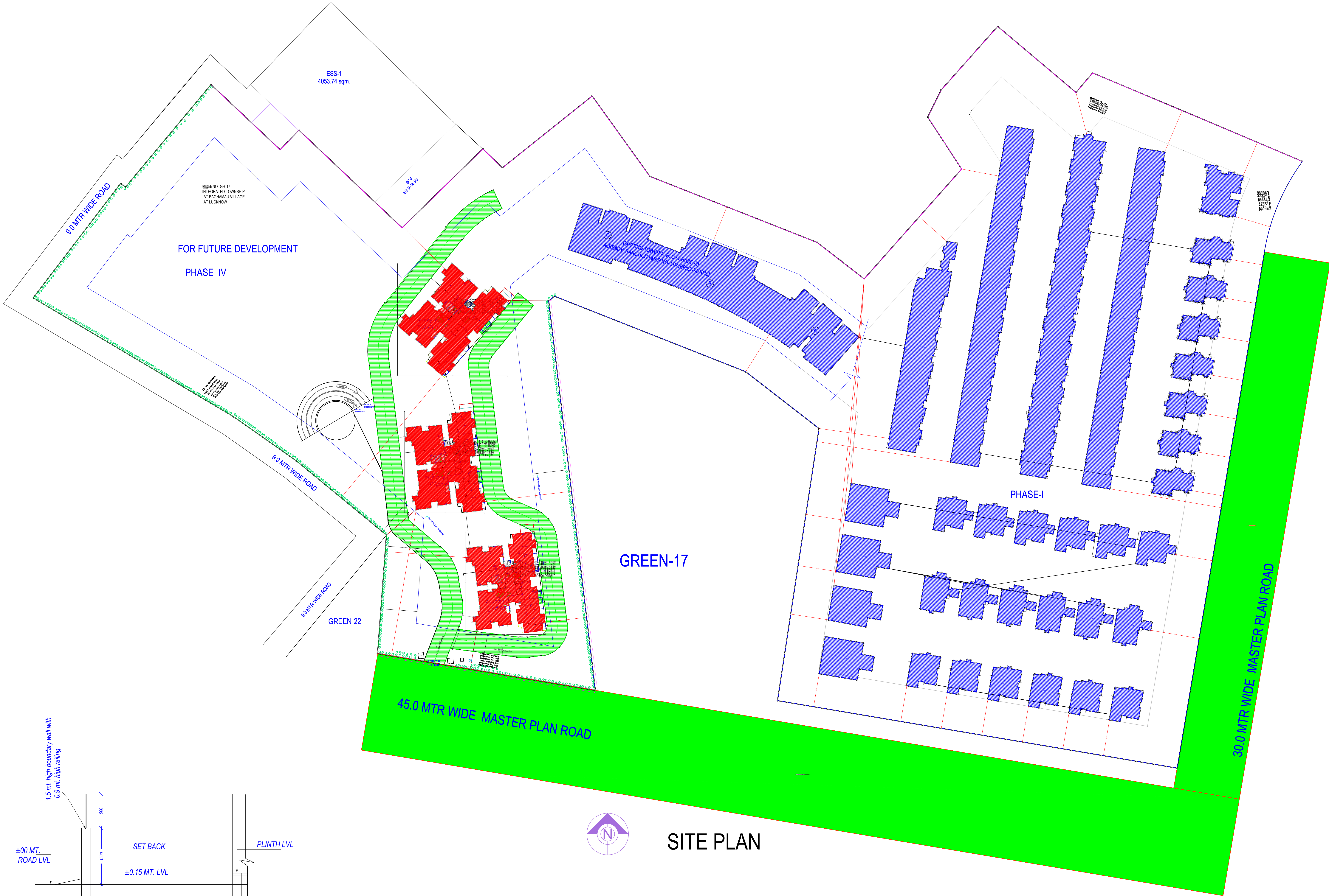


Project Title : PROPOSED GROUP HOUSING BUILDING PLAN { TOWER - D, E & F , PHASE-III }PLOT NO GH-17, AT KHASRA NO 24, 44, 47, 52, 53, 67, 70 PART, 71 PART, 72 PART, 73 PART, 74, PART, 75 PART, 76 PART, 77 PART, 78 PART, 79 PART, 81 PART, 82, 83, 84 PART, 85KA, 85KHA, 87 PART, 88 PART, 89 PART, 90KA, 90KHA, 90GA, 91 PART, 92 PART, 93KA, 93KHA, 95 PART,96 PART, 97KA, 97KHA, 98,99,100 . AN INTEGRATED TOWNSHIP AT BAGHAMAU VILLAGAE , AT LUCKNOW OWNER - M/S. A N S DEVELOPERS PVT LTD, THROUGH AUTHORISED SIGNATORY SHEO JANAM CHAUDHARY

	File No	LDABP/24-25/1065	Sheet	1 / 25
	Submission Date	2024-07-03	Scale	1:100
A	AREA STATEMENT	VERSION NO. 1.0.94		
		VERSION DATE: 05/04/2024		
PROJECT DETAIL:				
Authority: Lucknow Development Authority		Plot Use: Residential		
Authority/Class: Category A		Plot Sub Use: Group Housing		
Authority/Grade: Development Authority (DA)		Development Plan: REVISED LAYOUT PLAN OF AN INTEGRATED TOWNSHIP AT BAGAMAU VILLAGUE, LUCKNOW BY M/S A N S DEVELOPERS PVT. LTD.		
Over/Track: Regular		Land Use Zone: Residential use Zone		
Project Type: Building Permission		Land Sub Use Zone: Residential Zone		
Nature of Development: ADDITION OR EXTENSION		Layout Type: NA		
Development Area: New Area				
Sub Development 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			93652.81
	As per site condition			93652.81
	Area of Plot Considered			93652.81
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			93652.81
	Plot Area For Coverage			93652.81
	Plot Area For FAR			93652.81
	Perm. FAR Area (2.50)			234132.03
	Total Perm. FAR area (2.50)			234132.03
	Total Built up area permissible at:			
	Permissible Coverage area (40.00 %)			37461.13
	Proposed Coverage Area (2.27 %)			2088.03
	Existing Building Coverage area (16.23 %)			15201.16
	Total Prop. Coverage area (19.10 %)			17890.09
	Balance coverage area (20.90 %)			19571.04
	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
	Basement First Floor	15521.03	0.00	0.00
	Basement Second Floor	15521.03	0.00	0.00
	Ground Floor	28103.51	0.00	13461.76
	First Floor	3077.82	0.00	2659.32
	Second Floor	3077.82	0.00	2659.32
	Third Floor	3077.82	0.00	2659.32
	Fourth Floor	3077.82	0.00	2659.32
	Fifth Floor	3077.82	0.00	2659.32
	Sixth Floor	3077.82	0.00	2659.32
	Seventh Floor	3077.82	0.00	2659.32
	Eighth Floor	3077.82	0.00	2659.32
	Ninth Floor	3077.82	0.00	2659.32
	Tenth Floor	3077.82	0.00	2659.32
	Eleventh Floor	3077.82	0.00	2659.32
	Twelfth Floor	3077.82	0.00	2659.32
	Thirteenth Floor	3077.82	0.00	2659.32
	Fourteenth Floor	3077.82	0.00	2659.32
	Fifteenth Floor	3077.82	0.00	2659.32
	Sixteenth Floor	3077.82	0.00	2659.32
	Seventeenth Floor	3077.82	0.00	2659.32
	Eighteenth Floor	3077.82	0.00	2659.32
	Nineteenth Floor	3077.82	0.00	2659.32
	Twentieth Floor	3077.82	0.00	2659.32
	Twentyfirst Floor	3077.82	0.00	2659.32
	Twentysecond Floor	3077.82	0.00	2659.32
	Twentythird Floor	3077.82	0.00	2659.32
	Twentyfourth Floor	3077.82	0.00	2659.32
	Twentyfifth Floor	3077.82	0.00	2659.32
	Twentysixth Floor	3077.82	0.00	2659.32
	Twentyseventh Floor	3077.82	0.00	2659.32
	Twentyeighth Floor	3077.82	0.00	2659.32
	Twentyninth Floor	3077.82	0.00	2659.32
	Thirtieth Floor	3077.82	0.00	2659.32
	Thirtyfirst Floor	3077.82	0.00	2659.32
	Thirtysecond Floor	3077.82	0.00	2659.32
	Thirtythird Floor	3077.82	0.00	2659.32
	Terrace Floor	255.21	0.00	0.00
	Total Area	135675.84	0.00	88899.08
	Total FAR Area			180129.86
	Accessory/Use Area Added in Builtup Area			12.50
	Built up area			12.50
	Existing Building BUA Area			122528.85
	Total Builtup Area			258217.18
	Proposed FAR consumed:			1.92
C. Tenement Statement				
	4. Tenement Proposed At:			
	All Floors	389.00		
	5. Total Tenements (3 + 4)	389		
E. Parking Statement				
	7. Parking Space Required as per Regulations:			9365.75
	7. Proposed Parking Space:			25877.84
Additional Permissible FAR				
Permissible FAR	Proposed FAR	5% Additional FAR	Sum of Non FAR Area	Balance Non FAR Area
234132.03	180130.24	11706.60	586.16	11720.44
				389.84
				10720.60
				180130.24

Tree Details (Table 3h)			
Plot	Name	No. of Trees	
		Recd	Prop
PLOT NO- GH-17 INTEGRATED TOWNSHIP AT BAGHAMAU VILLAGAE AT LUCKNOW	Tree	469	478
Color Notes			
COLOR INDEX			
PLOT BOUNDARY			
ABUTTING ROAD			
PROPOSED CONSTRUCTION			
COMMON LOT			
ROAD ALIGNMENT (ROAD WIDENING AREA)			
FUTURE T.P. SCHEME DEDUCTION AREA			
EXISTING (To be retained)			
EXISTING (To be demolished)			

OWNERS NAME AND SIGNATURE	
M/S. A N S DEVELOPERS PVT LTD THROUGH SHEO JANAM CHAUDHARY, architect@salim.org, 7310106603	
ARCHITECTS NAME AND SIGNATURE	
Rajneesh Kumar CA2017/86949	
Signature Not Verified Date: 25/07/2024 Designation: Architect	
Lucknow Development Authority	
Building Application Number LDA/BP/24-25/1065	
Sanctioned On 14 Jul 2024	
Valid Till 24 Jul 2029	
Approved By Vice Chairman (Vice Chairman)	
Examined By Yashoda Nand Tripathi (Junior engineer)	
Satish Kumar Yadav (Junior engineer)	
Atul Sharma (Assistant Engineer)	
Satish Kumar Yadav (Junior engineer)	
Atul Sharma (Assistant Engineer)	
Satish Kumar Yadav (Junior engineer)	



BOUNDARY WALL DETAIL

Additional Coverage Area				
Plot name	Area covered under	Proposed Area	Total Coverage Area	Permissible Coverage Area
PLOT NO- GH-17 INTEGRATED TOWNSHIP AT BAGHAMAU VILLAGAE AT LUCKNOW	GUARD RM	6.25	12.50	100
	GUARD RM	6.25		

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.)
			VShaft	Void	Ramp		Murthy	Lift	Lift Machine	Lift Lobby	Balcony	Ramp	Relieve Area	
PROPOSED PHASE 3 (TOWER E)	1	66617.81	351.60	126.06	21.00	66915.48	989.94	861.62	26.73	156.80	3094.67	21.00	83.94	0.00
PROPOSED PHASE 3 (TOWER D)	1	35323.77	286.86	126.06	21.00	34878.18	751.34	732.36	26.73	133.28	3094.67	21.00	83.94	0.76
Grand Total	3	137065.35	948.32	378.18	63.00	135675.84	2491.62	2236.34	80.19	423.36	9284.02	63.00	251.82	1.52
														31802.51
														87500.32
														1348.76
														88899.08
														399

Parking Check (Table 7b)			
Vehicle Type	No.	Recd	Prop.
		Reduced/Revised Parking (Increase of Plot having BHK/area surrendered FOG)	Area
Equivalent Car Space	-	-	620
Two Stack Car	-	-	2
Total Car	621	-	8538.75
Visitor's Car Parking	60	-	825.00
Two Stack Parking	-	-	2
Other Parking	-	-	-
Total	-	-	9363.75

Building Conditions Checks	
No	Condition
1	For PROPOSED PHASE 3 (TOWER F) Increase of Mechanical parking of Stack parking provided in the Building. For stack parking at the time of completion the owner shall produce technical data with respect to height. The height shall not exceed more than 5% of that required as per company specifications and the height of stack parking shall not exceed more than 5% of that required as per company specifications.

CONSULTANTS :-
RAGHAVA ARCHITECTS
Architecture-Structure- Interiors -Valuers-Vastu
HEAD OFFICE :- PLOT NO - 717, PARASNATH PLANET PLAZA, GYAN KHAND-II, INDIRAPURAM, GHAZIABAD (UP) INDIA (NEAR ST. THOMAS SCHOOL)
BRANCH OFFICE (Lucknow) :- OFFICE NO - 717, PARASNATH PLANET PLAZA, PLOT NO-TCG-8/8 & 9/9, VIBHUTI KHAND, GOMTI NAGAR, LUCKNOW [U.P.]
E mail :- raghavaarchitects@gmail.com, Website:- www.raghavaarchitects.com
Mob :- 9810379715, 9891146128
Total Plot Area: - 93652.81
Total FAR Area: - 88899.08
Total Coverage Area: - 17890.09
Total BUA Area: - 135675.84

KEY PLAN
NOT TO SCALE

Selecting Building Details							
Name	Use	Subtype	Structure	Height	Floor No	FAR Area	BUA Area
Sanctioned Structure-1	Residential	Row House	Highrise	14.50	3	1.00	1.00
Sanctioned Structure-2	Residential	Row House	Highrise	14.50	3	1.00	1.00
Sanctioned Structure-3	Residential	Row House	Highrise	14.50	3	1.00	1.00
Sanctioned Structure-4	Residential	Row House	Highrise	14.50	3	1.00	1.00
Sanctioned Structure-5	Residential	Row House	Highrise	14.50	3	1.00	1.00
Sanctioned Structure-6	Residential	Row House	Highrise	14.50	3	1.00	1.00
Sanctioned Structure-7	Residential	Row House	Highrise	14.50	3	1.00	1.00
Sanctioned Structure-8	Residential	Row House	Highrise	14.50	3	1.00	1.00
Sanctioned Structure-9	Residential	Row House	Highrise	14.50	3	1.00	1.00
Sanctioned Structure-10	Residential	Row House	Highrise	14.50	3	1.00	1.00
Sanctioned Structure-11	Residential	Row House	Highrise	14.50	3	1.00	1.00
Sanctioned Structure-12	Residential	Row House	Highrise	14.50	3	1.00	1.00
Sanctioned Structure-13	Residential	Row House	Highrise	14.50	3	33186.00	26296.72
Sanctioned Structure-14	Residential	Row House	Highrise	14.50	3	1.00	1.00
Sanctioned Structure-15	Residential	Row House	Highrise	14.50	3	1.00	1.00
Sanctioned Structure-16	Residential	Row House	Highrise	14.50	3	1.00	1.00
Sanctioned Structure-17	Residential	Row House	Highrise	14.50	3	1.00	1.00
Sanctioned Structure-18	Residential	Row House	Highrise	14.50	3	1.00	1.00
Sanctioned Structure-19	Residential	Row House	Highrise	14.50	3	1.00	1.00
Sanctioned Structure-20	Residential	Row House	Highrise	14.50	3	1.00	1.00
Sanctioned Structure-21	Residential	Row House	Highrise	14.50	3	1.00	1.00
Sanctioned Structure-22	Residential	Row House	Highrise	14.50	3	1.00	1.00
Sanctioned Structure-23	Residential	Row House	Highrise	14.50	3	1.00	1.00
Sanctioned Structure-24	Residential	Row House	Highrise	14.50	3	1.00	1.00
Sanctioned Structure-25	Residential	Row House	Highrise	14.50	3	1.00	1.00
Sanctioned Structure-26	Residential	Row House	Highrise	14.50	3	1.00	1.00
Sanctioned Structure-27	Residential	Row House	Highrise	14.50	3	1.00	1.00
Sanctioned Structure-28	Residential	Row House	Highrise	14.50	3	1.00	1.00
Sanctioned Structure-29	Residential	Row House	Highrise	14.50	3	1.00	1.00
Sanctioned Structure-30	Residential	Row House	Highrise	14.50	3	1.00	1.00
Sanctioned Structure-31	Residential	Row House	Highrise	14.50	3	1.00	1.00
Sanctioned Structure-32	Residential	Row House	Highrise	14.50	3	1.00	1.00
Sanctioned Structure-33	Residential	Row House	Highrise	14.50	3	1.00	1.00
Sanctioned Structure-34	Residential	Group	Highrise	119.89	36	58011.78	8826.13

Bidding Name	Build Up Area (Sq. M)	FAR Area (Sq. m)
Sanctioned Structure-6	1.00	1.00
Sanctioned Structure-5	1.00	1.00
Sanctioned Structure-4	1.00	1.00
Sanctioned Structure-3	1.00	1.00
Sanctioned Structure-2	1.00	1.00
Sanctioned Structure-1	1.00	1.00
Sanctioned Structure	1.00	1.00
Sanctioned Structure-7	1.00	1.00
Sanctioned Structure-8	1.00	1.00
Sanctioned Structure-9	1.00	1.00
Sanctioned Structure-10	1.00	1.00
Sanctioned Structure-12	1.00	1.00
Sanctioned Structure-11	1.00	1.00
Sanctioned Structure-13	34292.92	33186.00
Sanctioned Structure-14	1.00	1.00
Sanctioned Structure-15	1.00	1.00
Sanctioned Structure-16	1.00	1.00
Sanctioned Structure-17	1.00	1.00
Sanctioned Structure-18	1.00	1.00
Sanctioned Structure-19	1.00	1.00
Sanctioned Structure-20	1.00	1.00
Sanctioned Structure-21	1.00	1.00
Sanctioned Structure-22	1.00	1.00
Sanctioned Structure-23	1.00	1.00
Sanctioned Structure-24	1.00	1.00
Sanctioned Structure-25	1.00	1.00
Sanctioned Structure-26	1.00	1.00
Sanctioned Structure-27	1.00	1.00
Sanctioned Structure-28	1.00	1.00
Sanctioned Structure-29	1.00	1.00
Sanctioned Structure-30	1.00	1.00
Sanctioned Structure-31	1.00	1.00
Sanctioned Structure-32	1.00	1.00
Sanctioned Structure-33	1.00	1.00
Sanctioned Structure-34	1.00	1.00
Total	86025.13	81230.18

