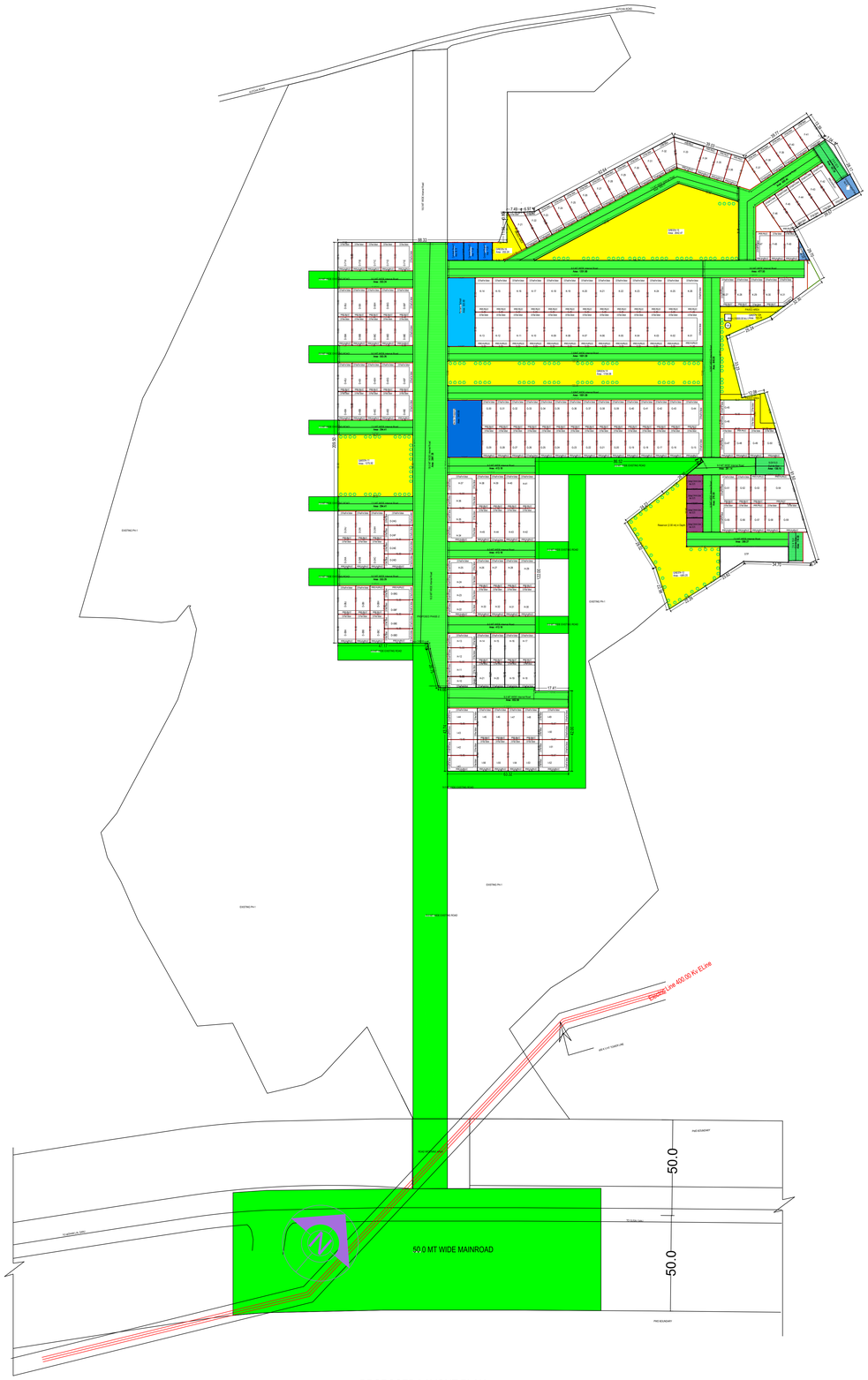
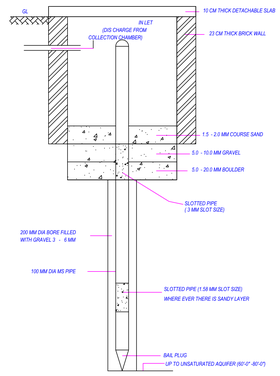
Project Title : PROPOSED SUBMISSION DRG FOR THE LAY OUT PHASE-02 PLOTTED DEVELOPMENT FOR AGRASHEEL | AASHRAYAMKHASRA NO -222(P), 225(P), 256(P), 265, 266, 267, 268(P), 269(P), 270(P), 271, 272, 273(P), 274, 275, 293, 294, 295, 296, 297, 299, 300, 301, 302(P), 303, 304(P), 305, SITUATEDATVILLAGE -BELI, NEAR MOHANLAL GANJ - GOSAI GANJ , AT LUCKNOW.OWNER :- M/ S AGRASHEEL INFRATECH PRIVATE LIMITED & M/S. PEARL INFRA & M/S. T H P L KNOWN AS (M/S. PURE EARTH BUILDER'S PVT. LTD) & OTHERS DEVELOPER:-M/ S AGRASHEEL INFRATECH PRIVATE LIMITED

