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Learning Experience Number LDL/AB/21-22-2099 Effective Date 12 Sep 2024 56 dTE 14 Jun 2023 2625080 dte Vice Chairman (Vice Chairman) Chairman Narada Nand Tognoli (Junior engineer) Sarish Kumar Yadav (Junior engineer) Sarish Yadav (Assistant Engineer) Ard Samrao (Assistant Engineer) Saajay Jindal (Executive assistant/ Town Planner) Anshverendra Kumar Ghatani (Chief Town Planner)
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Project Title : PROPOSED SUBMISSION DRAWING FOR THE GROUP HOUSING { COMMERCIAL BLOCK } AT KHASRA NO- 784(P), 790(P), 791(P) & 792 KHA(P), VILLAGE - SARASWAN , TEHSIL SAROJNI NAGAR AT LUCKNOW
OWNER - MR. MANOJ SINGH CHAUHAN DEVELOPERS - M/S. ORO REAL INFRA L.L.P



ARASWAN, TEHSIL SAROJINI NAGAR AT LUCKNOW

File No

LDAB/P21-22/2499

Sheet

1 / 5

Submission Date

2024-09-03

1:00

AREA DETAILS

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: Master Plan

Case Track: Regular

Land Use Zone: Residential use Zone

Project Type: Group Development

Land Sub Use Zone: Residential use Zone

Nature of Development: NEW

Layout Type: NA

Development Area: New Area

Sub Development Area: Metro City Area

Special Project: NA

Site Address: Hansi Lucknow, Yatali Sarojini Nagar Village NA

AREA DETAILS

Sq.Mts

1. Area of Plot As per record

NA

Area of Plot Considered

992.00

As per site condition

950.24

916.48

2. Deduction for

Area of Proposed roads

345.96

Road Widening Area

345.96

Any reservations

0.00

Total (+ & -)

345.96

3. Net Area of plot (1 - 2) AREA OF PLOT

Plot Area For Coverage

916.48

Plot Area For FAR

916.48

Perm. FAR Area (2.30)

2108.11

Incentive FAR against DWS and LIG

236.00

Perm. Paid FAR Area (1.25)

1144.55

Total Perm. FAR area with Paid FAR (3.75)

3438.66

Total Perm. FAR area (4.01)

3693.00

6. Total Built up area permissible at:

Permissible Coverage area (40.00 %)

3692.52

Proposed Coverage Area (16.48 %)

1508.91

Total Prop. Coverage Area (16.48 %)

1508.91

Balance coverage area (23.52 %)

2133.61

Proposed Built up

Proposed Area at

Existing Built up

Proposed FAR

Existing FAR

Basement First Floor

583.37

0.00

0.00

0.00

Basement Second Floor

583.66

0.00

0.00

0.00

Stilt Floor

1405.12

0.00

569.16

0.00

Ground Floor

146.03

0.00

146.03

0.00

First Floor

1561.18

0.00

1289.30

0.00

Second Floor

1561.18

0.00

1289.30

0.00

Third Floor

1561.18

0.00

1289.30

0.00

Fourth Floor

1561.18

0.00

1289.30

0.00

Fifth Floor

1561.18

0.00

1289.30

0.00

Sixth Floor

1561.18

0.00

1289.30

0.00

Seventh Floor

1561.18

0.00

1289.30

0.00

Eighth Floor

1561.18

0.00

1289.30

0.00

Ninth Floor

1561.18

0.00

1289.30

0.00

Tenth Floor

1561.18

0.00

1289.30

0.00

Eleventh Floor

1561.18

0.00

1289.30

0.00

Twelfth Floor

1561.18

0.00

1289.30

0.00

Thirteenth Floor

1561.18

0.00

1289.30

0.00

Fourteenth Floor

1561.18

0.00

1289.30

0.00

Fifteenth Floor

1561.18

0.00

1289.30

0.00

Sixteenth Floor

1561.18

0.00

1289.30

0.00

Seventeenth Floor

1561.18

0.00

1289.30

0.00

Eighteenth Floor

1561.18

0.00

1289.30

0.00

Nineteenth Floor

1561.18

0.00

1289.30

0.00

Twentieth Floor

1561.18

0.00

1289.30

0.00

Twentyfirst Floor

1561.18

0.00

1289.30

0.00

Twentysecond Floor

1561.18

0.00

1289.30

0.00

Twentythird Floor

1561.18

0.00

1289.30

0.00

Twentyfourth Floor

1561.18

0.00

1289.30

0.00

Twentyfifth Floor

1561.18

0.00

1289.30

0.00

Twentysixth Floor

780.59

0.00

644.65

0.00

Terrace Floor

197.46

0.00

0.00

0.00

Total Area

53357.77

0.00

33592.34

0.00

Total FAR Area

33692.34

0.00

Accessory Use Area Added in BuiltUp Area

13.5

0.00

Total BuiltUp Area

53371.3

0.00

4. Proposed FAR consumed:

3.6

0.00

5. Tenantment Statement

6. G/F

1:00

7. All Floors

3:11

8. Total Tenements (3 + 4)

311

9. E' Parking Statement

10. P' Parking Space Required as per Regulations:

4840.00

16178.9

11. Proposed Parking Space:

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 demarcated)

EXISTING (To be demarcated)

Building Conditions Checks

No

Condition

1

For PROPOSED RESIDENTIAL (TOWER A) in case 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 35% 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.

Green and open space Area

Name

Prop. Area

GREEN-2

401.49

GREEN-1

530.42

GREEN-3

437.25

OWNERS NAME AND SIGNATURE

MR. MANOJ SINGH CHAUHAN AND (DEVELOPER - ORO REAL INFRA L.L.P), dineshpandey@ororealinfra.com, in 9415155594

ARCHITECT'S NAME AND SIGNATURE

Rajneesh Kumar

CA/2017/86949

Signature Not Verified

Digitally signed by Rajneesh Kumar, DN: cn=Rajneesh Kumar, o=Lucknow Development Authority

Signature Not Verified

Digitally signed by Yashoda Nand Tripathi, DN: cn=Yashoda Nand Tripathi, o=Lucknow Development Authority

Deductions (Area in Sq.mt.)

Proposed FAR Area (Sq.mt.)

Total FAR Area (Sq.mt.)

No. of Unit

at Ramp

Murty

Lit

Lit

Months

Balcony

Accessory Use

Arch Pro (Canopy)

Ramp

Refuge Area

Covered Area

Parking

Res.

Commercial

Amenities

Total FAR Area (Sq.mt.)

No. of Unit

at Ramp

542.14

32076.59

786.65

450.52

56.19

2414.47

409.64

0.00

83.98

0.00

38.30

3.13

365.15

16760.90

0.00

284.51

17045.55

158

0.00

146.03

0.00

0.00

0.00

146.03

0.00

33992.34

311

Sanjay Jindal (Executive engineer/Town Planner)

kaushendra kumar Gautam (Chief Town Planner)

Total Plot Area :-

9156.45

Total FAR Area :-

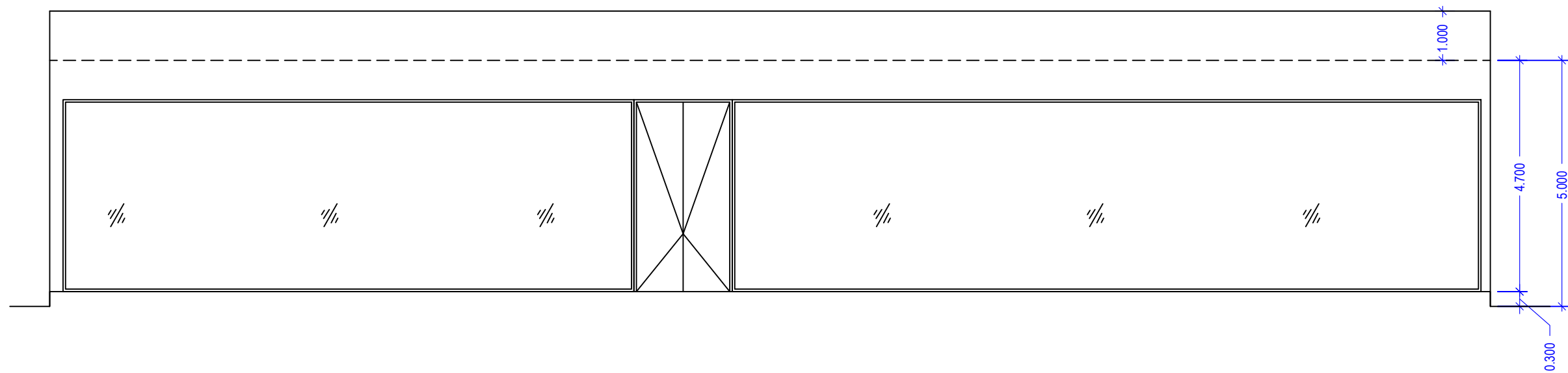
33592.59

Total Coverage Area :-

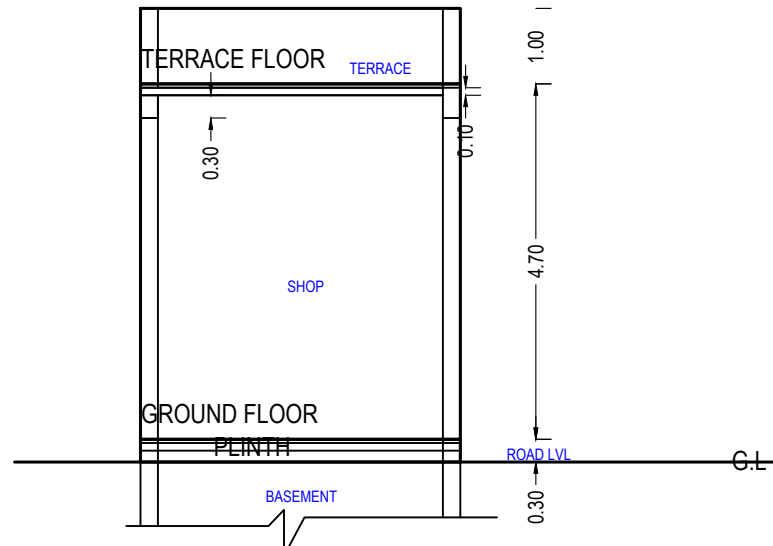
1508.91

Total BUA Area :-

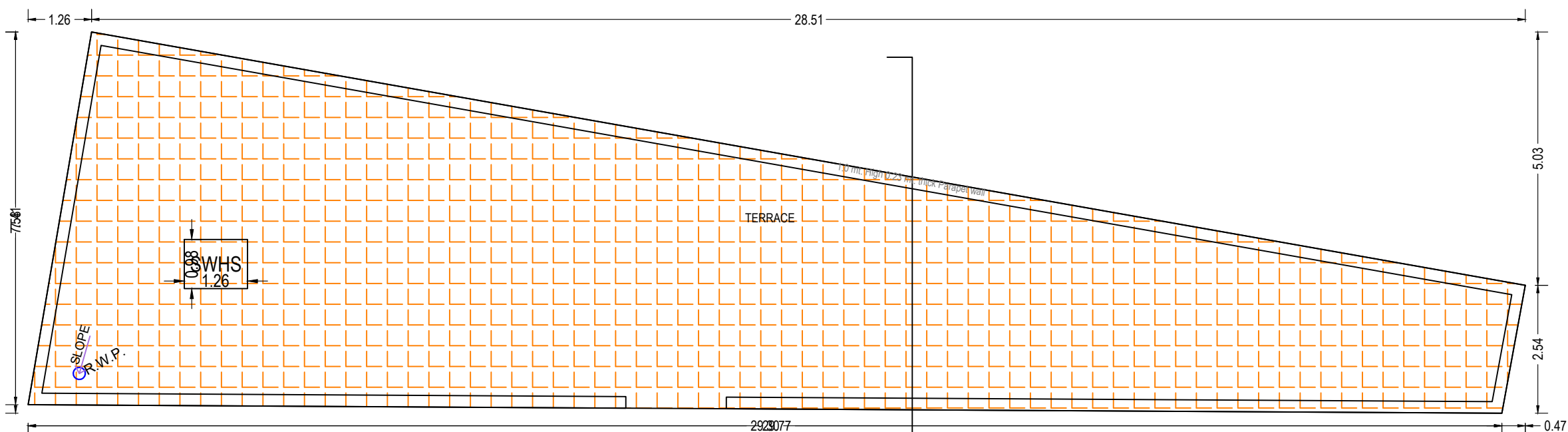
53371.35



ELEVATION



SECTION



TERRACE FLOOR PLAN
(SCALE 1:100)

Building: PROPOSED (COMMERCIAL)				
Floor Name	Total Built Up Area (Sq. mt.)	Proposed FAR Area (Sq. mt.)	Total FAR Area (Sq. mt.)	No. of Unit
		Commercial		
Ground Floor	146.03	146.03	146.03	01
Terrace Floor	0.00	0.00	0.00	00
Total:	146.03	146.03	146.03	01
Total Number of Same Buildings:	1			
Total:	146.03	146.03	146.03	01

Staircase Checks (Table 8a-1)					
Floor Name	Stair/Case Name	Flight Width	Tread Width	Riser Height	Railing Ht.