KEY PLAN
NOT TO SCALE

Required Parking (Table 7a)

Building Name			Units		Car		Visitors Car				
	Type	SubUse	Area (Sq.mt)	Parking space reqd for every	Prop.	Respt./Unit	Respt.	Prop.	Respt./Unit	Respt.	Prop.
PROPOSED PHASE 3 (TOWER F)	Community Facility	Public Purpose Building	> 0	100	449.08	2.00	9	-	-	-	-
			0 - 50	1	-	-	-	-	-	-	-
	Residential	Group Housing	50 - 100	1	-	1.00	-	-	-	-	-
			100 - 150	1	2.00	1.25	3	-	-	-	-
PROPOSED PHASE 3 (TOWER E)	Community Facility	Public Purpose Building	> 0	1	-	-	-	-	1.00	20	-
			0 - 50	1	-	-	-	-	-	-	-
	Residential	Group Housing	50 - 100	1	-	1.00	-	-	-	-	-
			100 - 150	1	2.00	1.25	3	-	-	-	-
PROPOSED PHASE 3 (TOWER D)	Community Facility	Public Purpose Building	> 0	1	-	-	-	-	-	-	-
			0 - 50	1	-	-	-	-	-	-	-
	Residential	Group Housing	50 - 100	1	2.00	1.25	3	-	-	-	-
			100 - 150	1	130.00	1.50	195	-	-	1.00	20
PROPOSED PHASE 3 (TOWER U)	Community Facility	Public Purpose Building	> 0	100	449.84	2.00	9	-	-	-	-
			0 - 50	1	-	-	-	-	-	-	-
	Residential	Group Housing	50 - 100	1	-	1.00	-	-	-	-	-
			100 - 150	1	2.00	1.25	3	-	-	-	-
Total:	Community Facility	Public Purpose Building	> 0	1	-	-	621	622	1.00	20	61
			0 - 50	1	-	-	-	-	-	-	-
	Residential	Group Housing	50 - 100	1	-	1.00	-	-	-	-	-
			100 - 150	1	130.00	1.50	195	-	-	1.00	20

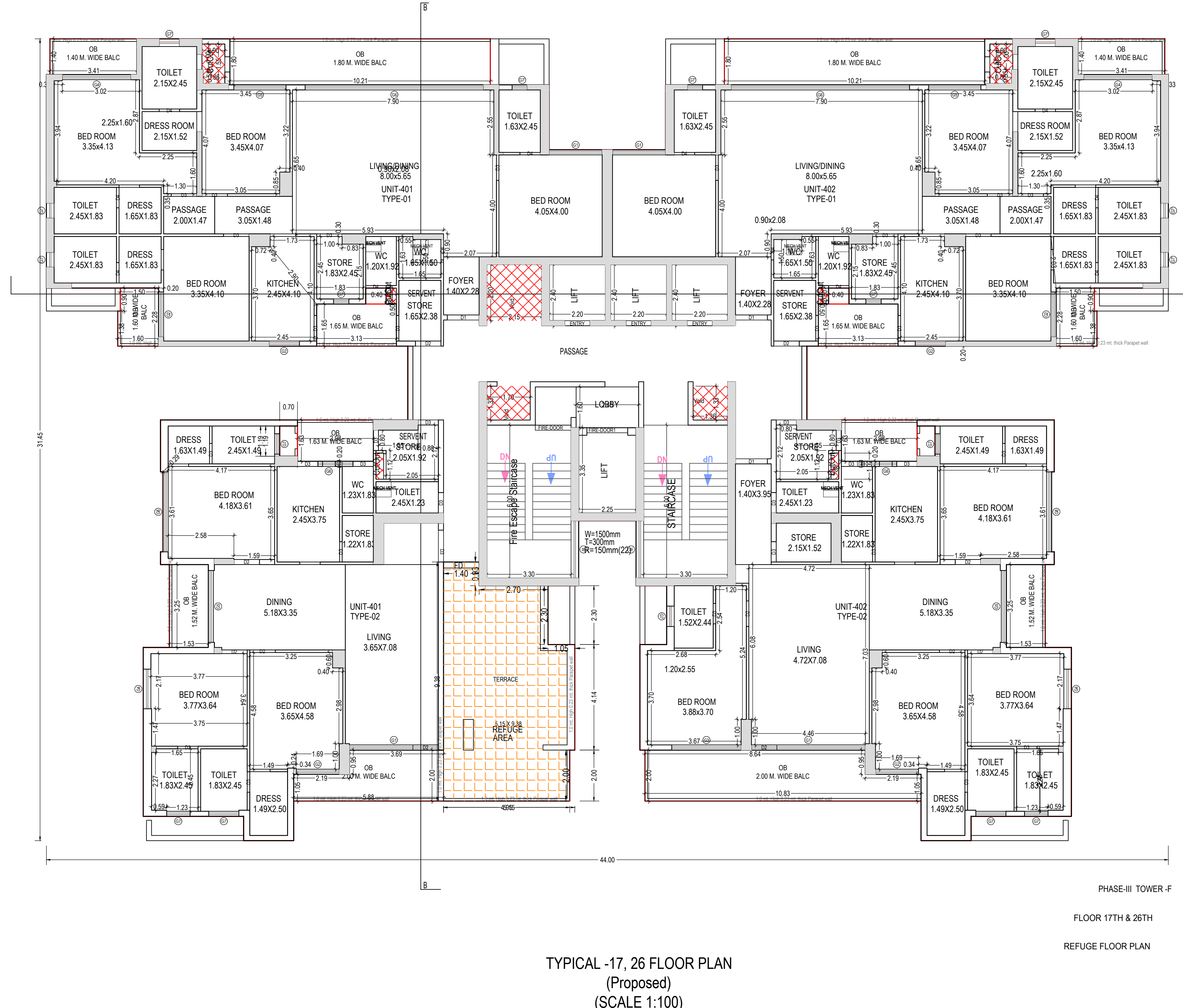
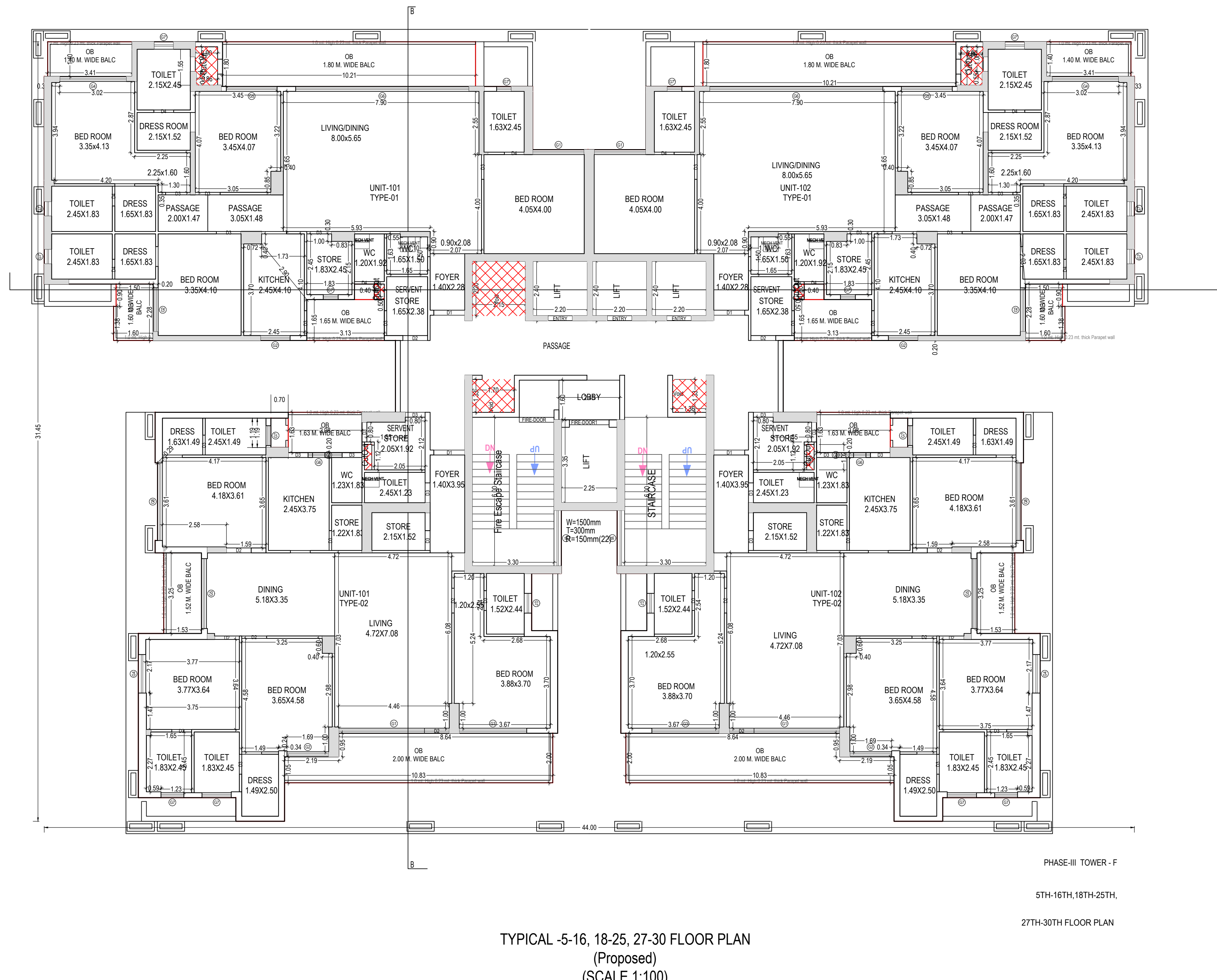
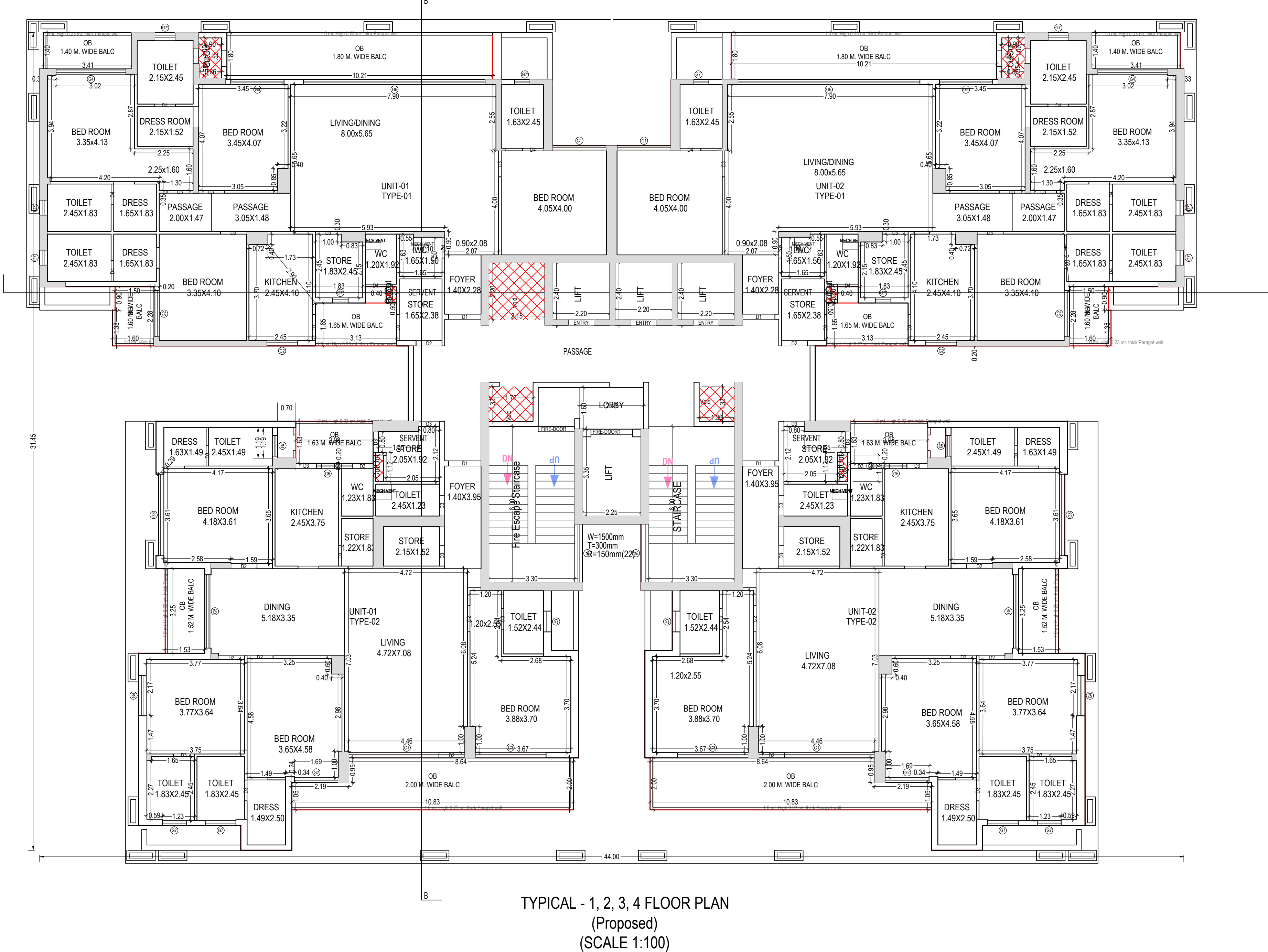
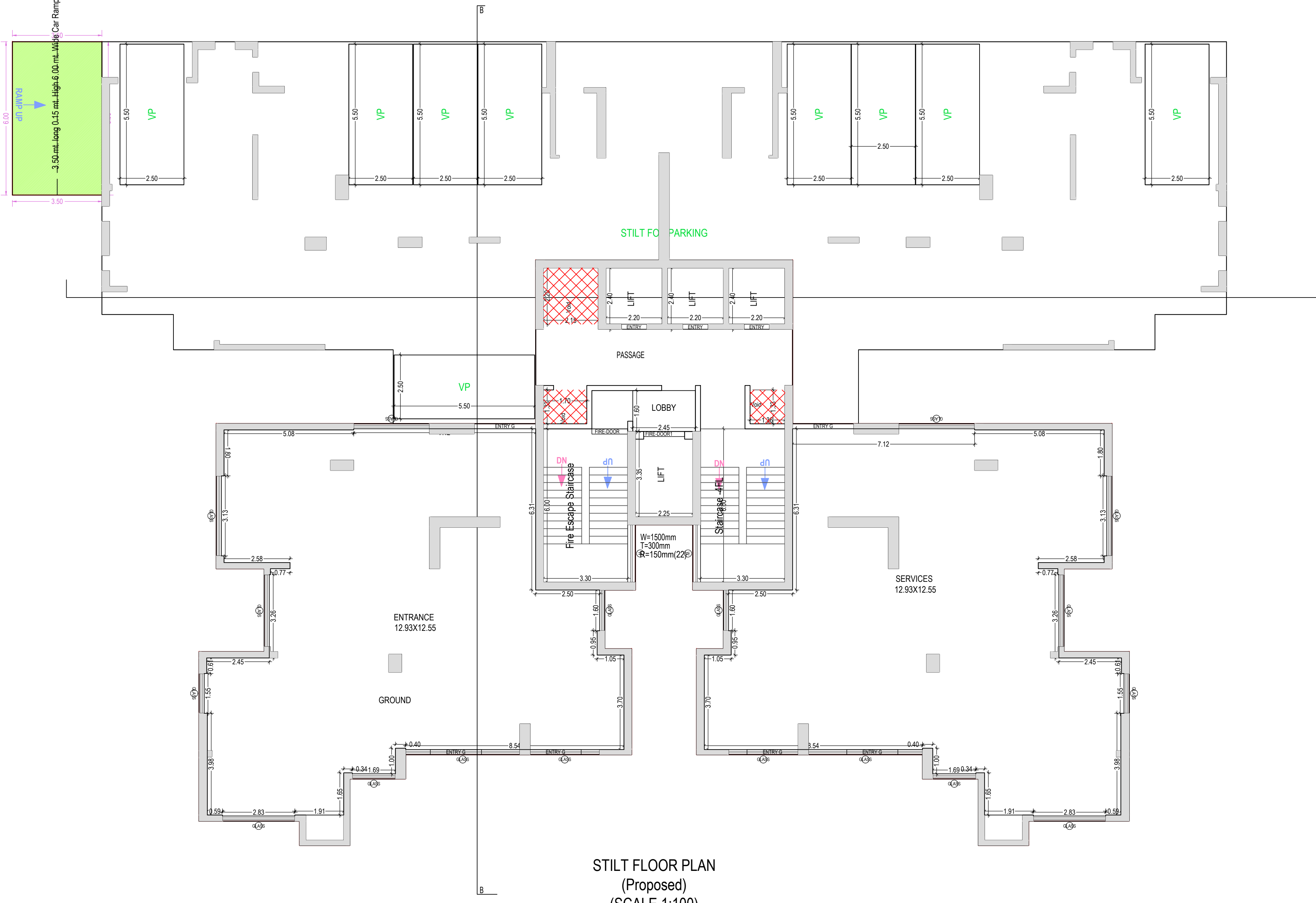
Building Use/SUBUSE Details							
Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	No Of Non-Residential Units
PROPOSED PHASE 3 (TOWER F)							
	Residential	Group Housing		-	Highrise	132	1
PROPOSED PHASE 3 (TOWER E)							
	Residential	Group Housing		-	Highrise	132	1
PROPOSED PHASE 3 (TOWER D)							
	Residential	Group Housing		-	Highrise	132	1

