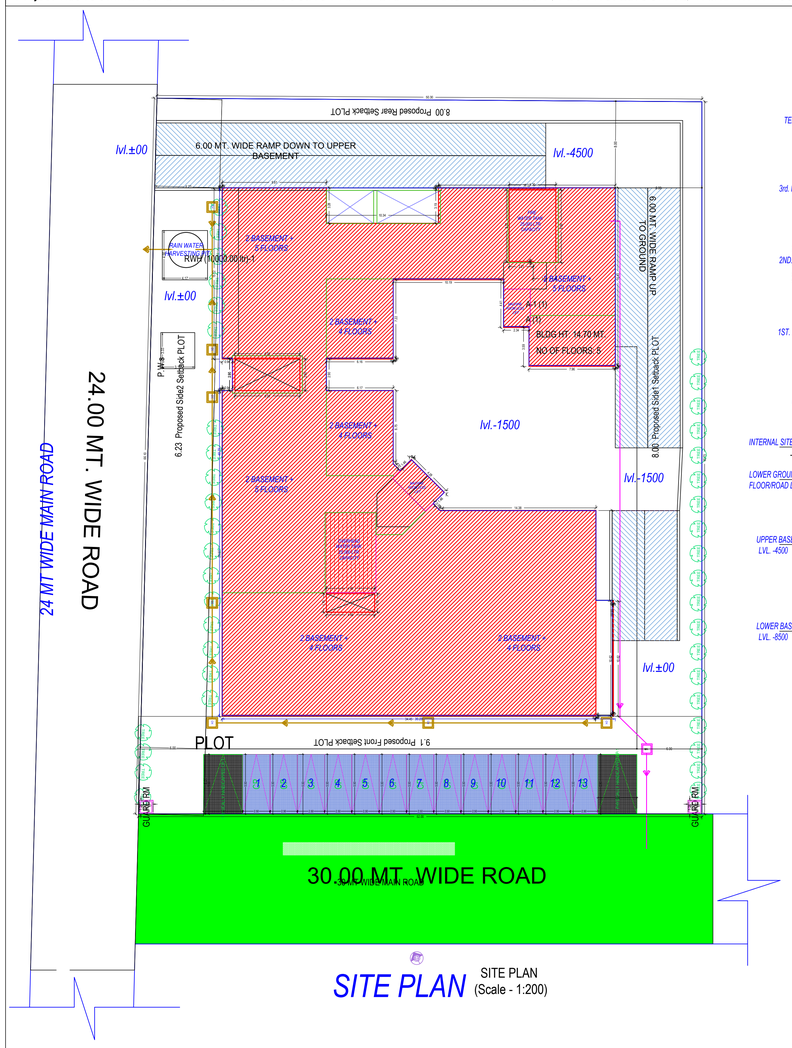
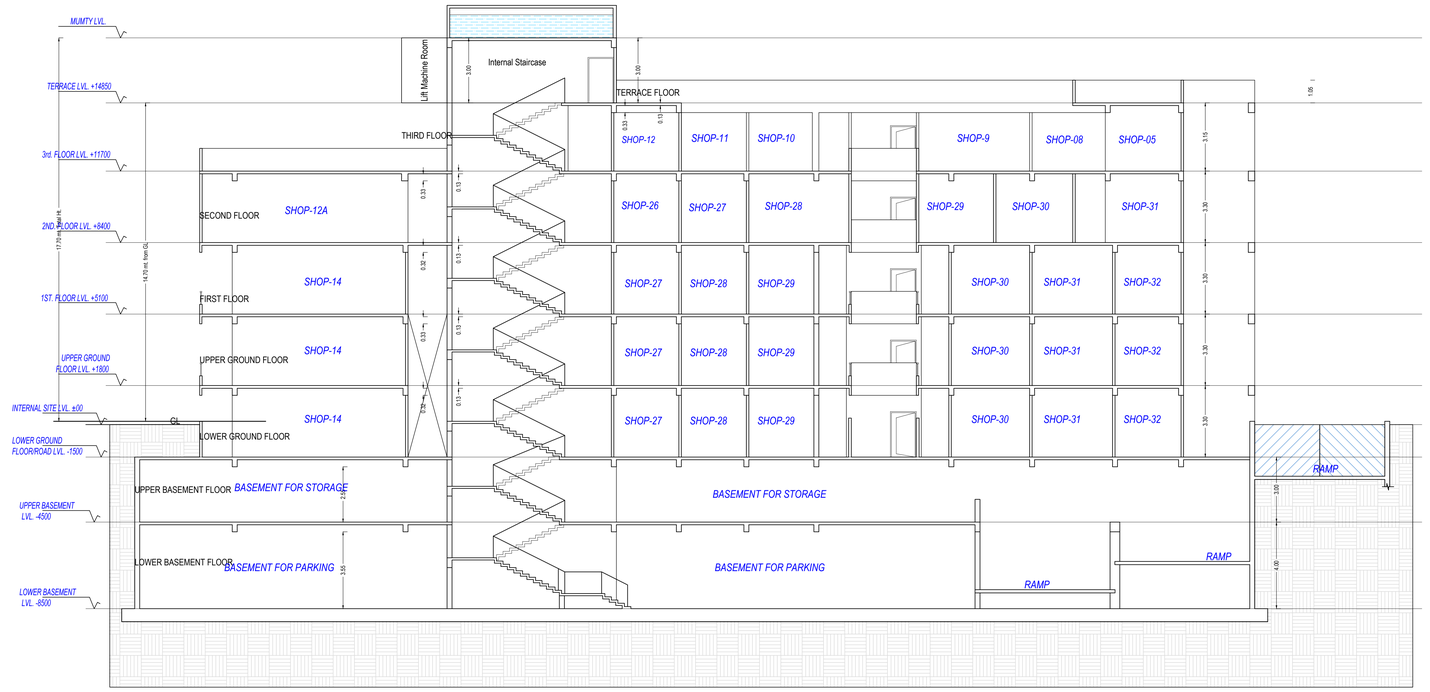
Project Title :COMMERCIAL FOR M/S AMBA HOUSING PRIVAT LTD AND RASHI INFRATECH , PLOT NO.-2D/COM-02, VRINDAVAN YOJNA NO-2 PART-1, LUCKNOW