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
ROPOSED COMMERCIAL	ENTRY	2.00	2.10	01

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (COMMERCIAL)	ENTRY	2.00	2.10	01

Total Plot Area: - 9156.45	Total FAR Area: - 33592.59
Total Coverage Area: - 1508.91	Total BUA Area: - 53371.35

OWNER'S NAME AND SIGNATURE

R. MANOJ SINGH CHAUHAN AND (DEVELOPER - ORO REAL ESTATE PRIVATE LIMITED (OROPRA L.L.P), dineshpandey@oroconstructions.in, 9415155984

RCHI/ENG'S NAME AND SIGNATURE

ajneesh Kumar

A/2017/86949

Signature Not Verified

Digitally signed by Rajesh Kumar
Date: 18 Oct 2024 11:22:44
Designation :Architect

1



Building Plan Application Number

LDA/BP/21-22/2499

12 Sep 2024

Valid Till

14 Jun 2031

Approved By _____

Vice Chairman (Vice Chairman)

Yashoda Nand Tripathi

Rashida Nand Tripathi

Satish Kumar Yadav (J

Satish Yadav (Assistant

And, Clones / Ancestors

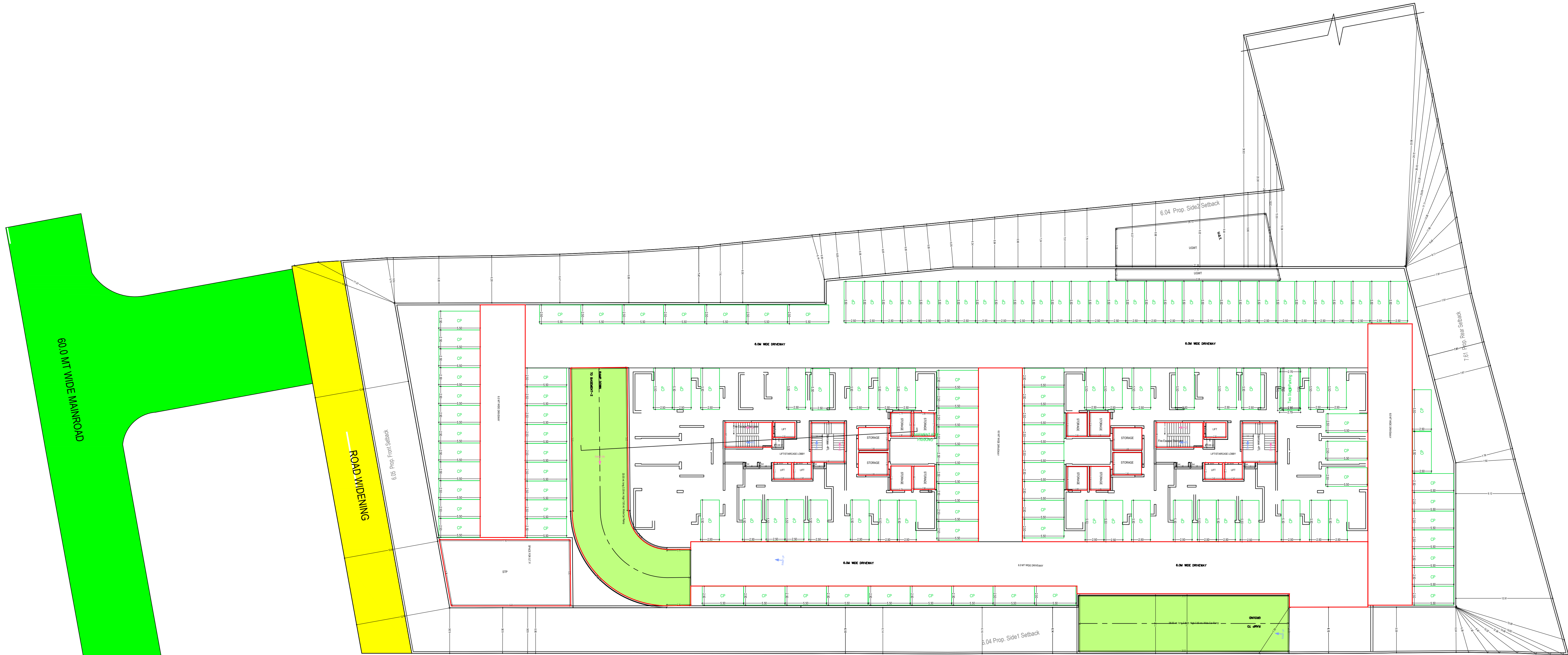
Atul Sharma (Assistant

Sanjay Jindal (Executive)

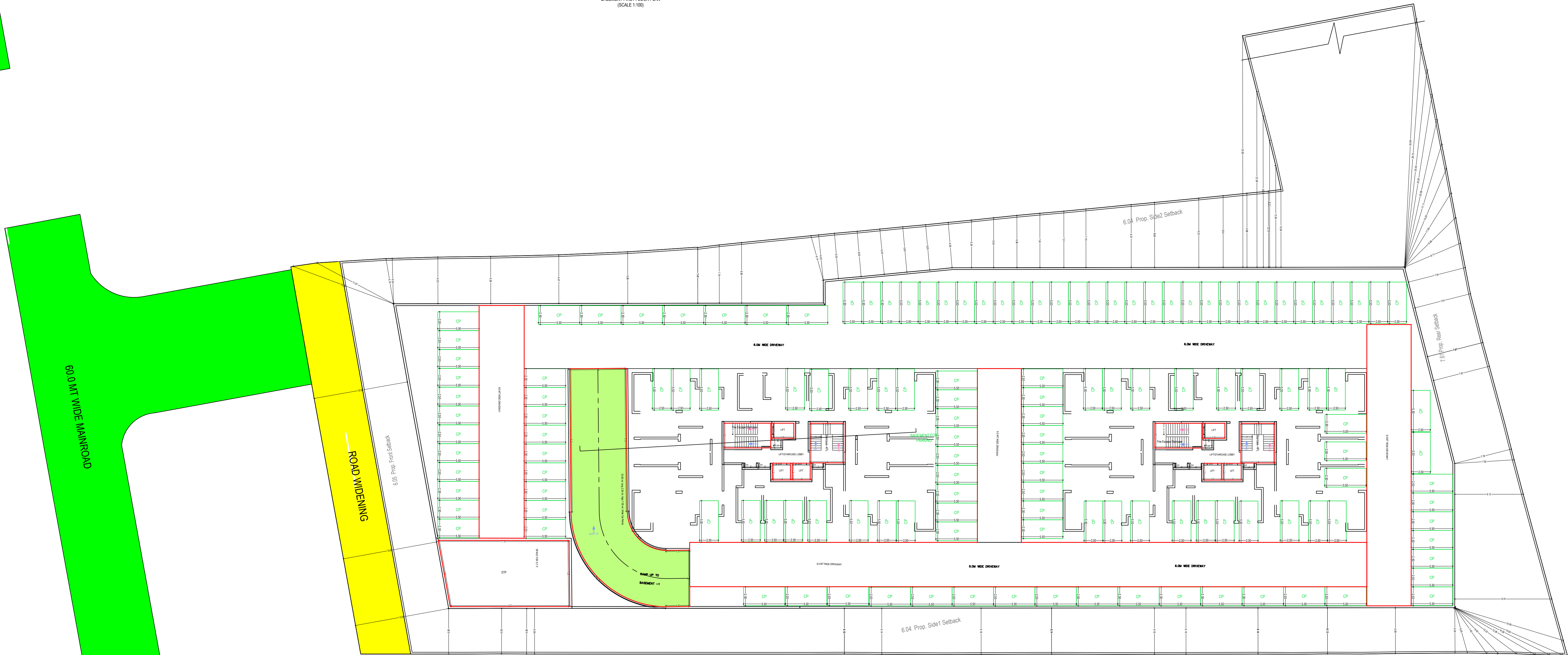
kaushvendra kumar Ga

SO_A0_(841.00_x_1189.00_MM)

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.



BASEMENT FIRST FLOOR PLAN
(SCALE 1:100)



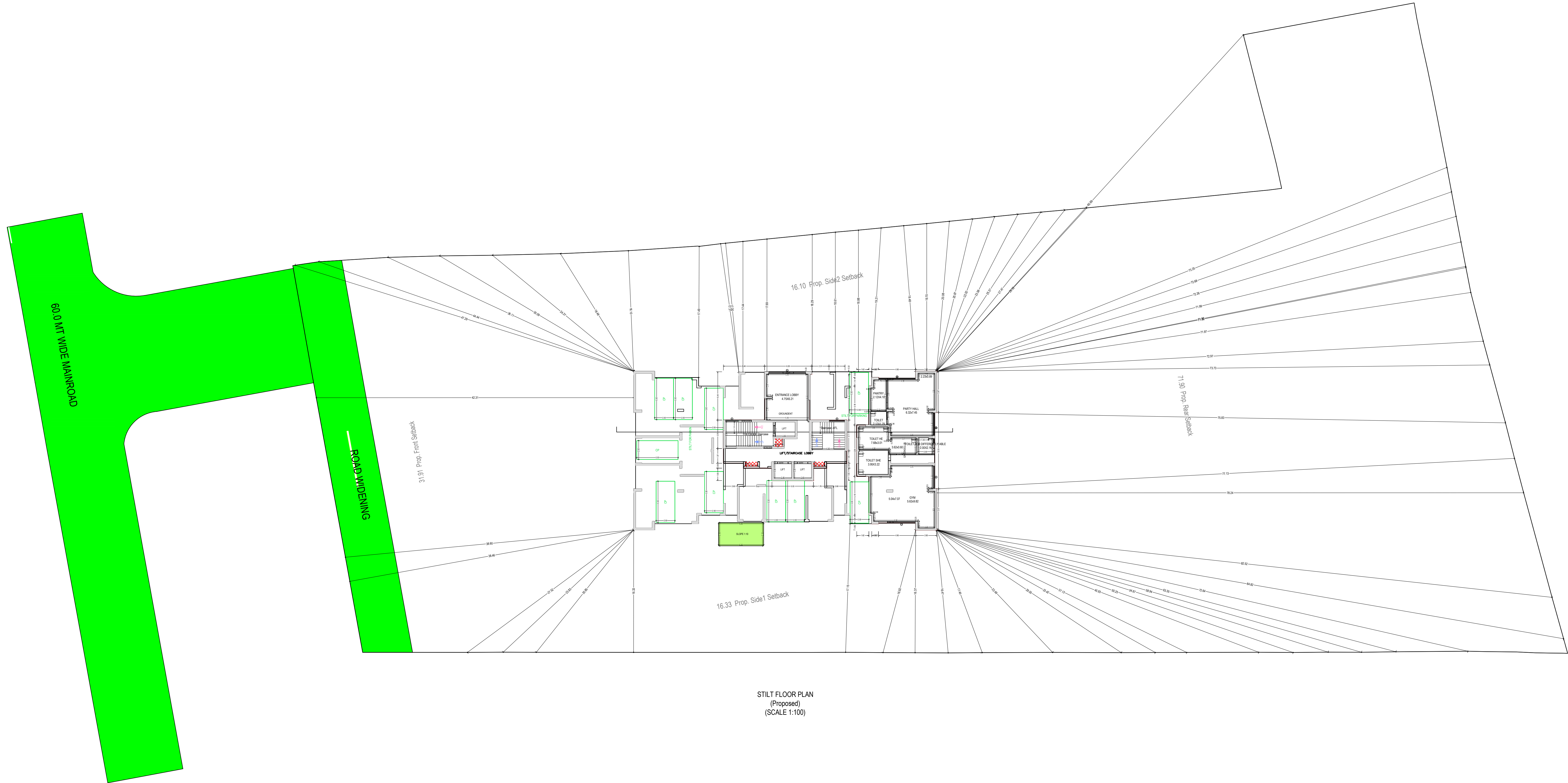
BASEMENT SECOND FLOOR PLAN
(SCALE 1:100)

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.

