	File No	LDALD/25-26/0301	Sheet	1 / 4
	Submission Date	2025-05-12	Scale	1:100
A	AREA STATEMENT	VERSION NO. : 1.0.97		
	PROJECT DETAIL	VERSION DATE: 27/02/2025		
Authority	Lucknow Development Authority	Plot Use: Residential		
	AuthorityClass: Category A	Plot SubUse: Plotted Rese development / Plotted Housing		
AuthorityGrade: Development Authority (DA)	Development Plan: REVISED AT LAYOUT PLAN OF AN INTEGRATED TOWNSHIP AT BAGAMAU VILLAGE, LUCKNOW BY NES ANS DEVELOPERS PVT. LTD.			
	Land Use Zone: Residential use Zone			
CaseTrade: Regular	Layout Type: NA			
	Land SubUse Zone: Residential Zone			
Project Type: Layout Development	Layout Type: NA			
	Nature of Development: NEW			
Development Area: Developed Area	SubDevelopment Area: Metro City Area			
	Special Project: NA			
Site Address: District Lucknow, Tehsil Lucknow, Village Baghamau	AREA DETAILS			
	Sq. Mts.			
1. Area of Plot As per record	7165.05			
	Document Area			
2. Deduction for	7165.07			
	As per site condition			
Total = 10	7164.97			
	Area of Plot Considered			
3. Net Area of plot (1 - 2) AREA OF PLOT	7164.97			
	Green and open space			
Green and open space	626.17			
	Proposed Area at:			
Total Area	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
	0.00	0.00	0.00	0.00
Total FAR Area	Total Built up Area			0.00
	Proposed FAR consumed			
Tenement Statement	4. Tenement Proposed At:			0.00

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)	

Number of EWS/LIG unit required					
Sl. No.	Plot Type	Nos. of Plot	No. of unit in one plot	Total Number of units	Proposed LG/EWS Unit
1.	Single Dwelling Unit	6	1	6	-
Total:		6		6	-
Number of EWS/LIG unit required (10% LIG)				1.00	0
Number of EWS/LIG unit required (10% EWS)				1.00	0
Total:		6		8	-

Tenements Density Check					
Net housing density	No. Of Tenements			No. Of Persons	
	Regd.	Perm.	Prop.	Regd.	Perm.
750/Hec.	-	108	55	-	538

Green and open space Area	
Name	Prop. Area
GREEN	626.17

Land use analysis/Area distribution (Table 2c)		
Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	5111.35	71.34
Road Area	1333.03	18.60
Public Open Space	626.17	8.74
Excess Paved Area	77.53	1.09
Other Area	16.45	0.23
Total net layout	7164.97	100.00

Individual Plot Area											
Plot No.	Abutting Road	Plot Area	Frontage	Coverage	FAR Area	Plot No.	Abutting Road	Plot Area	Frontage	Coverage	FAR Area
01	9 M. WIDE ROAD	40.00	-	1108.47	3.50	61.92	0.00	0.00	0.00	-	0.00
02	9 M. WIDE ROAD	40.00	-	823.08	3.50	22.00	0.00	0.00	0.00	-	0.00
03	9 M. WIDE ROAD	40.00	-	626.91	3.50	22.00	0.00	0.00	0.00	-	0.00
04	9 M. WIDE ROAD	40.00	-	710.74	3.50	12.30	0.00	0.00	0.00	-	0.00
05	9 M. WIDE ROAD	40.00	-	851.84	3.50	22.59	0.00	0.00	0.00	-	0.00
06	9 M. WIDE ROAD	40.00	-	790.30	3.50	20.95	0.00	0.00	0.00	-	0.00

OWNER'S NAME AND SIGNATURE  
SHALIMAR LAKECITY PVT LTD THROUGH SIGNATURE  
AUTHORITY SHEO JANAM CHAUDHARI  
ARCHITECT@SHALIMAR.ORG, 7310105663

ARCHENG'S NAME AND SIGNATURE  
SHIVAM SRIVASTAVA  
CA2010/50742



Building Plan Application Number  
LDALD/25-26/0301

Sanctioned On  
17 Jun 2025

Valid Till  
22 Jun 2030

Approved By  
Vice Chairman (Vice Chairman)  
Usman Ali Khan (Junior engineer)

