

	File No	LD/ABP/24-25/2256	Sheet	1/7
	Submission Date	2024-10-14	Scale	1:100
	Version	1.0	Version Date	25/09/2024
AREA STATEMENT				
PROJECT DETAIL:				
Authority: Lucknow Development Authority		Plot Use: Residential		
Authority/Class: Category A		Plot Subline: 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 Subline Zone: Residential Zone		
Nature of Development: ADDITION OR EXTENSION		Landed Type: NA		
Development Area: New Area				
SubDevelopment Area: Metro City Area				
Special Project: NA				
Site Address: District Lucknow, Tehsil Lucknow, Village NA		Sq Mts		
AREA DETAILS:				
Area of Plot As per record				
Document Area		28878.58		
As per site condition		28838.50		
Area of Plot Considered		28878.58		
Deduction for				
(a) Proposed roads		0.00		
(b) Any reservations		0.00		
Total (a) + (b)		0.00		
Net Area of plot (1 - 2) AREA OF PLOT				
Plot Area For Coverage		28878.58		
Plot Area For FAR		28878.58		
Prem. FAR Area (2.50)		72195.45		
Prem. Paid FAR Area (1.25)		36598.22		
Total Prem. FAR area with Paid FAR (3.75)		108294.88		
Total Prem. FAR area (3.75)		108294.88		
Total Built up area permissible at:				
Permissible Coverage area (60.00 %)		11551.43		
Proposed Coverage Area (12.00 %)		3465.29		
Existing Building Coverage area (10.78 %)		3119.12		
Total Prop. Coverage Area (22.85 %)		6613.41		
Balance coverage area (17.10 %)		4938.02		
Proposed Area at:				
	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
Basement Floor	458.77	14081.01	399.65	925.64
Sub Floor	121.75	3445.85	76.36	165.40
First Floor	1023.12	2638.10	875.14	2347.43
Second Floor	1018.34	2467.57	836.45	2473.46
Third Floor	9842.39	2145.42	5271.96	1786.59
Fourth Floor	1840.32	2375.13	1573.13	1990.49
Fifth Floor	1727.20	2470.07	1470.31	2068.50
Sixth Floor	1756.27	2448.72	1472.96	2089.14
Seventh Floor	1727.21	2354.56	1470.32	1885.07
Eighth Floor	1933.46	2041.54	1649.15	1715.45
Ninth Floor	2229.28	1143.22	1830.33	165.13
Tenth Floor	2291.65	955.06	1735.29	813.53
Eleventh Floor	2832.10	498.37	2292.05	1611.76
Twelfth Floor	2154.51	264.43	1736.19	204.55
Thirteenth Floor	1984.97	228.36	1614.02	188.61
Fourteenth Floor	1815.67	264.43	1413.19	214.85
Fifteenth Floor	1395.25	0.00	1057.85	0.00
Sixteenth Floor	755.97	0.00	585.53	0.00
Seventeenth Floor	418.64	0.00	235.34	0.00
Terminus Floor	86.22	0.00	0.00	0.00
Total Area	29423.30	40522.84	23990.60	20635.07
Total FAR Area				77867.74
Accessory/Use Area Added in Builtup Area:				
Built up area		40.00		
Existing Building BUA Area		42312.73		
Total Built up Area:		112298.67		
Proposed FAR consumed:		2.69		
Tenement Statement				
All Tenement Proposed		279.00		
Total Tenements (3 + 4)		279		
Parking Statement				
1 Parking Space Required as per Regulations:		5170.00		
2 Proposed Parking Space:		21897.76		
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)				