ISO_A0_(841.00_x_1189.00_MM)

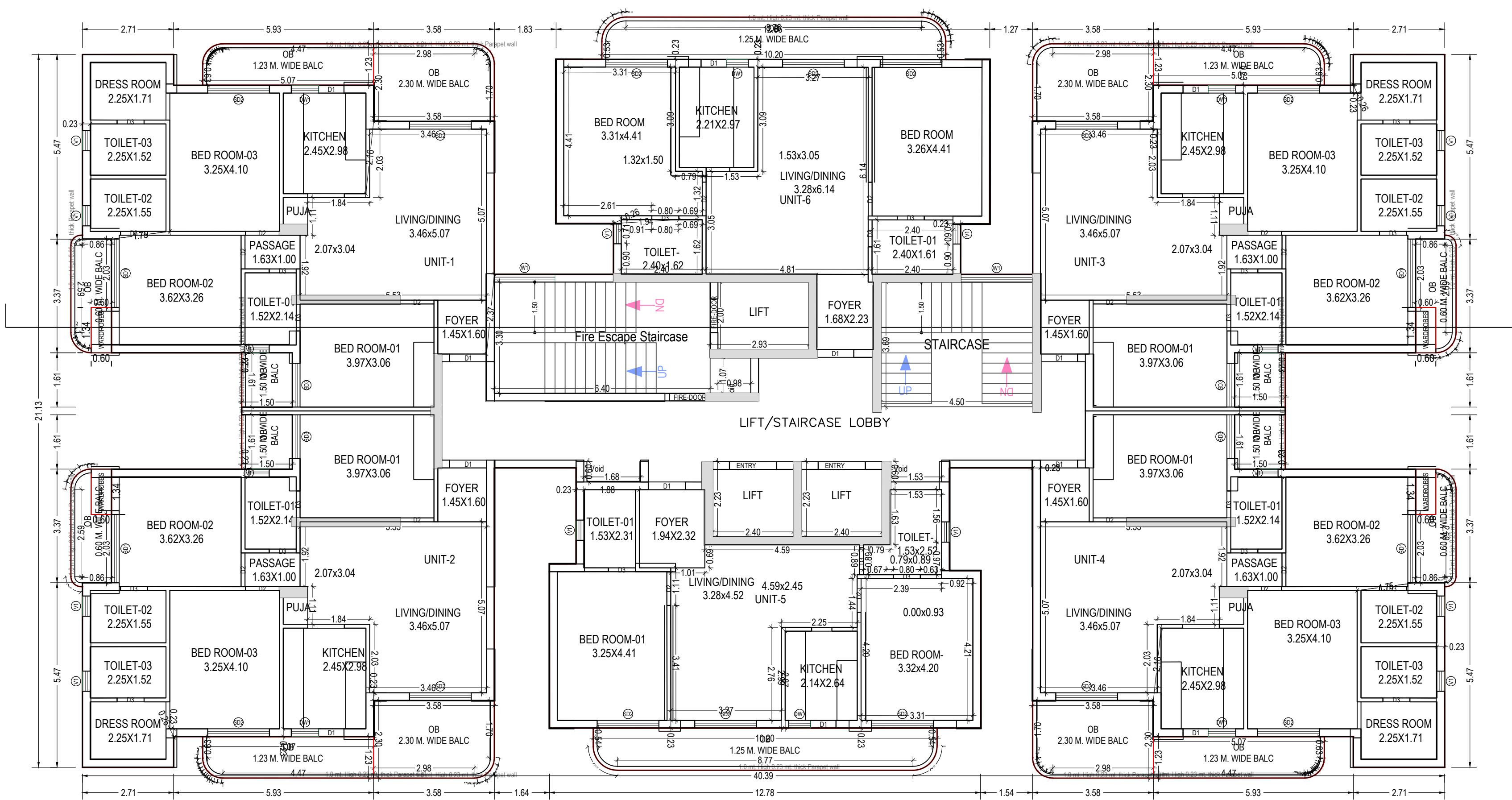
Total Plot Area: -	9156.45	Total FAR Area: -	33592.59
Total Coverage Area: -	1508.91	Total BUA Area: -	53371.35

OWNER'S NAME AND SIGNATURE MR. MANOJ SINGH CHAUHAN AND (DEVELOPER - ORO REAL INFRA L.L.P.) dineshpandey@orococonstructions.in, 9415155984	
ARCHITECT'S NAME AND SIGNATURE Rajneesh Kumar CA201786949	INEER
Signature Not Verified Digitally signed by Rajneesh Kumar DN: cn=Rajneesh Kumar, o=Oro Real Infra L.L.P., email=rajneesh.kumar@orococonstructions.in, c=IN	Lucknow Development Authority
Building Plan Application Number LDA/BP21-22/2499	
Sanctioned On 12 Sep 2024	
Valid Till 14 Jun 2031	
Approved By Vice Chairman (Vice Chairman)	
Examined By Yashoda Nand Tripathi (Junior engineer)	
Satish Kumar Yadav (Junior engineer)	
Satish Yadav (Assistant Engineer)	
Atul Sharma (Assistant Engineer)	
Sanjay Jindal (Executive engineer/Town Planner)	
Kaushikendra Kumar Gautam (Chief Town Planner)	

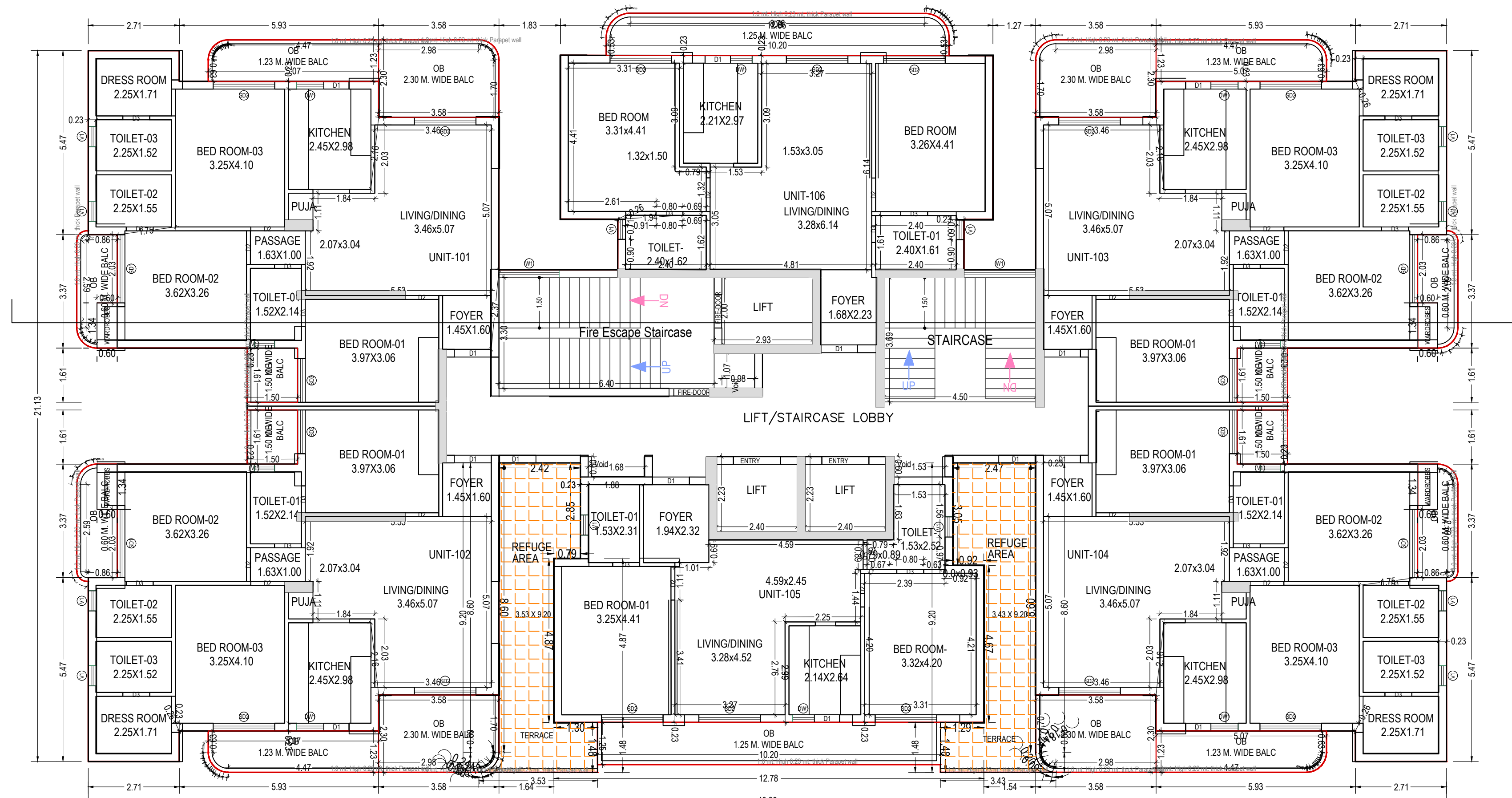


STILT FLOOR PLAN
(Proposed)
(SCALE 1:100)

08/09/2024



TYPICAL -1-17, 19-25 FLOOR PLAN
(Proposed)
(SCALE 1:100)



EIGHTEENTH FLOOR PLAN
(Proposed)
(SCALE 1:100)

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: -	9156.45	Total FAR Area: -	33592.59
Total Coverage Area: -	1508.91	Total BUA Area: -	53371.35

OWNER'S NAME AND SIGNATURE
MR. MANOJ SINGH CHAUHAN AND / DEVELOPER - ORO REAL
INFRA L.L.P, dineshpandey@ororealinfra.com, 9415155984

ARCHITECT'S NAME AND SIGN
Rajneesh Kumar
CA2017/88949

Signature Not Verified
Digitally signed by Rajneesh Kumar
DN: cn=Rajneesh Kumar, o=CA2017/88949, email=rajneesh.kumar@ca201788949.in, c=IN



Lucknow Development Authority



Signature Not Verified
Digitally signed by Yashoda Nand Tripathi
DN: cn=Yashoda Nand Tripathi, o=CA2017/88949, email=yashoda.nand@ca201788949.in, c=IN

Building Plan Application Number
LDA/BP/21-22/2499

Sanctioned On

12 Sep 2024

Valid Till

14 Jun 2031

Approved By

Vice Chairman (Vice Chairman)

Examined By

Yashoda Nand Tripathi (Junior engineer)

Satish Kumar Yadav (Junior engineer)

