

Project Title : PROPOSED SUBMISSION DRAWING FOR THE RESIDENTIAL GROUP HOUSING BUILDING { LIFE-1, LIFE-2 & LIFE-3 } AT PLOT NO -GH-4 - INTEGRATED HOUSING SCHEME ELDECO CITY AT LUCKNOW, HARDOI BYE-PASS , SITAPUR ROAD LUCKNOW OWNER - M/S ELDECO HOUSING AND INDUSTRIES LTD.

PROJECT NAME :- ELDECO SKYWALK

	File No	LDA/BP/24-25/1446	Sheet	1 / 5
	Submission Date	2024-09-04	Scale	1:100
AREA STATEMENT		VERSION NO. : 1.0/6 VERSION DATE: 27/08/2024		
PROJECT DETAIL:				
Authority: Lucknow Development Authority		Plot Use: Residential		
AuthorityClass: Category A		Plot SubUse: Group Housing		
AuthorityGrade: Development Authority (DA)		Development Plan: INTEGRATED ELDECO CITY HARDOI BYPASS SITAPUR ROAD		
CaseTrack: Regular		Land Use Zone: Residential use Zone		
Project Type: Group Development		Land SubUse Zone: Residential Zone		
Name 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		10099.00		
Document Area		10110.53		
As per site condition		10099.00		
Area of Plot Considered		10099.00		
2. Deduction for		0.00		
a) Proposed roads		0.00		
b) Dry reservations		0.00		
Table (a + b)		0.00		
3. Net Area of plot (1 - 2) AREA OF PLOT		10099.00		
Plot Area For Coverage		10099.00		
Plot Area For FAR		10099.00		
Perm. FAR Area (2.50)		25247.50		
Basic Green Building FAR		1825.38		
Inconformative FAR against EWS and LIG		1520.00		
Total Perm. FAR area (2.78)		28209.88		
6. Total Built up area permissible at		3534.65		
Proposed Coverage Area (22.11 %)		2232.75		
Total Prop. Coverage Area (22.11 %)		2232.75		
Balance coverage area (12.89 %)		1301.90		
Proposed Area at:				
	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
Basement Floor	7177.86	0.00	0.00	0.00
Stilt Floor	2942.69	0.00	538.35	0.00
First Floor	2251.17	0.00	1700.01	0.00
Second Floor	2133.16	0.00	1705.48	0.00
Third Floor	2133.16	0.00	1705.48	0.00
Fourth Floor	2133.16	0.00	1705.48	0.00
Fifth Floor	2133.16	0.00	1705.48	0.00
Sixth Floor	2133.16	0.00	1705.48	0.00
Seventh Floor	2133.16	0.00	1705.48	0.00
Eighth Floor	2133.16	0.00	1705.48	0.00
Ninth Floor	2133.16	0.00	1705.48	0.00
Tenth Floor	2133.16	0.00	1705.48	0.00
Eleventh Floor	2133.16	0.00	1705.48	0.00
Twelfth Floor	2133.16	0.00	1705.48	0.00
Thirteenth Floor	2133.16	0.00	1705.48	0.00
Fourteenth Floor	2129.52	0.00	1701.84	0.00
Terrace Floor	273.60	0.00	0.00	0.00
Total Area	39772.76	0.00	24405.96	0.00
Total FAR Area		24405.96		
Accessory/Use Area Added in Builtup Area:		11.70		
Total Builtup Area		39784.46		
Proposed FAR consumed:		2.42		
C. Tenement Statement				
4. Tenement Proposed At:		All Floors		
5. Total Tenements (3 + 4)		200.00		
E. Parking Statement		200		
1. Parking Space Required as per Regulations:		3437.50		
2. Proposed Parking Space:		11741.00		

COLOR INDEX		
FLYOT 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)		

Parking Check (Table 7b)					
Vehicle Type	No.	Recd.		Prop.	
		Reduced Recd. Parking (Increase of Plot having P/R Area surrendered FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	228	3148.75
Two Stack Car	-	-	-	1	13.75
Total Car	228	-	3135.00	230	3162.50
Visitor's Car	-	-	-	22	302.50
Parking	22	-	302.50	-	-
Two Stack	-	-	-	1	16.28
Other Parking	-	-	-	-	6216.58
Total	-	-	-	3437.50	9681.58

Building Conditions Checks	
1	Condition For PROPOSED TOWER (VERVE) 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.

Tree Details (Table 3h)			
Plot	Name	Recd.	No. Of Trees
GH-4 ELDECO CITY LUCKNOW	Tree	S1	185

OWNER'S NAME AND SIGNATURE
ELDECO HOUSING AND INDUSTRIES LTD.
Residdiqui1969@gmail.com, 9415733292

ARCHITECT'S NAME AND SIGNATURE
Rayneesh Kumar
CA2017/88949

Signature Not Verified
Lucknow Development Authority

Building Plan Application Number
LDA/BP/24-25/1446

Sanctioned On
09 Oct 2024

Valid Till
16 Oct 2029

Approved By
Vice Chairman (Vice Chairman)

Examined By
Lakshman Singh (Junior engineer)

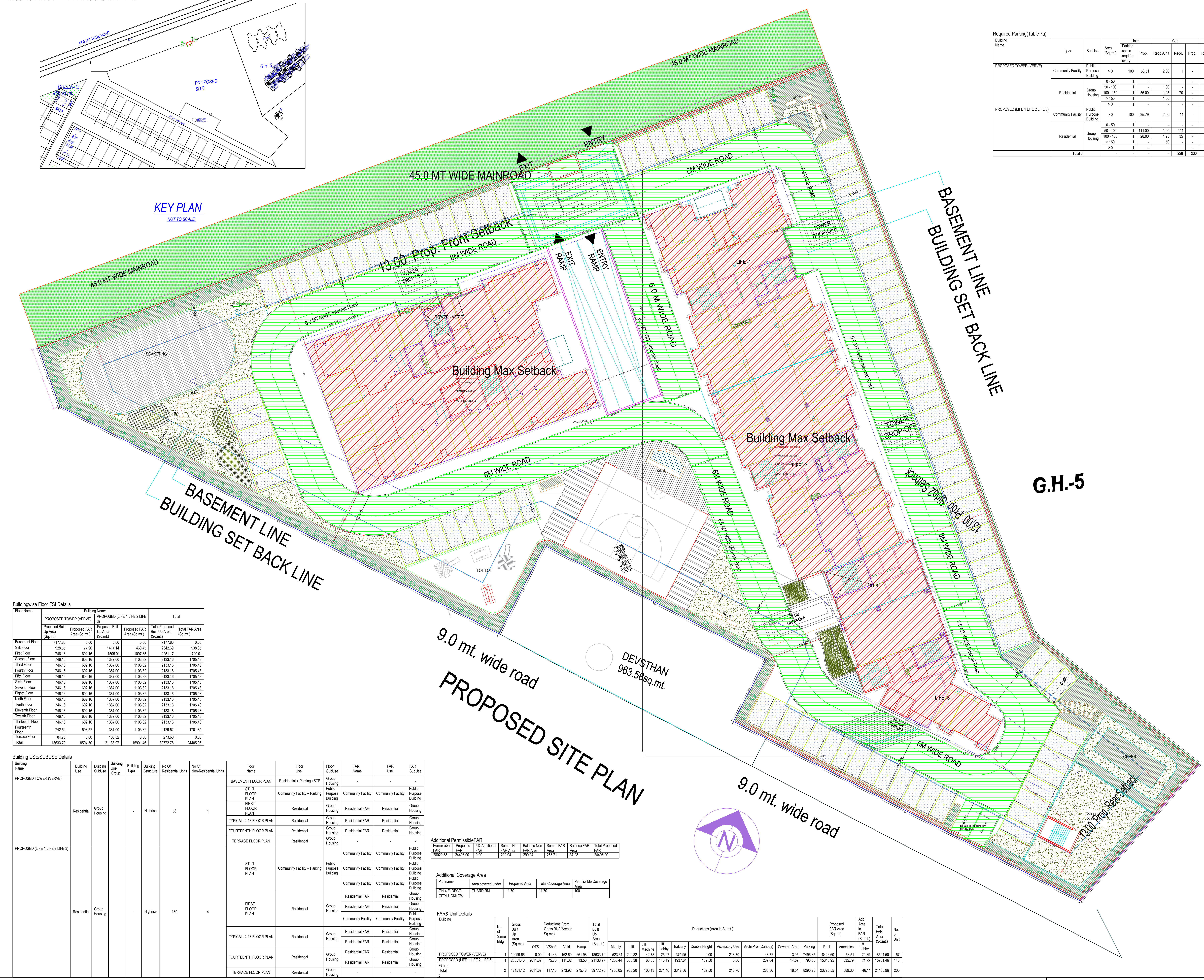
Satish Kumar Yadav (Junior engineer)

Satish Yadav (Assistant Engineer)

Satish Kumar Yadav (Junior engineer)

Satish Yadav (Assistant Engineer)

Sanjay Jindal (Executive engineer/Town Planner)



Buildingwise Floor FSI Details					
Floor Name	Building Name		Total		
	PROPOSED TOWER (VERVE)	PROPOSED (LIFE 1 LIFE 2 LIFE 3)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	7177.86	0.00	0.00	0.00	7177.86
Stilt Floor	928.55	77.90	1414.14	460.45	2342.69
First Floor	746.16	602.16	1905.01	1097.85	2281.17
Second Floor	746.16	602.16	1387.00	1103.32	1705.48
Third Floor	746.16	602.16	1387.00	1103.32	1705.48
Fourth Floor	746.16	602.16	1387.00	1103.32	1705.48
Fifth Floor	746.16	602.16	1387.00	1103.32	1705.48
Sixth Floor	746.16	602.16	1387.00	1103.32	1705.48
Seventh Floor	746.16	602.16	1387.00	1103.32	1705.48
Eighth Floor	746.16	602.16	1387.00	1103.32	1705.48
Ninth Floor	746.16	602.16	1387.00	1103.32	1705.48
Tenth Floor	746.16	602.16	1387.00	1103.32	1705.48
Eleventh Floor	746.16	602.16	1387.00	1103.32	1705.48
Twelfth Floor	746.16	602.16	1387.00	1103.32	1705.48
Thirteenth Floor	746.16	602.16	1387.00	1103.32	1705.48
Fourteenth Floor	746.16	602.16	1387.00	1103.32	1705.48
Terrace Floor	84.78	0.00	188.82	0.00	273.60
Total	18633.79	8504.50	21138.97	19901.46	39772.76

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	Floor Name	Floor Use
PROPOSED TOWER (VERVE)	Residential	Group Housing	-	Highrise	56	1		BASEMENT FLOOR PLAN	Residential + Parking + STP
								STILT FLOOR PLAN	Community Facility + Parking
								FIRST FLOOR PLAN	Residential
								TYPICAL 2-13 FLOOR PLAN	Residential
PROPOSED (LIFE 1 LIFE 2 LIFE 3)	Residential	Group Housing	-	Highrise	139	4		FOURTEENTH FLOOR PLAN	Residential
								TERRACE FLOOR PLAN	Residential
								STILT FLOOR PLAN	Community Facility + Parking
								FIRST FLOOR PLAN	Residential
PROPOSED (LIFE 1 LIFE 2 LIFE 3)	Residential	Group Housing	-	Highrise	139	4		TYPICAL 2-13 FLOOR PLAN	Residential
								FOURTEENTH FLOOR PLAN	Residential
								TERRACE FLOOR PLAN	Residential
								STILT FLOOR PLAN	Community Facility + Parking

9.0 mt. wide road
PROPOSED SITE PLAN
9.0 mt. wide road

Additional Permissible FAR
Permissible FAR 28025.88
Proposed FAR 24406.00
STP Additional FAR 0.00
Sum of Non FAR Area 290.94
Balance Non FAR Area 290.94
Sum of FAR Area 253.71
Balance FAR Area 37.23
Total Proposed FAR 24406.00

Additional Coverage Area
Plot name GH-4 ELDECO CITY LUCKNOW
Area covered under GUARD RM 11.70
Proposed Area 11.70
Total Coverage Area 11.70
Permissible Coverage Area 11.70

FAR Unit Details		Building		Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)		Add Area in FAR (Sq.mt.)		Total FAR Area (Sq.mt.)		No. of Unit	
PROPOSED TOWER (VERVE)	1	19099.68	0.00	41.43	162.60	261.98	18633.79	523.61	299.62	42.78	125.27	1374.95	57
PROPOSED (LIFE 1 LIFE 2 LIFE 3)	1	23351.46	2011.67	75.70	111.32	13.50	21138.97	1256.44	688.38	63.35	146.19	1937.61	143
Grand Total	2	42451.12	2011.67	117.13	273.92	275.48	39772.76	1780.05	988.00	106.13	271.46	3312.56	200

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.