							Additional Permissible FAR		
							Area covered under FAR Area	Proposed Area	Total Proposed Area
							LR Lobby	3.92	
							LR Lobby	15.68	
							LR Lobby	94.08	
							LR Lobby	7.84	
							LR Lobby	11.76	
							LR Lobby	3.92	
							LR Lobby	15.68	
							LR Lobby	94.08	
							LR Lobby	7.84	
							LR Lobby	11.76	
							LR Lobby	3.92	
							LR Lobby	15.68	
							LR Lobby	94.08	
							LR Lobby	7.84	
							LR Lobby	11.76	
							NOT-FAR CHECK	9.46	
							Service Duct	3.61	
							Service Duct	4.51	
							Service Duct	9.46	
							Service Duct	3.61	
							Service Duct	4.51	
							Service Duct	9.46	
							Service Duct	3.61	
							Service Duct	4.51	
							REFUGEREA	83.95	
							Fire Escape Staircase	28.94	
							STARCASE-HEAD ROOM	29.40	
							LR Machine Room	11.81	
							LR Machine Room	14.92	
							Service Duct	4.73	
							Service Duct	1.80	
							Service Duct	2.26	
							Service Duct	2.26	
							REFUGEREA	83.95	
							Fire Escape Staircase	28.94	
							STARCASE-HEAD ROOM	29.40	
							LR Machine Room	11.81	
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							LR Machine Room	14.92	
							Service Duct	4.73	
							Service Duct	1.80	
							Service Duct	2.26	
							Service Duct	2.26	
							REFUGEREA	83.95	
							Fire Escape Staircase	28.94	
							STARCASE-HEAD ROOM	29.40	
							LR Machine Room	11.81	
							LR Machine Room	14.92	
							Service Duct	4.73	
							Service Duct	1.80	
							Service Duct	2.26	
							Service Duct	2.26	
							REFUGEREA	83.95	
							Fire Escape Staircase	28.94	
							STARCASE-HEAD ROOM	29.40	
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							LR Machine Room	11.81	
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							Service Duct	4.73	
							Service Duct	1.80	
							Service Duct	2.26	
							Service Duct	2.26	
							REFUGEREA	83.95	
							Fire Escape Staircase	28.94	
							STARCASE-HEAD ROOM	29.40	
							LR Machine Room	11.81	
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							REFUGEREA	83.95	
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							LR Machine Room	11.81	
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							Service Duct	2.26	
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							LR Machine Room	11.81	
							LR Machine Room	14.92	
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							REFUGEREA	83.95	
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							Service Duct	2.26	
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							Service Duct	2.26	
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							REFUGEREA	83.95	
							Fire Escape Staircase	28.94	
							STARCASE-HEAD ROOM	29.40	
							LR Machine Room	11.81	
							LR Machine Room	14.92	
							Service Duct	4.73	
							Service Duct	1.80	

Detailed Dwifine Floor FSI Details

Floor Name	PROPOSED PHASE 3 (TOWER F)			BUILDING NAME			PROPOSED PHASE 3 (TOWER F)			Total	Total FAR Area (Sq.m)
	Proposed Built Up Area (Sq.m)	Proposed FAR Area (Sq.m)	Proposed Floor Sq.m	Proposed Built Up Area (Sq.m)	Proposed FAR Area (Sq.m)	Proposed Floor Sq.m	Proposed Built Up Area (Sq.m)	Proposed FAR Area (Sq.m)	Proposed Floor Sq.m		
Basement First Floor	15521.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15521.03	0.00
Basement Second Floor	15521.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15521.03	0.00
First Floor	836.33	449.08	937.09	449.84	937.09	449.84	2810.51	1348.76	Rajeshw Kumar	AS/SE DEVELOPER PVT LTD	ARCHENG'S NAME AND SIGNATURE
First Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32	CAZ017/86949		
Second Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Third Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Fourth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Fifth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Sixth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Seventh Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Eighth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Ninth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Tenth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Eleventh Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Twelfth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Thirteenth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Fourteenth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Fifteenth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Sixteenth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Seventeenth Floor	1025.94	851.90	1025.94	851.90	1025.94	851.90	3077.82	2550.70			
Eighteenth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Nineteenth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Twentieth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Twentyfirst Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Twentysecond Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Twentythird Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Twentyfourth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Twentyfifth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Twentysixth Floor	1025.94	851.90	1025.94	851.90	1025.94	851.90	3077.82	2550.70			
Twentyseventh Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Twentyeighth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Twentyninth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Thirtieth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Thirtieth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Thirtieth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Thirtieth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Thirtieth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Thirtieth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Thirtieth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Thirtieth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Thirtieth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Thirtieth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Thirtieth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Thirtieth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Thirtieth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Thirtieth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Thirtieth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Thirtieth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Thirtieth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Thirtieth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Thirtieth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Thirtieth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Thirtieth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Thirtieth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Thirtieth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Thirtieth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Thirtieth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Thirtieth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Thirtieth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Thirtieth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Thirtieth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Thirtieth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			
Thirtieth Floor	1025.94	886.44	1025.94	886.44	1025.94	886.44	3077.82	2659.32			

The correctness and accuracy of Proposal Information and drawing is a responsibility of POB/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data. 3rd party software/hardware/services, etc. Soft Tech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Itajir' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.



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: -	93652.81	Total FAR Area: -	88899.08
Total Coverage Area: -	17890.09	Total BUA Area: -	135675.84

OWNER'S NAME AND SIGNATURE
M/S. A N S DEVELOPERS PVT LTD THROUGH
SHEO JANAM CHAUDHARY, architect@shalm.org, 7310106603

ARCHITECT'S NAME AND SIGNATURE
Rajneesh Kumar
CA2017/88949

Signature Not Verified
Digitally signed by Rajneesh Kumar
DN: cn=Rajneesh Kumar, o=Shalm, email=architect@shalm.org, c=IN

Signature Not Verified
Digitally signed by Sheo Janam Chaudhary
DN: cn=Sheo Janam Chaudhary, o=Shalm, email=sheo.janam@shalm.org, c=IN

Building Plan Application Number
LDA/BP/24-25/1065

Sanctioned On
14 Jul 2024

Valid Till
24 Jul 2029

Approved By
Vice Chairman (Vice Chairman)

Examined By
Yashoda Nand Tripathi (Junior engineer)

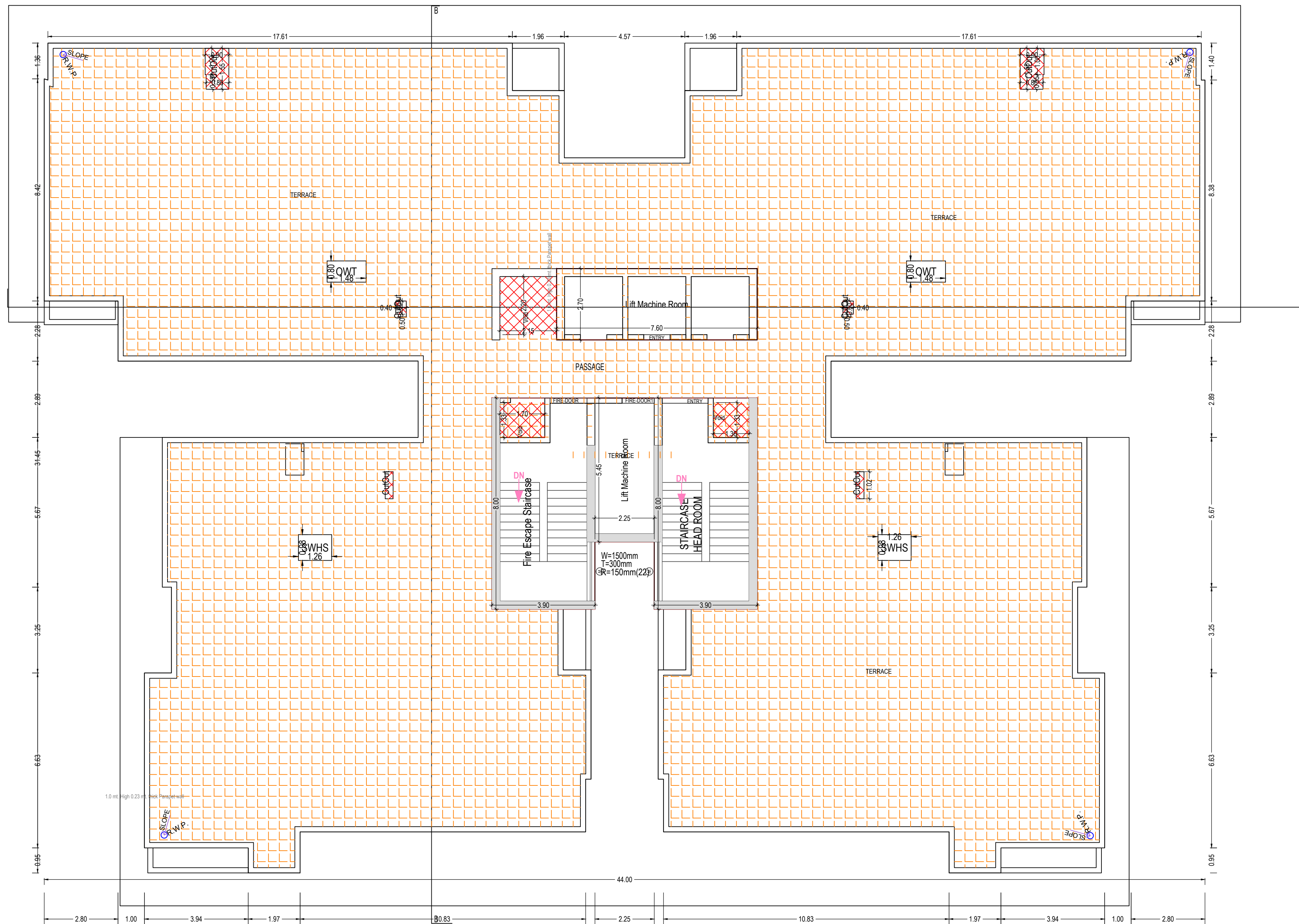
Satish Kumar Yadav (Junior engineer)

Anul Sharma (Assistant Engineer)

Satish Kumar Yadav (Junior engineer)

Anul Sharma (Assistant Engineer)

Satish Kumar Yadav (Junior engineer)



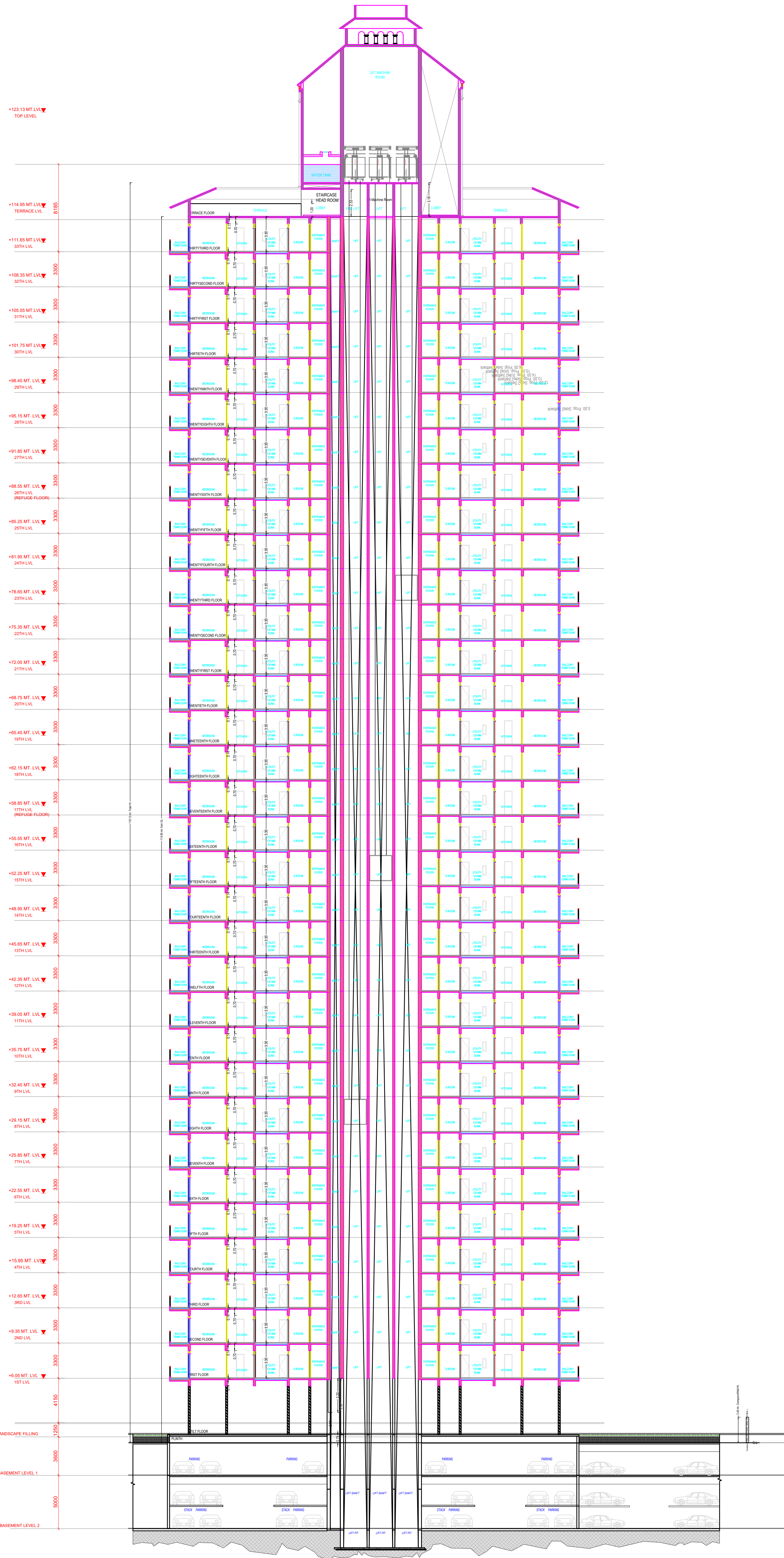
TERRACE PLAN

SCHEDULE OF DOOR:					
BUILDING NAME	D#	NAME	LENGTH	HEIGHT	NOS
(TOWER D)	D3	0.85	2.40	792	
PROPOSED PHASE 3 (TOWER D)	D4	0.85	2.40	386	
PROPOSED PHASE 3 (TOWER D)	D2	1.00	2.40	390	
PROPOSED PHASE 3 (TOWER D)	D3	1.00	2.40	462	
PROPOSED PHASE 3 (TOWER D)	D1	1.25	2.40	130	
PROPOSED PHASE 3 (TOWER D)	ENTRY G	2.00	3.00	04	
PROPOSED PHASE 3 (TOWER D)	ENTRY G	2.40	3.00	02	

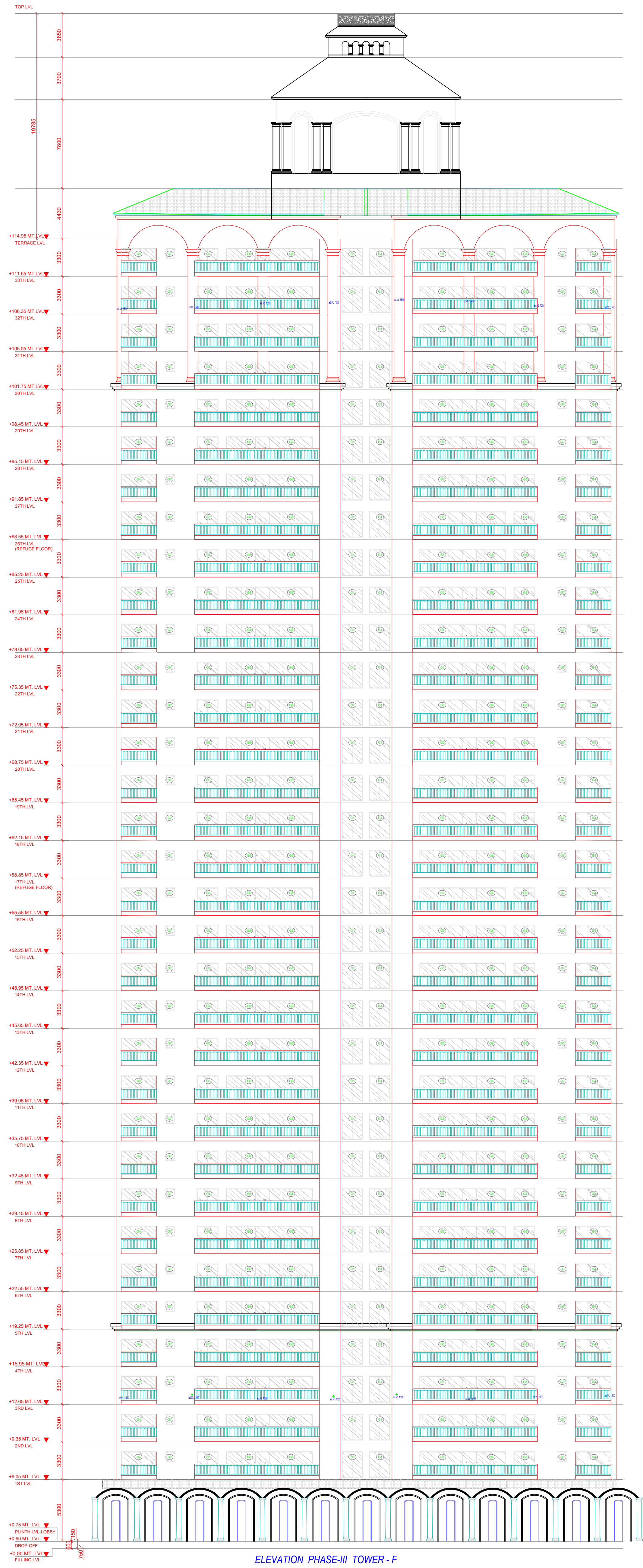
Staircase Checks (Table Sa-1)					
Floor Name	Stair Case Name	Flight Width	Tread Width	Riser Height	Rating R _s
STELT FLOOR PLAN	Fin Escape Staircase	1.50	0.300	0.132	1.00
	STARCASE-4FL	1.50	0.300	0.150	1.00
FLOOR PLAN - 1, 2, 3 & 4	Fin Escape Staircase	1.50	0.300	0.150	1.00
	STARCASE	1.50	0.300	0.150	1.00
FLOOR PLAN - 5, 6, 7 & 8	Fin Escape Staircase	1.50	0.300	0.150	1.00
	STARCASE	1.50	0.300	0.150	1.00
FLOOR PLAN - 9, 10 & 11	Fin Escape Staircase	1.50	0.300	0.150	1.00
	STARCASE	1.50	0.300	0.150	1.00
FLOOR PLAN - 12, 13 & 14	Fin Escape Staircase	1.50	0.300	0.150	1.00
	STARCASE	1.50	0.300	0.150	1.00
FLOOR PLAN - 15	Fin Escape Staircase	1.50	0.300	0.150	1.00
	STARCASE	1.50	0.300	0.150	1.00
TERRACE FLOOR PLAN	Fin Escape Staircase	1.50	0.300	0.000	1.00
	STARCASE	1.50	0.300	0.000	1.00
ROOF TOP TERRACE/READING ROOM	Fin Escape Staircase	1.50	0.300	0.000	1.00
	STARCASE	1.50	0.300	0.000	1.00