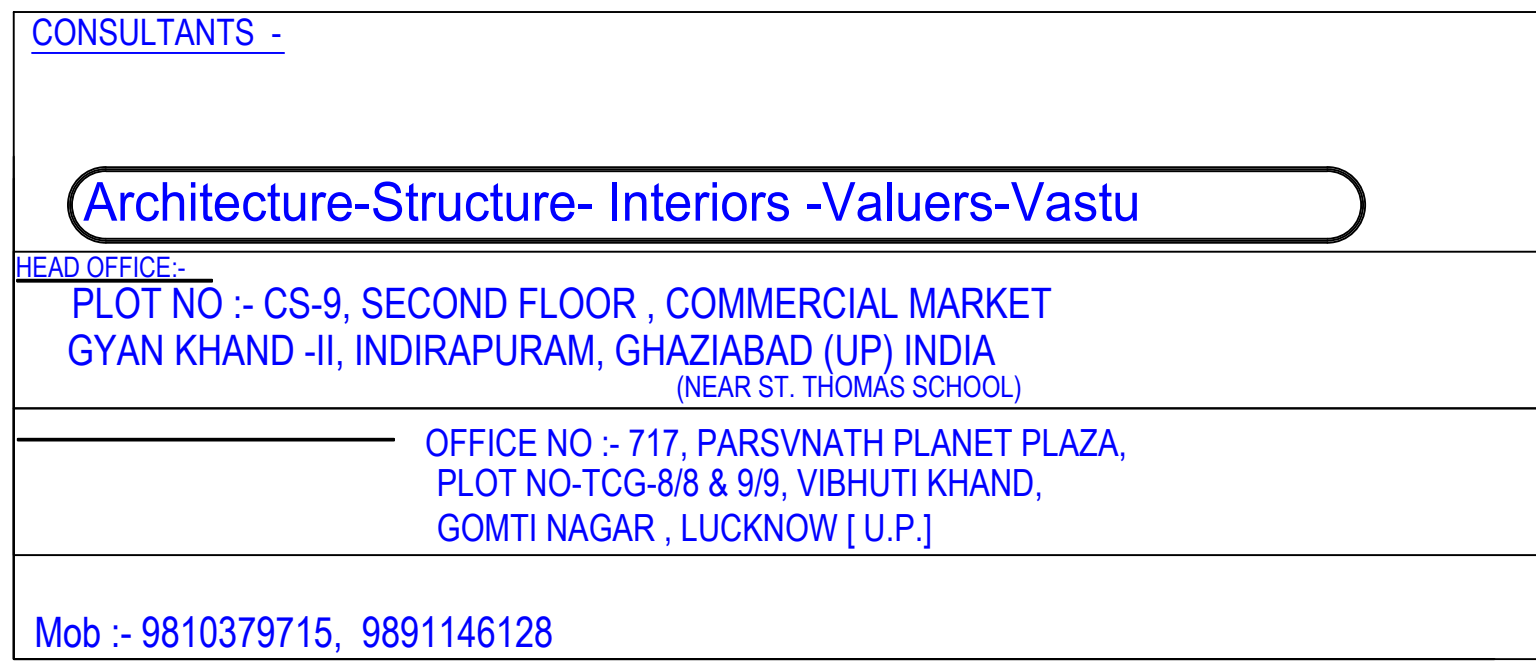
Satish Yadav (Assistant Engineer)

Atul Sharma (Assistant Engineer)

Sanjay Jindal (Executive engineer/Town Planner)

Kaushalendra Kumar Gautam (Chief Town Planner)

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1.5 mt. high boundary wall with 0.9 mt. high railing

±00 MT. ROAD LVL

900

1500

SET BACK

±0.15 MT. LVL

PLINTH LVL

[illegible]

The diagram illustrates a well casing and gravel pack assembly. The casing is shown as a vertical pipe with a 200 MM DIA. SDR15 FILLED WITH GRAVELS - 3 - 6 MM. The casing is surrounded by a 100 MM DIA. DRIP PIPE. The casing is supported by a 15 CM THICK DETACHABLE SLAB. The casing is surrounded by a 20 CM THICK BRICK ROLL. The casing is surrounded by a 1.5 - 2.5 MM COARSE SAND. The casing is surrounded by a 1.5 - 10.5 MM GRAVELS. The casing is surrounded by a 9.5 - 20.5 MM ROULDER. The casing is surrounded by a SLOTTED PIPE (3 MM SLOTT SIZE). The casing is surrounded by a SLOTTED PIPE (1.8 MM SLOTT SIZE) WHERE EVER THERE IS SANDY LAYER. The casing is surrounded by a BULK PLUG. The casing is surrounded by a UP TO UNSATURATED LIQUOR (90-97-99 IF).

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

Floor Name	Gross Built Up Area (Sq.Mt)	Deductions From Gross Built Up 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
		Y-Shaft	Ramp		From Gross Built Up Area (in Sq.Mt)	From Core	Shelter Area	Lift Machine	Balkony	Accessory Use	Arch Pri (Canopy)	Ramp	Refuge Area	Covered Area			
Basement Second Floor	6162.63	7.91	271.07	5883.66	88.70	3.00	0.00	146.87	0.00	27.07	0.00	0.00	545.99	0.00	0.00	0.00	
Basement First Floor	6117.34	7.91	271.07	5838.36	88.70	3.00	0.00	262.33	0.00	27.07	0.00	0.00	534.85	0.00	0.00	0.00	
SBT Floor	705.23	0.00	0.00	702.54	37.74	15.02	0.00	0.00	0.00	0.00	0.00	3.00	365.20	0.00	284.51	0.00	
First Floor	783.56	2.98	0.00	780.59	21.12	15.02	0.00	96.57	0.00	3.23	0.00	0.00	644.85	0.00	644.85	06	
Second Floor	783.56	2.98	0.00	780.59	21.12	15.02	0.00	96.57	0.00	3.23	0.00	0.00	644.85	0.00	644.85	06	
Third Floor	783.56	2.98	0.00	780.59	21.12	15.02	0.00	96.57	0.00	3.23	0.00	0.00	644.85	0.00	644.85	06	
Fourth Floor	783.56	2.98	0.00	780.59	21.12	15.02	0.00	96.57	0.00	3.23	0.00	0.00	644.85	0.00	644.85	06	
Fifth Floor	783.56	2.98	0.00	780.59	21.12	15.02	0.00	96.57	0.00	3.23	0.00	0.00	644.85	0.00	644.85	06	
Sixth Floor	783.56	2.98	0.00	780.59	21.12	15.02	0.00	96.57	0.00	3.23	0.00	0.00	644.85	0.00	644.85	06	
Seventh Floor	783.56	2.98	0.00	780.59	21.12	15.02	0.00	96.57	0.00	3.23	0.00	0.00	644.85	0.00	644.85	06	
Eighth Floor	783.56	2.98	0.00	780.59	21.12	15.02	0.00	96.57	0.00	3.23	0.00	0.00	644.85	0.00	644.85	06	
Ninth Floor	783.56	2.98	0.00	780.59	21.12	15.02	0.00	96.57	0.00	3.23	0.00	0.00	644.85	0.00	644.85	06	
Tenth Floor	783.56	2.98	0.00	780.59	21.12	15.02	0.00	96.57	0.00	3.23	0.00	0.00	644.85	0.00	644.85	06	
Eleventh Floor	783.56	2.98	0.00	780.59	21.12	15.02	0.00	96.57	0.00	3.23	0.00	0.00	644.85	0.00	644.85	06	
Twelfth Floor	783.56	2.98	0.00	780.59	21.12	15.02	0.00	96.57	0.00	3.23	0.00	0.00	644.85	0.00	644.85	06	
Thirteenth Floor	783.56	2.98	0.00	780.59	21.12	15.02	0.00	96.57	0.00	3.23	0.00	0.00	644.85	0.00	644.85	06	
Fourteenth Floor	783.56	2.98	0.00	780.59	21.12	15.02	0.00	96.57	0.00	3.23	0.00	0.00	644.85	0.00	644.85	06	
Fifteenth Floor	783.56	2.98	0.00	780.59	21.12	15.02	0.00	96.57	0.00	3.23	0.00	0.00	644.85	0.00	644.85	06	
Sixteenth Floor	783.56	2.98	0.00	780.59	21.12	15.02	0.00	96.57	0.00	3.23	0.00	0.00	644.85	0.00	644.85	06	
Seventeenth Floor	783.56	2.98	0.00	780.59	21.12	15.02	0.00	96.57	0.00	3.23	0.00	0.00	644.85	0.00	644.85	06	
Eighteenth Floor	822.08	0.00	0.00	819.11	21.12	15.02	0.00	96.79	0.00	3.23	38.30	0.00	644.85	0.00	644.85	06	
Nineteenth Floor	783.56	2.98	0.00	780.59	21.12	15.02	0.00	96.57	0.00	3.23	0.00	0.00	644.85	0.00	644.85	06	
Twentieth Floor	783.56	2.98	0.00	780.59	21.12	15.02	0.00	96.57	0.00	3.23	0.00	0.00	644.85	0.00</			

UNBIA Table for Building -PROPOSED RESIDENTIAL (TOWER A)															
Floor	Name	UNBIA Type	Net UNBIA Area	Additions for Gross UNBIA Area (A in Sq.m.)	Gross UNBIA Area	Deductions From Gross UNBIA Area (A in Sq.m.)	UNBIA Area	Deductions (Area in Sq.m.)			Carpet Area	No. of Unit			
				AccPrng		Ext L (Sq.ft)		Door	Window	External Wall	Balcony				
STILT FLOOR PLAN	GROUNDCLUB	OTHER	187.30		0.00	187.30	0.00	187.30	0.34	1.14	6.49	0.00	179.33	02	
	OTHER	OTHER	148.95		0.00	148.95	15.02	238	131.95	0.00	9.22	0.00	122.73		
	Total	Total	332.25		0.00	332.25	15.02	238	319.25	0.34	1.14	15.71	0.00		302.06
	Total per Floor	Typical Floor = 24	332.25		0.00	332.25	15.02	238	319.25	0.34	1.14	15.71	0.00	302.06	
TYPICAL -1:17, 19:25 FLOOR PLAN	UNIT-1	FLAT	120.73		0.81	121.54	0.00	121.54	0.43	2.21	7.11	19.90	91.88	06	
	UNIT-2	FLAT	120.73		0.81	121.54	0.00	121.54	0.43	2.21	7.11	19.90	91.88		
	UNIT-3	FLAT	120.73		0.81	121.54	0.00	121.54	0.43	2.21	7.11	19.90	91.88		
	UNIT-4	FLAT	120.73		0.81	121.54	0.00	121.54	0.43	2.21	7.12	19.90	91.89		
	UNIT-5	FLAT	93.26		0.00	93.26	0.00	93.26	0.42	1.68	7.63	12.53	71.00		
	UNIT-6	FLAT	97.75		0.00	97.75	0.00	97.75	0.42	1.68	7.62	12.56	75.45		
	Total	Total	673.93		3.24	677.17	0.00	677.17	2.56	12.20	43.76	104.91	514.02	06	
		Total per Floor	Typical Floor = 24	673.93		3.24	677.17	0.00	677.17	2.56	12.20	43.76	104.91	514.02	06
	EIGHTEENTH FLOOR PLAN	UNIT-101	FLAT	16174.32		3.24	16152.08	0.00	16152.08	61.44	282.80	1048.80	2512.56	12336.48	144
		UNIT-102	FLAT	120.73		0.81	121.54	0.00	121.54	0.43	2.21	7.12	19.90	91.88	06
UNIT-103		FLAT	120.73		0.81	121.54	0.00	121.54	0.43	2.21	7.12	19.90	91.88		
UNIT-104		FLAT	120.73		0.81	121.54	0.00	121.54	0.43	2.21	7.12	19.90	91.88		
UNIT-105		FLAT	93.48		0.00	93.48	0.00	93.48	0.42	1.68	7.63	12.75	71.00		
UNIT-106		FLAT	97.75		0.00	97.75	0.00	97.75	0.42	1.68	7.62	12.56	75.44		
Total		Total	674.15		3.24	677.39	0.00	677.39	2.56	12.20	43.76	104.91	513.96	06	
	Total per Floor	Typical Floor = 1	674.15		3.24	677.39	0.00	677.39	2.56	12.20	43.76	104.91	513.96	06	
Total	-	-	17195.72		80.63	17266.72	15.02	238	17246.72	64.14	305.76	1138	1618.15	13152.50	152

