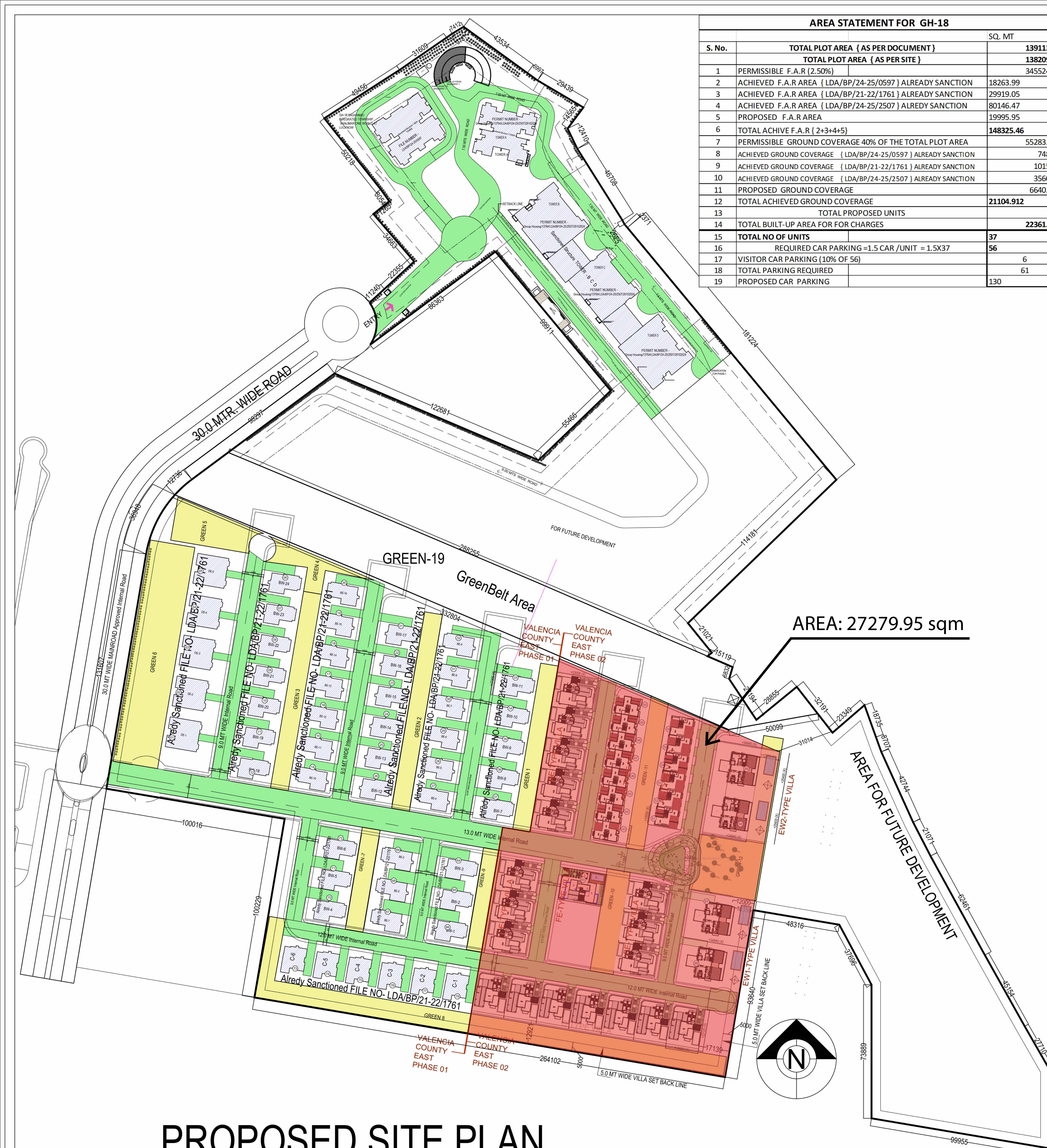
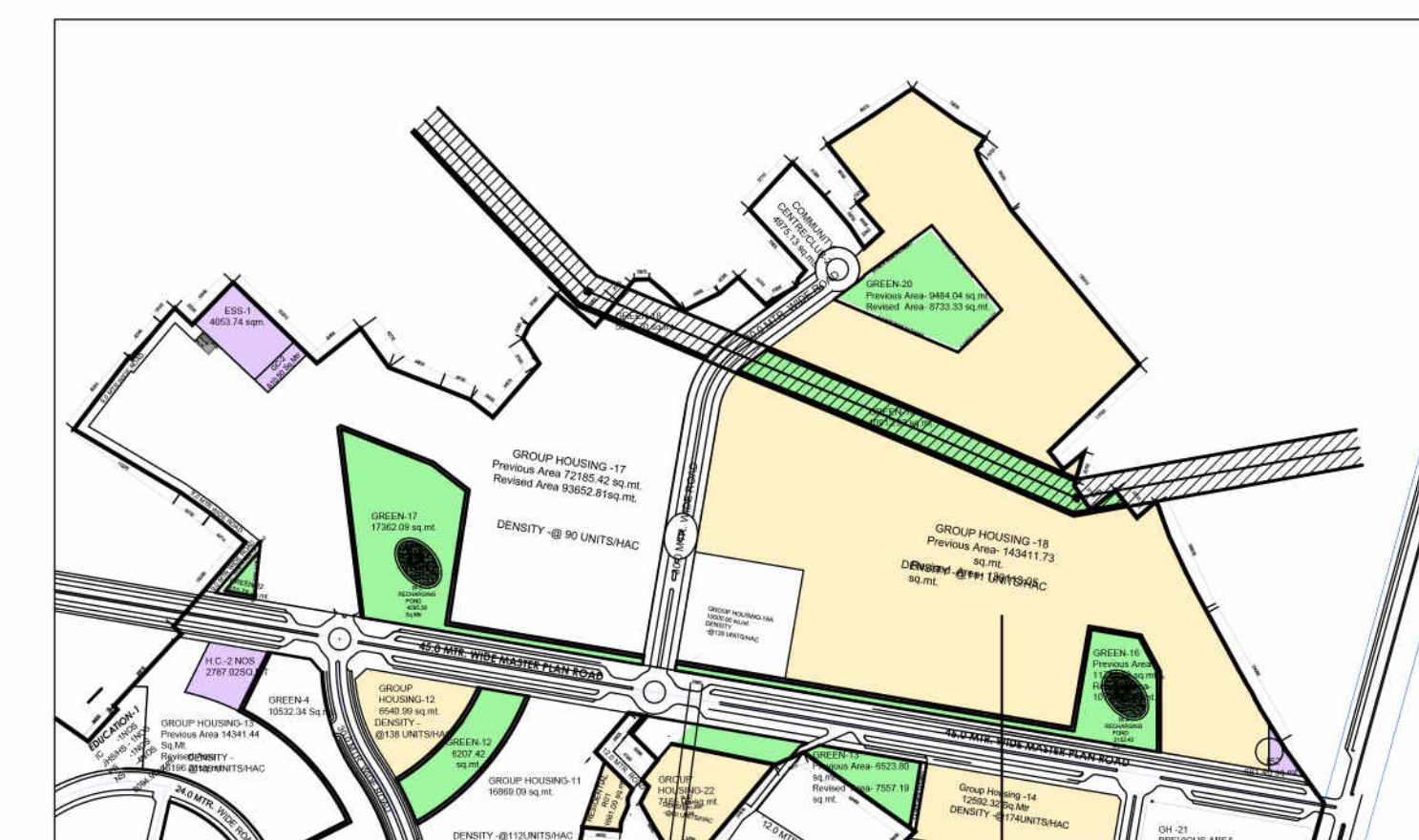




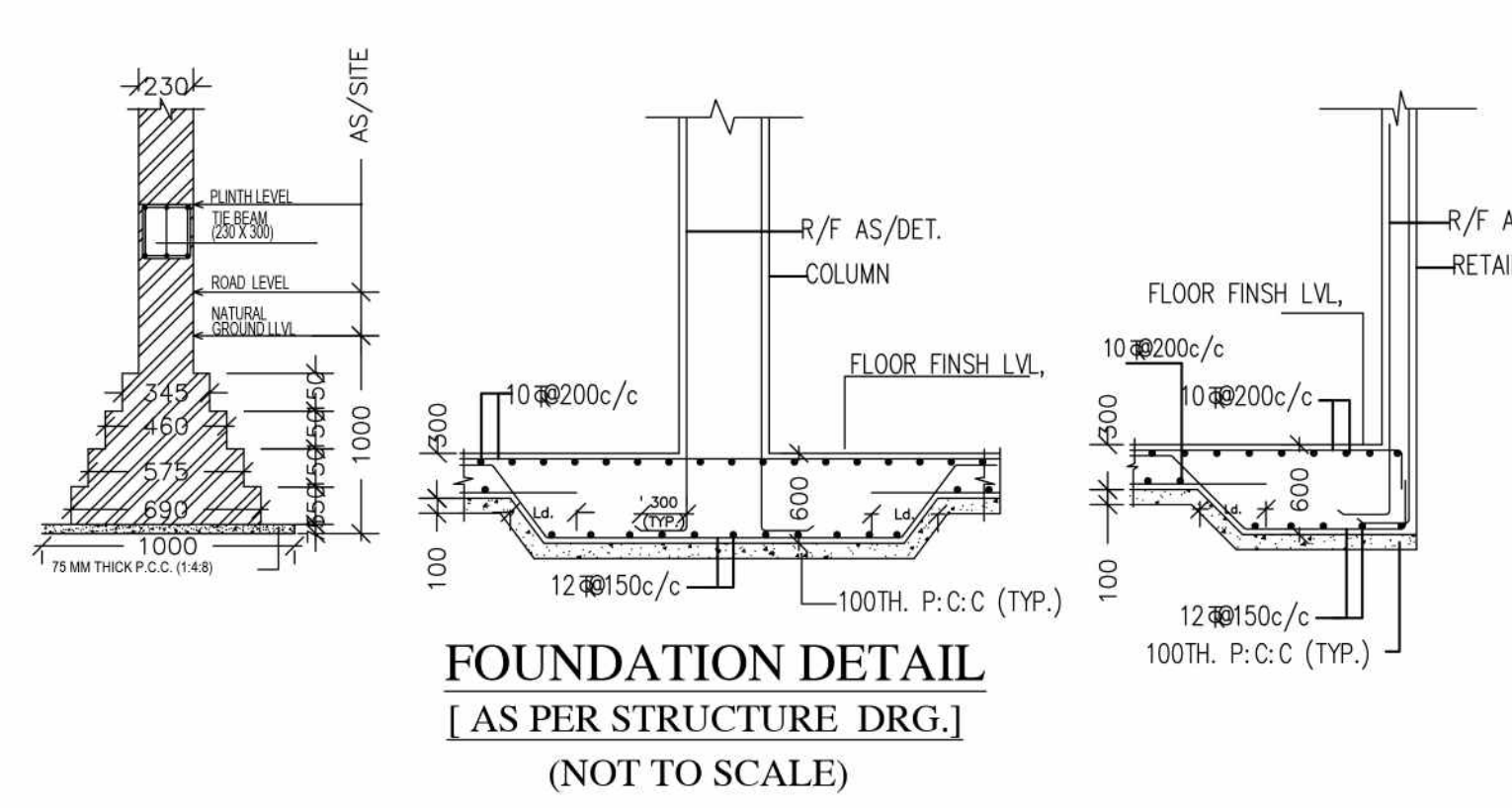
PROPOSED SITE PLAN

AREA STATEMENT FOR GH-18		
S. No.	TOTAL PLOT AREA { AS PER DOCUMENT }	SQ. MT
	TOTAL PLOT AREA { AS PER SITE }	139113.05
1	PERMISSIBLE F.A.R (2.50%)	345524.45
2	ACHIEVED F.A.R AREA { LDA/BP/24-25/0597 } ALREADY SANCTION	18263.99
3	ACHIEVED F.A.R AREA { LDA/BP/21-22/1761 } ALREADY SANCTION	29919.05
4	ACHIEVED F.A.R AREA { LDA/BP/24-25/2507 } ALREDY SANCTION	80146.47
5	PROPOSED F.A.R AREA	19995.95
6	TOTAL ACHIEVE F.A.R { 2+3+4+5 }	148325.46
7	PERMISSIBLE GROUND COVERAGE 40% OF THE TOTAL PLOT AREA	55283.912
8	ACHIEVED GROUND COVERAGE { LDA/BP/24-25/0597 } ALREADY SANCTION	748.25
9	ACHIEVED GROUND COVERAGE { LDA/BP/21-22/1761 } ALREADY SANCTION	10156.1
10	ACHIEVED GROUND COVERAGE { LDA/BP/24-25/2507 } ALREADY SANCTION	3560.53
11	PROPOSED GROUND COVERAGE	6640.032
12	TOTAL ACHIEVED GROUND COVERAGE	21104.912
13	TOTAL PROPOSED UNITS	37
14	TOTAL BUILT-UP AREA FOR FOR CHARGES	22361.083
15	TOTAL NO OF UNITS	37
16	REQUIRED CAR PARKING =1.5 CAR /UNIT = 1.5X37	56
17	VISITOR CAR PARKING (10% OF 56)	6
18	TOTAL PARKING REQUIRED	61
19	PROPOSED CAR PARKING	130

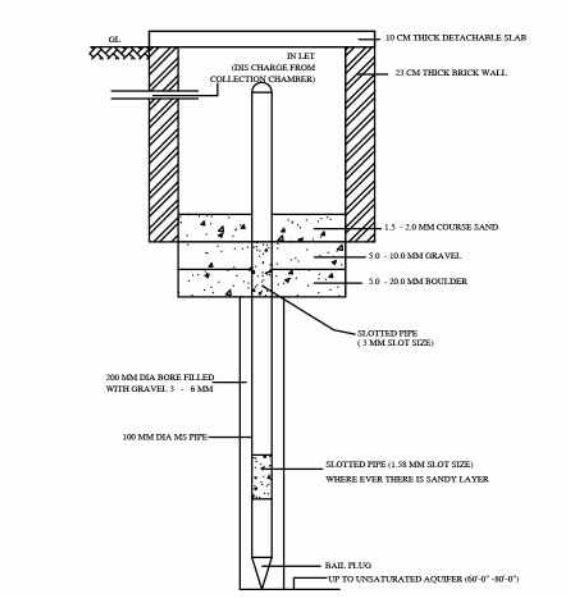
TYPE -C									
SL NO	FLOOR NAME	Total area(SQ.M) F.A.R AREA	Total area(SQ.M) NON F.A.R AREA	Total Built-up area(SQ.M)	NO OF BLOCK	TOTAL F.A.R AREA (SQ. MT)	TOTAL BUILT-UP AREA (SQ. MT)	CARPET AREA SINGLE VILLA (SQ. MT)	
1	LOWER GROUND FLOOR AREA	197.038		197.038	7	1379.267	1379.267	178.555	
2	UPPER GROUND FLOOR AREA	157.967	18.16	176.127		1105.766	1232.886	141.360	
3	1st FLOOR AREA	158.939	12.02	170.962		1112.575	1196.733	141.460	
4	2nd FLOOR AREA	107.413	0.98	108.388		751.894	758.719	93.222	
5	TERRACE AREA		29.09	29.090			203.630		
6	TOTAL AREA	621.36	60.25	681.605		4349.502	4771.235	554.597	
TYPE -BE									
SL NO	FLOOR NAME	Total area(SQ.M) F.A.R AREA	Total area(SQ.M) NON F.A.R AREA	Total Built-up area(SQ.M)	NO OF BLOCK	TOTAL F.A.R AREA (SQ. MT)	TOTAL BUILT-UP AREA (SQ. MT)	CARPET AREA SINGLE VILLA (SQ. MT)	
1	LOWER GROUND FLOOR AREA	196.778		196.778	11	2164.561	2164.561	178.32	
2	UPPER GROUND FLOOR AREA	156.949	19.63	176.575		1726.436	1942.322	141.030	
3	1st FLOOR AREA	145.443	22.60	168.045		1599.869	1848.500	128.900	
4	2nd FLOOR AREA	111.244	9.27	120.510		1223.689	1325.615	97.110	
5	TERRACE AREA		41.03	41.032			451.356		
6	TOTAL AREA	610.41	92.53	702.941		6714.555	7732.354	545.360	
TYPE -AW									
SL NO	FLOOR NAME	Total area(SQ.M) F.A.R AREA	Total area(SQ.M) NON F.A.R AREA	Total Built-up area(SQ.M)	NO OF BLOCK	TOTAL F.A.R AREA (SQ. MT)	TOTAL BUILT-UP AREA (SQ. MT)	CARPET AREA SINGLE VILLA (SQ. MT)	
1	LOWER GROUND FLOOR AREA	99.734		99.734	8	797.872	797.872	87.76	
2	UPPER GROUND FLOOR AREA	118.258	5.53	123.785		946.096	990.275	109.420	
3	1st FLOOR AREA	115.713	14.04	129.754		925.703	1038.029	105.960	
4	2nd FLOOR AREA								
5	TERRACE AREA		8.82	8.820			70.560		
6	TOTAL AREA	333.71	8.82	362.093		2669.640	2896.740	303.140	
TYPE -AE									
SL NO	FLOOR NAME	Total area(SQ.M) F.A.R AREA	Total area(SQ.M) NON F.A.R AREA	Total Built-up area(SQ.M)	NO OF BLOCK	TOTAL F.A.R AREA (SQ. MT)	TOTAL BUILT-UP AREA (SQ. MT)	CARPET AREA SINGLE VILLA (SQ. MT)	
1	LOWER GROUND FLOOR AREA	107.047		107.047	6	642.285	642.285	87.62	
2	UPPER GROUND FLOOR AREA	119.059		119.059		714.353	714.353	111.340	
3	1st FLOOR AREA	117.641	8.63	126.275		705.845	757.650	109.370	
4	2nd FLOOR AREA								
5	TERRACE AREA		8.82	8.820			52.920		
6	TOTAL AREA	343.75	8.82	361.207		2062.482	2167.207	308.330	
TYPE -EW 1 & EW2									
SL NO	FLOOR NAME	Total area(SQ.M) F.A.R AREA	Total area(SQ.M) NON F.A.R AREA	Total Built-up area(SQ.M)	NO OF BLOCK	TOTAL F.A.R AREA (SQ. MT)	TOTAL BUILT-UP AREA (SQ. MT)	CARPET AREA SINGLE VILLA (SQ. MT)	
1	LOWER GROUND FLOOR AREA	306.727		306.727	4	1226.907	1226.907	304.9	
2	UPPER GROUND FLOOR AREA	221.446	64.08	285.531		885.794	1142.123	210.600	
3	1st FLOOR AREA	221.446	28.09	249.534		885.794	998.134	203.590	
4	2nd FLOOR AREA	127.462		127.462		509.846	509.846	117.590	
5	TERRACE AREA		31.58	31.578			126.313		
6	TOTAL AREA	877.08	31.58	1000.831		3508.322	4003.323	836.680	
TYPE -FE									
SL NO	FLOOR NAME	Total area(SQ.M) F.A.R AREA	area(SQ.M) NON F.A.R AREA	Total Built-up area(SQ.M)	NO OF BLOCK	TOTAL F.A.R AREA (SQ. MT)	TOTAL BUILT-UP AREA (SQ. MT)	CARPET AREA SINGLE VILLA (SQ. MT)	
1	LOWER GROUND FLOOR AREA	208.880		208.880	1	208.880	208.880	185.55	
2	UPPER GROUND FLOOR AREA	177.358	19.70	196.859		177.358	196.859	161.230	
3	1st FLOOR AREA	154.505	30.55	185.056		154.505	185.056	140.760	
4	2nd FLOOR AREA	150.902	9.20	160.100		150.902	160.100	136.520	
5	TERRACE AREA		39.33	39.328			39.328		
6	TOTAL AREA	691.45	98.78	790.223		691.445	790.223	624.060	



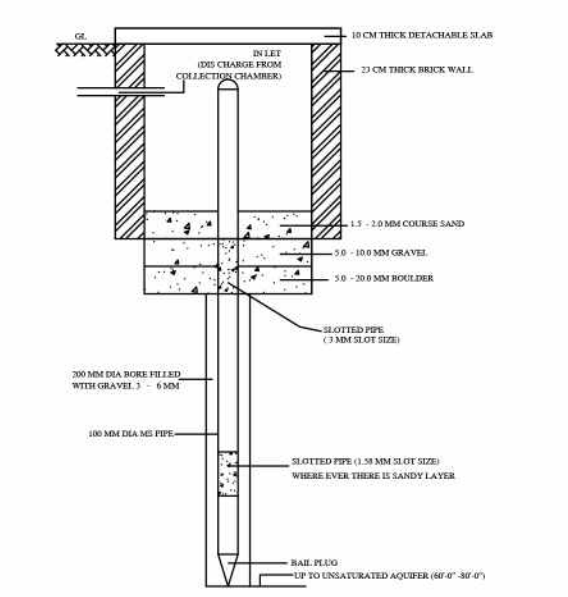
KEY PLAN
NOT TO SCALE



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



PERCOLATION WELL DETAIL
(NOT TO SCALE)



RAIN WATER
HARVESTING DETAIL
(NOT TO SCALE)

NOTE :- ALL DIMENSIONS ARE IN MM

N

DEVELOPED BY:-

SHEET NO

DRG. TYPE

SHEET SIZE

SCALE -

Ar. RAJNEESH

01/01

SITE PLAN

A0

1:100

NOTE:- DRAWING IS PREPARED AS PER
G. O. NO:- 1323/2025/8-3099/208/2025
{ Model Building Construction and Development
Byelaws and Model Zoning Regulations for
Development Authorities of Uttar Pradesh, 2025 }

PROJECT TYPE :- GROUP HOUSING

FILE NO :- LDA/ BP/25-26/0646

PROJECT ADDRESS:-
PROPOSED ADD./ EXT. SUBMISSION DRAWING
RESIDENTIAL GROUP HOUSING BUILDING AT
PLOT GH-18, AT INTEGRATED TOWNSHIP,
SHALIMAR ONE WORLD AT VILLAGE:-
BAGHAMAU, AT LUCKNOW
KHASRA NO:-134,135,138 KHA, 138GA,140,143KA,
143KHA,144,145,146,147,148,149,150KA, 150KHA,150GA,
150DA,150GHA,151,152,153,154,155,156KA,156 KHA,157,
158,159,160,161,162,163PART,164,165,166,167,168,169,170,
171, 172,173,174,175,177,180,181,182,183,184,244,245,246,
248, 249,250 & 251.

PROPOSED VALENCIA COUNTY EAST PHASE-II VILLAS

OWNER NAME:-
M/S. SHALIMAR LAKECITY PVT. LTD.
(FORMALLY KNOW AS A.N.S. DEVELOPER PVT. LTD.)

THROUGH SIGNATURE AUTHORITY:-
SHEO JANAM CHAUDHARI

For M/s Shalimar Lakecity Pvt. Ltd.

Authorised Signatory

Ar. RAJNEESH KUMAR

B.Arch, MCA, IIA

CA201786949

RAGHAVA ARCHITECTS

Office:- 201, CS-09, GK-2,

Indrapuram Ghaziabad (U.P.)

raghavaarchitects@gmail.com

9810379715, 9891146128

OWNER/ AUTH. SIGNATURE ARCHITECT SIGNATURE

RAGHAVA ARCHITECTS

Head office Indrapuram :
Plot No. Cs-09, 2nd floor, Commerical Market, Gyan Khand-II,
Near St. Thomas School, Indrapuram Ghaziabad-201014 (U.P.)

Branch office
Office No - 717, TCG - 8/8 and 9/9, Vibhuti Khand,Gomti Nagar
Lucknow-226010, Uttar Pradesh (India)

Indrapuram, Wave City, Lucknow Meerut

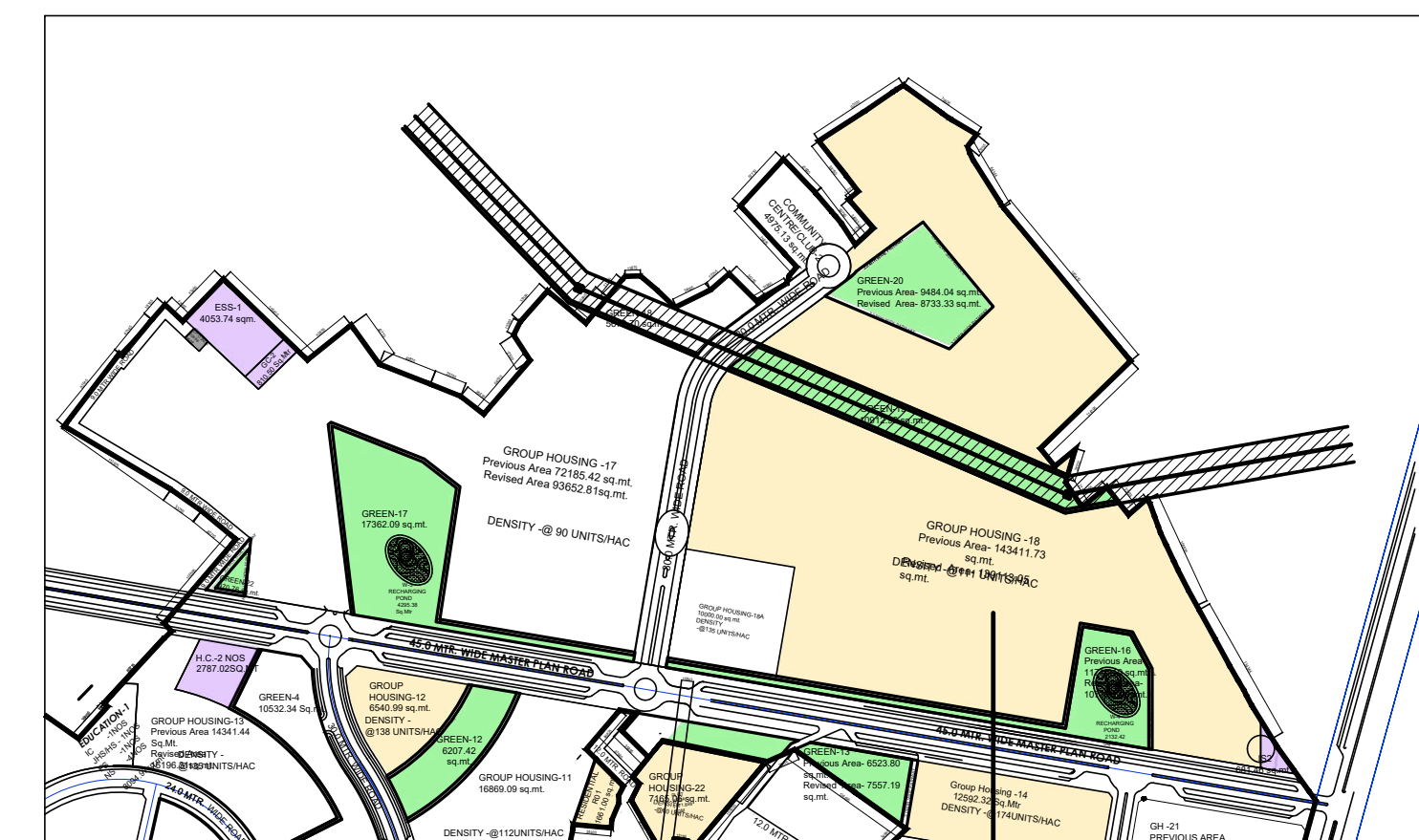
+91 9810379715, 9891146128

www.raghavaarchitects.com raghavaarchitects@gmail.com

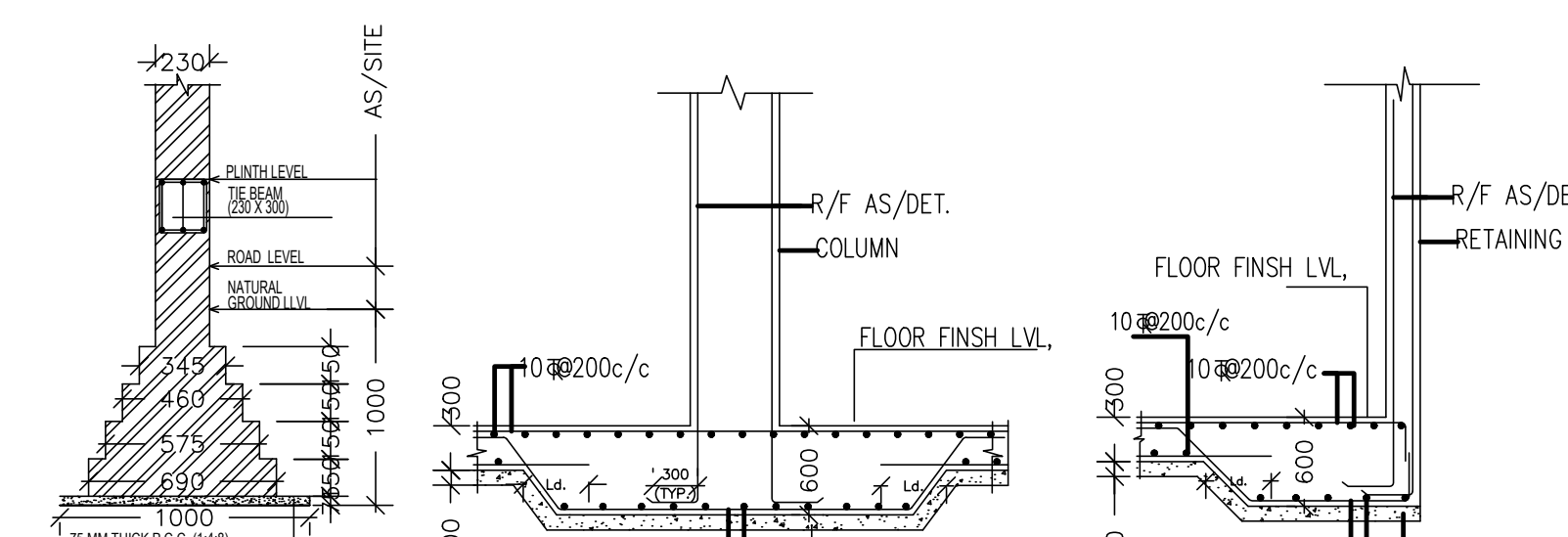
PROPOSED SITE PLAN

AREA STATEMENT FOR GH-18		
S. No.	TOTAL PLOT AREA { AS PER DOCUMENT }	SQ. MT
	TOTAL PLOT AREA { AS PER SITE }	139113.05
1	PERMISSIBLE F.A.R AREA (2.50%)	345524.45
2	ACHIEVED F.A.R AREA (LDA/BP/24-25/0597) ALREADY SANCTION	18263.99
3	ACHIEVED F.A.R AREA (LDA/BP/21-22/1761) ALREADY SANCTION	29919.05
4	ACHIEVED F.A.R AREA (LDA/BP/24-25/2507) ALREDY SANCTION	80146.47
5	PROPOSED F.A.R AREA	19995.95
6	TOTAL ACHIVE F.A.R (2+3+4+5)	148325.46
7	PERMISSIBLE GROUND COVERAGE 40% OF THE TOTAL PLOT AREA	55283.912
8	ACHIEVED GROUND COVERAGE { LDA/BP/24-25/0597 } ALREADY SANCTION	748.25
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16	REQUIRED CAR PARKING = 1.5 CAR / UNIT = 1.5X37	56
17	VISITOR CAR PARKING (10% OF 56)	6
18	TOTAL PARKING REQUIRED	61
19	PROPOSED CAR PARKING	130

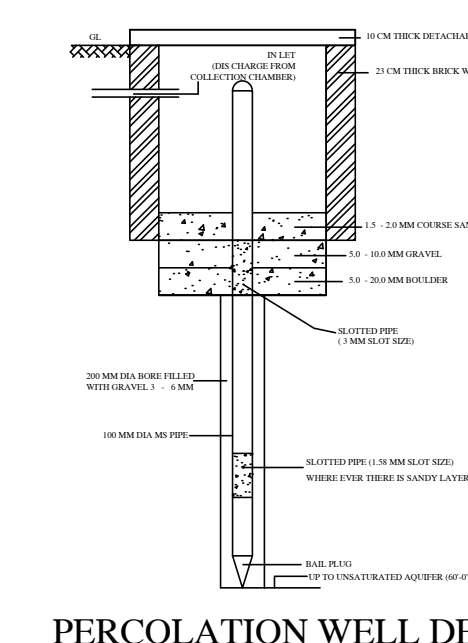
TYPE - C									
SL NO	FLOOR NAME	Total area(SQ.M) F.A.R AREA	Total area(SQ.M) NON F.A.R AREA	Total Built-up area(SQ.M)	NO OF BLOCK	TOTAL F.A.R AREA (SQ. MT)	TOTAL BUILT-UP AREA (SQ. MT)	CARPET AREA SINGLE VILLA (SQ. MT)	
1	LOWER GROUND FLOOR AREA	197.038		197.038	7	1379.267	1379.267	178.555	
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3	1st FLOOR AREA	158.939	12.02	170.962		1112.575	1196.733	141.460	
4	2nd FLOOR AREA	107.413	0.98	108.388		751.894	758.719	93.222	
5	TERRACE AREA		29.09	29.090					
6	TOTAL AREA	621.36	60.25	681.605		4949.502	4771.235	554.597	
TYPE - BE									
SL NO	FLOOR NAME	Total area(SQ.M) F.A.R AREA	Total area(SQ.M) NON F.A.R AREA	Total Built-up area(SQ.M)	NO OF BLOCK	TOTAL F.A.R AREA (SQ. MT)	TOTAL BUILT-UP AREA (SQ. MT)	CARPET AREA SINGLE VILLA (SQ. MT)	
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2	UPPER GROUND FLOOR AREA	156.949	19.63	176.575		1726.436	1942.322	141.030	
3	1st FLOOR AREA	145.443	22.60	168.045		1599.869	1848.500	128.900	
4	2nd FLOOR AREA	111.244	8.27	120.510		1273.689	1325.615	97.110	
5	TERRACE AREA		41.03	41.030					
6	TOTAL AREA	610.41	92.55	702.941		6714.555	7732.354	545.360	
TYPE - AW									
SL NO	FLOOR NAME	Total area(SQ.M) F.A.R AREA	Total area(SQ.M) NON F.A.R AREA	Total Built-up area(SQ.M)	NO OF BLOCK	TOTAL F.A.R AREA (SQ. MT)	TOTAL BUILT-UP AREA (SQ. MT)	CARPET AREA SINGLE VILLA (SQ. MT)	
1	LOWER GROUND FLOOR AREA	99.734		99.734	8	797.872	797.872	87.76	
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3	1st FLOOR AREA	115.713	14.04	129.754		925.703	1038.029	105.960	
4	2nd FLOOR AREA								
5	TERRACE AREA		8.82	8.820			70.560		
6	TOTAL AREA	333.71	8.82	362.093		2669.640	2896.740	303.140	
TYPE - AE									
SL NO	FLOOR NAME	Total area(SQ.M) F.A.R AREA	Total area(SQ.M) NON F.A.R AREA	Total Built-up area(SQ.M)	NO OF BLOCK	TOTAL F.A.R AREA (SQ. MT)	TOTAL BUILT-UP AREA (SQ. MT)	CARPET AREA SINGLE VILLA (SQ. MT)	
1	LOWER GROUND FLOOR AREA	107.047		107.047	6	642.285	642.285	87.62	
2	UPPER GROUND FLOOR AREA	119.059		119.059		714.333	714.333	111.340	
3	1st FLOOR AREA	117.641	8.63	126.275		705.845	757.650	109.370	
4	2nd FLOOR AREA								
5	TERRACE AREA		8.82	8.820			52.920		
6	TOTAL AREA	343.75	8.82	361.201		2062.482	2167.207	308.330	
TYPE - EW 1 & EW2									
SL NO	FLOOR NAME	Total area(SQ.M) F.A.R AREA	Total area(SQ.M) NON F.A.R AREA	Total Built-up area(SQ.M)	NO OF BLOCK	TOTAL F.A.R AREA (SQ. MT)	TOTAL BUILT-UP AREA (SQ. MT)	CARPET AREA SINGLE VILLA (SQ. MT)	
1	LOWER GROUND FLOOR AREA	306.727		306.727	4	1226.907	1226.907	304.9	
2	UPPER GROUND FLOOR AREA	221.446	64.08	285.531		885.794	1142.123	210.600	
3	1st FLOOR AREA	221.446	28.09	249.534		885.794	998.134	203.590	
4	2nd FLOOR AREA	127.462	9.20	136.662		509.646	509.646	117.590	
5	TERRACE AREA		31.58	31.578			126.313		
6	TOTAL AREA	877.08	31.58	1000.831		3508.322	4003.323	836.680	
TYPE - FE									
SL NO	FLOOR NAME	Total area(SQ.M) F.A.R AREA	area(SQ.M) NON F.A.R AREA	Total Built-up area(SQ.M)	NO OF BLOCK	TOTAL F.A.R AREA (SQ. MT)	TOTAL BUILT-UP AREA (SQ. MT)	CARPET AREA SINGLE VILLA (SQ. MT)	
1	LOWER GROUND FLOOR AREA	208.880		208.880	1	208.880	208.880	185.55	
2	UPPER GROUND FLOOR AREA	177.158	19.70	196.859		177.158	196.859	161.230	
3	1st FLOOR AREA	154.505	30.55	185.056		154.505	180.760	140.760	
4	2nd FLOOR AREA	150.902	9.20	160.100		150.902	160.100	136.520	
5	TERRACE AREA		39.33	39.328			39.328		
6	TOTAL AREA	691.45	98.78	790.223		691.445	790.223	624.060	



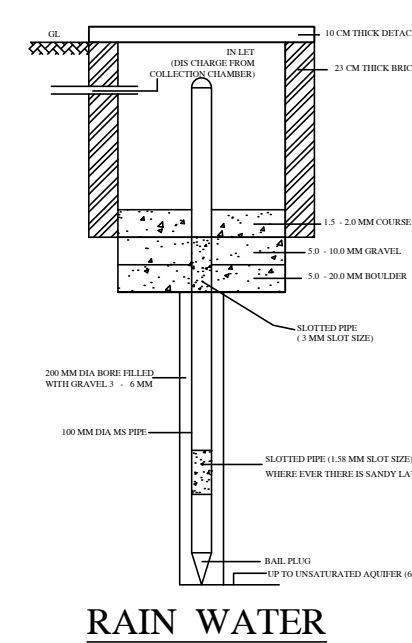
KEY PLAN
NOT TO SCALE



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

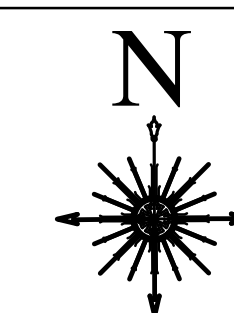


PERCOLATION WELL DETAIL
(NOT TO SCALE)



RAIN WATER
HARVESTING DETAIL
(NOT TO SCALE)

NOTE :- ALL DIMENSIONS ARE IN MM



DEVELOPED BY- SHEET NO	Ar. RAJNEESH 01/01
DRG. TYPE	SITE PLAN
SHEET SIZE	A0
SCALE -	1:100

NOTE:- DRAWING IS PREPARED AS PER
G. O. NO:- 1323/2025/8-3099/208/2025
{ Model Building Construction and Development
Byelaws and Model Zoning Regulations for
Development Authorities of Uttar Pradesh, 2025 }

PROJECT TYPE :- GROUP HOUSING

FILE NO :- LDA/ BP/25-26/0646

PROJECT ADDRESS:-
PROPOSED ADD./ EXT. SUBMISSION DRAWING
RESIDENTIAL GROUP HOUSING BUILDING AT
PLOT GH-18, AT INTEGRATED TOWNSHIP,
SHALIMAR ONE WORLD AT VILLAGE:-
BAGHAMAU, AT LUCKNOW
KHASRA NO:-134,135,138 KHA, 138GA,140,143KA,
143KHA,144,145,146,147,148,149,150KA, 150KHA,150GA,
150DA,150GHA,151,152,153,154,155,156KA,156 KHA,157,
158,159,160,161,162,163PART,164,165,166,167,168,169,170,
171, 172,173,174,175,177,180,181,182,183,184,244,245,246,
248, 249,250 & 251.

