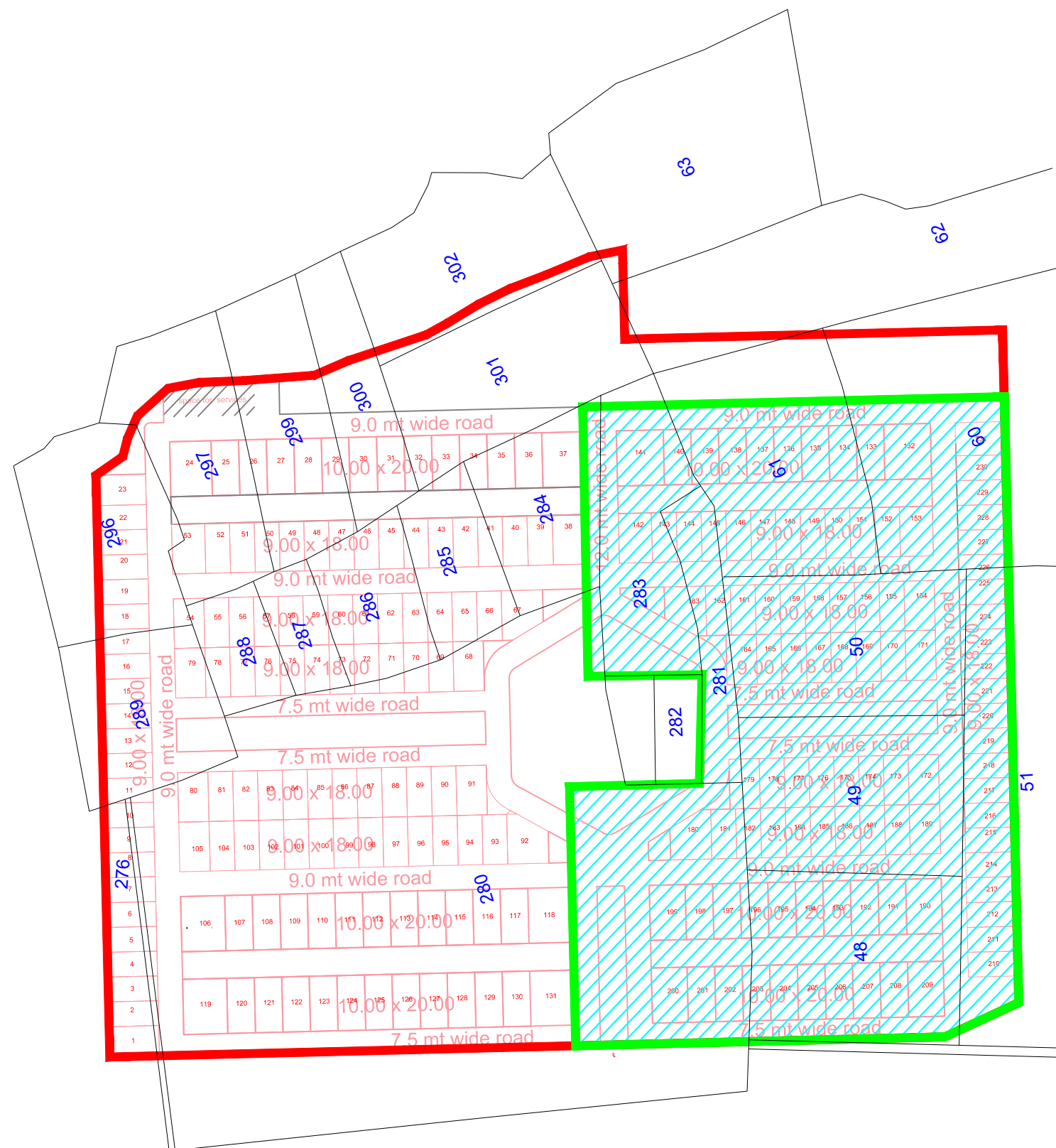




PHASE -1 LAND AREA = 35263.60 SQM

TYPICAL 9 X 18M PLOTS : 59 NOS.
CORNER 9 X 18M PLOTS : 09 NOS.
IRREGULAR SIZE PLOTS : 02 NOS.
TYPICAL 10 X 20M PLOTS : 24 NOS.
CORNER 10 X 20M PLOTS : 06 NOS.
TOTAL NO. OF PLOTS : 100 NOS.