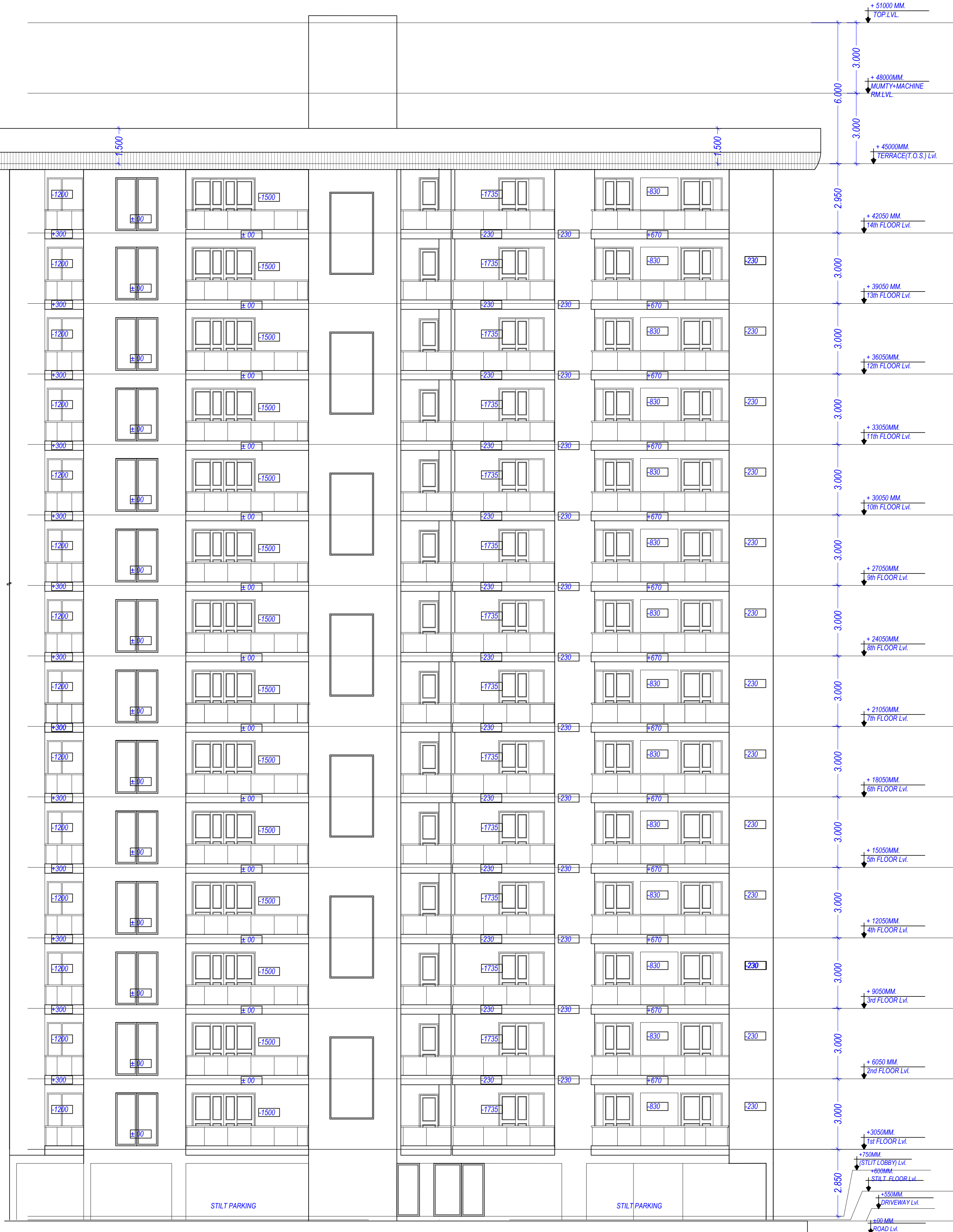
Total Plot Area: -	10099.00	Total FAR Area: -	24405.96
Total Coverage Area: -	2232.75	Total BUA Area: -	39772.76

ISO_A00 (841.00 x 1189.00_MM)

The correctness and accuracy of Proposal Information and drawing is a responsibility of P/O/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. Soft/Each 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.



ELEVATION-2



ELEVATION-2

Balcony Calculations Table				
FLOOR	SIZE	AREA	TOTAL AREA	
FIRST FLOOR PLAN	1.50 X 5.97 X 2 X 1	17.56	136.74	
	1.50 X 4.17 X 2 X 1	12.46		
	1.50 X 1.80 X 2 X 1	5.38		
	1.49 X 2.14 X 2 X 1	6.14		
	1.51 X 5.23 X 2 X 1	15.72		
	1.50 X 1.85 X 4 X 1	10.90		
	1.51 X 5.20 X 2 X 1	15.66		
	1.50 X 5.54 X 2 X 1	16.44		
	1.50 X 4.83 X 2 X 1	14.22		
	1.48 X 2.14 X 2 X 1	6.20		
	1.37 X 1.50 X 1 X 1	2.04		
	1.53 X 5.32 X 1 X 1	8.05		
	1.50 X 4.68 X 1 X 1	6.87		
	1.37 X 1.50 X 1 X 1	2.04		
TYPICAL 2-13 FLOOR PLAN	1.50 X 5.97 X 2 X 12	210.72	1805.76	
	1.50 X 4.17 X 2 X 12	149.52		
	1.50 X 1.80 X 2 X 12	64.46		
	1.49 X 2.14 X 2 X 12	73.68		
	1.50 X 1.85 X 4 X 12	109.00		
	1.50 X 5.54 X 2 X 12	197.28		
	1.50 X 4.83 X 2 X 12	170.64		
	1.48 X 2.14 X 2 X 12	74.40		
	1.50 X 4.07 X 1 X 12	72.12		
	1.50 X 2.09 X 1 X 12	32.16		
	1.37 X 1.50 X 1 X 12	24.48		
	1.50 X 4.68 X 1 X 12	82.44		
	1.51 X 5.23 X 2 X 12	188.64		
	1.51 X 5.20 X 2 X 12	187.92		
FOURTEENTH FLOOR PLAN	1.50 X 2.23 X 1 X 12	60.80	150.48	
	1.53 X 5.32 X 1 X 12	96.60		
	1.50 X 5.97 X 2 X 1	17.56		
	1.50 X 4.17 X 2 X 1	12.46		
	1.50 X 1.80 X 2 X 1	5.38		
	1.49 X 2.14 X 2 X 1	6.14		
	1.50 X 1.85 X 4 X 1	10.90		
	1.50 X 5.54 X 2 X 1	16.44		
	1.50 X 4.83 X 2 X 1	14.22		
	1.48 X 2.14 X 2 X 1	6.20		
	1.50 X 4.07 X 1 X 1	6.01		
	1.50 X 2.09 X 1 X 1	2.68		
	1.37 X 1.50 X 1 X 1	2.04		
	1.50 X 4.68 X 1 X 1	6.87		
	1.51 X 5.23 X 2 X 1	15.72		
	1.51 X 5.20 X 2 X 1	15.66		
	1.50 X 4.23 X 1 X 1	5.65		
	1.53 X 5.32 X 1 X 1	8.05		
Total			2092.98	

SCHEDULE OF DOOR				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED LIFE 1	D3	0.75	2.10	14
	D3	0.75	2.40	444
PROPOSED LIFE 1	D3	0.76	2.10	14
	D2	0.90	2.10	42
PROPOSED LIFE 1	D2	0.99	2.40	13
	D1	1.00	2.10	01
PROPOSED LIFE 1	D2	1.00	2.40	375
	D1	1.00	2.40	04
PROPOSED LIFE 1	D1	1.09	2.10	14
	D1	1.10	2.10	14
PROPOSED LIFE 1	D1	1.10	2.40	97
	ENTRY2	1.20	2.40	03
PROPOSED LIFE 1	ENTRY1	1.40	2.40	04

OWNERS NAME AND SIGNATURE
ELDECO HOUSING AND INDUSTRIES LTD.
residdiqui1969@gmail.com, 9415753292

ARCHITECTS NAME AND SIGNATURE
Rayneesh Kumar
CA201786949

Signature Not Verified
Date: 21/10/2024
Designation: JRE



Building Plan Application Number
LDA/BP/24-25/1446

Sanctioned On
09 Oct 2024

Valid Till
16 Oct 2029

Approved By
Vice Chairman (Vice Chairman)

Examined By
Lakshman Singh (Junior engineer)

Satish Kumar Yadav (Junior engineer)

Satish Yadav (Assistant Engineer)

Satish Kumar Yadav (Junior engineer)