PROPOSED VALENCIA COUNTY EAST PHASE-II VILLAS

OWNER NAME:-
M/S. SHALIMAR LAKECITY PVT. LTD.
[FORMALLY KNOWN AS A.N.S. DEVELOPER PVT. LTD.]

THROUGH SIGNATURE AUTHORITY:-
SHEO JANAM CHAUDHARI

For M/s Shalimar Lakecity Pvt. Ltd.

Authorised Signatory

Ar. RAJNEESH KUMAR
B.Arch, MCA, IIA
CA201786949
RAGHAVA ARCHITECTS
Office:- 201, GS-48, GK-2,
Indrapuram Ghaziabad (U.P.)
raghavaarchitects@gmail.com
9810379715, 9891146128

OWNER/ AUTH. SIGNATURE

ARCHITECT SIGNATURE

RAGHAVA ARCHITECTS

Head office Indrapuram :-
Plot No. Cs-09, 2nd floor, Commercial Market, Gyan Khand-II,
Near St. Thomas School, Indrapuram Ghaziabad-201014 (U.P.)

Branch office

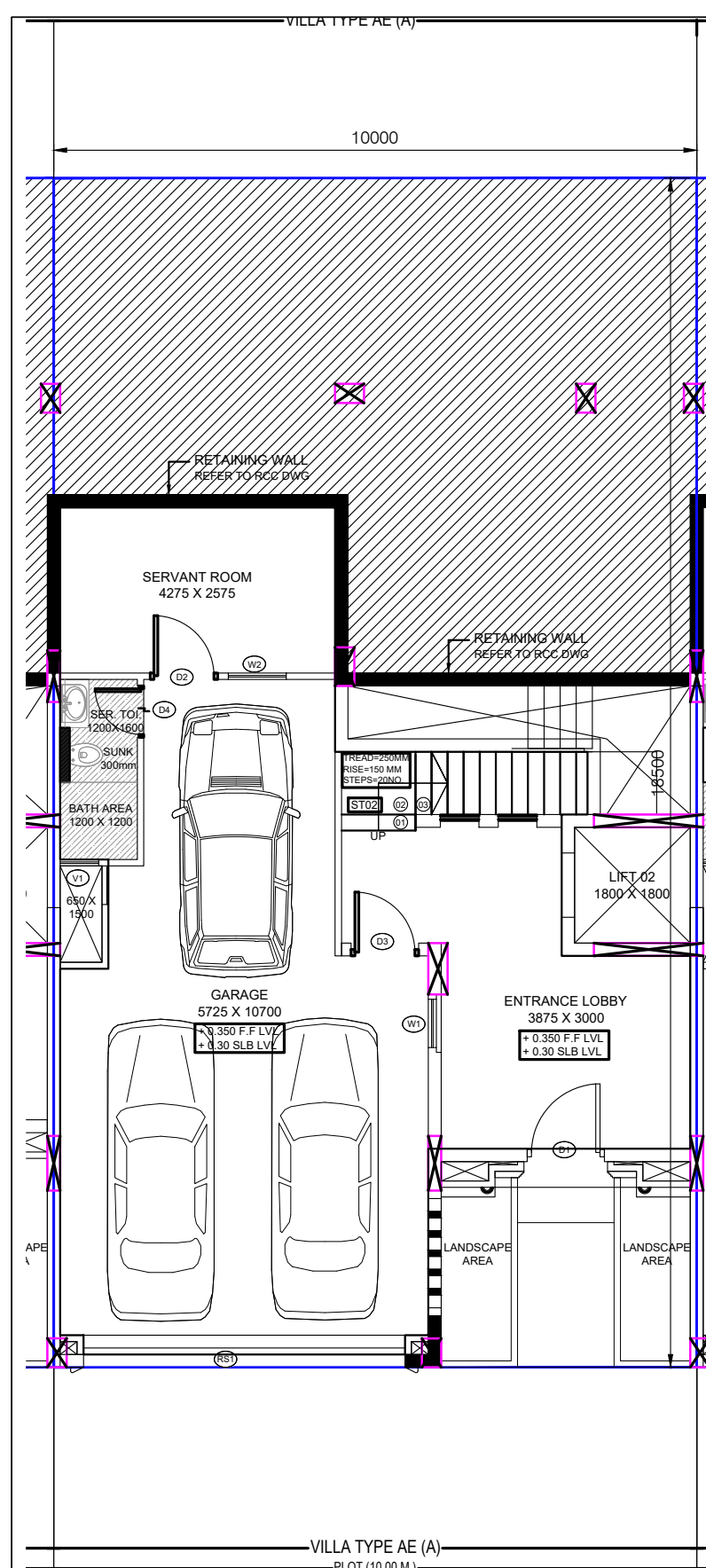
Office No - 717, TCG - 8/8 and 9/9, Vibhuti Khand, Gomti Nagar
Lucknow-226010, Uttar Pradesh (India)

Indrapuram, Wave City, Lucknow Meerut

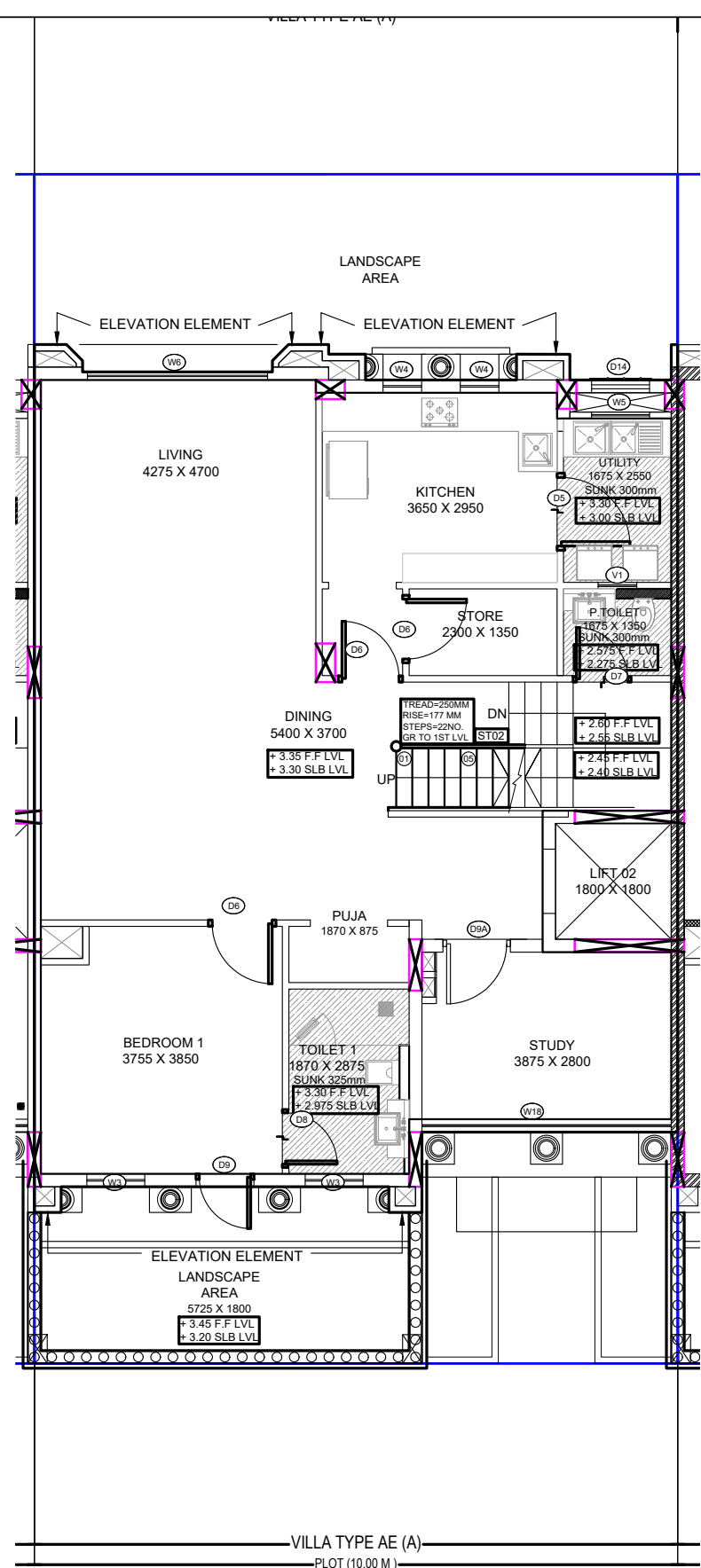
+91 9810379715, 9891146128

www.raghavaarchitects.com

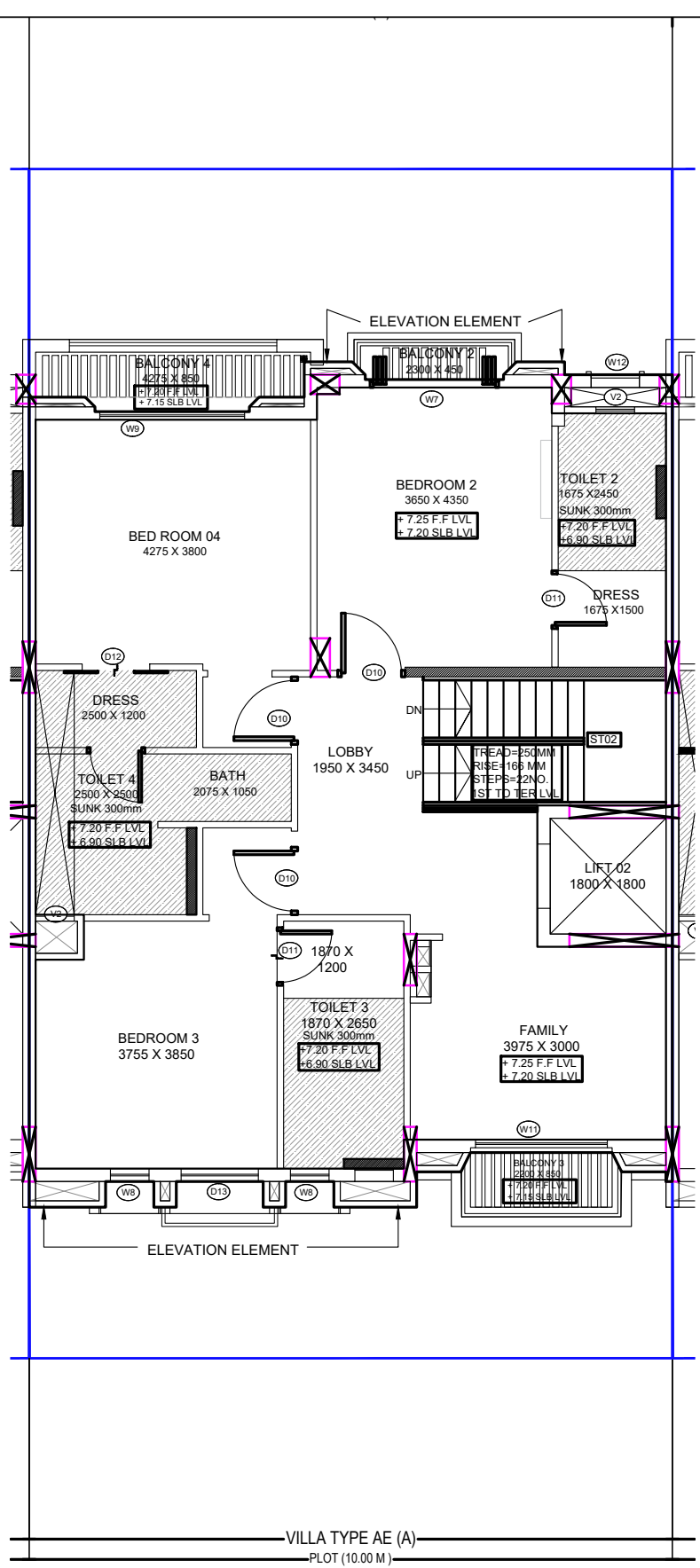
raghavaarchitects@gmail.com



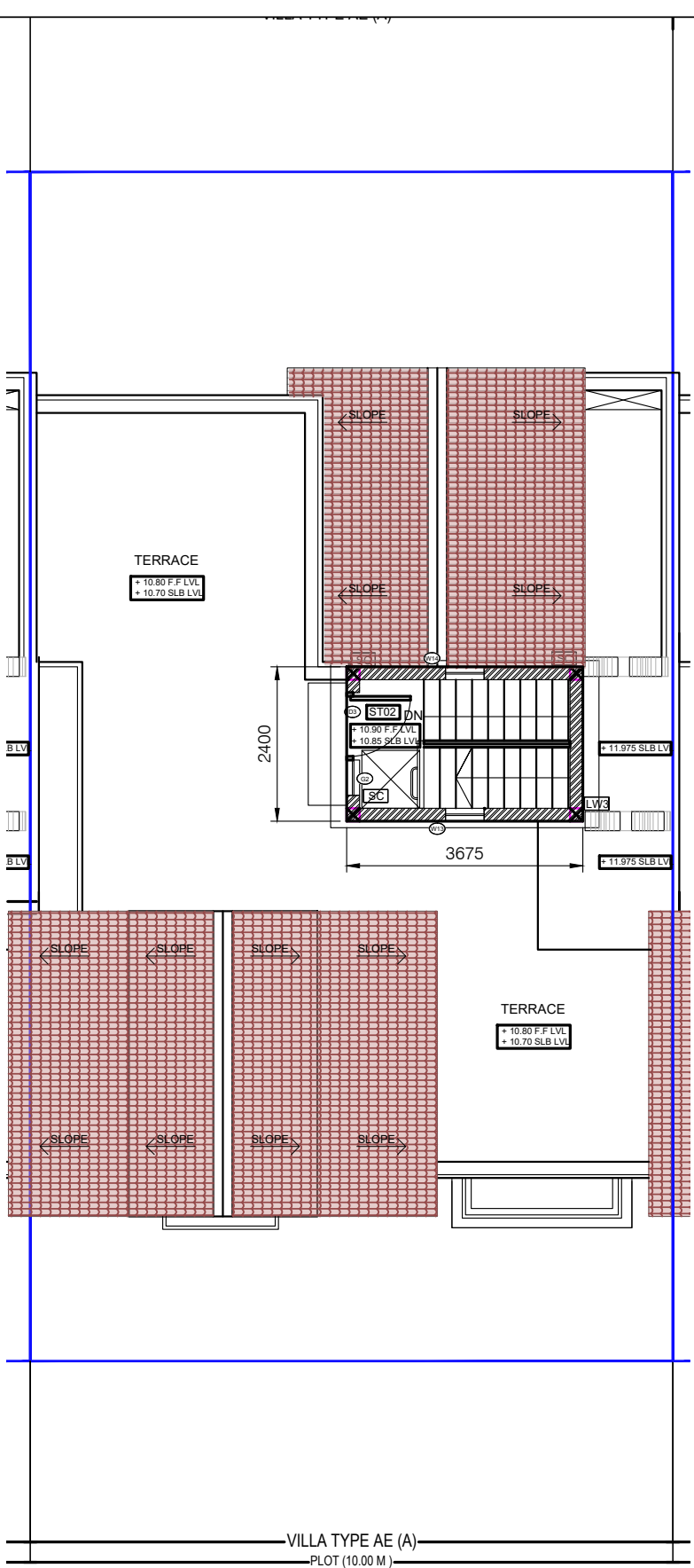
LOWER GROUND FLOOR PLAN



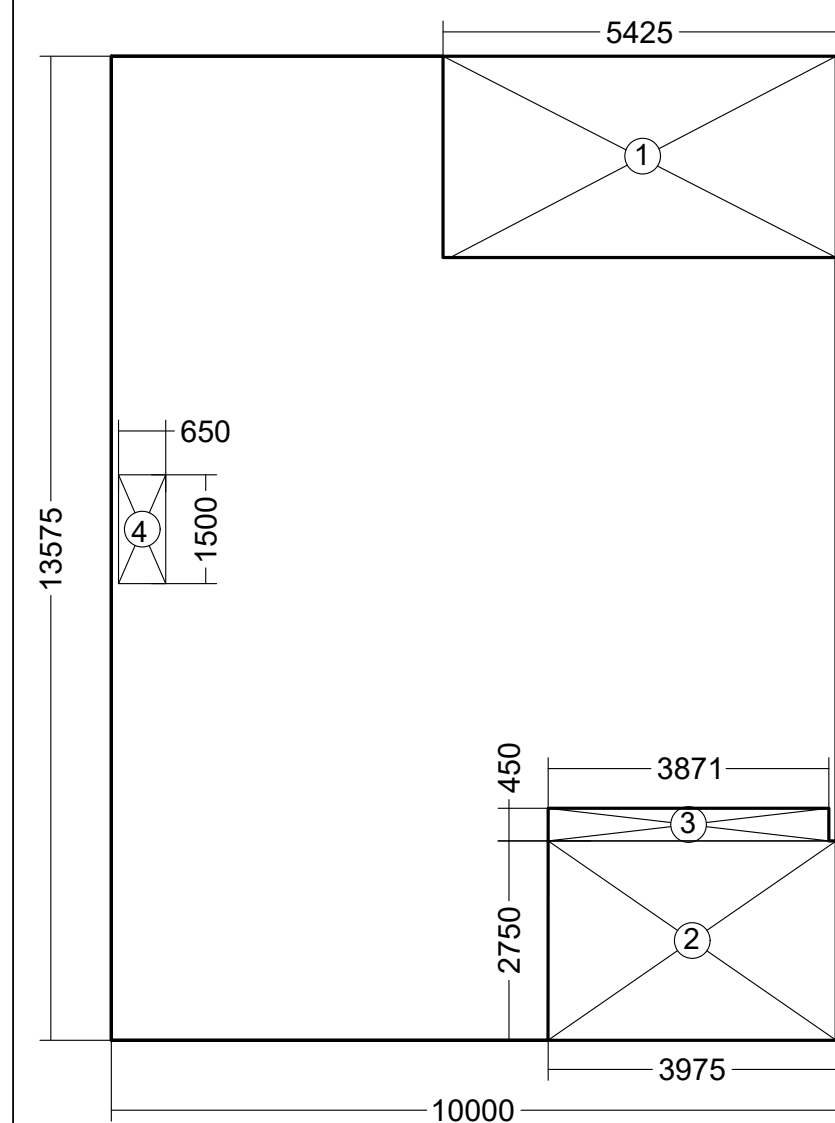
UPPER GROUND FLOOR PLAN



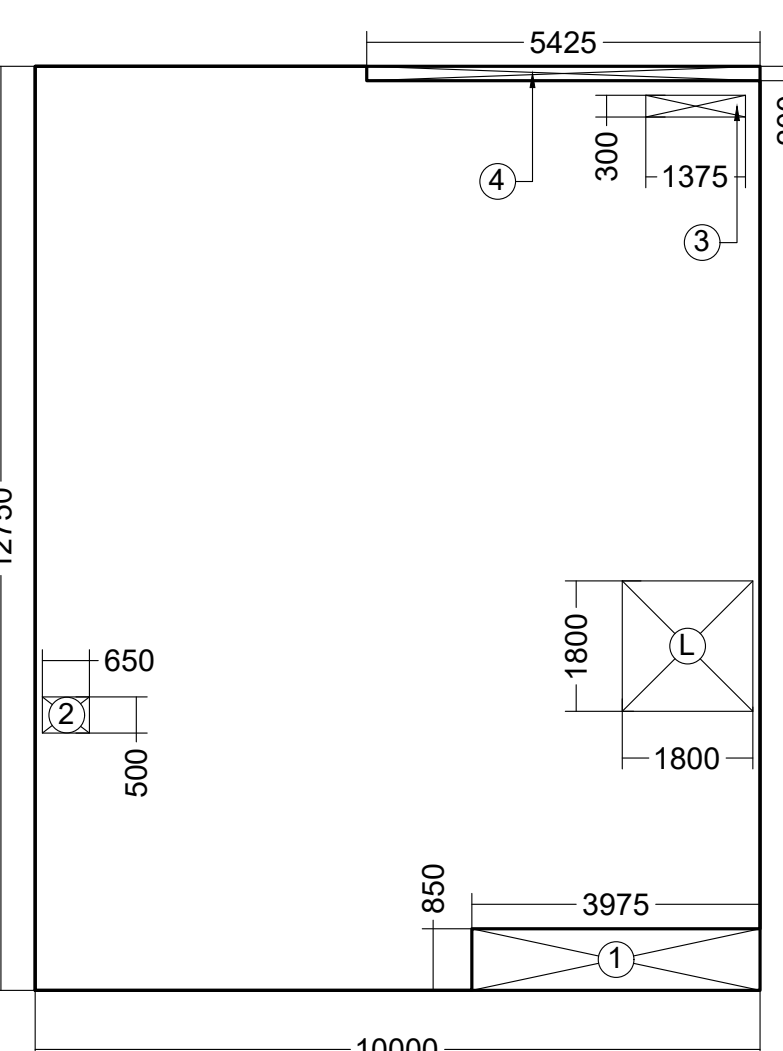
FIRST FLOOR PLAN



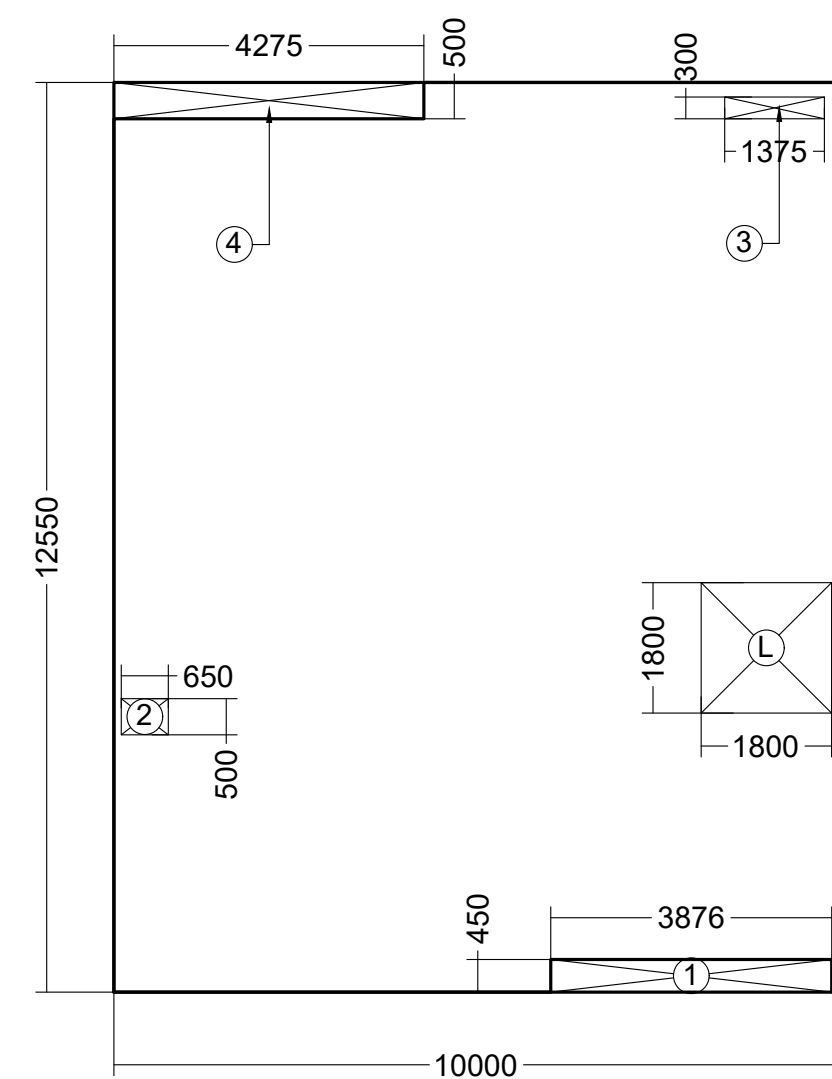
TERRACE PLAN



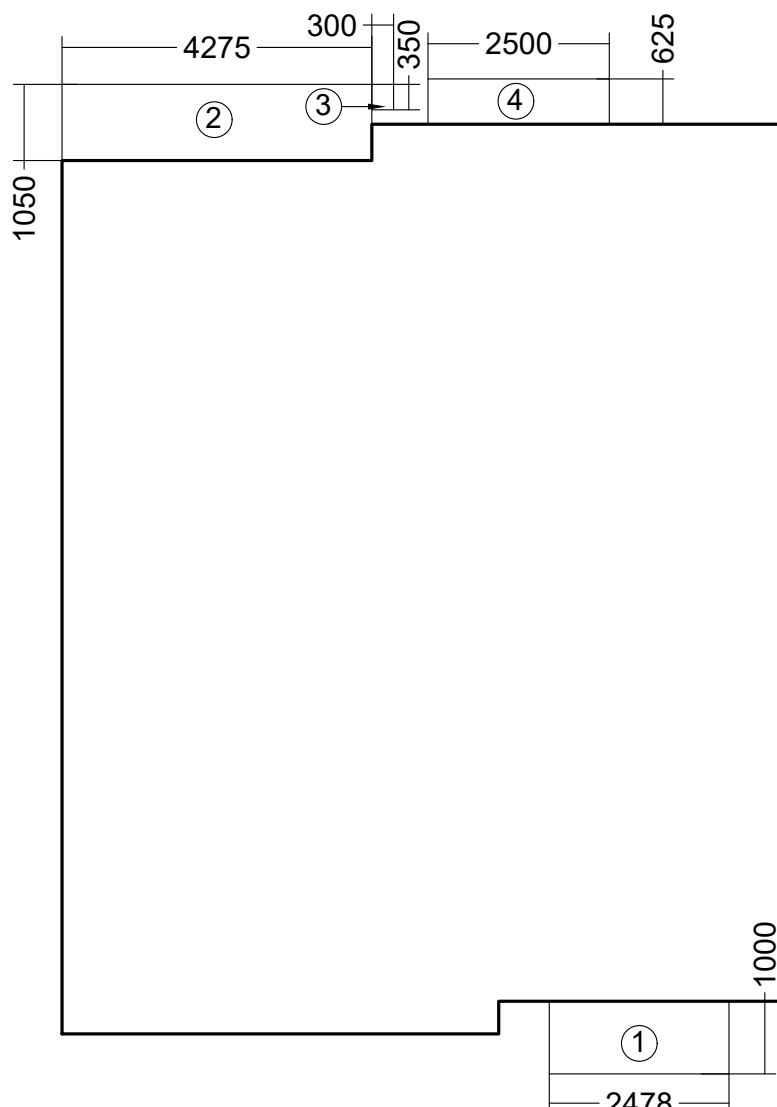
LOWER GROUND FLOOR AREA DIAGRAM



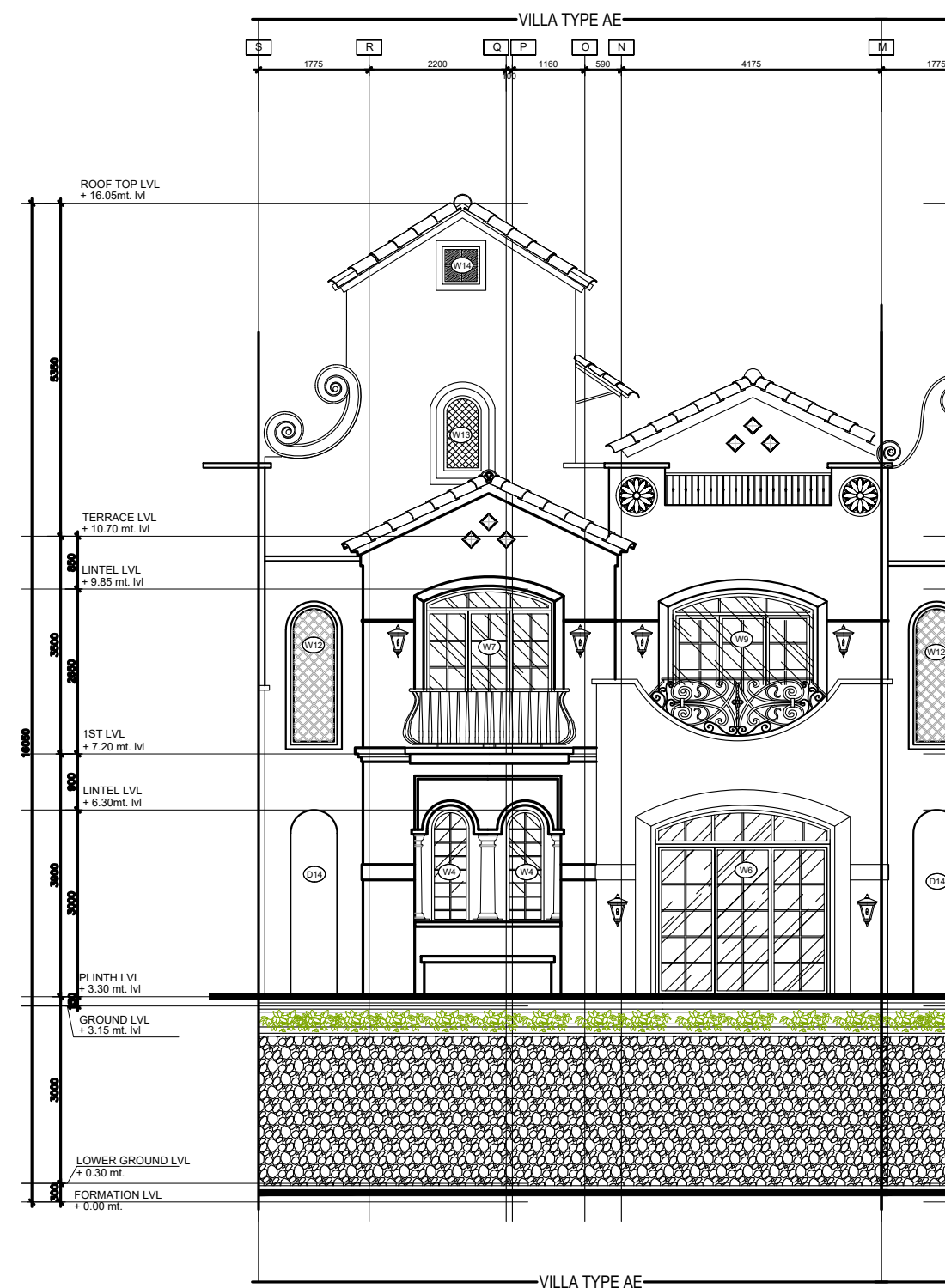
UPPER GROUND FLOOR AREA DIAGRAM



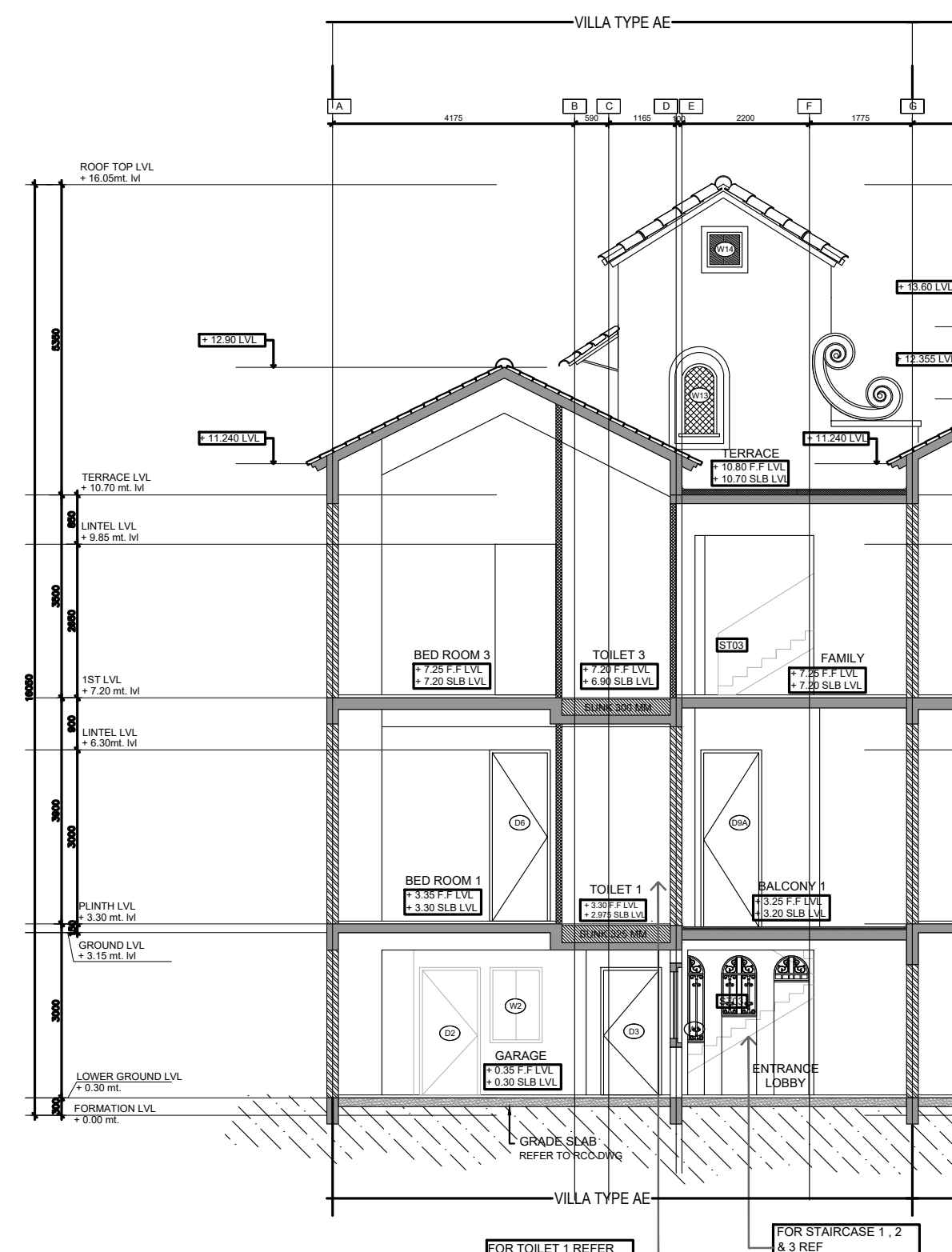
FIRST FLOOR AREA DIAGRAM



FIRST FLOOR BALCONY AREA DIAGRAM



ELEVATION



SECTION A

TYPE - AE AREA CALCULATION					
LOWER GROUND FLOOR AREA					
COVERED AREA					
S.N.	(L	X	B)	AREA	NO
10	13.575	135.750	1	135.750	
TOTAL COV. AREA					135.750
DEDUCTION					
1	5.425	2.775	15.054	1	15.054
2	3.975	2.75	10.931	1	10.931
3	3.871	0.45	1.742	1	1.742
4	0.65	1.5	0.975	1	0.975
TOTAL COV. AREA					28.703
LOWER GROUND FLOOR AREA - TOTAL COV. AREA - DEDUCTION					107.047 SQ. MT