Building PROPOSED Phase 3 (TOWER D)																		
Floor Name	Gross Building Area (Sq. Ft.)	Deductions From Gross BUA Area (Sq. Ft.)			Total Built Up Area (Sq. Ft.)	Deductions (Area in Sq. Ft.)							Proposed FAR Area (Sq. Ft.)	Total FAR Area (Sq. Ft.)	No. of Unit			
		V/Slat	Void	Ramp		Munty	Lift	Lift Lobby	Balcony	Refuge Area	Covered Area	Parking				Rear	Amenities	
StH Floor	966.88	8.79	0.00	21.00	977.89	36.95	0.00	0.00	3.92	0.00	21.00	0.00	0.76	401.19	0.00	449.84	449.84	01
First Floor	1038.54	8.79	3.82	0.00	1029.94	19.80	21.54	0.00	3.92	94.23	0.00	0.00	0.00	886.44	0.00	886.44	04	
Second Floor	1038.54	8.79	3.82	0.00	1029.94	19.80	21.54	0.00	3.92	94.23	0.00	0.00	0.00	886.44	0.00	886.44	04	
Third Floor	1038.54	8.79	3.82	0.00	1029.94	19.80	21.54	0.00	3.92	94.23	0.00	0.00	0.00	886.44	0.00	886.44	04	
Fourth Floor	1038.54	8.79	3.82	0.00	1029.94	19.80	21.54	0.00	3.92	94.23	0.00	0.00	0.00	886.44	0.00	886.44	04	
Fifth Floor	1038.54	8.79	3.82	0.00	1029.94	19.80	21.54	0.00	3.92	94.23	0.00	0.00	0.00	886.44	0.00	886.44	04	
Sixth Floor	1038.54	8.79	3.82	0.00	1029.94	19.80	21.54	0.00	3.92	94.23	0.00	0.00	0.00	886.44	0.00	886.44	04	
Seventh Floor	1038.54	8.79	3.82	0.00	1029.94	19.80	21.54	0.00	3.92	94.23	0.00	0.00	0.00	886.44	0.00	886.44	04	
Eighth Floor	1038.54	8.79	3.82	0.00	1029.94	19.80	21.54	0.00	3.92	94.23	0.00	0.00	0.00	886.44	0.00	886.44	04	
Ninth Floor	1038.54	8.79	3.82	0.00	1029.94	19.80	21.54	0.00	3.92	94.23	0.00	0.00	0.00	886.44	0.00	886.44	04	
Tenth Floor	1038.54	8.79	3.82	0.00	1029.94	19.80	21.54	0.00	3.92	94.23	0.00	0.00	0.00	886.44	0.00	886.44	04	
Eleventh Floor	1038.54	8.79	3.82	0.00	1029.94	19.80	21.54	0.00	3.92	94.23	0.00	0.00	0.00	886.44	0.00	886.44	04	
Twelfth Floor	1038.54	8.79	3.82	0.00	1029.94	19.80	21.54	0.00	3.92	94.23	0.00	0.00	0.00	886.44	0.00	886.44	04	
Thirteenth Floor	1038.54	8.79	3.82	0.00	1029.94	19.80	21.54	0.00	3.92	94.23	0.00	0.00	0.00	886.44	0.00	886.44	04	
Fourteenth Floor	1038.54	8.79	3.82	0.00	1029.94	19.80	21.54	0.00	3.92	94.23	0.00	0.00	0.00	886.44	0.00	886.44	04	
Fifteenth Floor	1038.54	8.79	3.82	0.00	1029.94	19.80	21.54	0.00	3.92	94.23	0.00	0.00	0.00	886.44	0.00	886.44	04	
Sixteenth Floor	1038.54	8.79	3.82	0.00	1029.94	19.80	21.54	0.00	3.92	94.23	0.00	0.00	0.00	886.44	0.00	886.44	04	
Seventeenth Floor	1038.54	8.79	3.82	0.00	1029.94	19.80	21.54	0.00	3.92	94.23	0.00	0.00	0.00	886.44	0.00	886.44	04	
Eighteenth Floor	1038.54	8.79	3.82	0.00	1029.94	19.80	21.54	0.00	3.92	94.23	0.00	0.00	0.00	886.44	0.00	886.44	04	
Nineteenth Floor	1038.54	8.79	3.82	0.00	1029.94	19.80	21.54	0.00	3.92	94.23	0.00	0.00	0.00	886.44	0.00	886.44	04	
Twentieth Floor	1038.54	8.79	3.82	0.00	1029.94	19.80	21.54	0.00	3.92	94.23	0.00	0.00	0.00	886.44	0.00	886.44	04	
Twentyfirst Floor	1038.54	8.79	3.82	0.00	1029.94	19.80	21.54	0.00	3.92	94.23	0.00	0.00	0.00	886.44	0.00	886.44	04	
Twentysecond Floor	1038.54	8.79	3.82	0.00	1029.94	19.80	21.54	0.00	3.92	94.23	0.00	0.00	0.00	886.44	0.00	886.44	04	
Twentythird Floor	1038.54	8.79	3.82	0.00	1029.94	19.80	21.54	0.00	3.92	94.23	0.00	0.00	0.00	886.44	0.00	886.44	04	
Twentyfourth Floor	1038.54	8.79	3.82	0.00	1029.94	19.80	21.54	0.00	3.92	94.23	0.00	0.00	0.00	886.44	0.00	886.44	04	
Twentyfifth Floor	1038.54	8.79	3.82	0.00	1029.94	19.80	21.54	0.00	3.92	94.23	0.00	0.00	0.00	886.44	0.00	886.44	04	
Twentysixth Floor	1038.54	8.79	3.82	0.00	1029.94	19.80	21.54	0.00	3.92	94.23	0.00	0.00	0.00	886.44	0.00	886.44	04	
Twentyseventh Floor	1038.54	8.79	3.82	0.00	1029.94	19.80	21.54	0.00	3.92	94.23	0.00	0.00	0.00	886.44	0.00	886.44	04	
Twentyeighth Floor	1038.54	8.79	3.82	0.00	1029.94	19.80	21.54	0.00	3.92	94.23	0.00	0.00	0.00	886.44	0.00	886.44	04	
Twentyninth Floor	1038.54	8.79	3.82	0.00	1029.94	19.80	21.54	0.00	3.92	94.23	0.00	0.00	0.00	886.44	0.00	886.44	04	
Thirtieth Floor	1038.54	8.79	3.82	0.00	1029.94	19.80	21.54	0.00	3.92	94.23	0.00	0.00	0.00	886.44	0.00	886.44	04	
Thirtyfirst Floor	1038.54	8.79	3.82	0.00	1029.94	19.80	21.54	0.00	3.92	94.23	0.00	0.00	0.00	886.44	0.00	886.44	04	
Thirtysecond Floor	1038.54	8.79	3.82	0.00	1029.94	19.80	21.54	0.00	3.92	94.23	0.00	0.00	0.00	886.44	0.00	886.44	04	
Thirtythird Floor	1038.54	8.79	3.82	0.00	1029.94	19.80	21.54	0.00	3.92	94.23	0.00	0.00	0.00	886.44	0.00	886.44	04	
Thirtyfourth Floor	1038.54	8.79	3.82	0.00	1029.94	19.80	21.54	0.00	3.92	94.23	0.00	0.00	0.00	886.44	0.00	886.44	04	
Sum of Floor	0.00	0.00	0.00	0.00	0.00	751.34	732.36	26.73	133.28	3046.67	21.00	83.94	0.76	401.19	2913.48	449.84	2963.33	133
Total	35233.94	286.86	126.06	21.00	34878.02	751.34	732.36	26.73	133.28	3046.67	21.00	83.94	0.76	401.19	2913.48	449.84	2963.33	133
Total Number of Same Buildings	1																	
Total	35233.94	286.86	126.06	21.00	34878.02	751.34	732.36	26.73	133.28	3046.67	21.00	83.94	0.76	401.19	2913.48	449.84	2963.33	133

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.



SECTION PHASE-III TOWER - F



ELEVATION PHASE-III TOWER - F

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
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ISO_A0_ (841.00_x_1189.00_MM)

Total Plot Area: -	93652.81	Total FAR Area: -	88899.08
Total Coverage Area: -	17890.09	Total BUA Area: -	135675.84

OWNER'S NAME AND SIGNATURE
M/S. A N S DEVELOPERS PVT LTD THROUGH
SHEO JANAM CHAUDHARY, architect@shaimar.org, 7310106603

ARCHITECT'S NAME AND SIGNATURE
Rajneesh Kumar
CA/2017/86949

Signature Not Verified

Designation: Architect
Date: 25.07.2024
Designatory: A N S

Designation: Architect

Designation: Architect

Designation: Architect

Designation: Architect

Designation: Architect

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Building Plan Application Number

LDA/BP/24-25/1065

Sanctioned On

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Valid Till

24 Jul 2029

Approved By

Vice Chairman (Vice Chairman)

Examined By

Yashoda Nand Tripathi (Junior engineer)

Satish Kumar Yadav (Junior engineer)

Atul Sharma (Assistant Engineer)

Satish Kumar Yadav (Junior engineer)

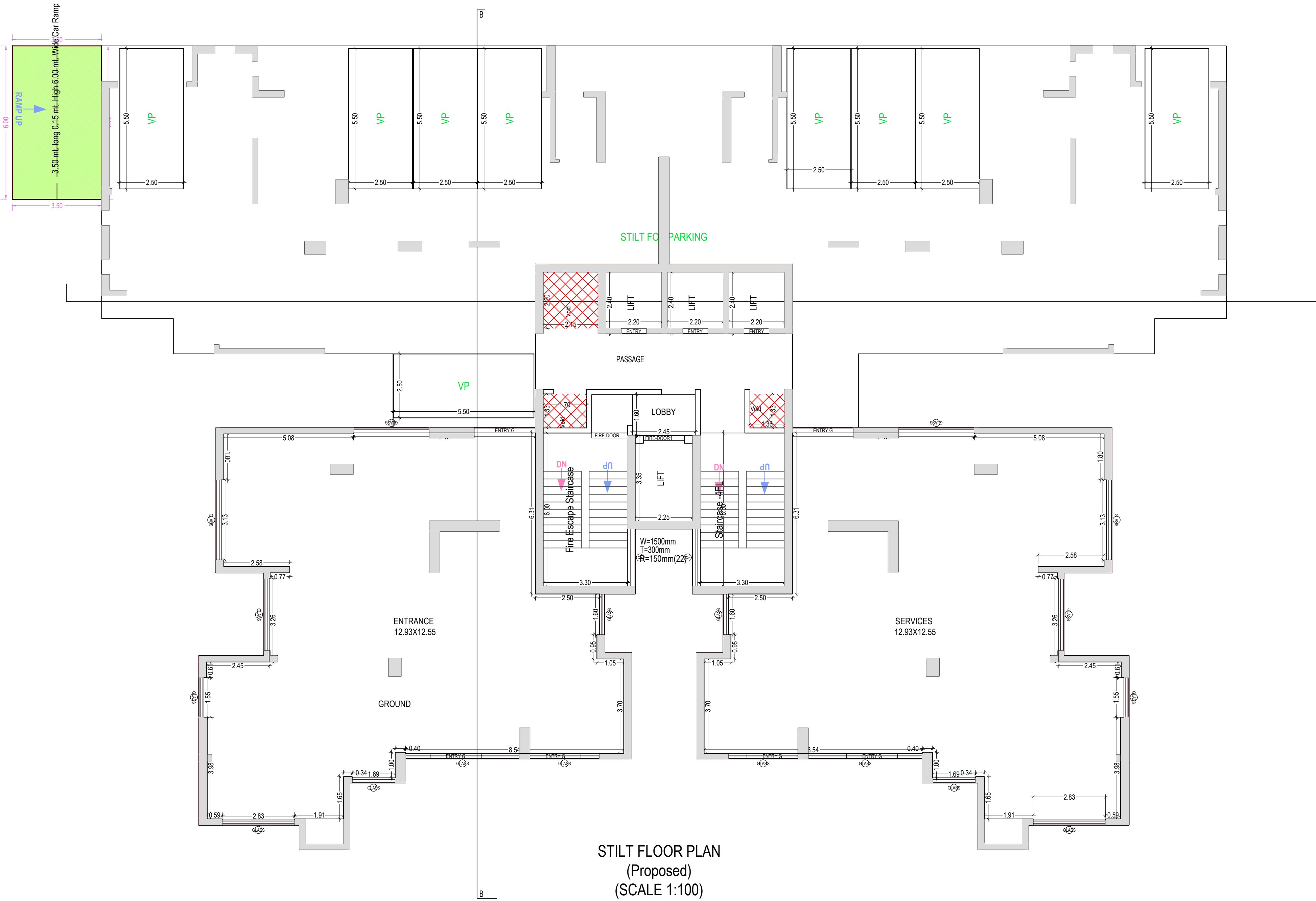
Atul Sharma (Assistant Engineer)

Satish Kumar Yadav (Junior engineer)

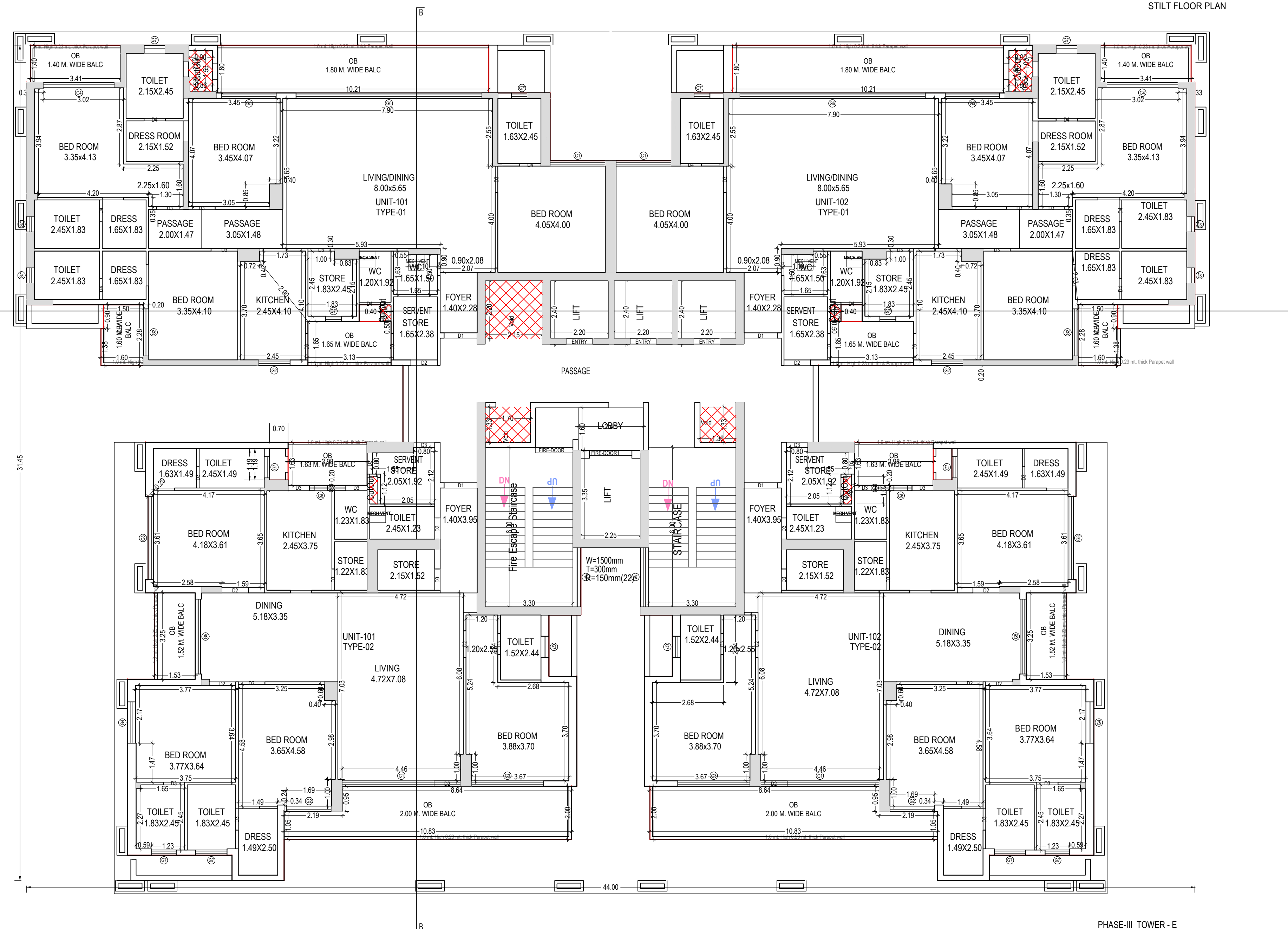
Atul Sharma (Assistant Engineer)