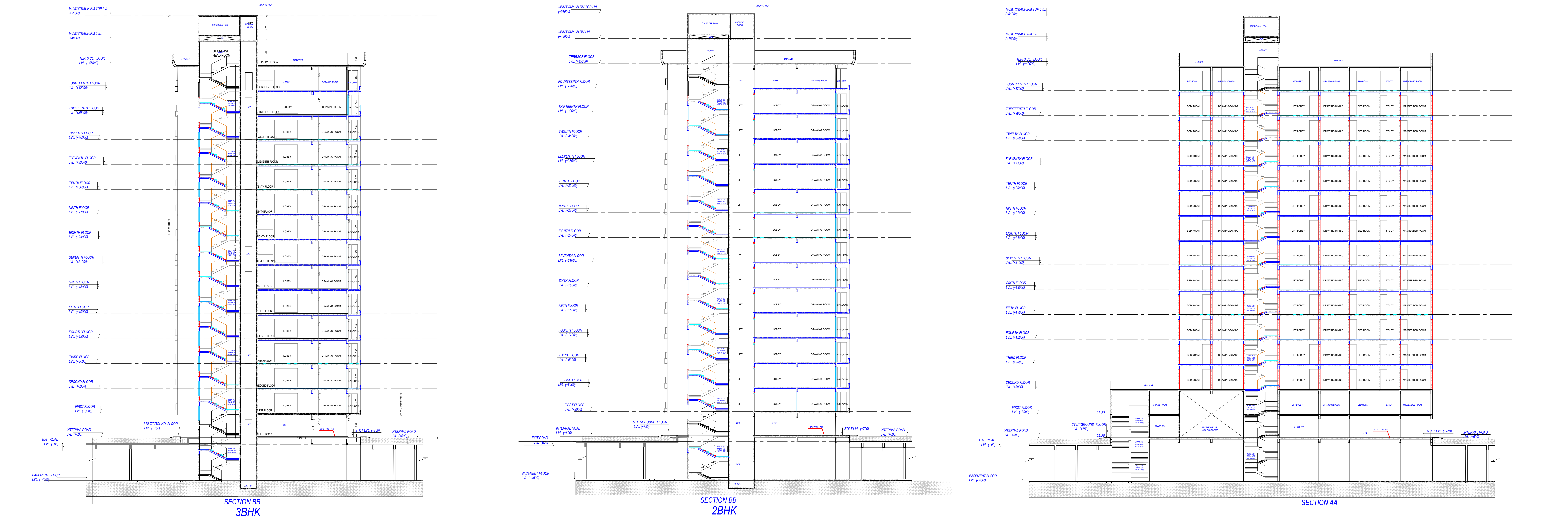
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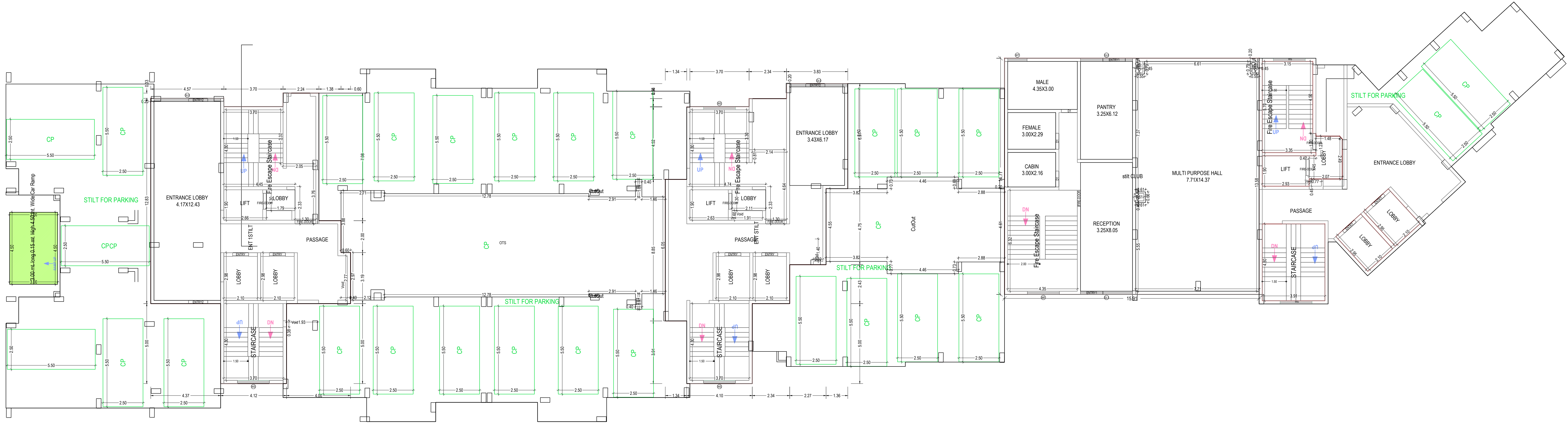
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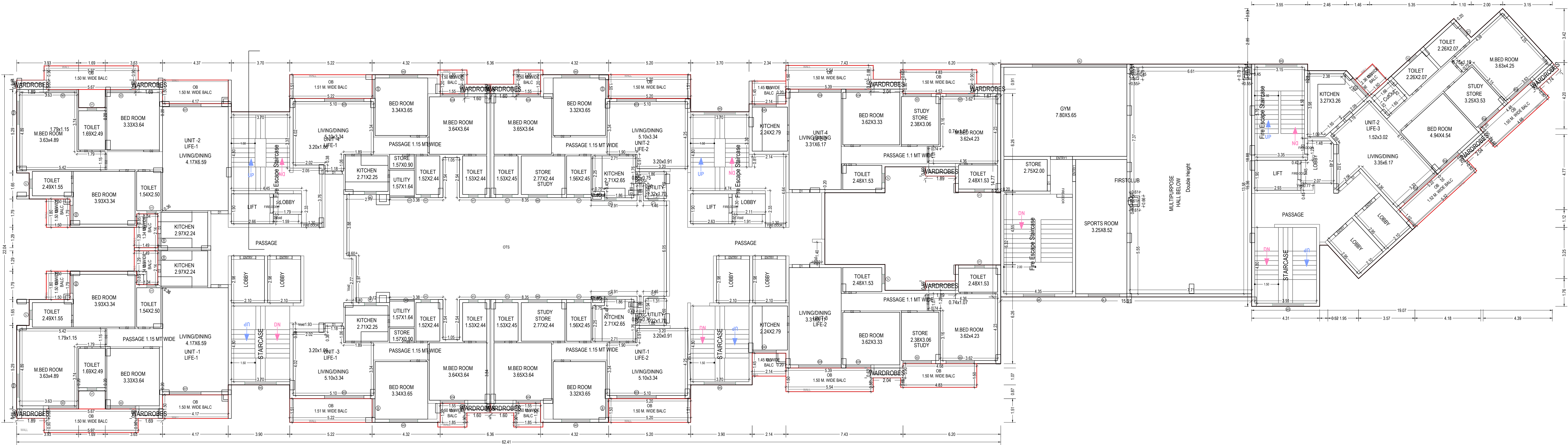
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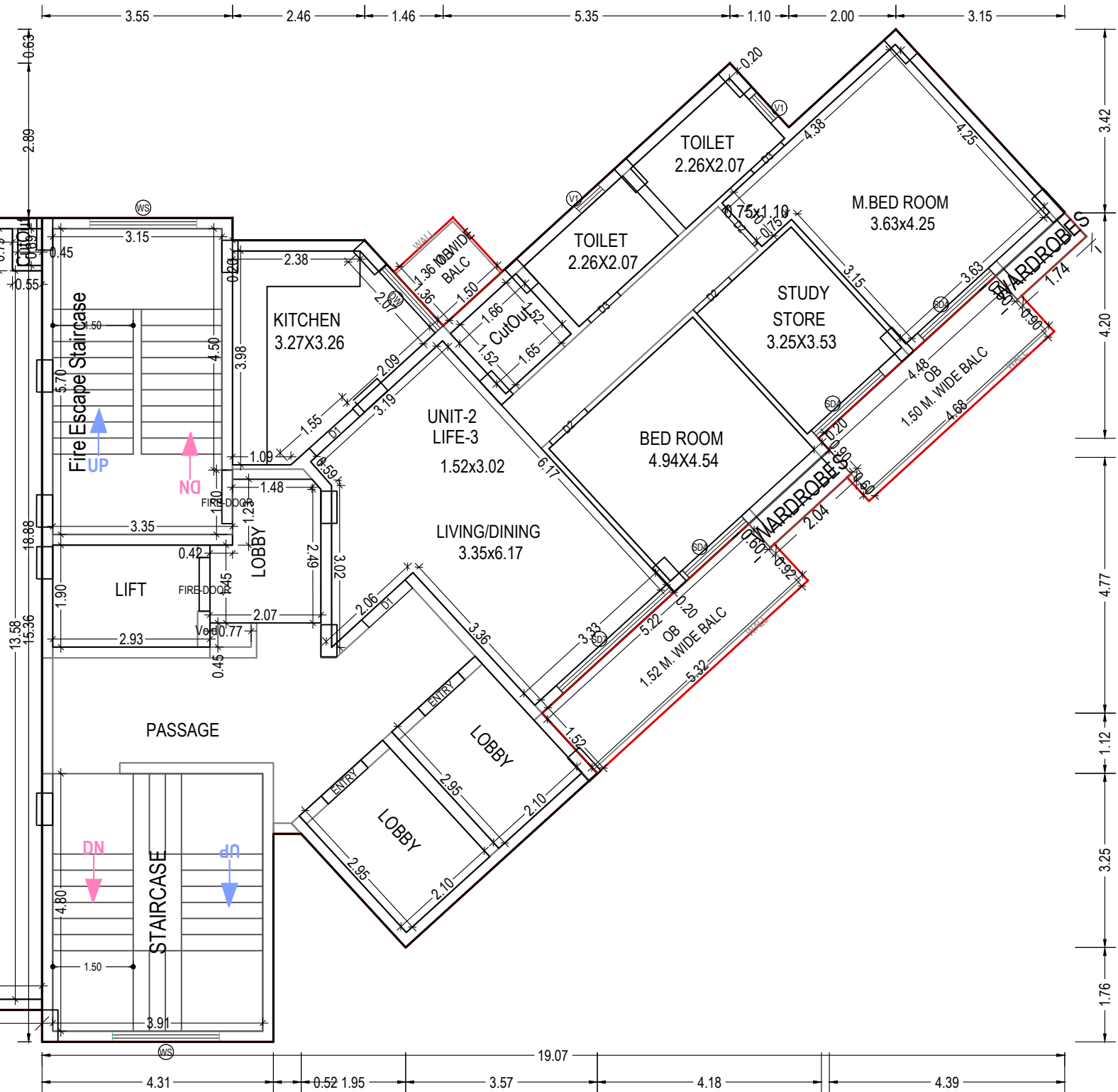
UnitBUA Table for Building :PROPOSED (LIFE 1 LIFE 2 LIFE 3)										OWNER'S NAME AND SIGNATURE				
Floor	Name	UnitBUA Type	Net UnitBUA Area	Additions for Gross UnitBUA/Area in Sq.mt.		Gross UnitBUA Area	Deductions From Gross UnitBUA/Area in Sq.mt.		UnitBUA Area	Deductions (Area in Sq.mt.)		Capex Area	No. of Unit	
				Area	Per Sq.mt.		Void	Lift	Shaft	Door	Window	External Wall	Balcony	
STILT FLOOR PLAN	ENT	OTHER	163.32	0.00	163.32	0.00	18.58	1.10	143.64	0.48	0.40	10.83	0.00	131.93
	ENT-STILT	OTHER	147.86	0.00	147.86	0.00	18.94	1.98	126.74	0.24	0.40	10.11	0.00	115.99
	ENT-STILT	OTHER	234.94	0.00	234.94	0.00	23.04	0.00	234.04	0.00	0.00	9.32	0.00	224.72
	ENT-CLUB	OTHER	545.92	0.00	545.92	0.00	37.52	3.08	504.42	0.72	0.80	30.26	0.00	472.64
FIRST FLOOR PLAN	First Floor	Typical Floor = 1	545.92	0.00	545.92	0.00	37.52	3.08	504.42	0.72	0.80	30.26	0.00	472.64
	First Floor	Typical Floor = 1	234.94	0.00	234.94	110.40	0.00	0.00	124.54	0.00	0.00	9.31	0.00	115.23
	First Floor	Typical Floor = 1	127.69	2.15	129.84	0.00	0.00	0.00	129.84	0.37	1.72	5.43	20.77	101.55
	First Floor	Typical Floor = 1	127.69	2.15	129.84	0.00	0.00	0.00	129.84	0.37	1.72	5.43	20.77	101.55
	First Floor	Typical Floor = 1	88.48	0.96	89.44	0.00	0.00	0.00	89.44	0.00	1.86	6.37	10.37	70.84
	First Floor	Typical Floor = 1	88.48	0.96	89.44	0.00	0.00	0.00	89.44	0.00	1.86	6.41	10.37	70.84
	First Floor	Typical Floor = 1	95.10	0.96	96.06	0.17	0.00	0.00	95.89	0.00	2.14	3.83	10.33	79.59
	First Floor	Typical Floor = 1	115.26	2.27	117.53	2.52	0.00	0.00	115.01	0.22	1.98	6.10	16.97	89.74
	First Floor	Typical Floor = 1	95.10	0.96	96.06	0.17	0.00	0.00	95.89	0.00	2.14	3.83	10.33	79.59
	First Floor	Typical Floor = 1	105.75	2.38	108.13	0.00	0.00	0.00	108.13	0.22	2.13	6.00	18.43	81.35
	First Floor	Typical Floor = 1	105.66	3.38	109.04	0.00	0.00	0.00	109.04	0.22	2.13	5.75	18.34	82.60
	First Floor	Typical Floor = 1	1184.19	16.17	1200.36	113.26	0.00	0.00	1087.10	1.40	17.68	58.46	136.68	872.88
TYPICAL 2-13 FLOOR PLAN	Typical Floor	Typical Floor = 1	1184.19	16.17	1200.36	113.26	0.00	0.00	1087.10	1.40	17.68	58.46	136.68	872.88
	Typical Floor	Typical Floor = 1	116.35	1.02	117.37	0.90	0.00	0.00	116.47	0.22	2.15	5.19	13.75	95.16
	Typical Floor	Typical Floor = 1	127.69	2.15	129.84	0.00	0.00	0.00	129.84	0.37	1.72	5.43	20.77	101.55
	Typical Floor	Typical Floor = 1	95.10	0.96	96.06	0.17	0.00	0.00	95.89	0.00	2.14	3.83	10.33	79.59
	Typical Floor	Typical Floor = 1	115.26	2.27	117.53	2.52	0.00	0.00	115.01	0.22	1.98	6.10	16.97	89.74
	Typical Floor	Typical Floor = 1	127.69	2.15	129.84	0.00	0.00	0.00	129.84	0.37	1.72	5.43	20.77	101.55
	Typical Floor	Typical Floor = 1	95.10	0.96	96.06	0.17	0.00	0.00	95.89	0.00	2.14	3.83	10.33	79.59
	Typical Floor	Typical Floor = 1	88.48	0.96	89.44	0.00	0.00	0.00	89.44	0.00	1.86	6.37	10.37	70.84
	Typical Floor	Typical Floor = 1	105.75	2.38	108.13	0.00	0.00	0.00	108.13	0.22	2.13	6.00	18.43	81.35
	Typical Floor	Typical Floor = 1	105.66	3.38	109.04	0.00	0.00	0.00	109.04	0.22	2.13	5.75	18.34	82.60
	Typical Floor	Typical Floor = 1	1056.60	17.19	1082.79	3.76	0.00	0.00	1079.03	1.62	19.83	54.34	150.43	852.81
	Typical Floor	Typical Floor = 1	1184.19	16.17	1200.36	113.26	0.00	0.00	1087.10	1.40	17.68	58.46	136.68	872.88
FOURTEENTH FLOOR PLAN	Typical Floor	Typical Floor = 1	12787.20	17.19	12993.48	3.76	0.00	0.00	12948.36	19.44	237.96	652.08	1805.16	10233.72
	Typical Floor	Typical Floor = 1	116.35	1.02	117.37	0.90	0.00	0.00	116.47	0.22	2.15	5.19	13.75	95.16
	Typical Floor	Typical Floor = 1	127.69	2.15	129.84	0.00	0.00	0.00	129.84	0.37	1.72	5.43	20.77	101.55
	Typical Floor	Typical Floor = 1	95.10	0.96	96.06	0.17	0.00	0.00	95.89	0.00	2.14	3.83	10.33	79.59
	Typical Floor	Typical Floor = 1	115.26	2.27	117.53	2.52	0.00	0.00	115.01	0.22	1.98	6.10	16.97	89.74
	Typical Floor	Typical Floor = 1	127.69	2.15	129.84	0.00	0.00	0.00	129.84	0.37	1.72	5.43	20.77	101.55
	Typical Floor	Typical Floor = 1	95.10	0.96	96.06	0.17	0.00	0.00	95.89	0.00	2.14	3.83	10.33	79.59
	Typical Floor	Typical Floor = 1	88.48	0.96	89.44	0.00	0.00	0.00	89.44	0.00	1.86	6.37	10.37	70.84
	Typical Floor	Typical Floor = 1	105.75	2.38	108.13	0.00	0.00	0.00	108.13	0.22	2.13	6.00	18.43	81.35
	Typical Floor	Typical Floor = 1	105.66	3.38	109.04	0.00	0.00	0.00	109.04	0.22	2.13	5.75	18.34	82.60
	Typical Floor	Typical Floor = 1	1056.60	17.19	1082.79	3.76	0.00	0.00	1079.03	1.62	19.83	54.34	150.43	852.81
	Typical Floor	Typical Floor = 1	1184.19	16.17	1200.36	113.26	0.00	0.00	1087.10	1.40	17.68	58.46	136.68	872.88
TERRACE FLOOR PLAN	Typical Floor	Typical Floor = 1	1065.60	17.19	1082.79	3.76	0.00	0.00	1079.03	1.62	19.83	54.34	150.43	852.81
	Typical Floor	Typical Floor = 1	1065.60	17.19	1082.79	3.76	0.00	0.00	1079.03	1.62	19.83	54.34	150.43	852.81
	Typical Floor	Typical Floor = 1	1065.60	17.19	1082.79	3.76	0.00	0.00	1079.03	1.62	19.83	54.34	150.43	852.81
	Typical Floor	Typical Floor = 1	1065.60	17.19	1082.79	3.76	0.00	0.00	1079.03	1.62	19.83	54.34	150.43	852.81
	Typical Floor	Typical Floor = 1	1065.60	17.19	1082.79	3.76	0.00	0.00	1079.03	1.62	19.83	54.34	150.43	852.81
	Typical Floor	Typical Floor = 1	1065.60	17.19	1082.79	3.76	0.00	0.00	1079.03	1.62	19.83	54.34	150.43	852.81
	Typical Floor	Typical Floor = 1	1065.60	17.19	1082.79	3.76	0.00	0.00	1079.03	1.62	19.83	54.34	150.43	852.81
	Typical Floor	Typical Floor = 1	1065.60	17.19	1082.79	3.76	0.00	0.00	1079.03	1.62	19.83	54.34	150.43	852.81
	Typical Floor	Typical Floor = 1	1065.60	17.19	1082.79	3.76	0.00	0.00	1079.03	1.62	19.83	54.34	150.43	852.81
	Typical Floor	Typical Floor = 1	1065.60	17.19	1082.79	3.76	0.00	0.00	1079.03	1.62	19.83	54.34	150.43	852.81
	Typical Floor	Typical Floor = 1	1065.60	17.19	1082.79	3.76	0.00	0.00	1079.03	1.62	19.83	54.34	150.43	852.81
	Typical Floor	Typical Floor = 1	1065.60	17.19	1082.79	3.76	0.00	0.00	1079.03	1.62	19.83	54.34	150.43	852.81
Typical Floor	Typical Floor = 1	1065.60	17.19	1082.79	3.76	0.00	0.00	1079.03	1.62	19.83	54.34	150.43	852.81	
Total										239.65		1582.55	162.93	37.53
Total										1582.91		23.23	785.29	2082.07
Total										1582.91		23.23	785.29	2082.07
Total										1582.91		23.23	785.29	2082.07
Total										1582.91		23.23	785.29	2082.07
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Total										1582.91		23.23	785.29	2082.07
Total										1582.91		23.23	785.29	2082.07
Total										1582.91		23.23	785.29	2082.07
Total										1582.91		23.23	785.29	2082.07
Total										1582.91		23.23	785.29	



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



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



FIRST FLOOR PLAN

LIFE 1 , LIFE 2 & LIFE 3

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: -	10099.00	Total FAR Area: -	24405.96
Total Coverage Area: -	2232.75	Total BUA Area: -	39772.76

OWNER'S NAME AND SIGNATURE
ELDECO HOUSING AND INDUSTRIES LTD.
residdiqui1969@gmail.com, 9415753292

ARCHITECT'S NAME AND SIGNATURE
Rajneesh Kumar
CA2017/86949

Signature Not Verified
Digitally signed by Rajneesh Kumar
DN: cn=Rajneesh Kumar, o=ELDECO HOUSING AND INDUSTRIES LTD.



