Project Title :PROPOSED HOTEL/ SERVICE APARTMENT / OFFICE AT KHASRA NO 182 P, 183 P , 184P IN VILL. ARDHAUNAMAU AND KHASRA NO 18P, 19, 20, 21, 22 P, 23, 24P , 25P, 44 P AND 45 P IN VILLAGE AHIMAMAU AT GOMTINAGAR EXTENSION LUCKNOW.

File No	LDA/BP/22-23/2362	Sheet	1 / 9
Submission Date	2023-06-26	Scale	1:100

SITE PLAN
(Scale - 1:500)

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)

A	AREA STATEMENT:	VERSION NO.: 1.0.67 VERSION DATE: 07/08/2023
	PROJECT DETAIL:	
	Authority: Lucknow Development Authority	Plot Use: Commercial
	Authority Class: Category A	Plot SubUse: Hotel
	Authority Grade: Development Authority (DA)	Development Plan: Master Plan
	Case Type: Regular	Land Use Zone: Residential use Zone
	Project Type: Building Permission	Land SubUse Zone: Residential Zone
	Nature of Development: ADDITION OR EXTENSION	Layout Type: NA
	Development Area: New Area	
	SubDevelopment Area: Metro City Area	
	Special Project: NA	
	Site Address: District:Lucknow,Tehsil:Lucknow,Village:Ahmamau	
	AREA DETAILS :	Sq.Mts.
1.	Area of Plot As per record	
	Document Area	-
	As per site condition	50395.00
	Area of Plot Considered	50395.00
2.	Deduction for	
	(a)Proposed roads	1363.67
	Road Widening Area	1363.67
	(b)Any reservations	0.00
	Totalka + b)	1363.67
3.	Net Area of plot (1 - 2) AREA OF PLOT	49031.33
	Road Widening Area	1363.67
	Green and open space	7383.68
	Plot Area For Coverage	49031.33
	Plot Area For FAR	49031.33
	Perm. FAR Area (2.5S)	122578.325
	Total Perm. FAR area (2.5E)	122578.325
6.	Total Built up area permissible at:	
	Permissible Coverage area (40.00 %)	19612.53
	Proposed Coverage Area (7.99 %)	4039.68
	Existing Building Coverage area (14.55 %)	6934.025
	Total Prop. Coverage Area (22.49 %)	9973.615
	Balance coverage area (17.58 %)	9638.915

Proposed Area at:

	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Lower Basement Floor	0.00	9806.22	0.00	0.00
Upper Basement Floor	0.00	9806.22	0.00	0.00
Stilt Floor	0.00	4099.69	0.00	1713.55
First Floor	0.00	3918.52	0.00	3856.46
Second Floor	0.00	3182.84	0.00	3120.78
Third Floor	0.00	3182.84	0.00	3120.78
Fourth Floor	0.00	2921.59	0.00	2859.53
Fifth Floor	0.00	2140.91	0.00	2078.85
Sixth Floor	0.00	2107.55	0.00	2045.49
Seventh Floor	789.26	1318.29	768.57	1276.92
Eighth Floor	789.26	1318.29	768.57	1276.92
Ninth Floor	789.26	1318.29	768.57	1276.92
Tenth Floor	789.26	1318.29	768.57	1276.92
Eleventh Floor	789.26	1318.29	768.57	1276.92
Twelfth Floor	789.26	1318.29	768.57	1276.92
Thirteenth Floor	789.26	1318.29	768.57	1276.92
Fourteenth Floor	789.26	1318.29	768.57	1276.92
Fifteenth Floor	789.26	1318.29	768.57	1276.92
Sixteenth Floor	2107.55	0.00	2045.49	0.00
Seventeenth Floor	1844.44	0.00	1782.38	0.00
Eighteenth Floor	999.49	0.00	748.43	0.00
Nineteenth Floor	770.03	0.00	748.43	0.00
Twentieth Floor	661.85	0.00	580.25	0.00
Terrace Floor	151.51	0.00	0.00	0.00
Total Area:	13578.21	53030.99	12822.11	30287.72

	Total FAR Area:	43109.83
	Built up area:	13578.21
	Existing Building SUA Area:	53030.99
	Total Built Up Area:	66609.20
	Proposed F.S.I. consumed:	0.68
C.	Tenement Statement	
A.	Tenement Proposed AC	
	All Floors	
B.	Total Tenements (3 + 4)	582
F.	Parking Statement	
1.	Parking Space Required as per Regulations:	343.75
2.	Proposed Parking Space:	37150.89