Additional Permissible FAR	Proposed Area	Total Proposed Area
Basement Floor	458.77	14081.01
Sub Floor	121.75	3445.85
First Floor	1023.12	2638.10
Second Floor	1018.34	2467.57
Third Floor	9842.39	2145.42
Fourth Floor	1840.32	2375.13
Fifth Floor	1727.20	2470.07
Sixth Floor	1756.27	2448.72
Seventh Floor	1727.21	2354.56
Eighth Floor	1933.46	2041.54
Ninth Floor	2229.28	1143.22
Tenth Floor	2291.65	955.06
Eleventh Floor	2832.10	498.37
Twelfth Floor	2154.51	264.43
Thirteenth Floor	1984.97	228.36
Fourteenth Floor	1815.67	264.43
Fifteenth Floor	1395.25	0.00
Sixteenth Floor	755.97	0.00
Seventeenth Floor	418.64	0.00
Terminus Floor	86.22	0.00
Total Area	29423.30	40522.84
Total FAR Area		77867.74
Accessory/Use Area Added in Built up Area:		40.00
Built up area		40.00
Existing Building BUA Area:		42312.73
Total Built up Area:		112298.67
Proposed FAR consumed:		2.69
Tenement Statement		
All Floors		0.00
5 Total Tenements (3 + 4)		279
Parking Statement		
1 Parking Space Required as per Regulations:		5170.00
2 Proposed Parking Space:		21897.76

Additional Permissible FAR	Proposed FAR	5% Additional FAR	Sum of Non FAR Area	Balance Non FAR Area	Sum of FAR Area	Balance FAR Area	Total Proposed FAR
108294.88	77867.74	3671.31	143.00	3473.71	661.34	2812.37	77867.74

Existing Building Details							
Name	Use	Subline	Structure	Height	Floor No	FAR Area	BUA Area
Sanctioned Structure	Residential	Group Housing	Highrise	54.95	19	33342.07	42312.73
Parking Check (Table 7b)							
Vehicle Type	Reqd			Prop.			
	No	Reduced Road Parking (Increase of Plot having RW/Area surrendered FOC)	Area	No	Area		
Equivalent Car Space	-	-	-	463	6386.25		
Total Car	341	-	4688.75	463	6386.25		
Motor's Car Parking	35	-	481.25	35	481.25		
Other Parking	-	-	-	-	10334.01		
Total	-	-	5170.00	-	17181.51		

OWNERS NAME AND SIGNATURE
SURAJ INFRAVENTURE PVT. LTD. info@oranje.co.in, 7310202010

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

Signature Not Verified
Lucknow Development Authority

Signature Not Verified
Lucknow Development Authority

Signature Not Verified
Lucknow Development Authority

Building Plan Application Number
LDA/BP/24-25/2256

Sanctioned On
18 Nov 2024

Valid Till
08 Jun 2030

Approved By
Vice Chairman (Vice Chairman)

Examined By
Satish Kumar Yadav (Junior engineer)

Atul Sharma (Assistant Engineer)