JRE ENGINEER

Lucknow Development Authority



Signature Not Verified
Digitally signed by Rajneesh Kumar
DN: cn=Rajneesh Kumar, o=ELDECO HOUSING AND INDUSTRIES LTD.

Building Plan Application Number
LDA/BP/24-25/1446

Sanctioned On

09 Oct 2024

Valid Till

16 Oct 2029

Approved By

Vice Chairman (Vice Chairman)

Examined By

Lakshman Singh (Junior engineer)

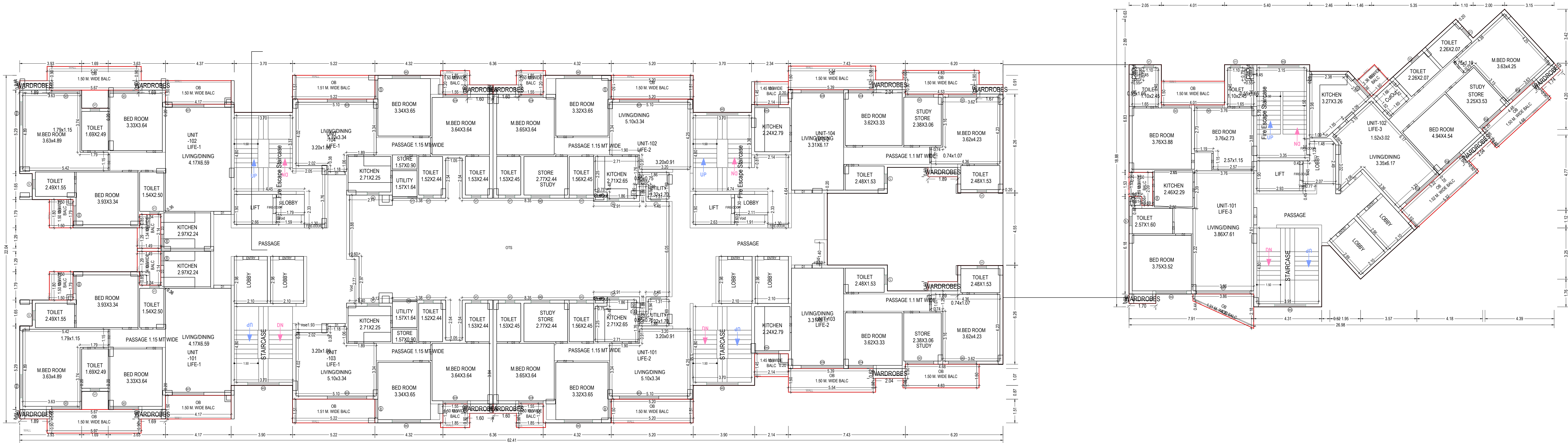
Satish Kumar Yadav (Junior engineer)

Satish Yadav (Assistant Engineer)

Satish Kumar Yadav (Junior engineer)

Satish Yadav (Assistant Engineer)

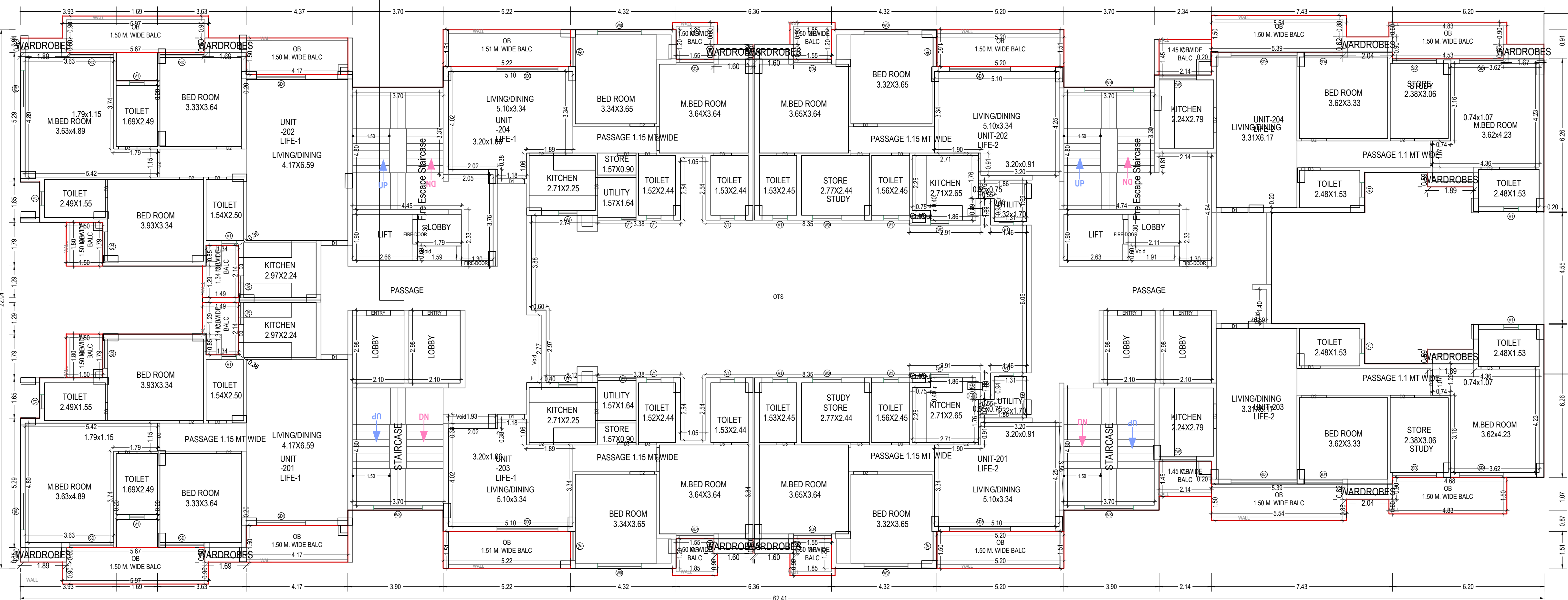
Sanjay Jindal (Executive engineer/Town Planner)



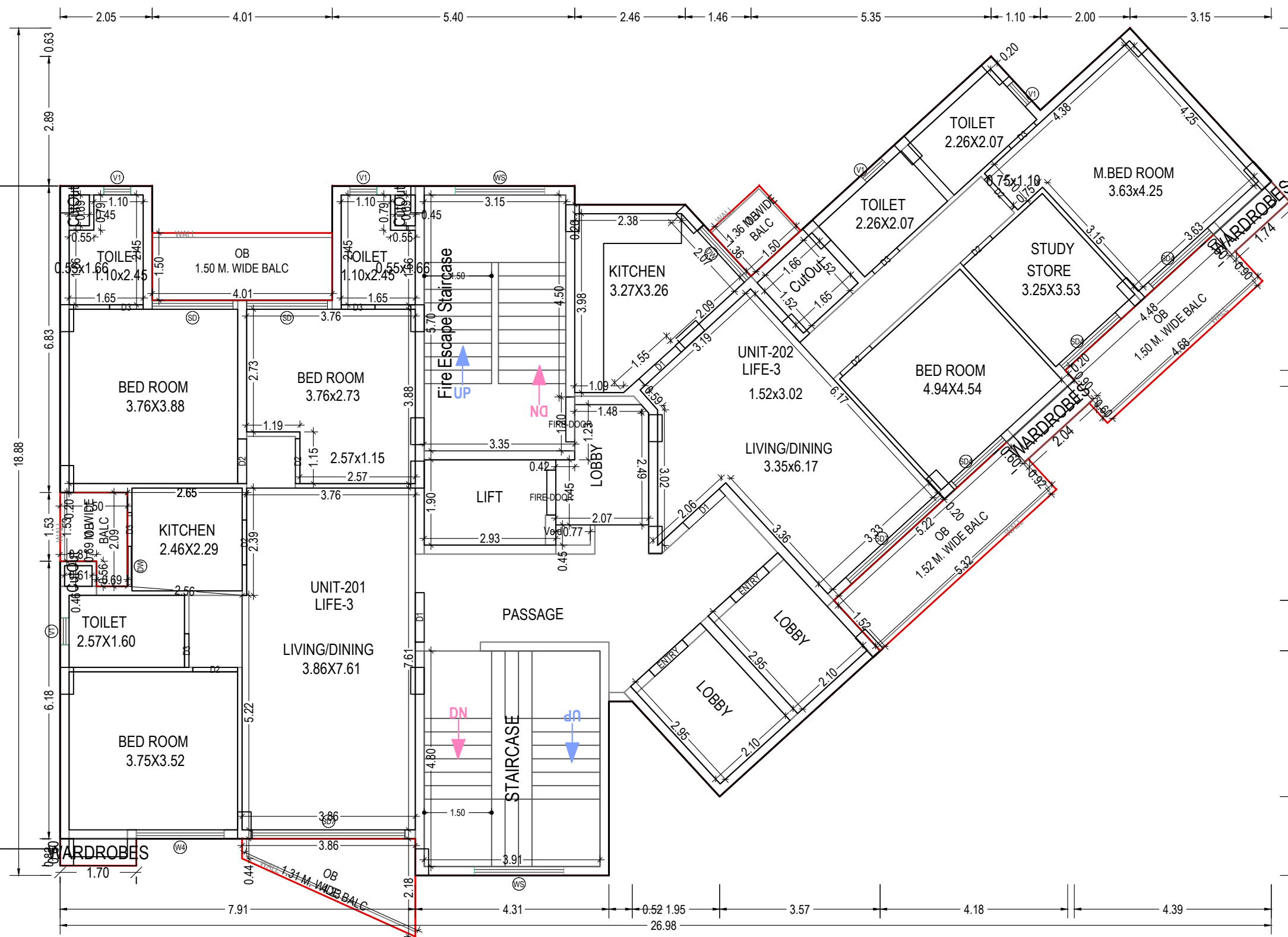
TYPICAL -2-13 FLOOR PLAN
(Proposed)
(SCALE 1:100)

TYPICAL FLOOR PLAN

LIFE 1, LIFE 2 & LIFE 3



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



14TH FLOOR PLAN

LIFE 1, LIFE 2 & LIFE 3

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: -	10099.00	Total FAR Area: -	24405.96
Total Coverage Area: -	2232.75	Total BUA Area: -	39772.76

OWNER'S NAME AND SIGNATURE
ELDECO HOUSING AND INDUSTRIES LTD.
residdiqui1969@gmail.com, 9415753292

ARCHITECT'S NAME AND SIGNATURE
Rayneesh Kumar
CA2017/86949

Signature Not Verified
Digitally signed by Rayneesh Kumar
DN: cn=Rayneesh Kumar, o=Eldeco Housing and Industries Ltd., email=rayneesh.kumar@eldeco.com



Building Plan Application Number
LDA/BP/24-25/1446

Sanctioned On

09 Oct 2024

Valid Till

16 Oct 2029

Approved By

Vice Chairman (Vice Chairman)

Examined By

Lakshman Singh (Junior engineer)

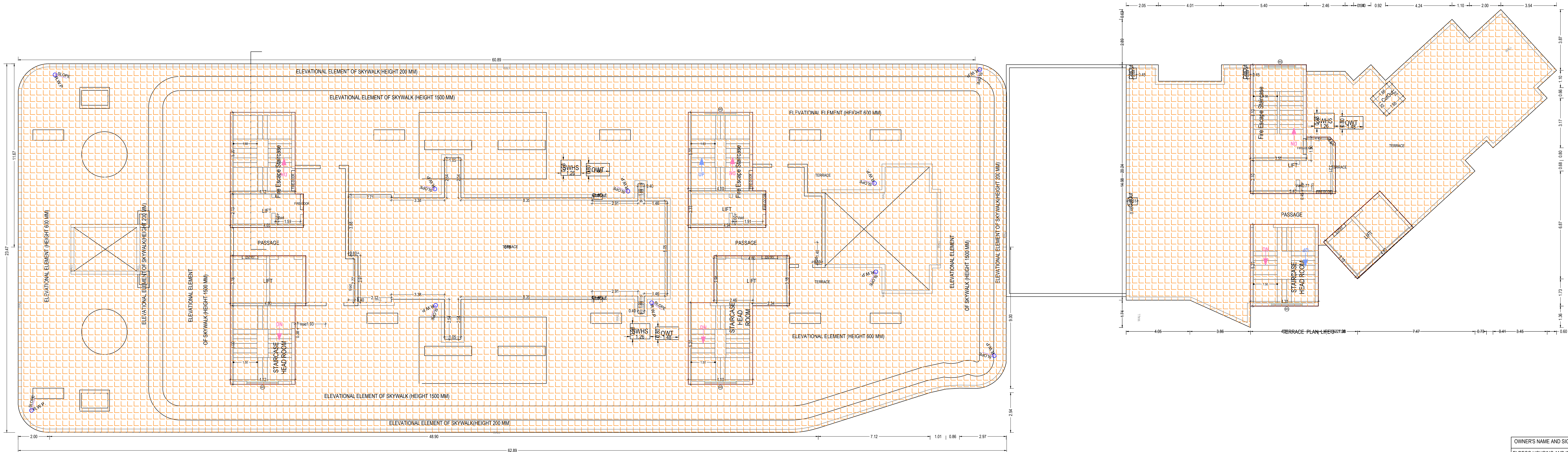
Satish Kumar Yadav (Junior engineer)

Satish Yadav (Assistant Engineer)