PROPOSED AMBROSIA ESTATES AT BBD GREEN CITY,LUCKNOW

ORIENTATION

DRAWING TITLE

PHASE -1 LAYOUT PLAN

DRAWING NO.

RERA-01

DATE -23.06.2026

DESIGN CELL

VIRAJ CONSTRUCTIONS PVT.LTD.
BBD VIRAJ TOWERS,VIBHUTI KHAND,
GOMTI NAGAR,LUCKNOW.

NOTE:-

LOCATION OF GREEN AREA IN SHOWN
FUTURE DEVELOPMENT IS SUBJECT TO
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MASTER PLAN GREEN

CHARAGAH

GROUP HOUSING -5

COMMERCIAL -3

File No	LDALD23-24/2520	Sheet	1/7	
	Submission Date	2023-10-16	Scale	1:100
VERSION NO.		1.0	VERSION DATE: 30/01/2024	
AREA STATEMENT				
PROJECT DETAIL				
Authority: Lucknow Development Authority		Plot Use: Residential		
Authority/Class: Category A		Plot Sub/Use: Plotted Rise development / Plotted Housing		
Authority/Grade: Development Authority (DA)		Development Plan: BBD GREEN CITY		
Case/Track: Regular		Land Use Zone: Residential Use Zone		
Project Type: Layout Development		Land Sub/Use Zone: Residential Zone		
Nature of Development: NEW		Layout Type: NA		
Development Area: Developed Area		Sub/Development Area: NA		
Special Project: NA		Site Address: District Lucknow, Tehsil Lucknow, Village/NA		
AREA DETAILS		Sq. Mts.		
1. Area of Plot As per record		88917.11		
Document Area		88917.11		
As per site condition		88917.11		
Area of Plot Considered		76562.07		
2. Deduction for		0.00		
(a) Proposed roads		9355.04		
(b) Any reservations		9355.04		
Area not in Proposal		9355.04		
Total(a + b)		9355.04		
3. Net Area of plot (1 - 2) AREA OF PLOT		76562.07		
Area not in Proposal		9355.04		
Green and open space		13390.05		
Plot Area For Coverage		76562.07		
Plot Area For FAR		76562.07		
Perm. FAR Area (1.25)		95702.59		
Total Perm. FAR area (1.25)		95702.59		
8. Total Built up area permissible at:		34452.93		
Permissible Coverage area (45.00 %)		34452.93		
Proposed Coverage Area (%)		0.00		
Total Prop. Coverage Area (%)		0.00		
Balance coverage area (45.00 %)		34452.93		
Proposed Area at:				
Total Area		Proposed Built up	Proposed FAR	Existing FAR
Total FAR Area		0.00	0.00	0.00
Accessory/Use Area Added in BuiltUp Area:		0.00	0.00	0.00
Total BuiltUp Area:		0.00	0.00	0.00
4. 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)	

Tenements Density Check

Net housing density	No Of Tenements		No Of Persons	
	Regd	Perm	Regd	Perm
750/Hec	-	1149	924	5743
750/Hec	-	1149	924	4620

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	42348.47	55.31
Road Area	22043.09	28.98
Public Open Space	13390.05	17.49
Excess Paved Area	126.16	0.16
Other Area	54.30	0.07
Total net layout	76562.07	100.00

Tree Details (Table 3h)