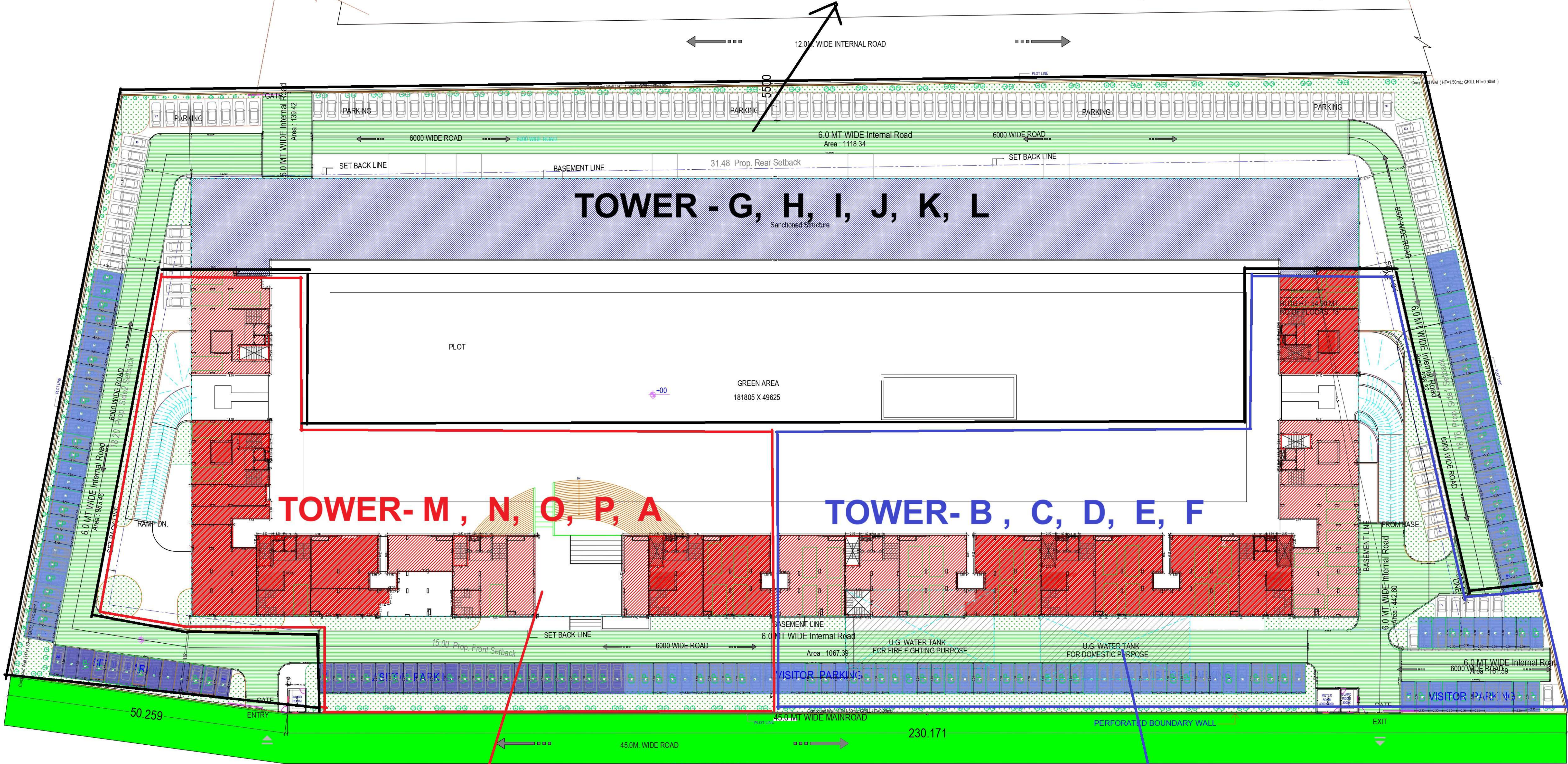
Ajeet Kumar (Executive engineer/Town Planner)

kaushendra kumar Gautam (Chief Town Planner)

Gyanendra Verma (Additional Secretary)

Vice Chairman (Vice Chairman)

RERA REGISTERED AREA- 14439 SQM PROJECT- ORANJE CASTLE PHASE-1 (UPRERAPRJ6917)



APPLIED AREA- 7219 SQM PROJECT- ORANJE CASTLE PHASE-2

PROPOSED SITE PLAN
(Scale - 1:400)

APPLIED AREA- 7219 SQM PROJECT- ORANJE CASTLE PHASE-3

PHASE-1 ——— AREA-14439 SQM (RERA APPROVED)

PHASE-2 ——— AREA-7219 SQM (RERA APPLIED)

PHASE-3 ——— AREA-7219 SQM (RERA APPLIED)

Building Name	Built Up Area (Sq. Mt.)	FAR Area (Sq.mt.)
Sanctioned Structure	42312.73	33342.07
Total	42312.73	33342.07

Tree Details (Table 3h)	Name	Rept	No. Of Trees	Prop
PLOT	Tree	145	268	

Plot name	Area covered Under	Proposed Area	Total Coverage Area	Permissible Coverage Area
PLOT	GUARD RM	12.00	40.00	100
	GUARD RM	12.00		
	MET RM	16.00		