Satish Kumar Yadav (Junior engineer)

Satish Yadav (Assistant Engineer)

Sanjay Jindal (Executive engineer/Town Planner)



TERRACE PLAN LIFE 1 & LIFE 2

TERRACE 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: -	10099.00	Total FAR Area: -	24405.96
Total Coverage Area: -	2232.75	Total BUA Area: -	39772.76

OWNER'S NAME AND SIGNATURE
ELDECO HOUSING AND INDUSTRIES LTD,
hasiddiqui1969@gmail.com, 9415753292

ARCHITECT'S NAME AND SIGNATURE
JRE ENGINEER

Rayneesh Kumar

CA/2017/86949

Signature Not Verified

Digitally signed by Rayneesh Kumar

DN: cn=Rayneesh Kumar, o=JRE ENGINEER

Designation: Architect

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Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Rolling Ht.
BASEMENT FLOOR PLAN	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
	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
	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
	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
STILT FLOOR PLAN	STAIRCASE	1.50	0.142	0.142	1.00
	Fire Escape Staircase	1.50	0.300	0.150	1.00
FIRST FLOOR PLAN	STAIRCASE	1.50	0.300	0.150	1.00
	Fire Escape Staircase	1.50	0.300	0.150	1.00
TYPICAL 2-13 FLOOR PLAN	STAIRCASE	1.50	0.300	0.150	1.00
	Fire Escape Staircase	1.50	0.300	0.150	1.00
FOURTEENTH FLOOR PLAN	STAIRCASE	1.50	0.300	0.150	1.00
	Fire Escape Staircase	1.50	0.300	0.150	1.00
TERRACE FLOOR PLAN	Internal Staircase	1.00	0.250	0.125	1.00
	Internal Staircase	1.00	0.250	0.125	1.00
	Internal Staircase	1.00	0.250	0.125	1.00
	Internal Staircase	1.00	0.250	0.125	1.00
	STAIRCASE/AD ROOM	1.50	0.300	0.000	1.00
	Fire Escape Staircase	1.50	0.300	0.000	1.00



UnitBUA Table for Building :PROPOSED TOWER (VERVE)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Additions for Gross UnitBUA Area in Sq.mt. ArchProj	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)				Carpet Area	No. of Unit
STILT FLOOR PLAN	GROUND	OTHER	49.56	49.56	49.56	0.30	0.62	4.35	0.00	0.00	44.29	01
	Total		49.56	0.00	49.56	0.30	0.62	4.35	0.00	0.00	44.29	01
	Total per Floor	Typical Floor = 1			49.56	0.30	0.62	4.35	0.00	0.00	44.29	01
FIRST FLOOR PLAN	UNIT -1/VERVE	DWELLING UNIT	154.75	0.87	155.62	155.62	0.37	2.11	8.46	24.50	120.18	04
	UNIT -2/VERVE	DWELLING UNIT	154.75	0.87	155.62	155.62	0.15	2.11	8.68	24.50	120.18	
	UNIT -3/VERVE	DWELLING UNIT	154.58	0.87	155.45	155.45	0.38	2.11	7.88	24.60	120.48	
	UNIT -4/VERVE	DWELLING UNIT	154.58	0.87	155.45	155.45	0.38	2.11	7.88	24.60	120.48	
	Total	Typical Floor = 1	618.66	3.48	622.14	622.14	1.28	8.44	32.90	98.20	481.32	04
	Total per Floor	Typical Floor = 1	618.66	3.48	622.14	622.14	1.28	8.44	32.90	98.20	481.32	04
TYPICAL 2-13 FLOOR PLAN	UNIT -10/VERVE	DWELLING UNIT	154.75	0.87	155.62	155.62	0.37	2.11	8.46	24.50	120.18	04
	UNIT -10/VERVE	DWELLING UNIT	154.75	0.87	155.62	155.62	0.15	2.11	8.68	24.50	120.18	
	UNIT -10/VERVE	DWELLING UNIT	154.58	0.87	155.45	155.45	0.38	2.11	7.88	24.60	120.48	
	UNIT -10/VERVE	DWELLING UNIT	154.58	0.87	155.45	155.45	0.38	2.11	7.88	24.60	120.48	
	Total	Typical Floor = 12	618.66	3.48	622.14	622.14	1.28	8.44	32.90	98.20	481.32	04
	Total per Floor	Typical Floor = 12	618.66	3.48	622.14	622.14	1.28	8.44	32.90	98.20	481.32	04
FOURTEENTH FLOOR PLAN	UNIT -20/VERVE	DWELLING UNIT	153.84	0.87	154.71	154.71	0.22	1.99	8.73	24.50	119.27	04
	UNIT -20/VERVE	DWELLING UNIT	153.84	0.87	154.71	154.71	0.00	1.99	8.95	24.50	119.27	
	UNIT -20/VERVE	DWELLING UNIT	153.67	0.87	154.54	154.54	0.23	1.99	8.14	24.60	119.58	
	UNIT -20/VERVE	DWELLING UNIT	153.67	0.87	154.54	154.54	0.23	1.99	7.72	24.60	120.00	
	Total	Typical Floor = 1	615.02	3.48	618.50	618.50	0.68	7.96	33.54	98.20	478.12	04
	Total per Floor	Typical Floor = 1	615.02	3.48	618.50	618.50	0.68	7.96	33.54	98.20	478.12	04
Total			8707.16	48.72	8755.88	8755.88	118.33	465.42	1374.95	6778.57	57	

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.50 X 3.40 X 4 X 1	20.40	98.00
TYPICAL 2-13 FLOOR PLAN	1.50 X 13.00 X 4 X 1	77.60	1176.00
FOURTEENTH FLOOR PLAN	1.50 X 13.00 X 4 X 1	20.40	98.00
Total	1.50 X 13.00 X 4 X 1	77.60	1372.00

OWNER'S NAME AND SIGNATURE

ELDECO HOUSING AND INDUSTRIES LTD.
residdiqui1969@gmail.com, 9415753292

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED TOWER (VERVE)	V1	0.58	1.00	56
PROPOSED TOWER (VERVE)	V1	0.60	1.00	112
PROPOSED TOWER (VERVE)	W1	0.60	2.40	52
PROPOSED TOWER (VERVE)	DW	1.10	2.40	56
PROPOSED TOWER (VERVE)	SD1	1.50	2.40	56
PROPOSED TOWER (VERVE)	SD2	1.80	2.40	56
PROPOSED TOWER (VERVE)	WS	2.00	1.80	05
PROPOSED TOWER (VERVE)	WF	2.00	2.40	01
PROPOSED TOWER (VERVE)	SD3	2.29	2.40	56
PROPOSED TOWER (VERVE)	glass	3.09	2.40	01
PROPOSED TOWER (VERVE)	SD4	3.29	2.40	56

ARCHITECT'S NAME AND SIGNATURE

Rajneesh Kumar
CA2017/86949

Signature Not Verified

Digitally signed by Rajneesh Kumar
Date: 2024.09.04 12:00:00
Distinguished Name: Rajneesh Kumar



SCHEDULE OF DOOR

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED TOWER (VERVE)	D3	0.75	2.40	220
PROPOSED TOWER (VERVE)	D2	1.00	2.40	280
PROPOSED TOWER (VERVE)	D1	1.10	2.40	28
PROPOSED TOWER (VERVE)	D1	1.15	2.40	28
PROPOSED TOWER (VERVE)	ENTRY	1.50	2.10	01

Building :PROPOSED TOWER (VERVE)

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area (in Sq.mt.)			Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)										Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
		VShed	Vcol	Ramp		Mummy	Lit	Lit Machine	Lit Lobby	Balcony	Accessory Use	ArchProj (Covers)	Covered Area	Parking	Res.	Amenities	Lobby		
Basement Floor	7432.83	6.48	0.00	248.48	7177.86	194.27	65.68	0.00	11.75	0.00	0.00	0.00	6881.26	0.00	0.00	0.00	0.00	0.00	0.00
Stilt Floor	955.21	2.33	10.84	13.50	928.55	35.56	0.00	0.00	0.00	0.00	0.00	0.00	3.95	815.09	0.00	53.51	24.39	77.90	01
First Floor	759.32	2.33	10.84	0.00	746.16	17.92	16.71	0.00	7.68	98.21	0.00	3.48	0.00	0.00	602.16	0.00	0.00	602.16	04
Second Floor	759.32	2.33	10.84	0.00	746.16	17.92	16.71	0.00	7.68	98.21	0.00	3.48	0.00	0.00	602.16	0.00	0.00	602.16	04
Third Floor	759.32	2.33	10.84	0.00	746.16	17.92	16.71	0.00	7.68	98.21	0.00	3.48	0.00	0.00	602.16	0.00	0.00	602.16	04
Fourth Floor	759.32	2.33	10.84	0.00	746.16	17.92	16.71	0.00	7.68	98.21	0.00	3.48	0.00	0.00	602.16	0.00	0.00	602.16	04
Fifth Floor	759.32	2.33	10.84	0.00	746.16	17.92	16.71	0.00	7.68	98.21	0.00	3.48	0.00	0.00	602.16	0.00	0.00	602.16	04
Sixth Floor	759.32	2.33	10.84	0.00	746.16	17.92	16.71	0.00	7.68	98.21	0.00	3.48	0.00	0.00	602.16	0.00	0.00	602.16	04
Seventh Floor	759.32	2.33	10.84	0.00	746.16	17.92	16.71	0.00	7.68	98.21	0.00	3.48	0.00	0.00	602.16	0.00	0.00	602.16	04
Eighth Floor	759.32	2.33	10.84	0.00	746.16	17.92	16.71	0.00	7.68	98.21	0.00	3.48	0.00	0.00	602.16	0.00	0.00	602.16	04
Ninth Floor	759.32	2.33	10.84	0.00	746.16	17.92	16.71	0.00	7.68	98.21	0.00	3.48	0.00	0.00	602.16	0.00	0.00	602.16	04
Tenth Floor	759.32	2.33	10.84	0.00	746.16	17.92	16.71	0.00	7.68	98.21	0.00	3.48	0.00	0.00	602.16	0.00	0.00	602.16	04
Eleventh Floor	759.32	2.33	10.84	0.00	746.16	17.92	16.71	0.00	7.68	98.21	0.00	3.48	0.00	0.00	602.16	0.00	0.00	602.16	04
Twelfth Floor	759.32	2.33	10.84	0.00	746.16	17.92	16.71	0.00	7.68	98.21	0.00	3.48	0.00	0.00	602.16	0.00	0.00	602.16	04
Thirteenth Floor	759.32	2.33	10.84	0.00	746.16	17.92	16.71	0.00	7.68	98.21	0.00	3.48	0.00	0.00	602.16	0.00	0.00	602.16	04
Fourteenth Floor	755.68	2.33	10.84	0.00	742.52	17.92	16.71	0.00	7.68	98.21	0.00	3.48	0.00	0.00	598.52	0.00	0.00	598.52	04
Terrace Floor	84.78	0.00	0.00	0.00	84.78	42.90	0.00	42.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	19099.66	41.43	162.60	261.98	18633.79	523.61	296.82	42.78	125.27	1374.95	218.70	48.72	3.95	7496.35	8426.60	53.51	24.39	8504.50	57
Total Number of Same Buildings	1																		
Total	19099.66	41.43	162.60	261.98	18633.79	523.61	296.82	42.78	125.27	1374.95	218.70	48.72	3.95	7496.35	8426.60	53.51	24.39	8504.50	57

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SECTION -XX
TOWER - VERVE

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OWNER'S NAME AND SIGNATURE ELDECO HOUSING AND INDUSTRIES LTD. residdiqui1969@gmail.com, 9415753292	
ARCHENG'S NAME AND SIGNATURE Rajneesh Kumar CA2017/86949 Signature Not Verified Designation: Architect Lucknow Development Authority	JRE ENGINEER
Building Plan Application Number LDA/BP/24-25/1446 Sanctioned On 09 Oct 2024 Valid Till 16 Oct 2029 Approved By Vice Chairman (Vice Chairman) Examined By Lakshman Singh (Junior engineer) Satish Kumar Yadav (Junior engineer) Satish Yadav (Assistant Engineer) Satish Kumar Yadav (Junior engineer) Satish Yadav (Assistant Engineer)	