TYPE - AE AREA CALCULATION					
UPPER GROUND FLOOR AREA					
COVERED AREA					
S.N.	(L	X	B)	AREA	NO
10	12.75	127.500	1	127.500	
TOTAL COV. AREA					127.500
DEDUCTION					
1	3.975	0.85	3.379	1	3.379
2	0.65	0.5	0.325	1	0.325
3	1.375	0.3	0.413	1	0.413
4	5.425	0.2	1.085	1	1.085
L	1.8	1.8	3.240	1	3.240
TOTAL					8.441
F.A.R. AREA UPPER GROUND FLOOR=TOTAL AREA-DEDUCTION AREA					119.059 SQ. MT
TOTAL UPPER GROUND FLOOR BUILTUP AREA=					119.059 SQ. MT

TYPE - AE AREA CALCULATION					
FIRST FLOOR AREA					
S.N.	(L	X	B)	AREA	NO
10	12.55	125.500	1	125.500	
TOTAL COV. AREA					125.500
DEDUCTION					
1	3.876	0.45	1.744	1	1.744
2	0.65	0.5	0.325	1	0.325
3	1.375	0.3	0.413	1	0.413
4	4.275	0.5	2.138	1	2.138
L	1.8	1.8	3.240	1	3.240
TOTAL					7.859
F.A.R. AREA FIRST FLOOR=TOTAL AREA-DEDUCTION AREA					117.641 SQ. MT

TYPE - AE AREA CALCULATION					
FIRST FLOOR BALCONY AREA (NON F.A.R.)					
S.N.	(L	X	B)	AREA	NO
1	2.478	1	2.478	1	2.478
2	4.275	1.05	4.489	1	4.489
3	0.3	0.35	0.105	1	0.105
4	2.5	0.625	1.56	1	1.56
TOTAL					8.634 SQ. MT.
TOTAL FIRST FLOOR BUILTUP AREA= F.A.R.+NON F.A.R.					126.275 SQ. MT

TYPE - AE AREA CALCULATION					
TERRACE AREA					
COVERED AREA					
S.N.	(L	X	B)	AREA	NO
A	3.675	2.4	8.820	1	8.820
TOTAL COV. AREA					8.820

NOTE :- ALL DIMENSIONS ARE IN MM

DEVELOPED BY-	Ar. RAJNEESH
SHEET NO	01/01
DRG. TYPE	TYPE-AE
SHEET SIZE	A1
SCALE -	1:100

NOTE:- DRAWING IS PREPARED AS PER
G. O. NO:- 1323/2025/8-3099/208/2025
{ Model Building Construction and Development
Byelaws and Model Zoning Regulations for
Development Authorities of Uttar Pradesh, 2025 }

PROJECT TYPE :- GROUP HOUSING

FILE NO :- LDA/ BP/25-26/0646

PROJECT ADDRESS:-

PROPOSED ADD/ EXT. SUBMISSION DRAWING
RESIDENTIAL GROUP HOUSING BUILDING AT
PLOT GH-18, AT INTEGRATED TOWNSHIP,
SHALIMAR ONE WORLD AT VILLAGE:-
BAGHAMAU, AT LUCKNOW
KHASRA NO:-134,135,138 KHA, 138GA,140,143KA,
143KHA,144,145,146,147,148,149,150KA, 150KHA,150GA,
150DA,150GHA,151,152,153,154,155,156KA,156 KHA,157,
158,159,160,161,162,163PART,164,165,166,167,168,169,170,
171, 172,173,174,175,177,180,181,182,183,184,244,245,246,
248, 249,250 & 251.

PROPOSED VALENCIA COUNTY EAST PHASE-II VILLAS

OWNER NAME:-
M/S. SHALIMAR LAKECITY PVT. LTD.
{ FORMALLY KNOWN AS A.N.S. DEVELOPER PVT. LTD. }

THROUGH SIGNATURE AUTHORITY:-
SHEO JANAM CHAUDHARI

For M/s Shalimar Lakecity Pvt. Ltd.	Authorised Signatory	Ar. RAJNEESH KUMAR B Arch, MCA, IIA CA/2017/86949 RAGHAVA ARCHITECTS Office:- 201, GS-09, GK-2, Indrapuram Ghaziabad (U.P.) raghavaarchitects@gmail.com 9810379715, 9891146128
OWNER/ AUTH. SIGNATURE	ARCHITECT SIGNATURE	

RAGHAVA ARCHITECTS

Head office Indrapuram :
Plot No. Cs-09, 2nd floor, Commerical Market, Gyan Khand-II,
Near St. Thomas School, Indrapuram Ghaziabad-201014 (U.P)

Branch office
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Lucknow-226010, Uttar Pradesh

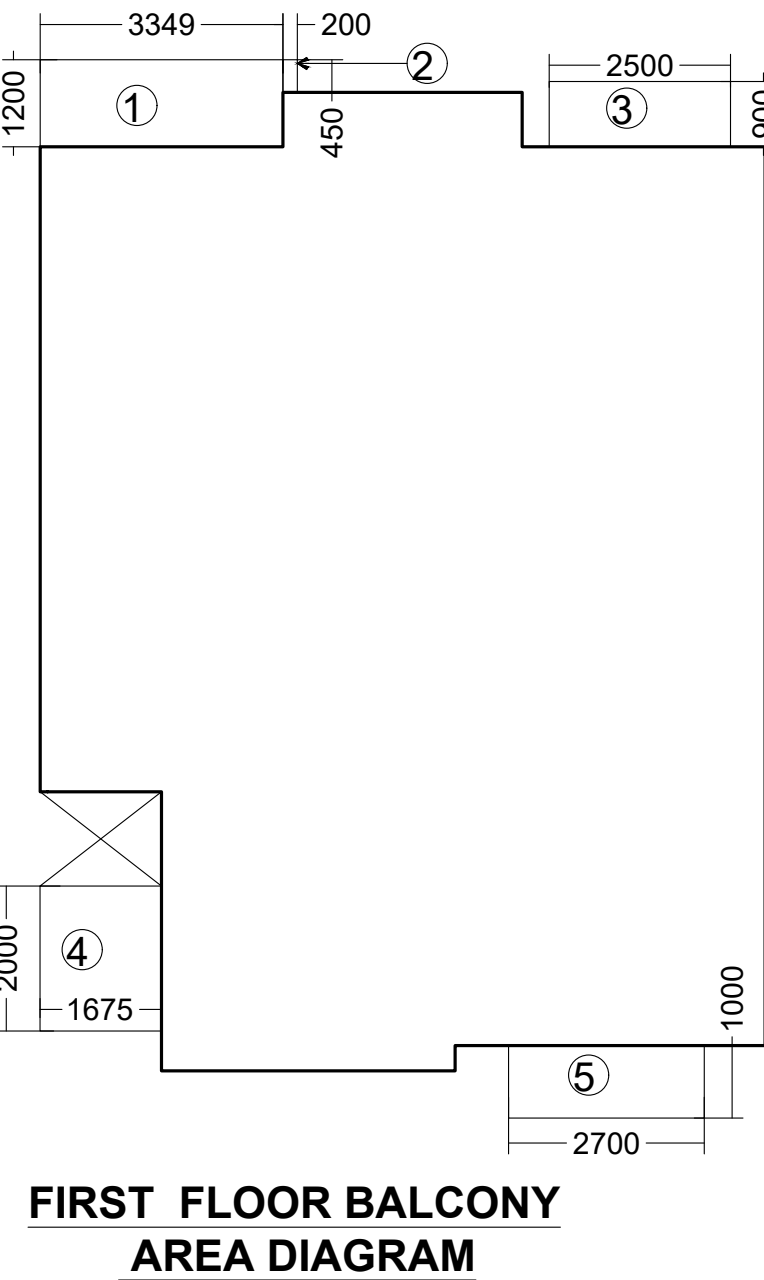
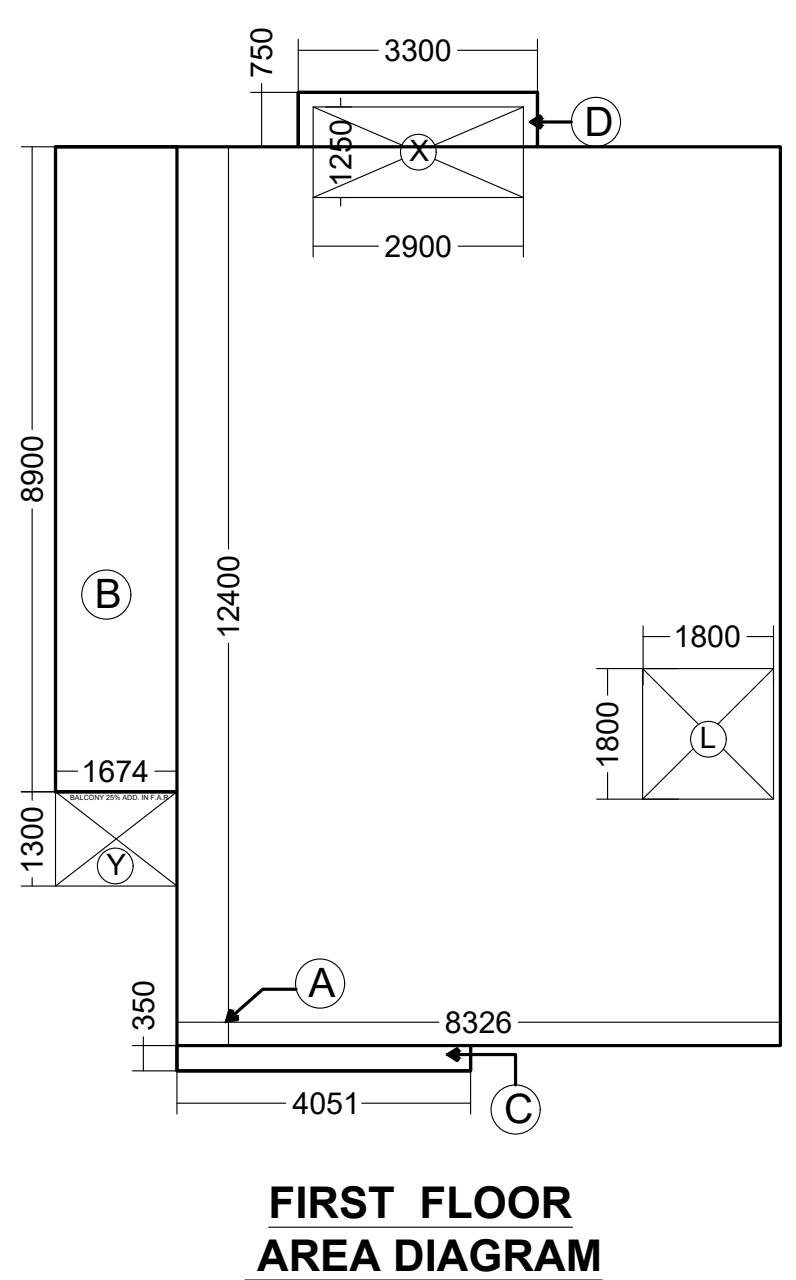
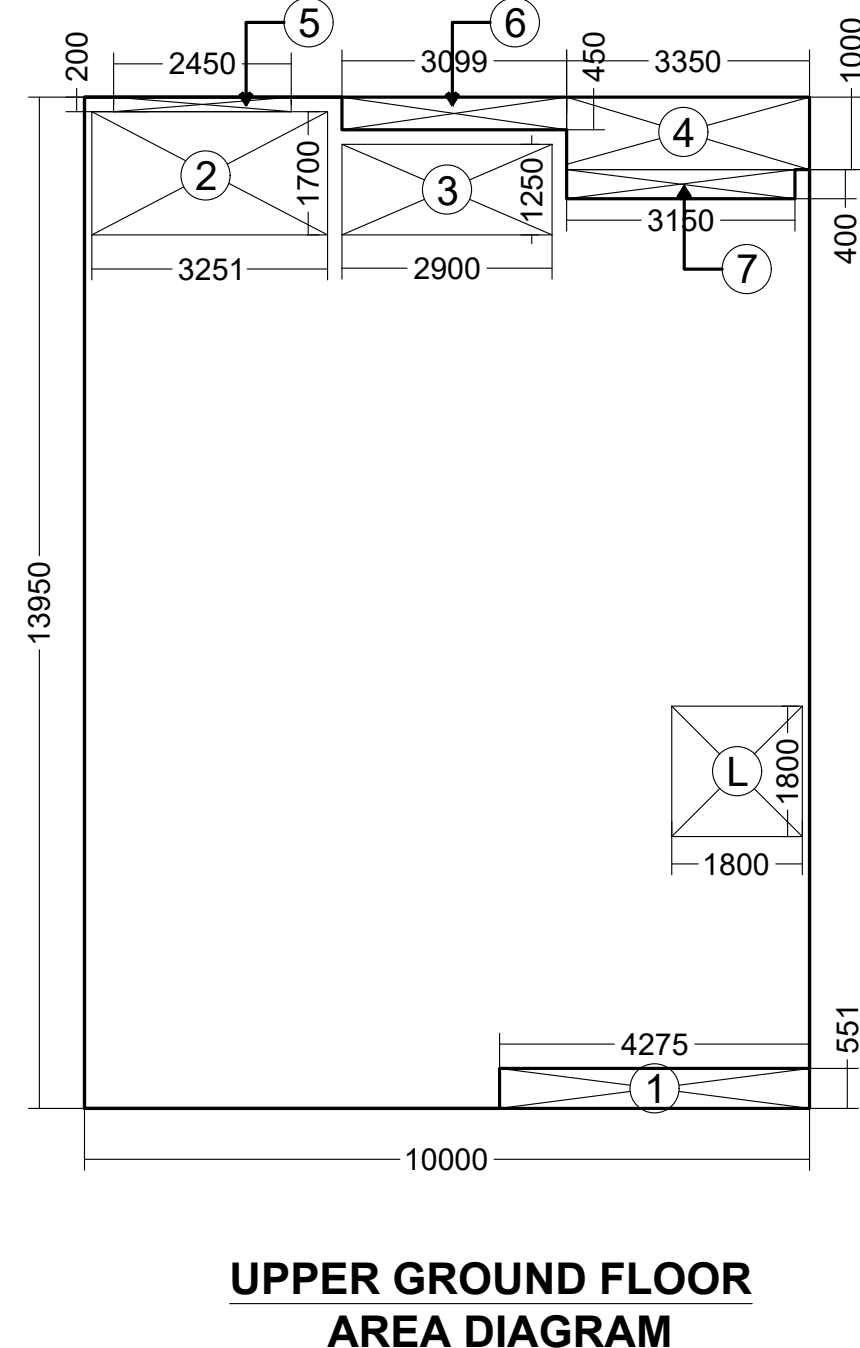
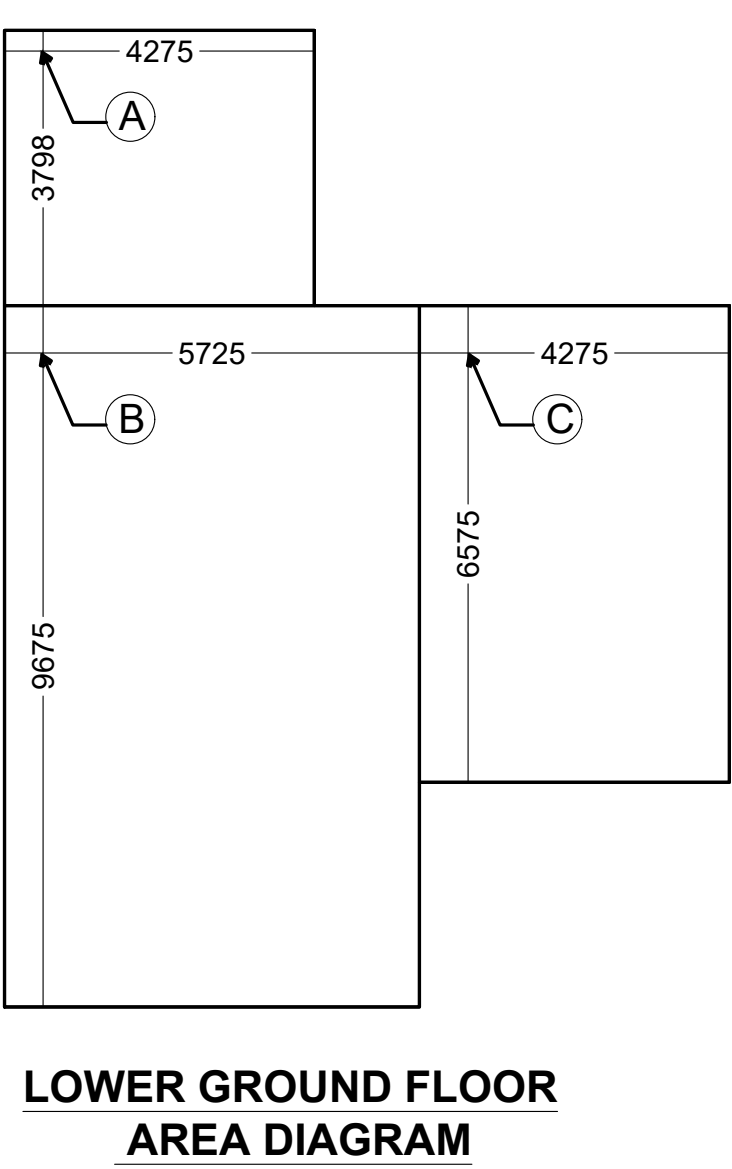
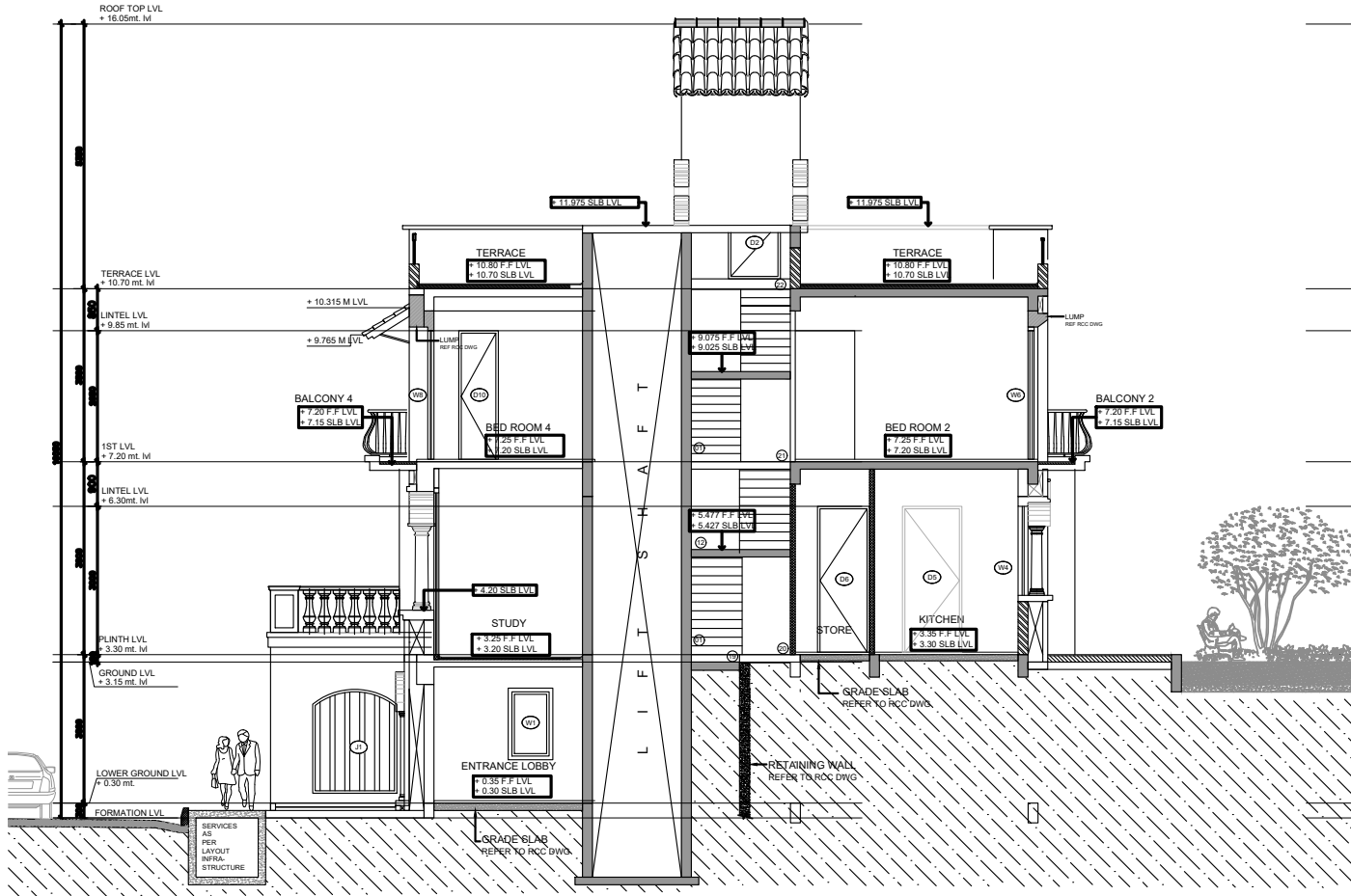
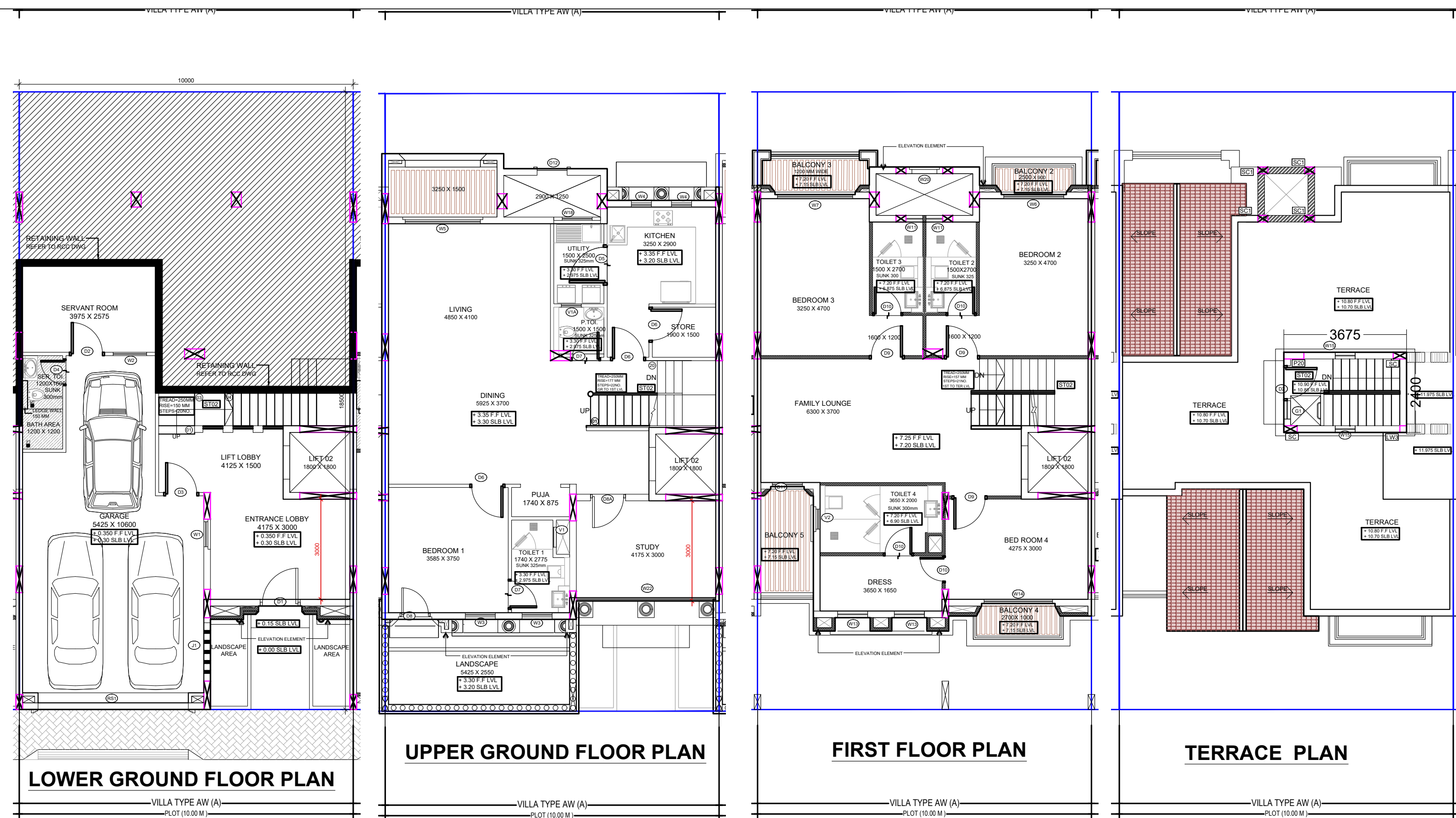
Indrapuram, Wave City, Lucknow-226010, Uttar Pradesh

+91 9810379715, 9891146128

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raghavaarchitects@gmail.com

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TYPE - AW AREA CALCULATION						
LOWER GROUND FLOOR AREA						
COVERED AREA						
S.N.	(L	X	B)	AREA	NO	TOTAL
A	4.275		3.798	16.236	1	16.236
B	5.725		9.675	55.389	1	55.389
C	4.275		6.575	28.108	1	28.108
TOTAL COV. AREA						99.734
LOWER GROUND FLOOR TOTAL AREA						99.734 SQ. MT

TYPE - AW AREA CALCULATION						
UPPER GROUND FLOOR AREA						
COVERED AREA						
S.N.	(L	X	B)	AREA	NO	TOTAL
	10		13.95	139.500	1	139.500
TOTAL COV. AREA						139.500
DEDUCTION						
1	4.275		0.551	2.356	1	2.356
2	3.251		1.7	5.527	1	5.527
3	2.9		1.25	3.625	1	3.625
4	3.35		1	3.350	1	3.350
5	2.45		0.2	0.490	1	0.490
6	3.099		0.45	1.395	1	1.395
7	3.15		0.4	1.260	1	1.260
L	1.8		1.8	3.240	1	3.240
TOTAL						21.242
F.A.R. AREA UPPER GROUND FLOOR=TOTAL AREA-DEDUCTION						118.258 SQ. MT
UPPER GROUND FLOOR DECK AREA (NON F.A.R.)						
2	3.251		1.7	5.527	1	5.527
TOTAL						5.527 SQ. MT.
TOTAL UPPER GROUND FLOOR BUILTUP AREA=						
F.A.R.+NON F.A.R.						123.785 SQ. MT

TYPE -AW AREA CALCULATION					
FIRST FLOOR AREA					
COVERED AREA					
S.N.	(L X B)	AREA	NO	TOTAL	
A	8.326	12.4	103.242	1	103.242
B	1.674	8.9	14.899	1	14.899
C	4.051	0.35	1.418	1	1.418
D	3.3	0.75	2.475	1	2.475
Y	25% AREA ADD IN F.A.R (1.674X1.3)				0.544
TOTAL COV. AREA				122.578	
DEDUCTION					
X	2.9	1.25	3.625	1	3.625
L	1.8	1.8	3.240	1	3.240
TOTAL				6.865	
F.A.R AREA FIRST FLOOR=TOTAL AREA-DEDUCTION					115.713 SQ. MT
FIRST FLOOR BALCONY AREA (NON F.A.R)					
1	3.349	1.2	4.019	1	4.019
2	0.2	0.45	0.09	1	0.09
3	2.5	0.9	2.25	1	2.25
4	1.675	2	3.35	1	3.35
5	2.7	1	2.7	1	2.7
Y	75% AREA ADD IN BULTUP (1.674X1.3)				1.632
TOTAL				14.041 SQ. MT.	
TOTAL FIRST FLOOR BUILTUP AREA= F.A.R.+NON F.A.R.					129.754 SQ. MT

TYPE - AW AREA CALCULATION					
TERRACE AREA					
COVERED AREA					
S.N.	(L X B)	AREA	NO	TOTAL	
A	3.675	2.4	8.820	1	8.820
TOTAL COV. AREA			8.820		

NOTE :- ALL DIMENSIONS ARE IN MM		
DEVELOPED BY-	Ar. RAJNEESH	
SHEET NO	01/01	
DRG. TYPE	TYPE-AW	
SHEET SIZE	A1	
SCALE -	1:100	

NOTE:- DRAWING IS PREPARED AS PER
G. O. NO:- 1323/2025/8-3099/208/2025
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Development Authorities of Uttar Pradesh, 2025 }

PROJECT TYPE :- GROUP HOUSING

FILE NO :- LDA/ BP/25-26/0646

PROJECT ADDRESS:-
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RESIDENTIAL GROUP HOUSING BUILDING AT
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PROPOSED VALENCIA COUNTY EAST PHASE-II VILLAS

OWNER NAME:-
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THROUGH SIGNATURE AUTHORITY:-
SHEO JANAM CHAUDHARI

For M/s Shalimar Lakecity Pvt. Ltd.