Plot	Name	No. Of Trees	
		Regd	Prop
PLOT	Tree	714	

Green and open space Area

Name	Prop. Area
PARK-07	501.19
PARK-02	911.42
PARK-06	1421.87
PARK-08	1660.90
PARK-03	1011.19
PARK-04	1498.19
PARK-01	4236.93
PARK-05	1345.25
GREEN-4	41.08
GREEN-26	108.06
GREEN-06	108.53
GREEN-01	73.72
GREEN-08	41.51
GREEN-7	41.48
GREEN-02	69.88
GREEN-10	917.84

OWNER'S NAME AND SIGNATURE

VIRAJ CONSTRUCTIONS PVT LTD.
design@virajconstructions.co.in, 7388899929

ARCHENG'S NAME AND SIGN

alpans bhangava
CA/94/17216

Signature Not Verified

Digitally signed by Alpans Bhangava
DN: cn=Alpans Bhangava, o=Viraj Constructions Pvt Ltd



Signature Not Verified

Digitally signed by Viraj Constructions Pvt Ltd
DN: cn=Viraj Constructions Pvt Ltd, o=Viraj Constructions Pvt Ltd



Building Plan Application Number

LDALD23-24/2520

Sanctioned On

19 Apr 2024

Valid Till

22 May 2029

Approved By

Vice Chairman (Vice Chairman)

Examined By

Atul Sharma (Junior engineer)

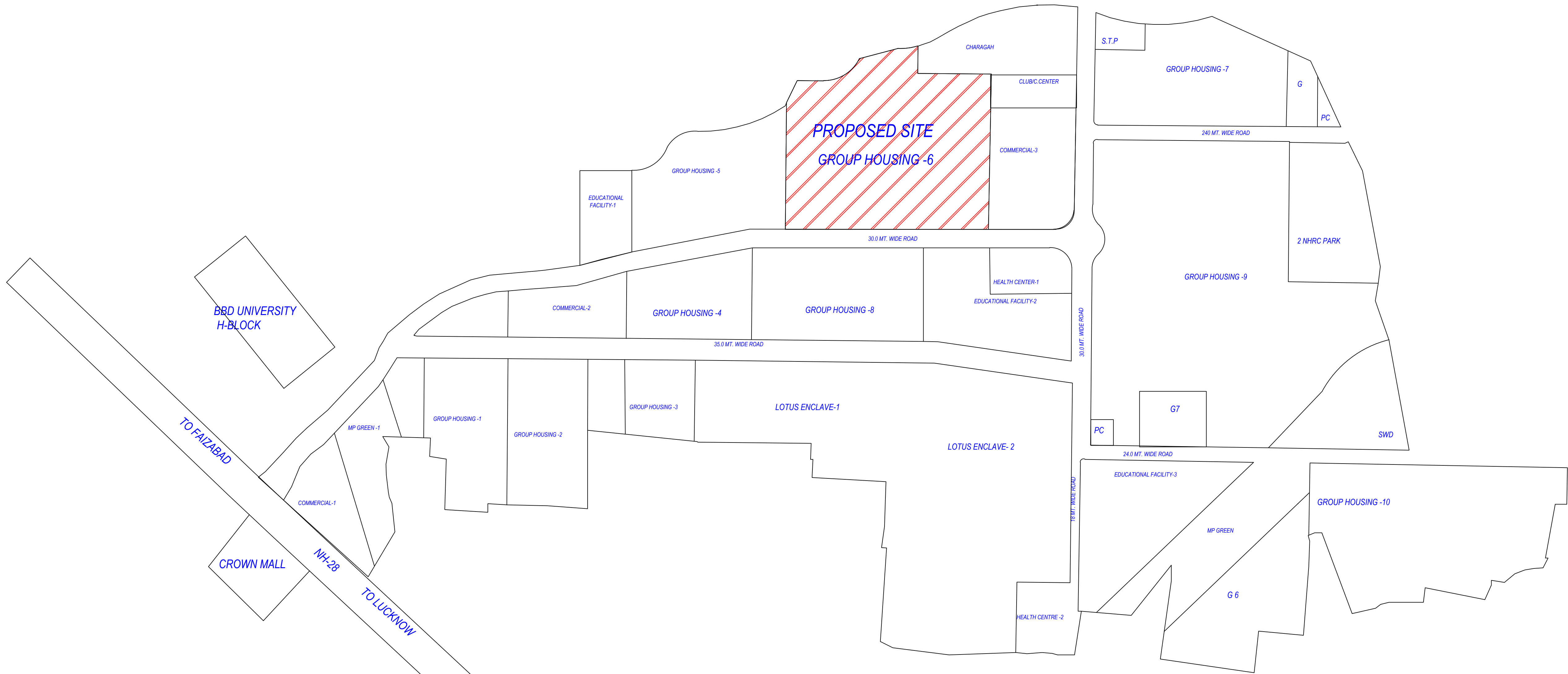
Rajesh Sharma (Assistant Engineer)