File No	UPAVP/BP/21-22/1360	Sheet	1
Submission Date	2022-04-30	Scale	1:100



SITE PLAN (Scale - 1:200)

SITE PLAN



SECTION AT X-X'

A	AREA STATEMENT	VERSION NO.: 1.0.77
		VERSION DATE: 22/03/2022
	PROJECT DETAIL:	
	Authority: Uttar Pradesh Housing Board & Development Board	Plot Use: Commercial
	Authority/Class: NA	Plot SubUse: Commercial Building
	Authority/Grade: U.P. Awas Avam Vikas Parishad (UPAVP- UP Housing Board)	Development Plan: Vrindavan Yojna
	Case/Track: Regular	Land Use Zone: Commercial use Zone
	Project Type: Building Permission	Land SubUse Zone: Other Commercial
	Nature of Development: NEW	Layout Type: Approved Layout
	Development Area: Undeveloped Area	
	SubDevelopment Area: City Area	
	Special Project: NA	
	Site Address: District:Lucknow,Tehsil:Mohanlalganj,Village:NA	
	AREA DETAILS:	Sq.Mts.
1.	Area of Plot As per record	-
	NA	3371.63
	As per site condition	3371.61
	Area of Plot Considered	3371.61
2	Deduction for	
	(a)Proposed roads	0.00
	(b)Any reservations	0.00
	Total(a + b)	0.00
3.	Net Area of plot (1 - 2) AREA OF PLOT	3371.61
4.	% of Green and open space (Reqd.)	0.00
	% of Green and open space (Prop)	0.00
	Balance area of Plot(1 - 4)	3371.61
	Plot Area For Coverage	3371.61
	Plot Area For FAR	3371.61
	Perm. FAR Area (1.75)	5900.32
	Total Perm. FAR area (1.75)	5900.32
5.	Total Built up area permissible at:	
	Permissible Coverage area (40.00 %)	1348.64
	Proposed Coverage Area (38.02 %)	1281.92
	Total Prop. Coverage Area (38.02 %)	1281.92
	Balance coverage area (1.98 %)	66.72

Proposed Area at:

	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Lower Basement Floor	1964.69	0.00	0.00	0.00
Upper Basement Floor	1964.69	0.00	0.00	0.00
Lower Ground Floor	1321.08	0.00	1237.14	0.00
Upper Ground Floor	1345.99	0.00	1258.90	0.00
First Floor	1338.23	0.00	1237.14	0.00
Second Floor	1338.53	0.00	1237.31	0.00
Third Floor	665.38	0.00	579.78	0.00
Terrace Floor	100.27	0.00	0.00	0.00
Total Area:	10038.86	0.00	5550.27	0.00