Authorised Signatory

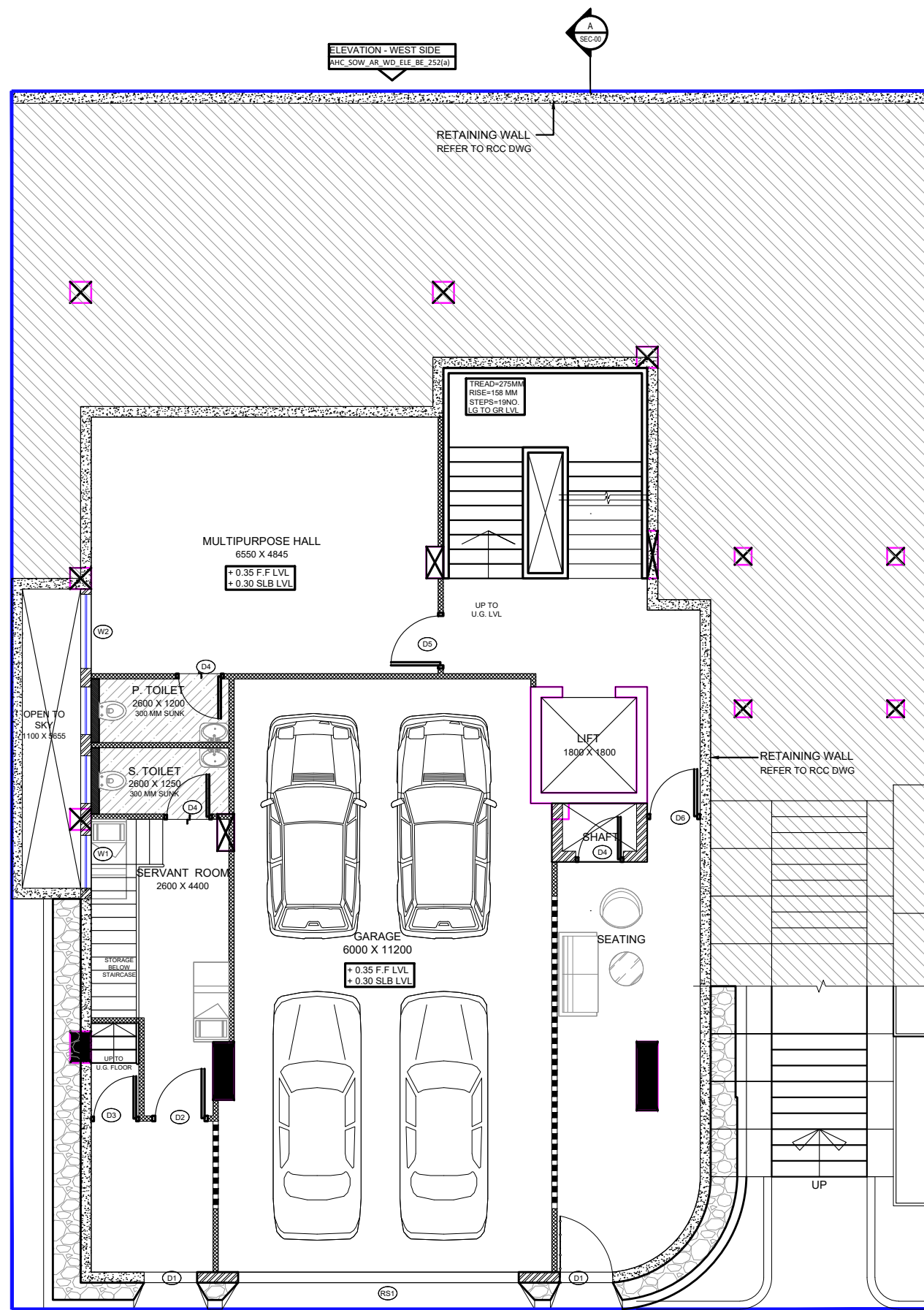
OWNER/ AUTH. SIGNATURE

ARCHITECT SIGNATURE

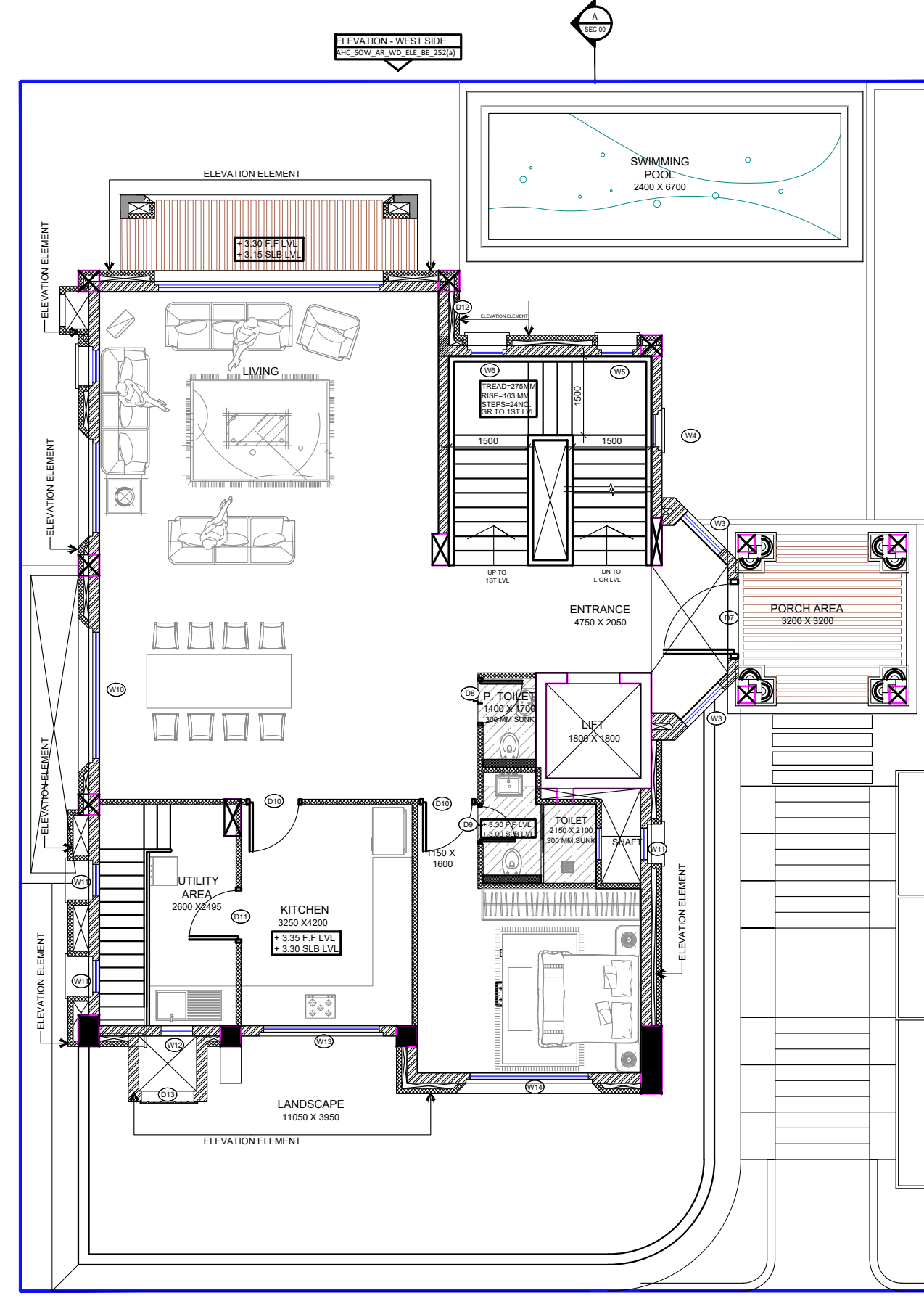
Ar. RAJNEESH KUMAR
B Arch, MCA, IIA
CA/2017/86949
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raghavaarchitects@gmail.com
9810379715, 9891146128

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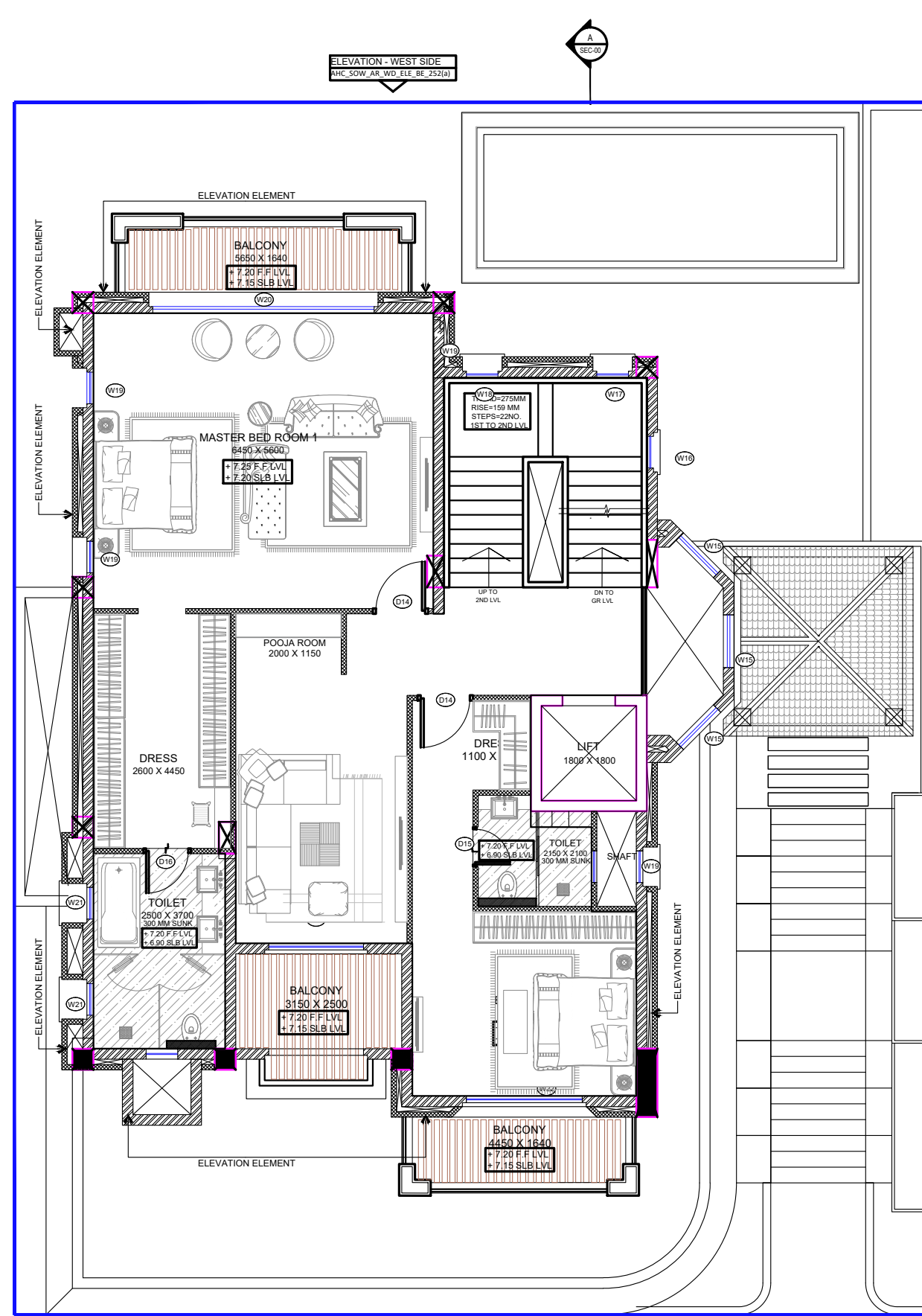
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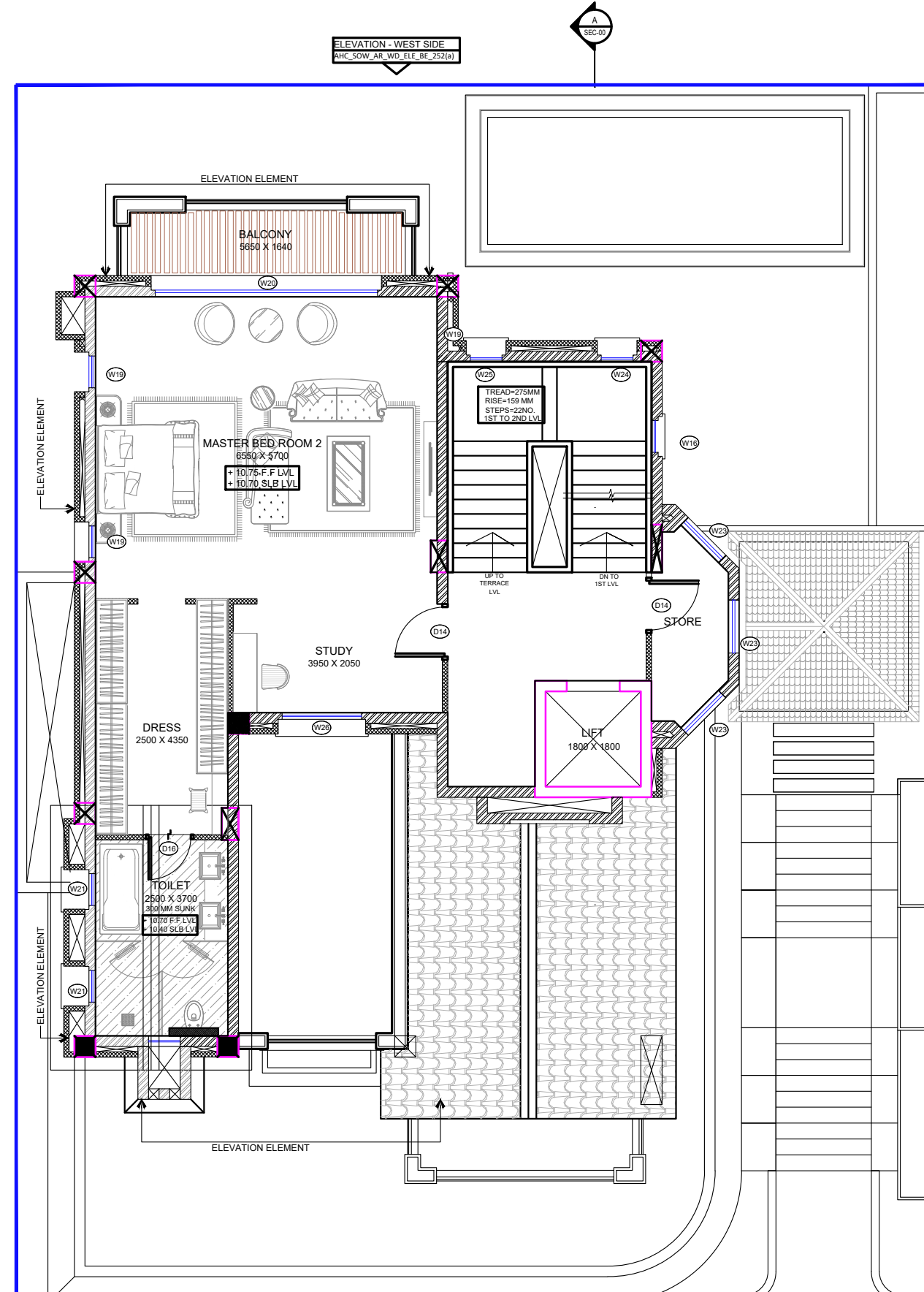
LOWER GROUND FLOOR PLAN



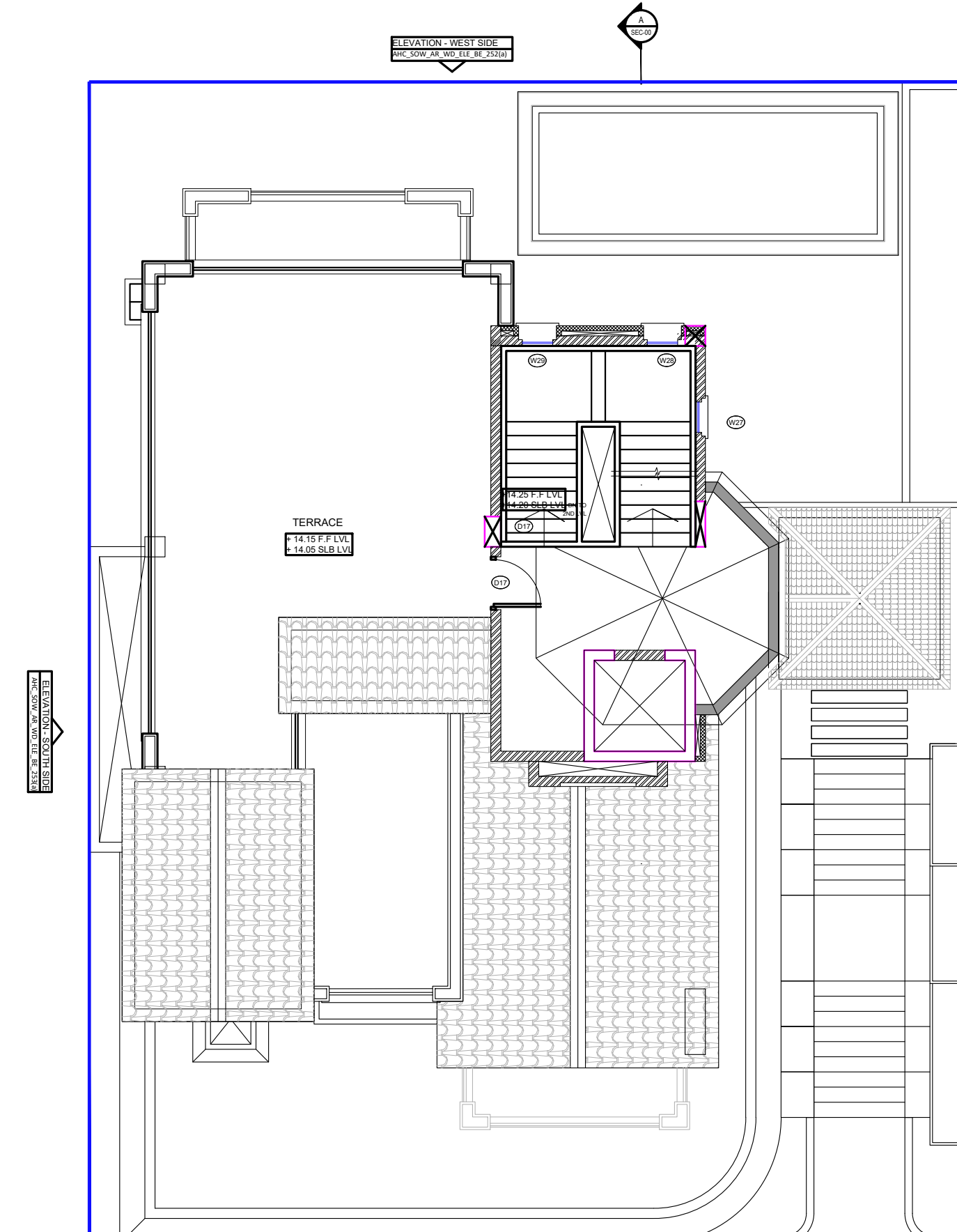
UPPER GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN

NOTE :- ALL DIMENSIONS ARE IN MM

DEVELOPED BY-	Ar. RAJNEESH
SHEET NO	01/02
DRG. TYPE	TYPE-BE
SHEET SIZE	A1
SCALE -	1:100

NOTE:- DRAWING IS PREPARED AS PER
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FILE NO :- LDA/BP/25-26/0646

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248, 249,250 & 251.

PROPOSED VALENCIA COUNTY EAST PHASE-II VILLAS

OWNER NAME:-

M/S. SHALIMAR LAKECITY PVT. LTD.
{ FORMALLY KNOWN AS A.N.S. DEVELOPER PVT. LTD. }

THROUGH SIGNATURE AUTHORITY:-

SHEO JANAM CHAUDHARI

For M/s Shalimar Lakecity Pvt. Ltd.

Authorised Signatory

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B Arch, MCA, IIA
CA/2017/86949
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raghavaarchitects@gmail.com
9810379715, 9891146128

OWNER/ AUTH. SIGNATURE

ARCHITECT SIGNATURE

RAGHAVA ARCHITECTS

Head office Indirapuram :-

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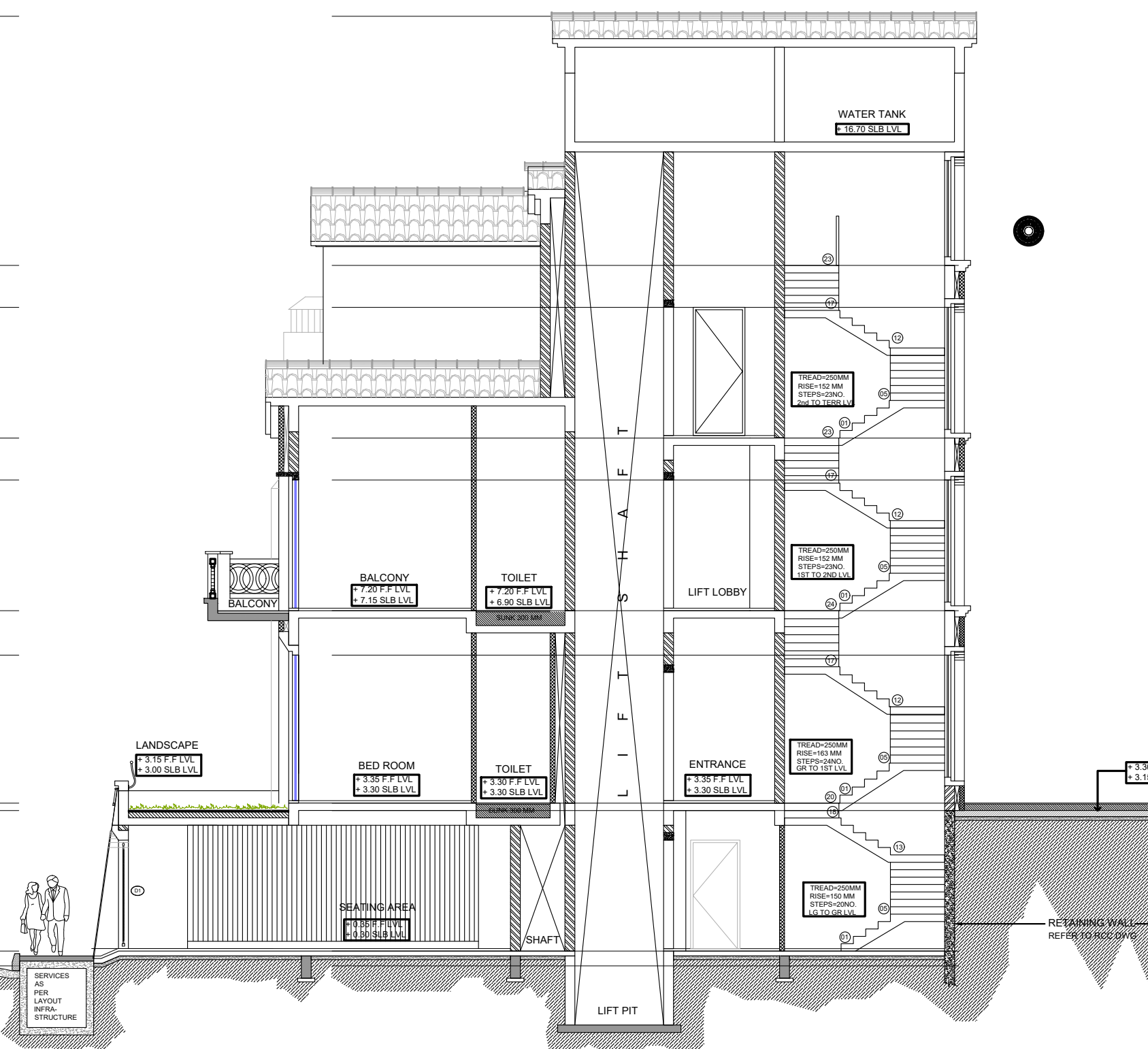
Indirapuram, Wave City, Lucknow-201014

+91 9810379715, 9891146128

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raghavaarchitects@gmail.com

Signature Not Verified



TYPE - BE AREA CALCULATION						
UPPER GROUND FLOOR AREA						
COVERED AREA						
S.N.	(L	X	B)	AREA	NO	TOTAL
A	6.851	14.352		98.326	1	98.326
B	3.849	13.126		50.522	1	50.522
C	0.201	7.5		1.508	1	1.508
D				5.230	1	5.230
E	4.65	0.898		4.176	1	4.176
F	1.5	1.25		1.875	1	1.875
G	0.2	1.1		0.220	1	0.220
H	0.2	0.4		0.080	7	0.560
I	0.2	0.2		0.040	1	0.040
J				0.119	2	0.238
TOTAL COV. AREA						162.694
DEDUCTION						
X	0.75	1.8		1.350	1	1.350
Y	1.1	1.05		1.155	1	1.155
L	1.8	1.8		3.240	1	3.240
TOTAL						5.745
F.A.R. AREA UPPER GROUND FLOOR=TOTAL AREA-						156.949 SQ. MT
UPPER GROUND FLOOR BALCONY AREA (NON F.A.R.)						
1	5.65	1.64		9.266	1	9.266
TOTAL						9.266 SQ. MT.
UPPER GROUND FLOOR PORCH AREA (NON F.A.R. AREA)						
3	3.2	3.2		10.24	1	10.24
4				0.12	1	0.12
TOTAL						10.36
TOTAL UPPER GROUND FLOOR BUILTUP AREA=						
F.A.R.+NON F.A.R.						176.575 SQ. MT.

F.A.R. AREA FIRST FLOOR=TOTAL AREA-DEDUCTION AREA				145.443	SQ. MT
FIRST FLOOR BALCONY AREA (NON F.A.R)					
1	5.65	1.64	9.265	1	9.266
2	4.45	1.64	7.298	1	7.298
3	3.15	1.3	4.095	1	4.095
4	2.95	0.4	1.18	1	1.18
5	2.546	0.3	0.764	1	0.764
TOTAL					22.603
TOTAL FIRST FLOOR BUILTUP AREA = F.A.R. + NON F.A.R				168.045	SQ. MT

TYPE - BE AREA CALCULATION						
SECOND FLOOR AREA						
COVERED AREA						
S.N.	(L	X	B)	AREA	NO	TOTAL
A	6.851	8.252		56.534	1	56.534
B	3.85	8.422		32.425	1	32.425
C	0.204	7.5		1.530	1	1.530
D				5.017	1	5.017
E	2.9	6.103		17.699	1	17.699
F	0.2	1.397		0.279	1	0.279
G	1	1		1.000	1	1.000
H	0.2	0.4		0.080	4	0.320
I	0.2	0.2		0.040	1	0.040
J				0.119	1	0.119
	TOTAL COV. AREA					114.963
DEDUCTION						
X	0.6	0.798		0.479	1	0.479
L	1.8	1.8		3.240	1	3.240
	TOTAL					3.719
F.A.R AREA SECOND FLOOR-TOTAL AREA- DEDUCTION AREA						111.244 SQ. MT.
SECOND FLOOR BALCONY/PROJECTION AREA (NOT F.A.R)						
1	5.65	1.64		9.266	1	9.266
	TOTAL					9.266 SQ. MT.
TOTAL SECOND FLOOR BUILTUP AREA= F.A.R +NON						120.510 SQ. MT.

DEVELOPED BY-	Ar. RAJNEESH
SHEET NO	02/02
DRG. TYPE	TYPE-BE
SHEET SIZE	A1
SCALE -	1:100

PROJECT TYPE :- GROUP HOUSING

PROJECT ADDRESS:-

PROPOSED ADD / EXT

PROPOSED ADD./ EXT. SUBMISSION DRAWING
RESIDENTIAL GROUP HOUSING BUILDING AT
PLOT GH-18, AT INTEGRATED TOWNSHIP,
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248,249,250 & 251.

PROJECT TOTAL :-
PROPOSED VALENCIA COUNTY EAST PHASE-II VILLAS

OWNER NAME:-

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Lucknow-226010, Uttar Pradesh
Digitally signed by RAJNEESH

Indirapuram, Wave City, Lucknow

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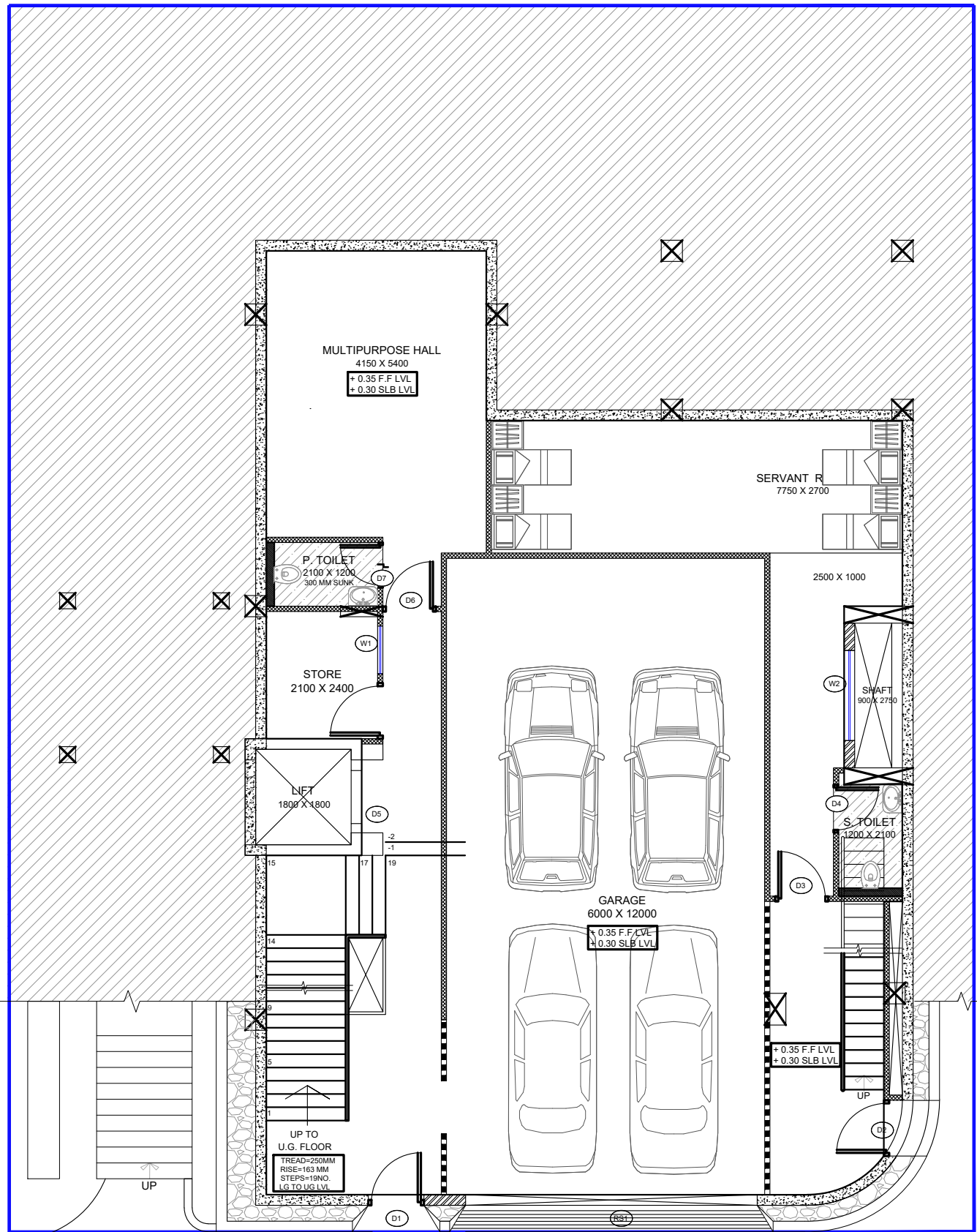
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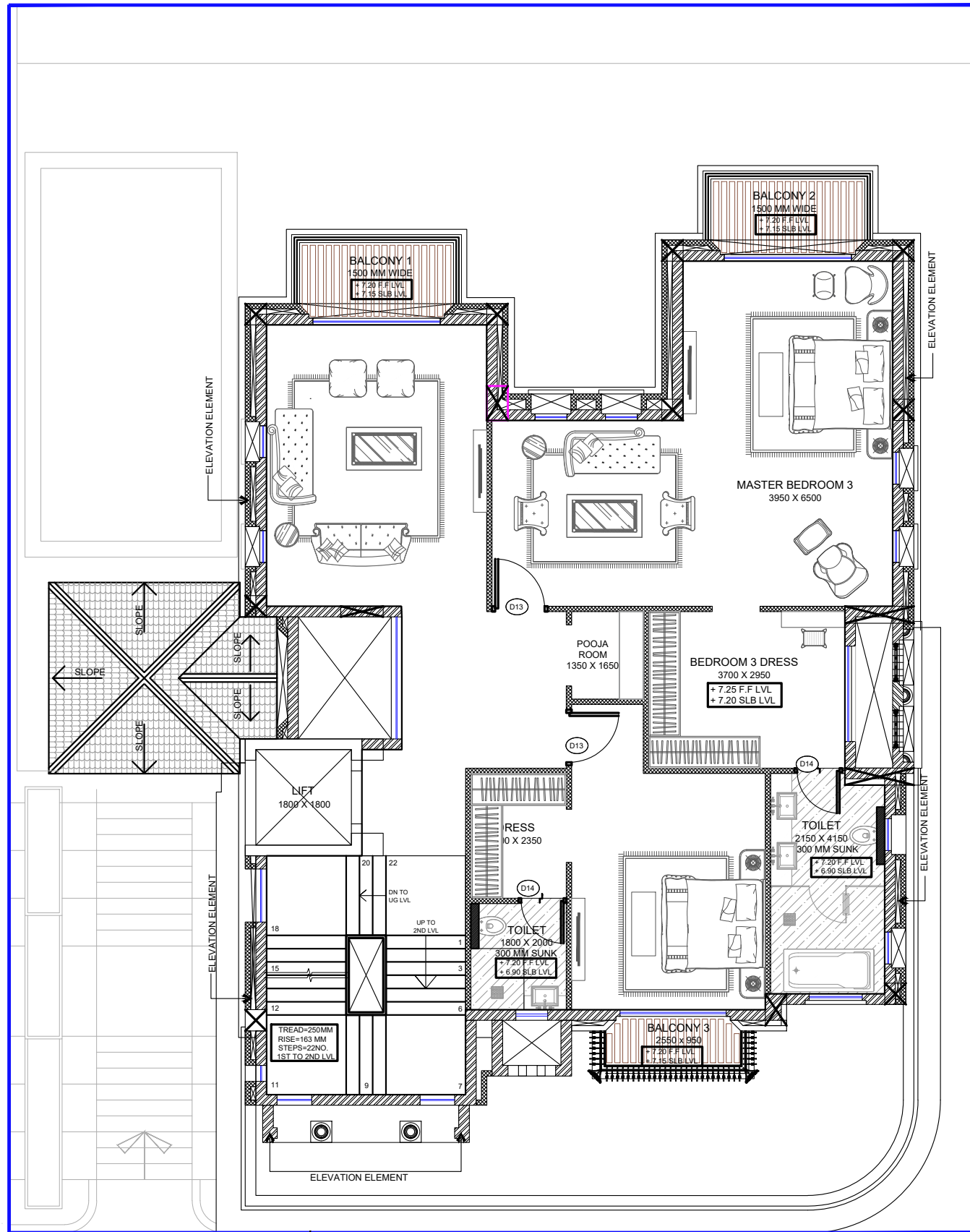
Digitally signed by PRATHAMESH
Prathamesh

