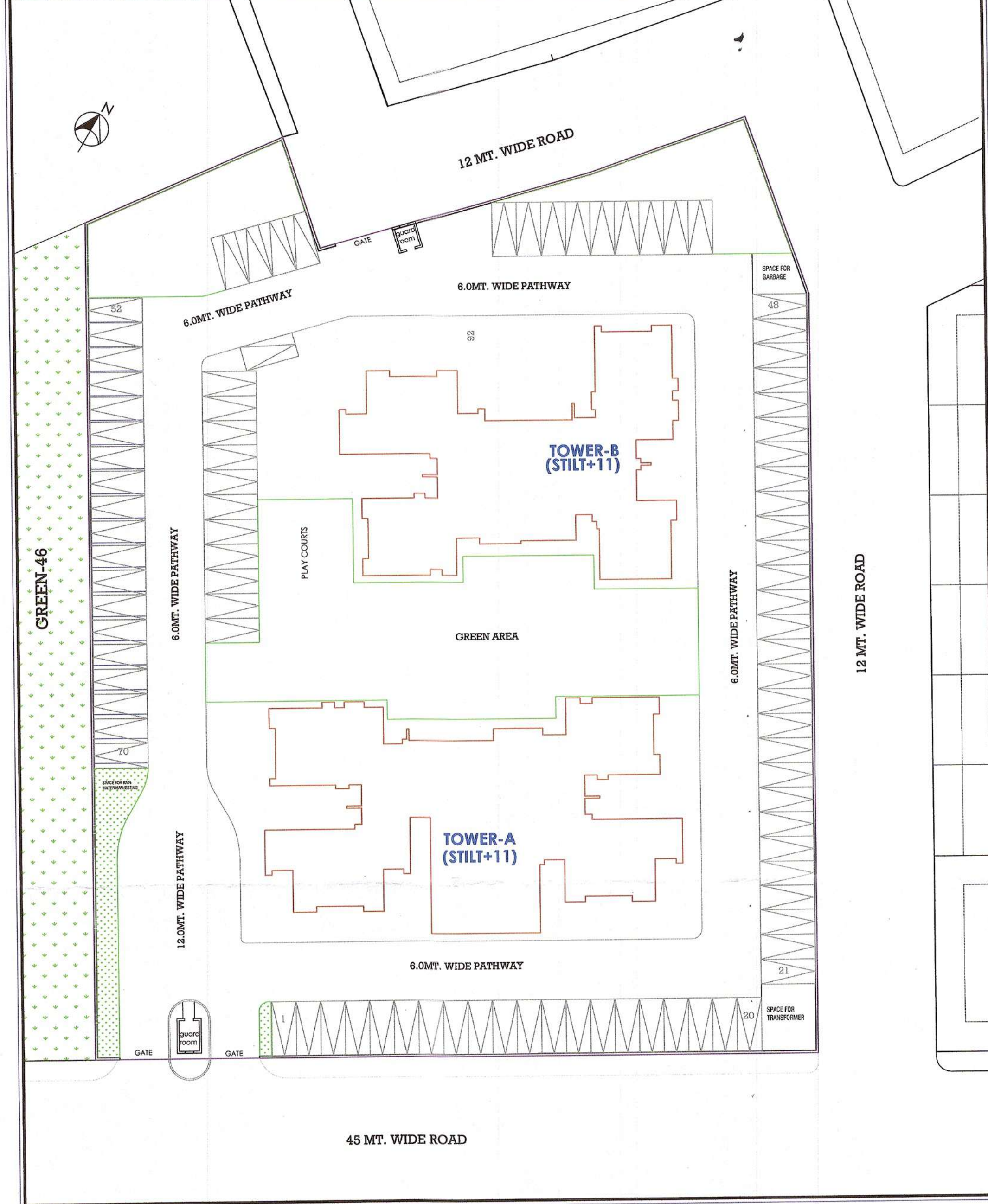


SITE PLAN
(Scale: 1:200)



PARKING PLAN
(Scale: NTS)

AREA STATEMENT		VERSION NO.	VERSION DATE
PROJECT DETAIL:		0.05	20/05/2021
Site Address: Council Lucknow, Tehsil Lucknow, Village Mubarakpur		Plot Use: Residential	
Authority: Lucknow Development Authority		Plot Sub-Use: Group Housing	
Authority Class: Category A		Development Plan: INTEGRATED ELDECO CITY HARDOI BYPASS SITAPUR ROAD	
Authority Grade: Development Authority (DA)		Land Use Zone: Residential use Zone	
Case Name: Reggr		Land Sub-Use Zone: Residential Zone	
Project Type: Building Permission		Layout Type: NA	
Nature of Development: NEW			
Development Area: Developed Area			
Sub-Development Area: Other Town Area			
Special Project: NA			
Site Address: Council Lucknow, Tehsil Lucknow, Village Mubarakpur			
AREA DETAILS:		Sq.Mts.	
1. Area of Plot as per report			
Document Area		6533.57	
As per site condition		6533.56	
Area of Plot Considered		6533.56	
2. Deduction for:			
(a) Proposed roads		0.00	
(b) Other reservations		0.00	
Total (a+b)		0.00	
3. Net Area of Plot (1 - 2) AREA OF PLOT		6533.56	
4. % of Green and open space (Road)		0.00	
% of Green and open space (Prop)		1008.89	
Green and open space		1008.89	
Balance area of Plot (- 4)		5524.68	
Plot Area For Coverage		6533.56	
Plot Area For FSI		6533.56	
5. Total Perm. FAR area (2.50)		16333.90	
Total Perm. FAR area (2.50)		16333.90	
6. Total Built up area permissible as:			
Permissible Coverage area (50.00%)		2266.75	
Proposed Coverage Area (19.43%)		1267.27	
Total Prop. Coverage Area (19.43%)		1267.27	
Balance coverage area (15.52%)		1018.48	
Proposed Area at:			
Ground And Parking Floor		1305.49	0.00
First Floor		1192.25	0.00
Second Floor		1235.43	0.00
Third Floor		1235.43	0.00
Fourth Floor		1235.43	0.00
Fifth Floor		1235.43	0.00
Sixth Floor		1235.43	0.00
Seventh Floor		1235.43	0.00
Eighth Floor		1235.43	0.00
Ninth Floor		1235.43	0.00
Tenth Floor		1235.43	0.00
Eleventh Floor		1235.43	0.00
Terrace Floor		116.99	0.00
Total Area		14979.73	0.00
Total FAR Area:		12493.92	81.15
Accessories/Use Area Added in Built Up Area:		14902.84	1.87
Total Built Up Area:		14902.84	1.87
Proposed F.S.I. consumed:			
Total Built Up Area		14902.84	1.87
Tenement Statement:			
Tenement Proposed At:			
All Floors		96.00	96
Total Tenements (3 = 4)		96	96
Parking Statement:			
1. Parking Space Required as per Regulations:		1388.75	
2. Proposed Parking Space:		1418.25	