	Total FAR Area:	5550.28
	Accessory/Use Area Added in BuiltUp Area:	3.19
	Total BuiltUp Area:	10042.04
	Proposed F.S.I. consumed:	1.65
C.	Tenement Statement	
4.	Tenement Proposed AE	
	G.F.	1.00
	All Floors	2.00
5.	Total Tenements (3 + 4)	3
E	Parking Statement	
1.	Parking Space Required as per Regulations:	770.00
2.	Proposed Parking Space:	4348.27

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)

Parking Check (Table 7b)

Vehicle Type	Reqd.			Prop.	
	No.	Reduced Reqd. Parking (Incase of Plot having RWAreas surrendered FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	75	1031.25
Total Car	56	-	770.00	75	1031.25
Other Parking	-	-	-	-	3277.42
Total			770.00		4308.67

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	34	41

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.
A (1)	Commercial	Commercial Building	> 0	100	5542.52	1.00	56	-
	Total :		-	-	-	-	56	75

Buildingwise Floor FAR Details

Floor Name	Building Name A (1)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Lower Basement Floor	1964.69	0.00	1964.69	0.00
Upper Basement Floor	1964.69	0.00	1964.69	0.00
Lower Ground Floor	1321.08	1237.14	1321.08	1237.14
Upper Ground Floor	1345.99	1258.90	1345.99	1258.90
First Floor	1338.23	1237.14	1338.23	1237.14
Second Floor	1338.53	1237.31	1338.53	1237.31
Third Floor	665.38	579.78	665.38	579.78
Terrace Floor	100.27	0.00	100.27	0.00
Total:	10038.86	5550.27	10038.86	5550.27

OWNER'S NAME AND SIGNATURE

RASHI INFRATECH,rashiinfratech7@gmail.com,9984666611
MS AMBA HOUSING PVT. LTD.,rashiinfratech7@gmail.com,9984666611

For Rashi Infratech
Partner

ARCHI/ENG'S NAME AND SIGNA INEER

REPUNJAY PATEL
CA/2001/28562
Digitally signed by REPUNJAY PATEL
Date: 28 Jun 2022 10:26:28
Organization: Uttar Pradesh Housing Board & Development
Parishad
Designation: Architect

Uttar Pradesh Housing Board & Development

UP Housing & Development Board
Vertical Floor, Gulaba Area

Digitally signed by AJAY CHAUHAN
Date: 28 Jun 2022 10:34:42
Organization: Housing & Urban Planning Department, Uttar Pradesh
Designation: Commissioner

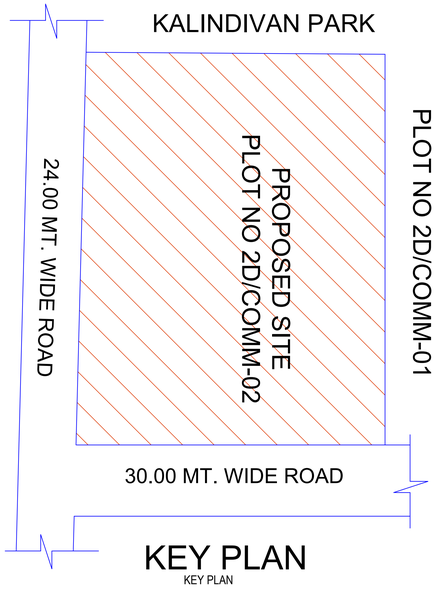
Building Plan Application Number
UPAVP/BP/21-22/1360

Sanctioned On
18 May 2022

Valid Till
15 Jun 2027

Approved By
Ajay Chauhan (Housing Commissioner)

Examined By
Abhishek Pal (Executive engineer)
PANKAJ VERMA (Executive engineer)
Vikram Singh Guatam (Architectural Assistant)
Krishna Kant (Assistant Architect Planner)
VIKAS KUMAR (Architect planner)
Sanjeev Kashyap (Chief Architect Planner)