Sanjay Jindal (Executive engineer/Town Planner)

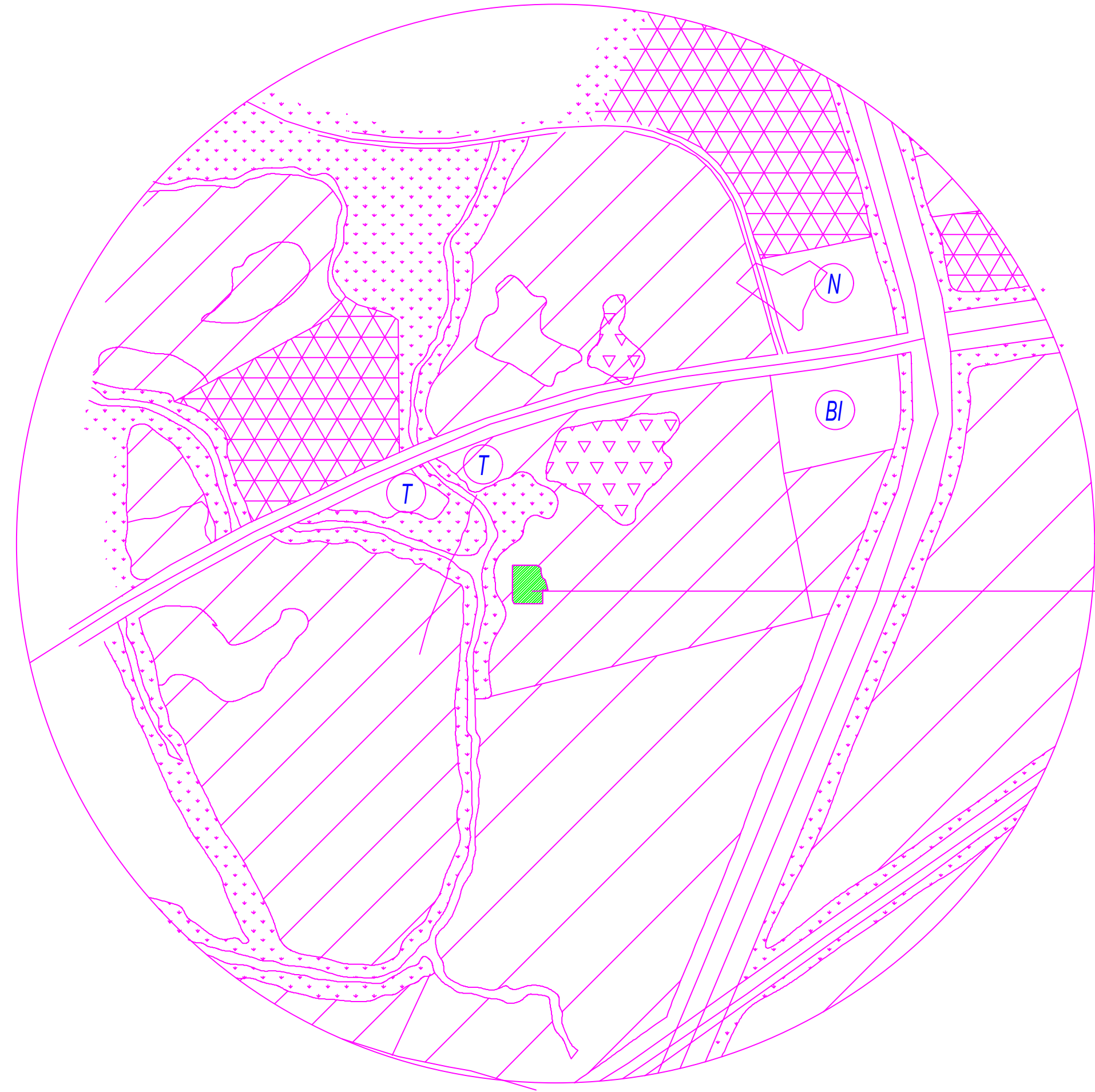
kaushvendra kumar Gautam (Chief Town Planner)