Color Index

PILOT BOUNDARY	Red
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Yellow
COMMON LOT	Blue
ROAD ALIGNMENT (ROAD WIDENING AREA)	Orange
FUTURE P.S. SCHEME DEDUCTION AREA	Purple
EXISTING (To be retained)	Light Green
EXISTING (To be demolished)	Light Blue

Tree Details (Table 3h)

Plot	Name	Regd.	No. of Trees	Prop.	Name	Regd.	Prop.
PILOT	Tree	35	40		GREEN AREA	204.75	
					GREEN AREA	204.75	
					GREEN AREA	551.47	

Parking Check (Table 7b)

Vehicle Type	No.	Reqd. Space	Prop.	Area
Equivalent Car	101	1388.75	103	1418.25
Total		1388.75	103	1418.25

Building Use/Sub-Use Details

Building Name	Building Use	Building Sub-Use	Building Type	Building Height	No. of Residential Units	Floor Name	Floor Use	Floor Sub-Use	FAR Name	FAR Use	FAR Sub-Use												
TOWER (B)	Residential	Group Housing	Highrise	44	44	GROUND AND PARKING FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing												
						FIRST FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing												
						TYPICAL FLOOR PLAN (2, 3, 4, 5, 6, 7, 8, 9, 10, 11)	Residential	Group Housing	Residential FAR	Residential	Group Housing												
						TERRACE FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing												
						TOWER (A)	Residential	Group Housing	Highrise	54	54	GROUND AND PARKING FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing						
												FIRST FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing						
												TYPICAL FLOOR PLAN (2, 3, 4, 5, 6, 7, 8, 9, 10, 11)	Residential	Group Housing	Residential FAR	Residential	Group Housing						
												TERRACE FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing						
												OWNER'S NAME AND SIGNATURE TWIN TOWERS GH 01 ELDECO CITY, additq@eldecocity.com.in, 9415753292											
												ARCHITECT'S NAME AND SIGNATURE SANJAY KUMAR GUPTA, CAR/8/12082, Lucknow Development Authority											
												Document certified by ABHISHEK PRAKASH. Name : ABHISHEK PRAKASH Designation : Vice Chairman Organization : P.O.P.T. GROUP HOUSING, U.P. PRADESH Date : 25-Jun-2021 17:00:00											