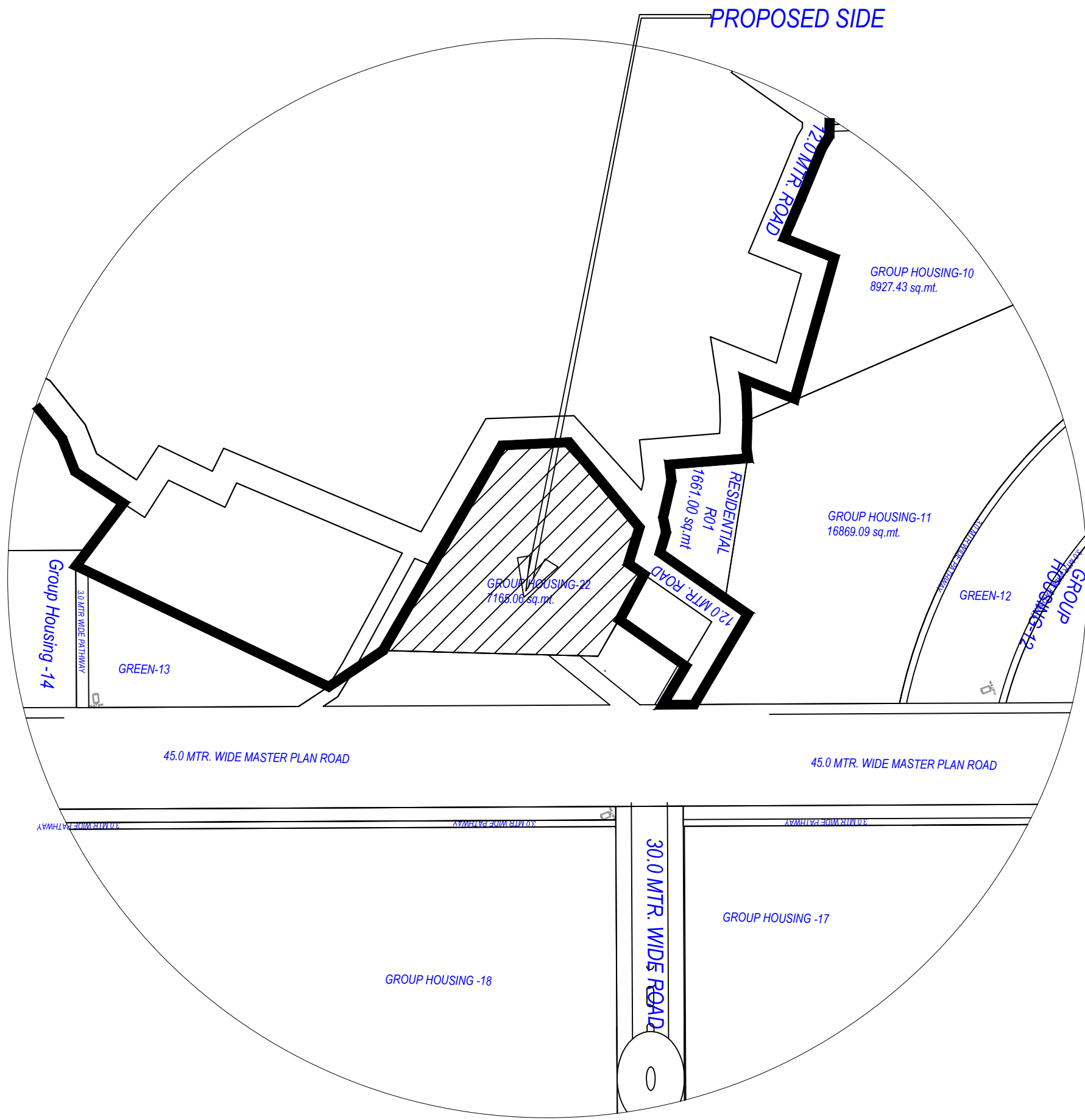
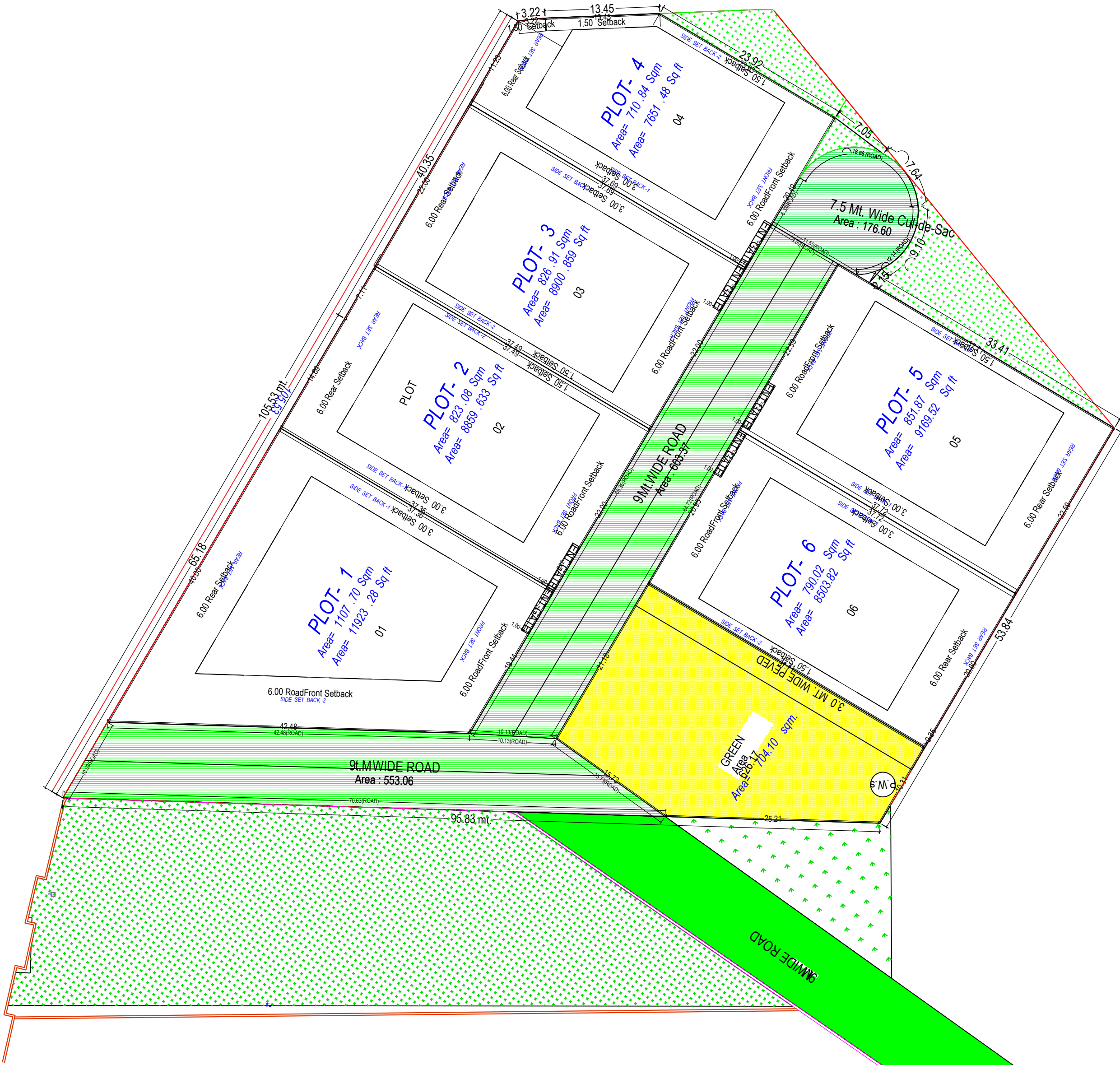
Atul Sharma (Assistant Engineer)