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.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Mutiny	Lift	Lift Machine	Lift Lobby	Balcony	Double Height	Accessory Use	Parking	Deductions (Area in Sq.mt.)	Existing Impact 1 Sanctioned FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
PROPOSED AND EXISTING (A B C D E F M N O P)	1	72618.76	2016.09	194.12	462.68	6946.14	40522.84	29423.30	2476.59	1118.95	69.02	661.10	4491.61	946.91	370.71	26535.07	23377.07	82.16	44526.67	279
Grand Total	1	72618.76	2016.09	194.12	462.68	6946.14	40522.84	29423.30	2476.59	1118.95	69.02	661.10	4491.61	946.91	370.71	26535.07	23377.07	82.16	44526.67	279

Floor Name	Proposed Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Existing FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total Existing Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Existing FAR Area (Sq.mt.)	Total Paid FAR Area (Sq.mt.)
Basement	458.77	14081.01	399.65	925.64	458.77	14081.01	399.65	925.64	0.00
Sub Floor	121.75	3445.85	76.36	440.16	121.75	3445.85	76.36	440.16	0.00
First Floor	1023.12	2638.10	875.14	2357.43	1023.12	2638.10	875.14	2357.43	0.00
Second Floor	1018.34	2467.57	836.45	2145.42	1018.34	2467.57	836.45	2145.42	0.00
Third Floor	9842.39	2145.42	5271.96	1786.59	9842.39	2145.42	5271.96	1786.59	0.00
Fourth Floor	1840.32	2375.13	1573.13	1990.49	1840.32	2375.13	1573.13	1990.49	0.00
Fifth Floor	1727.20	2470.07	1470.31	2068.50	1727.20	2470.07	1470.31	2068.50	0.00
Sixth Floor	1756.27	2448.72	1472.96	2079.14	1756.27	2448.72	1472.96	2079.14	0.00
Seventh Floor	1727.21	2354.56	1470.32	1969.13	1727.21	2354.56	1470.32	1969.13	0.00
Eighth Floor	1933.46	2041.54	1649.15	1715.45	1933.46	2041.54	1649.15	1715.45	0.00
Ninth Floor	2229.28	1143.22	1830.33	955.07	2229.28	1143.22	1830.33	955.07	0.00
Tenth Floor	2291.65	955.06	1735.29	803.53	2291.65	955.06	1735.29	803.53	0.00
Eleventh Floor	2832.10	498.37	2292.05	401.76	2832.10	498.37	2292.05	401.76	0.00
Twelfth Floor	2154.51	264.43	1736.19	214.65	2154.51	264.43	1736.19	214.65	765.36
Thirteenth Floor	1984.97	228.36	1614.02	188.81	1984.97	228.36	1614.02	188.81	1614.02
Fourteenth Floor	1815.67	264.43	1413.19	214.65	1815.67	264.43	1413.19	214.65	1413.19
Fifteenth Floor	1395.25	0.00	1057.85	0.00	1395.25	0.00	1057.85	0.00	1057.85
Sixteenth Floor	755.97	0.00	585.53	0.00	755.97	0.00	585.53	0.00	585.53
Seventeenth Floor	418.64	0.00	235.34	0.00	418.64	0.00	235.34	0.00	235.34
Terminus Floor	86.22	0.00	0.00	0.00	86.22	0.00	0.00	0.00	0.00
Total	29423.30	40522.84	23990.60	20535.07	29423.30	40522.84	23990.60	20535.07	5671.29

Required Parking (Table 7a)

Building Name	Type	Subline	Area (Sq.mt.)	Parking space reqd per car	Car	Visitors Car
PROPOSED AND EXISTING (A B C D E F M N O P)	Residential	Group Housing	0 - 50	1	53.00	-
			50 - 100	1	1.00	53
			100 - 150	1	1.85.00	1.25
			> 150	1	3.00	1.50
			> 0	1	-	-
Total:			-	-	-	341