Buildingwise Floor FAR Details

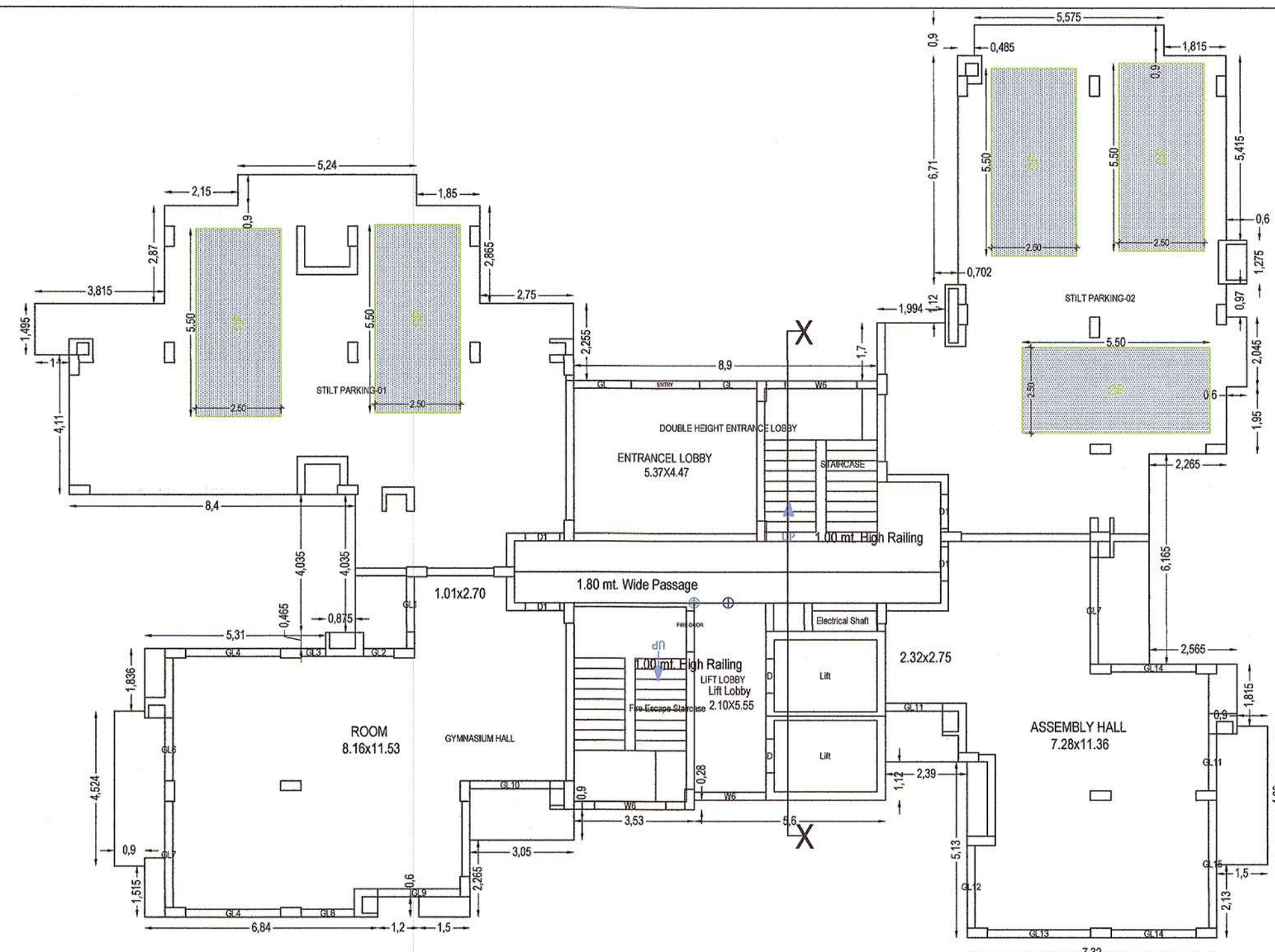
Floor Name	TOWER (B)	TOWER (A)	Total
Ground And Parking Floor	800.73	548.99	1349.72
First Floor	954.17	650.70	1604.87
Second Floor	952.94	649.47	1602.41
Third Floor	952.94	649.47	1602.41
Fourth Floor	952.94	649.47	1602.41
Fifth Floor	952.94	649.47	1602.41
Sixth Floor	952.94	649.47	1602.41
Seventh Floor	952.94	649.47	1602.41
Eighth Floor	952.94	649.47	1602.41
Ninth Floor	952.94	649.47	1602.41
Tenth Floor	952.94	649.47	1602.41
Eleventh Floor	952.94	649.47	1602.41
Terrace Floor	91.99	0.00	91.99
Total	8725.19	5904.39	14629.58

FAR & Tenement Details

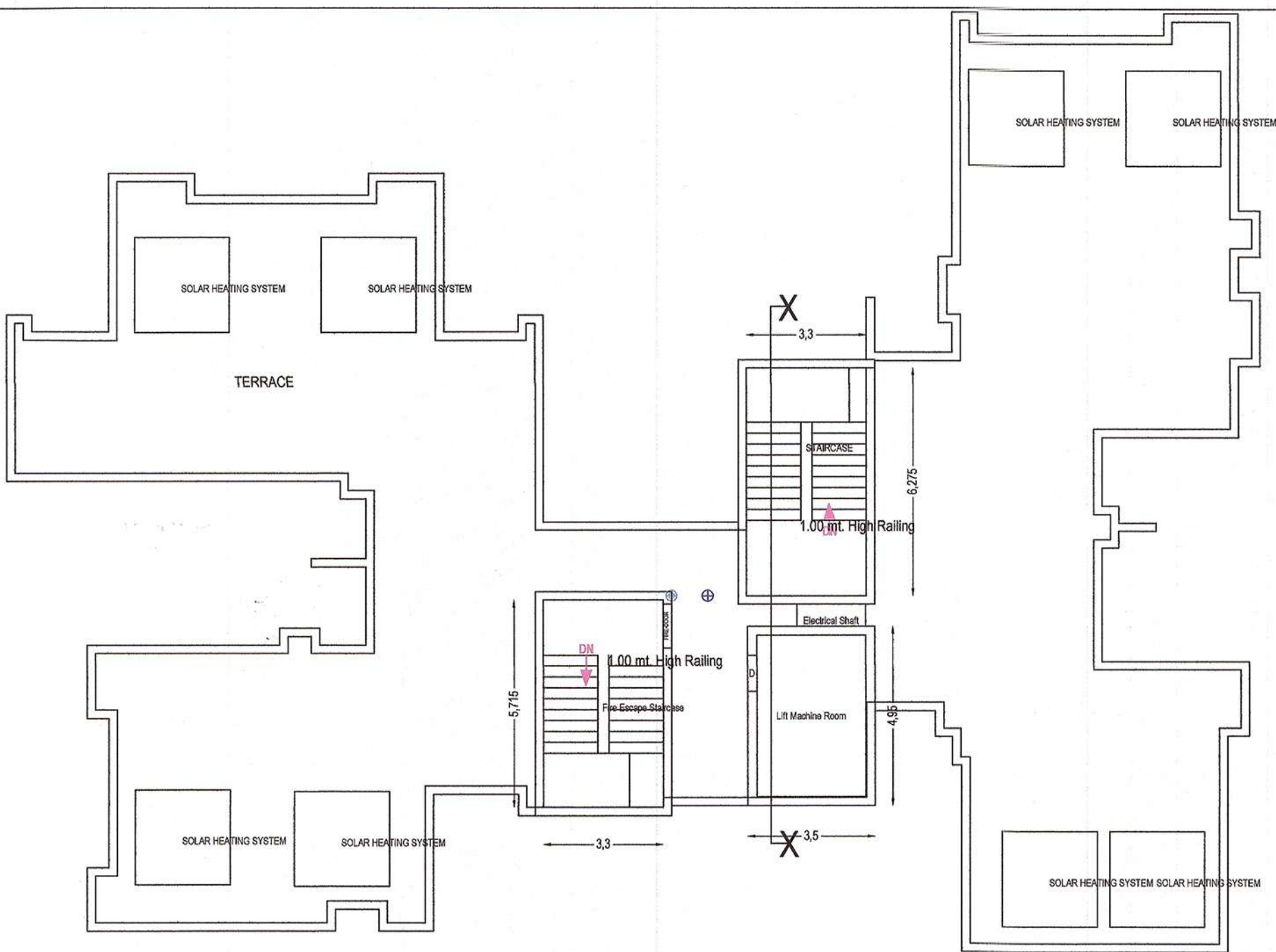
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt)	Deductions From Gross BUA/Area in Sq.mt	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)	Proposed FAR Area (Sq.mt)	AGD Area in FAR (Sq.mt)	Total FAR Area (Sq.mt)	No. of Unit
TOWER (B)	1	6763.68	37.49	6726.19	278.22	207.96	17.33	6793.88	0.01
TOWER (A)	1	8342.29	180.66	8161.63	270.53	207.96	17.33	8281.00	0.00
Total	2	15105.97	227.15	14878.73	548.75	415.92	34.66	15079.08	0.01