File No	LDA/LD/24-25/2372	Sheet	1 / 5
Submission Date	2024-10-21	Scale	1:100

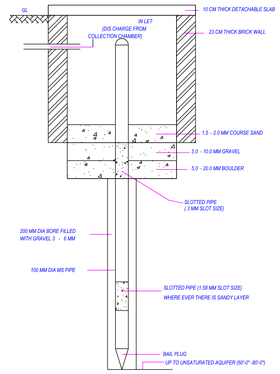


PROPOSED LAYOUT PLAN
(Scale - 1:1000)



PERCOLATION WELL DETAILS

[NOT TO SCALE]



RAIN WATER HARVESTING DETAIL

[NOT TO SCALE]

AREA STATEMENT

S.NO.	DESCRIPTION	AREA(sq.mt.)	AREA(ACRE)
1.	TOTAL LAND AREA	51334.225	12.455
2	REQ. GREEN @ 15%	7700.13	
	TOTAL NO OF RESIDENTIAL PLOT = 202		

A.	AREA STATEMENT	VERSION NO.: 1.0.96
		VERSION DATE: 28/10/2024
	PROJECT DETAIL:	
	Authority: Lucknow Development Authority	Plot Use: Residential
	AuthorityClass: Category A	Plot SubUse: Plotted Resi development / Plotted Housing
	AuthorityGrade: Development Authority (DA)	Development Plan: Other
	CaseTrack: Regular	Land Use Zone: Residential use Zone
	Project Type: Layout Development	Land SubUse Zone: Residential Zone
	Nature 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	
	Document Area	51334.23
	As per site condition	51334.22
	Area of Plot Considered	51334.14
2.	Deduction for	
	(a)Proposed roads	0.00
	Existing Road Area	0.00
	(b)Any reservations	0.00
	Total(a + b)	0.00
3.	Net Area of plot (1 - 2) AREA OF PLOT	51334.14
	Existing Road Area	0.00
	Green and open space	8144.20
	Existing Road Area	0.00
	Amenity Area	1658.39
	Existing Road Area	0.00
	Green and open space	7700.12
	Amenity Area	1658.39

Proposed Area at:				
-	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
Total Area:	0.00	0.00	0.00	0.00

Total FAR Area:	0.00
Accessory/Use Area Added in BuiltUp Area:	0.00
Total BuiltUp Area:	0.00
Proposed FAR consumed:	0.00
C. Tenement Statement	
4. Tenement Proposed At:	

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 LIG/EWS Unit
1.	Single Dwelling Unit	202	1	202	-
Total :		202		202	-
Number of EWS/LIG unit required (10% LIG)				21.00	0
Number of EWS/LIG unit required (10% EWS)				21.00	0
Total :		202		244	-

Tenements Density Check

Net housing density	No Of Tenements			No Of Persons		
	Reqd	Perm	Prop	Reqd	Perm	Prop
750/Hec.	-	771	476	-	3851	2380