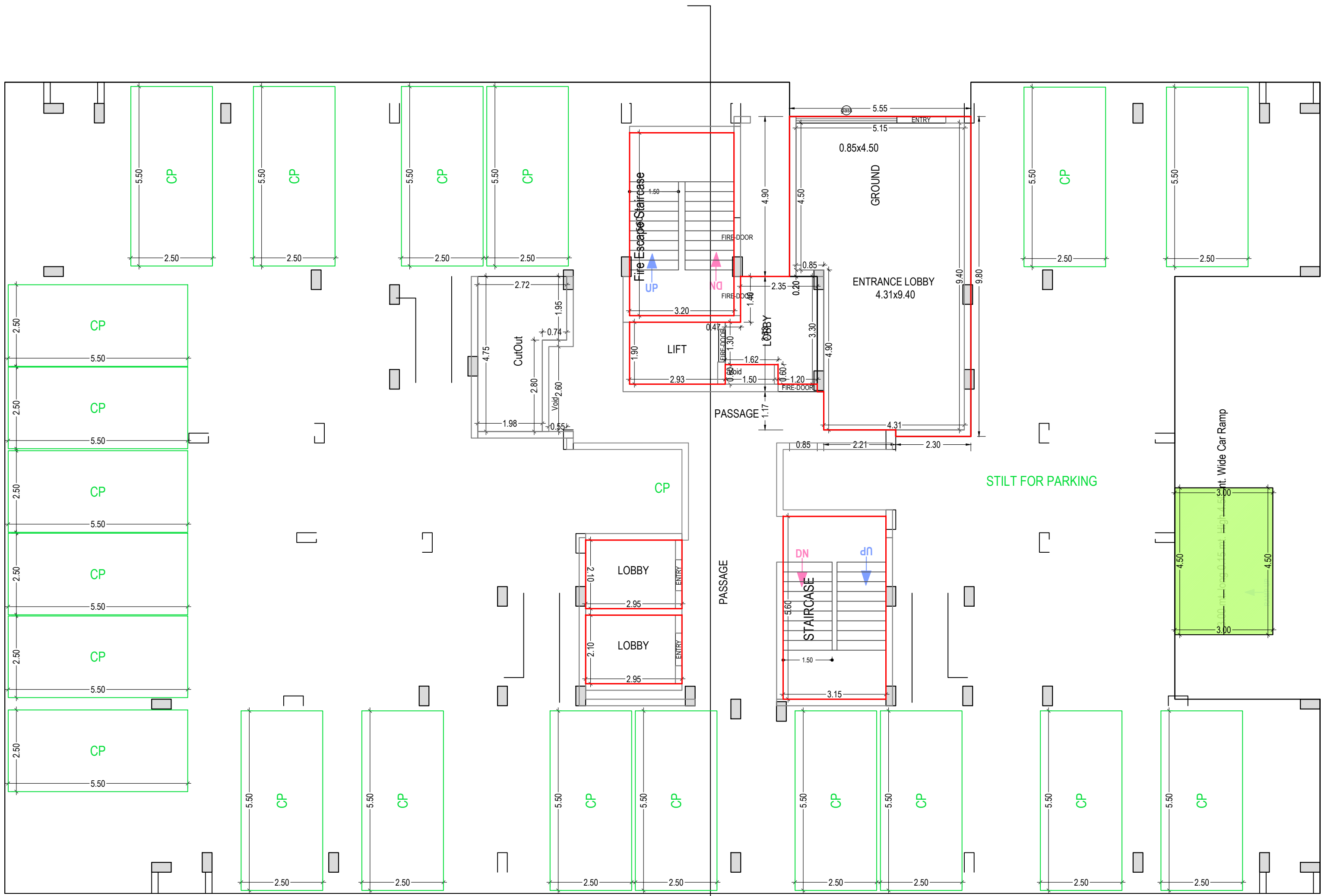
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ISO_A0_(841.00_x_1189.00_MM)

Total Plot Area: -	10099.00	Total FAR Area: -	24405.96
Total Coverage Area: -	2232.75	Total BUA Area: -	39772.76

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ARCHITECT'S NAME AND SIGNATURE Rajneesh Kumar CA/2017/86949	JRE ENGINEER
Signature Not Verified Digitally signed by Rajneesh Kumar DN: cn=Rajneesh Kumar, o=JRE ENGINEER, email=rajneesh.kumar@jreengineer.com	Lucknow Development Authority
Signature Not Verified Digitally signed by Sanjay Jindal DN: cn=Sanjay Jindal, o=JRE ENGINEER, email=sanjay.jindal@jreengineer.com	
Building Plan Application Number LDA/BP/24-25/1446	
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Approved By Vice Chairman (Vice Chairman)	
Examined By Lakshman Singh (Junior engineer)	
Satish Kumar Yadav (Junior engineer)	
Satish Yadav (Assistant Engineer)	
Satish Kumar Yadav (Junior engineer)	
Satish Yadav (Assistant Engineer)	

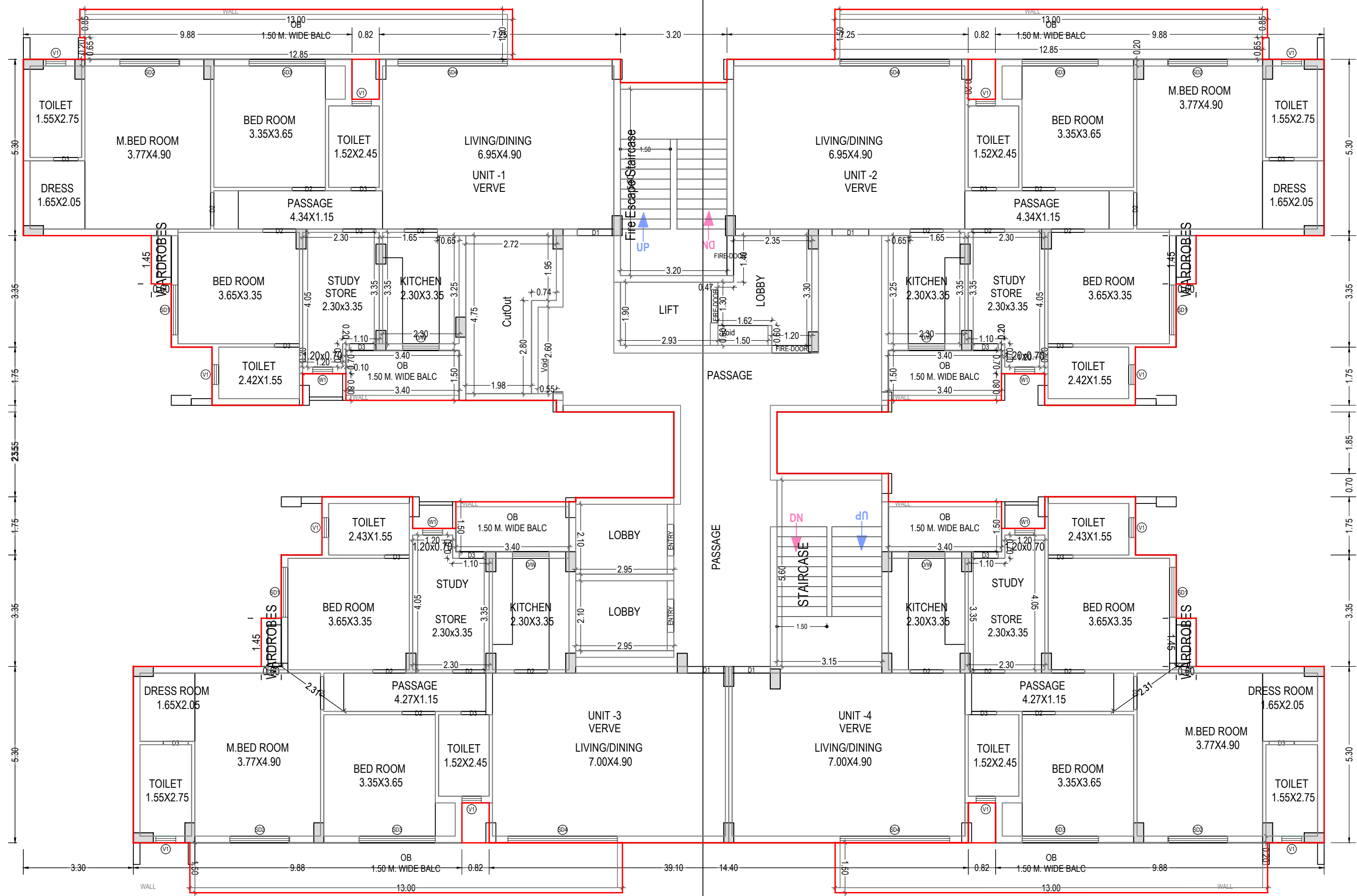
Sanjay Jindal (Executive engineer/Town Planner)



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

TOWER - VERVE

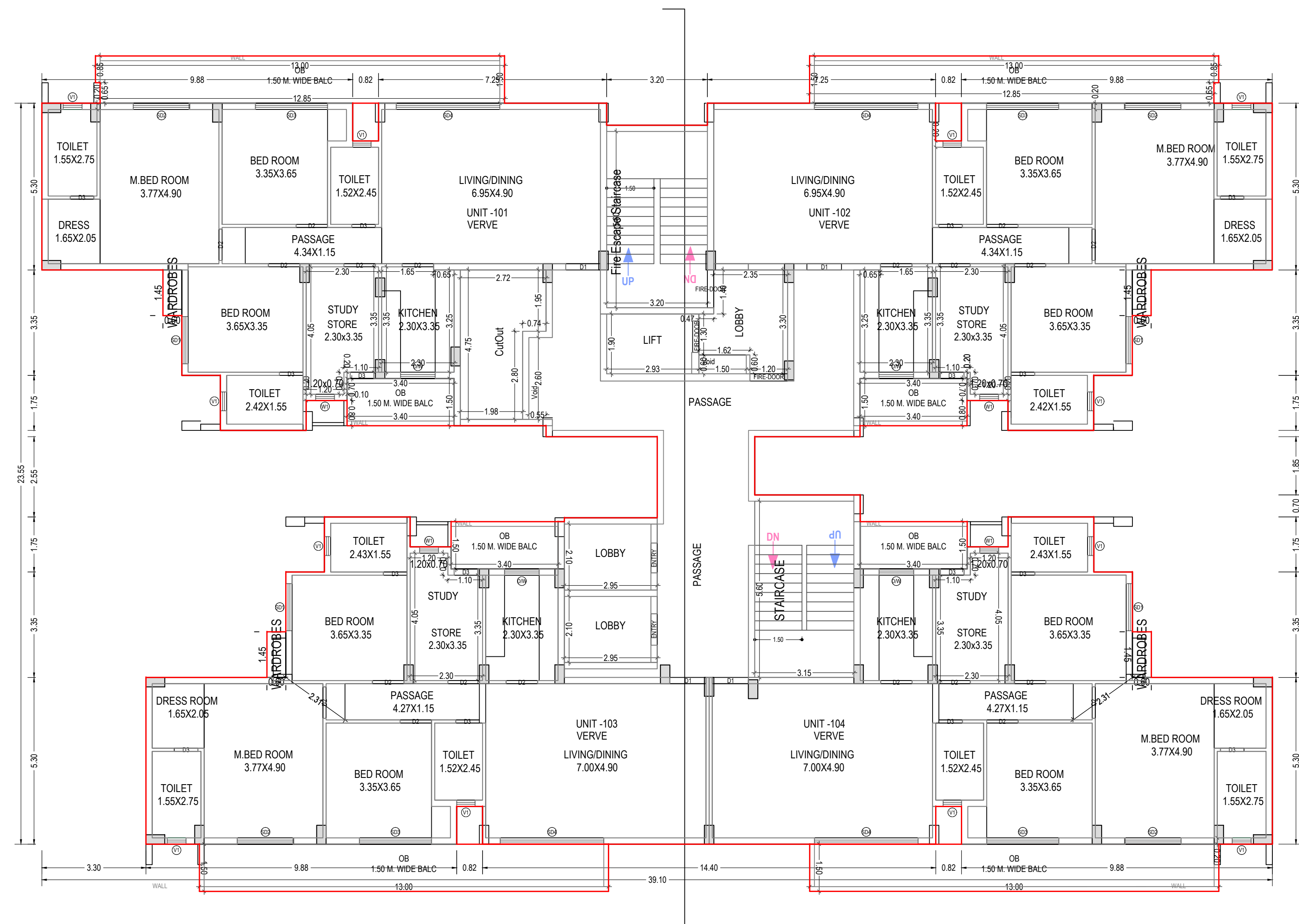
STILT FLOOR PLAN



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

TOWER - VERVE

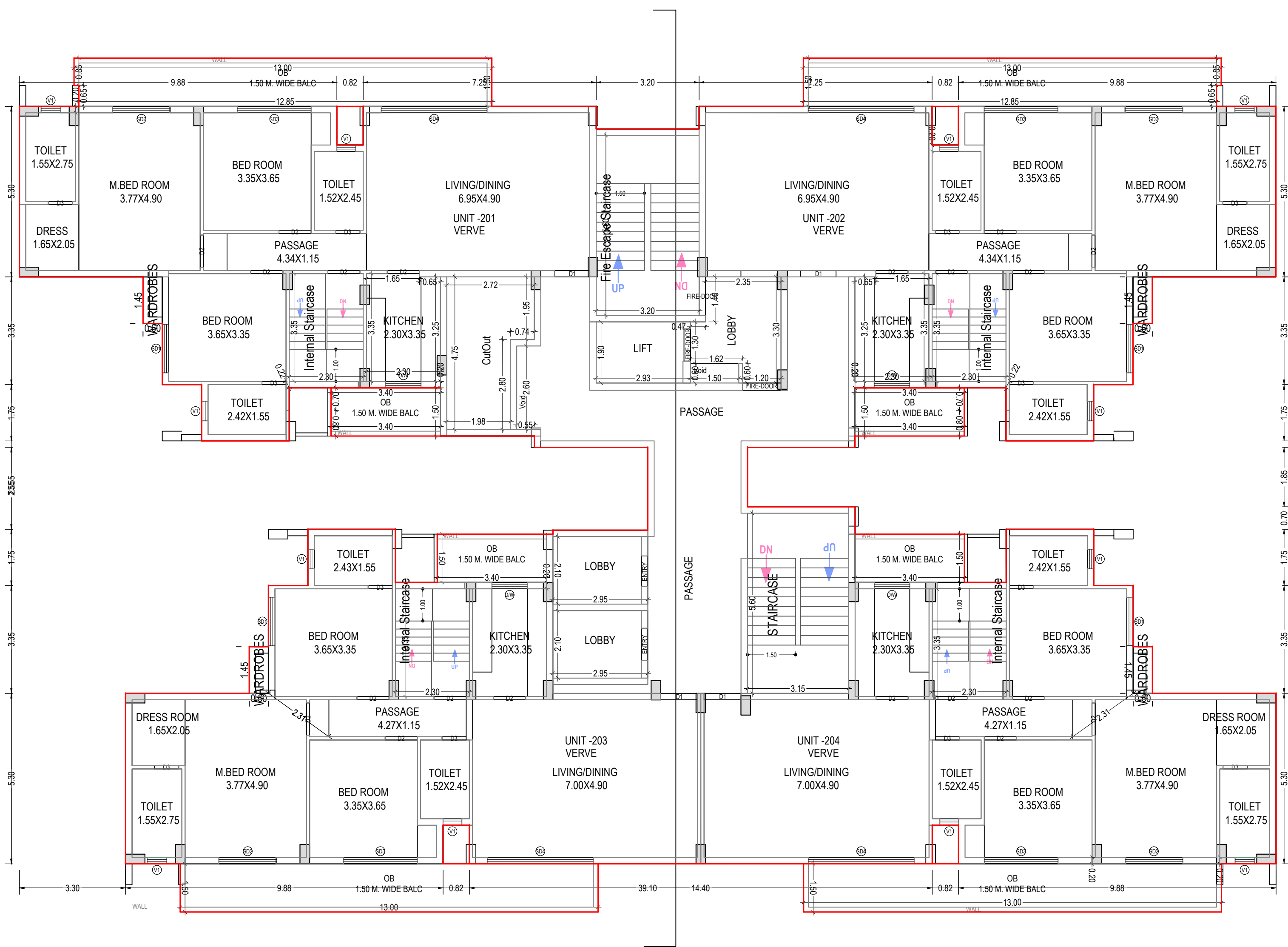
FIRST FLOOR PLAN



TYPICAL -2/-13 FLOOR PLAN
(Proposed)
(SCALE 1:100)