Atul Sharma (Executive engineer/Town Planner)

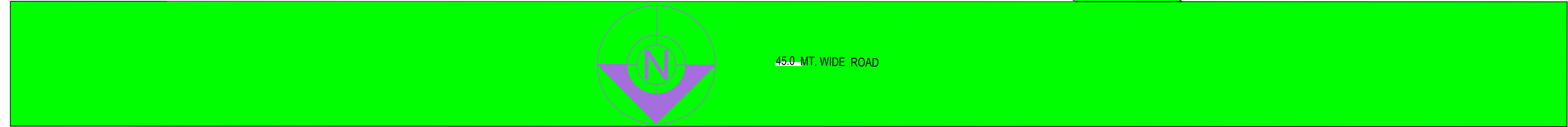
kaushendra kumar Gautam (Chief Town Planner)

Gyanendra Verma (Additional Secretary)

Vice Chairman (Vice Chairman)



KEY PLAN



#### AREA STATEMENT

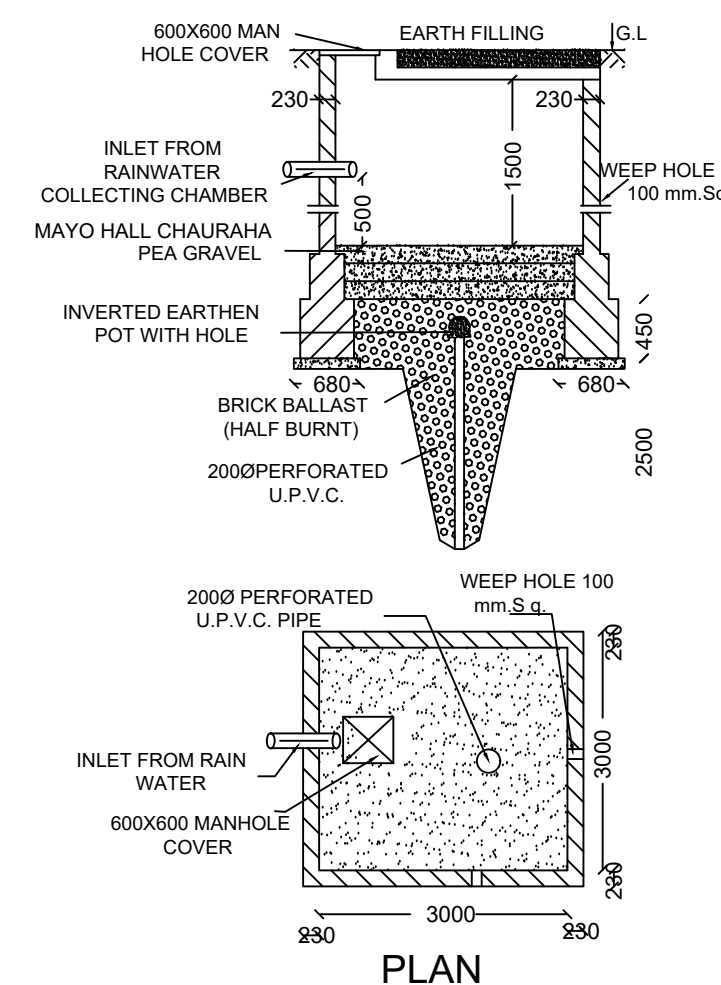
PLOT AREA	= 7165.00 SQM.				
	F.S.B	R.S.B	S.S.B-1	S.S.B-2	
PLOT AREA 01 =	1107.70 SQM.	6.0M.	6.0M.	3.0M.	6.0M.
PLOT AREA 02 =	823.08 SQM.	6.0M.	6.0M.	3.0M.	1.50M.
PLOT AREA 03 =	826.91 SQM.	6.0M.	6.0M.	3.0M.	1.50M.
PLOT AREA 04 =	710.34 SQM.	6.0M.	6.0M.	3.0M.	1.50M.
PLOT AREA 05 =	851.87 SQM.	6.0M.	6.0M.	3.0M.	1.50M.
PLOT AREA 06 =	790.02 SQM.	6.0M.	6.0M.	3.0M.	1.50M.