SCHEDULE OF WINDOW/VENTILATION:					
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS	
PROPOSED RESIDENTIAL (TOWER A)	V1	0.60	1.00	400	
PROPOSED RESIDENTIAL (TOWER A)	MECH VENT	0.60	1.00	07	
PROPOSED RESIDENTIAL (TOWER A)	DW1	0.65	1.80	50	
PROPOSED RESIDENTIAL (TOWER A)	DW1	0.81	1.80	100	
PROPOSED RESIDENTIAL (TOWER A)	S03	1.30	2.80	100	
PROPOSED RESIDENTIAL (TOWER A)	W1	1.80	1.80	27	
PROPOSED RESIDENTIAL (TOWER A)	S02	1.83	2.80	360	
PROPOSED RESIDENTIAL (TOWER A)	S01	2.03	2.80	100	
PROPOSED RESIDENTIAL (TOWER A)	W1	2.10	1.80	27	
PROPOSED RESIDENTIAL (TOWER A)	S04	3.12	2.80	01	
PROPOSED RESIDENTIAL (TOWER A)	S03	3.77	2.80	01	
PROPOSED RESIDENTIAL (TOWER A)	S04	4.11	2.80	01	
PROPOSED RESIDENTIAL (TOWER A)	S03	4.96	2.80	01	
PROPOSED RESIDENTIAL (TOWER A)	S03	5.00	2.80	01	

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 17, 19-25 FLOOR PLAN	1.23 X 5.07 X 4 X 24	591.96	2812.56
	1.20 X 3.43 X 4 X 24	305.28	
	1.50 X 1.61 X 4 X 24	231.36	
	1.26 X 10.20 X 1 X 24	300.72	
	1.26 X 10.20 X 1 X 24	301.44	
	2.30 X 3.58 X 4 X 24	762.40	
EIGHTEENTH FLOOR PLAN	1.23 X 5.07 X 4 X 1	24.64	104.91
	1.20 X 3.43 X 4 X 1	12.72	
	1.50 X 1.61 X 4 X 1	9.64	
	1.26 X 10.20 X 1 X 1	12.76	
	1.26 X 10.20 X 1 X 1	12.76	
	2.30 X 3.58 X 4 X 1	32.60	
Total			2617.47

Staircase Details (Table 8a-1)						
Floor Name	Stair Case Name	Flight Width	Tread Width	Riser Height	Railing It	
BASEMENT SECOND FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.000	1.00	
	Staircase-4FL	1.50	0.300	0.000	1.00	
	Fire Escape Staircase	1.50	0.300	0.000	1.00	
	Staircase-4FL	1.50	0.300	0.000	1.00	
BASEMENT FIRST FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.000	1.00	
	Staircase-4FL	1.50	0.300	0.000	1.00	
	Fire Escape Staircase	1.50	0.300	0.000	1.00	
	Staircase-4FL	1.50	0.300	0.000	1.00	
STILT FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.082	1.00	
	Staircase-4FL	1.50	0.300	0.088	1.00	
	Fire Escape Staircase	1.50	0.300	0.148	1.00	
	Staircase-4FL	1.50	0.300	0.135	1.00	
TYPICAL 1-17, 18-19 FLOOR PLAN	Staircase	1.50	0.300	0.150	1.00	
	Fire Escape Staircase	1.50	0.300	0.138	1.00	
	Staircase	1.50	0.300	0.000	1.00	
	Fire Escape Staircase	1.50	0.300	0.000	1.00	
TERRACE FLOOR PLAN	Staircase	1.50	0.300	0.000	1.00	
	Staircase-HEAD	1.50	0.300	0.000	1.00	

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED RESIDENTIAL (TOWER A)	D1	0.75	2.40	155
PROPOSED RESIDENTIAL (TOWER A)	D3	0.75	2.40	01
PROPOSED RESIDENTIAL (TOWER A)	D3	0.80	2.40	550
PROPOSED RESIDENTIAL (TOWER A)	D2	1.00	2.40	400
PROPOSED RESIDENTIAL (TOWER A)	D1	1.04	2.40	01
PROPOSED RESIDENTIAL (TOWER A)	D1	1.10	2.40	150
PROPOSED RESIDENTIAL	ENTRY	1.40	2.10	01

OWNER'S NAME AND SIGNATURE	
MR. MANOJ SINGH CHAUHAN AND / DEVELOPER - ORO REAL INFRA L.L.P., dnehpandey@oroconstructions.in, 9415155584	
ARCHITECT'S NAME AND SIGNATURE	
Rajneesh Kumar CA/2017/86949	
Signature Not Verified Digitally signed by Rajneesh Kumar DN: cn=Rajneesh Kumar, o=CA Designation: Architect	Lockdown Development Authority
	
	Signature Not Verified Digitally signed by Lockdown Development Authority DN: cn=Lockdown Development Authority, o=Lockdown Development Authority Designation: Director

Building Plan Application Number	<u>LD/LBP21-22/2499</u>
Sanctioned On	<u>12 Sep 2024</u>
Valid Till	<u>14 Jun 2031</u>
Approved By	<u>Vice Chairman (Vice Chairman)</u>
Examined By	<u>Yashoda Nand Tripathi (Junior engineer)</u>
	<u>Satish Kumar Yadav (Junior engineer)</u>
	<u>Satish Yadav (Assistant Engineer)</u>
	<u>Atul Sharma (Assistant Engineer)</u>

Total Plot Area: - 9156.45	Total FAR Area: - 33592.59
Total Coverage Area: - 1508.91	Total BUA Area: - 53371.35

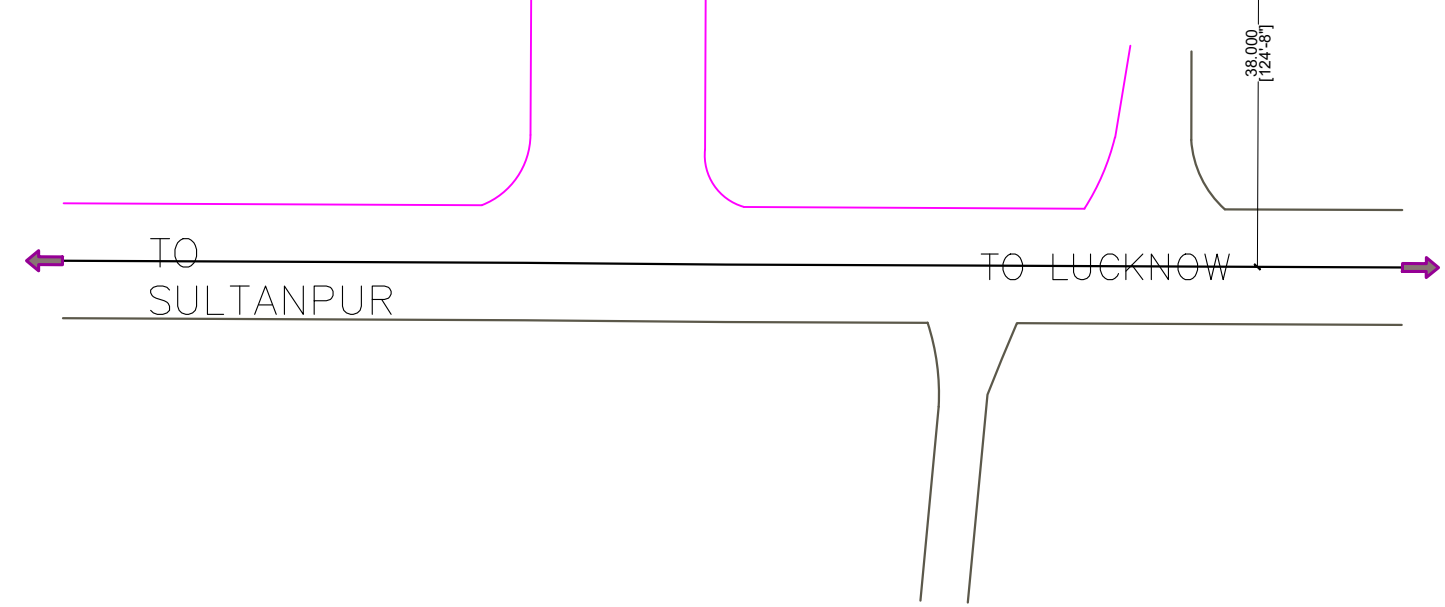
kaushvendra kumar Gautam (Chief Town Planner)