Total Plot Area: - 6533.56
 Total Coverage Area: - 1267.27
 Total FAR Area: - 12493.92
 Total BUA Area: - 14878.75

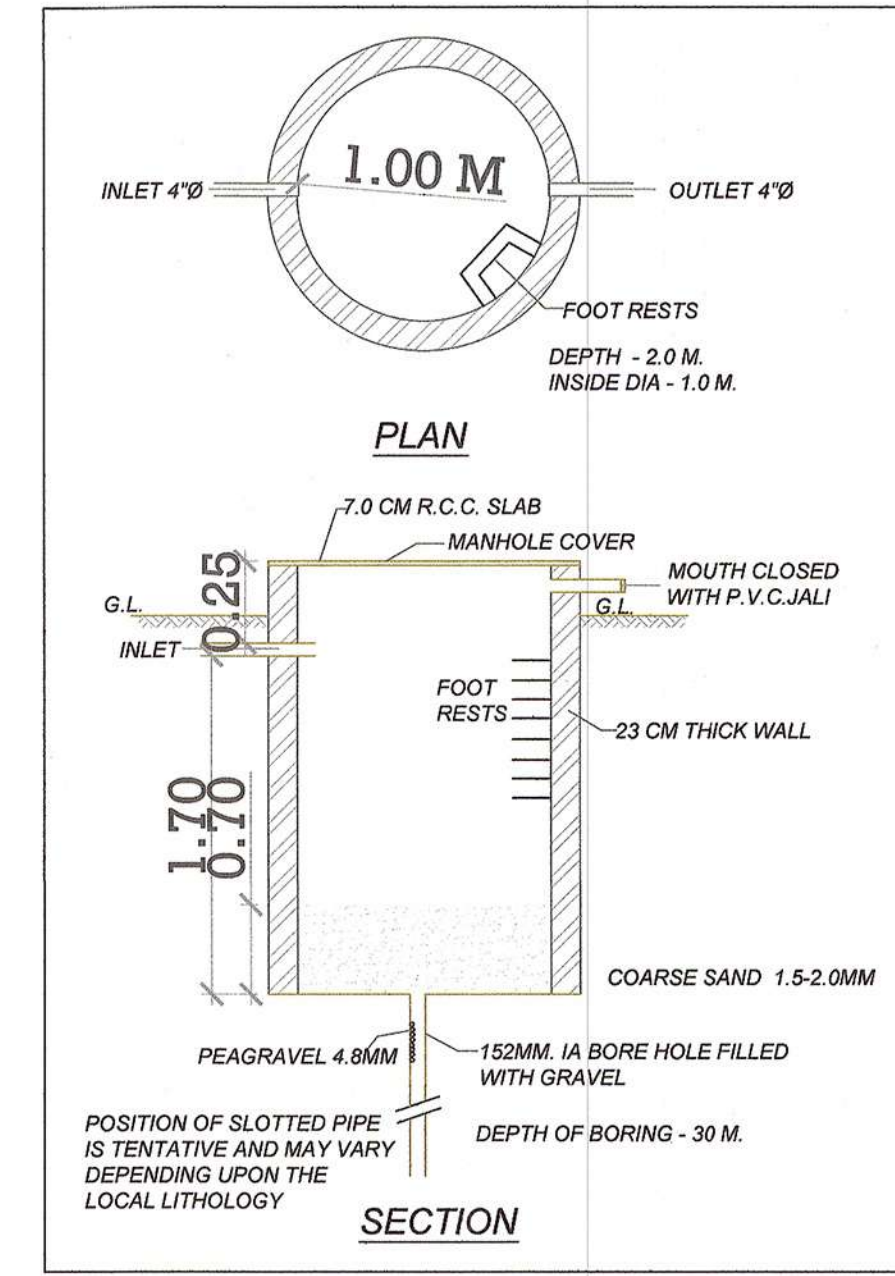
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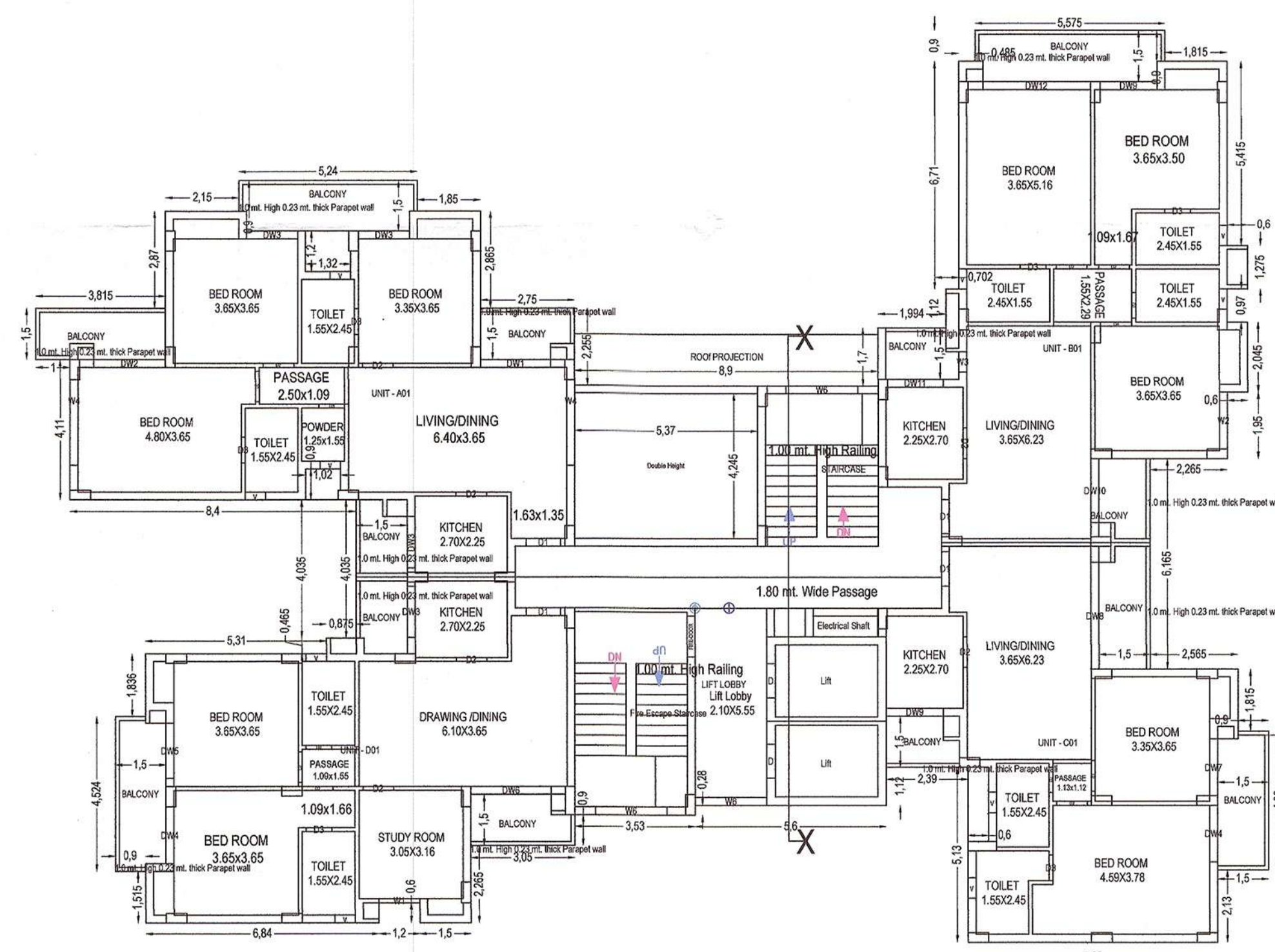
GROUND AND PARKING FLOOR PLAN (Scale 1:100)



