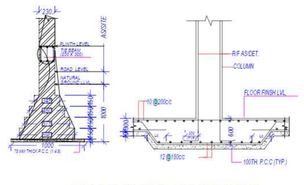
Project Title :PROPOSED SUBMISSION DRAWING FOR THE TOWER 21 & 22 FOR GROUP HOUSING PLOT NO:- -1B, AT SECTOR G, POCKET - 5,SUSHANT GOLF CITY , HI TECH TOWNSHIP AT LUCKNOWOWNER - M/S PARDOS LUCKNOW DEVELOPERS PRIVATE LIMITED .

File No	LDA/BP/21-22/2301	Sheet	1
Submission Date	2022-02-01	Scale	1:100

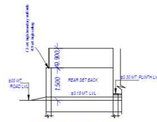
SITE PLAN



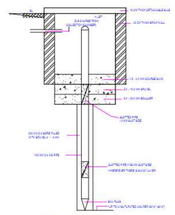
FOUNDATION DETAIL

[AS PER STRUCTURE DRG.]

(NOT TO SCALE)

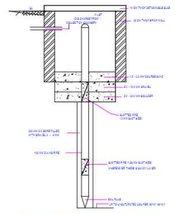


BOUNDARY WALL DETAIL



RAIN WATER HARVESTING DETAIL

(NOT TO SCALE)



PERCOLATION WELL DETAIL

(NOT TO SCALE)

A.	AREA STATEMENT	VERSION NO.: 1.0.75
		VERSION DATE: 18/01/2022
	PROJECT DETAIL:	
	Authority: Lucknow Development Authority	Plot Use: Residential
	AuthorityClass: Category A	Plot SubUse: Group Housing
	AuthorityGrade: Development Authority (DA)	Development Plan: APl Ansal Sushant City
	CaseTrack: Regular	Land Use Zone: Residential use Zone
	Project Type: Building Permission	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	67251.87
	As per site condition	67251.69
	Area of Plot Considered	67251.69
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	67251.69
4.	% of Green and open space (Recd.)	6725.17
	% of Green and open space (Prop)	7042.57
	Green and open space	7042.57
	Balance area of Plot(1 - 4)	60209.12
	Plot Area For Coverage	67251.69
	Plot Area For FAR	67251.69
	Perm. FAR Area (2.63)	176871.95
	Total Perm. FAR area (2.63)	176871.95
5.	Total Built up area permissible at:	
	Permissible Coverage area (40.00 %)	26900.68
	Proposed Coverage Area (2.00 %)	1342.43
	Existing Building Coverage area (18.32 %)	12722.58
	Total Prop. Coverage Area (20.31 %)	14065.4
	Balance coverage area (19.09 %)	12835.27

Proposed Area at:	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Basement Floor	4876.25	0.00	1.20	0.00
Ground Floor	1524.29	0.00	1344.35	0.00
First Floor	1519.37	0.00	1316.62	0.00
Second Floor	1527.04	0.00	1323.46	0.00
Third Floor	1527.04	0.00	1323.46	0.00
Fourth Floor	1527.04	0.00	1323.46	0.00
Fifth Floor	1527.04	0.00	1323.46	0.00
Sixth Floor	1527.04	0.00	1323.46	0.00
Seventh Floor	1527.04	0.00	1323.46	0.00
Eighth Floor	1527.04	0.00	1323.46	0.00
Ninth Floor	1527.04	0.00	1323.46	0.00
Tenth Floor	1527.04	0.00	1323.46	0.00
Eleventh Floor	1527.04	0.00	1323.46	0.00
Twelfth Floor	1527.04	0.00	1323.46	0.00
Thirteenth Floor	1527.04	0.00	1323.46	0.00
Fourteenth Floor	1527.04	0.00	1323.46	0.00
Terrace Floor	71.52	0.00	0.00	0.00
Total Area:	27842.95	0.00	19867.15	0.00

	Existing Building FAR Area:	156239.95
	Total FAR Area:	176127.54
	Accessory/Use Area Added in BuiltUp Area:	23.64
	Built up area:	23.64
	Existing Building BUA Area:	156239.95
	Total BuiltUp Area:	184103.74
	Proposed F.S.I. consumed:	2.62
6.	Tenement Statement:	
4.	Tenement Proposed At:	
	G.F.	12.00
	All Floors	168.00
5.	Total Tenements (3 + 4)	180
E.	Parking Statement	
1.	Parking Space Required as per Regulations:	2475.00
2.	Proposed Parking Space:	6993.54

Parking Check (Table 7b)

Vehicle Type	Reqd.			Prop.	
	No.	Reduced Reqd Parking (incase of Plot having RWArea surrendered FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	180	2475.00
Total Car	180	-	2475.00	180	2475.00
Other Parking	-	-	-	-	4518.54
Total			2475.00		6993.54

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (TOWER 21 AND 22)	D3	0.75	2.10	990
PROPOSED (TOWER 21 AND 22)	D2	0.90	2.10	300
PROPOSED (TOWER 21 AND 22)	D1	1.00	2.10	506
PROPOSED (TOWER 21 AND 22)	D	1.20	2.10	195
PROPOSED (TOWER 21 AND 22)	FIRE-DOOR	1.20	2.10	15
PROPOSED (TOWER 21 AND 22)	ENTRY	1.65	2.10	60