Satish Kumar Yadav (Junior engineer)

Atul Sharma (Assistant Engineer)



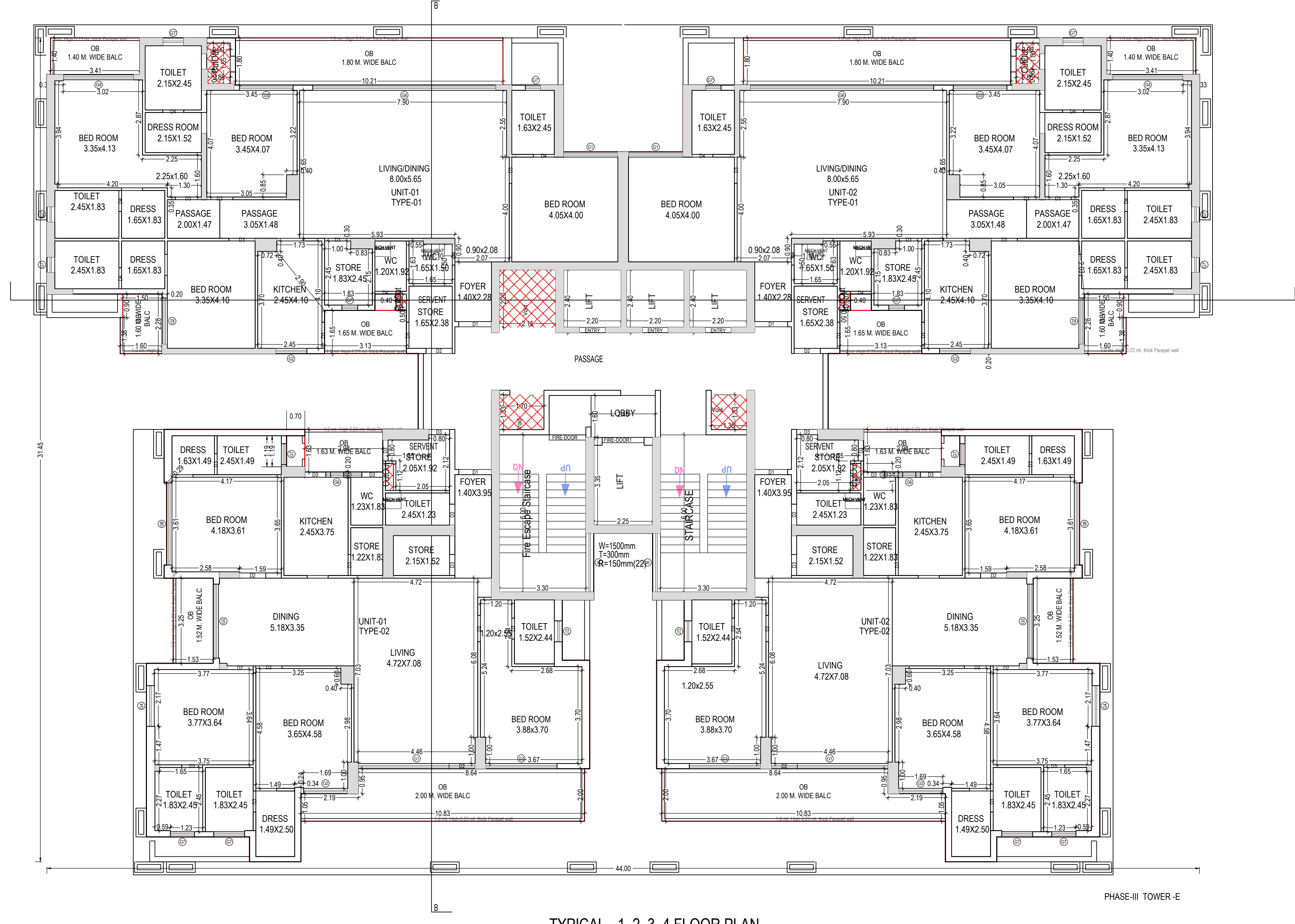
PHASE-III TOWER - E



TYPICAL -5,16, 18-25, 27-30 FLOOR PLAN
(Proposed)
(SCALE 1:100)

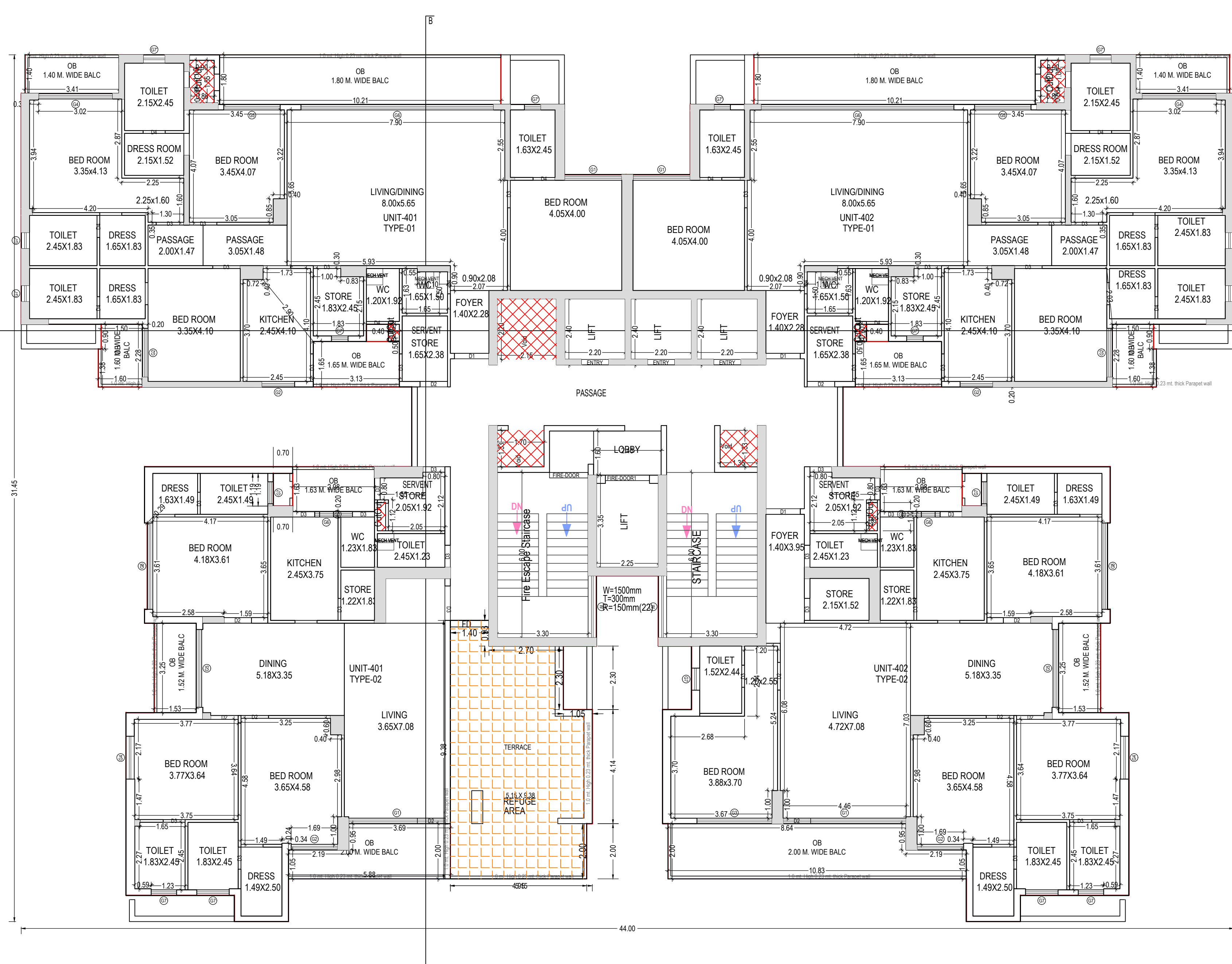
PHASE-III TOWER - E

5TH-16TH,18TH-25TH,
27TH-30TH FLOOR PLAN



TYPICAL - 1, 2, 3, 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)

PHASE-III TOWER - E
FIRST,SECOND,THIRD,
FOURTH FLOOR PLAN



TYPICAL -17, 26 FLOOR PLAN
(Proposed)
(SCALE 1:100)

PHASE-III TOWER - E
FLOOR 17TH & 26TH
REFUGE FLOOR PLAN

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
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M/S. A N S DEVELOPERS PVT LTD THROUGH
SHEO JANAM CHAUDHARY, architect@shalmar.org, 7310106603

ARCHITECT'S NAME AND SIGNATURE
Rajneesh Kumar
CA2017/86949

Signature Not Verified
Digitally signed by Rajneesh Kumar
DN: cn=Rajneesh Kumar, o=ANS Developers Pvt. Ltd., email=rajneesh@ansdevelopers.com, c=IN



Building Plan Application Number
LDA/BP/24-25/1065

Sanctioned On

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Valid Till

24 Jul 2029

Approved By

Vice Chairman (Vice Chairman)

Examined By
Yashoda Nand Tripathi (Junior engineer)

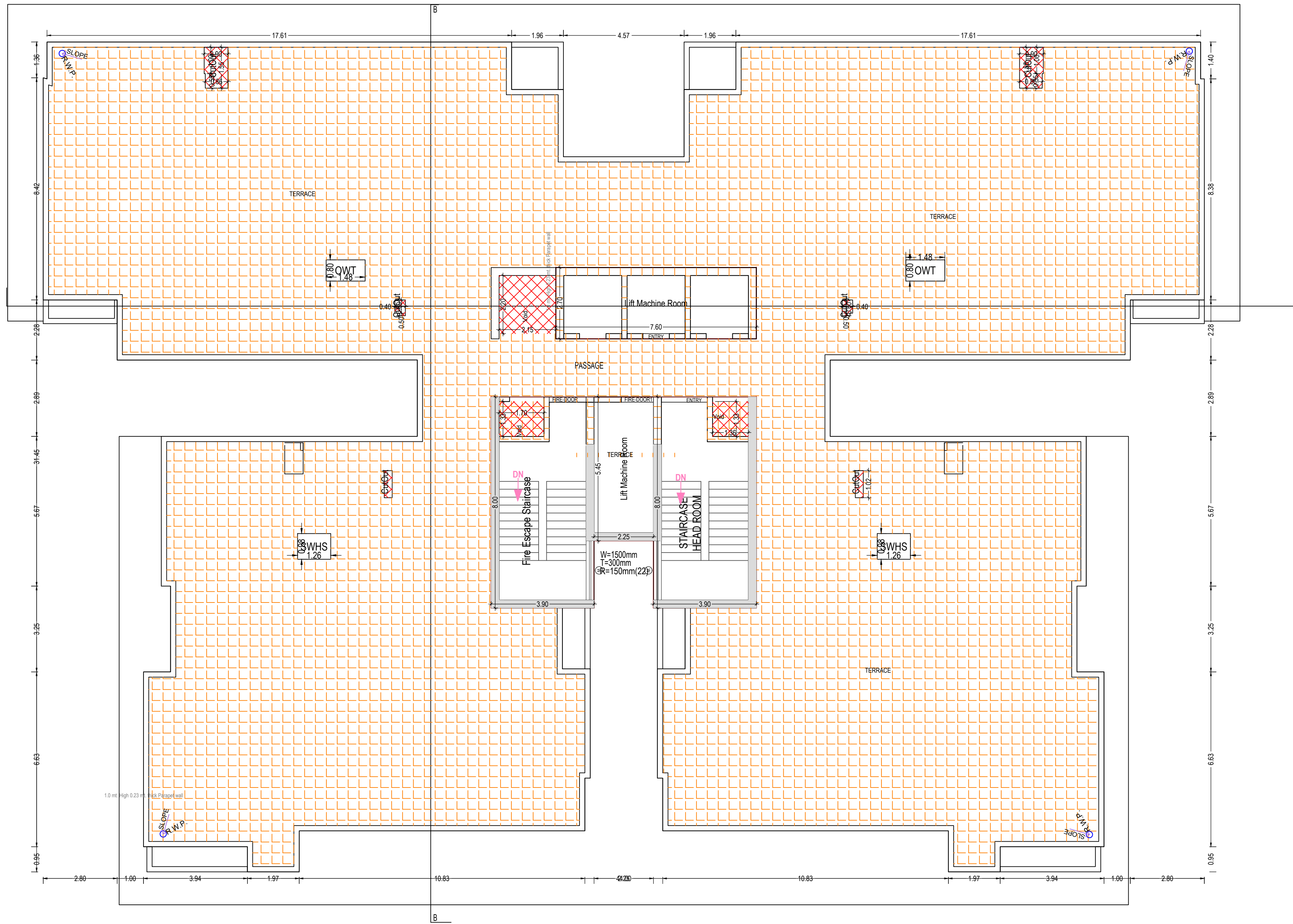
Satish Kumar Yadav (Junior engineer)

Anul Sharma (Assistant Engineer)

Satish Kumar Yadav (Junior engineer)

Anul Sharma (Assistant Engineer)

Satish Kumar Yadav (Junior engineer)



PHASE-III TOWER -E

ST-33TH FLOOR PLAN

TERRACE FLOOR PLAN
(SCALE 1:100)

PHASE-III TOWER -E

TERRACE PLAN

UnitB/A Table for Building PROPOSED PHASE 3 (TOWER E)															
Floor	Name	UnitB/A Type	Net UnitB/A Area	Gross UnitB/A Area	Deductions From Gross UnitB/A Area in Sq.m				UnitB/A Area	Deductions (Area in Sq.m)				Carpet Area	No. of Unit
					Lift	Shaft	Void	Total		Door	Window	External Wall	Balcony		
STILT FLOOR PLAN	GROUND	OTHER	522.93	522.93	25.46	8.79	0.00	488.68	2.56	10.60	1.66	0.00	473.86	01	
		Total per Floor:	522.93	522.93	25.46	8.79	0.00	488.68	2.56	10.60	1.66	0.00	473.86	01	
TYPICAL - 1, 2, 3, 4 FLOOR PLAN		Total per Floor:	522.93	522.93	25.46	8.79	0.00	488.68	2.56	10.60	1.66	0.00	473.86	01	
	UNIT-01TYPE-01	FLAT	224.40	224.40	0.00	0.00	1.37	223.03	0.73	3.96	7.32	31.86	179.16		
	UNIT-01TYPE-02	FLAT	220.79	220.79	0.00	0.00	1.37	223.03	0.73	3.96	7.32	31.86	179.16		
	UNIT-01TYPE-03	FLAT	224.40	224.40	0.00	0.00	1.37	223.03	0.73	3.96	7.32	31.86	179.16		
	UNIT-01TYPE-04	FLAT	220.79	220.79	0.00	0.00	0.31	220.48	1.09	4.11	8.84	29.37	177.07	04	
		Total per Floor:	890.38	890.38	0.00	0.00	3.36	887.02	3.64	16.14	32.32	122.46	712.46	04	
TYPICAL - 5, 6, 16, 18, 20, 23 FLOOR PLAN		Total per Floor:	3561.52	3561.52	0.00	0.00	3.36	3548.08	14.56	64.56	129.28	489.84	2849.84	16	
	UNIT-10TYPE-01	FLAT	224.40	224.40	0.00	0.00	1.37	223.03	0.73	3.96	7.32	31.86	179.16		
	UNIT-10TYPE-02	FLAT	220.79	220.79	0.00	0.00	0.31	220.48	1.09	4.11	8.84	29.37	177.07	04	
	UNIT-10TYPE-04	FLAT	224.40	224.40	0.00	0.00	1.37	223.03	0.73	3.96	7.32	31.86	179.16		
	UNIT-10TYPE-05	FLAT	220.79	220.79	0.00	0.00	0.31	220.48	1.09	4.11	8.84	29.37	177.07	04	
		Total per Floor:	890.38	890.38	0.00	0.00	3.36	887.02	3.64	16.14	32.32	122.46	712.46	04	
TYPICAL - 17, 26 FLOOR PLAN		Total per Floor:	21369.12	21369.12	0.00	0.00	3.36	21268.48	87.36	387.36	775.68	2930.04	17099.04	96	
	UNIT-40TYPE-01	FLAT	224.40	224.40	0.00	0.00	1.37	223.03	0.73	3.96	7.32	31.86	179.16		
	UNIT-40TYPE-02	FLAT	173.15	173.15	0.00	0.00	0.31	172.84	1.26	1.38	6.69	14.67	140.25		
	UNIT-40TYPE-04	FLAT	220.79	220.79	0.00	0.00	1.37	223.03	0.73	3.96	7.32	31.86	179.16		
	UNIT-40TYPE-05	FLAT	220.79	220.79	0.00	0.00	0.31	220.48	1.09	4.11	8.84	29.37	177.07	04	
		Total per Floor:	842.74	842.74	0.00	0.00	3.36	839.38	3.80	15.21	32.12	112.56	675.64	04	
TYPICAL - 31-33 FLOOR PLAN		Total per Floor:	1685.48	1685.48	0.00	0.00	3.36	1676.76	7.60	39.42	64.34	225.12	1351.28	08	
	UNIT-30TYPE-01	FLAT	224.40	224.40	0.00	0.00	1.37	223.03	0.73	3.96	7.32	31.86	179.16		
	UNIT-30TYPE-02	FLAT	220.79	220.79	0.00	0.00	0.31	220.48	1.09	4.11	8.84	29.37	177.07	04	
	UNIT-30TYPE-04	FLAT	224.40	224.40	0.00	0.00	1.37	223.03	0.73	3.96	7.32	31.86	179.16		
	UNIT-30TYPE-05	FLAT	220.79	220.79	0.00	0.00	0.31	220.48	1.09	4.11	8.84	29.37	177.07	04	
		Total per Floor:	890.38	890.38	0.00	0.00	3.36	887.02	3.64	16.14	32.32	122.46	712.46	04	
+		Total per Floor:	2671.14	2671.14	0.00	0.00	3.36	2661.06	10.92	48.42	96.96	367.38	2137.38	12	
	-		29810.19	29810.19	25.46	87.9	110.93	29665.06	122.99	541.81	1066.27	4021.20	23811.40	133	