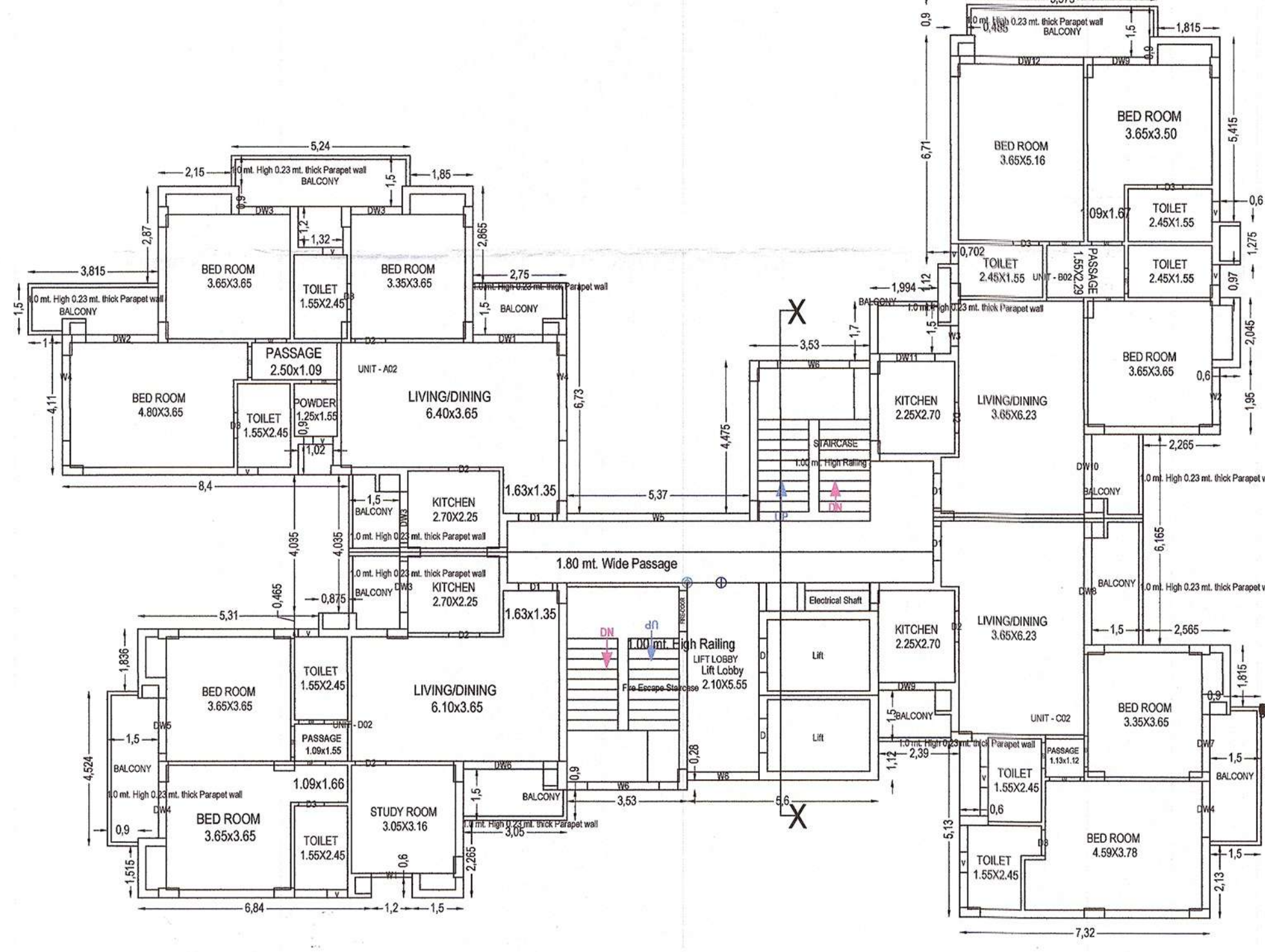
TERRACE FLOOR PLAN (Scale 1:100)