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PROPOSEDPHASE-2	Tree		185

Green and open space Area

Name	Prop. Area
GREEN-11	1275.92
GREEN-15	2642.47
GREEN-16	202.24
GREEN-14	1736.08
GREEN-12	1565.20
GREEN-12A	722.29

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	25659.06	49.98
Road Area	15029.06	29.28
Garbage Collection Center	63.75	0.12
Garbage Collection Center	63.75	0.12
Garbage Collection Center	63.75	0.12
Garbage Collection Center	63.75	0.12
For informal Area Kiosk/booth/Plateform	30.86	0.06
For informal Area Kiosk/booth/Plateform	84.92	0.17
Sector Shopping	540.66	1.05
Convinient Shops-03	71.28	0.14
Convinient Shops-02	71.28	0.14
Convinient Shops-01	80.78	0.16
Nursery School	523.60	1.02
Public Open Space	8144.20	15.87
Other Area	843.43	1.64
Total net layout	51334.14	100.00

Individual Amenity Check b)

Name	Minimum Area		Minimum Count	
	Reqd	Prop	Reqd	Prop
Convinient Shops	60.00	223.34	-	3.00
Sector Shopping	275.00	540.66	-	1.00
For informal Area Kiosk/booth/Plateform	37.50	115.78	-	2.00
Garbage Collection Center	60.00	255.00	4.00	4.00

OWNER'S NAME AND SIGNATURE

M/ S AGRASHEEL INFRATECH PRIVATE LIMITED & M/S. PEARL INFRA & M/S. T H P L & OTHERS, info@agrasheelinfra.com, 6260749181

For M/s. Agrasheel Infratech Pvt. Ltd.
(Formerly known as Agrasheel Infra Pvt. Ltd.)
Director
Authorised Signatory

ARCH/ENG'S NAME AND SIGNATURE

INEER

Rajneesh Kumar

CA/2017/86949

Lucknow Development Authority

Building Plan Application Number

LDA/LD/24-25/2372

Sanctioned On

26 May 2025

Valid Till

23 Jun 2030

Approved By

Vice Chairman (Vice Chairman)

Examined By

Yashoda Nand Tripathi (Junior engineer)

IMTIAZ AHMAD (Junior engineer)

Atul Sharma (Assistant Engineer)

Atul Sharma (Executive engineer/Town Planner)

kaushvendra kumar Gautam (Chief Town Planner)

Gyanendra Verma (Additional Secretary)

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 [wave city] :- SHOP NO :- 43 DREAM BAZAR, DREAM HOMES HOUSING SOCIETY SECTOR- 5 , 57.0 METER ROAD WAVE CITY , NH-24 , GHAZIABAD

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

FOUNDATION DETAIL
(INDEPENDENT/COMMON WALL TYPE)
(NOT TO SCALE)

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: -	51334.14	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00

ISO_A0_(841.00_x_1189.00_MM)

The correctness and accuracy of Proposal Information and drawing is a responsibility of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. Soft1Tech 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.

Project Title : PROPOSED SUBMISSION DRG FOR THE LAY OUT PHASE-02 PLOTTED DEVELOPMENT FOR AGRASHEEL | AASHRAYAMKHASRA NO -222(P), 225(P), 256(P), 265, 266, 267, 268(P), 269(P), 270(P), 271, 272, 273(P), 274, 275, 293, 294, 295, 296, 297, 299, 300, 301, 302(P), 303, 304(P), 305, SITUATEDATVILLAGE -BELI, NEAR MOHANLAL GANJ - GOSAI GANJ , AT LUCKNOW.OWNER :- M/ S AGRASHEEL INFRATECH PRIVATE LIMITED & M/S. PEARL INFRA & M/S. T H P L KNOWN AS (M/S. PURE EARTH BUILDER'S PVT. LTD) & OTHERS DEVELOPER:-M/ S AGRASHEEL INFRATECH PRIVATE LIMITED