LAYOUT PLAN  
(Scale - 1:400)

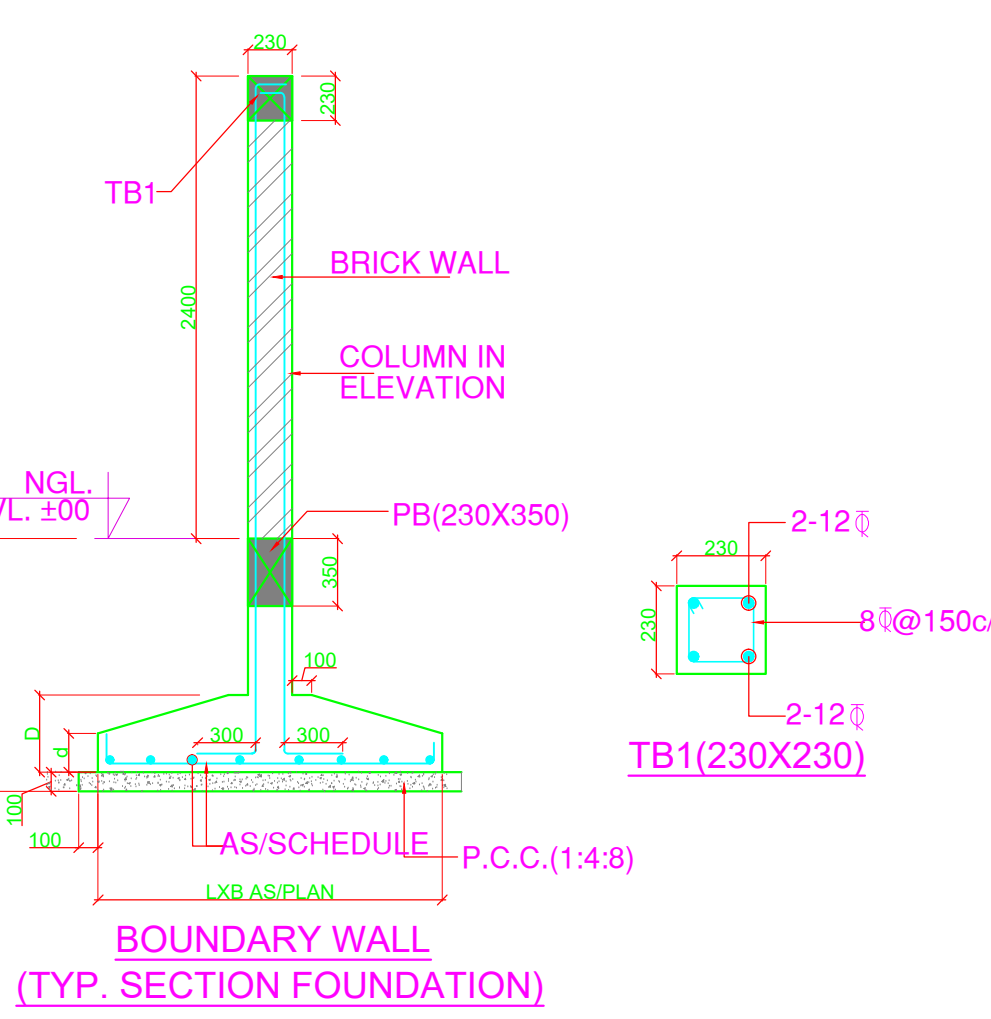
Khasra Area	
01- Khasra No. 140 NA	720 SQM.
02- Khasra No. 140 JA	410 SQM.
03- Khasra No. 141 GA	810 SQM.
04- Khasra No. 141 KA	247.00 SQM.
05- Khasra No. 141 KHA	201.00 SQM.
06- Khasra No. 142	1833.06 SQM.
TOTAL AREA	
= 7165.05 SQM.	