DETAIL OF PERCOLATION WELL WITH RAIN WATER HARVESTING (Scale: NTS)



FIRST FLOOR PLAN (Scale 1:100)



TYPICAL - 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 FLOOR PLAN (Scale 1:100)



LOCATION PLAN (Scale: NTS)

Floor Name	Gross Built Up Area (Sq.mt)	Deductions From Gross BUA/Area in Sq.mt	Total BUA (Sq.mt)	Proposed FAR Area (Sq.mt)	Net FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	No. of Units
Ground and Parking Floor	581.86	1.13	580.73	19.14	17.33	0.00	00
First Floor	578.10	23.53	554.57	19.14	17.33	0.00	04
Second Floor	554.07	1.13	552.94	19.14	17.33	0.00	04
Third Floor	554.07	1.13	552.94	19.14	17.33	0.00	04
Fourth Floor	554.07	1.13	552.94	19.14	17.33	0.00	04
Fifth Floor	554.07	1.13	552.94	19.14	17.33	0.00	04
Sixth Floor	554.07	1.13	552.94	19.14	17.33	0.00	04
Seventh Floor	554.07	1.13	552.94	19.14	17.33	0.00	04
Eighth Floor	554.07	1.13	552.94	19.14	17.33	0.00	04
Ninth Floor	554.07	1.13	552.94	19.14	17.33	0.00	04
Tenth Floor	554.07	1.13	552.94	19.14	17.33	0.00	04
Eleventh Floor	554.07	1.13	552.94	19.14	17.33	0.00	04
Total	6763.65	37.49	6726.16	278.22	207.96	17.33	6763.65

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS	11
TOWER (B)	W3	5.89	1.20	110	110
TOWER (B)	GL3	0.72	1.20	61	61
TOWER (B)	GL2	0.90	1.20	61	61
TOWER (B)	W1	1.20	1.20	11	11
TOWER (B)	DW3	1.50	2.10	33	33
TOWER (B)	GL4	1.50	1.20	61	61
TOWER (B)	DW5	1.82	2.10	11	11
TOWER (B)	DW4	1.65	2.10	22	22
TOWER (B)	W2	1.67	1.20	11	11
TOWER (B)	DW1	1.67	1.20	82	82
TOWER (B)	DW2	1.67	2.10	22	22
TOWER (B)	GL1	1.67	2.10	11	11
TOWER (B)	GL	1.88	1.80	61	61
TOWER (B)	GL	1.89	1.80	61	61
TOWER (B)	GL6	1.86	1.20	61	61
TOWER (B)	DW10	1.89	2.10	11	11
TOWER (B)	DW1	2.08	1.20	11	11
TOWER (B)	W5	2.10	1.20	38	38
TOWER (B)	GL10	2.26	1.20	61	61
TOWER (B)	DW6	2.26	2.10	11	11
TOWER (B)	GL12	2.40	1.20	61	61
TOWER (B)	GL9	2.42	1.20	61	61
TOWER (B)	W4	2.50	1.20	22	22
TOWER (B)	GL14	2.50	1.20	61	61
TOWER (B)	GL4	2.80	1.20	61	61
TOWER (B)	GL13	3.03	1.20	61	61
TOWER (B)	GL7	3.12	1.20	61	61
TOWER (B)	DW8	3.12	2.10	11	11
TOWER (B)	DW12	3.17	2.10	11	11
TOWER (B)	GL15	3.73	1.20	61	61
TOWER (B)	W5	5.37	1.20	10	10

FLOOR	FLOOR PLAN	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.50 X 3.82 X 1 X 1	5.89	61.40	61.40
TYPICAL - 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 FLOOR PLAN	1.50 X 3.82 X 1 X 1	5.89	61.40	61.40

Floor	Name	UNIBUA Type	UNIBUA Area	UNIBUA Area	Deductions (Area in Sq.mt)	Net Area	No. of Unit
FIRST FLOOR PLAN	UNIT - A01	FLAT	126.11	126.11	10.62	115.49	04
FIRST FLOOR PLAN	UNIT - C01	FLAT	97.09	97.09	7.48	89.61	04
FIRST FLOOR PLAN	UNIT - D01	FLAT	108.84	108.84	9.45	99.39	04
Total per Floor			492.27	492.27	30.59	461.68	12

Floor Name	Staircase Name	Flight Width	Tread Width	Riser Height
FIRST FLOOR PLAN	STAIRCASE	1.50	0.300	0.150
TYPICAL - 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 FLOOR PLAN	STAIRCASE	1.50	0.300	0.150

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (B)	D0	0.75	2.10	110
TOWER (B)	D1	0.90	2.10	104
TOWER (B)	D2	0.92	2.10	111
TOWER (B)	D3	1.00	2.10	48
TOWER (B)	D4	1.00	2.10	24
TOWER (B)	D5	1.20	2.10	12
TOWER (B)	D6	2.00	2.10	01
TOWER (B)	D7	2.12	2.10	11

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OWNERS NAME AND SIGNATURE
 TWIN TOWERS GH 01 ELDECO
 CITY, Lucknow

ARCHITECT'S NAME AND SIGNATURE
 SANJAY KUMAR GUPTA
 CA/8912282

Engineer

Lucknow Development Authority

Document certified by ABHISHEK PRAKASH.