SCHEDULE OF DOOR:					
BUILDING NAME	D3	NAME	LENGTH	HEIGHT	NOS
PROPOSED PHASE 3 (TOWER E)			0.80	2.40	392
	04	PROPOSED PHASE 3 (TOWER E)		0.80	2.40
PROPOSED PHASE 3 (TOWER E)			1.00	2.40	390
	02	PROPOSED PHASE 3 (TOWER E)		1.00	2.40
PROPOSED PHASE 3 (TOWER E)			1.25	2.40	160
	01	PROPOSED PHASE 3 (TOWER E)		1.25	2.40
PROPOSED PHASE 3 (TOWER E)	ENTRY G		2.00	3.00	04
PROPOSED PHASE 3 (TOWER E)	ENTRY G		2.40	3.00	02
Staircase Checks (Table B-1)					
Floor Name	Staircase Name	Fight Width	Tread Width	Riser Height	Railing Ht.
STILT FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.132	1.00
	STAIRCASE-4FL	1.50	0.300	0.120	1.00
TYPICAL - 1, 2, 3 & 4 FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.150	1.00
	STAIRCASE	1.50	0.300	0.150	1.00
TYPICAL - 5 FL FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.150	1.00
	STAIRCASE	1.50	0.300	0.150	1.00
TYPICAL - 11, 25 FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.150	1.00
	STAIRCASE	1.50	0.300	0.150	1.00
TYPICAL - 31,33 FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.150	1.00
	STAIRCASE	1.50	0.300	0.150	1.00
TERRACE FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.000	1.00
	STAIRCASE ROOM	1.50	0.300	0.000	1.00

OWNER'S NAME AND SIGNATURE

M/S. A N S DEVELOPERS PVT LTD THROUGH
SHEO JANAM CHAUDHARY, architect@shailmar.org, 7310106603

ARCH/ENG'S NAME AND SIGNATURE STRUCTURE ENGINEER

Rajneesh Kumar	
CA/2017/86949	

Signature Not Verified



Building Plan Application Number

LD4 (DD4.054065)

LDA/BP/24-25/1065

Sanctioned On

14 Jul 2024

Valid Till	
------------	--

24 Jul 2020

Angeordnet Do:

Approved By _____

Vice Chairman (Vice

Examined By _____

Yashoda Nand Tripathi

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Satish Kumar Yadav (

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Atul Sharma (Assistant

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Gayle Koppelman Madsen, C

Satish Kumar Yadav (

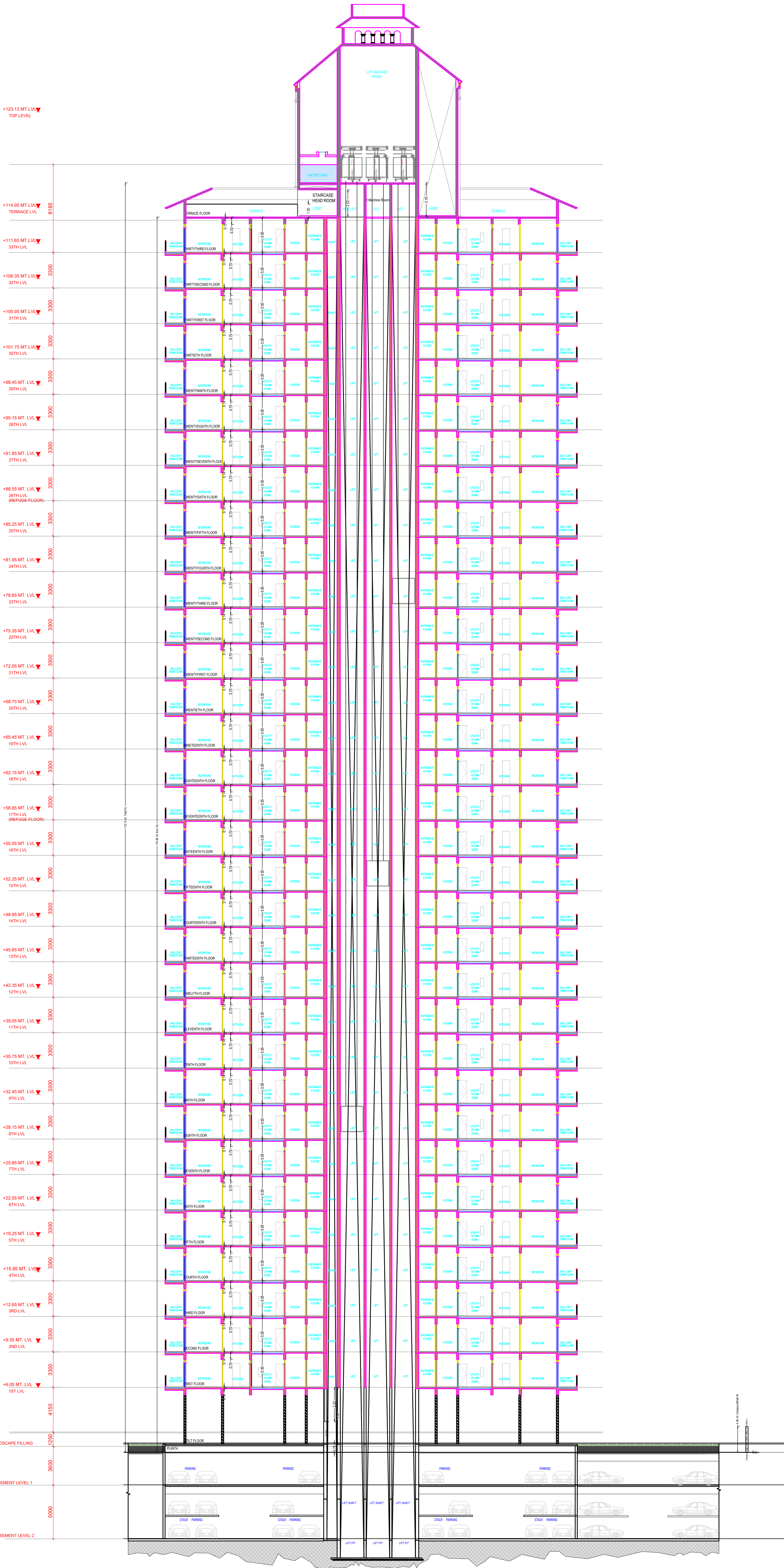
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Atul Sharma (Assistant)

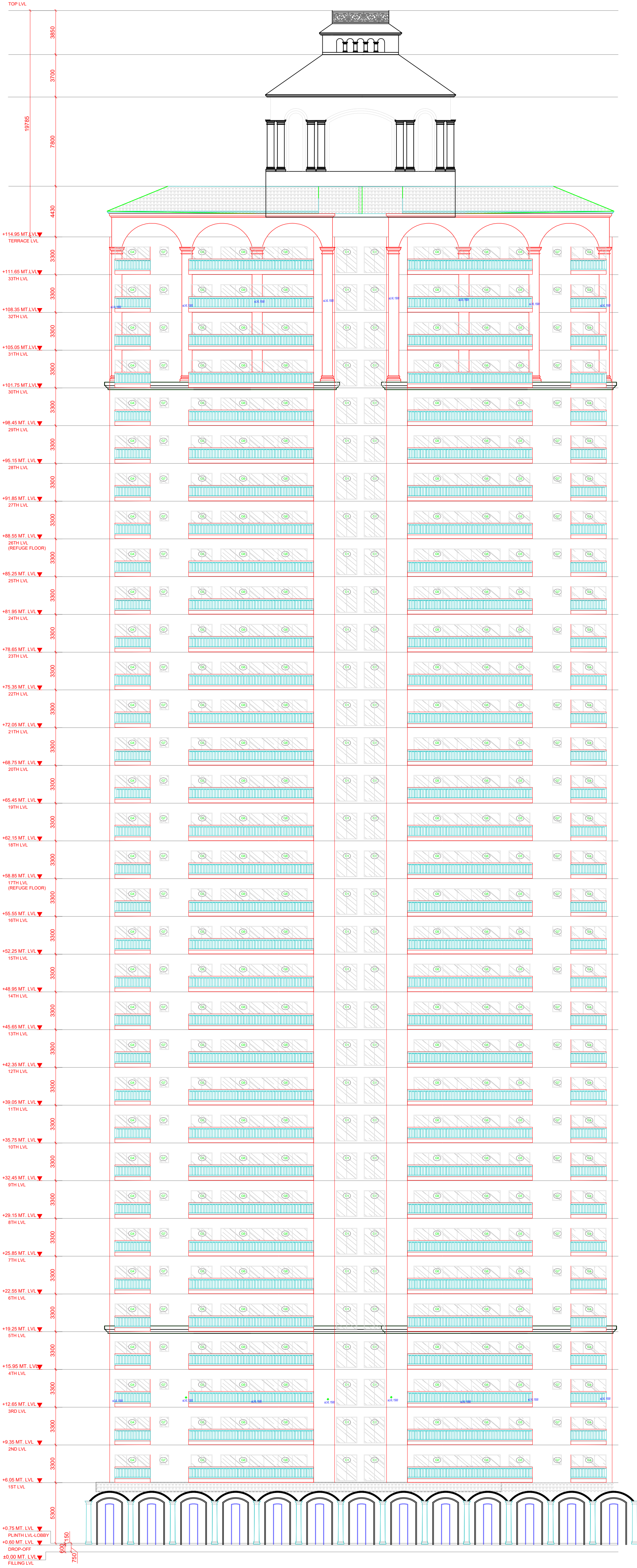
Satish Kumar Yadav (

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SECTION PHASE-III TOWER - E



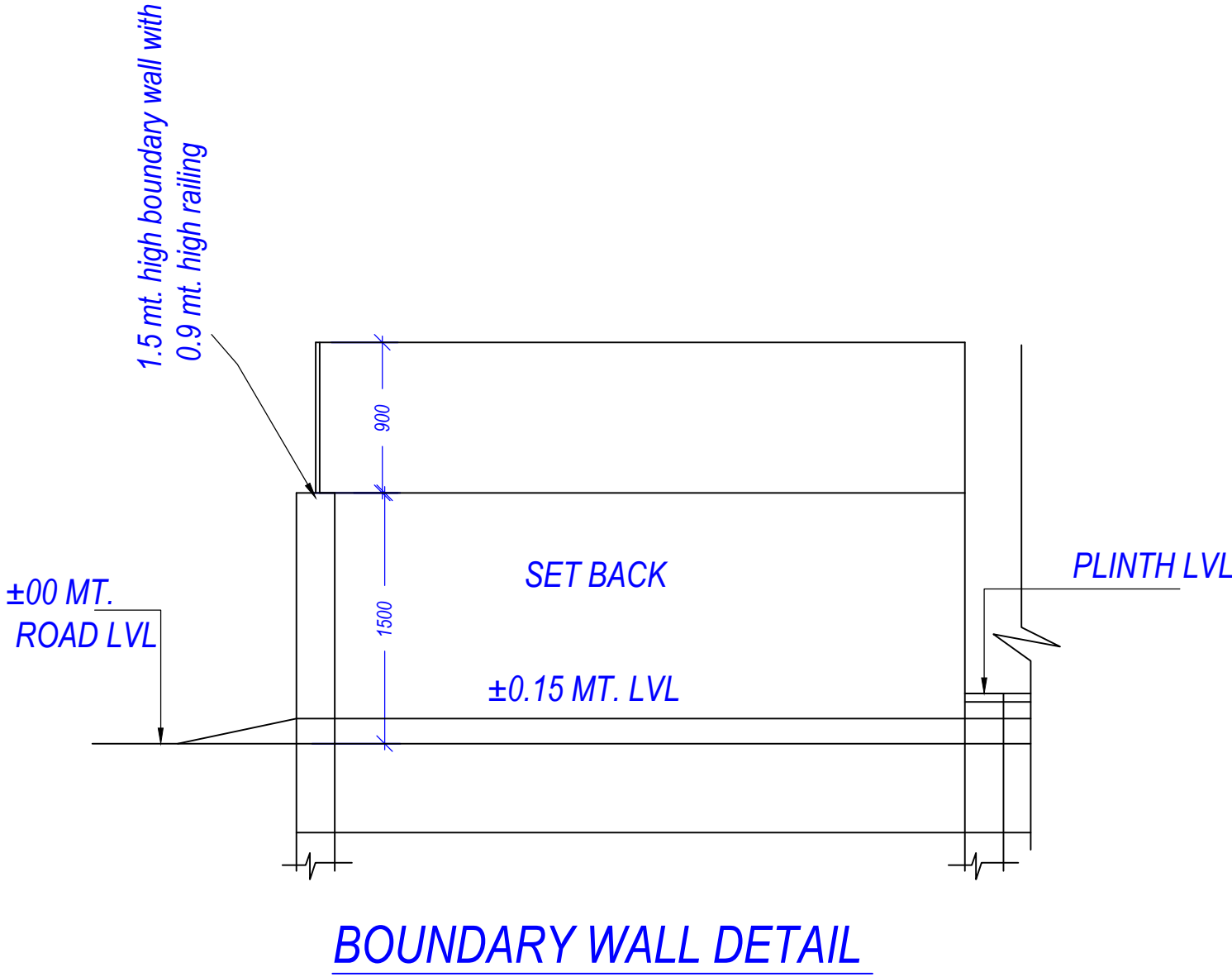
ELEVATION PHASE-III TOWER - E

CONSULTANTS :-
RAGHAVA ARCHITECTS
Architecture-Structure- Interiors -Valuers-Vastu

HEAD OFFICE:-
PLOT NO - CS-9, SECOND FLOOR, COMMERCIAL MARKET
GYAN KHAND-II, INDIRAPURAM, GHAZIABAD (UP) INDIA
(NEAR ST. THOMAS SCHOOL)

BRANCH OFFICE (Lucknow) :-
OFFICE NO - 717, PARSWNATH PLANET PLAZA,
PLOT NO-TCG-8/8 & 9/9, VIBHUTI KHAND,
GOMTI NAGAR, LUCKNOW (U.P.)

E mail :- raghavaarchitects@gmail.com, Website:- www.raghavaarchitects.com
Mob :- 9810379715, 9891146128



BOUNDARY WALL DETAIL

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SHEO JANAM CHAUDHARY, architect@shaimar.org, 7310106603

ARCHITECT'S NAME AND SIGNATURE
Rajneesh Kumar
CA/2017/86949



Lucknow Development Authority

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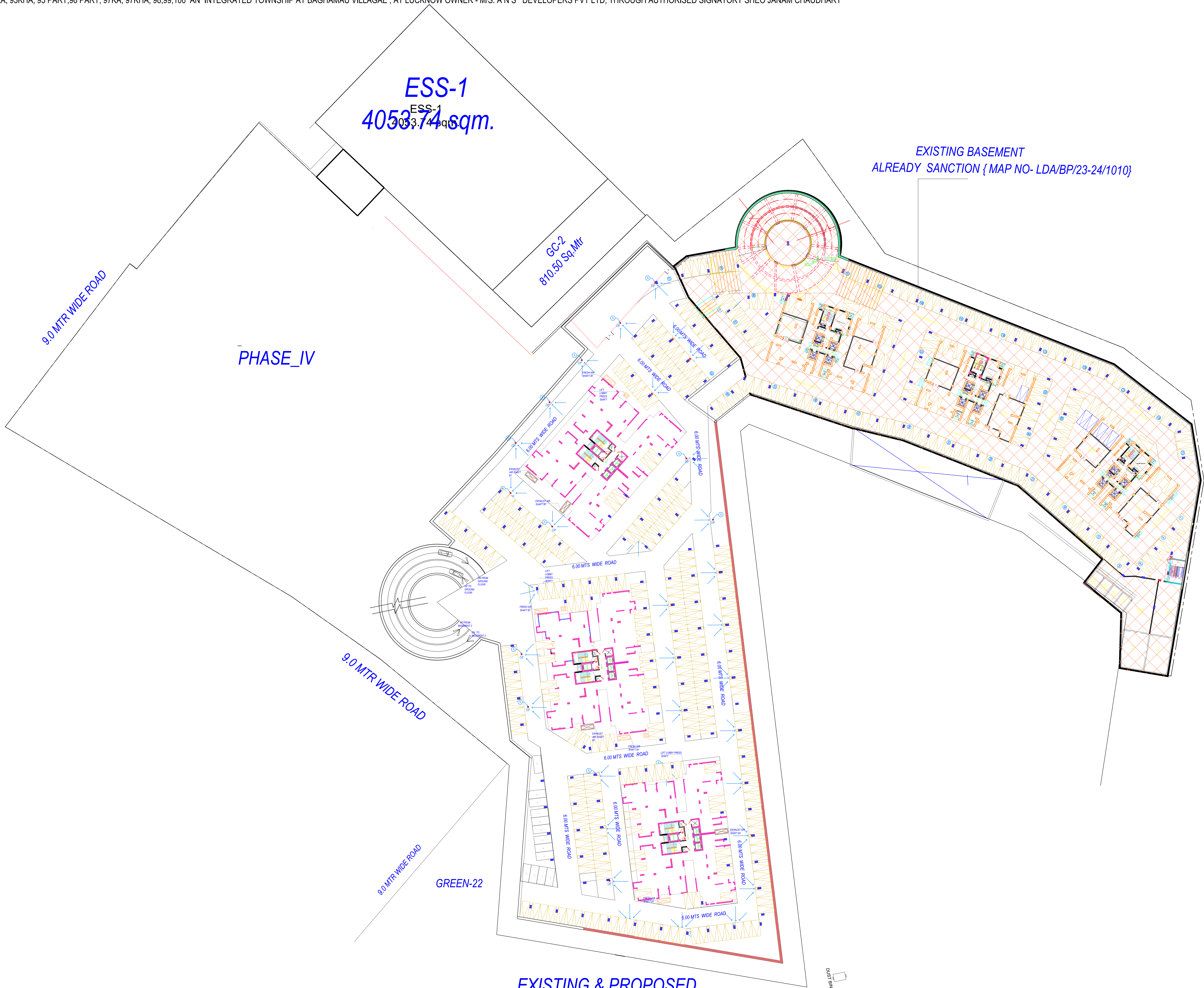
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SHEO JANAM CHAUDHARY, architect@shalmar.org, 7310106603

A N S DEVELOPERS PVT. LTD.