KEY PLAN

KEY PLAN

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (1)	D2	0.90	2.10	10
A (1)	D2	1.01	2.10	01
A (1)	D1	1.20	2.10	05
A (1)	RS	1.83	2.10	01
A (1)	OPEN	2.10	2.10	01
A (1)	RS	2.62	2.10	02
A (1)	RS	2.77	2.10	03
A (1)	RS	2.82	2.10	26
A (1)	RS	2.87	2.10	07
A (1)	RS	2.88	2.10	07
A (1)	RS	2.91	2.10	11
A (1)	RS	2.93	2.10	13
A (1)	RS	2.94	2.10	04
A (1)	RS	2.96	2.10	13
A (1)	RS	3.00	2.10	31
A (1)	RS	3.16	2.10	05
A (1)	RS	3.22	2.10	05
A (1)	RS	3.54	2.10	01
A (1)	RS	3.60	2.10	03
A (1)	RS	3.65	2.10	03
A (1)	RS	3.71	2.10	11
A (1)	RS	3.90	2.10	01
A (1)	RS	4.20	2.10	01
A (1)	RS	4.27	2.10	01
A (1)	RS	4.55	2.10	02
A (1)	RS	4.61	2.10	03
A (1)	RS	5.21	2.10	02
A (1)	RS	5.87	2.10	02

Staircase Checks (Table 8a-1)

Floor Name	Stair/Case Name	Flight Width	Tread Width	Riser Height
LOWER BASEMENT FLOOR PLAN	STAIRCASE	2.00	0.300	0.000
	Fire Escape Staircase	1.50	0.300	0.000
	Fire Escape Staircase	1.50	0.300	0.000
UPPER BASEMENT FLOOR PLAN	STAIRCASE	2.00	0.300	0.000
	Fire Escape Staircase	1.50	0.300	0.000
	Fire Escape Staircase	1.50	0.300	0.000
LOWER GROUND FLOOR PLAN	STAIRCASE	2.00	0.300	0.150
	Fire Escape Staircase	1.50	0.300	0.150
	Fire Escape Staircase	2.00	0.300	0.150
UPPER GROUND FLOOR PLAN	STAIRCASE	2.00	0.300	0.150
	Fire Escape Staircase	1.50	0.300	0.150
	Fire Escape Staircase	1.50	0.300	0.150
FIRST FLOOR PLAN	STAIRCASE	2.00	0.300	0.150
	Fire Escape Staircase	1.50	0.300	0.150
	Fire Escape Staircase	2.00	0.300	0.150
	Fire Escape Staircase	1.50	0.300	0.150
SECOND FLOOR PLAN	STAIRCASE	2.00	0.300	0.150
	Fire Escape Staircase	1.50	0.300	0.150
	Fire Escape Staircase	2.00	0.300	0.150
	Fire Escape Staircase	1.50	0.300	0.150
THIRD FLOOR PLAN	STAIRCASE	2.00	0.300	0.143
	Fire Escape Staircase	1.50	0.300	0.143
	Fire Escape Staircase	2.00	0.300	0.143
TERRACE FLOOR PLAN	STAIRCASE	2.00	0.300	0.000
	Fire Escape Staircase	2.00	0.300	0.000
	Fire Escape Staircase	1.50	0.300	0.000

Building :A (1)

Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)			Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
		Duct(Void, Duct, Chowk)			Mumty	Lift	Lift Machine	Lift Lobby	Covered Area	Parking	Commercial		Covered Area		
Lower Basement Floor	1964.69		0.00	1964.69	69.62	14.00	0.00	0.00	0.00	1895.07		0.00	0.00	0.00	00
Upper Basement Floor	1964.69		0.00	1964.69	59.39	14.00	0.00	0.00	0.00	1905.30		0.00	0.00	0.00	00
Lower Ground Floor	1328.67		7.59	1321.08	46.92	14.00	0.00	23.02	0.00	0.00	1237.14		0.00	1237.14	01
Upper Ground Floor	1353.58		7.59	1345.99	64.06	0.00	0.00	23.02	7.76	0.00	1251.14		7.76	1258.90	00
First Floor	1345.82		7.59	1338.23	64.06	14.00	0.00	23.02	0.00	0.00	1237.14		0.00	1237.14	00
Second Floor	1346.12		7.59	1338.53	64.06	14.13	0.00	23.02	0.00	0.00	1237.31		0.00	1237.31	01
Third Floor	673.41		8.03	665.38	46.92	14.00	0.00	24.67	0.00	0.00	579.78		0.00	579.78	01
Terrace Floor	100.27		0.00	100.27	86.58	0.00	13.68	0.00	0.00	0.00	0.00		0.00	0.00	00
Total:	10077.24		38.39	10038.85	501.61	84.13	13.68	116.75	7.76	3800.36	5542.52		7.76	5550.28	03
Total Number of Same Buildings:	1														
Total:	10077.24		38.39	10038.85	501.61	84.13	13.68	116.75	7.76	3800.36	5542.52		7.76	5550.28	03