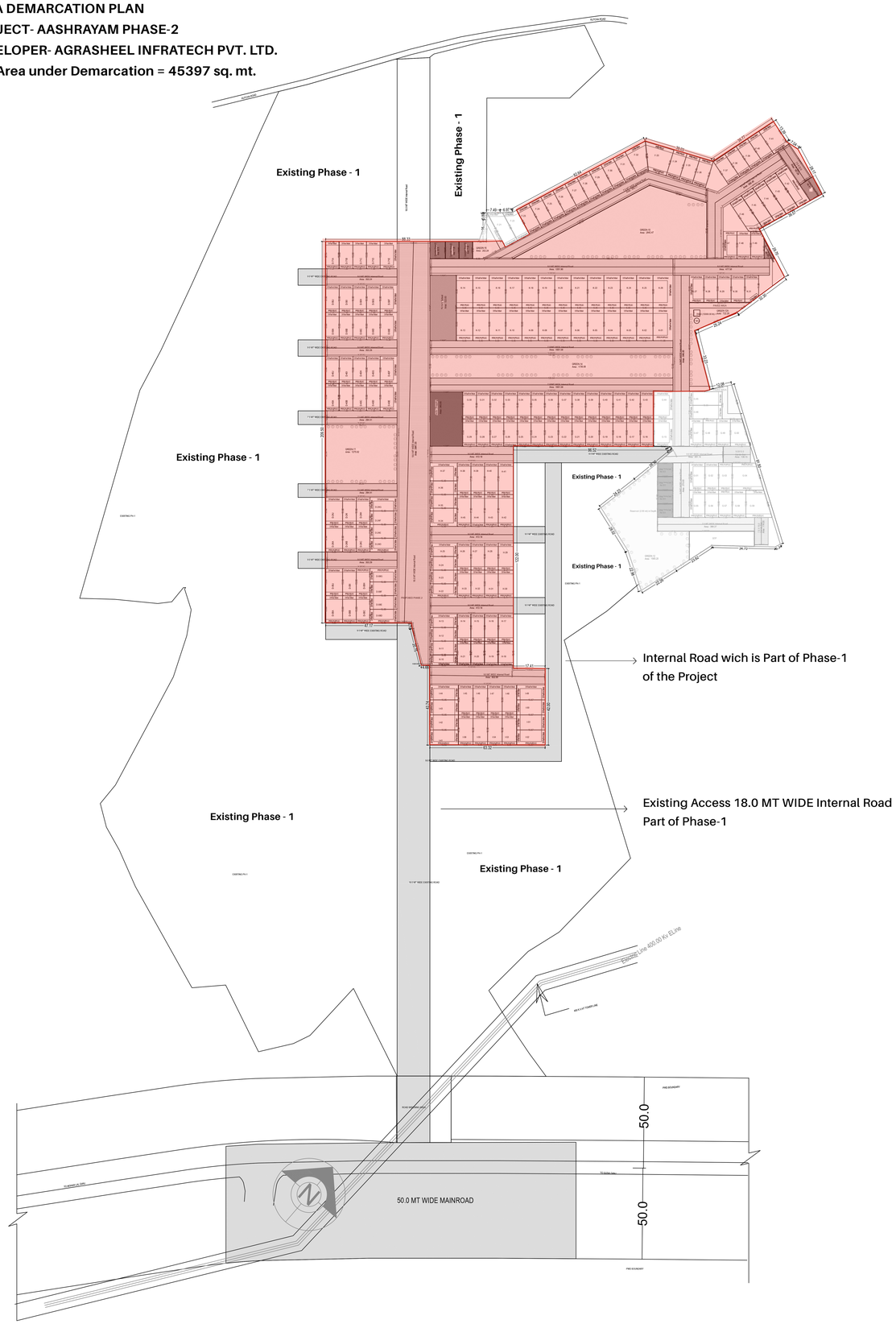
File No	LDA/LD/24-25/2372	Sheet	1 / 5
Submission Date	2024-10-21	Scale	1:100

AREA DEMARCATION PLAN

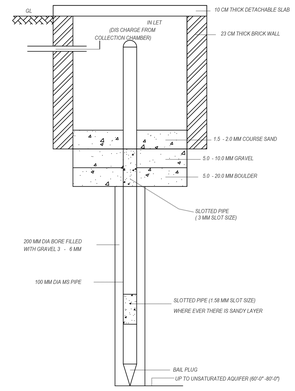
PROJECT- AASHRAYAM PHASE-2

DEVELOPER- AGRASHEEL INFRATECH PVT. LTD.