Sanjay Jindal (Executive engineer/Town Planner)

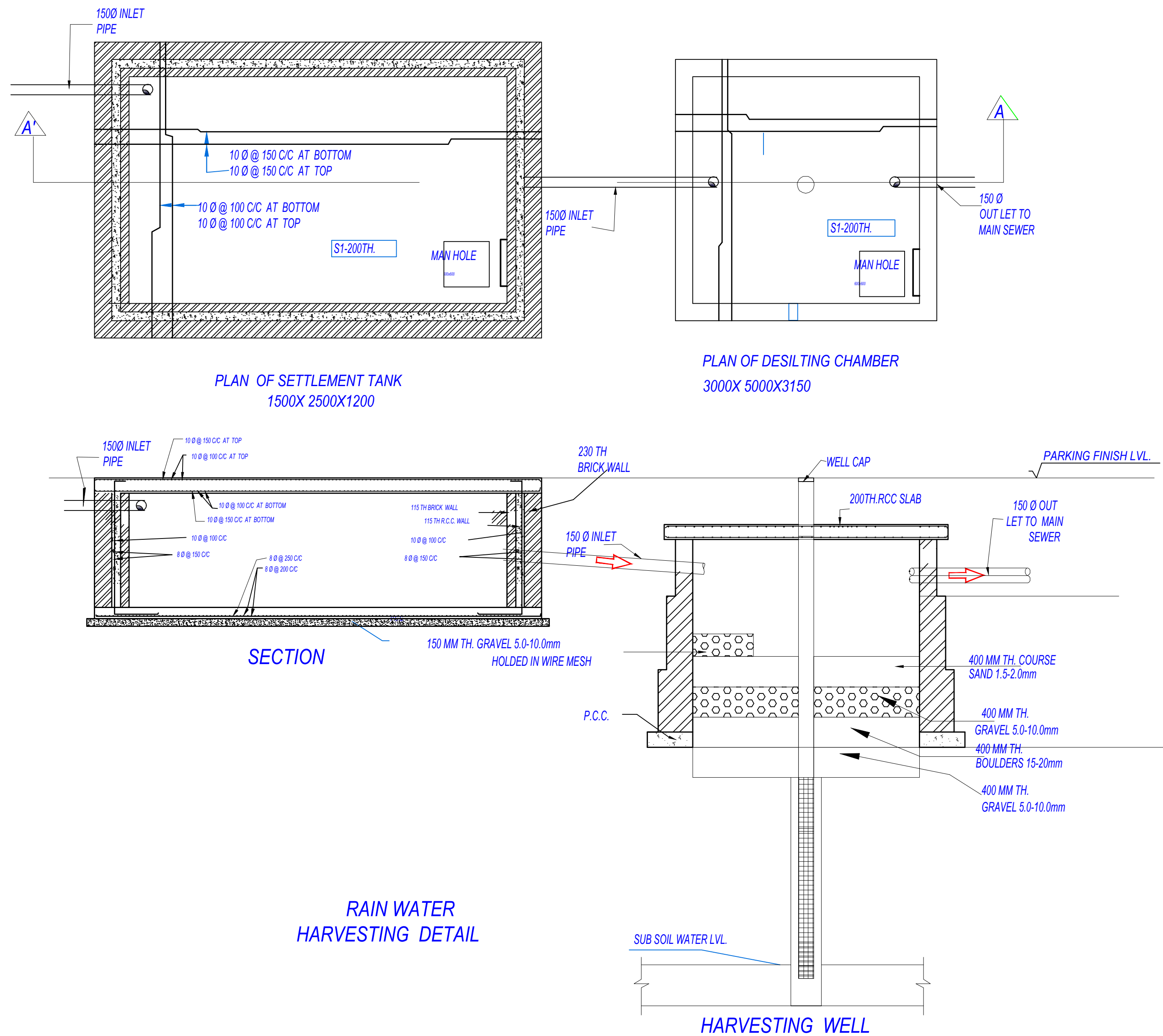
kaushvendra kumar Gautam (Chief Town Planner)