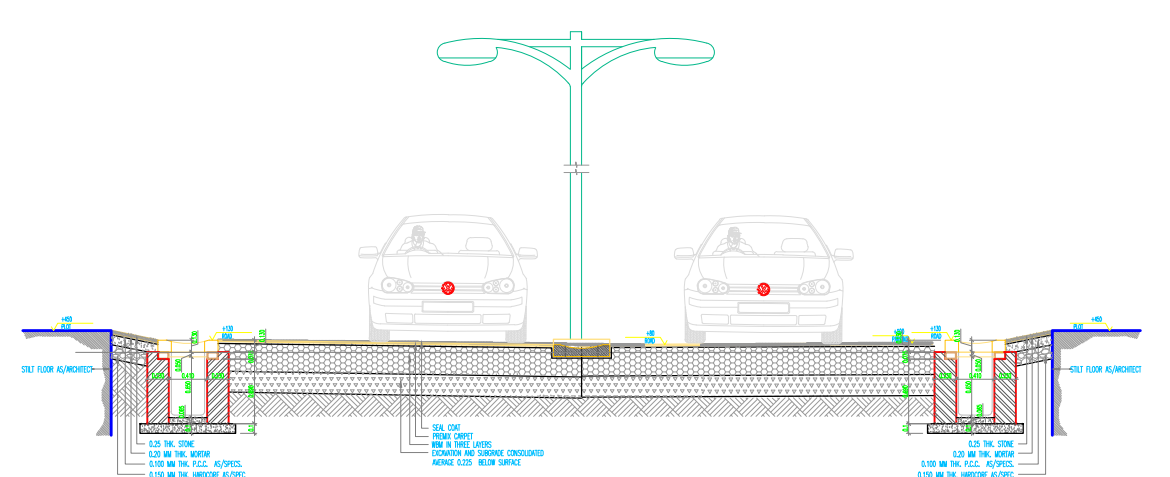
KHASRA SUPERIMPOSED PLAN



WATER RECHARGING PIT  
(NOT TO SCALE)  
(6.0 MT. DEEP)



BOUNDARY WALL  
(TYP. SECTION FOUNDATION)



Road Section  
scale 1:100

Proposed Population Calculation						
Plot Name	Use	SubUse	Range	Nos.	Perm. Unit/Plot	Perm. Person/Unit
04	Residential	Detached Dwelling Unit (Single House)	700-up to 799.99sq.mt	2	8	5
06	Residential	Detached Dwelling Unit (Single House)	800-up to 899.99sq.mt	3	9	5
03	Residential	Detached Dwelling Unit (Single House)	900-up to 999.99sq.mt	4	10	5
02	Residential	Detached Dwelling Unit (Single House)	1000-up to 1099.99sq.mt	5	11	5
05	Residential	Detached Dwelling Unit (Single House)	1100-up to 1199.99sq.mt	6	12	5
01	Residential	Detached Dwelling Unit (Single House)	1200-up to 1299.99sq.mt	7	13	5
Grand Total:						

Individual Plot Setback											
Plot No.	Front	Side-1	Side-2	Rear	Coverage	FAR Area	Plot No.	Front	Side-1	Side-2	Rear
01	6.00	-	-	-	0.00	0.00	01	6.00	-	-	-
02	6.00	-	-	-	0.00	0.00	02	6.00	-	-	-
03	6.00	-	-	-	0.00	0.00	03	6.00	-	-	-
04	6.00	-	-	-	0.00	0.00	04	6.00	-	-	-
05	6.00	-	-	-	0.00	0.00	05	6.00	-	-	-
06	6.00	-	-	-	0.00	0.00	06	6.00	-	-	-