Organization: Lucknow
Discipline: Authority

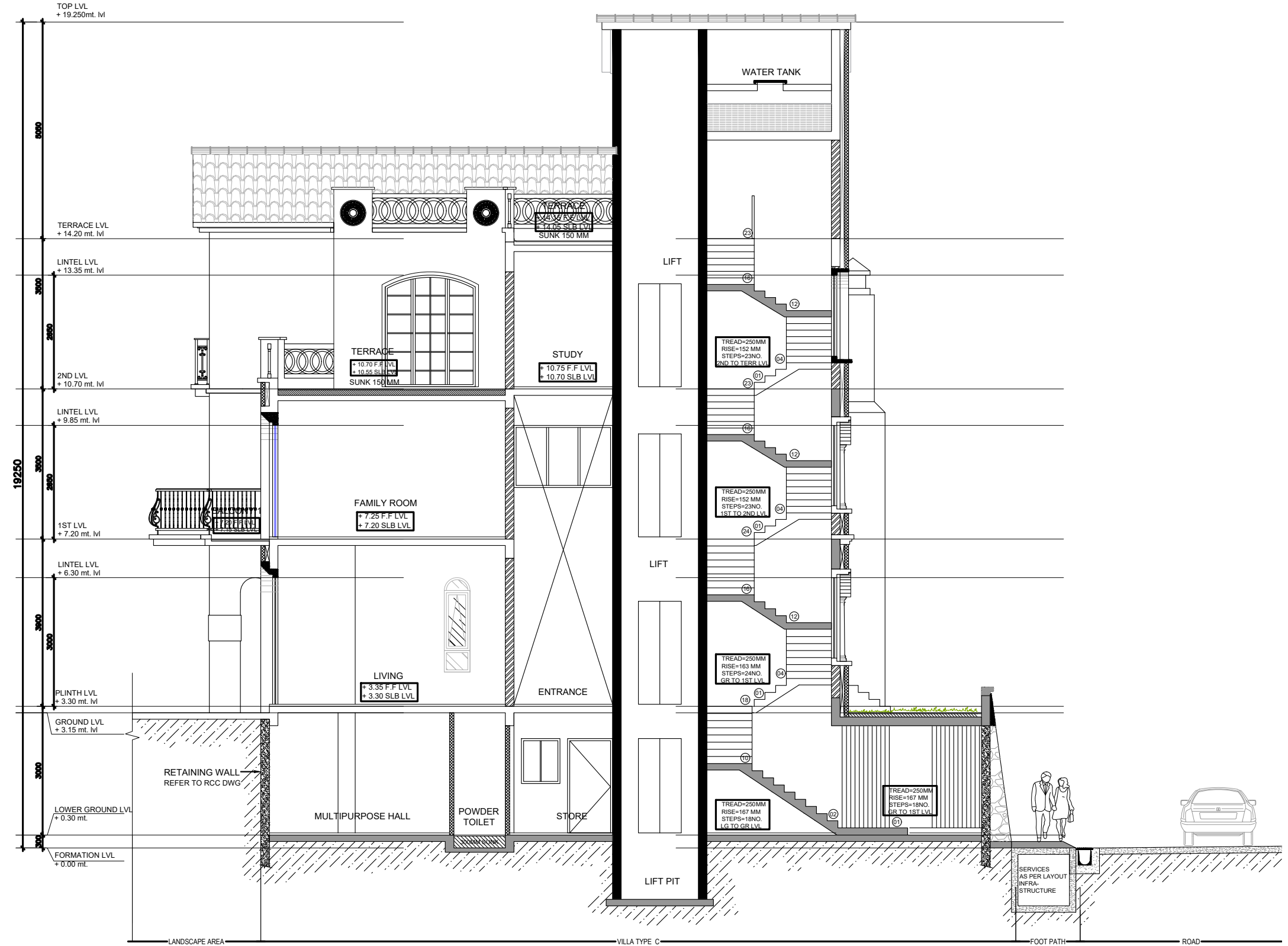
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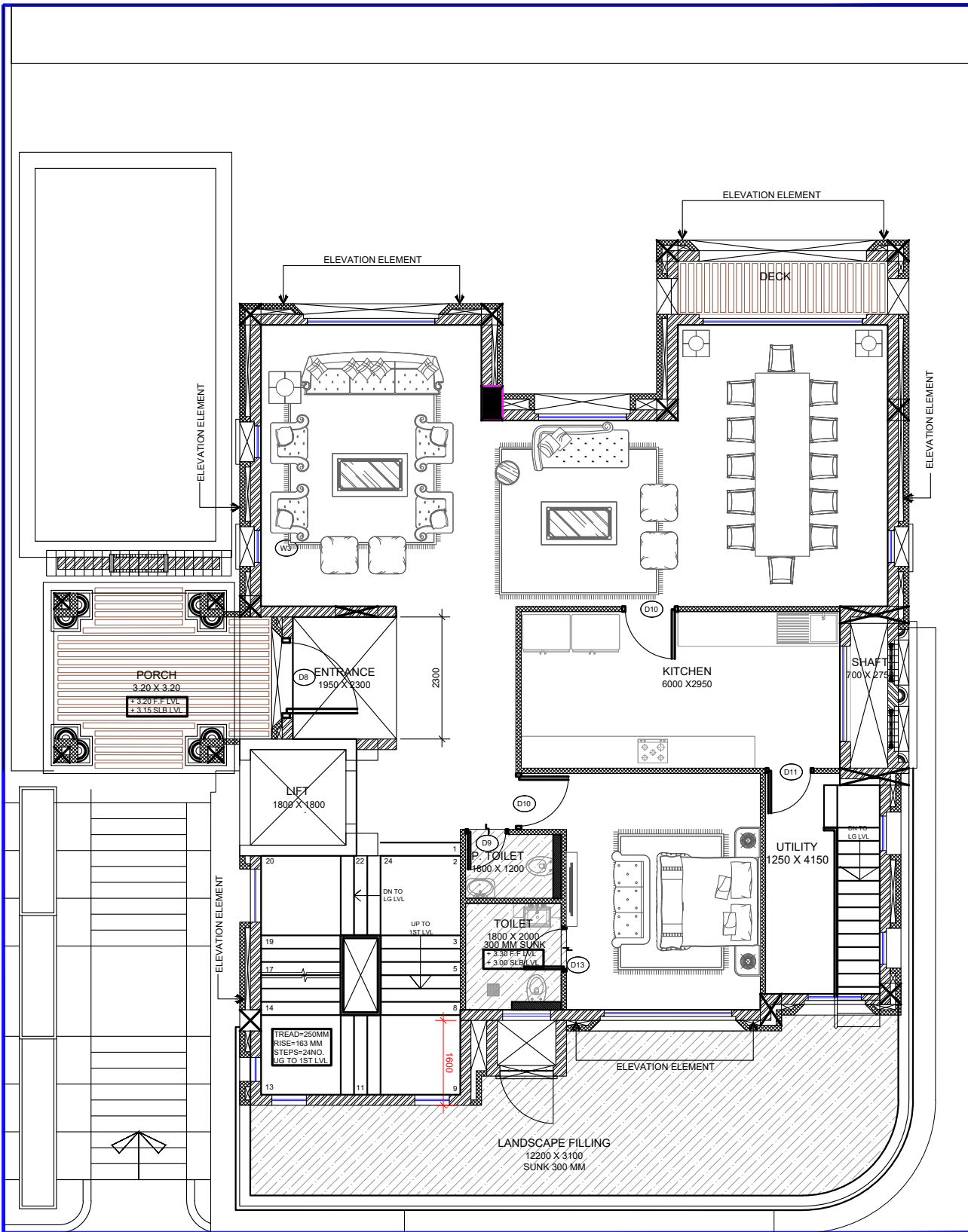
LOWER GROUND FLOOR PLAN



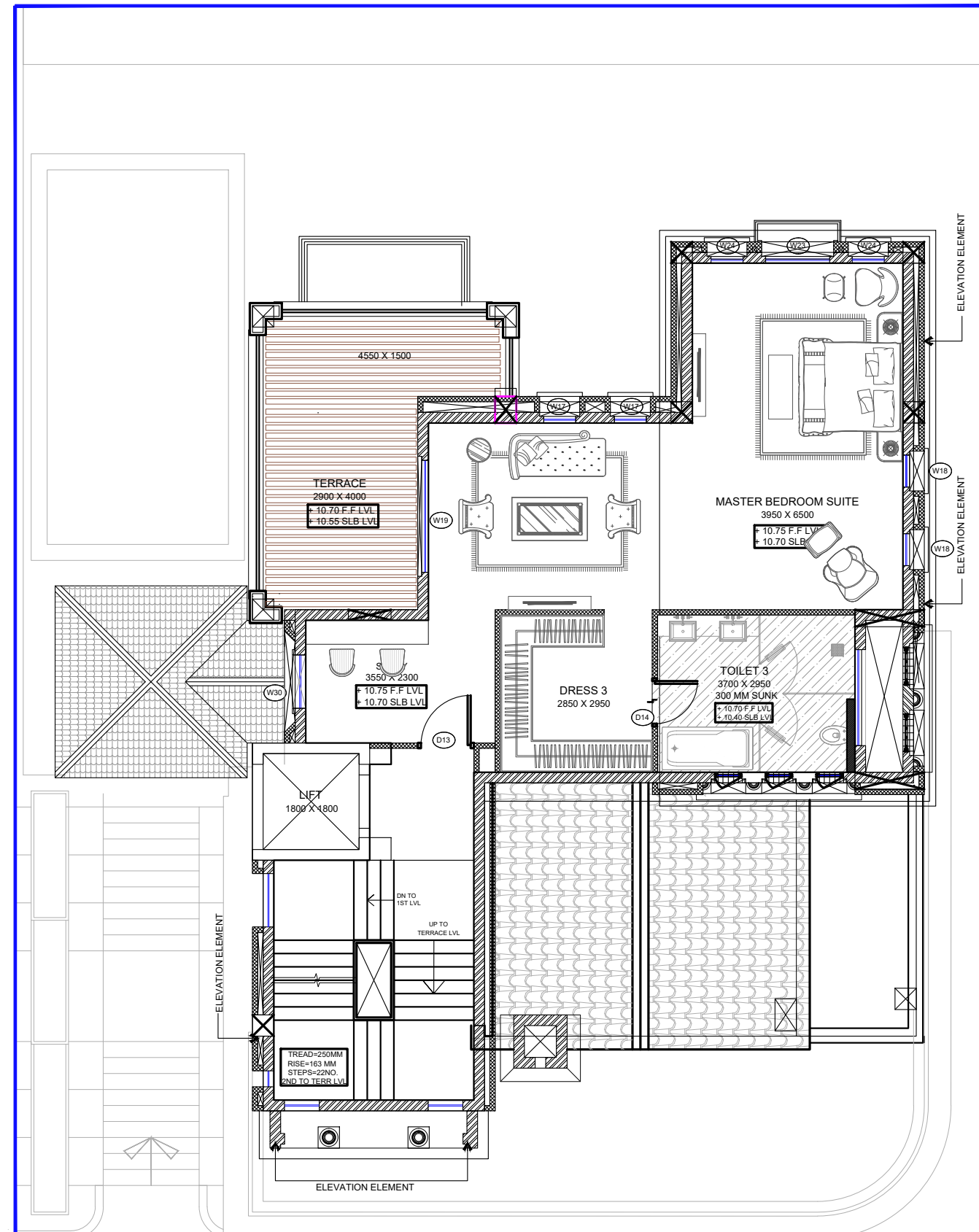
FIRST FLOOR PLAN



TERRACE FLOOR PLAN



UPPER GROUND FLOOR PLAN



SECOND FLOOR PLAN

NOTE :- ALL DIMENSIONS ARE IN MM

DEVELOPED BY -	Ar. RAJNEESH
SHEET NO	01/02
DRG. TYPE	TYPE-C
SHEET SIZE	A1
SCALE -	1:100

NOTE:- DRAWING IS PREPARED AS PER
G. O. NO:- 1323/2025/8-3099/208/2025
{ Model Building Construction and Development
Byelaws and Model Zoning Regulations for
Development Authorities of Uttar Pradesh, 2025 }

PROJECT TYPE :- GROUP HOUSING

FILE NO :- LDA/ BP/25-26/0646

PROJECT ADDRESS:-

PROPOSED ADD./ EXT. SUBMISSION DRAWING
RESIDENTIAL GROUP HOUSING BUILDING AT
PLOT GH-18, AT INTEGRATED TOWNSHIP,
SHALIMAR ONE WORLD AT VILLAGE:-
BAGHAMAU, AT LUCKNOW
KHASRA NO:-134,135,138 KHA, 138GA,140,143KA,
143KHA,144,145,146,147,148,149,150KA, 150KHA,150GA,
150DA,150GHA,151,152,153,154,155,156KA,156 KHA,157,
158,159,160,161,162,163PART,164,165,166,167,168,169,170,
171, 172,173,174,175,177,180,181,182,183,184,244,245,246,
248, 249,250 & 251.

PROPOSED VALENCIA COUNTY EAST PHASE-II VILLAS

OWNER NAME:-
M/S. SHALIMAR LAKECITY PVT. LTD.
{ FORMALLY KNOWN AS A.N.S. DEVELOPER PVT. LTD. }

THROUGH SIGNATURE AUTHORITY:-
SHEO JANAM CHAUDHARI

For M/s Shalimar Lakecity Pvt. Ltd.

Authorised Signatory

Ar. RAJNEESH KUMAR
B. Arch, MCA, IIA
CA/2017/86949
RAGHAVA ARCHITECTS
Office:- 201, GS-98, GK-2,
Indrapuram Ghaziabad (U.P.)
raghavaarchitects@gmail.com
9810379715, 9891146128

OWNER/ AUTH. SIGNATURE

ARCHITECT SIGNATURE

RAGHAVA ARCHITECTS

Head office Indrapuram :
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Near St. Thomas School, Indrapuram Ghaziabad-201014 (U.P.)

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Office No - 717, TCG - 8/8 and 9/9, Vihar Indrapuram, Gomti Nagar
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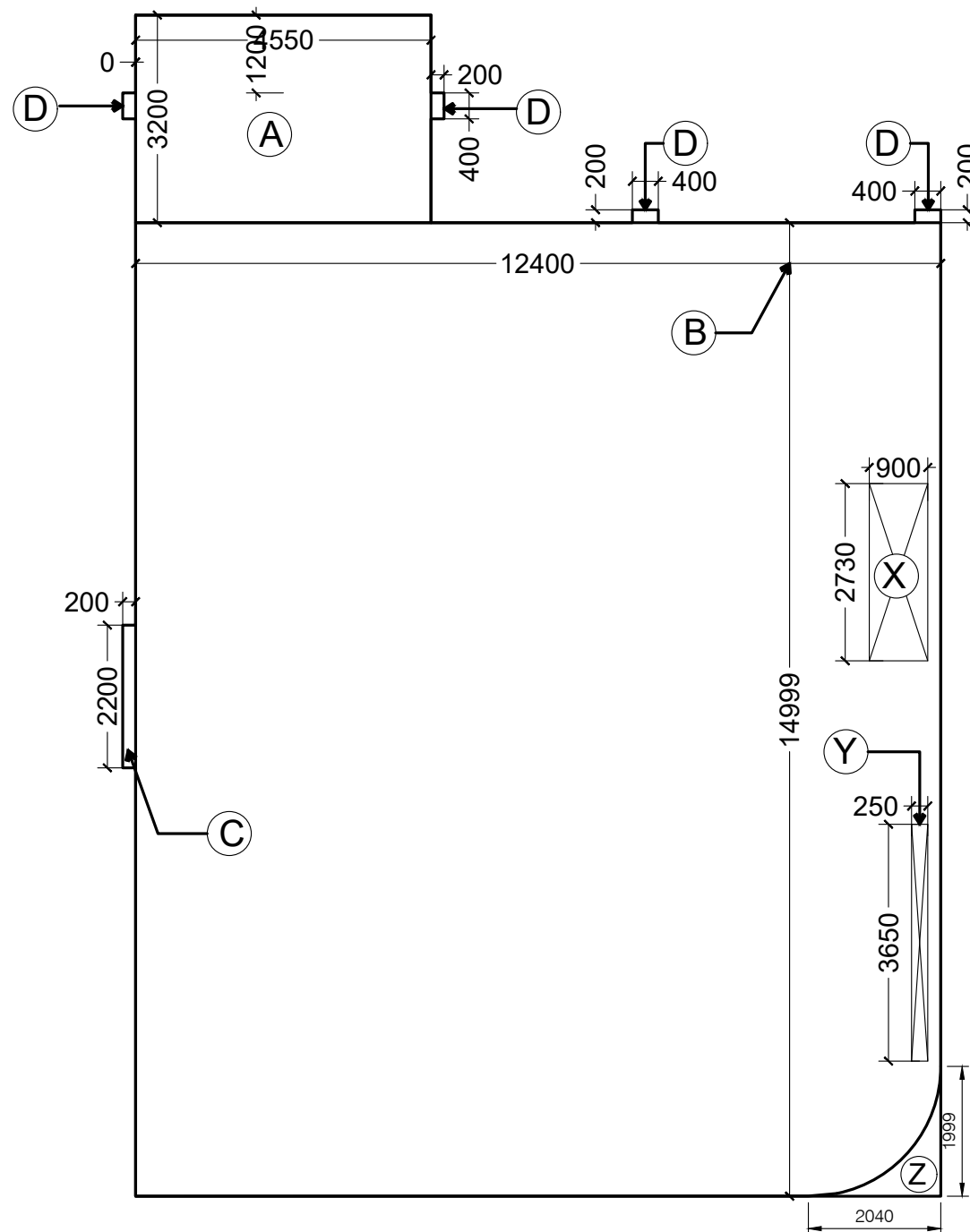
Indrapuram, Wave City, Lucknow-226010

+91 9810379715, 9891146128

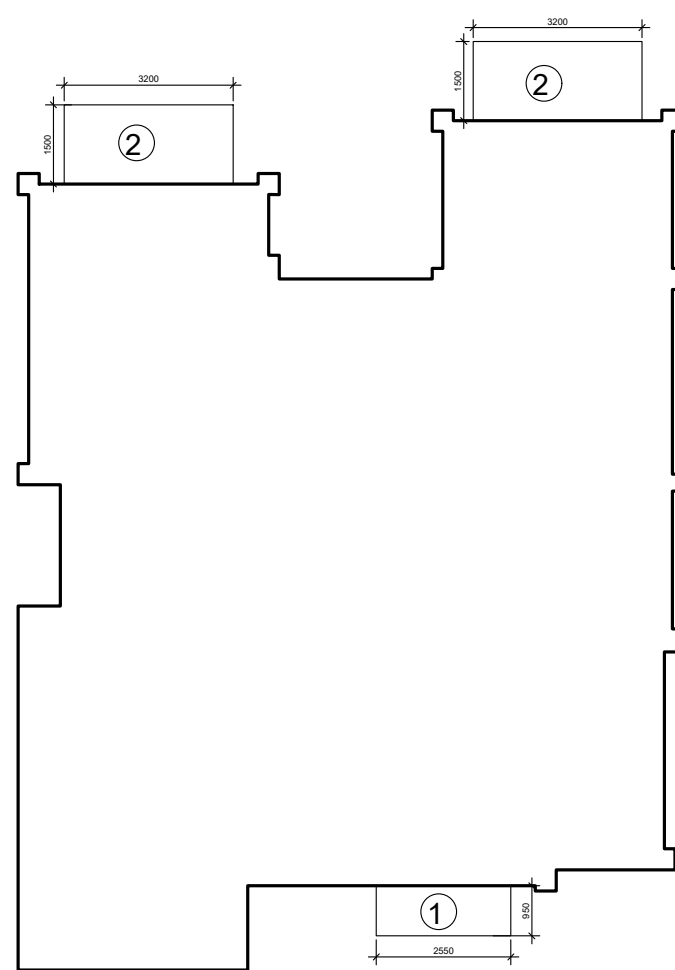
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raghavaarchitects@gmail.com

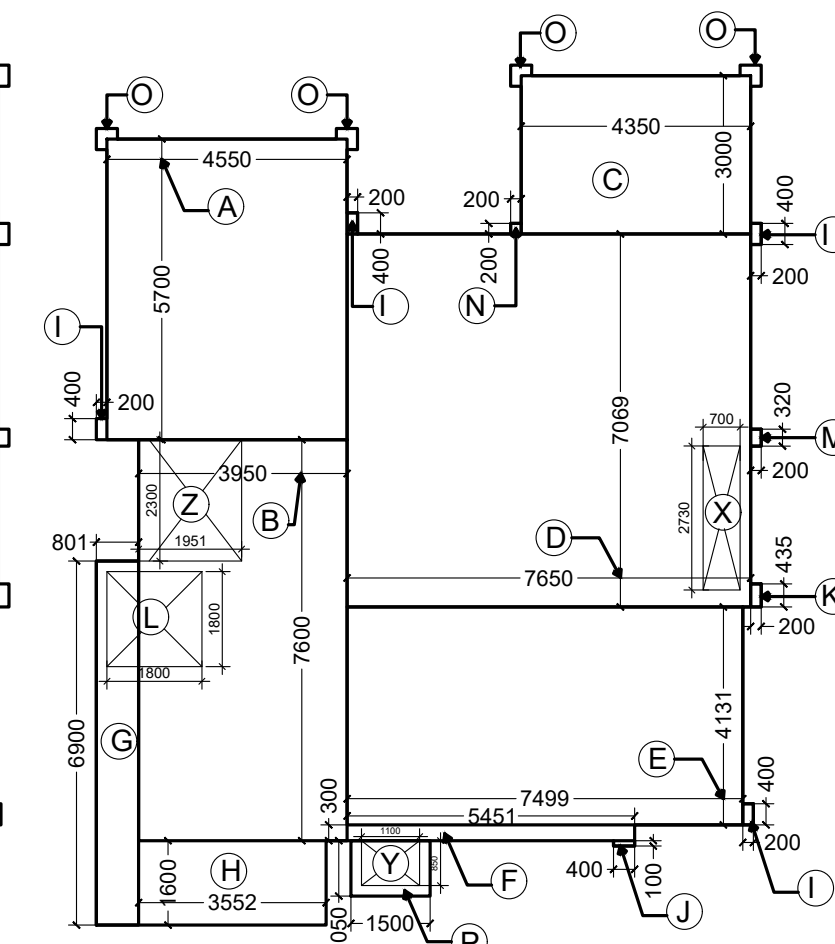
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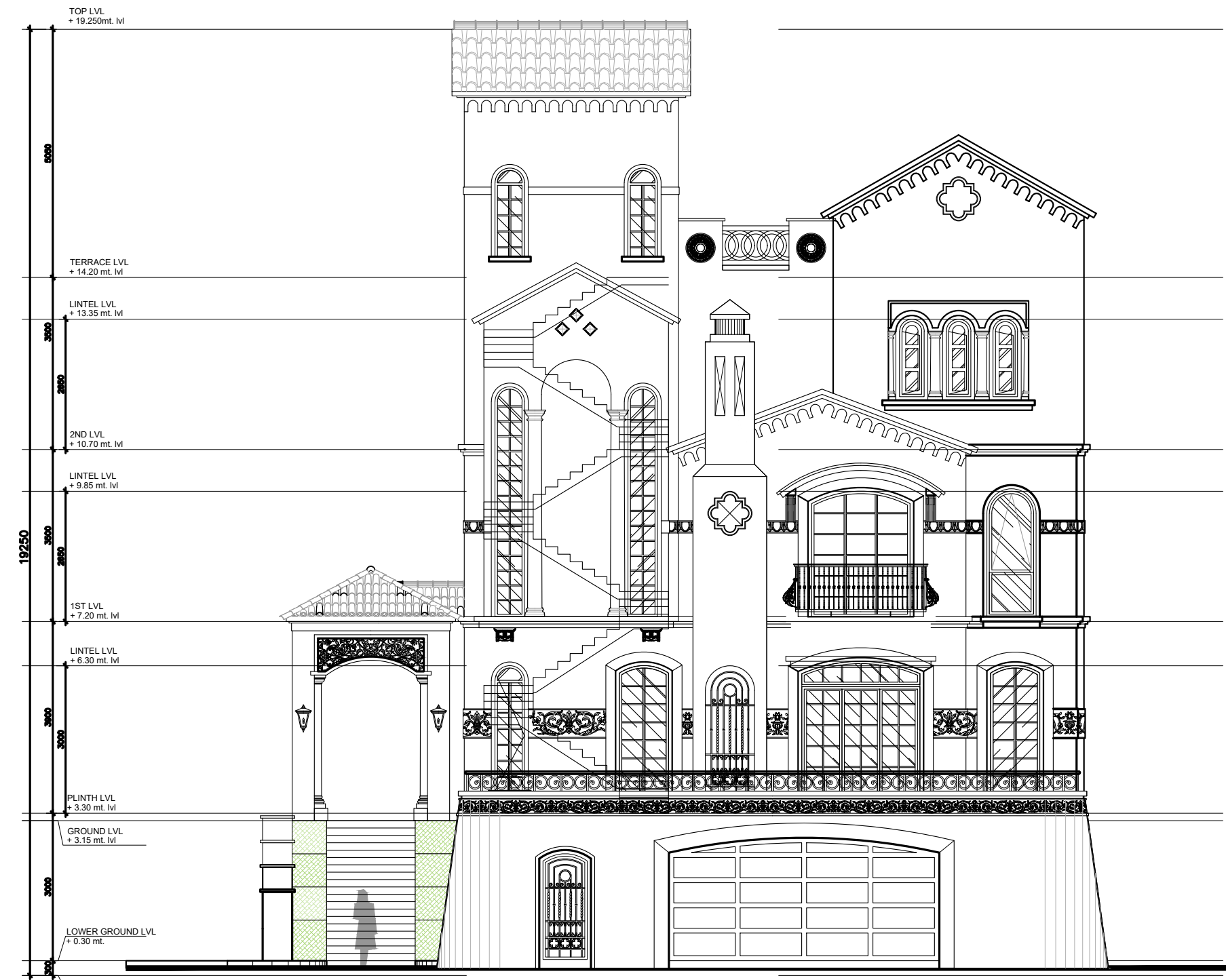
LOWER GROUND FLOOR
AREA DIAGRAM



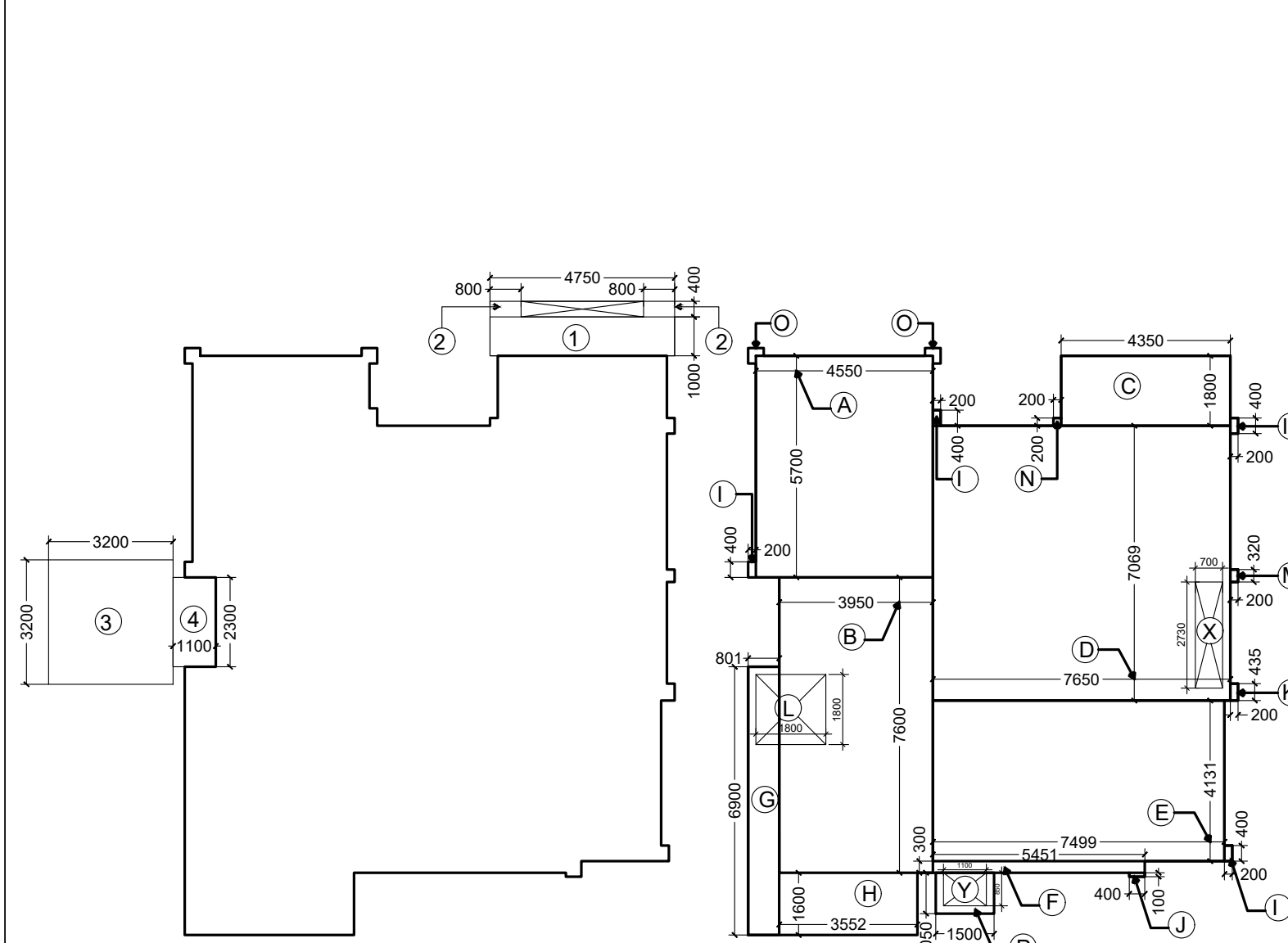
FIRST FLOOR
BALCONY AREA DIAGRAM



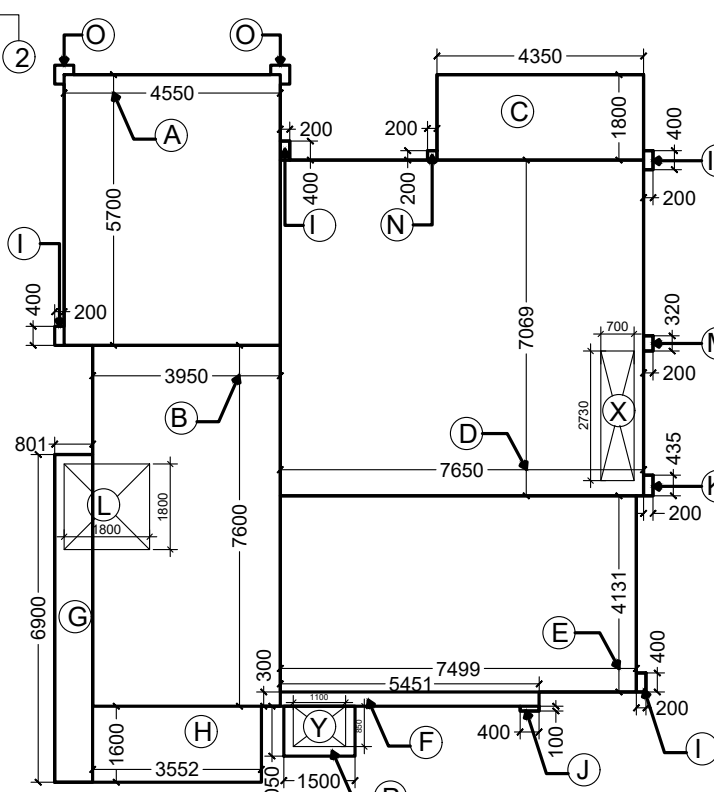
FIRST FLOOR
AREA DIAGRAM



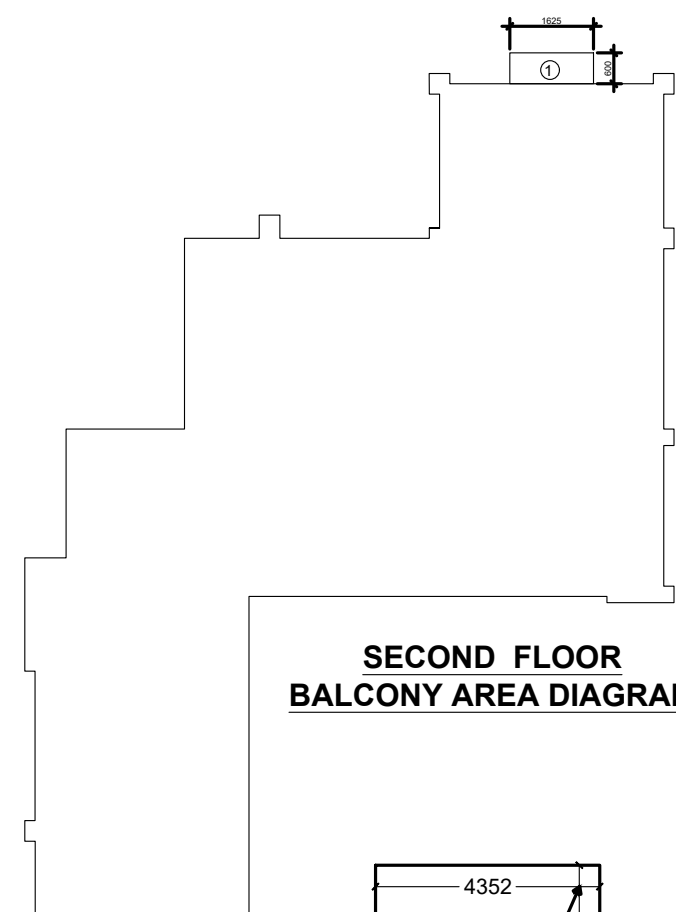
ELEVATION



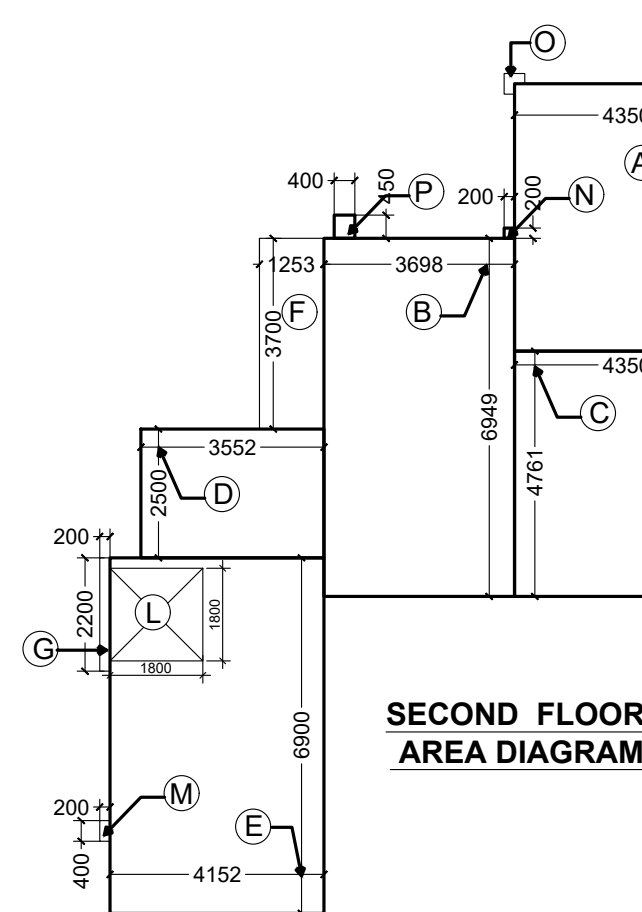
UPPER GROUND FLOOR
BALCONY AREA DIAGRAM



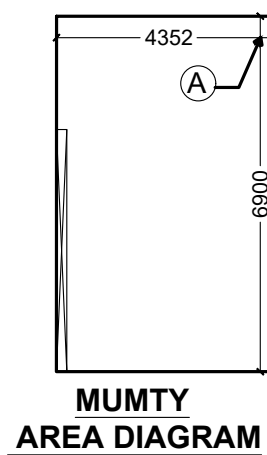
UPPER GROUND FLOOR
AREA DIAGRAM



SECOND FLOOR
BALCONY AREA DIAGRAM



SECOND FLOOR
AREA DIAGRAM



MUMTY
AREA DIAGRAM

TYPE - C AREA CALCULATION					
TERRACE AREA					
S.N.	(L	X	B)	AREA	NO
A	4.352	6.9	30.029	1	29.090
TOTAL COV. AREA					29.090