KEY PLAN



PROPOSE SITE



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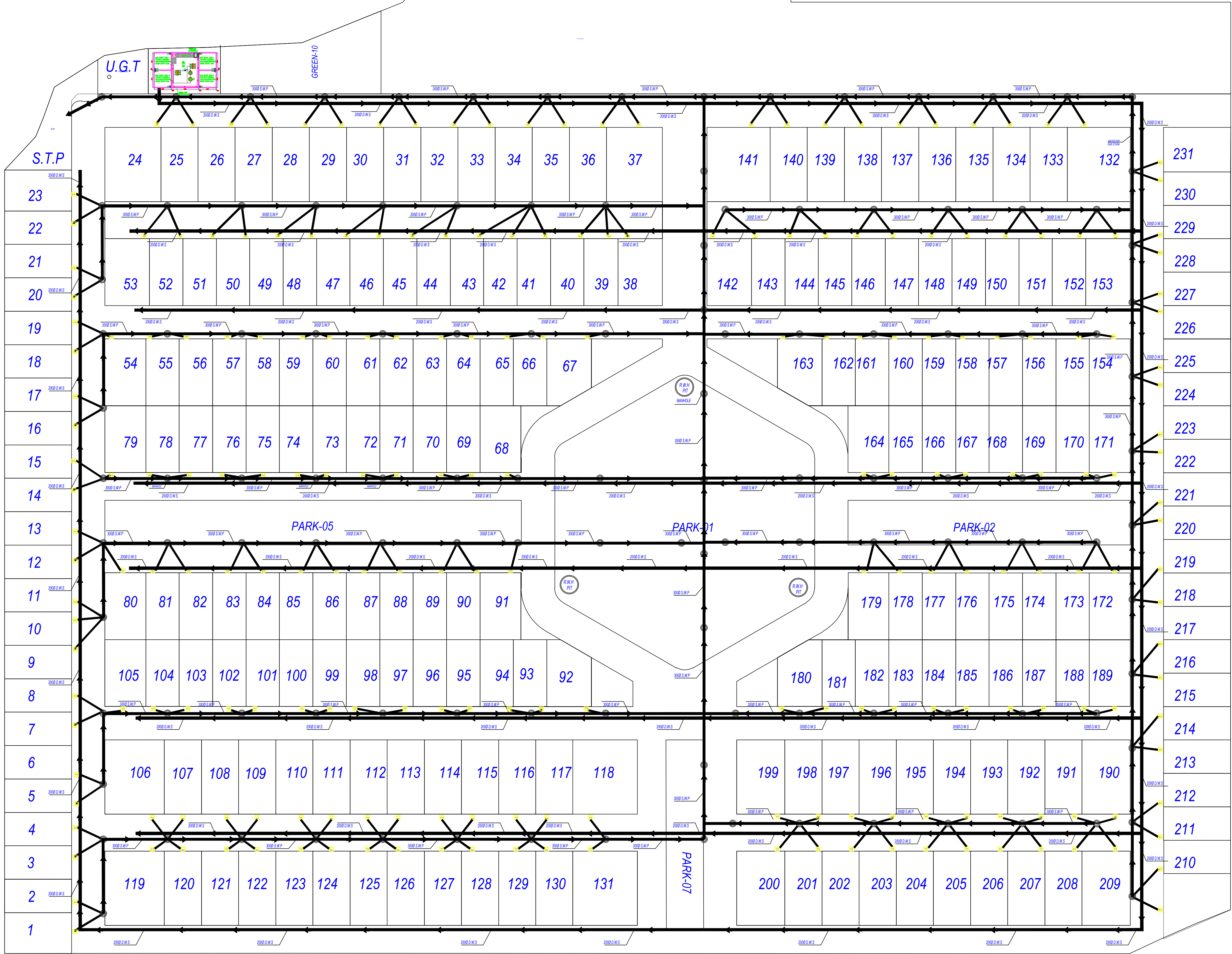
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Total Plot Area: -	76562.07	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00