Total Plot Area: - 7164.97

Total Coverage Area: - 0.00

Total FAR Area: - 0.00

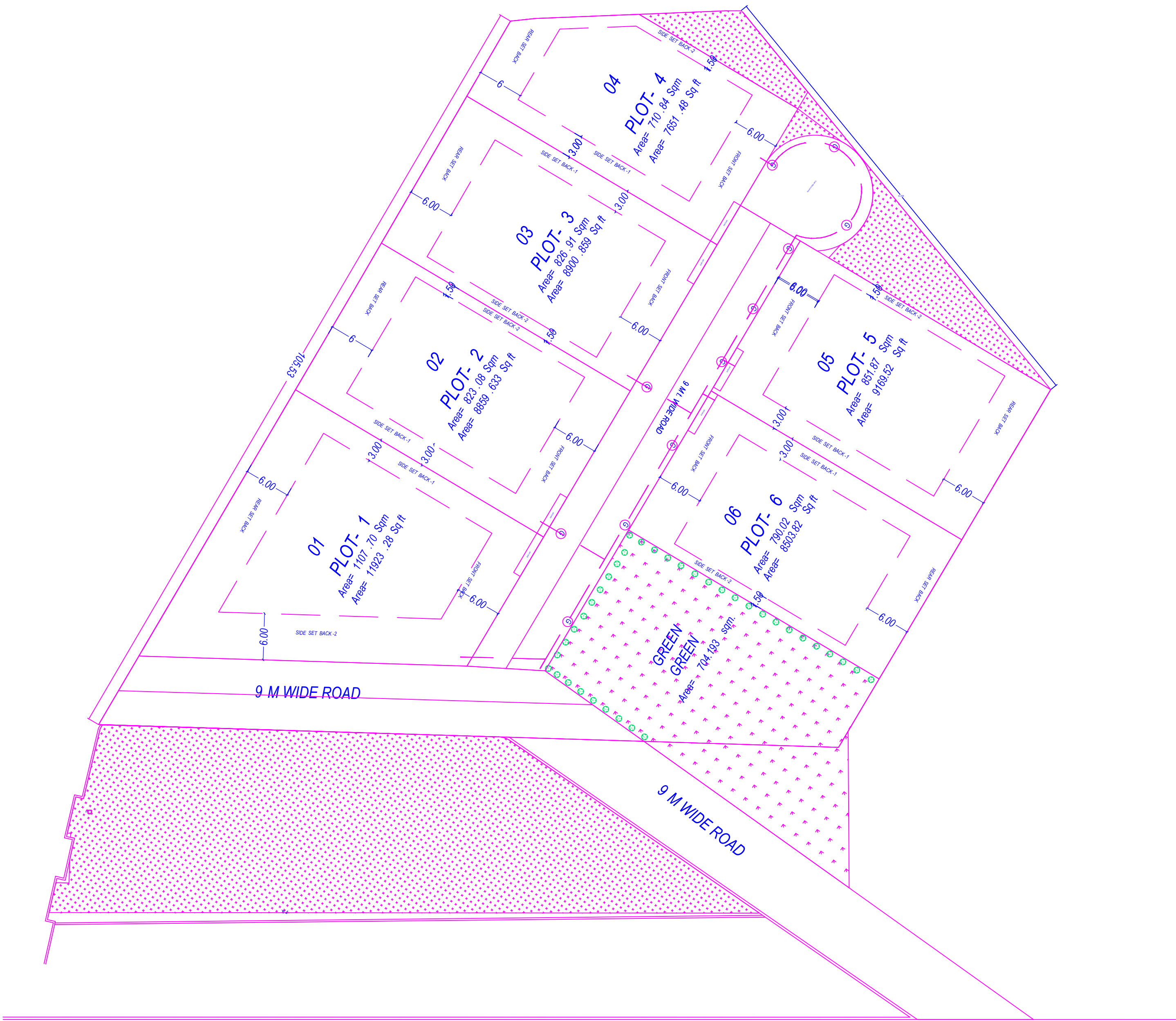
Total BUA Area: - 0.00

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)

The correctness and accuracy of Proposal Information and drawing is a responsibility of PLOT 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 'Italics' and Blue color are user inputs, which are not verified and not generated by scrutiny software.