TYPE - C AREA CALCULATION					
LOWER GROUND FLOOR AREA					
S.N.	(L	X	B)	AREA	NO
A	4.55	3.2	14.560	1	14.560
B	12.4	14.999	185.988	1	185.988
C	0.2	2.2	0.440	1	0.440
D	0.4	0.2	0.080	4	0.320
TOTAL COV. AREA					201.308
DEDUCTION					
X	0.9	2.73	2.457	1	2.457
Y	0.25	3.65	0.913	1	0.913
Z			0.900	1	0.900
TOTAL					4.270
F.A.R AREA LOWER GROUND FLOOR=TOTAL AREA- DEDUCTION AREA					197.038 SQ. MT
LOWER GROUND FLOOR TOTAL AREA					197.038 SQ. MT

TYPE - C AREA CALCULATION					
UPPER GROUND FLOOR AREA					
S.N.	(L	X	B)	AREA	NO
A	4.55	5.7	25.935	1	25.935
B	3.95	7.6	30.020	1	30.020
C	4.35	1.8	7.830	1	7.830
D	7.65	7.069	54.078	1	54.078
E	7.499	4.131	30.978	1	30.978
F	5.451	0.3	1.635	1	1.635
G	0.801	6.9	5.527	1	5.527
H	3.552	1.6	5.683	1	5.683
I	0.2	0.4	0.080	4	0.320
J	0.1	0.4	0.040	1	0.040
K	0.2	0.435	0.087	1	0.087
M	0.2	0.32	0.064	1	0.064
N	0.2	0.2	0.040	1	0.040
O			0.120	2	0.240
P	1.5	1.05	1.575	1	1.575
TOTAL COV. AREA					164.053
DEDUCTION					
X	0.7	2.73	1.911	1	1.911
Y	1.1	0.85	0.935	1	0.935
L	1.8	1.8	3.240	1	3.240
TOTAL					6.086
F.A.R AREA UPPER GROUND FLOOR=TOTAL AREA- DEDUCTION AREA					157.967 SQ. MT
UPPER GROUND FLOOR BALCONY AREA (NON F.A.R.)					
1	4.75	1	4.75	1	4.75
2	0.8	0.4	0.32	2	0.64
TOTAL					5.39 SQ. MT.
UPPER GROUND FLOOR PORCH AREA (NON F.A.R. AREA)					
3	3.2	3.2	10.24	1	10.24
4	1.1	2.3	2.53	1	2.53
TOTAL					12.77
TOTAL UPPER GROUND FLOOR BUILTUP AREA= F.A.R.+NON F.A.R.					176.127 SQ. MT

TYPE - C AREA CALCULATION					
SECOND FLOOR AREA					
S.N.	(L	X	B)	AREA	NO
A	4.55	5.7	25.935	1	25.935
B	3.95	7.6	30.020	1	30.020
C	4.35	1.8	7.830	1	7.830
D	7.65	7.069	54.078	1	54.078
E	7.499	4.131	30.978	1	30.978
F	5.451	0.3	1.635	1	1.635
G	0.801	6.9	5.527	1	5.527
H	3.552	1.6	5.683	1	5.683
I	0.2	0.4	0.080	4	0.320
J	0.1	0.4	0.040	1	0.040
K	0.2	0.435	0.087	1	0.087
M	0.2	0.32	0.064	1	0.064
N	0.2	0.2	0.040	1	0.040
O			0.120	2	0.240
P	1.5	1.05	1.575	1	1.575
TOTAL COV. AREA					164.053
DEDUCTION					
X	0.7	2.73	1.911	1	1.911
Y	1.1	0.85	0.935	1	0.935
L	1.8	1.8	3.240	1	3.240
TOTAL					6.086
F.A.R AREA SECOND FLOOR=TOTAL AREA- DEDUCTION AREA					157.967 SQ. MT
SECOND FLOOR BALCONY/PROJECTION AREA (NON F.A.R.)					
1	1.625	0.6	0.975	1	0.975
TOTAL					0.975 SQ. MT.
TOTAL SECOND FLOOR BUILTUP AREA= F.A.R.+NON F.A.R.					158.942 SQ. MT

TYPE - C AREA CALCULATION					
FIRST FLOOR AREA					
S.N.	(L	X	B)	AREA	NO
A	4.55	5.7	25.935	1	25.935
B	3.95	7.6	30.020	1	30.020
C	4.35	1.8	7.830	1	7.830
D	7.65	7.069	54.078	1	54.078
E	7.499	4.131	30.978	1	30.978
F	5.451	0.3	1.635	1	1.635
G	0.801	6.9	5.527	1	5.527
H	3.552	1.6	5.683	1	5.683
I	0.2	0.4	0.080	4	0.320
J	0.1	0.4	0.040	1	0.040
K	0.2	0.435	0.087	1	0.087
M	0.2	0.32	0.064	1	0.064
N	0.2	0.2	0.040	1	0.040
O			0.120	4	0.480
P	1.5	1.05	1.575	1	1.575
TOTAL COV. AREA					169.513
DEDUCTION					
X	0.7	2.73	1.911	1	1.911
Y	1.1	0.85	0.935	1	0.935
L	1.8	1.8	3.240	1	3.240
Z	1.951	2.3	4.487	1	4.487
TOTAL					10.573
F.A.R AREA FIRST FLOOR=TOTAL AREA- DEDUCTION AREA					158.939 SQ. MT
FIRST FLOOR BALCONY AREA (NON F.A.R.)					
1	2.55	0.95	2.423	1	2.423
2	3.2	1.5	4.8	2	9.6
TOTAL					12.023 SQ. MT.
TOTAL FIRST FLOOR BUILTUP AREA= F.A.R.+NON F.A.R.					170.962 SQ. MT

TYPE - C AREA CALCULATION					
SECOND FLOOR AREA					
S.N.	(L	X	B)	AREA	NO
A	4.35	5.188	22.568	1	22.568
B	3.698	6.949	25.697	1	25.697
C	4.35	4.761	20.710	1	20.710
D	3.552	2.5	8.880	1	8.880
E	4.152	6.9	28.649	1	28.649
F	1.253	3.7	4.636	1	4.636
G	0.2	2.2	0.440	1	0.440
H	1.3	0.2	0.260	1	0.260
I	0.2	0.2	0.040	1	0.040
J	0.2	0.32	0.064	1	0.064
M	0.2	0.4	0.080	2	0.160
N	0.2	0.2	0.040	1	0.040
O			0.120	2	0.240
P	0.45	0.4	0.180	1	0.180
TOTAL COV. AREA					112.564
DEDUCTION					
X	0.7	2.73	1.911	1	1.911
L	1.8	1.8	3.240	1	3.240
TOTAL					5.151
F.A.R AREA SECOND FLOOR=TOTAL AREA- DEDUCTION AREA					107.413 SQ. MT
SECOND FLOOR BALCONY/PROJECTION AREA (NON F.A.R.)					
1	1.625	0.6	0.975	1	0.975
TOTAL					0.975 SQ. MT.
TOTAL SECOND FLOOR BUILTUP AREA= F.A.R.+NON F.A.R.					108.388 SQ. MT

NOTE :- ALL DIMENSIONS ARE IN MM

DEVELOPED BY-	Ar. RAJNEESH
SHEET NO	02/02
DRG. TYPE	TYPE-C
SHEET SIZE	A1
SCALE -	1:100

NOTE:- DRAWING IS PREPARED AS PER
G. O. NO:- 1323/2025/8-3099/208/2025
{ Model Building Construction and Development
Byelaws and Model Zoning Regulations for
Development Authorities of Uttar Pradesh, 2025 }

PROJECT TYPE :- GROUP HOUSING

FILE NO :- LDA/ BP/25-26/0646

PROJECT ADDRESS:-

PROPOSED ADD./ EXT. SUBMISSION DRAWING
RESIDENTIAL GROUP HOUSING BUILDING AT
PLOT GH-18, AT INTEGRATED TOWNSHIP,
SHALIMAR ONE WORLD AT VILLAGE:-
BAGHAMAU, AT LUCKNOW

KHASRA NO:-134,135,138 KHA, 138GA,140,143KA,
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248,249,250 & 251.

PROPOSED VALENCIA COUNTY EAST PHASE-II VILLAS

OWNER NAME:-
M/S. SHALIMAR LAKECITY PVT. LTD.
(FORMALY KNOW AS A.N.S. DEVELOPER PVT. LTD.)

THROUGH SIGNATURE AUTHORITY:-
SHEO JANAM CHAUDHARI

For M/s Shalimar Lakecity Pvt. Ltd.

Authorised Signatory

Ar. RAJNEESH KUMAR
B Arch, MCA, IIA
CA/2017/86949
RAGHAVA ARCHITECTS
Office:- 201, GS-08, GK-2,
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raghavaarchitects@gmail.com
9810379715, 9891146128

OWNER/ AUTH. SIGNATURE

ARCHITECT SIGNATURE

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Head office Indirapuram :

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Lucknow-226010, Uttar Pradesh

Near St. Thomas School, Indirapuram Ghaziabad-201014 (U.P)

Branch office

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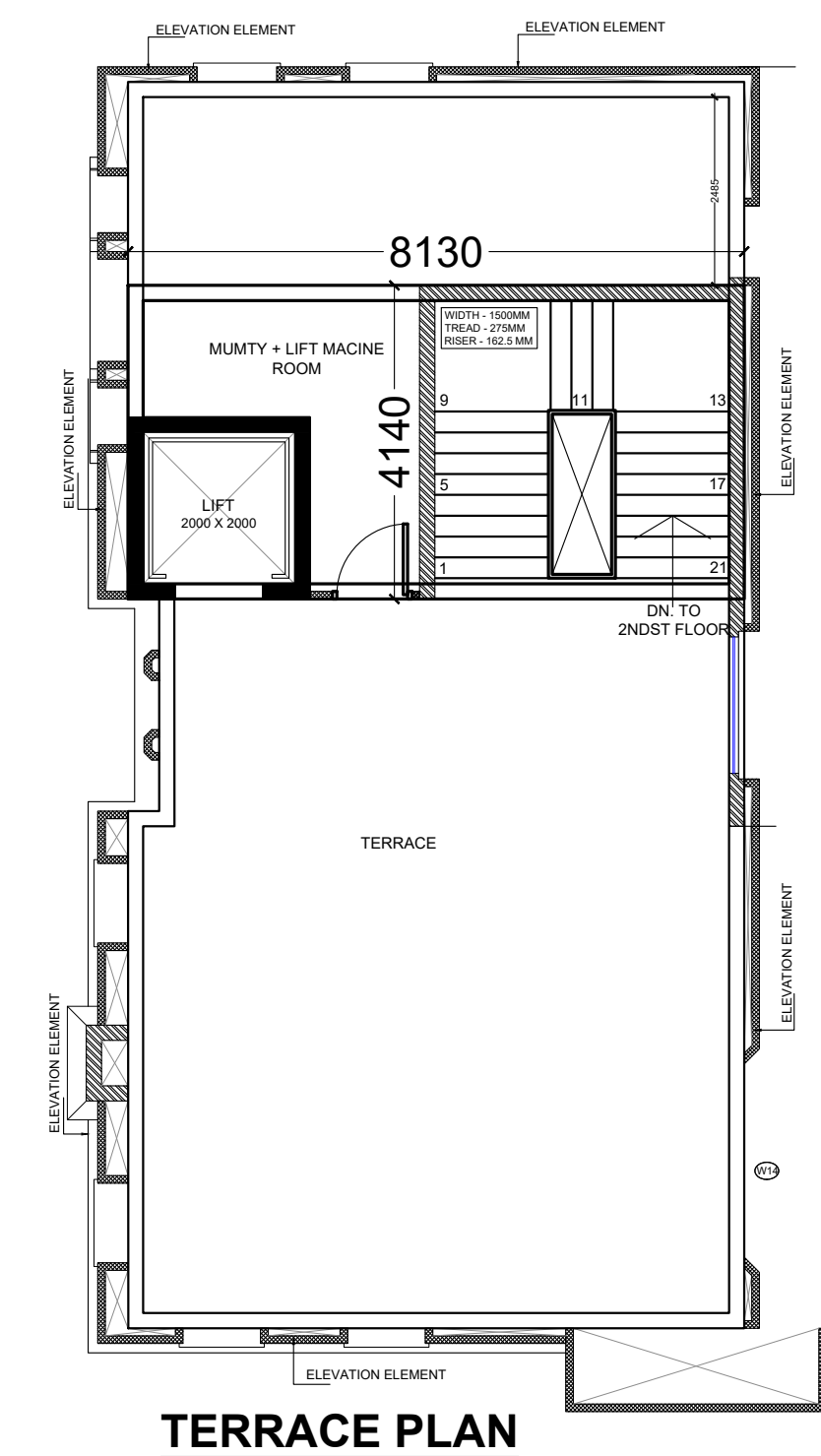
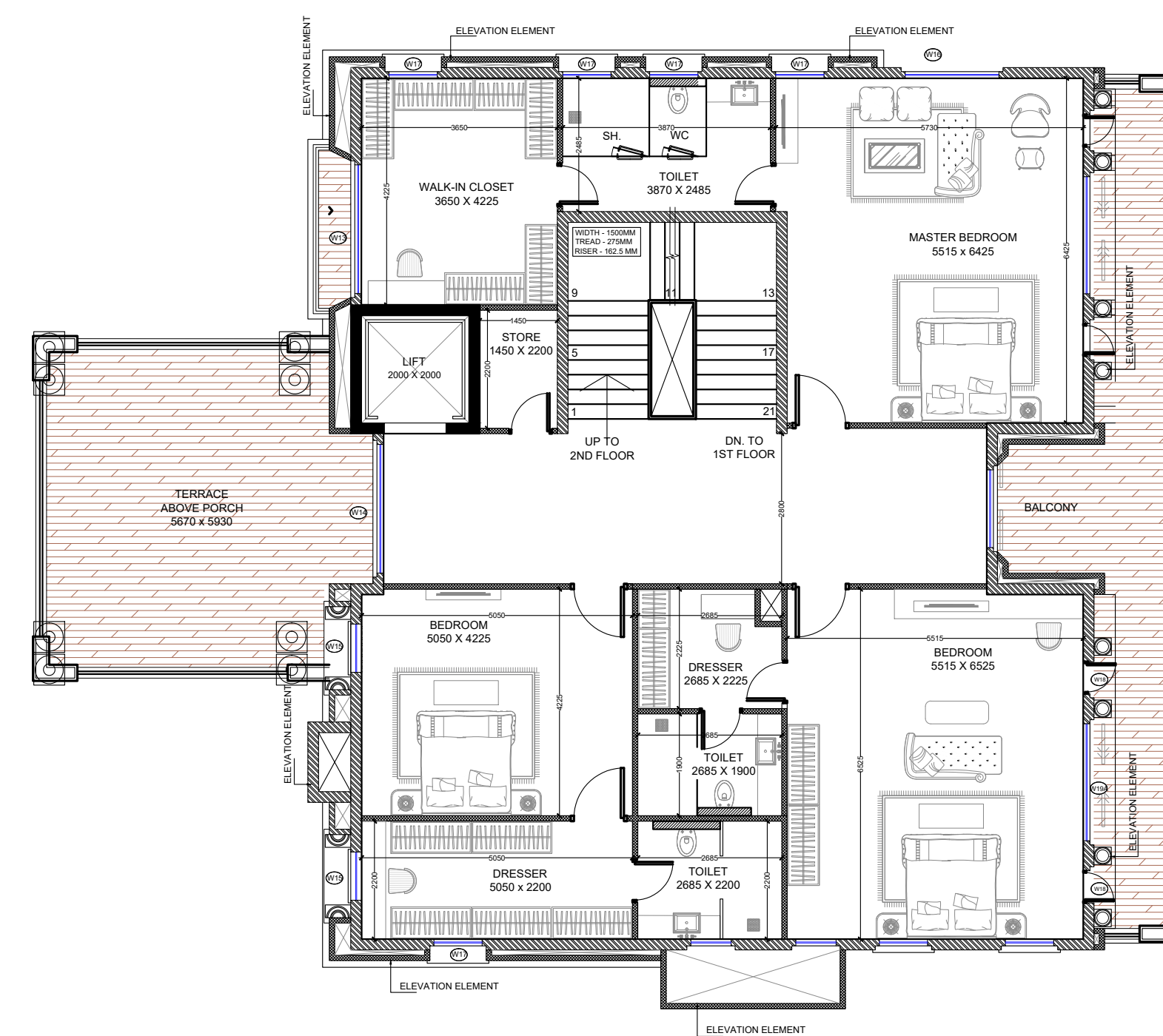
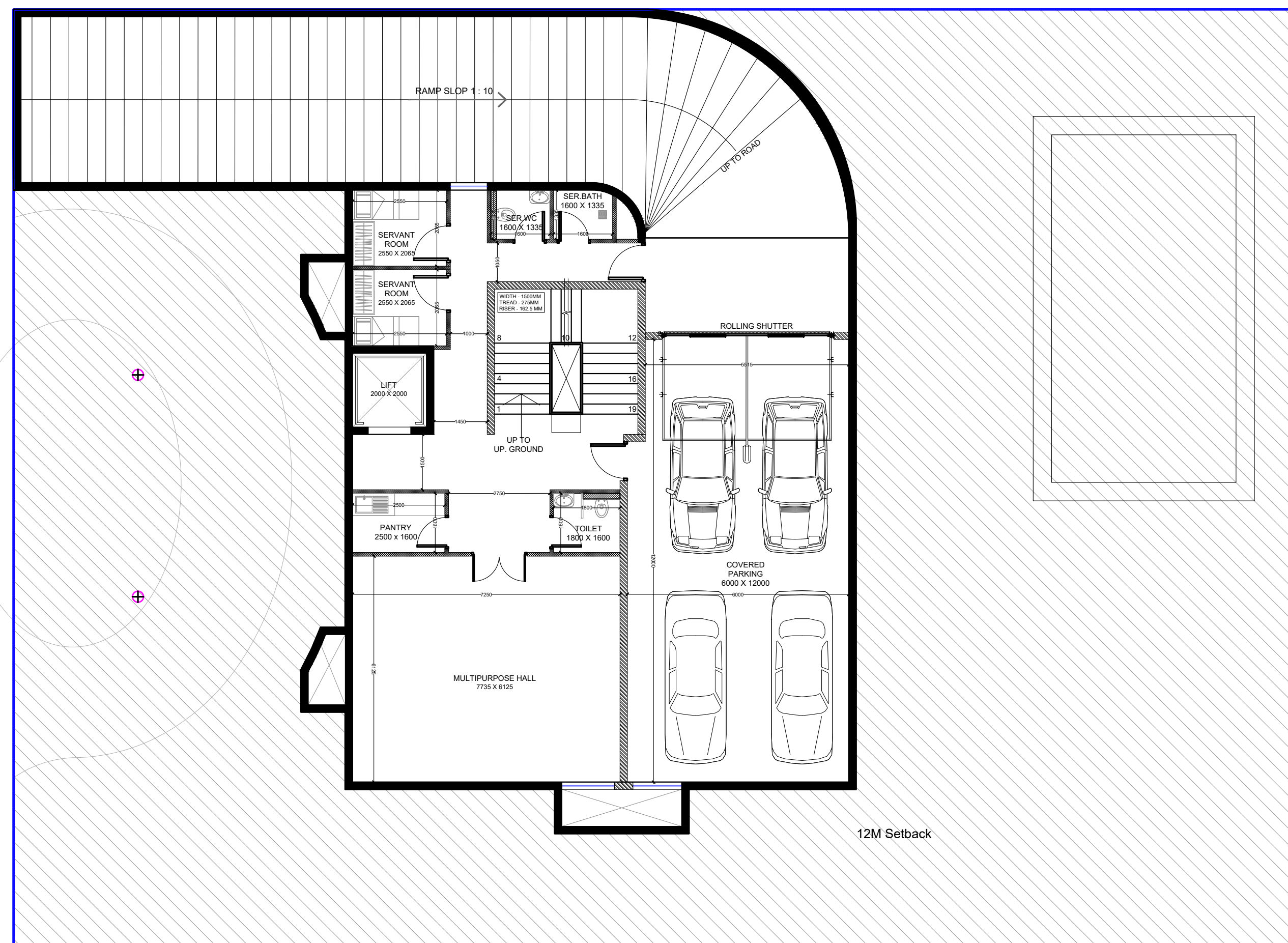
Indirapuram, Wave City, Lucknow-201014

+91 9810379715, 9891146128

www.raghavaarchitects.com

raghavaarchitects@gmail.com

Signature Not Verified



NOTE :- ALL DIMENSIONS ARE IN MM

DEVELOPED BY-	Ar. RAJNEESH
SHEET NO	01/02
DRG. TYPE	TYPE-EW1 & EW2
SHEET SIZE	A1
SCALE -	1:100

NOTE:- DRAWING IS PREPARED AS PER
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FILE NO :- LDA/ BP/25-26/0646

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PROJECT TOTAL :-
PROPOSED VALENCIA COUNTY EAST PHASE-II VILLAS

OWNER NAME:-

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{ FORMALLY KNOWN AS A.N.S. DEVELOPER PVT. LTD. }

THROUGH SIGNATURE AUTHORITY:-
SHEO JANAM CHAUHAN

For M/s Shalimar Lakecity Pvt. Ltd.

Authorized Signatory

Ar. RAJNEESH KUMAR
B.Arch, MCA, IIA
CA/2017/86949
RAGHAVA ARCHITECTS
Office:- 201, CS-09, GK-2,
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RAGHAVA ARCHITECTS

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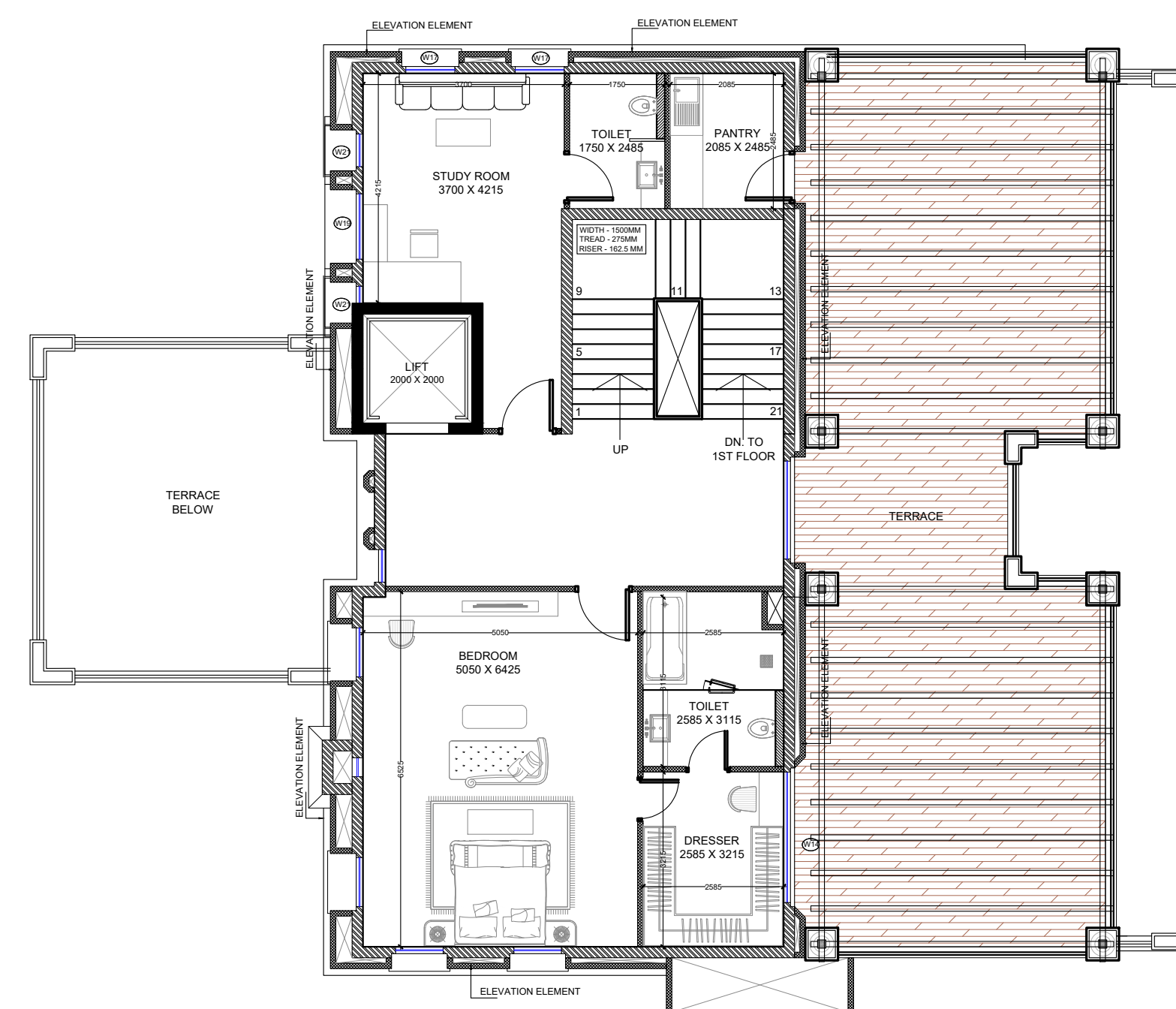
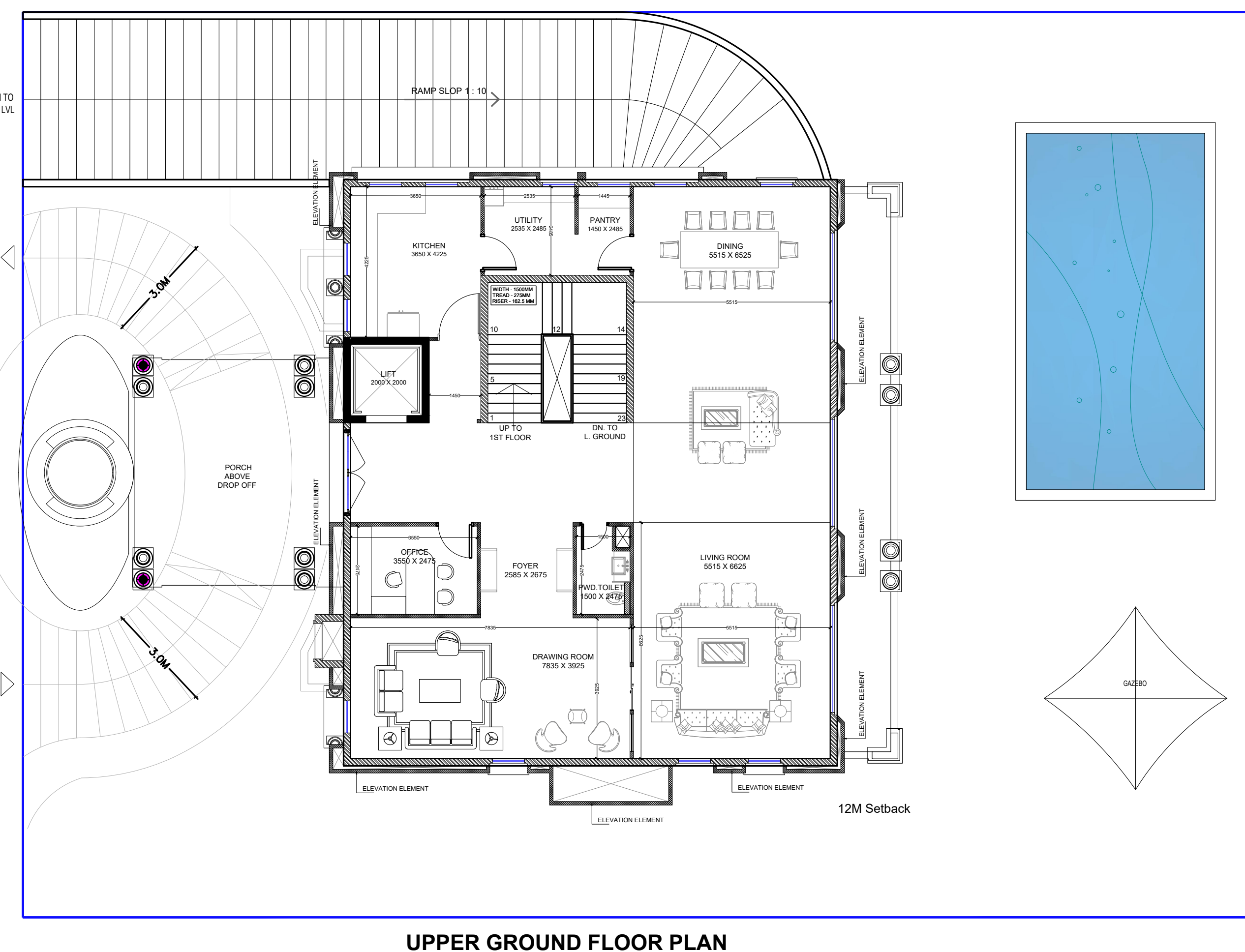
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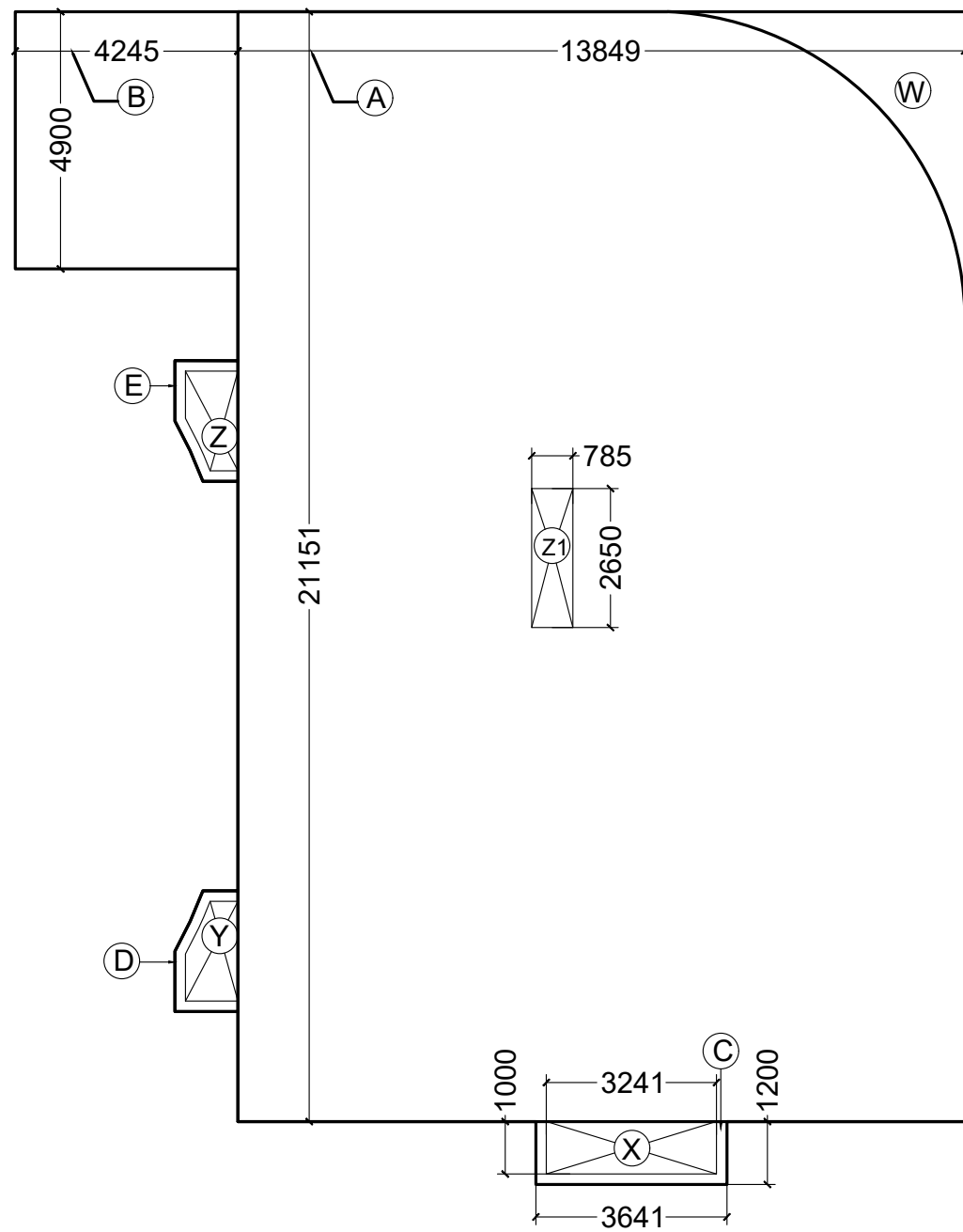
Lucknow-226010, Uttar Pradesh

Indirapuram, Wave City, Lucknow
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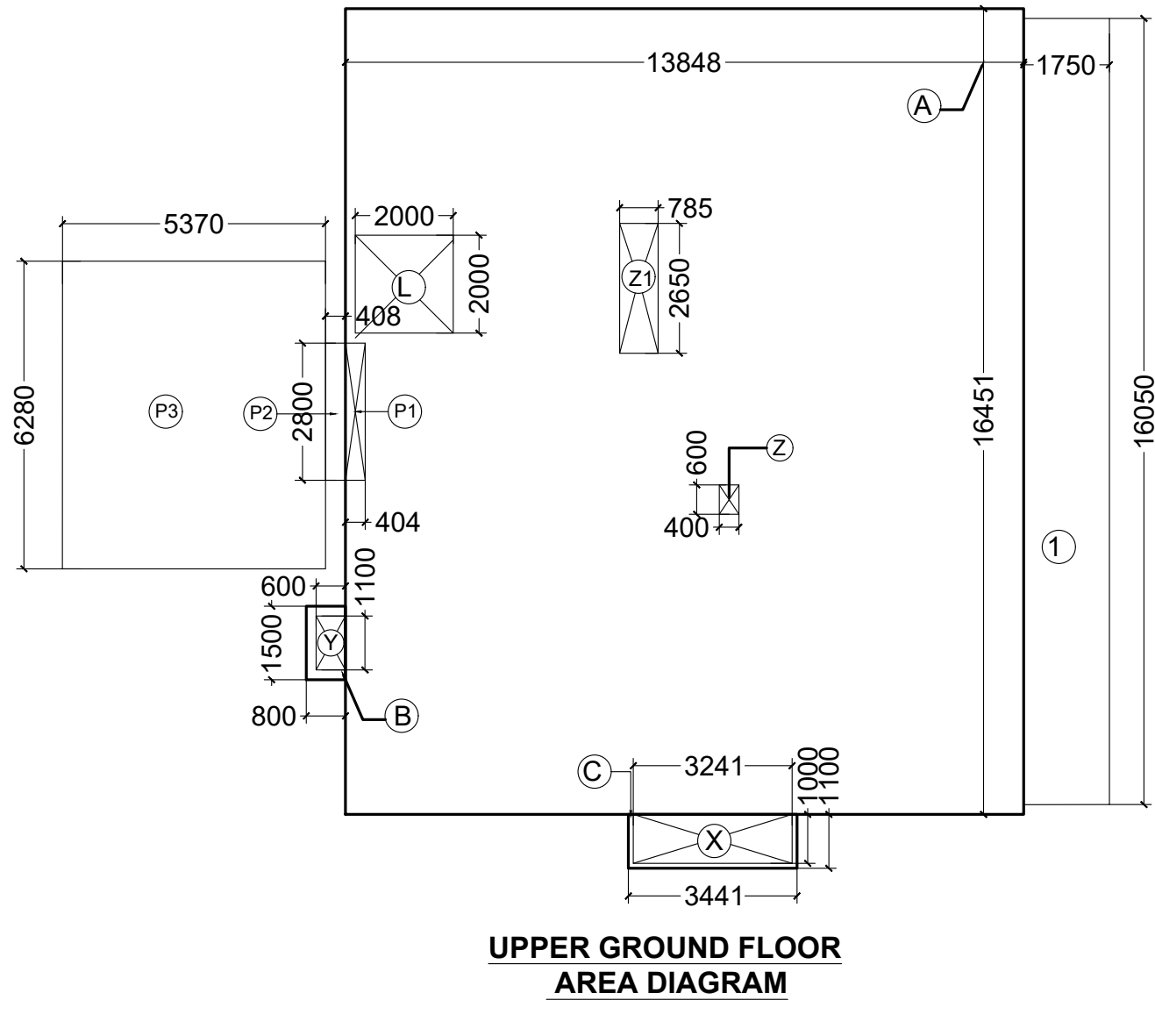
www.raghavaarchitects.com

