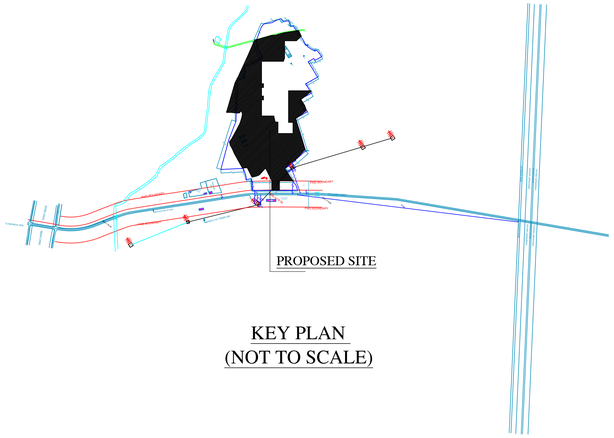
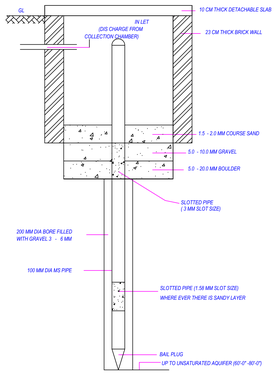
Project Title : PROPOSED SUBMISSION DRG FOR THE LAY OUT PLOTTED DEVELOPMENT FOR AGRASHEEL | AASHRAYAMKHASRA NO -220, 222, 223, 224, 225, 226, 227, 237, 239, 240, 252, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 268, 269, 270, 273, 304, 306 & 332P, 253, 254, 258, 259 SITUATEDAT VILLAGE -BELI, NEAR MOHANLAL GANJ - GOSAI GANJ , AT LUCKNOW.OWNER :- M/ S AGRASHEEL INFRATECH PRIVATE LIMITED & M/S. PEARL INFRA & M/S. T H P L & OTHERS DEVELOPER:-M/ S AGRASHEEL INFRATECH PRIVATE LIMITED

File No	LDA/LD/23-24/3482	Sheet	1 / 5
Submission Date	2023-12-22	Scale	1:100

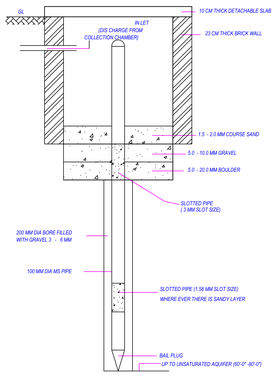
PROPOSED LAYOUT PLAN



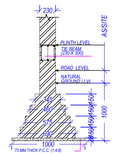
KEY PLAN
(NOT TO SCALE)



PERCOLATION WELL DETAILS
[NOT TO SCALE]



RAIN WATER HARVESTING DETAIL
[NOT TO SCALE]



FOUNDATION DETAIL
[AS PER STRUCTURE DRG.]
(NOT TO SCALE)

AREA STATEMENT

S.NO.	DESCRIPTION	AREA(sq.mt.)	AREA(ACRE)
1.	TOTAL LAND AREA	93210.88	23.032
2.	ROAD WIDENING AREA	1098.10	
3.	OTHER LAND AREA	1526.23	
4.	CHAK ROAD AREA	31.668	
5.	NET LAND AREA [1-{2+3+4}]	90554.882	22.376
6.	REQ. GREEN @ 15%	13583.23	
7.	PROPOSED GREEN @ 15.1%	13841.383	
8.	CHAK ROAD AREA IN ROAD {C+D}	699.69	
	TOTAL NO OF RESIDENTIAL PLOT = 276		

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 [wave city] :-
SHOP NO :- 45 DREAM BAZAR, DREAM HOMES HOUSING SOCIETY SECTOR- 5 , 57.0 METER ROAD WAVE CITY , NH-24 , GHAZIABAD
BRANCH OFFICE [Lucknow] :- OFFICE NO :- 717, PARSVNATH 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

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.

Proposed Population calculation

Name	Use	SubUse	Range	Nos.	Persons/Flat	Persons/Hut	Total Persons/Hut	Total
T-53	Residential	Row House		2		10		
T-54	Residential	Row House		2		10		
T-55	Residential	Row House		2		10		
T-56	Residential	Row House		2		10		
T-57	Residential	Row House		2		10		
T-58	Residential	Row House		2		10		
T-59	Residential	Row House		2		10		
T-60	Residential	Row House		2		10		
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T-112	Residential	Row House		2		10		
T-113	Residential	Row House		2		10		
T-114	Residential	Row House	above 300 upto 300sq.mt.	209	5	10	2090	
T-115	Residential	Row House		2		10		
T-116	Residential	Row House		2		10		
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T-275	Residential	Row House		2		10		
T-276	Residential	Row House		2		10		
Total:				552				5520