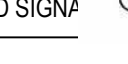


FOR FUTURE
EXPANSION

KEY PLAN

NOT TO SCALE

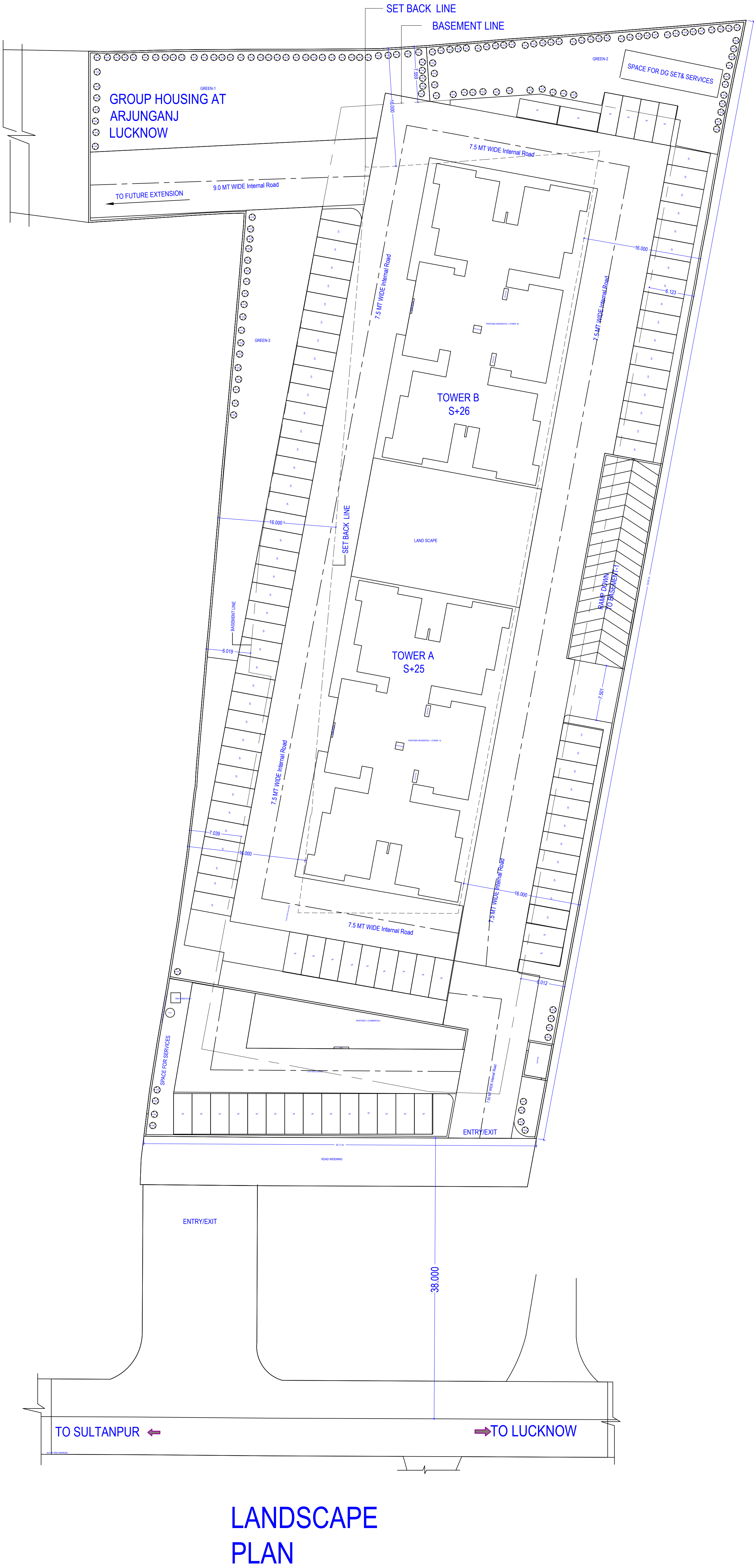
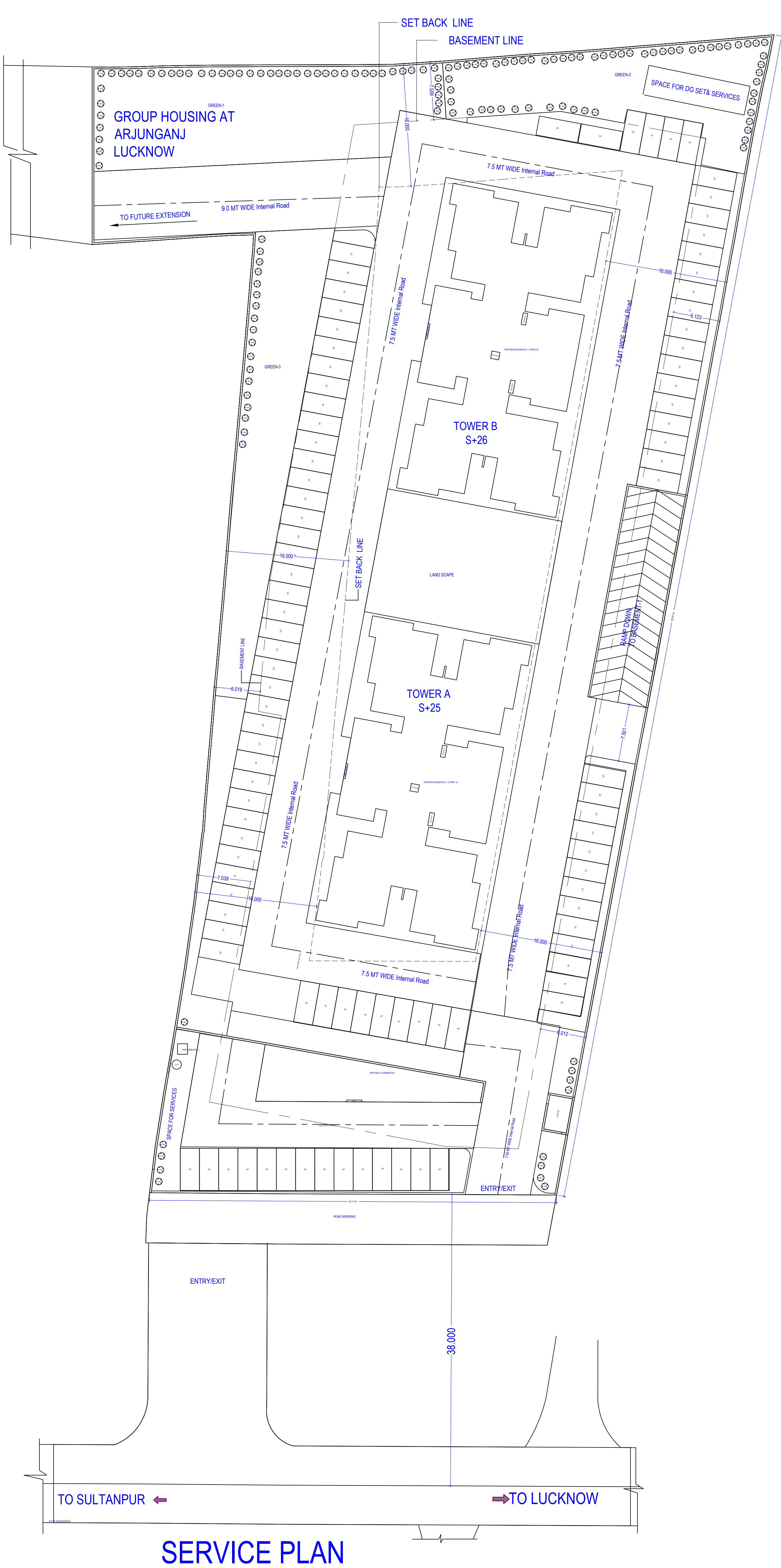


OWNER'S NAME AND SIGNATURE	
MR. MANOJ SINGH CHAUHAN AND / DEVELOPER - ORO REAL INFRA L.L.P., dinehpandey@oroconstructions.in, 9415155984	
ARCHENG'S NAME AND SIGN	 INER
Rajneesh Kumar CA/2017/86849 Signature Not Verified Digitally signed by Rajneesh Kumar, DN: cn=Rajneesh Kumar, o=ERO, c=IN, email=rajneeshk@eroconstructions.in 	Lucknow Development Authority 
	Signature Not Verified 
Building Plan Application Number <u>LDA/BP/21-22/2499</u> Sanctioned On <u>12 Sep 2024</u> Valid Till <u>14 Jun 2031</u>	
Approved By <u>Vice Chairman (Vice Chairman)</u>	
Examined By <u>Yashoda Nand Tripathi (Junior engineer)</u> <u>Satish Kumar Yadav (Junior engineer)</u> <u>Satish Yadav (Assistant Engineer)</u> <u>Atul Sharma (Assistant Engineer)</u> <u>Sanjay Jindal (Executive engineer/Town Planner)</u>	

ISO A0 (841.00 x 1189.00 MM)

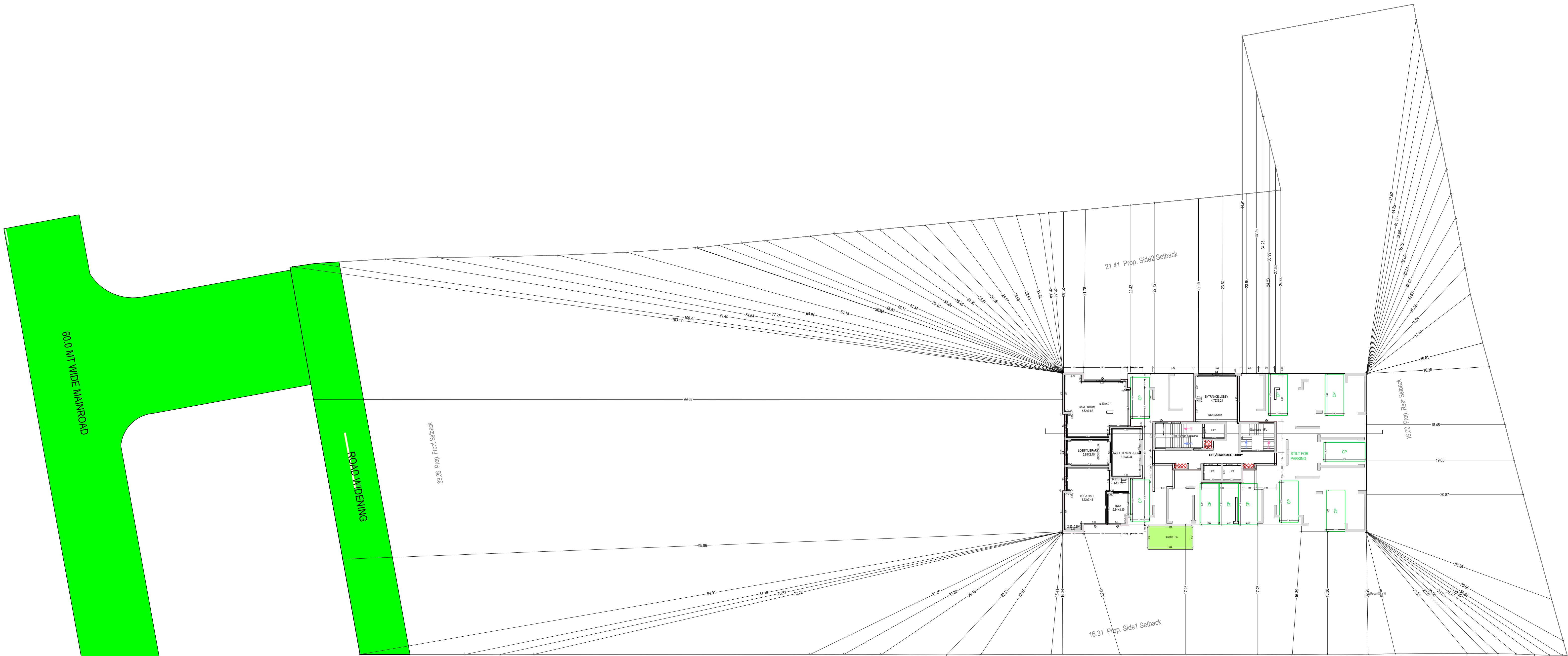
Total Plot Area: - 9156.45	Total FAR Area: - 33592.59
Total Coverage Area: - 1508.91	Total BUA Area: - 53371.35

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. Soft'ech 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.