Digitally signed by KUMAR Date: 30/0

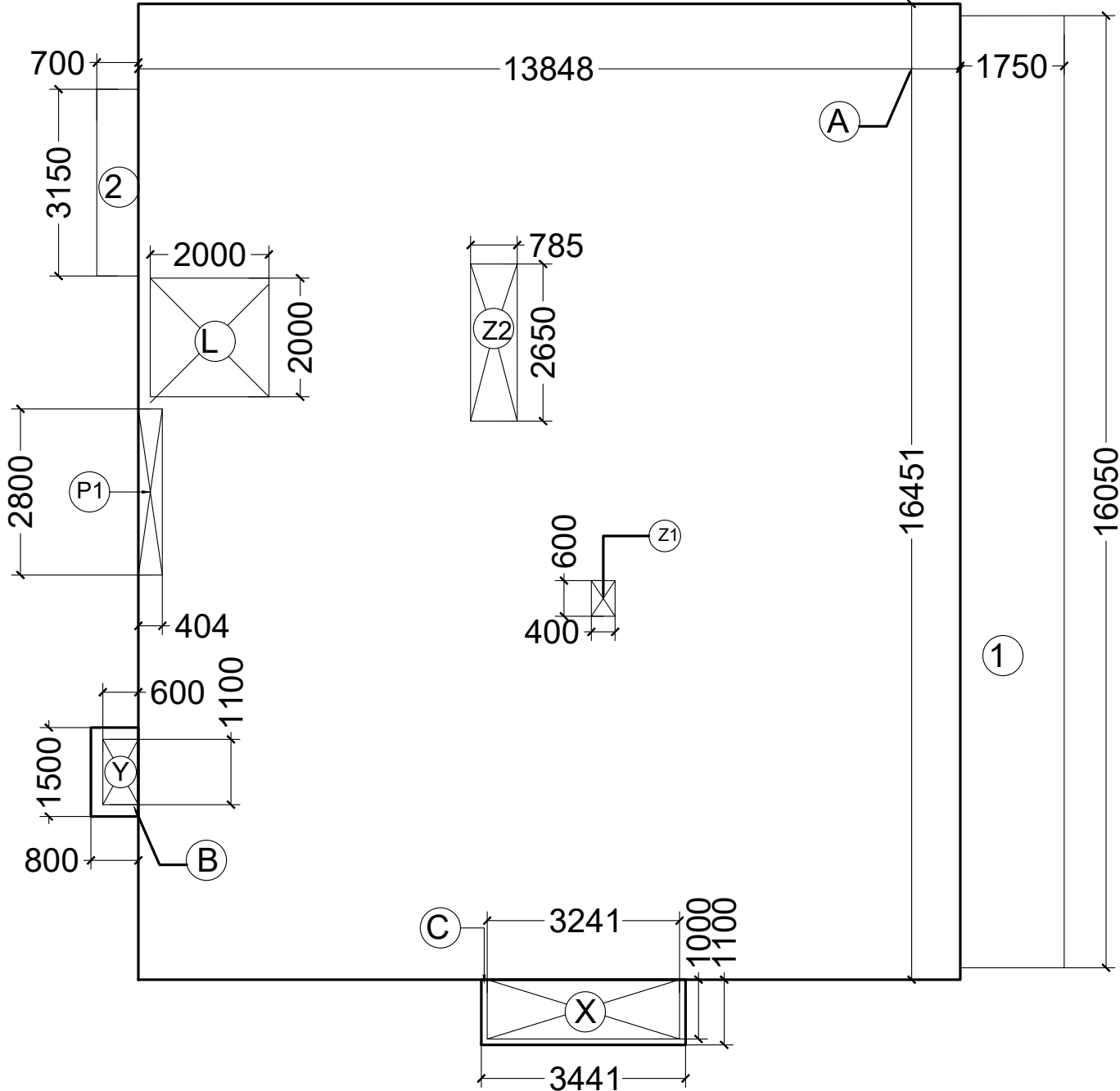




LOWER GROUND FLOOR
AREA DIAGRAM



UPPER GROUND FLOOR
AREA DIAGRAM



FIRST FLOOR
AREA DIAGRAM

TYPE - EW1&EW2 AREA CALCULATION					
LOWER GROUND FLOOR AREA					
COVERED AREA					
S.N.	(L X B)	AREA	NO	TOTAL	
A	13.849	21.151	292.920	1	292.920
B	4.245	4.9	20.801	1	20.801
C	3.641	1.2	4.369	1	4.369
D			2.430	1	2.430
E			2.430	1	2.430
TOTAL COV. AREA				322.950	
DEDUCTION					
W		7.500	1	7.500	
X	3.241	1	3.241	1	3.241
Y		1.702	1	1.702	
Z		1.700	1	1.700	
Z1	0.785	2.65	2.080	1	2.080
TOTAL				16.223	
F.A.R. AREA LOWER GROUND FLOOR=TOTAL AREA-DEDUCTION AREA				306.727	SQ. MT
LOWER GROUND FLOOR TOTAL AREA				306.727	SQ. MT
TYPE - EW1&EW2 AREA CALCULATION					
UPPER GROUND FLOOR AREA					
COVERED AREA					
S.N.	(L X B)	AREA	NO	TOTAL	
A	13.848	16.451	227.813	1	227.813
B	1.5	0.8	1.200	1	1.200
C	3.441	1.1	3.785	1	3.785
TOTAL COV. AREA				232.799	
DEDUCTION					
X	3.241	1	3.241	1	3.241
Y	1.1	0.6	0.660	1	0.660
Z	0.6	0.4	0.240	1	0.240
L	2.00	2.00	4.000	1	4.000
P1	0.404	2.8	1.131	1	1.131
Z1	0.785	2.65	2.080	1	2.080
TOTAL				11.352	
F.A.R. AREA UPPER GROUND FLOOR=TOTAL AREA-DEDUCTION AREA				221.446	SQ. MT
UPPER GROUND FLOOR DECK AREA (NON F.A.R. AREA)					
1	1.75	16.05	28.0875	1	28.088
TOTAL				28.088	
UPPER GROUND FLOOR PORCH AREA (NON F.A.R. AREA)					
P1	0.404	2.8	1.131	1	1.131
P2	0.408	2.8	1.142	1	1.142
P3	5.37	6.28	33.724	1	33.724
TYPE - EW AREA CALCULATION					
TERRACE AREA					
COVERED AREA					
S.N.	(L X B)	AREA	NO	TOTAL	
A	8.13	4.14	33.658	1	31.578
TOTAL COV. AREA				31.578	

TOTAL UPPER GROUND FLOOR BUILTUP AREA= F.A.R.+NON F.A.R				285.531	SQ. MT
TYPE - EW1&EW2 AREA CALCULATION					
FIRST FLOOR AREA					
COVERED AREA					
S.N.	(L X B)	AREA	NO	TOTAL	
A	13.848	16.451	227.813	1	227.813
B	1.5	0.8	1.200	1	1.200
C	3.441	1.1	3.785	1	3.785
TOTAL COV. AREA				232.799	
DEDUCTION					
X	3.241	1	3.241	1	3.241
Y	1.1	0.6	0.660	1	0.660
L	2	2	4.000	1	4.000
P1	0.404	2.8	1.131	1	1.131
Z1	0.6	0.4	0.240	1	0.240
Z2	0.785	2.65	2.080	1	2.080
TOTAL				11.352	
F.A.R. AREA FIRST FLOOR=TOTAL AREA-DEDUCTION AREA				221.446	SQ. MT
FIRST FLOOR BALCONY/PROJECTION AREA (NON F.A.R.)					
1	1.75	16.05	28.088	1	28.088
TOTAL				28.088	SQ. MT.
TOTAL FIRST FLOOR BUILTUP AREA=F.A.R.+NON F.A.R				249.534	SQ. MT.

TYPE - EW1&EW2 AREA CALCULATION					
SECOND FLOOR AREA					
COVERED AREA					
S.N.	(L X B)	AREA	NO	TOTAL	
A	8.135	16.451	133.829	1	133.829
B	1.5	0.8	1.200	1	1.200
C	3.441	1.1	3.785	1	3.785
TOTAL COV. AREA				138.814	
DEDUCTION					
X	3.241	1	3.241	1	3.241
Y	1.1	0.6	0.660	1	0.660
Z	0.6	0.4	0.240	1	0.240
L	2	2	4.000	1	4.000
P1	0.404	2.8	1.131	1	1.131

NOTE :- ALL DIMENSIONS ARE IN MM

DEVELOPED BY-	Ar. RAJNEESH
SHEET NO	02/02
DRG. TYPE	TYPE-EW1&EW2
SHEET SIZE	A1
SCALE -	1:100

NOTE:- DRAWING IS PREPARED AS PER
G. O. NO:- 1323/2025/8-3099/208/2025
{ Model Building Construction and Development
Byelaws and Model Zoning Regulations for
Development Authorities of Uttar Pradesh, 2025 }

PROJECT TYPE :- GROUP HOUSING
FILE NO :- LDA/ BP/25-26/0646

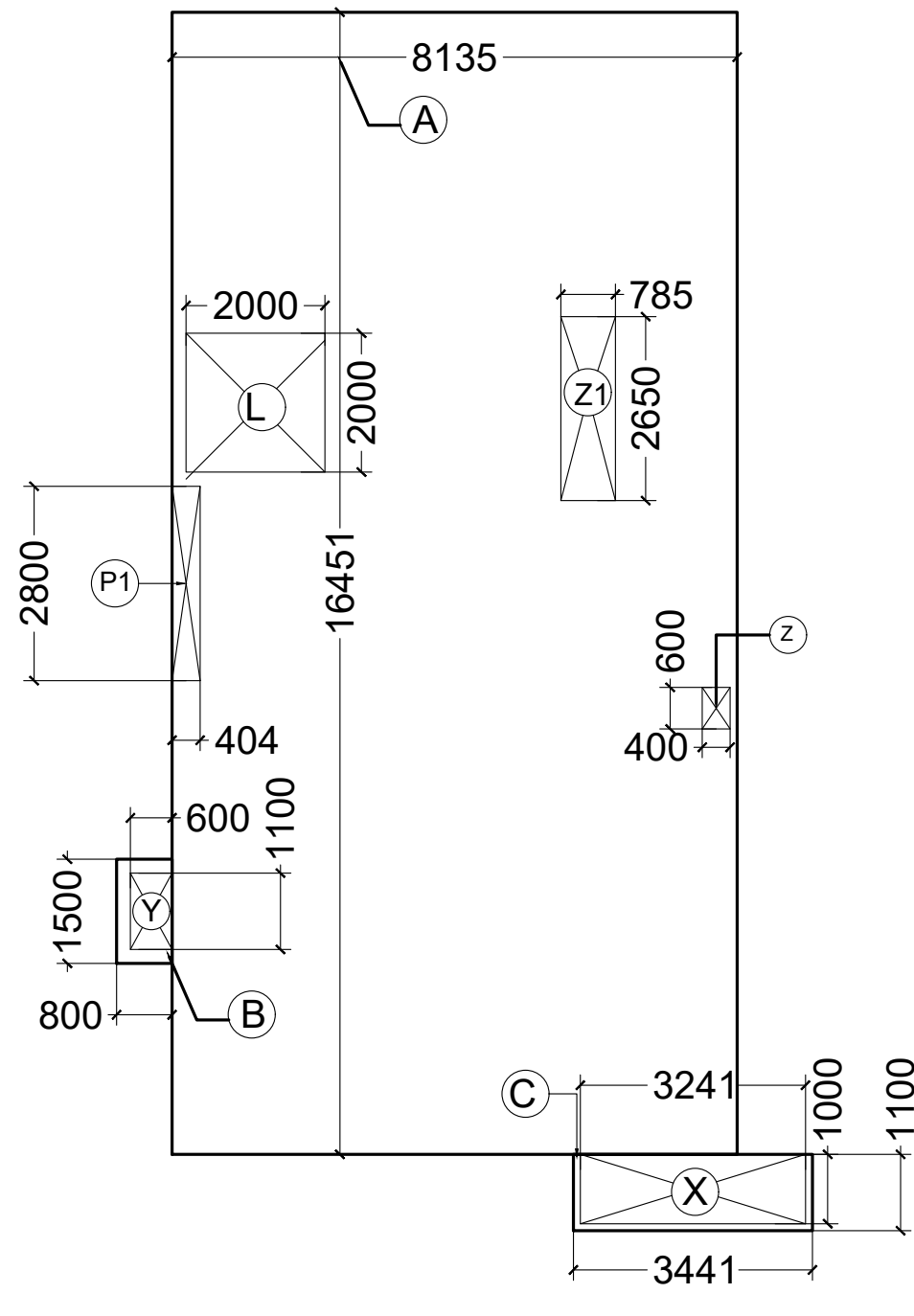
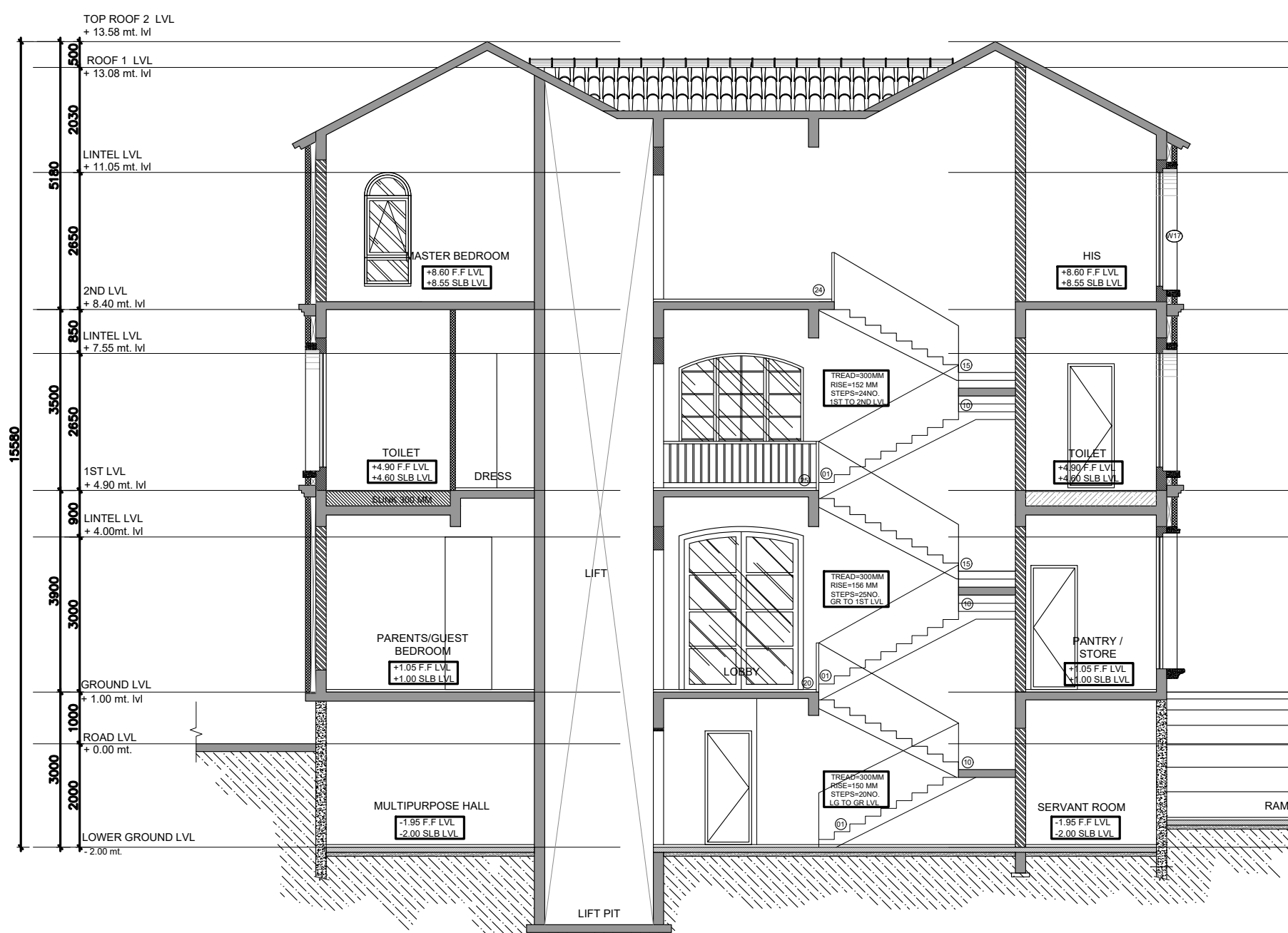
PROJECT ADDRESS:-
PROPOSED ADD./EXT. SUBMISSION DRAWING
RESIDENTIAL GROUP HOUSING BUILDING AT
PLOT GH-18, AT INTEGRATED TOWNSHIP,
SHALIMAR ONE WORLD AT VILLAGE:-
BAGHAMAU, AT LUCKNOW
KHASRA NO:-134,135,138 KHA. 138GA,140,143KA,
143KHA,144,145,146,147,148,149,150KA, 150KHA,150GA,
150DA,150GHA,151,152,153,154,155,156KA,156 KHA,157,
158,159,160,161,162,163PART,164,165,166,167,168,169,170,
171, 172,173,174,175,177,180,181,182,183,184,244,245,246,
248, 249,250 & 251.

PROPOSED VALENCIA COUNTY EAST PHASE-II VILLAS

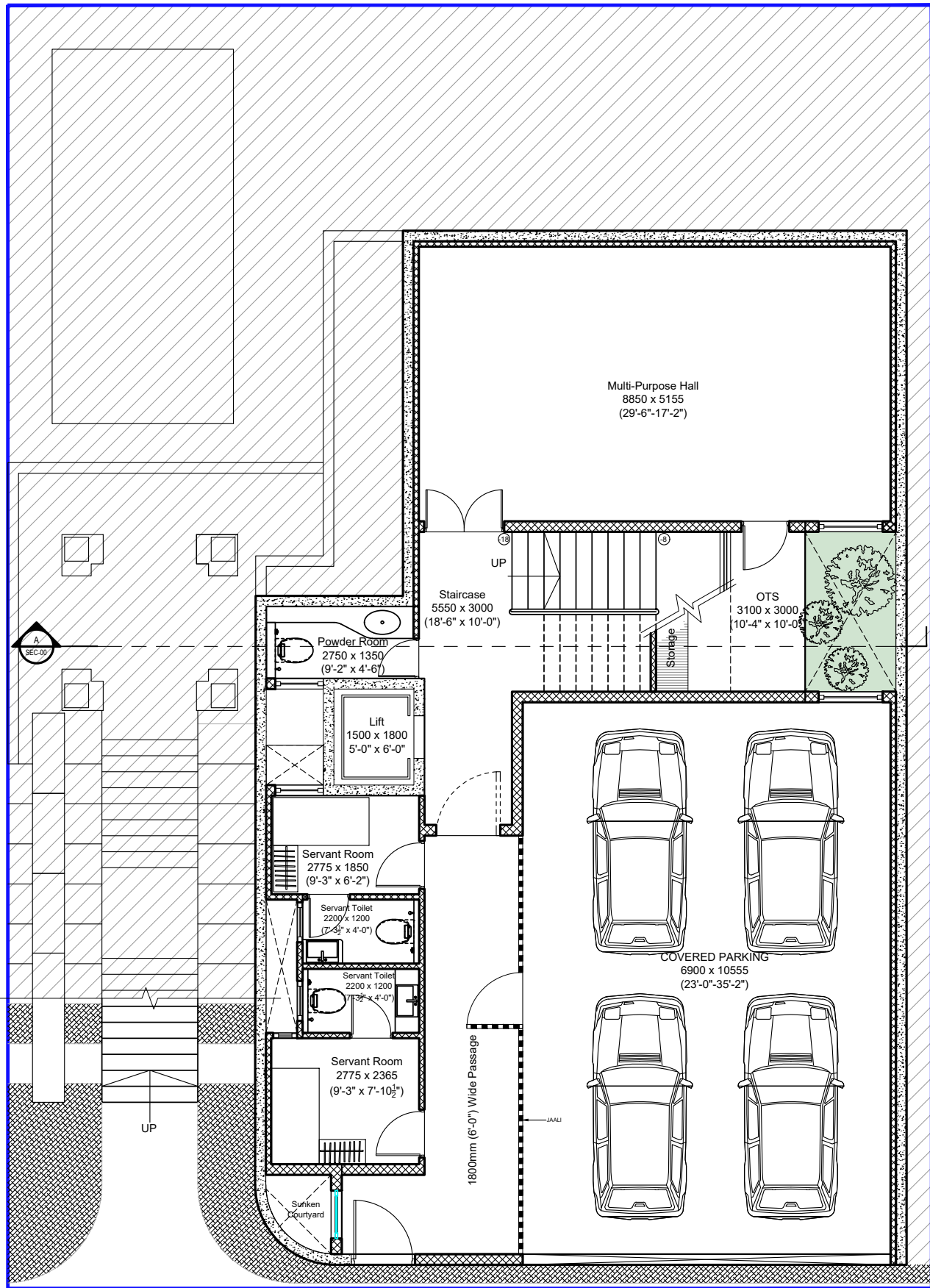
OWNER NAME:-
M/S. SHALIMAR LAKECITY PVT. LTD.
(FORMALLY KNOWN AS A.N.S. DEVELOPER PVT. LTD.)
THROUGH SIGNATURE AUTHORITY:-
SHEO JANAM CHAUDHARI

For M/s Shalimar Lakecity Pvt. Ltd.
Authorised Signatory
Ar. RAJNEESH KUMAR
B Arch, MCA, IIA
CA/2017/86949
RAGHAVA ARCHITECTS
Office:- 201, GS-08, GK-2,
Indrapuram Ghaziabad (U.P.)
raghavaarchitects@gmail.com
9810379715, 9891146128
OWNER/ AUTH. SIGNATURE
ARCHITECT SIGNATURE

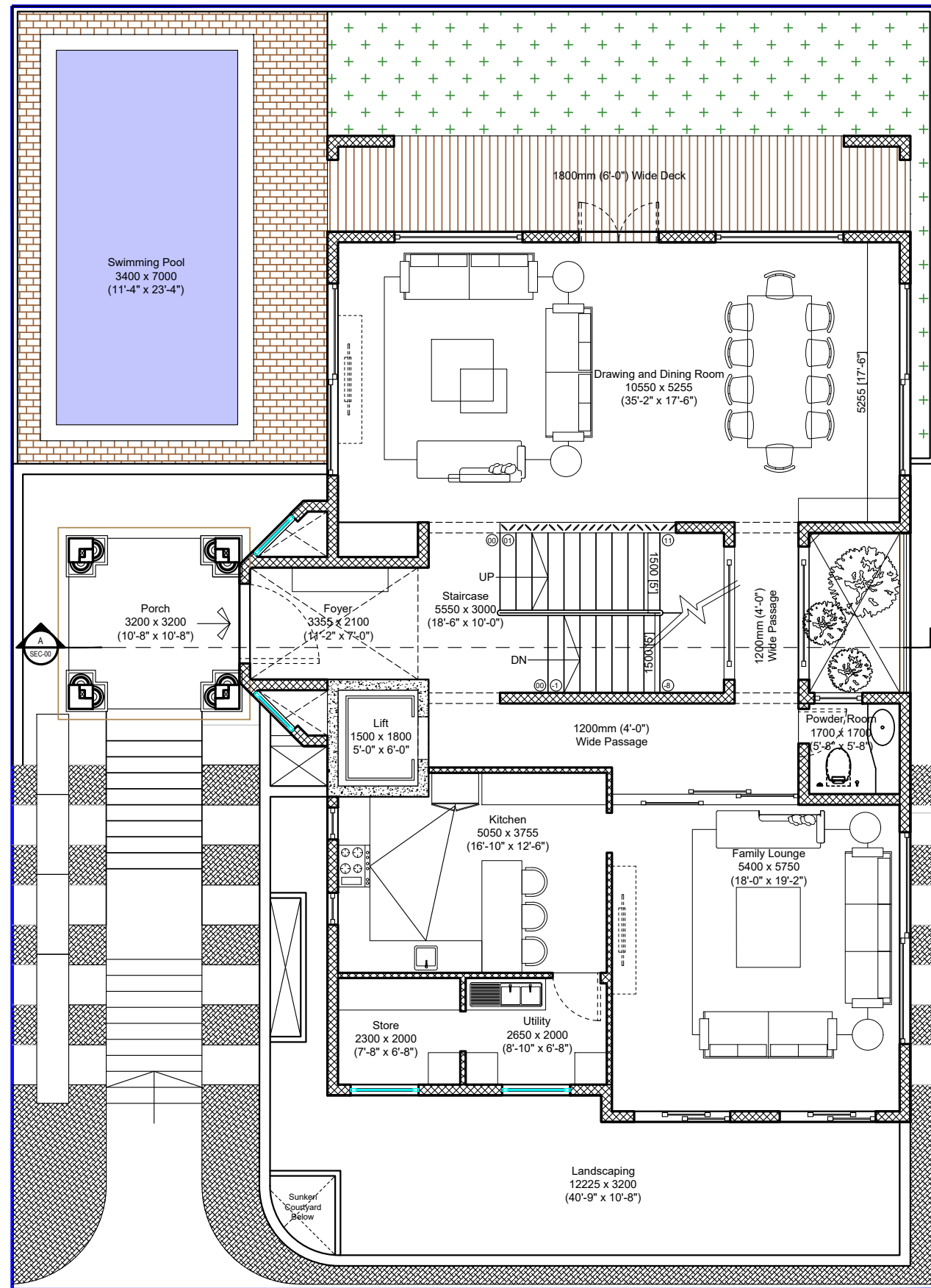
RAGHAVA ARCHITECTS
Head office Indrapuram :
Plot No. Cs-09, 2nd floor, Commerical Market, Gyan Khand-II,
Near St. Thomas School, Indrapuram Ghaziabad-201014 (U.P.)
Branch office
Office No - 717, TCG - 8/8 and 9/9, Vihar Indrapuram, Somiti Nagar
Lucknow-226010, Uttar Pradesh
Indrapuram, Wave City, Lucknow-226010
+91 9810379715, 9891146128
www.raghavaarchitects.com
raghavaarchitects@gmail.com



SECOND FLOOR
AREA DIAGRAM



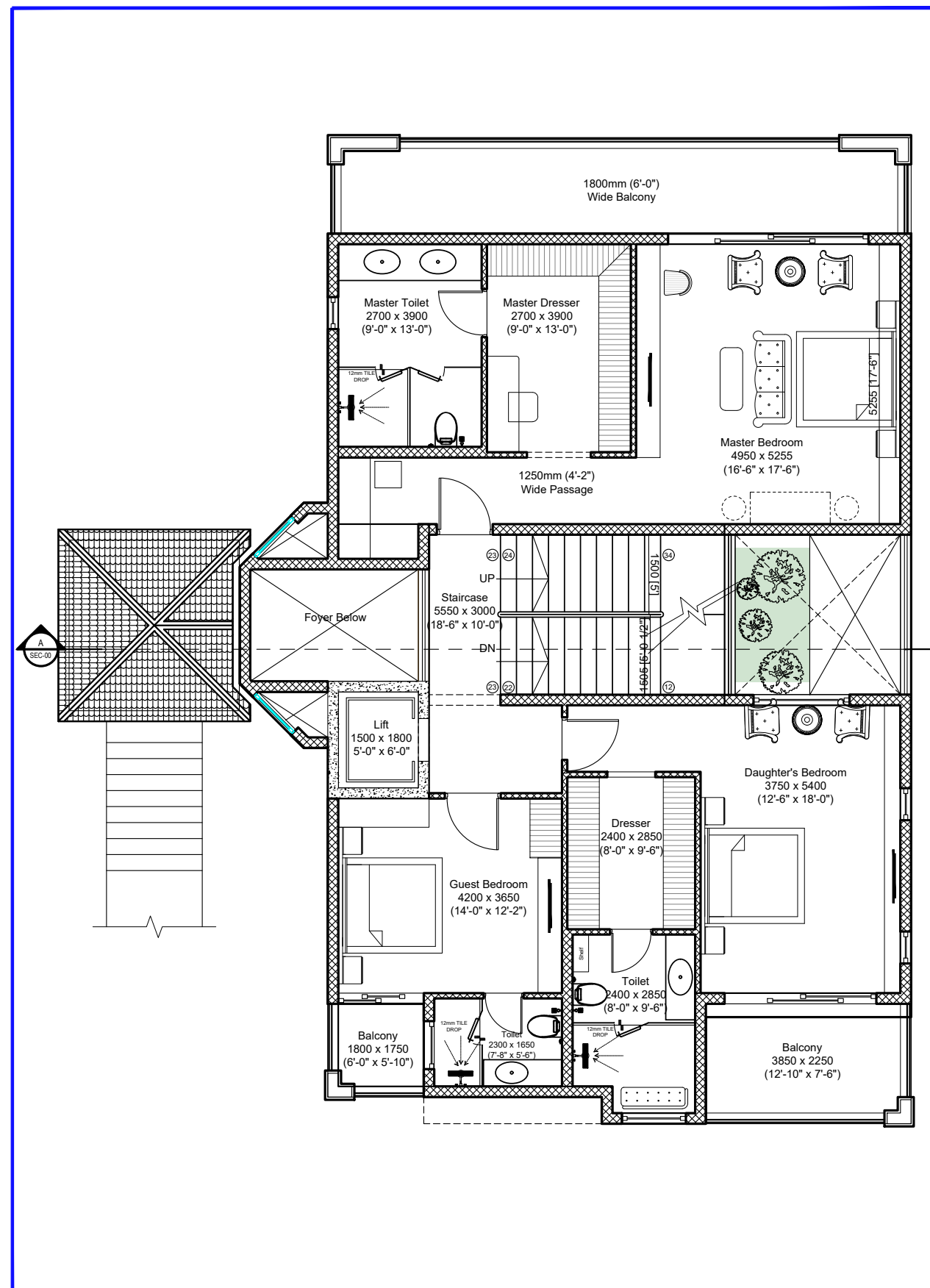
LOWER GROUND FLOOR PLAN



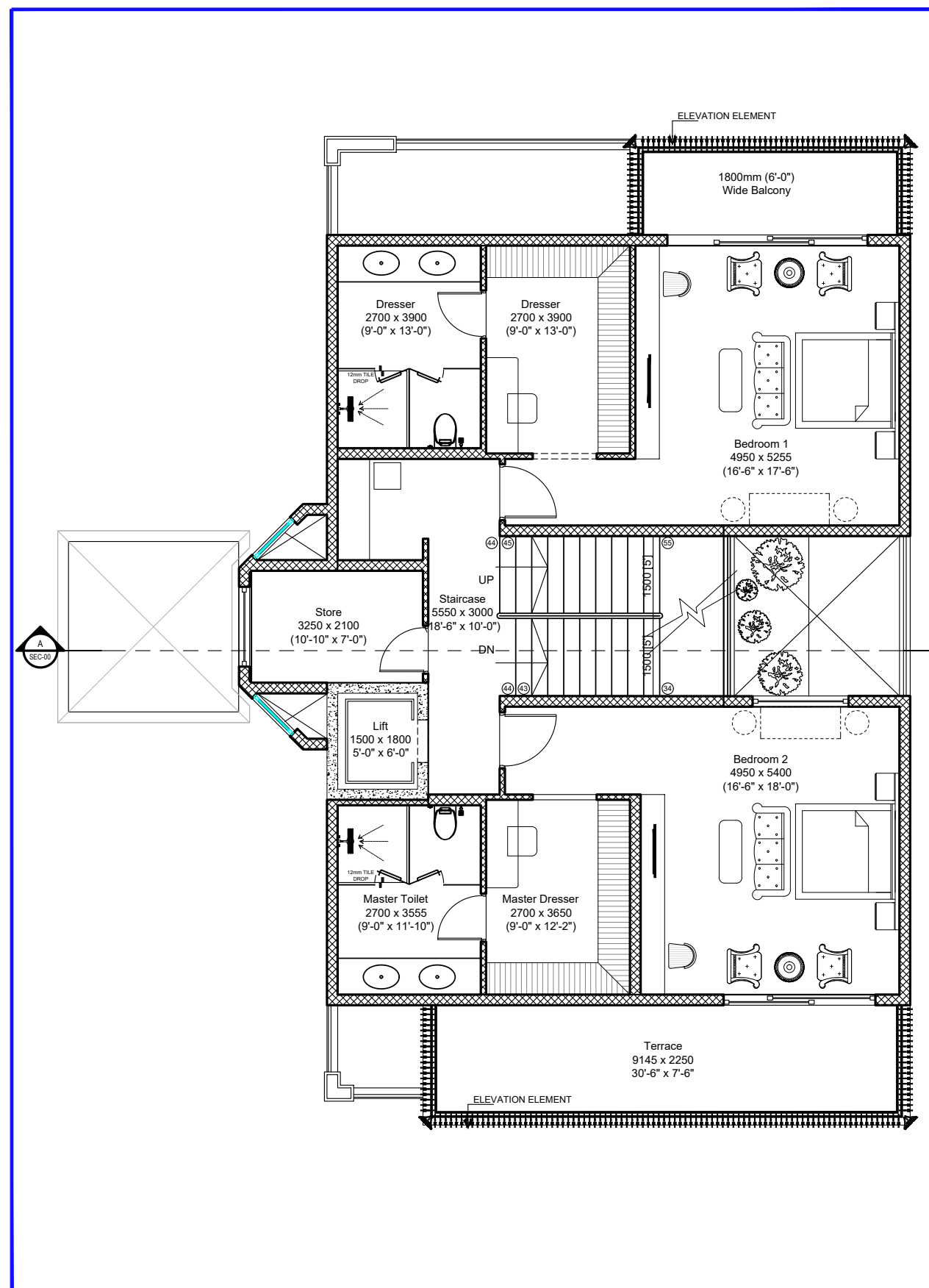
UPPER GROUND FLOOR PLAN



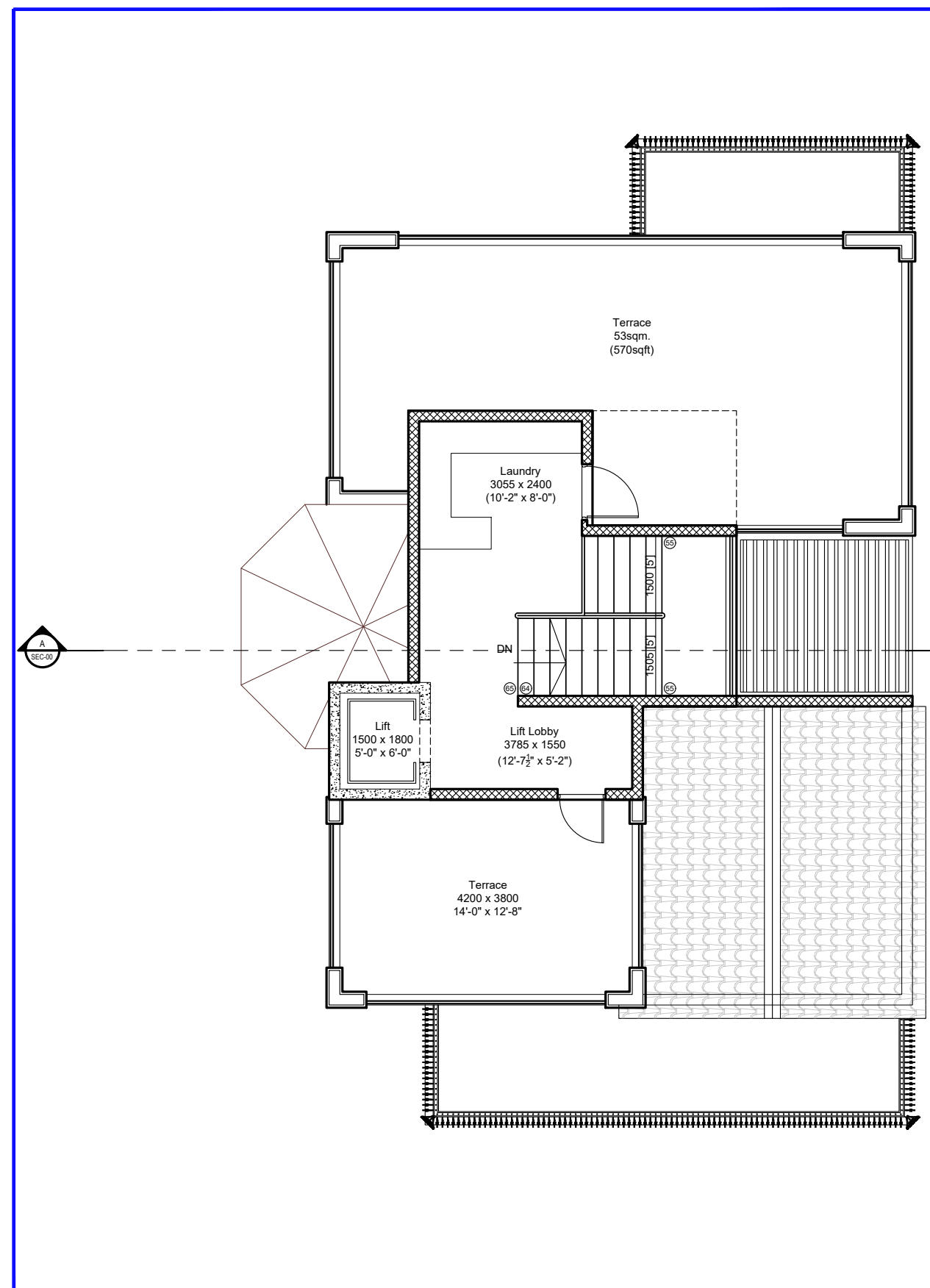
ELEVATION



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE PLAN

NOTE :- ALL DIMENSIONS ARE IN MM

DEVELOPED BY-	Ar. RAJNEESH
SHEET NO	01/02
DRG. TYPE	TYPE-FE
SHEET SIZE	A1
SCALE -	1:100

NOTE:- DRAWING IS PREPARED AS PER
G. O. NO:- 1323/2025/8-3099/208/2025
{ Model Building Construction and Development
Byelaws and Model Zoning Regulations for
Development Authorities of Uttar Pradesh, 2025 }

PROJECT TYPE :- GROUP HOUSING

FILE NO :- LDA/ BP/25-26/0646

PROJECT ADDRESS:-

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RESIDENTIAL GROUP HOUSING BUILDING AT
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171, 172,173,174,175,177,180,181,182,183,184,244,245,246,
248, 249,250 & 251.