ARCHITECT'S NAME AND SIGNATURE
Rajneesh Kumar
CA/2017/86949

Signature Not Verified

Digitally signed by Rajneesh Kumar
DN: cn=Rajneesh Kumar, o=ANS DEVELOPERS PVT LTD, email=rajneesh.kumar@ansdevelopers.com



Lucknow Development Authority



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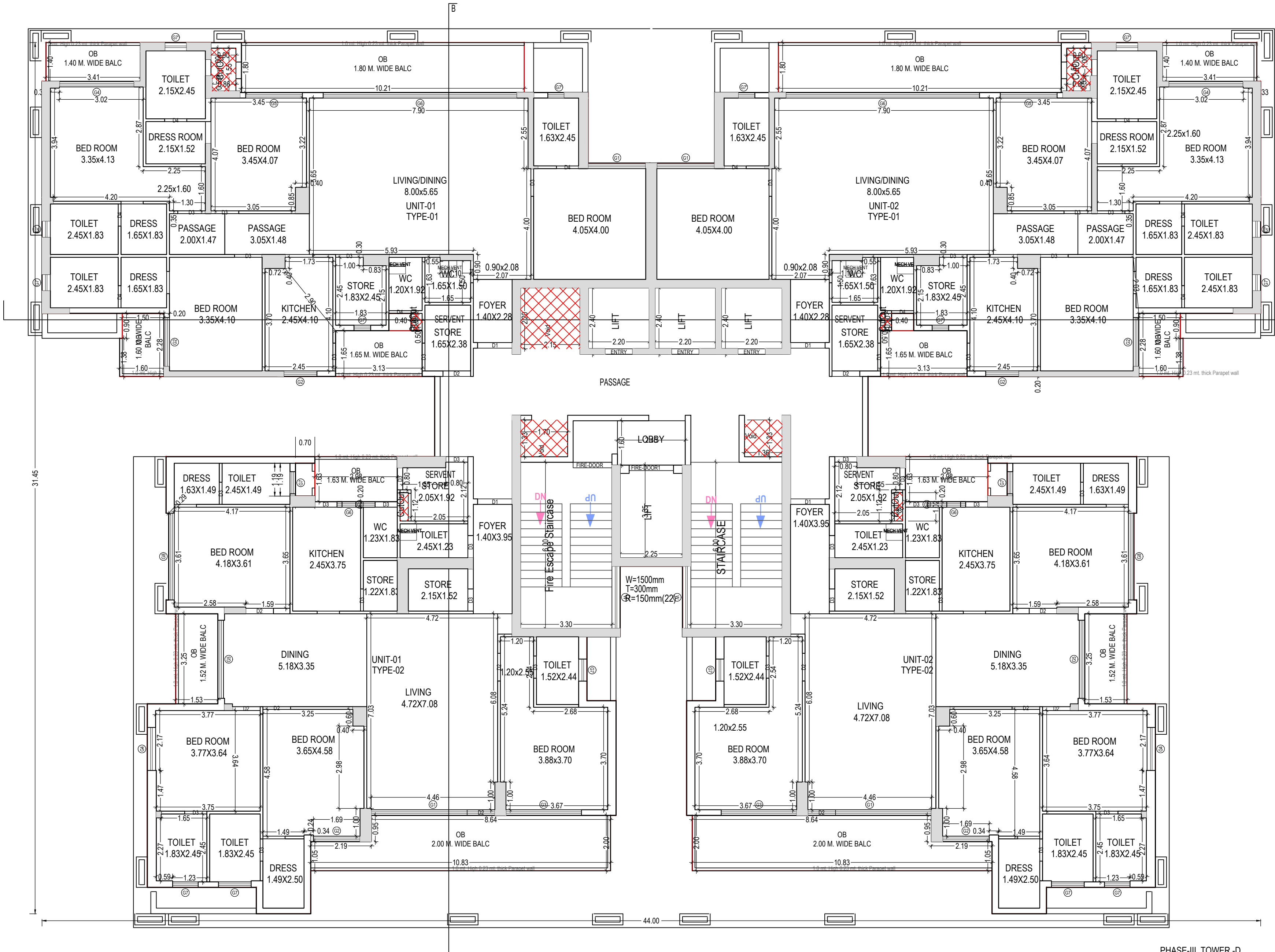
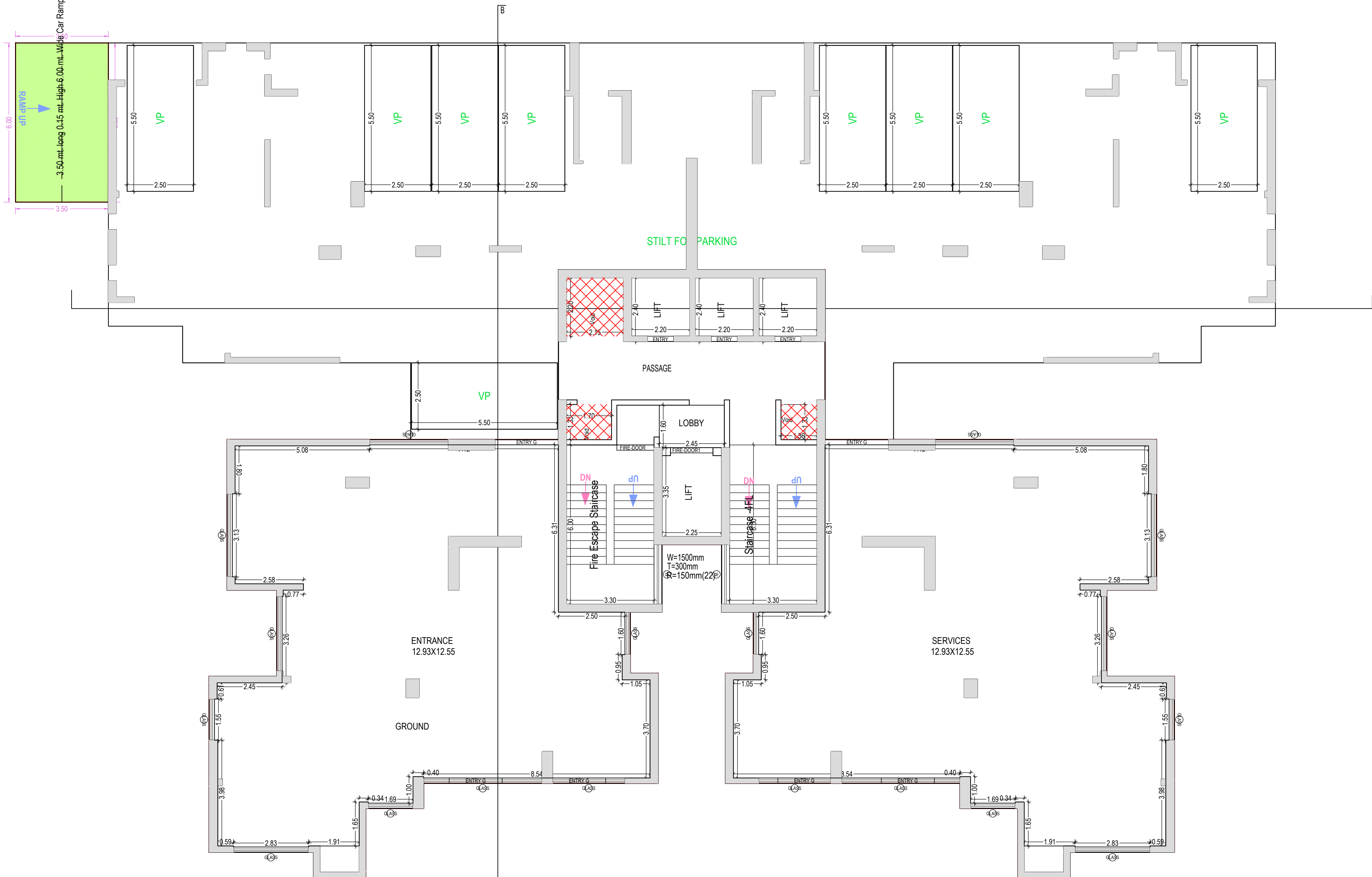
Satish Kumar Yadav (Junior engineer)

Atul Sharma (Assistant Engineer)

Satish Kumar Yadav (Junior engineer)

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ISO_A0_(841.00_x_1189.00_MM)

Total Plot Area: -	93652.81	Total FAR Area: -	88899.08
Total Coverage Area: -	17890.09	Total BUA Area: -	135675.84

OWNER'S NAME AND SIGNATURE
M/S. A N S DEVELOPERS PVT LTD THROUGH
SHEO JANAM CHAUDHARY, architect@shalmar.org, 7310106603

ARCHITECT'S NAME AND SIGNATURE
Rajneesh Kumar
CA/2017/86949

Signature Not Verified
Designation: Architect
Designation: Architect



Building Plan Application Number

LDA/SP/24-25/1065

Sanctioned On

14 Jul 2024

Valid Till

24 Jul 2029

Approved By

Vice Chairman (Vice Chairman)

Examined By

Yashoda Nand Tripathi (Junior engineer)

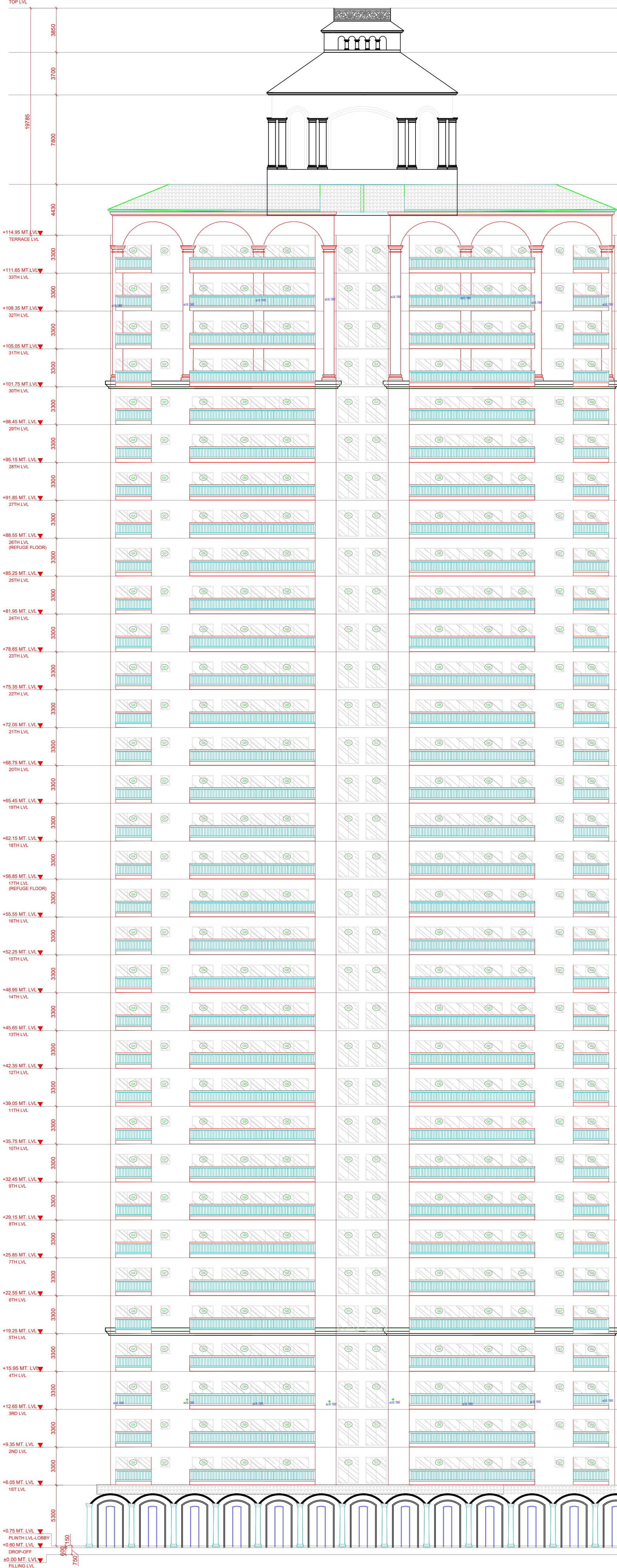
Satish Kumar Yadav (Junior engineer)

Atul Sharma (Assistant Engineer)

Satish Kumar Yadav (Junior engineer)

Atul Sharma (Assistant Engineer)

Satish Kumar Yadav (Junior engineer)



ELEVATION PHASE-III TOWER - D

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED PHASE 3 (TOWER F)	D3	0.80	2.40	722
PROPOSED PHASE 3 (TOWER F)	D4	0.80	2.40	396
PROPOSED PHASE 3 (TOWER F)	D2	1.00	2.40	394
PROPOSED PHASE 3 (TOWER F)	D3	1.00	2.40	462
PROPOSED PHASE 3 (TOWER F)	D1	1.25	2.40	130
PROPOSED PHASE 3 (TOWER F)	ENTRY G	2.00	3.00	04
PROPOSED PHASE 3 (TOWER F)	ENTRY G	2.40	3.00	02

CONSULTANTS :-

RAGHAVA ARCHITECTS

Architecture-Structure-Interiors-Values-Vastu

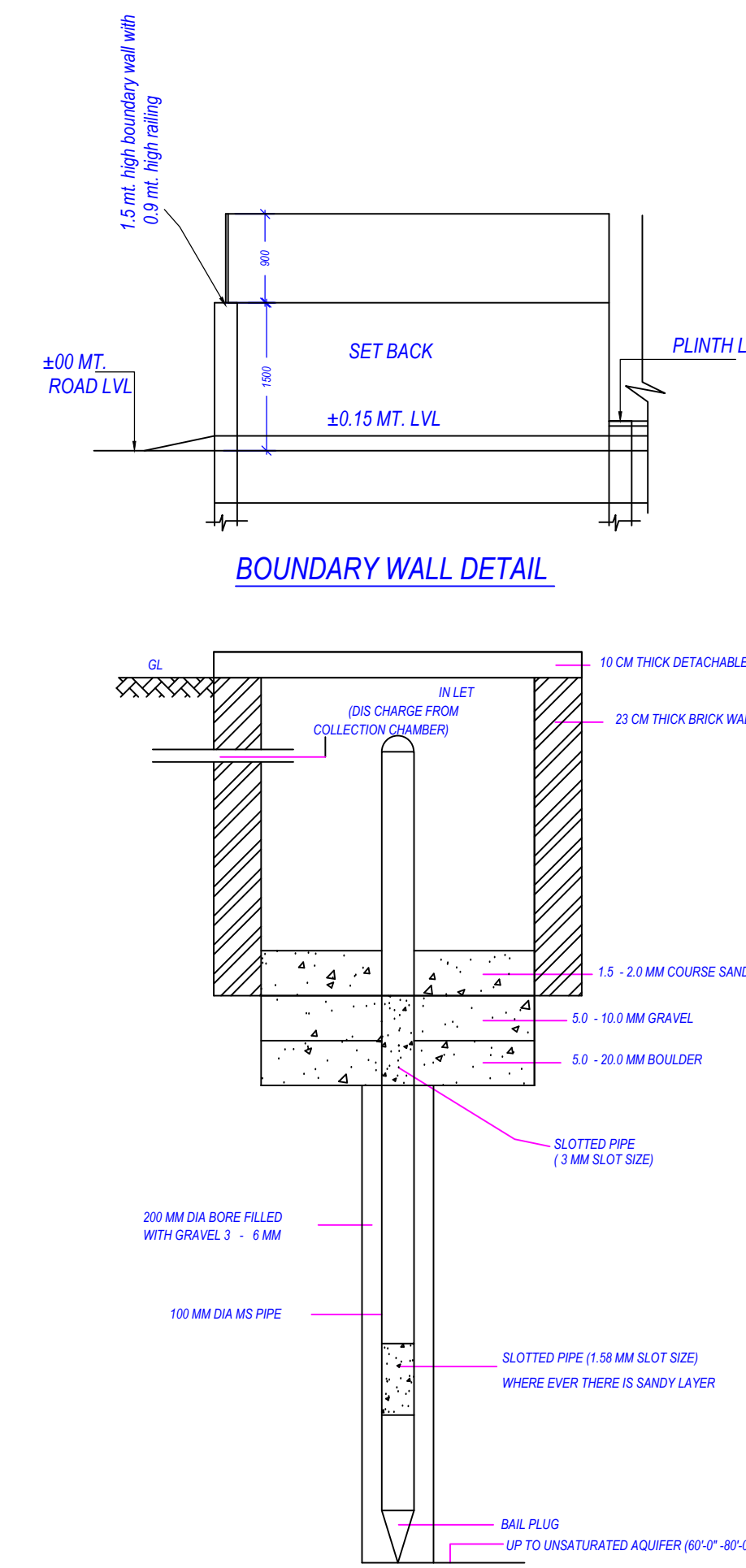
OFFICES:-

PLOT NO - CS-9, SECOND FLOOR, COMMERCIAL MARKET
GYAN KHAND -II, INDIRAPURAM, GHAZIABAD (UP) INDIA
NEAR ST. THOMAS SCHOOL

SEARCH OFFICE Layout:-

OFFICE NO - 717, PARKSIDE IN PLANET PLAZA,
PLOT NO TCG-88 & 89, KRBHUTU, KANDLA,
GOMTI NAGAR, LUCKNOW (U.P.)