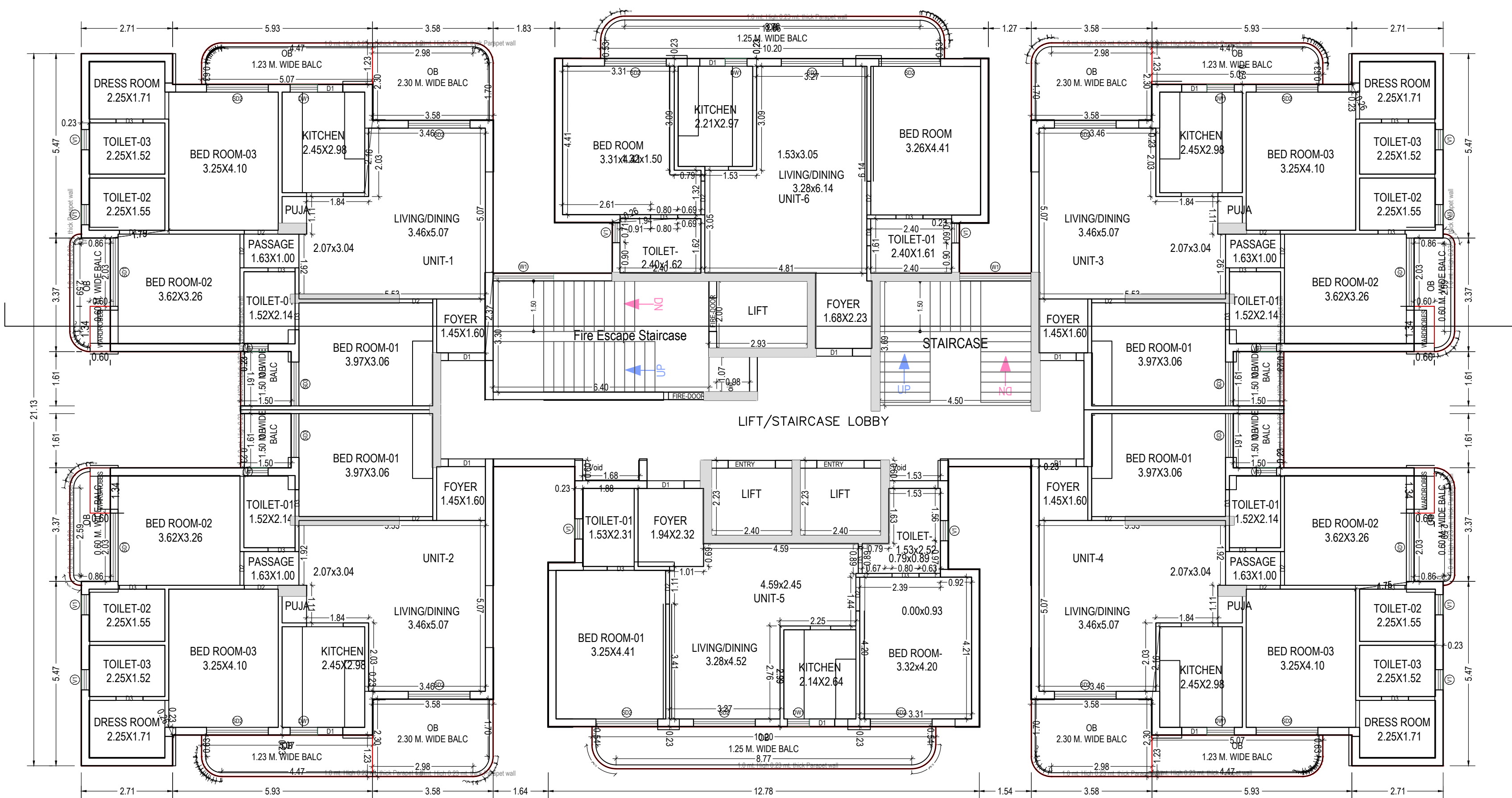


Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

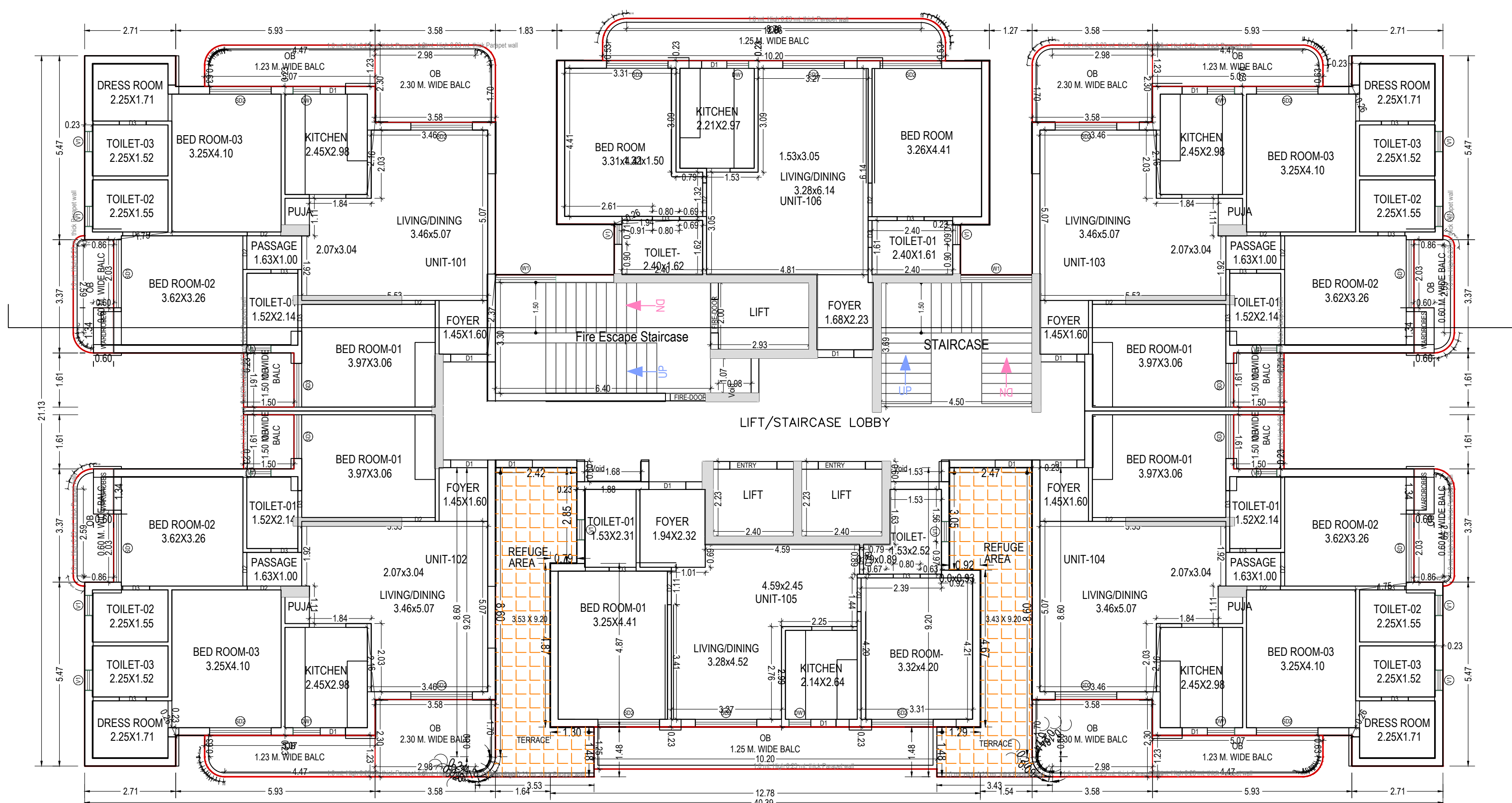
OWNER'S NAME AND SIGNATURE	
MR. MANOJ SINGH CHAUHAN AND (DEVELOPER - ORO REAL INFRA L.L.P), dineshpandey@orococonstructions.in, 9415155984	
ARCHITECT'S NAME AND SIGNATURE	INEER
Rajneesh Kumar CA2017/88949	
Signature Not Verified Digitally signed by Rajneesh Kumar DN: cn=Rajneesh Kumar, o=CA2017/88949, email=rajneesh.kumar@ineer.in	Lucknow Development Authority
Building Plan Application Number LDA/BP/21-22/2499	
Sanctioned On 12 Sep 2024	
Valid Till 14 Jun 2031	
Approved By Vice Chairman (Vice Chairman)	
Examined By Yashoda Nand Tripathi (Junior engineer)	
Satish Kumar Yadav (Junior engineer)	
Satish Yadav (Assistant Engineer)	
Atul Sharma (Assistant Engineer)	
Sanjay Jindal (Executive engineer/Town Planner)	
Kaushevendra kumar Gautam (Chief Town Planner)	



STILT FLOOR PLAN
(Proposed)
(SCALE 1:100)



TYPICAL - 1-17, 19-26 FLOOR PLAN
(Proposed)
(SCALE 1:100)



EIGHTEENTH FLOOR PLAN
(Proposed)
(SCALE 1:100)

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.

ISO_A0_841.00_x_1189.00_MM)

Total Plot Area: -	9156.45	Total FAR Area: -	33592.59
Total Coverage Area: -	1508.91	Total BUA Area: -	53371.35

OWNER'S NAME AND SIGNATURE
MR. MANOJ SINGH CHAUHAN AND / DEVELOPER - ORO REAL
INFRA L.L.P.) dineshpandey@ororealinfra.com, 9415155964

ARCHITECT'S NAME AND SIGN
Rajneesh Kumar
CA/2017/88949

Signature Not Verified
Digitally signed by Rajneesh Kumar
DN: cn=Rajneesh Kumar, o=Oro Real Infra L.L.P., email=dineshpandey@ororealinfra.com, c=IN



Signature Not Verified
Digitally signed by Yashoda Nand Tripathi
DN: cn=Yashoda Nand Tripathi, o=Oro Real Infra L.L.P., email=yashoda@ororealinfra.com, c=IN

Building Plan Application Number
LDA/BP/21-22/2499

Sanctioned On
12 Sep 2024

Valid Till
14 Jun 2031

Approved By
Vice Chairman (Vice Chairman)

Examined By
Yashoda Nand Tripathi (Junior engineer)

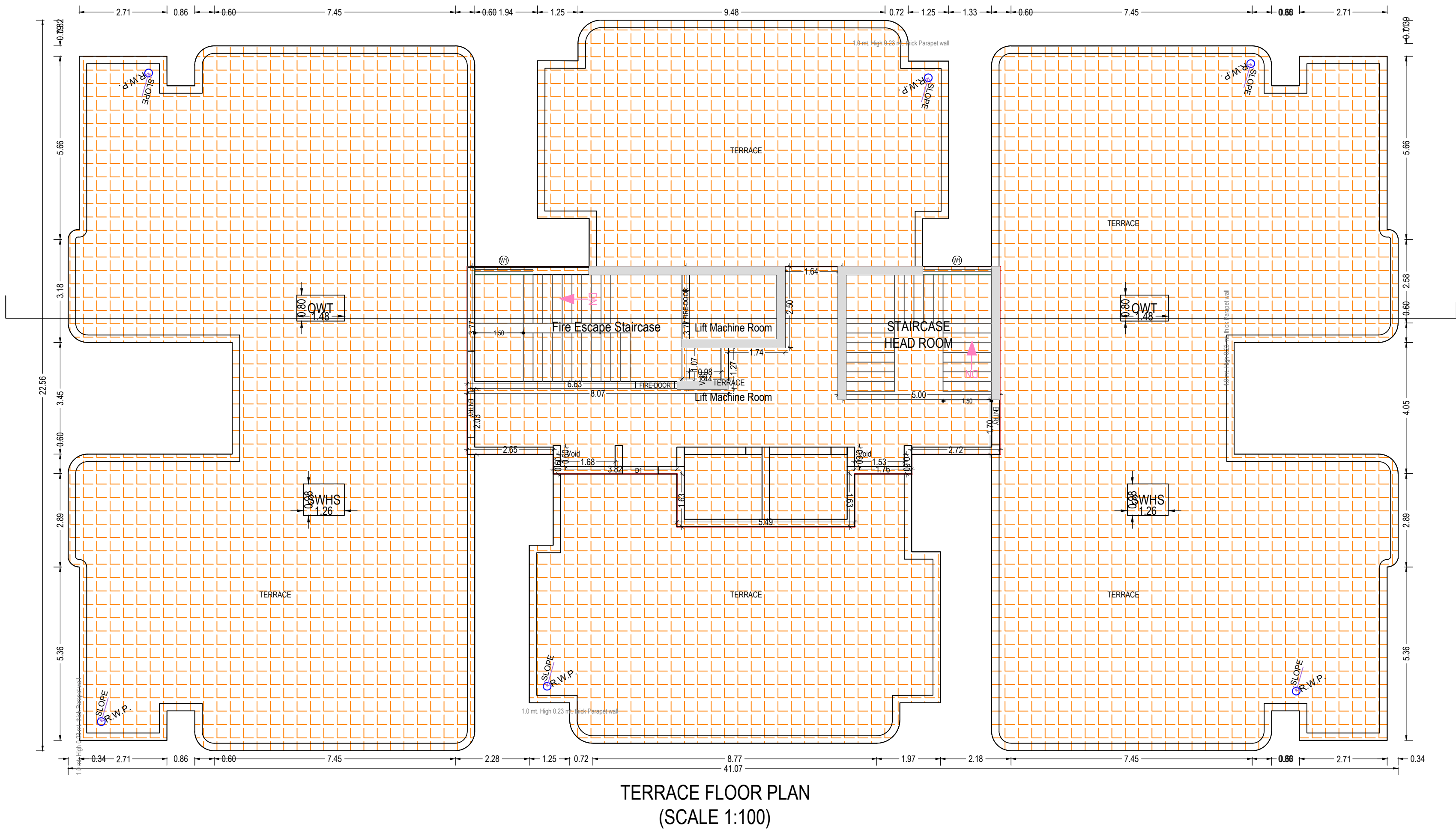
Satish Kumar Yadav (Junior engineer)

Satish Yadav (Assistant Engineer)

Atul Sharma (Assistant Engineer)

Sanjay Jindal (Executive engineer/Town Planner)

Kaushikendra Kumar Gautam (Chief Town Planner)