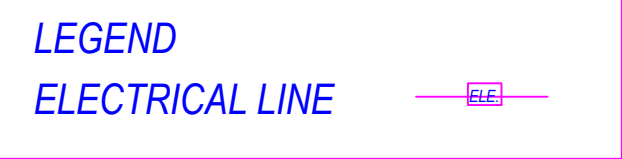




Services Plan  
GAS LINE  
scale 1:100





Services Plan  
Electrical  
scale 1:100

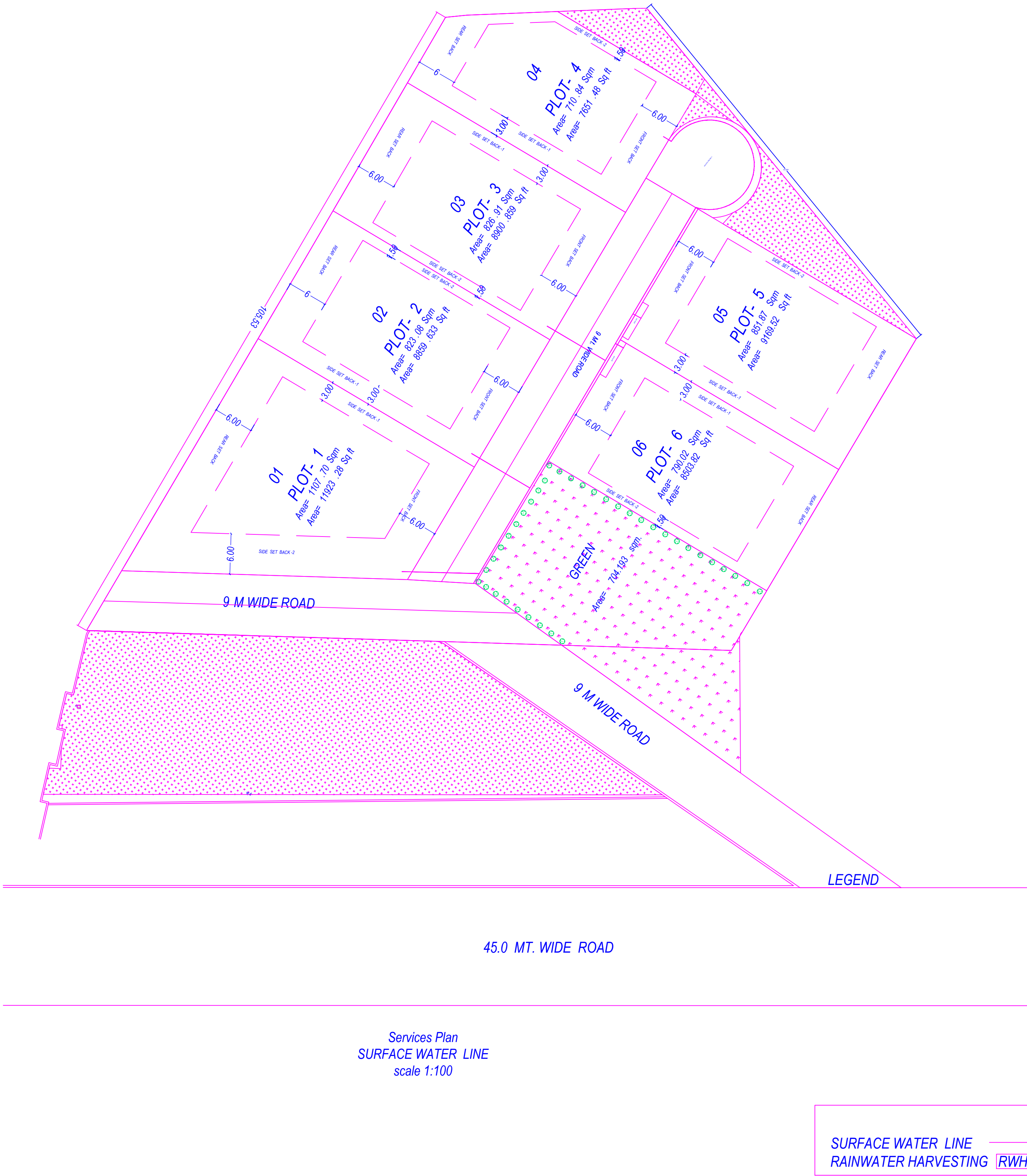
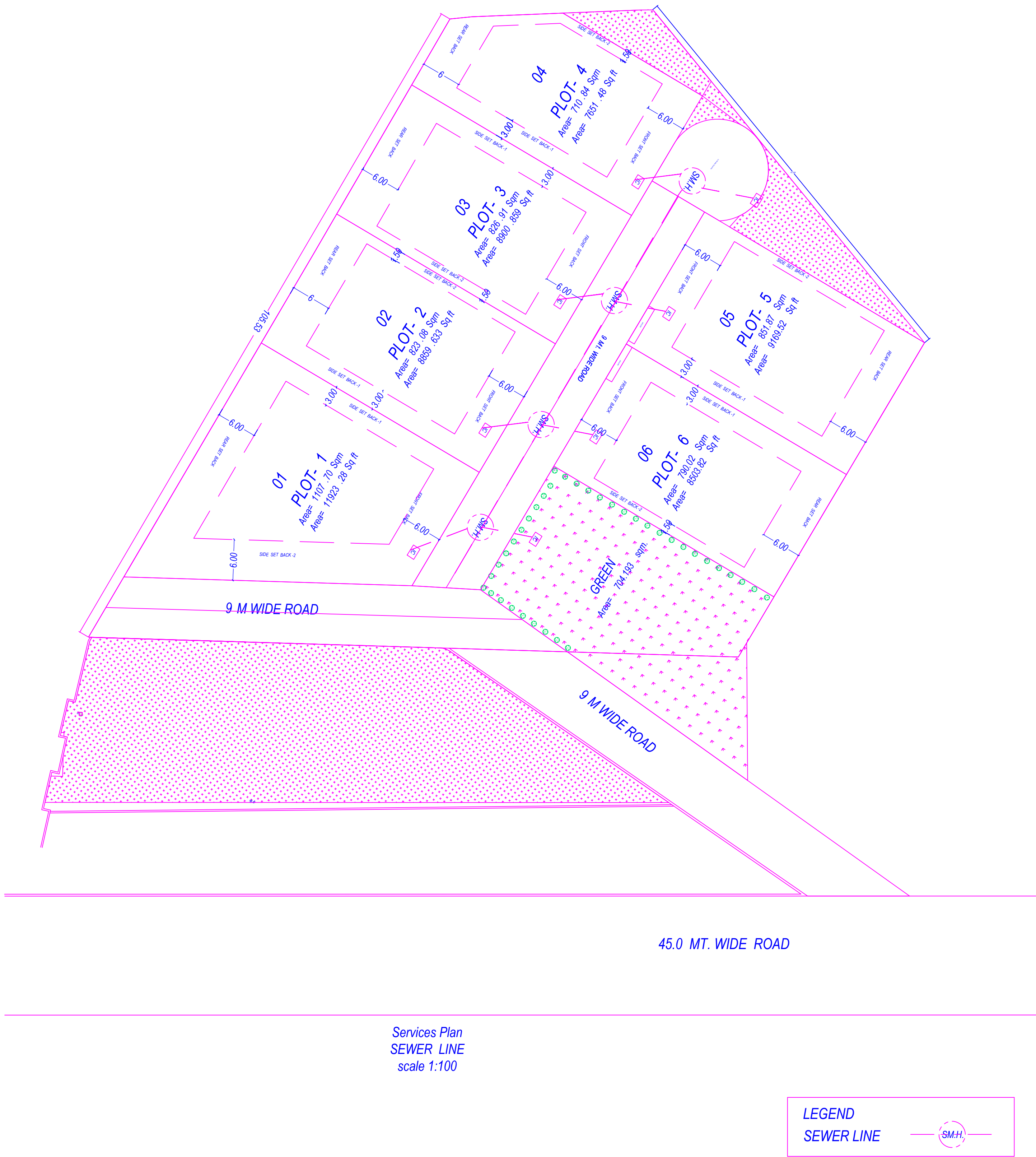


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Total Plot Area: -	7164.97	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00