TOWER - VERVE

TYPICAL FLOOR PLAN



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

TOWER - VERVE

14TH FLOOR PLAN

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Total Plot Area: - 10099.00

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OWNER'S NAME AND SIGNATURE

ELDECO HOUSING AND INDUSTRIES LTD,
residdiqui1969@gmail.com, 9415753292

ARCHITECT'S NAME AND SIGNATURE

Rayneesh Kumar
CA2017/86949

Signature Not Verified

Digitally signed by Rayneesh Kumar
Date: 2024.10.16 10:44:44
Designation: Architect



Lucknow Development Authority



Signature Not Verified

Digitally signed by Rayneesh Kumar
Date: 2024.10.16 10:44:44
Designation: Architect

Building Plan Application Number

LDA/BP/24-25/1446

Sanctioned On

09 Oct 2024

Valid Till

16 Oct 2029

Approved By

Vice Chairman (Vice Chairman)

Examined By

Lakshman Singh (Junior engineer)

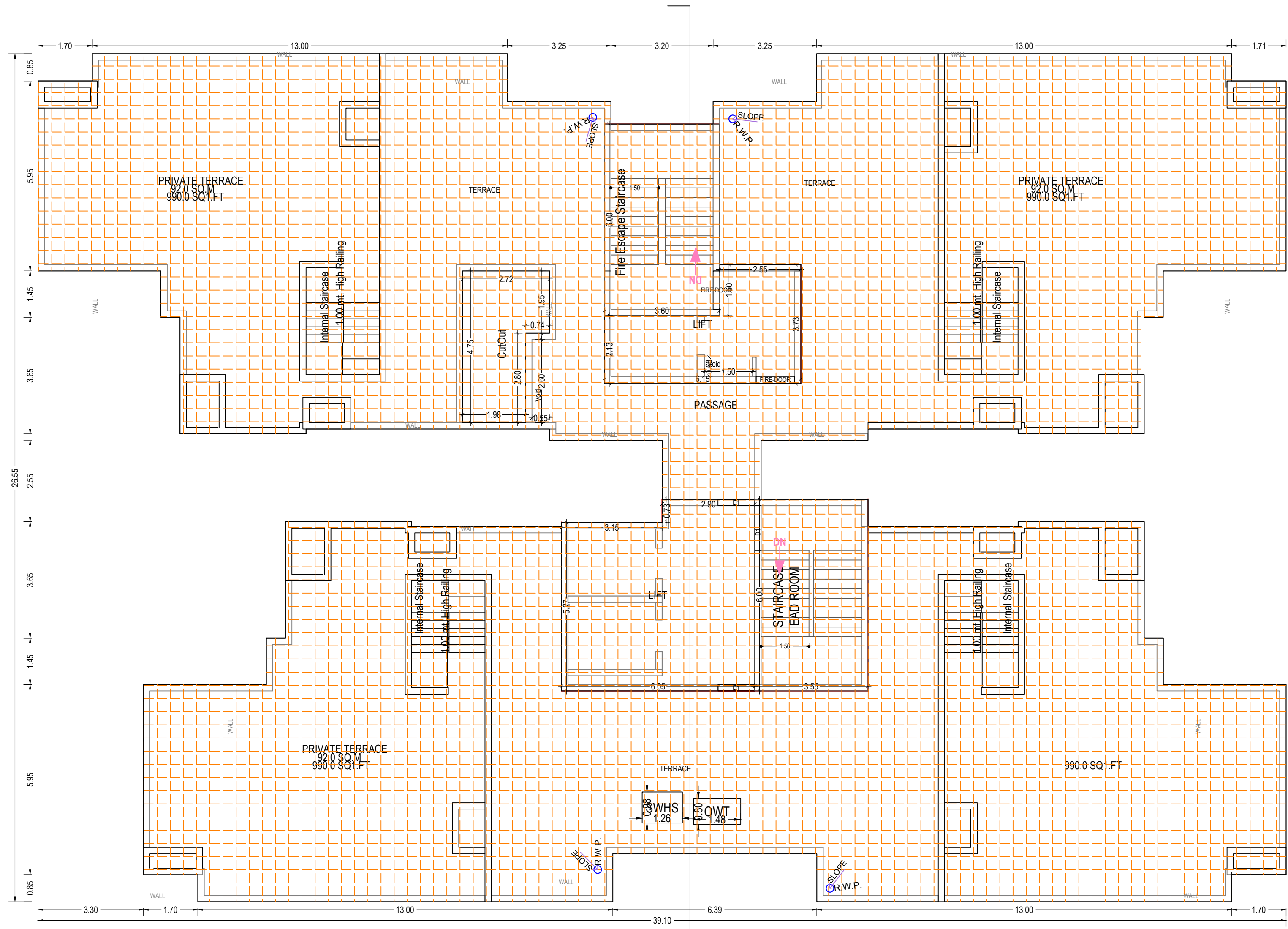
Satish Kumar Yadav (Junior engineer)

Satish Yadav (Assistant Engineer)

Satish Kumar Yadav (Junior engineer)

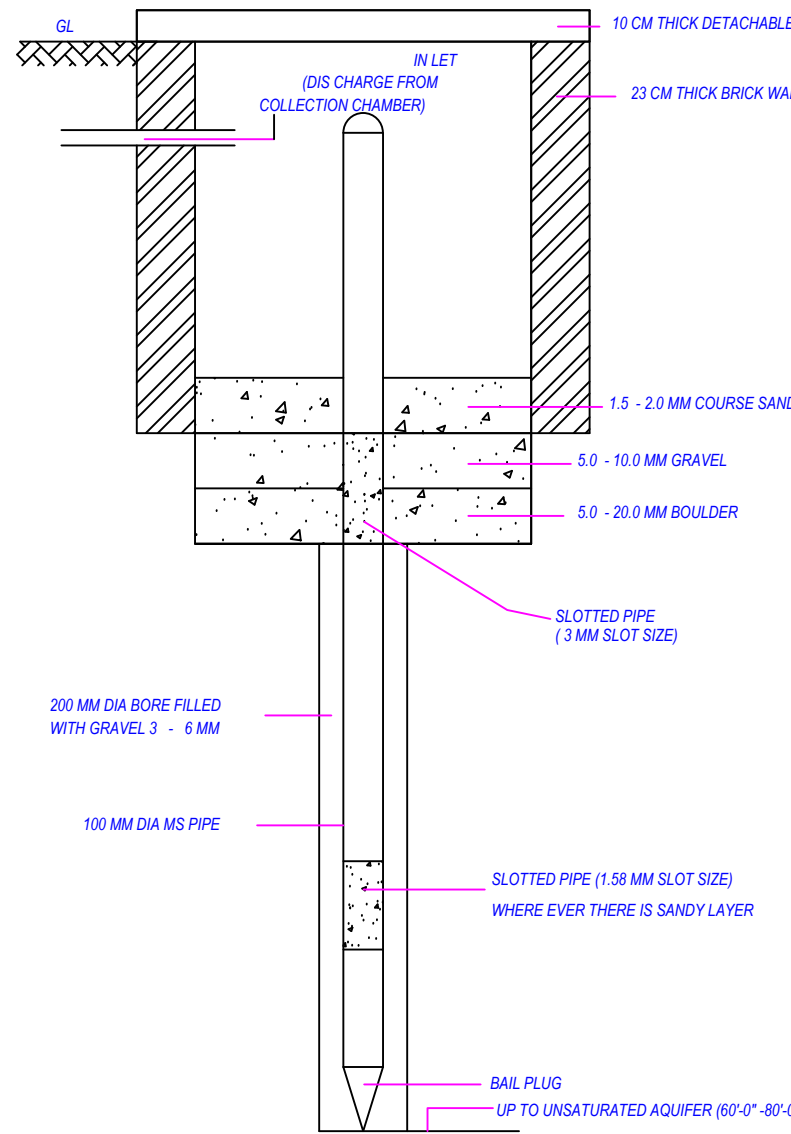
Satish Yadav (Assistant Engineer)

Sanjay Jindal (Executive engineer/Town Planner)

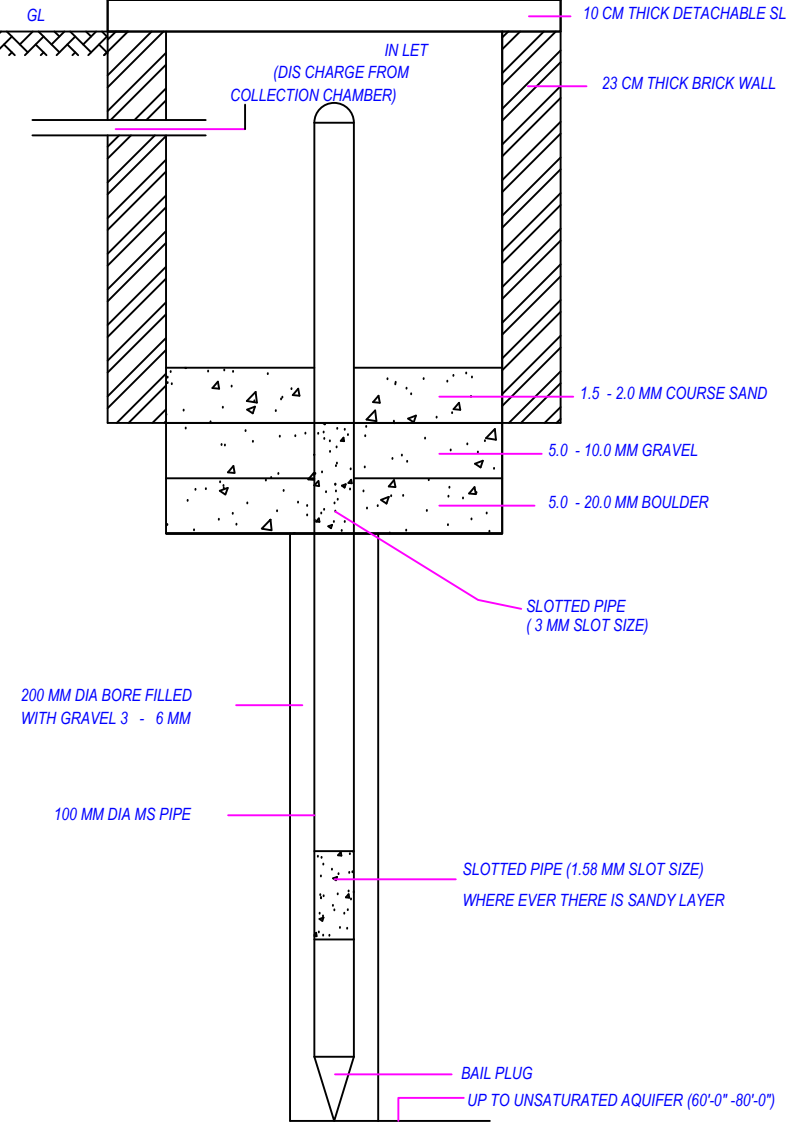


TERRACE FLOOR PLAN
(SCALE 1:100)

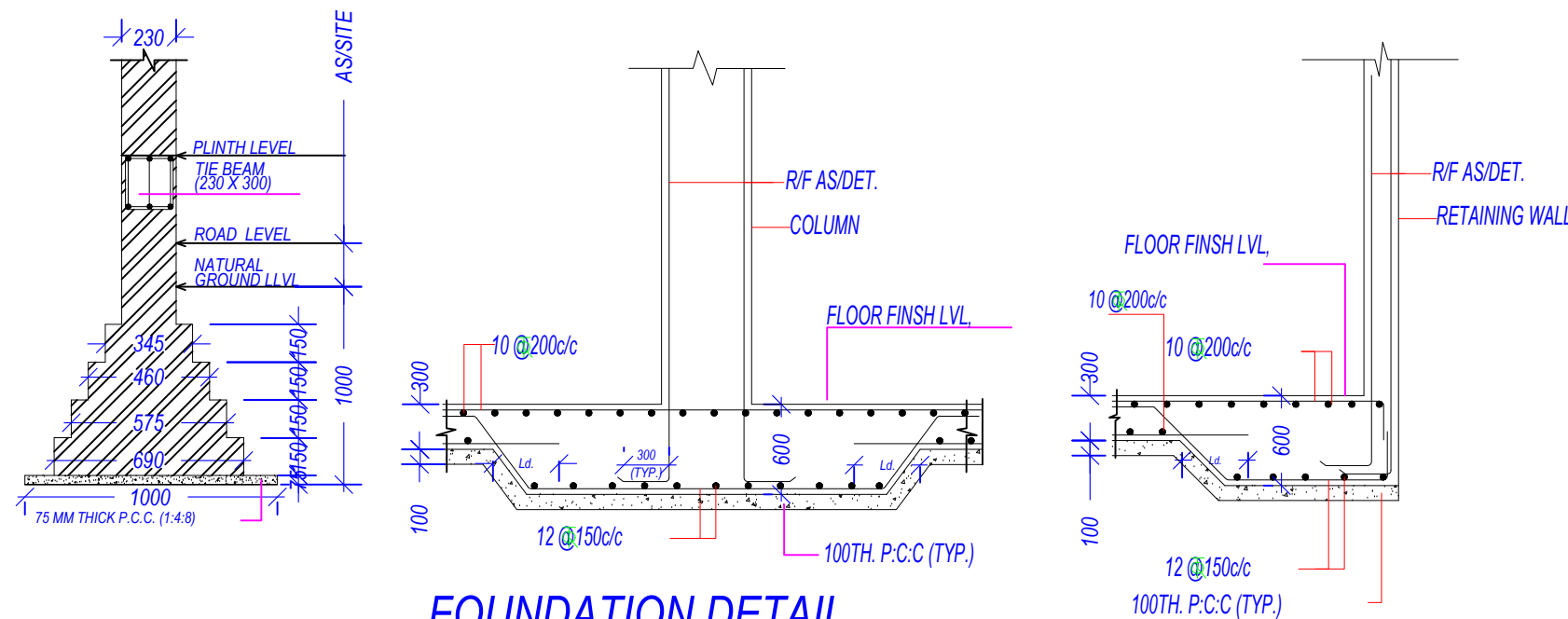
TOWER - VERVE
TERRACE PLAN



PERCOLATION WELL DETAIL
(NOT TO SCALE)