Green and open space Area

Name	Prop. Area
GREEN-1 619.31 SQ.MT.	619.31
GREEN-2 384.69 SQ.MT.	384.69
GREEN-3 933.796 SQ.MT.	933.80
GREEN-4 4127.39 SQ.MT.	4127.39
GREEN-5 617.89 SQ.MT.	617.90
GREEN-6 359.87 SQ.MT.	359.87

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (TOWER 21 AND 22)	MECH VENT	0.60	1.00	30
PROPOSED (TOWER 21 AND 22)	V1	0.60	1.00	420
PROPOSED (TOWER 21 AND 22)	D/W0	0.60	2.10	180
PROPOSED (TOWER 21 AND 22)	D/W	0.73	2.10	240
PROPOSED (TOWER 21 AND 22)	W2	0.80	2.10	60
PROPOSED (TOWER 21 AND 22)	D/W1	0.92	2.10	45
PROPOSED (TOWER 21 AND 22)	D/W1	0.93	2.10	165
PROPOSED (TOWER 21 AND 22)	W3	1.50	1.20	32
PROPOSED (TOWER 21 AND 22)	W1	1.50	2.10	28
PROPOSED (TOWER 21 AND 22)	D/W2	1.50	2.10	60
PROPOSED (TOWER 21 AND 22)	D/W3	2.00	2.10	120
PROPOSED (TOWER 21 AND 22)	W4	4.30	2.10	60

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Parking space reqd for every,	Prop.	Reqd./Unit	Reqd.	Prop.
PROPOSED (TOWER 21 AND 22)	Residential	Group Housing	0 - 50	1	-	-	-	-
			50 - 100	1	180.00	1.00	180	-
			100 - 150	1	-	1.25	-	-
			> 150	1	-	1.50	-	-
			> 0	1	-	-	-	-
	Total		-	-	-	-	180	180

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
GROUND FLOOR PLAN	1.50 X 2.15 X 6 X 1	18.18	161.41
	1.50 X 1.95 X 4 X 1	10.56	
	1.50 X 3.20 X 4 X 1	18.68	
	1.50 X 3.30 X 4 X 1	18.16	
	1.50 X 3.75 X 4 X 1	20.92	
	1.50 X 2.00 X 6 X 1	22.48	
	1.50 X 3.35 X 7 X 1	34.72	
	1.50 X 1.80 X 4 X 1	10.04	
	2.28 X 3.40 X 1 X 1	7.67	
FIRST FLOOR PLAN	1.50 X 2.15 X 6 X 1	18.18	161.41
	1.50 X 1.95 X 4 X 1	10.56	
	1.50 X 3.20 X 4 X 1	18.68	
	1.50 X 3.30 X 4 X 1	18.16	
	1.50 X 3.75 X 4 X 1	20.92	
	1.50 X 2.00 X 6 X 1	22.48	
	1.50 X 3.35 X 7 X 1	34.72	
	1.50 X 1.80 X 4 X 1	10.04	
	2.28 X 3.40 X 1 X 1	7.67	
TYPICAL - 2,3,4,5,6,7,8,9,10,11,12,13&14 FLOOR PLAN	1.50 x 2.15 x 6 x 13	236.34	2133.56
	1.50 x 1.95 x 4 x 13	137.28	
	1.50 x 3.20 x 4 x 13	242.64	
	1.50 x 3.30 x 4 x 13	236.08	
	1.50 x 3.75 x 4 x 13	271.56	
	1.50 x 2.00 x 6 X 13	292.24	
	1.50 x 3.35 x 6 x 13	366.88	
	1.50 x 1.80 x 4 x 13	130.52	
	2.28 X 3.40 X 2 X 13	199.42	
Total	-	-	2456.38

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
GROUP HOUSING-1B	Tree	337	391

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
PROPOSED (TOWER 21 AND 22)	Residential	Group Housing	-	Highrise	180		BASEMENT FLOOR PLAN	Residential + Parking =GARAGE	Group Housing	Residential FAR	Residential	Group Housing
										Residential FAR	Residential	Group Housing
										Residential FAR	Residential	Group Housing
										Residential FAR	Residential	Group Housing
										Residential FAR	Residential	Group Housing
										Residential FAR	Residential	Group Housing
							GROUND FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
							FIRST FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
							TYPICAL - 2,3,4,5,6,7,8,9,10,11,12,13&14 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
							TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-

Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	PROPOSED (TOWER 21 AND 22)			
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	4876.25	1.20	4876.25	1.20
Ground Floor	1524.29	1344.35	1524.29	1344.35
First Floor	1519.37	1316.62	1519.37	1316.62
Second Floor	1527.04	1323.46	1527.04	1323.46
Third Floor	1527.04	1323.46	1527.04	1323.46
Fourth Floor	1527.04	1323.46	1527.04	1323.46
Fifth Floor	1527.04	1323.46	1527.04	1323.46
Sixth Floor	1527.04	1323.46	1527.04	1323.46
Seventh Floor	1527.04	1323.46	1527.04	1323.46
Eighth Floor	1527.04	1323.46	1527.04	1323.46
Ninth Floor	1527.04	1323.46	1527.04	1323.46
Tenth Floor	1527.04	1323.46	1527.04	1323.46
Eleventh Floor	1527.04	1323.46	1527.04	1323.46
Twelfth Floor	1527.04	1323.46	1527.04	1323.46
Thirteenth Floor	1527.04	1323.46	1527.04	1323.46
Fourteenth Floor	1527.04	1323.46	1527.04	1323.46
Terrace Floor	71.52	0.00	71.52	0.00
Total	27842.95	19867.15	27842.95	19867.15

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
BASEMENT FLOOR PLAN	STAIRCASE	1.50	0.300	0.000
	Fire Escape Staircase	1.50	0.300	0.000
GROUND FLOOR PLAN	STAIRCASE	1.50	0.300	0.147
	Fire Escape Staircase	1.50	0.300	0.147
FIRST FLOOR PLAN	STAIRCASE	1.50	0.300	0.147
	Fire Escape Staircase	1.50	0.300	0.147
TYPICAL - 2,3,4,5,6,7,8,9,10,11,12,13&14 FLOOR PLAN	STAIRCASE	1.50	0.300	0.146
	Fire Escape Staircase	1.50	0.300	0.146
TERRACE FLOOR PLAN	STAIRCASE	1.50	0.300	0.000
	Fire Escape Staircase	1.50	0.300	0.000

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)

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	Balcony	Accessory Use	Covered Area	Parking	Resi.	Covered Area		
PROPOSED (TOWER 21 AND 22)	1	29784.07		1941.12	27842.95	416.07	342.00	24.00	2398.10	4876.25	4.92	4518.54	19862.22	4.92	19867.15	180
Grand Total	1	29784.07		1941.12	27842.95	416.07	342.00	24.00	2398.10	4876.25	4.92	4518.54	19862.22	4.92	19867.15	180

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: - 67251.69

Total Coverage Area: - 1344.35

Total FAR Area: - 19867.15

Total BUA Area: - 27842.95

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

OWNER'S NAME AND SIGNATURE

PARDOS LUCKNOW DEVELOPERS PVT LTD,sjandey@ctc-itd.com,9871380616

ARCHITECT'S NAME AND SIGNATURE

Rajneesh Kumar

CA/2017/89949

Existing Building Details

Name	Use	SubUse	Structure	Height	Floor No	FAR Area	BUA Area
Sanctioned Structure -CLUB & SHOP	Residential	Group Housing		0.00	0	0.00	0.00
Sanctioned Structure-1 TOWER-1	Residential	Group Housing		0.00	0	0.00	0.00
Sanctioned Structure-2 TOWER -2	Residential	Group Housing		0.00	0	0.00	0.00
Sanctioned Structure-3 TOWER -3	Residential	Group Housing		0.00	0	0.00	0.00
Sanctioned Structure-4 TOWER -4	Residential	Group Housing		0.00	0	0.00	0.00
Sanctioned Structure-5 TOWER -5	Residential	Group Housing		0.00	0	0.00	0.00
Sanctioned Structure-6 TOWER-6	Residential	Group Housing		0.00	0	0.00	0.00
Sanctioned Structure-7 TOWER-7	Residential	Group Housing		0.00	0	0.00	0.00
Sanctioned Structure-8 TOWER-8	Residential	Group Housing		0.00	0	0.00	0.00
Sanctioned Structure-9 TOWER -9	Residential	Group Housing		0.00	0	0.00	0.00
Sanctioned Structure-10 TOWER-10	Residential	Group Housing		0.00	0	0.00	0.00
Sanctioned Structure-11 TOWER -11	Residential	Group Housing		0.00	0	0.00	0.00
Sanctioned Structure-12 TOWER-12	Residential	Group Housing		0.00	0	0.00	0.00
Sanctioned Structure-13 TOWER -12A	Residential	Group Housing		0.00	0	0.00	0.00
Sanctioned Structure-14 TOWER -14	Residential	Group Housing		0.00	0	0.00	0.00
Sanctioned Structure-15 TOWER-15	Residential	Group Housing		0.00	0	0.00	0.00
Sanctioned Structure-16 TOWER -15-17&17-18	Residential	Group Housing		0.00	0	0.00	0.00
Sanctioned Structure-19 TOWER -19 & 20	Residential	Group Housing		0.00	0	0.00	0.00

Lucknow Development Authority

Building Plan Application Number

LDA/BP/21-22/2301

Sanctioned On

07 Feb 2022

Valid Till

28 Feb 2027

Approved By

Vice Chairman (Vice Chairman)

Examined By

Ram Kumar Awasthi (Junior engineer)

Atul Sharma (Junior engineer)

Nagendra Singh (Assistant Engineer)

Bhupendra Veer Singh (Executive engineer)

Nitin Mital (Chief Town Planner)

Pawan kumar Gangwar (Secretory)

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