OWNER'S NAME AND SIGNATURE SHALIMAR LAKECITY PVT LTD THROUGH SIGNATURE AUTHORITY SHEO JANAM CHAUDHARI ARCHITECT@SHALIMAR.ORG, 7310105603	
ARCHENG'S NAME AND SIGNATURE SHIVAM SRIVASTAVA CA2010/50742	IE ENGINEER
	Lucknow Development Authority 
Building Plan Application Number LDALD/25-26/0301	
Sanctioned On 17 Jun 2025	
Valid Till 22 Jun 2030	
Approved By Vice Chairman (Vice Chairman)	
Examined By Usman Ali Khan (Junior engineer)	
Atul Sharma (Assistant Engineer)	
Atul Sharma (Executive engineer/Town Planner)	
kaushvendra kumar Gautam (Chief Town Planner)	
Gyanendra Verma (Additional Secretary)	
Vice Chairman (Vice Chairman)	







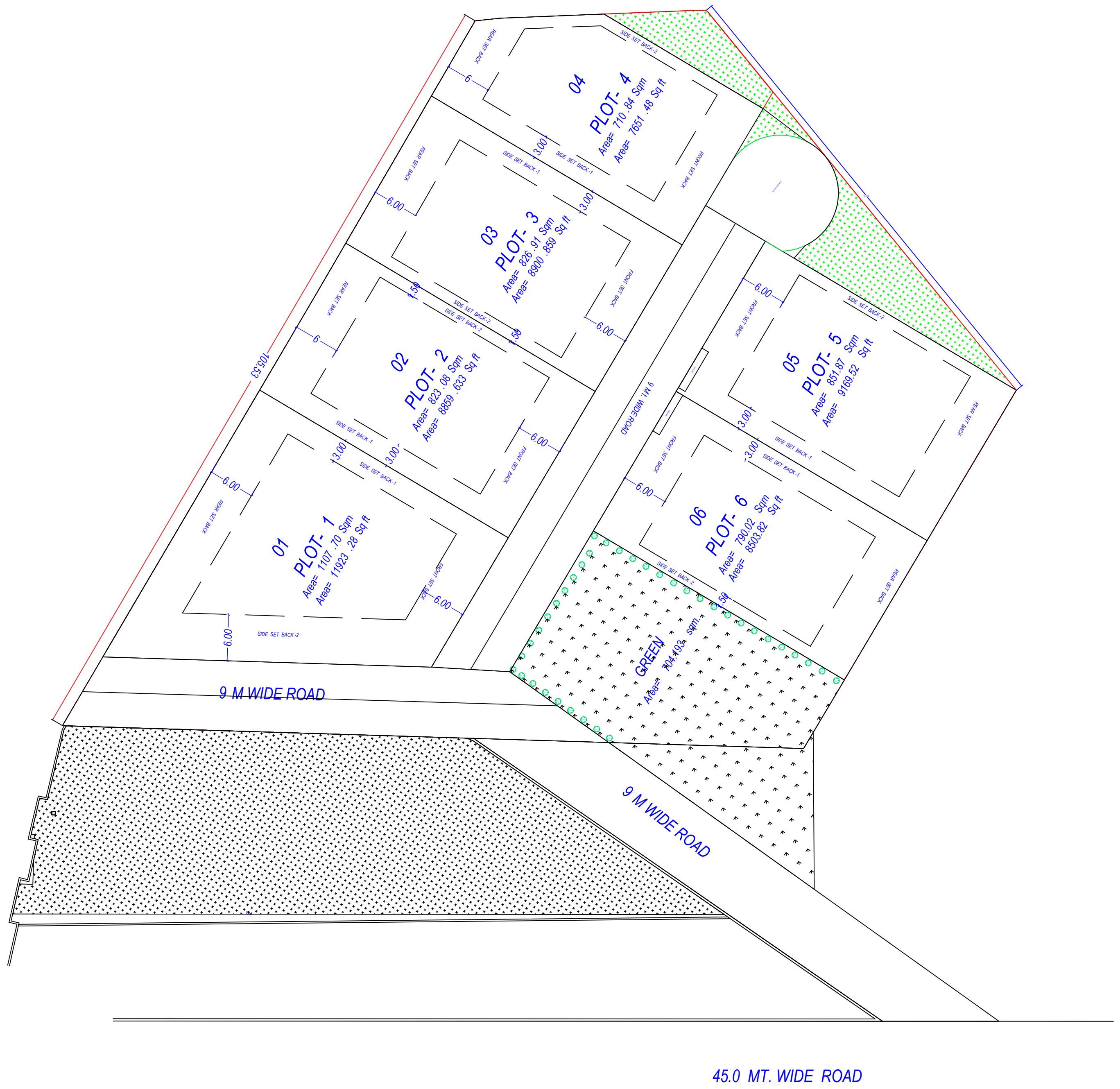
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Total Plot Area: -	7164.97	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00

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Vice Chairman (Vice Chairman)	





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ARCHITECT'S NAME AND SIGNATURE SHIVAM SRIVASTAVA CA2010/50742	IE ENGINEER
	Lucknow Development Authority 
Building Plan Application Number LDALD/25-260301	
Sanctioned On 17 Jun 2025	
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Examined By Usman Ali Khan (Junior engineer) Atul Sharma (Assistant Engineer) Atul Sharma (Executive engineer/Town Planner) kaushvendra kumar Gautam (Chief Town Planner) Gyanendra Verma (Additional Secretary) Vice Chairman (Vice Chairman)	

Total Plot Area: -	7164.97	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00