RAIN WATER
HARVESTING DETAIL
(NOT TO SCALE)



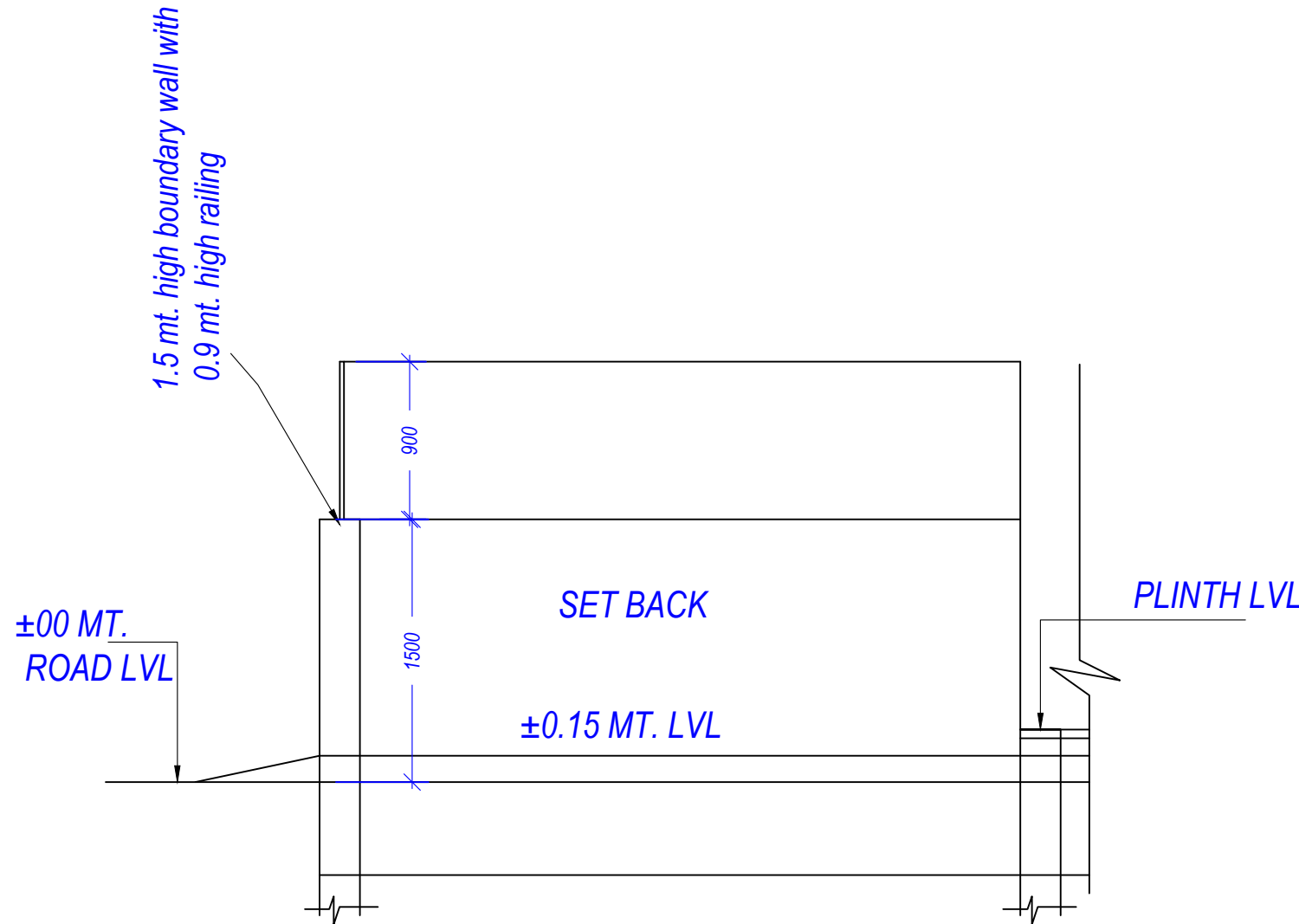
FOUNDATION DETAIL
(AS PER STRUCTURE DRG.)
(NOT TO SCALE)

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, 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



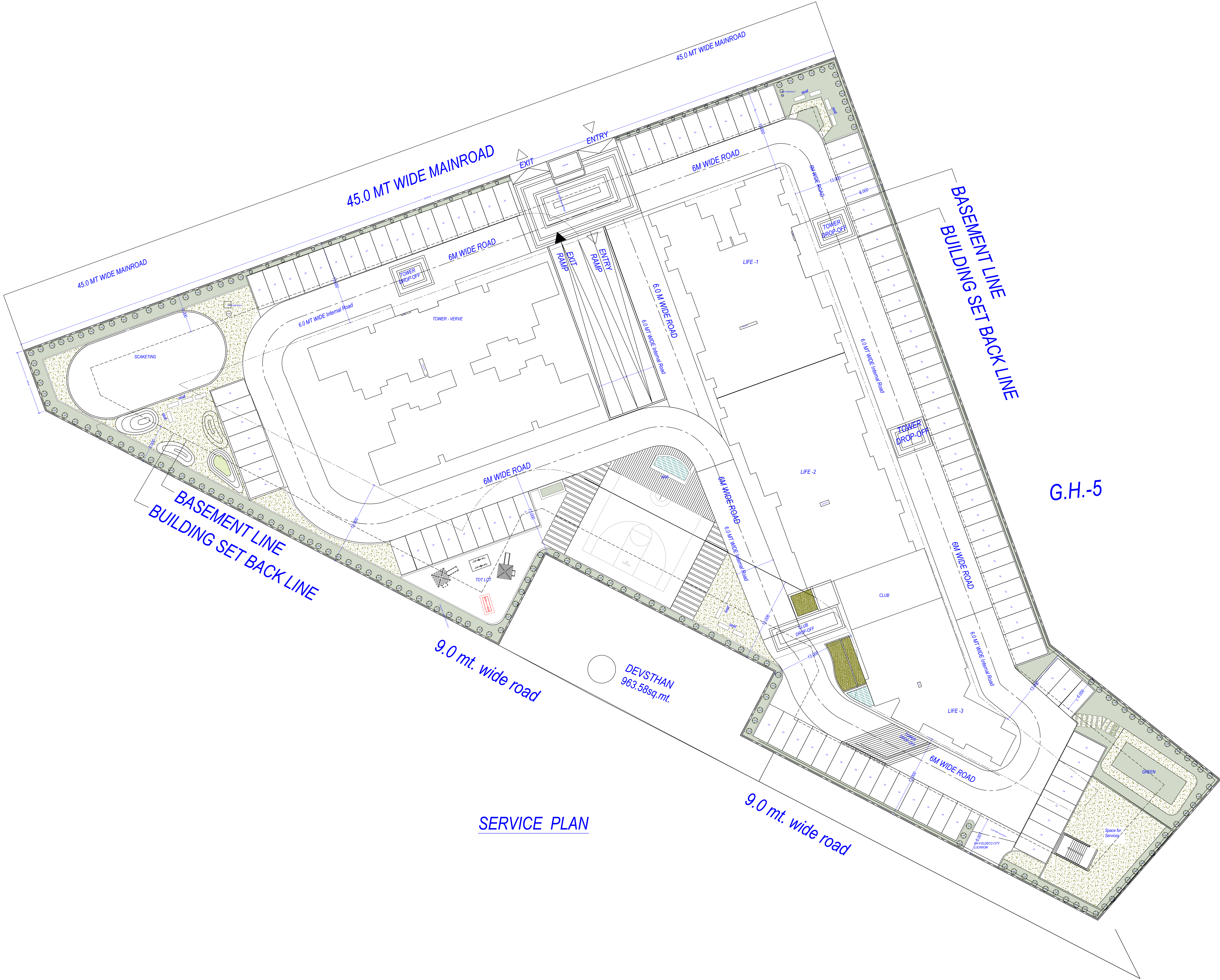
BOUNDARY WALL DETAIL

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ARCHITECT'S NAME AND SIGNATURE Rajneesh Kumar CA2017/86949 Signature Not Verified Digitally signed by Rajneesh Kumar DN: cn=Rajneesh Kumar, o=Eldeco Housing and Industries Ltd., email=hraddipal1969@gmail.com, c=IN	JRE ENGINEER
	Lucknow Development Authority
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Sanjay Jindal (Executive engineer/Town Planner)	

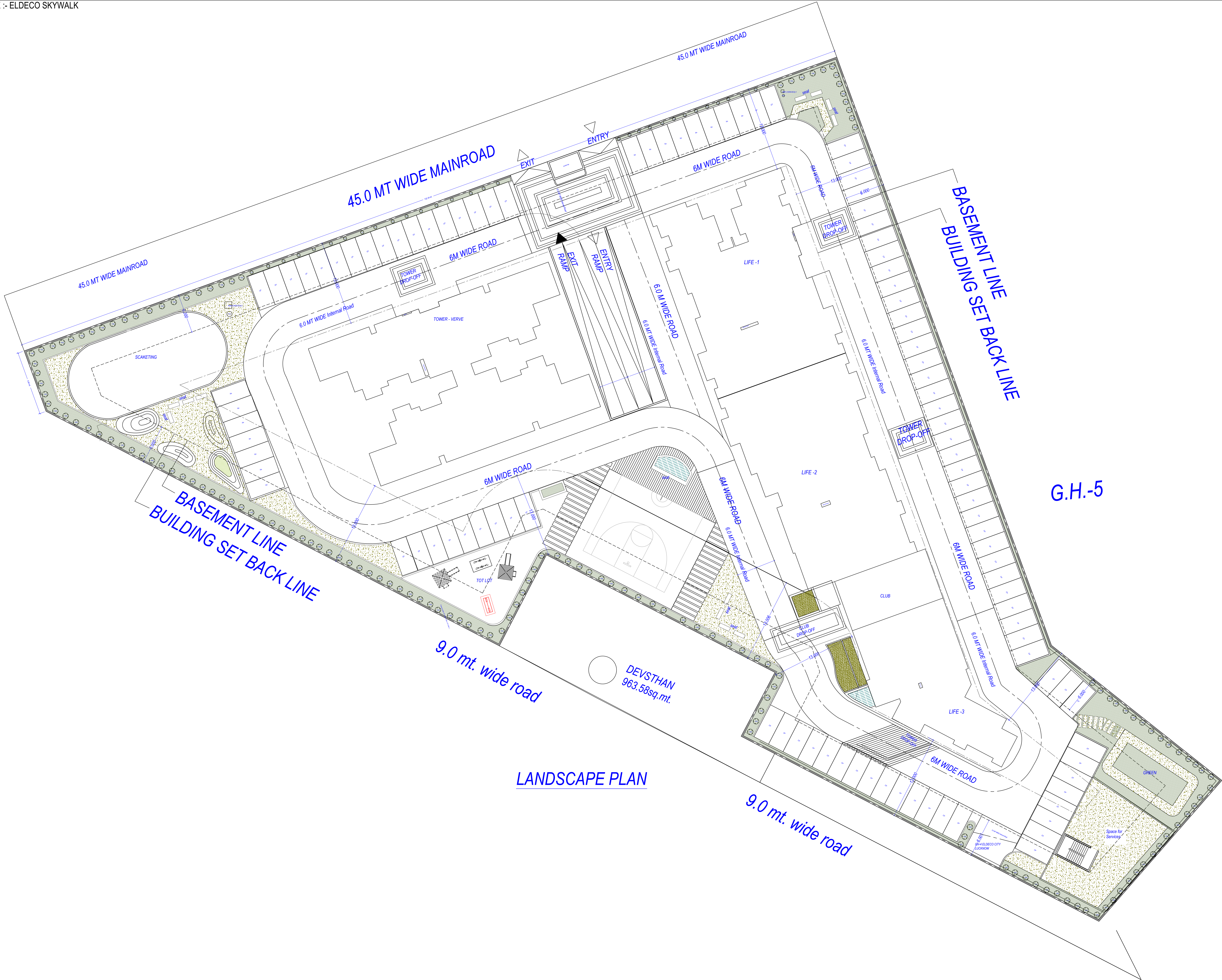


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OWNERS NAME AND SIGNATURE ELDECO HOUSING AND INDUSTRIES LTD, residdiqui1969@gmail.com, 9415753292	
ARCHENGS NAME AND SIGNATURE Rayneesh Kumar CA/2017/86949	JRE ENGINEER
Signature Not Verified Digitally signed by Rayneesh Kumar DN: cn=Rayneesh Kumar, o=ELDECO CITY LUCKNOW Date: 2024.10.09 10:08:44 Designation: ARCHITECT	Lucknow Development Authority
Signature Not Verified Digitally signed by Sanjay Jindal DN: cn=Sanjay Jindal, o=ELDECO CITY LUCKNOW Date: 2024.10.09 10:08:44 Designation: ARCHITECT	
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Satish Kumar Yadav (Junior engineer)	
Satish Yadav (Assistant Engineer)	
Sanjay Jindal (Executive engineer/Town Planner)	



LANDSCAPE PLAN

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