PROPOSED VALENCIA COUNTY EAST PHASE-II VILLAS

OWNER NAME:-

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{ FORMALLY KNOWN AS A.N.S. DEVELOPER PVT. LTD. }

THROUGH SIGNATURE AUTHORITY:-

SHEO JANAM CHAUDHARI

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Office:- 201, GS-09, GK-2,
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9810379715, 9891146128

OWNER/ AUTH. SIGNATURE

ARCHITECT SIGNATURE

RAGHAVA ARCHITECTS

Head office Indrapuram :-

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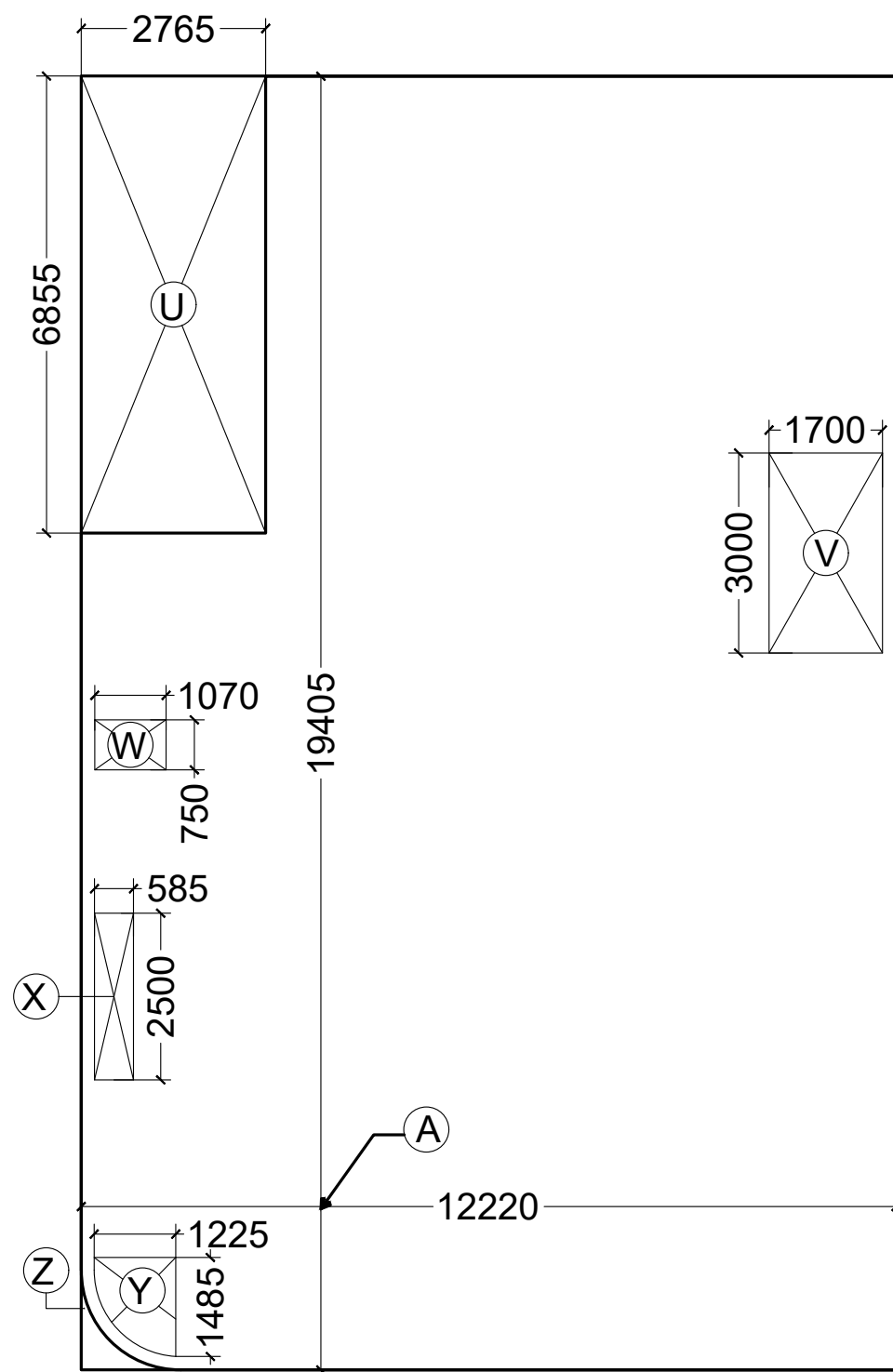
Indrapuram, Wave City, Lucknow-226010

+91 9810379715, 9891146128

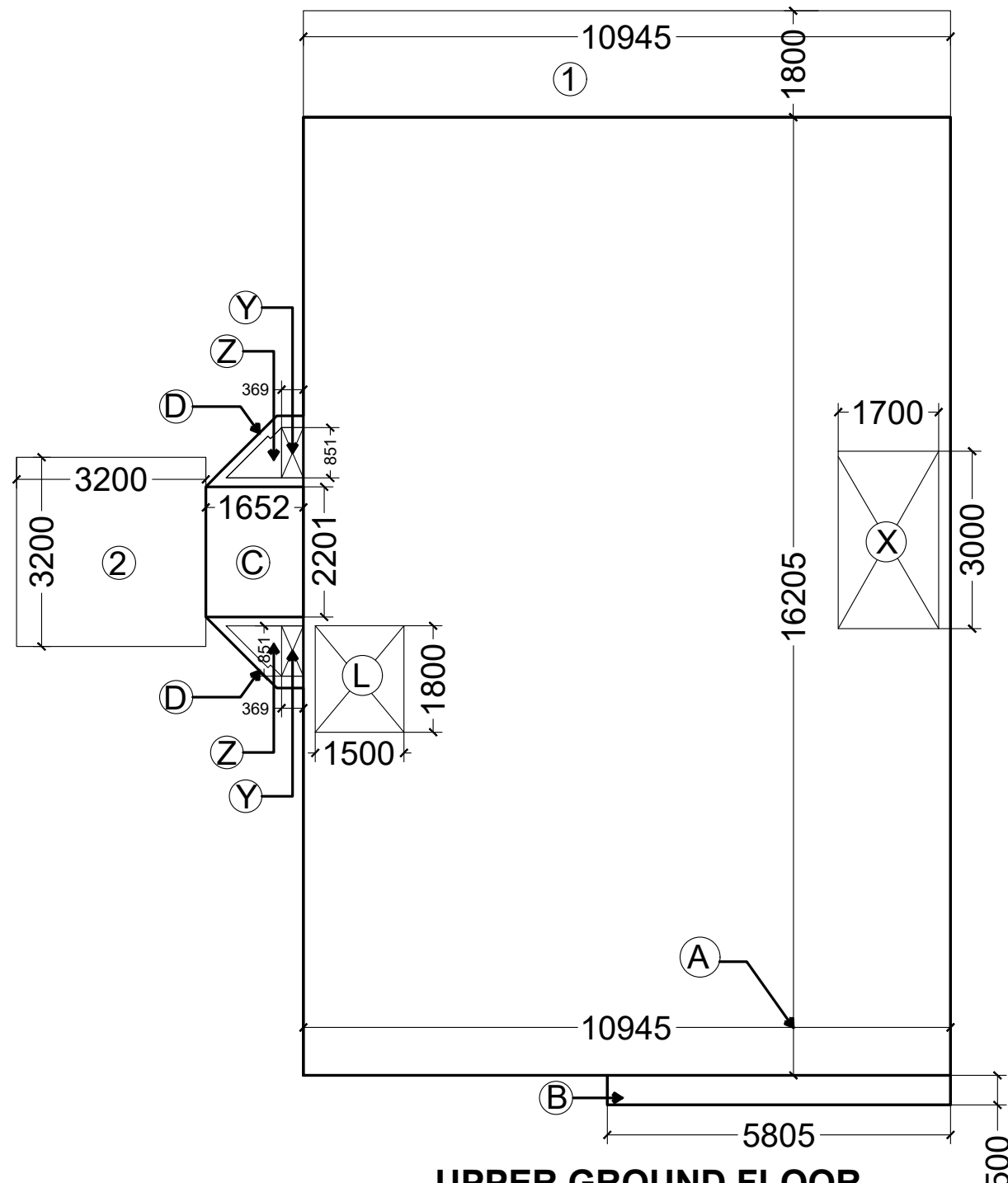
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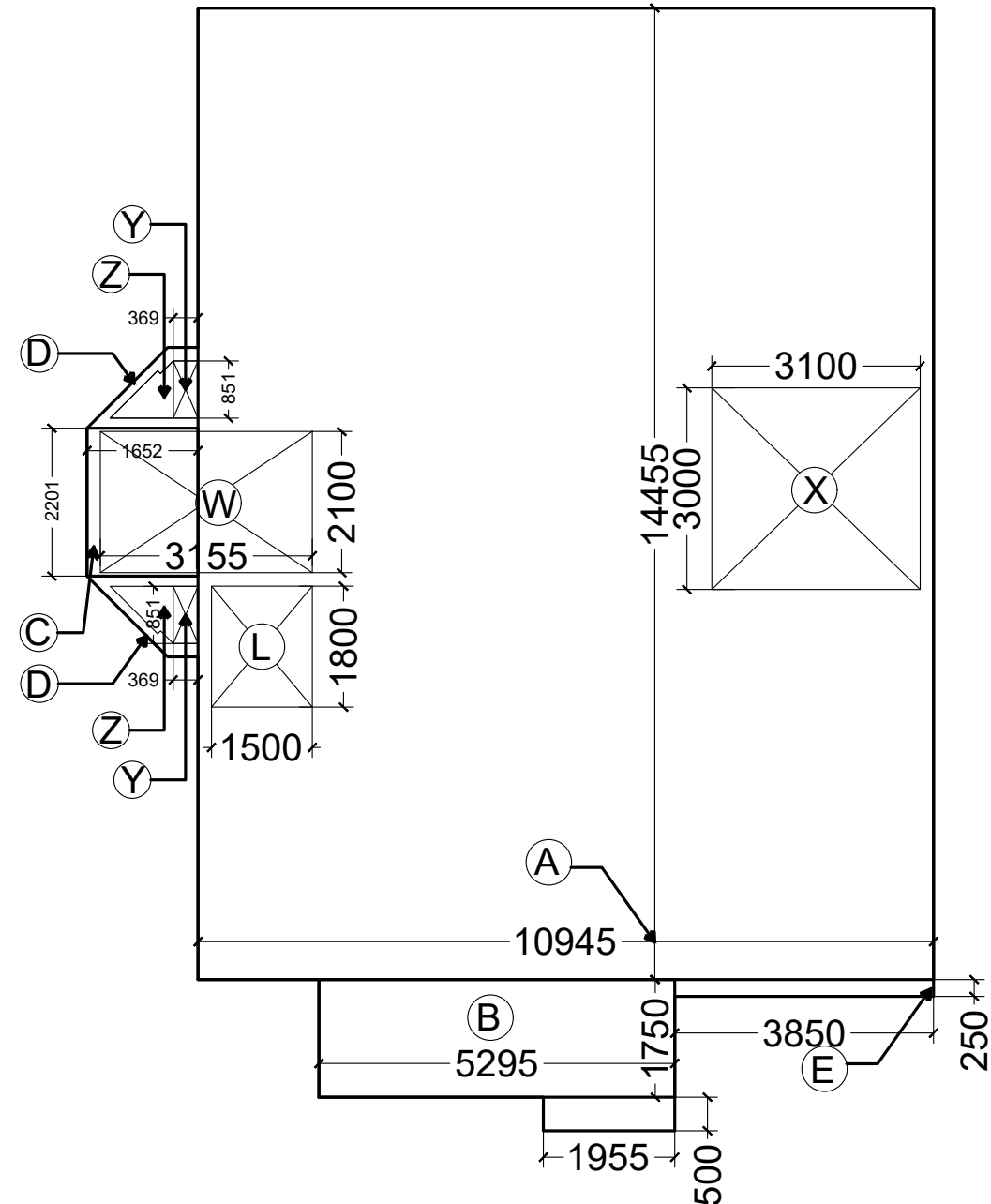
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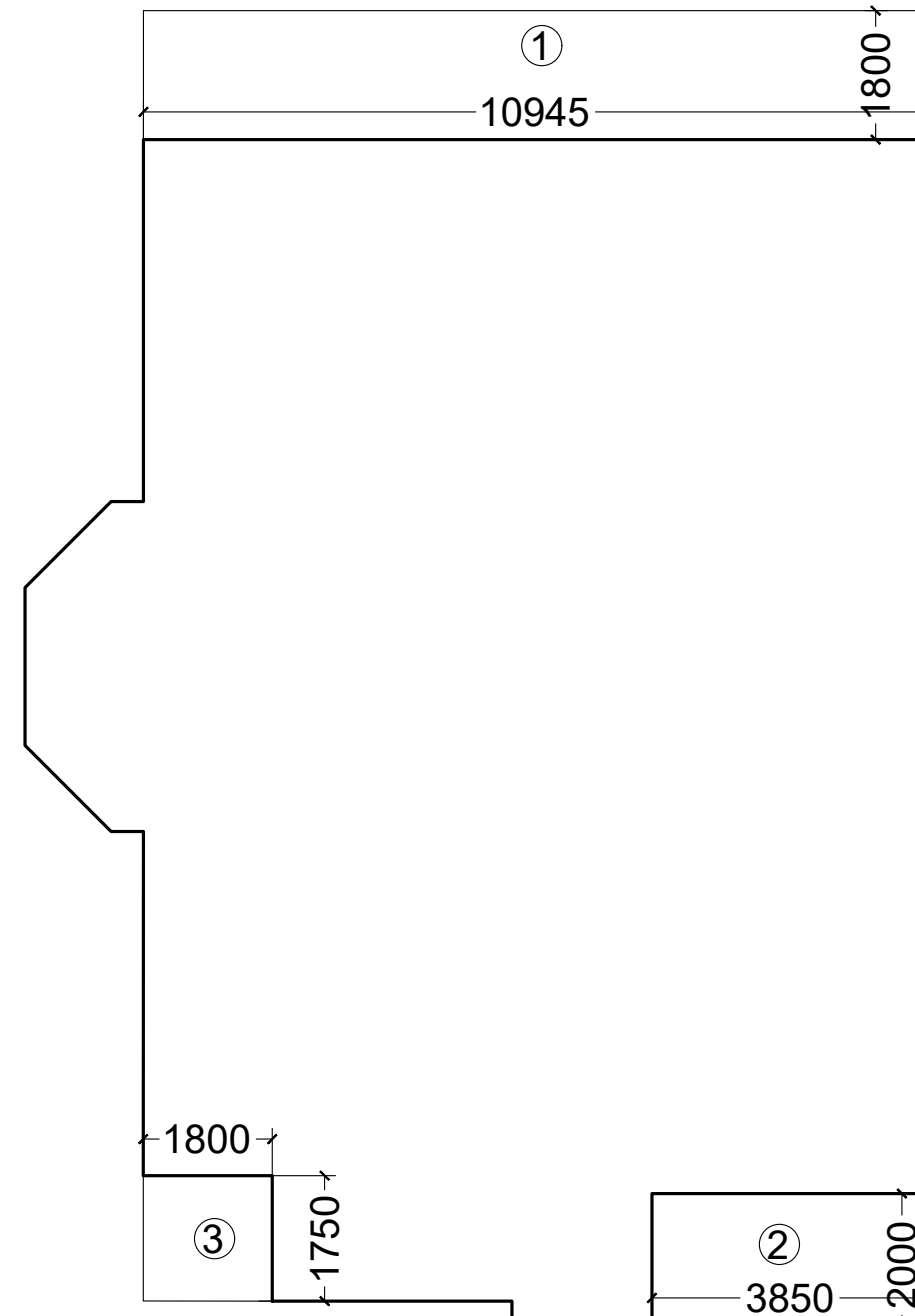
LOWER GROUND FLOOR
AREA DIAGRAM



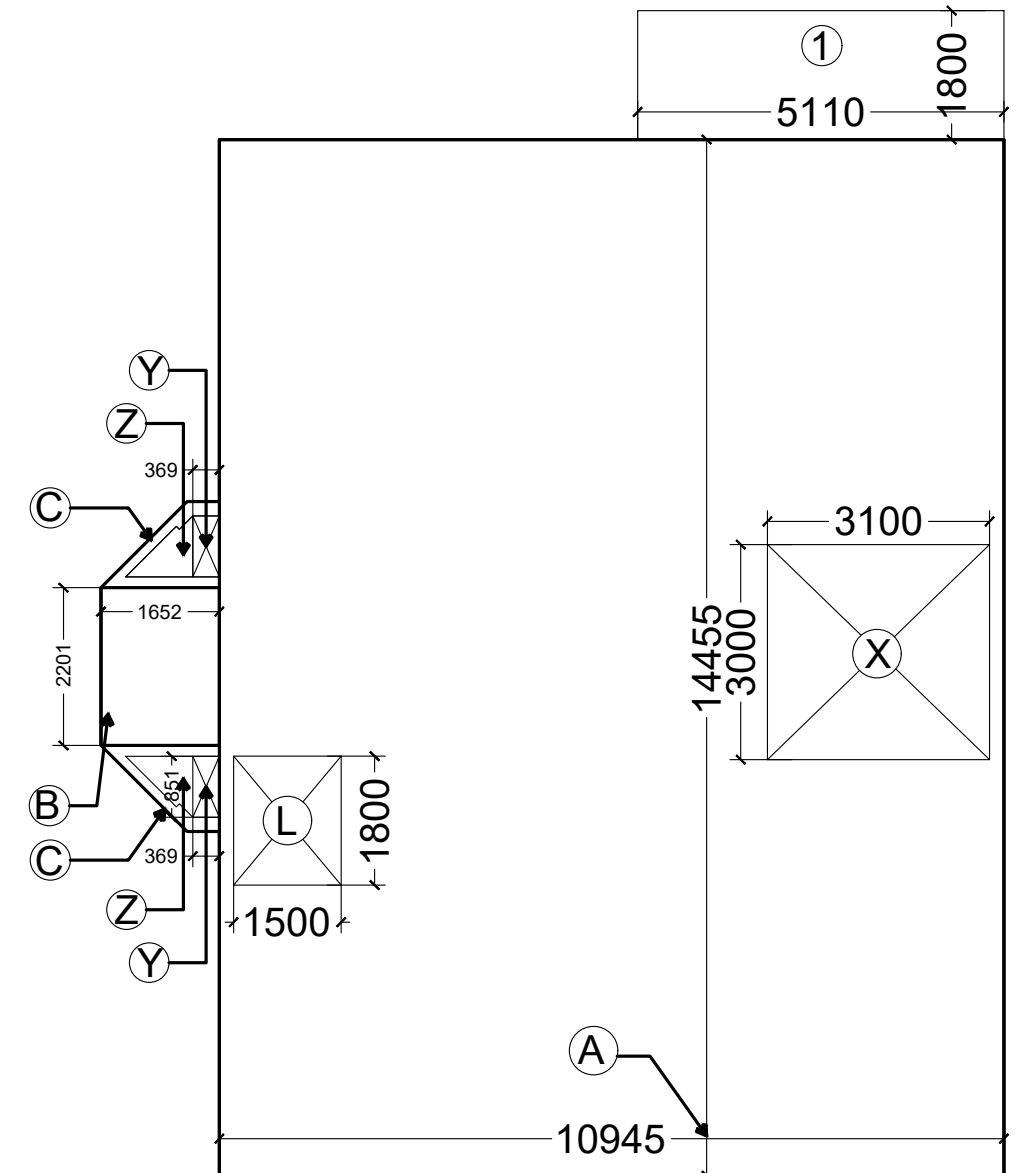
UPPER GROUND FLOOR
AREA DIAGRAM



FIRST FLOOR
AREA DIAGRAM



FIRST FLOOR
BALCONY AREA DIAGRAM



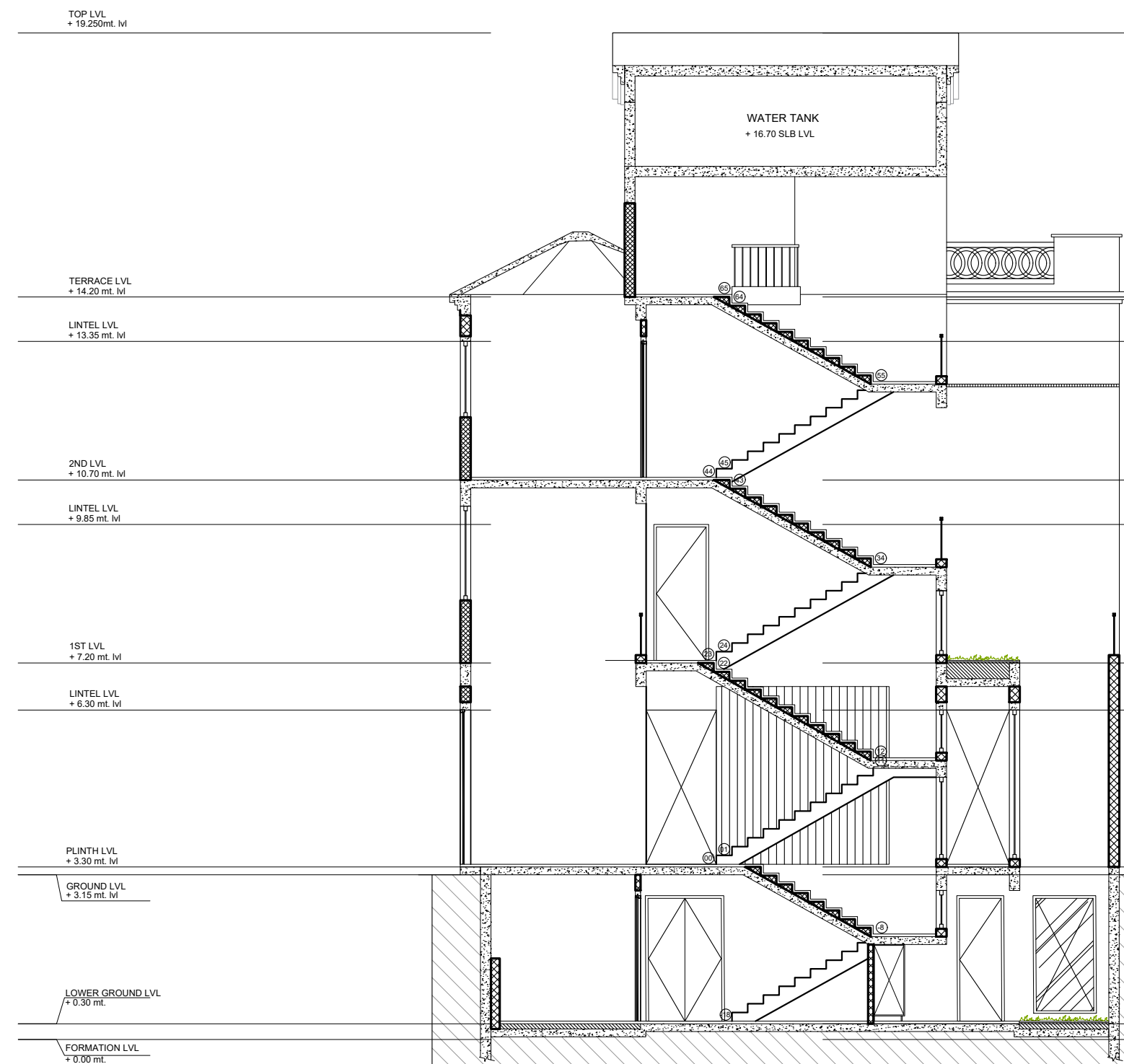
SECOND FLOOR
AREA DIAGRAM

TYPE - FE AREA CALCULATION					
LOWER GROUND FLOOR AREA					
COVERED AREA					
S.N.	(L	X	B)	AREA	NO
A	12.22	19.405	237.129	1	237.129
TOTAL COV. AREA					237.129
DEDUCTION					
U	2.765	6.855	18.954	1	18.954
V	1.700	3.000	5.100	1	5.100
W	1.070	0.750	0.803	1	0.803
X	0.585	2.500	1.463	1	1.463
Y			1.460	1	1.460
Z			0.470	1	0.470
TOTAL					28.249
F.A.R. AREA LOWER GROUND FLOOR=TOTAL AREA-DEDUCTION AREA				208.880	SQ. MT.
LOWER GROUND FLOOR TOTAL AREA				208.880	SQ. MT.

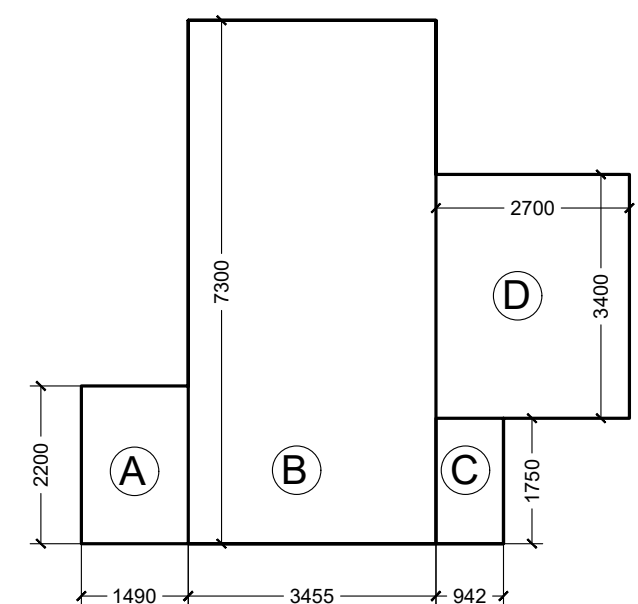
TYPE - FE AREA CALCULATION					
UPPER GROUND FLOOR AREA					
COVERED AREA					
S.N.	(L	X	B)	AREA	NO
A	10.945	16.205	177.364	1	177.364
B	5.805	0.5	2.903	1	2.903
C	1.652	2.201	3.636	1	3.636
D			1.263	2	2.526
TOTAL COV. AREA					186.428
DEDUCTION					
L	1.5	1.8	2.7	1	2.700
X	1.7	3	5.100	1	5.100
Y	0.369	0.851	0.314	2	0.628
Z			0.421	2	0.842
TOTAL					9.270
F.A.R. AREA UPPER GROUND FLOOR=TOTAL AREA-DEDUCTION AREA				177.158	SQ. MT.
UPPER GROUND FLOOR DECK AREA (NON F.A.R.)					
1	10.945	1.8	19.701	1	19.701
TOTAL					19.701
UPPER GROUND FLOOR PORCH AREA (NON F.A.R. AREA)					
2	3.2	3.2	10.24	1	10.24
TOTAL					10.24
TOTAL UPPER GROUND FLOOR BUILTUP AREA= F.A.R.+NON F.A.R.				207.099	SQ. MT.

TYPE - FE AREA CALCULATION					
TERRACE AREA					
COVERED AREA					
S.N.	(L	X	B)	AREA	NO
A	1.49	2.2	3.278	1	3.278
B	3.455	7.3	25.222	1	25.222
C	0.942	1.75	1.649	1	1.649
D	2.7	3.4	9.180	1	9.180
TOTAL COV. AREA					39.328
TYPE - FE AREA CALCULATION					
FIRST FLOOR AREA					
COVERED AREA					
S.N.	(L	X	B)	AREA	NO
A	10.945	14.455	158.210	1	158.210
B	5.295	1.75	9.266	1	9.266
C	1.652	2.201	3.636	1	3.636
D			1.263	2	2.526
E	3.85	0.25	0.963	1	0.963
TOTAL COV. AREA					174.601
DEDUCTION					
W	3.155	2.1	6.626	1	6.626
X	3.1	3	9.300	1	9.300
Y	0.369	0.851	0.314	2	0.628
Z			0.421	2	0.842
L	1.5	1.8	2.700	1	2.700
TOTAL					20.096
F.A.R. AREA FIRST FLOOR=TOTAL AREA-DEDUCTION AREA				154.505	SQ. MT.
FIRST FLOOR BALCONY AREA (NON F.A.R.)					
1	10.945	1.8	19.701	1	19.701
2	3.85	2	7.7	1	7.7
3	1.8	1.75	3.15	1	3.15
TOTAL					30.551
TOTAL FIRST FLOOR BUILTUP AREA= F.A.R.+NON F.A.R.				185.056	SQ. MT.

TYPE - FE AREA CALCULATION					
SECOND FLOOR AREA					
COVERED AREA					
S.N.	(L	X	B)	AREA	NO
A	10.945	14.455	158.210	1	158.210
B	1.652	2.201	3.636	1	3.636
C			1.263	2	2.526
TOTAL COV. AREA					164.372
DEDUCTION					
X	3.1	3	9.300	1	9.300
Y	0.369	0.851	0.314	2	0.628
Z			0.421	2	0.842
L	1.5	1.8	2.700	1	2.700
TOTAL					13.470
F.A.R. AREA SECOND FLOOR=TOTAL AREA-DEDUCTION AREA				150.902	SQ. MT.
SECOND FLOOR BALCONY/PROJECTION AREA (NON F.A.R.)					
1	5.11	1.8	9.198	1	9.198
TOTAL					9.198
TOTAL SECOND FLOOR BUILTUP AREA= F.A.R.+NON F.A.R.				160.100	SQ. MT.



SECTION - A



MUMTY
AREA DIAGRAM

NOTE :- ALL DIMENSIONS ARE IN MM

DEVELOPED BY-	Ar. RAJNEESH
SHEET NO	02/02
DRG. TYPE	TYPE-FE
SHEET SIZE	A1
SCALE -	1:100

NOTE:- DRAWING IS PREPARED AS PER
G. O. NO:- 1323/2025/8-3099/208/2025
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Development Authorities of Uttar Pradesh, 2025 }

PROJECT TYPE :- GROUP HOUSING

FILE NO :- LDA/ BP/25-26/0646

PROJECT ADDRESS:-

PROPOSED ADD./ EXT. SUBMISSION DRAWING
RESIDENTIAL GROUP HOUSING BUILDING AT
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248, 249,250 & 251.

PROPOSED VALENCIA COUNTY EAST PHASE-II VILLAS

OWNER NAME:-

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THROUGH SIGNATURE AUTHORITY:-

SHEO JANAM CHAUDHARI

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Authorised Signatory

OWNER/ AUTH. SIGNATURE

ARCHITECT SIGNATURE

Ar. RAJNEESH KUMAR

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