Name : ABHISHEK PRAKASH
 Designation : Vice Chairman
 Organization : BOVT, CHITRA PRADESH
 Date : 23-Jun-2021 17:00:55

Building Plan Application Number
 LDA/BJ/20-21/0636

Sanctioned On
 17 Jun 2021

Valid Till
 22 Jun 2026

Approved by
 Vice Chairman (Vice Chairman)

Examined by
 Ram Kumar Awasthi (Junior engineer)

Nagendra Singh (Assistant Engineer)

Bhupendra Veer Singh (Executive engineer)

Nitin Mittal (Chief Town Planner)

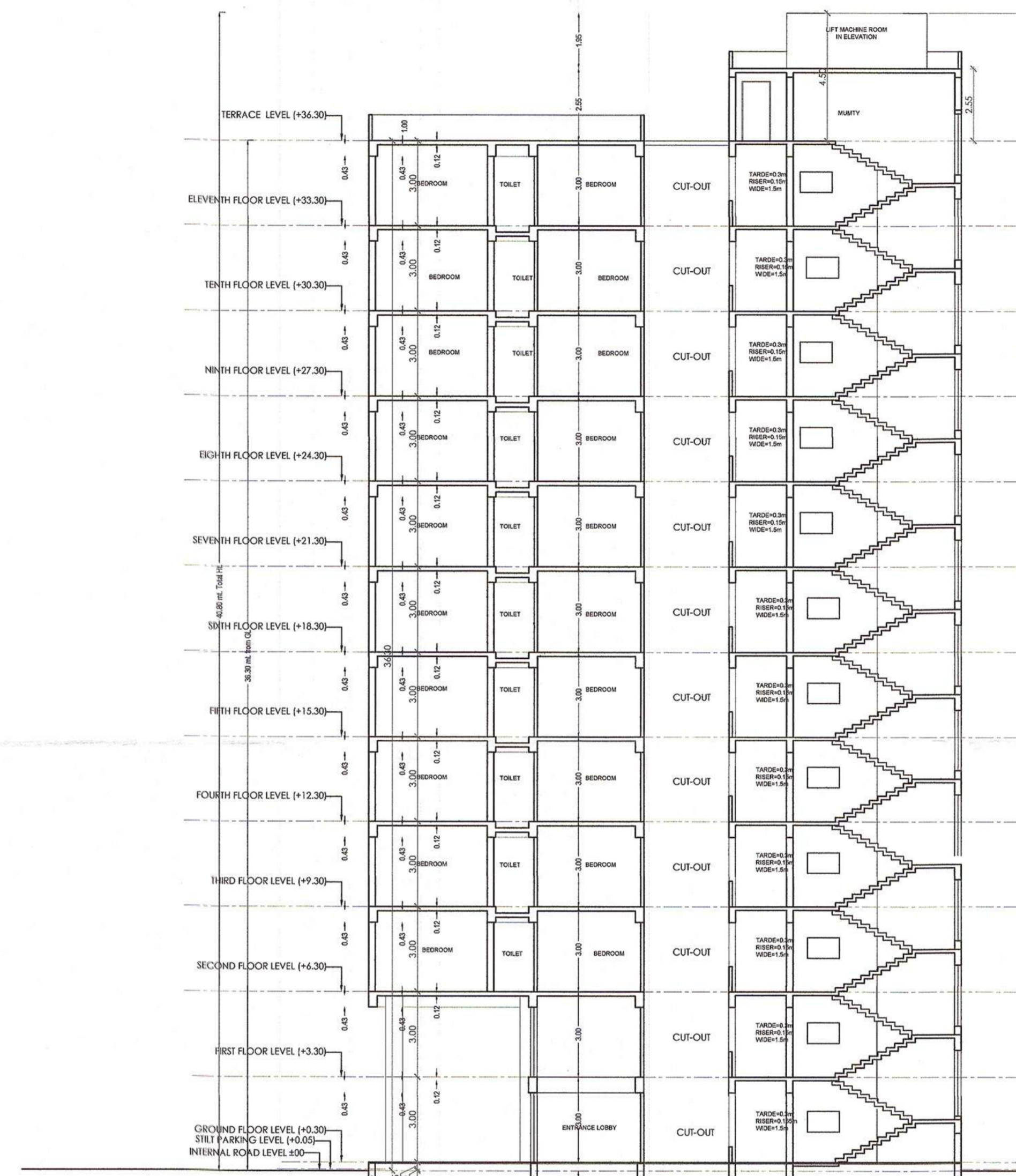
Pawan Kumar Gangwar (Secretary)

Vice Chairman (Vice Chairman)





FRONT ELEVATION
(Scale 1:100)