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (1)	V	0.82	1.00	05
A (1)	V	1.00	1.00	05

UnitBUA Table for Building :A (1)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	Deductions From Gross UnitBUA(Area in Sq.mt.)		UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
				Void	Lift		Wall	Stair Case		
LOWER GROUND FLOOR PLAN	LOWER GROUND	SHOP	1328.68	8.03	37.02	1283.63	43.48	79.32	1160.83	01
	Total :		1328.68	8.03	37.02	1283.63	43.48	79.32	1160.83	01
	Total per Floor:	Typical Floor = 1								
	Total :		1328.68	8.03	37.02	1283.63	43.48	79.32	1160.83	01
UPPER GROUND FLOOR PLAN	LOWER GROUND	SHOP	1345.82	8.03	37.02	1300.77	44.17	96.47	1160.13	00
	Total :		1345.82	8.03	37.02	1300.77	44.17	96.47	1160.13	00
	Total per Floor:	Typical Floor = 1								
	Total :		1345.82	8.03	37.02	1300.77	44.17	96.47	1160.13	00
FIRST FLOOR PLAN	LOWER GROUND	SHOP	1345.82	8.03	37.02	1300.77	43.48	96.47	1160.82	00
	Total :		1345.82	8.03	37.02	1300.77	43.48	96.47	1160.82	00
	Total per Floor:	Typical Floor = 1								
	Total :		1345.82	8.03	37.02	1300.77	43.48	96.47	1160.82	00
SECOND FLOOR PLAN	2ND FLOOR	SHOP	1346.13	8.03	37.15	1300.95	44.33	96.19	1160.43	01
	Total :		1346.13	8.03	37.15	1300.95	44.33	96.19	1160.43	01
	Total per Floor:	Typical Floor = 1								
	Total :		1346.13	8.03	37.15	1300.95	44.33	96.19	1160.43	01
THIRD FLOOR PLAN	3RD FLOOR	SHOP	661.54	0.00	38.68	622.86	29.15	79.32	514.39	01
	Total :		661.54	0.00	38.68	622.86	29.15	79.32	514.39	01
	Total per Floor:	Typical Floor = 1								
	Total :		661.54	0.00	38.68	622.86	29.15	79.32	514.39	01
Total:	-	-	6027.99	32.11	186.90	5808.98	204.61	447.76	5156.60	03

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.)		Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
			Duct(Void, Duct, Chowk)			Mumty	Lift	Lift Machine	Lift Lobby	Covered Area	Parking	Commercial	Covered Area			
A (1)	1	10077.25		38.39	10038.86	501.61	84.13	13.68	116.75	7.76	3800.36	5542.52	7.76	5550.27	03	
Grand Total :	1	10077.25		38.39	10038.86	501.61	84.13	13.68	116.75	7.76	3800.36	5542.52	7.76	5550.27	03	

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (1)	Commercial	Commercial Building		-	Highrise	3	LOWER BASEMENT FLOOR PLAN	Commercial + Parking	Commercial Building	-	-	-
							UPPER BASEMENT FLOOR PLAN	Commercial + Parking	Commercial Building	-	-	-
							LOWER GROUND FLOOR PLAN	Commercial	Commercial Building	Commercial FAR	Commercial	Commercial Building
							UPPER GROUND FLOOR PLAN	Commercial	Commercial Building	Commercial FAR	Commercial	Commercial Building
							FIRST FLOOR PLAN	Commercial	Commercial Building	Commercial FAR	Commercial	Commercial Building
							SECOND FLOOR PLAN	Commercial	Commercial Building	Commercial FAR	Commercial	Commercial Building
							THIRD FLOOR PLAN	Commercial	Commercial Building	Commercial FAR	Commercial	Commercial Building
							TERRACE FLOOR PLAN	Commercial	Commercial Building	-	-	-

Total Plot Area: - 3371.61	Total FAR Area: - 5550.28
Total Coverage Area: - 1281.92	Total BUA Area: - 10038.85

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.

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