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	39235.72	43.33
Provision For LIG EWS Area	2026.56	2.24
Road Area	27222.32	30.06
Garbage Collection Center	26.72	0.03
Garbage Collection Center	42.49	0.05
Garbage Collection Center	15.17	0.02
Garbage Collection Center	22.94	0.03
Garbage Collection Center	19.80	0.02
Garbage Collection Center	20.23	0.02
Garbage Collection Center	15.79	0.02
For informal Area Kiosk/booth/Plateform	154.54	0.17
For informal Area Kiosk/booth/Plateform	61.53	0.07
For informal Area Kiosk/booth/Plateform	188.98	0.21
Sector Shopping	1150.35	1.27
Convrient Shops-3	675.07	0.75
Convrient Shops-1	816.96	0.90
Convrient Shops-2	1051.24	1.16
Convrient Shops-4	404.59	0.45
Club	1027.36	1.13
Agarbahi-1	290.82	0.32
Primary School	1001.26	1.11
Nursery School-2	579.79	0.64
Nursery School-1	518.80	0.57
Public Open Space	13780.24	15.22
Excess Paved Area	38.00	0.04
Other Area	167.93	0.19
Total net layout	90555.17	100.00
Grand Total		

A.	AREA STATEMENT	VERSION NO.: 1.0.92
		VERSION DATE: 30/01/2024
	PROJECT DETAIL:	
	Authority: Lucknow Development Authority	Plot Use: Residential
	AuthorityClass: Category A	Plot SubUse: Plotted Resi development / Plotted Housing
	AuthorityGrade: Development Authority (DA)	Development Plan: Master Plan
	CaseTrack: Regular	Land Use Zone: Residential use Zone
	Project Type: Layout Development	Land SubUse Zone: Residental Zone
	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	92909.00
	As per site condition	93211.17
	Area of Plot Considered	90555.17
2.	Deduction for	
	(a)Proposed roads	1129.77
	Road Widening Area	1098.10
	Existing Road Area	31.67
	(b)Any reservations	1526.23
	Area not in Proposal	1526.23
	Total(a + b)	2656.00
3.	Net Area of plot (1 - 2) AREA OF PLOT	90555.17
	Road Widening Area	1098.10
	Existing Road Area	31.67
	Area not in Proposal	1526.23
	Green and open space	13780.24
	Plot Area For Coverage	90555.17
	Plot Area For FAR	90555.17
	Perm. FAR Area (1.25)	113193.97
	Total Perm. FAR area (1.25)	113193.97
6.	Total Built up area permissible at:	
	Permissible Coverage area (45.00 %)	40749.83
	Proposed Coverage Area (- %)	0.00
	Total Prop. Coverage Area (- %)	0.00
	Balance coverage area (45.00 %)	40749.83

Proposed Area at:				
	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
Total Area:	0.00	0.00	0.00	0.00

	Total FAR Area:	0.00
	Accessory/Ser.Area Added in BuiltUp Area:	493.21
	Total BuiltUp Area:	493.21
C-	Tenement Statement	
4.	Tenement Proposed AE	

Number of EWS/LIG unit required

Sl. No.	Plot Type	Nos. of Plot	No. of unit in one plot	Total Number of units	Proposed LIG/EWS Unit
1.	Single Dwelling Unit	276	1	276	-
Total :				276	-
Number of EWS/LIG unit required (10% LIG)				28.00	0
Number of EWS/LIG unit required (10% EWS)				28.00	0
Total :				332	-

Individual Amenity Check b)

Name	Minimum Area		Minimum Count	
	Reqd	Prop	Reqd	Prop
Convinient Shops	90.00	2947.85	-	4.00
Sector Shopping	450.00	1150.35	-	1.00
For informal Area Kiosk/booth/Plateform	52.50	405.04	-	3.00
Garbage Collection Center	105.00	163.13	7.00	7.00

Tenements Density Check

Net housing density	No Of Tenements			No Of Persons		
	Reqd	Perm	Prop	Reqd	Perm	Prop
750/Hec.	-	1359	686	-	6792	3430

Green and open space Area

Name	Prop. Area
GREEN-7	2055.88
GREEN-2	639.40
GREEN-4	442.08
GREEN-3	1567.90
GREEN-5	1361.96
GREEN-8	1630.18
GREEN-6	1852.78
GREEN-9	1077.25
GREEN-10	1892.58
GREEN-11	272.73
GREEN-1	987.51

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PROPOSED/PLOT	Tree	-	219

Color Notes

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)

Total Plot Area: -	90555.17	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00

OWNER'S NAME AND SIGNATURE

M/S AGRASHEEL INFRATECH PRIVATE LIMITED AND M/S PEARL INFRA AND M/S THPL AND OTHERS, info@agrasheelinfra.com, 6260749181

ARCH/ENG'S NAME AND SIGNAT | INEER

Rajneesh Kumar

CA/2017/86949

Lucknow Development Authority

Building Plan Application Number

LDA/LD/23-24/3482

Sanctioned On

22 Mar 2024

Valid Till

02 Apr 2029

Approved By

Vice Chairman (Vice Chairman)

Examined By

Atul Sharma (Junior engineer)

Rajesh Sharma (Assistant Engineer)

Sanjay Jindal (Executive engineer/Town Planner)

kaushvendra kumar Gautam (Chief Town Planner)

Gyanendra Verma (Additional Secretary)

Vice Chairman (Vice Chairman)

ISO_A0_(841.00_x_1189.00_MM)

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