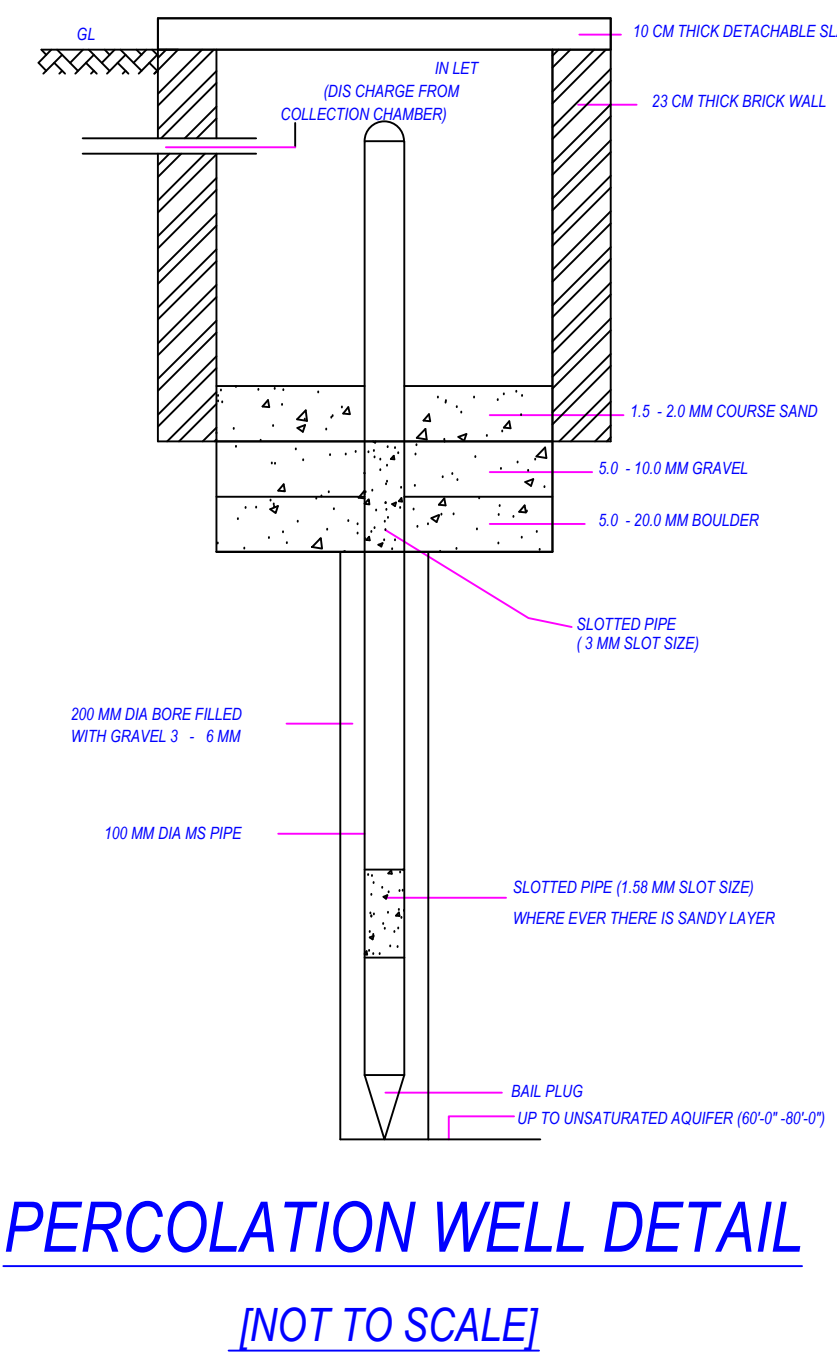
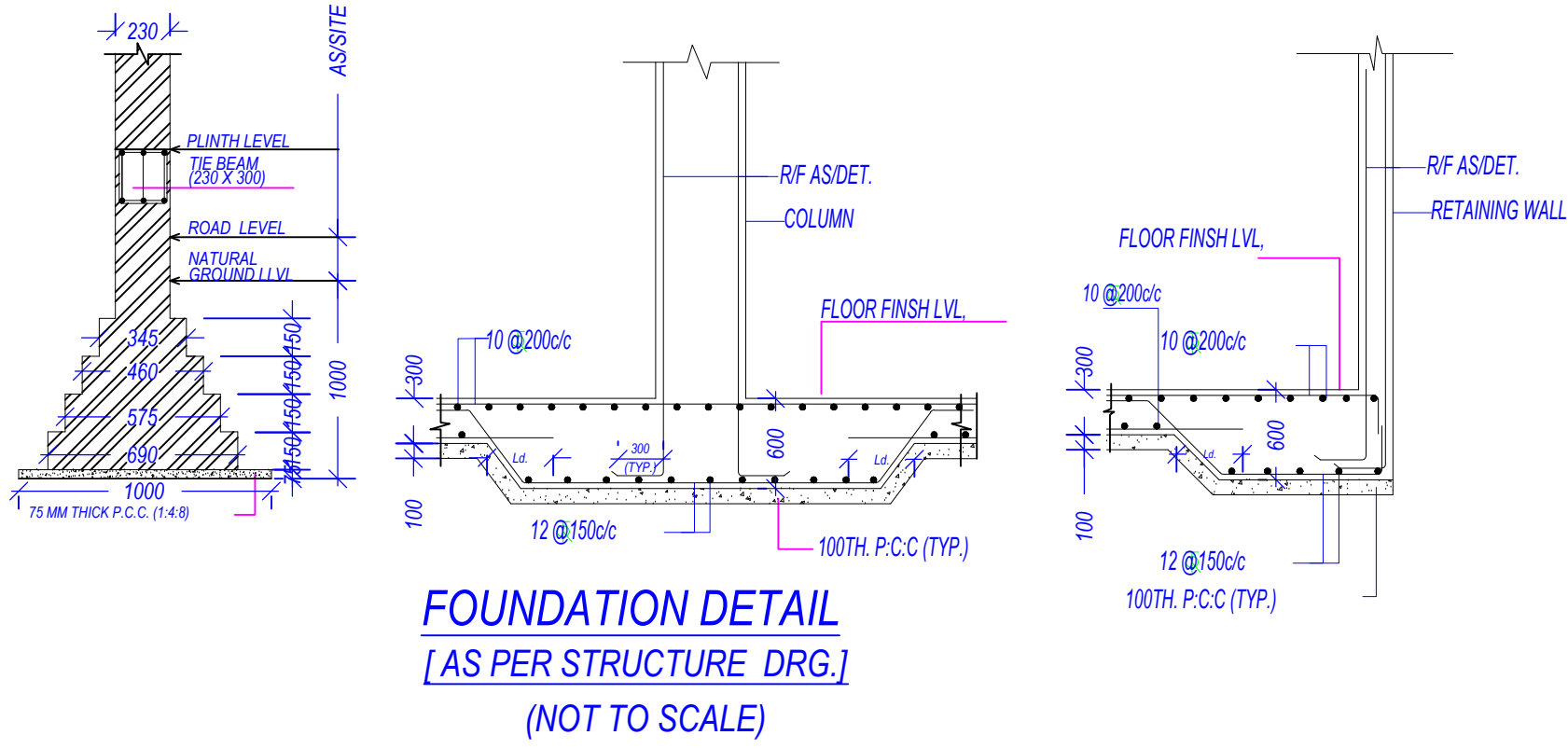
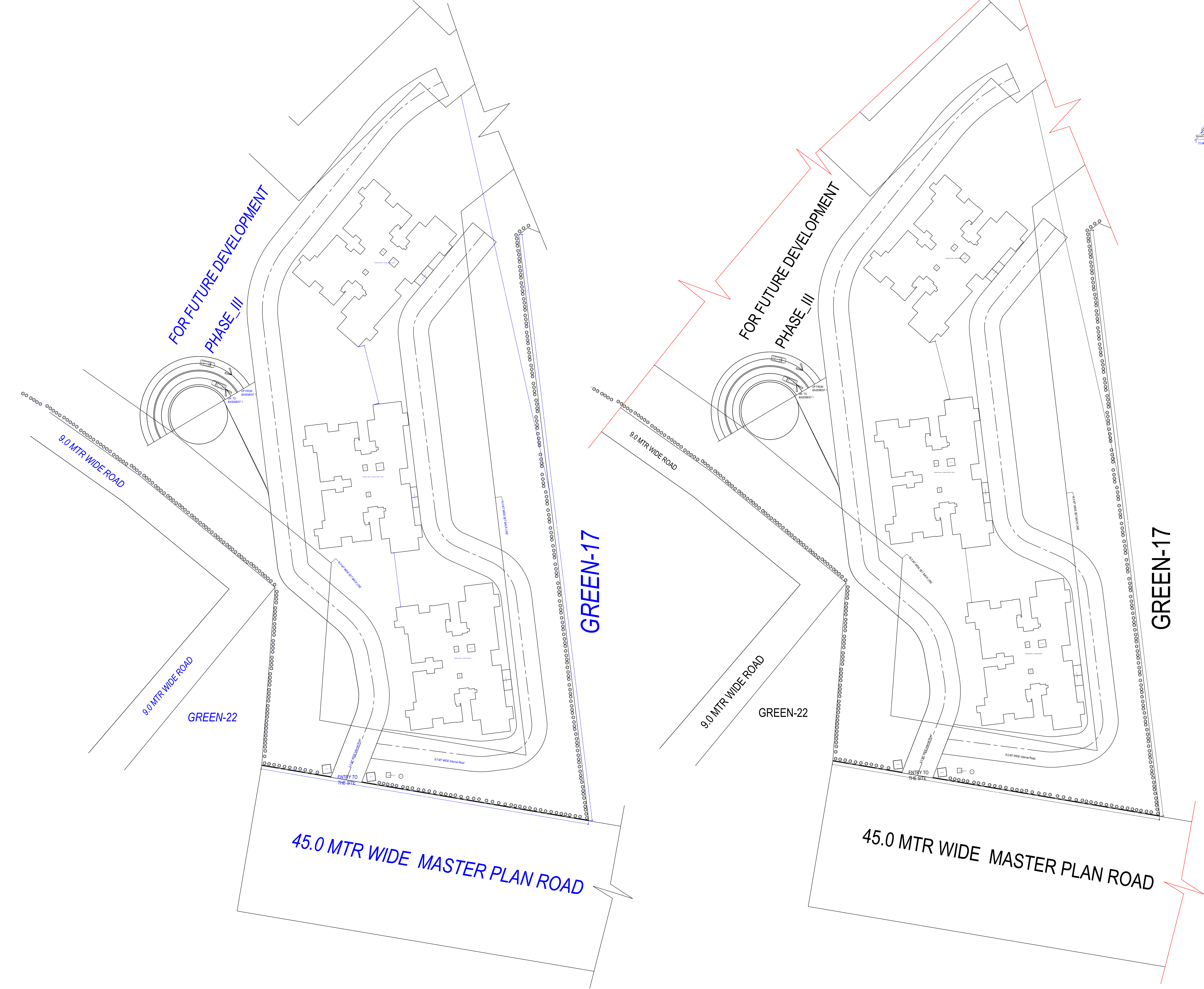
E mail - raghavaarchitects@gmail.com, Website - www.raghavaarchitects.com
Mob - 9810379715, 9891146128



UnitBUA Table for Building PROPOSED PHASE 3 (TOWER F)														
Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA Area in Sqm			UnitBUA Area	Deductions (Area in Sqm)				Carpet Area	No. of Unit
					Lift	Shed	Void		Door	Window	External Wall	Balcony		
STILT FLOOR	GROUND	OTHER	522.93	522.93	25.46	8.79	0.00	488.68	2.56	10.60	1.66	0.00	473.86	01
		Total	522.93	522.93	25.46	8.79	0.00	488.68	2.56	10.60	1.66	0.00	473.86	01
		Typical Floor = 1												
		Unit	522.93	522.93	25.46	8.79	0.00	488.68	2.56	10.60	1.66	0.00	473.86	01
TYPICAL 1-2, 3, 4 FLOOR PLAN	UNIT-01TYPE-01	FLAT	224.40	224.40	0.00	1.37	223.03	0.73	3.96	7.32	31.86	179.16		
	UNIT-01TYPE-02	FLAT	220.79	220.79	0.00	0.31	220.48	1.09	4.11	8.84	29.37	177.07		
	UNIT-01TYPE-03	FLAT	224.40	224.40	0.00	1.37	223.03	0.73	3.96	7.32	31.86	179.16	04	
	UNIT-02TYPE-02	FLAT	220.79	220.79	0.00	0.31	220.48	1.09	4.11	8.84	29.37	177.07		
	Total	890.38	890.38	0.00	0.36	887.02	3.64	16.14	32.32	122.46	712.46	04		
	Typical Floor = 4													
	Unit	890.38	890.38	0.00	0.36	887.02	3.64	16.14	32.32	122.46	712.46	04		
	UNIT-01TYPE-01	FLAT	224.40	224.40	0.00	1.37	223.03	0.73	3.96	7.32	31.86	179.16		
	UNIT-01TYPE-02	FLAT	220.79	220.79	0.00	0.31	220.48	1.09	4.11	8.84	29.37	177.07	04	
	UNIT-02TYPE-01	FLAT	224.40	224.40	0.00	1.37	223.03	0.73	3.96	7.32	31.86	179.16		
	UNIT-02TYPE-02	FLAT	220.79	220.79	0.00	0.31	220.48	1.09	4.11	8.84	29.37	177.07		
	Total	890.38	890.38	0.00	0.36	887.02	3.64	16.14	32.32	122.46	712.46	04		
Typical Floor = 24														
Unit	890.38	890.38	0.00	0.36	887.02	3.64	16.14	32.32	122.46	712.46	04			
TYPICAL 17, 26 FLOOR PLAN	UNIT-01TYPE-01	FLAT	21369.12	21369.12	0.00	0.36	21286.48	87.36	387.36	775.68	2939.04	17099.04	96	
	UNIT-01TYPE-02	FLAT	224.40	224.40	0.00	1.37	223.03	0.73	3.96	7.32	31.86	179.16		
	UNIT-01TYPE-03	FLAT	173.15	173.15	0.00	0.31	172.84	1.25	3.18	6.69	19.47	140.25	04	
	UNIT-02TYPE-01	FLAT	224.40	224.40	0.00	1.37	223.03	0.73	3.96	7.32	31.86	179.16		
	UNIT-02TYPE-02	FLAT	220.79	220.79	0.00	0.31	220.48	1.09	4.11	8.84	29.37	177.07		
	Total	842.74	842.74	0.00	0.36	839.28	3.80	15.21	32.17	112.56	676.64	04		
	Typical Floor = 24													
	Unit	842.74	842.74	0.00	0.36	839.28	3.80	15.21	32.17	112.56	676.64	04		
	UNIT-01TYPE-01	FLAT	1685.48	1685.48	0.00	0.36	1678.76	7.60	39.42	64.34	225.12	1351.28	08	
	UNIT-01TYPE-02	FLAT	224.40	224.40	0.00	1.37	223.03	0.73	3.96	7.32	31.86	179.16		
	UNIT-02TYPE-01	FLAT	220.79	220.79	0.00									

OWNER'S NAME AND SIGNATURE M/s. AN S DEVELOPERS PVT LTD THROUGH SHEO JANANI CHAUDHARY, architect@shainmar.org. 7310106603	
(HIS DEVELOPMENT PVT. LTD.)	
ARCHITECT'S NAME AND SIGNATURE Rajneesh Kumar CA/2017/86949	STRUCTURE ENGINEER Signature Not Verified (Please sign and stamp on this line) Date: 25 Jul 2024 Designation: Architect
Signature Not Verified (Please sign and stamp on this line) Date: 25 Jul 2024 Designation: Architect	Lucknow Development Authority
	
Building Plan Application Number LDA/BP/24-25/1065	Signature Not Verified (Please sign and stamp on this line) Date: 25 Jul 2024 Designation: Architect
Approved By Vice Chairman (Vice Chairman)	
Examined By Yashoda Nand Tripathi (Junior engineer)	
Satish Kumar Yadav (Junior engineer)	
Atul Sharma (Assistant Engineer)	
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SHEO JANAM CHAUDHARY, architect@shalmar.org, 7310106603

ARCHITECT'S NAME AND SIGNATURE
Rajneesh Kumar
CA/2017/86949

Signature Not Verified
Digitally signed by Rajneesh Kumar
DN: cn=Rajneesh Kumar, o=CA/2017/86949, c=IN
Designation: Architect



Signature Not Verified
Digitally signed by Rajneesh Kumar
DN: cn=Rajneesh Kumar, o=CA/2017/86949, c=IN
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The correctness and accuracy of Proposal Information and drawing is a responsibility of P/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.