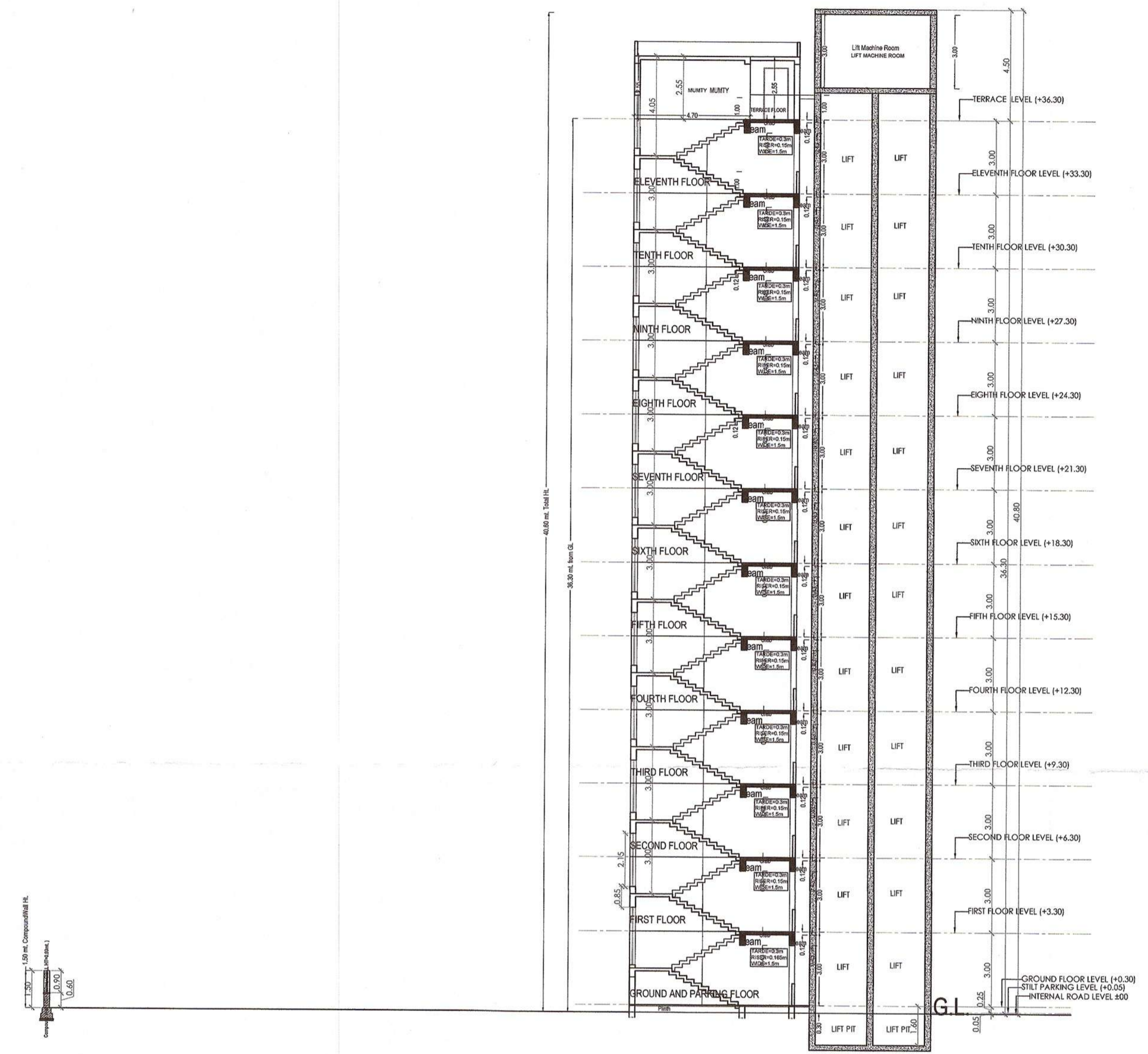


SECTION - Z Z
(Scale 1:100)

OWNER'S NAME AND SIGNATURE	
TWIN TOWERS GH 01 ELDECO CITY ADDRESS: @eldecocitying.co.in, 9415753292	
ARCHITECT'S NAME AND SIGNATURE	ENGINEER
SANJAY KUMAR GUPTA CA/8912382	
Lucknow Development Authority	
 	
Document certified by ABHISHEK PRAKASH. Name : ABHISHEK PRAKASH Designation : Vice Chairman Organization : SCVT, Lucknow Date : 23-Jun-2021 17:04:55 PRADESH	
Building Plan Application Number	
LDA/BJP/20-21/0636	
Sanctioned On	
17 Jun 2021	
Valid Till	
22 Jun 2026	
Approved By	
Vice Chairman (Vice Chairman)	
Examined By	
Ram Kumar Awasthi (Junior engineer)	
Nagendra Singh (Assistant Engineer)	
Bhupendra Veer Singh (Executive engineer)	
Nitin Mital (Chief Town Planner)	
Pawan kumar Gangwar (Secretary)	
Vice Chairman (Vice Chairman)	

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Total Plot Area: -	6533.56	Total FAR Area: -	12493.92
Total Coverage Area: -	1267.27	Total BUA Area: -	14878.75



SECTION -XX
(Scale 1:100)



FRONT ELEVATION
(Scale 1:100)

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Total Plot Area: -	6533.56	Total FAR Area: -	12493.92
Total Coverage Area: -	1267.27	Total BUA Area: -	14878.75

OWNERS NAME AND SIGNATURE TWIN TOWERS GH 01 ELDECO CITY,ald@eldecocity.com,9415753202	
ARCHITECT'S NAME AND SIGNATURE SANJAY KUMAR GUPTA CA8912382	ENGINEER
Lucknow Development Authority	
Document certified by ABHISHEK PRAKASH. Name : ABHISHEK PRAKASH Designation : Vice Chairman Organization : GOVT. OF UTTAR PRADESH Date : 23-Jun-2021 17:05:00	
Building Plan Application Number LDA/BP/20-21/0636	
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Pawan kumar Gangwar (Secretary) Vice Chairman (Vice Chairman)	