Green and open space Area

Name	Prop. Area
Green Area	7383.68

Existing Building Details

Name	Use	SubUse	Structure	Height	Floor No	FAR Area	BUA Area
Sanctioned Structure-3	Residential	Group Housing	Highrise	75.10	25	13990.27	14543.84
Sanctioned Structure-2	Residential	Group Housing	Highrise	75.10	25	13990.27	14543.84
Sanctioned Structure-4	Residential	Group Housing	Highrise	75.10	25	13990.27	14543.84
Sanctioned Structure-5	Residential	Group Housing	Highrise	75.10	25	13990.27	14543.84
Sanctioned Structure-6	Residential	Group Housing	Highrise	75.10	25	13990.27	14543.84
Sanctioned Structure-7	Residential	Group Housing	Highrise	75.10	25	10841.43	11403.67
Sanctioned Structure-8	Medical	Hospital	Highrise	24	7	15483.64	22568.94
Sanctioned Structure	Commercial	Retail Shop	Highrise	7.15	2	484.61	531.46
Sanctioned Structure-1	Residential	EWS Housing	Highrise	18	6	4561.75	4587.58

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	524	535

Parking Check (Table 7b)

Vehicle Type	Reqd.			Prop.	
	No.	Reduced Reqd Parking (Incase of Plot having ROWArea surrendered FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	1175	16156.25
Total Car	851	-	11701.25	1175	16156.25
Other Parking	-	-	-	-	20994.64
Total			11701.25		37150.89

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Parking space reqd for every	Prop.	Reqd.Area	Reqd.	Prop.
A (HOTEL)	Convn Office/ Club/ Service Apartment	Commercial	> 0	100	218890.67	2.00	438	-
	Hotel	Hotel	> 0	2	413	1.00	413	-
	Total :		-	-	-	-	851	1175

Buildingwise Floor FAR Details

Floor Name	Building Name A (HOTEL)			
	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Lower Basement Floor	0.00	9806.22	0.00	0.00
Upper Basement Floor	0.00	9806.22	0.00	0.00
Stilt Floor	0.00	4099.69	0.00	1713.55
First Floor	0.00	3918.52	0.00	3856.46
Second Floor	0.00	3182.84	0.00	3120.78
Third Floor	0.00	3182.84	0.00	3120.78
Fourth Floor	0.00	2921.59	0.00	2859.53
Fifth Floor	0.00	2140.91	0.00	2078.85
Sixth Floor	0.00	2107.55	0.00	2045.49
Seventh Floor	789.26	1318.29	768.57	1276.92
Eighth Floor	789.26	1318.29	768.57	1276.92
Ninth Floor	789.26	1318.29	768.57	1276.92
Tenth Floor	789.26	1318.29	768.57	1276.92
Eleventh Floor	789.26	1318.29	768.57	1276.92
Twelfth Floor	789.26	1318.29	768.57	1276.92
Thirteenth Floor	789.26	1318.29	768.57	1276.92
Fourteenth Floor	789.26	1318.29	768.57	1276.92
Fifteenth Floor	789.26	1318.29	768.57	1276.92
Sixteenth Floor	2107.55	0.00	2045.49	0.00
Seventeenth Floor	1844.44	0.00	1782.38	0.00
Eighteenth Floor	999.49	0.00	748.43	0.00
Nineteenth Floor	770.03	0.00	748.43	0.00
Twentieth Floor	661.85	0.00	580.25	0.00
Terrace Floor	151.51	0.00	0.00	0.00
Total Area:	13578.21	53030.99	12822.11	30287.72

FAR & Unit Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)					Total FAR Area (Sq.mt.)	No. of Unit
			Ducts(Void, Duct, Chaek)			Mumty	Lift	Lift Machine	Lift Lobby	Ramp	Covered Area	Parking	Office	Club	Commercial	Hotel	Service Apartment		
A (HOTEL)	1	66760.38	151.18	66609.20		1348.60	1652.91	125.21	108.38	182.12	101.35	18831.21	9773.47	940.67	3036.99	21229.76	8128.94	43109.83	582
Grand Total	1	66760.38	151.18	66609.20		1348.60	1652.91	125.21	108.38	182.12	101.35	18831.21	9773.47	940.67	3036.99	21229.76	8128.94	43109.83	582

Total Plot Area: - 50395.00	Total FAR Area: - 43109.83
Total Coverage Area: - 9973.62	Total BUA Area: - 66609.20

OWNER'S NAME AND SIGNATURE

PAARTH INFRABUILD PVT LTD.om.sharma@paarthinfra.com,9654068605

ARCHITECT'S NAME AND SIGNATURE

Ruchi Mishra

CA/2008/43324

Signature valid

Digitally signed by Ruchi Mishra
Date: 26 August 2023 14:54
Designation : Architect

ENGINEER

Lucknow Development Authority

Signature valid

Digitally signed by Lucknow Development Authority
Date: 26 August 2023 15:12
Designation : Approving Authority

Building Plan Application Number

LDA/BP/22-23/2362

Sanctioned On

25 Aug 2023

Valid Till

25 Mar 2029

Approved By

Vice Chairman (Vice Chairman)

Examined By

Lakshman Singh (Junior engineer)

Alka Singh (Assistant Engineer)

Lakshman Singh (Junior engineer)

Alka Singh (Assistant Engineer)

Lakshman Singh (Junior engineer)

Alka Singh (Assistant Engineer)

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 PORowner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.