OWNER'S NAME AND SIGNATURE VIRAJ CONSTRUCTIONS PVT LTD. design@virajconstructions.co.in, 7388899929	
ARCHENG'S NAME AND SIGNATURE alpans bhangava CA/9417216	INEER
Signature Not Verified Digital Signature Date: 19 Apr 2024 14:45 Designation: Architect	Lucknow Development Authority
Signature Not Verified Digital Signature Date: 22 May 2024 14:45 Designation: Engineer	
Building Plan Application Number LDALD/23-24/2520	
Sanctioned On 19 Apr 2024	
Valid Till 22 May 2029	
Approved By Vice Chairman (Vice Chairman)	
Examined By Atul Sharma (Junior engineer)	
Rajesh Sharma (Assistant Engineer)	
Sanjay Jindal (Executive engineer/Town Planner)	
kaushvendra kumar Gautam (Chief Town Planner)	
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LEGEND

- Domestic Water Supply(D.W.S)
- Sewage Water Pipe (S.W.P)
- Connection pipe
- Manhole
- Rainwater harvesting Pit

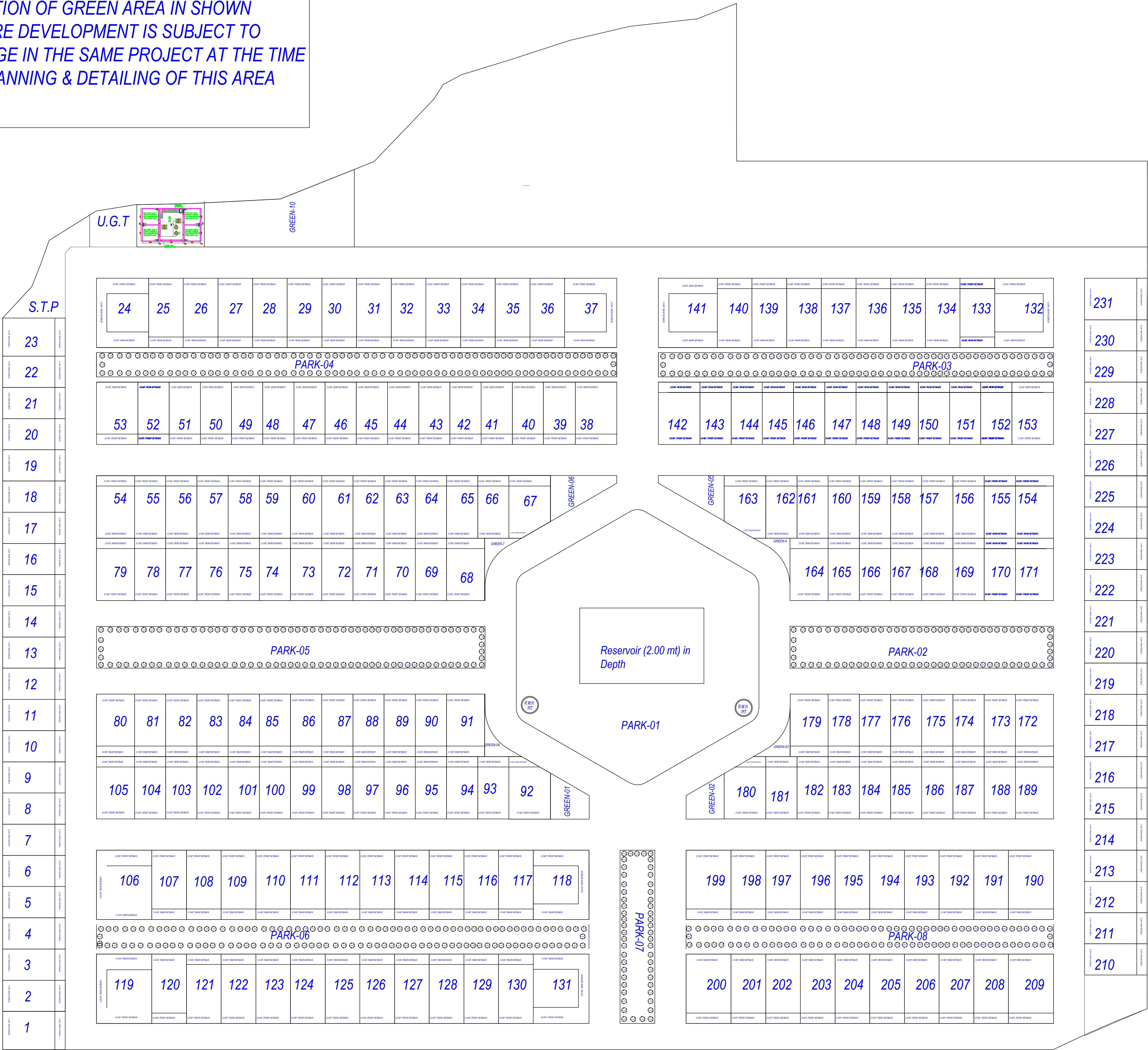
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ARCHENG'S NAME AND SIGNATURE

alpans bhangava
CA/9417216

Signature Not Verified
Digital Signature
Created At May 22, 2024 4:45
Designated As Architect

Lucknow Development Authority

Building Plan Application Number

LDALD23-24/2520

Sanctioned On

19 Apr 2024

Valid Till

22 May 2029

Approved By

Vice Chairman (Vice Chairman)

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VRJAI CONSTRUCTIONS PVT LTD, designroll@vrajconstructions.co.in, 7388899929	
ARCHENGE'S NAME AND SIGNATURE	
alpna bhargava CA/94/17216 Signature Not Verified Digitally signed by alpna bhargava Date: 20 May 2024 12:44 Designation: Architect	_____ INEER Lucknow Development Authority
	
Building Plan Application Number <u>LD/LD/23-24/2520</u> Sanctioned On <u>19 Apr 2024</u> Valid Till <u>22 May 2029</u> Approved By <u>Vice Chairman (Vice Chairman)</u> Examined By <u>Atul Sharma (Junior engineer)</u>	Signature Not Verified Digitally signed by _____ Date: _____ Designation: _____ _____
Rajesh Sharma (Assistant Engineer) Sanjay Jindal (Executive engineer/Town Planner) kaushvendra kumar Gautam (Chief Town Planner) Sanjay Jindal (Executive engineer/Town Planner) kaushvendra kumar Gautam (Chief Town Planner)	