Plot Area under Demarcation = 45397 sq. mt.

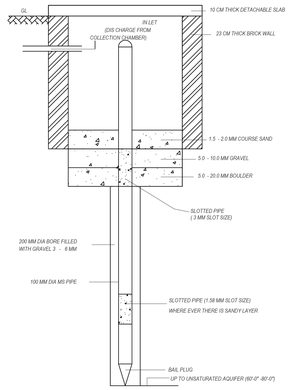


PROPOSED LAYOUT PLAN
(Scale - 1:1000)



PERCOLATION WELL DETAILS

[NOT TO SCALE]



RAIN WATER HARVESTING DETAIL

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			VERSION DATE: 28/10/2024		
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	AuthorityClass: Category A		Plot SubUse: Plotted Resi development / Plotted Housing		
	AuthorityGrade: Development Authority (DA)		Development Plan: Other		
	CaseTrack: Regular		Land Use Zone: Residential use Zone		
	Project Type: Layout Development		Land SubUse Zone: Residential Zone		
	Nature 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		-		
	Document Area				51334.23
	As per site condition				51334.22
	Area of Plot Considered				51334.14
2.	Deduction for				
	(a)Proposed roads				0.08
	Existing Road Area				0.08
	(b)Any reservations				0.00
	Total(a + b)				0.08
3.	Net Area of plot (1 - 2) AREA OF PLOT				51334.14
	Existing Road Area				0.08
	Green and open space				8144.20
	Existing Road Area				0.08
	Amenity Area				1658.39
	Existing Road Area				0.08
	Green and open space				7700.12
	Amenity Area				1658.39
		Proposed Area at:			
		Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
	Total Area:	0.00	0.00	0.00	0.00
	Total FAR Area:				0.00
	AccessoryUse Area Added in BuiltUp Area:				0.00
	Total BuiltUp Area:				0.00
	Proposed FAR consumed:				0.00
C	Tenement Statement				
4.	Tenement Proposed At:				

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Garbage Collection Center	60.00	255.00	4.00	4.00

OWNER'S NAME AND SIGNATURE

M/ S AGRASHEEL INFRATECH PRIVATE LIMITED & M/S. PEARL INFRA & M/S. T H P L & OTHERS, info@agrasheelinfra.com, 6260749181

For M/S. Agrasheel Infratech Pvt. Ltd.
(Pl. sign on letterhead)
Pvt. and Limited Liability Sign.)
Authorised Signatory Signature

ARCHIENG'S NAME AND SIGNATURE

Rajneesh Kumar

CA/2017/86949

Signature Not Verified
Digitally signed by RAJNEESH KUMAR
Date: 24 Jun 2025 17:17:28
Designation : Architect

Lucknow Development Authority

Signature Not Verified
Digitally signed by Lucknow Development Authority
Date: 26 May 2025 15:15:36
Designation : Vice Chairman

Building Plan Application Number

LDA/LD/24-25/2372

Sanctioned On

26 May 2025

Valid Till

23 Jun 2030

Approved By

Vice Chairman (Vice Chairman)

Examined By

Yashoda Nand Tripathi (Junior engineer)

IMTIAZ AHMAD (Junior engineer)

Atul Sharma (Assistant Engineer)

Atul Sharma (Executive engineer/Town Planner)

kaushvendra kumar Gautam (Chief Town Planner)

Gyanendra Verma (Additional Secretary)

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Architecture-Structure- Interiors -Valuers-Vastu

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E mail :- raghavaarchitects@gmail.com, Website:- www.raghavaarchitects.com
Mob :- 9810379715, 9891146128

Ar. RAJNEESH KUMAR
B. Arch, MCA
CA/2017/86949

FOUNDATION DETAIL
(SECTION-DRAWING OF FOUNDATION WITH DIMENSIONS AND DEPTH TO SCALE)

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: - 51334.14	Total FAR Area: - 0.00
Total Coverage Area: - 0.00	Total BUA Area: - 0.00

ISO_A0_(841.00_x_1189.00_MM)

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