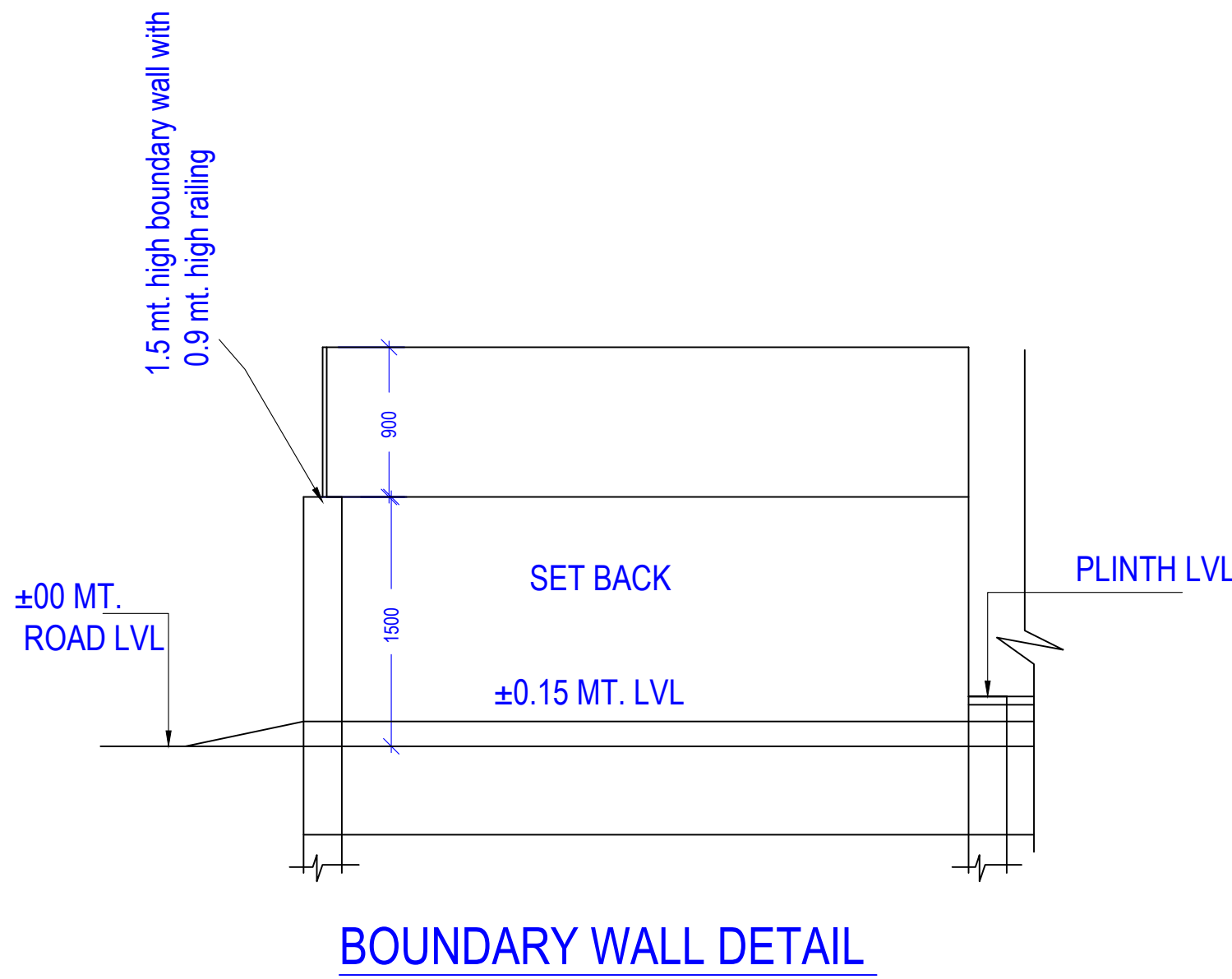
CONSULTANTS -

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)

OFFICE NO :- 717, PARSVNATH PLANET PLAZA,
PLOT NO-TCG-8/8 & 9/9, VIBHUTI KHAND,
GOMTI NAGAR , LUCKNOW [U.P.]

Mob :- 9810379715, 9891146128



Building PROPOSED RESIDENTIAL (TOWER B)																
Floor Name	Gross Builtup 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		Munty	Lift Machine	Balcony	Arch Proq (Canopy)	Refuge Area	Covered Area	Parking	Res.	Amenities				
Site Floor	705.53	2.98	702.56	37.74	15.02	0.00	0.00	0.00	3.13	365.15	0.00	284.65	284.65	02		
First Floor	783.56	2.98	780.59	21.12	15.02	0.00	96.57	3.23	0.00	0.00	0.00	644.65	644.65	06		
Second Floor	783.56	2.98	780.59	21.12	15.02	0.00	96.57	3.23	0.00	0.00	0.00	644.65	644.65	06		
Third Floor	783.56	2.98	780.59	21.12	15.02	0.00	96.57	3.23	0.00	0.00	0.00	644.65	644.65	06		
Fourth Floor	783.56	2.98	780.59	21.12	15.02	0.00	96.57	3.23	0.00	0.00	0.00	644.65	644.65	06		
Fifth Floor	783.56	2.98	780.59	21.12	15.02	0.00	96.57	3.23	0.00	0.00	0.00	644.65	644.65	06		
Sixth Floor	783.56	2.98	780.59	21.12	15.02	0.00	96.57	3.23	0.00	0.00	0.00	644.65	644.65	06		
Seventh Floor	783.56	2.98	780.59	21.12	15.02	0.00	96.57	3.23	0.00	0.00	0.00	644.65	644.65	06		
Eighth Floor	783.56	2.98	780.59	21.12	15.02	0.00	96.57	3.23	0.00	0.00	0.00	644.65	644.65	06		
Ninth Floor	783.56	2.98	780.59	21.12	15.02	0.00	96.57	3.23	0.00	0.00	0.00	644.65	644.65	06		
Tenth Floor	783.56	2.98	780.59	21.12	15.02	0.00	96.57	3.23	0.00	0.00	0.00	644.65	644.65	06		
Eleventh Floor	783.56	2.98	780.59	21.12	15.02	0.00	96.57	3.23	0.00	0.00	0.00	644.65	644.65	06		
Twelfth Floor	783.56	2.98	780.59	21.12	15.02	0.00	96.57	3.23	0.00	0.00	0.00	644.65	644.65	06		
Thirteenth Floor	783.56	2.98	780.59	21.12	15.02	0.00	96.57	3.23	0.00	0.00	0.00	644.65	644.65	06		
Fourteenth Floor	783.56	2.98	780.59	21.12	15.02	0.00	96.57	3.23	0.00	0.00	0.00	644.65	644.65	06		
Fifteenth Floor	783.56	2.98	780.59	21.12	15.02	0.00	96.57	3.23	0.00	0.00	0.00	644.65	644.65	06		
Sixteenth Floor	783.56	2.98	780.59	21.12	15.02	0.00	96.57	3.23	0.00	0.00	0.00	644.65	644.65	06		
Seventeenth Floor	783.56	2.98	780.59	21.12	15.02	0.00	96.57	3.23	0.00	0.00	0.00	644.65	644.65	06		
Eighteenth Floor	822.08	2.98	819.11	21.12	15.02	0.00	96.79	3.23	38.30	0.00	0.00	644.65	644.65	06		
Nineteenth Floor	783.56	2.98	780.59	21.12	15.02	0.00	96.57	3.23	0.00	0.00	0.00	644.65	644.65	06		
Twentieth Floor	783.56	2.98	780.59	21.12	15.02	0.00	96.57	3.23	0.00	0.00	0.00	644.65	644.65	06		
Twentyfirst Floor	783.56	2.98	780.59	21.12	15.02	0.00	96.57	3.23	0.00	0.00	0.00	644.65	644.65	06		
Twentysecond Floor	783.56	2.98	780.59	21.12	15.02	0.00	96.57	3.23	0.00	0.00	0.00	644.65	644.65	06		
Twentythird Floor	783.56	2.98	780.59	21.12	15.02	0.00	96.57	3.23	0.00	0.00	0.00	644.65	644.65	06		
Twentyfourth Floor	783.56	2.98	780.59	21.12	15.02	0.00	96.57	3.23	0.00	0.00	0.00	644.65	644.65	06		
Twentyfifth Floor	783.56	2.98	780.59	21.12	15.02	0.00	96.57	3.23	0.00	0.00	0.00	644.65	644.65	06		
Terace Floor	98.73	0.00	98.73	45.51	0.00	56.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00		
Total	21215.34	80.46	21135.15	632.37	405.54	56.19	2511.04	83.98	38.30	3.13	365.15	16780.90	284.65	17045.55	158	
Total Number of Same Buildings:	1															
Total	21215.34	80.46	21135.15	632.37	405.54	56.19	2511.04	83.98	38.30	3.13	365.15	16780.90	284.65	17045.55	158	

UnitBUA Table for Building -PROPOSED RESIDENTIAL (TOWER B)															
Floor	Name	UnitBUA Type	Net UnitBUA Area	Additions for Gross UnitBUA/Area in Sq.mt.)		Gross UnitBUA Area	Deductions From Gross UnitBUA/Area in Sq.mt.)		UnitBUA Area	Deductions (Area in Sq.mt.)				Carpet Area	No. of Unit
				ArchProq			Lift	Shaft		Door	Window	External Wall	Balcony		
STYL FLOOR PLAN	GROUNDCLUB	OTHER	187.30	0.00	187.30	0.00	0.00	187.30	0.00	0.00	8.63	0.00	178.67		02
		OTHER	149.95	0.00	149.95	15.02	2.98	131.95	0.00	0.00	9.22	0.00	122.73		
		Total	337.25	0.00	337.25	15.02	2.98	319.25	0.00	0.00	17.85	0.00	301.40		
		Typical Floor = 1	337.25	0.00	337.25	15.02	2.98	319.25	0.00	0.00	17.85	0.00	301.40		
TYPICAL - 1-17, 19-26 FLOOR PLAN	UNIT-1	FLAT	120.73	0.81	121.54	0.00	0.00	121.54	0.43	2.21	7.11	19.90	91.88	02	
		Total	337.25	0.00	337.25	15.02	2.98	319.25	0.00	0.00	17.85	0.00	301.40		
	UNIT-2	FLAT	120.73	0.81	121.54	0.00	0.00	121.54	0.43	2.21	7.11	19.90	91.88	06	
		Total	337.25	0.81	121.54	0.00	0.00	121.54	0.43	2.21	7.10	19.90	91.83		
	UNIT-4	FLAT	120.73	0.81	121.54	0.00	0.00	121.54	0.43	2.21	7.10	19.90	91.90	06	
		Total	93.26	0.00	93.26	0.00	0.00	93.26	0.42	1.68	7.63	12.53	71.00		
	UNIT-6	FLAT	97.75	0.00	97.75	0.00	0.00	97.75	0.42	1.68	7.64	12.56	75.45	06	
		Total	673.93	3.24	677.17	0.00	0.00	677.17	2.56	12.20	43.70	104.69	514.02		
			Typical Floor = 25	673.93	3.24	677.17	0.00	0.00	677.17	2.56	12.20	43.70	104.69	514.02	
EIGHTEENTH FLOOR PLAN	UNIT-101	FLAT	120.73	0.81	121.54	0.00	0.00	121.54	0.43	2.21	7.12	19.90	91.88	06	
		Total	120.73	0.81	121.54	0.00	0.00	121.54	0.43	2.21	7.12	19.90	91.88		
	UNIT-102	FLAT	120.73	0.81	121.54	0.00	0.00	121.54	0.43	2.21	7.12	19.90	91.88	06	
		Total	120.73	0.81	121.54	0.00	0.00	121.54	0.43	2.21	7.12	19.90	91.88		
	UNIT-104	FLAT	120.73	0.81	121.54	0.00	0.00	121.54	0.43	2.21	7.12	19.90	91.88	06	
		Total	120.73	0.81	121.54	0.00	0.00	121.54	0.43	2.21	7.12	19.90	91.88		
	UNIT-105	FLAT	93.48	0.00	93.48	0.00	0.00	93.48	0.42	1.68	7.63	12.75	71.00	06	
		Total	97.75	0.00	97.75	0.00	0.00	97.75	0.42	1.68	7.66	12.56	75.43		
			Typical Floor = 1	674.18	3.24	677.39	0.00	0.00	677.39	2.56	12.20	43.77	104.91	513.95	
			Total	674.18	3.24	677.39	0.00	0.00	677.39	2.56	12.20	43.77	104.91	513.95	
Total	-	-	17859.65	63.86	17923.51	15.02	2.8	17925.69	66.34	316.80	1154.24	2722.87	13665.83	158	

