



## Lucknow Development Authority

### Demand Note (Challan/ Invoice)

**Challan No. :** CH/LDA/BP/23-24/13535 **Issue Date :** 21 Oct 2023  
**Plot/Khasra Number :** KHASRA NO 404,406  
**File Number :** LDA/BP/23-24/2752 **Application Type :** New  
**Plot Area (in Sq. Mt.) :** 2905.61 **Plot Sub Use :** Group Housing  
**Scheme Name :** NA  
**Owner Name :** OPPORTUNE ASSOCIATES PVT LTD AND OTHERS

**Owner Communication Address :** House no 8 gulmohar colony behind Madhav cinema aishbagh road lucknow,LUCKNOW,Uttar Pradesh,226004

Sr. No.	Particulars	Remarks	Area (m2)/ Estimated Cost	Rate	Total Fees	Previously Paid Amount	Balance
1	Building Construction Permission fees		9966.74	15.00	1,49,501.00	00.00	1,49,501.00
<b>Total Amount Paid</b>							<b>1,49,501.00</b>

**Amount In Words: Rupees One Lacs Forty Nine Thousand Five Hundred One Only**

Lucknow Development Authority

**Note : Amount calculated is based on the formula followed by authority.**

*This Document is not valid for the purpose of any Bank Loan and Registration under Real Estate (Regulation and Development) Act. 2016 (RERA)*



AREA STATEMENT		Area (Sq.Mts)
1	Area of Plot As per record	2905.00
2	Area of Plot Considered	2515.76
3	Net Area of plot (1 - 2) AREA OF PLOT	2515.76
4	Plot Area Far Coverage	2515.76
5	Plot Area Far FAR	2515.76
6	Perm. FAR Area (2.50)	6289.40
7	Total Perm. FAR area (2.50)	6289.40
8	Total Built up area permissible at:	1006.30
9	Proposed Coverage Area (38.88 %)	978.03
10	Total Prop. Coverage Area (38.88 %)	978.03
11	Balance coverage area (1.12 %)	28.27
Proposed Area at:		
	Proposed Built up	Proposed F.S.I
Basement Floor	1175.19	92.42
Shi Floor	975.05	42.73
First Floor	1019.41	899.81
Second Floor	1019.41	899.81
Third Floor	1040.83	899.81
Fourth Floor	1040.83	899.81
Fifth Floor	1040.83	899.81
Sun Floor	1040.83	899.81
Terrace Floor	52.78	0.00
Total Area:	8405.16	5541.01
Total FAR Area:		5541.01
Accessory Use Area Added in Builtup Area:		2.43
Total Builtup Area:		8407.59
Proposed F.S.I consumed:		2.20
Tenement Statement:		
4	Tenement Proposed At:	
5	All Floors	37.00
6	Total Tenements (D = 4)	37
Parking Statement:		
1	Parking Space Required as per Regulations:	742.50
2	Proposed Parking Space:	1623.69

COLOR INDEX	
FLYING	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD ALIGNMENT (ROAD WIDENING AREA)	Blue
FUTURE T.P. SCHEME DEDUCTION AREA	Light Blue
EXISTING (To be retained)	Dark Blue
EXISTING (To be demolished)	Light Green

Green and open space Area	
Name	Prop. Area
GREEN	361.67

Additional Coverage Area				
Plot name	Area covered under	Proposed Area	Total Coverage Area	Permissible Coverage Area
PROPOSED PLOT KHASRA NO -404 & 406	GUARD RM	2.43	2.43	48.9

Tree Details (Table 3h)			
Tree	Name	No. of Trees	Prop.
	Proposed PLOT KHASRA NO-404 & 406	13	75

OWNER'S NAME AND SIGNATURE  
 OPPORTUNE ASSOCIATES PVT LTD AND OTHERS.  
 Opportuneassociates@gmail.com, 9794999111

ARCHENG'S NAME AND SIGNATURE  
 Rajneesh Kumar  
 CA201786949

Signature Not Verified  
 Lucknow Development Authority



Building Plan Application Number  
 LDA/BP/23-24/2752  
 Sanctioned On  
 03 Nov 2023

Valid Till  
 06 Dec 2028

Approved By  
 Vice Chairman (Vice Chairman)

Examined By  
 Yashoda Nand Tripathi (Junior engineer)

Rajesh Sharma (Assistant Engineer)

Antul Sharma (Junior engineer)

Rajesh Sharma (Assistant Engineer)

SITE PLAN  
 (Scale - 1:100)



Required Parking (Table 7a)											
Building Name	Type	SubUse	Area (Sq.Mt)	Parking space reqd for every	Prop.	Regd./Unit	Prop.	Regd./Unit	Prop.	Regd./Unit	Prop.
PROPOSED (BUILDING)	Residential	Group Housing	50 - 100	1	-	1.00	-	-	-	-	-
			100 - 150	1	30.00	1.25	38	-	-	-	-
Total: - - - - - 49 49 - - - - - 5 5											

Building USE/SUBUSE Details											
Building Name	Building Use	Building SubUse	Building Group	Building Type	Building Structure	No Of Residential Units	No Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name
PROPOSED (BUILDING)	Residential	Group Housing	-	-	Highrise	36	1	BASEMENT FLOOR PLAN	Residential - BASEMENT FOR STORAGE	Group Housing	Residential FAR
								SILT FLOOR PLAN	Residential - Parking	Group Housing	Residential FAR
								TYPICAL -1, 2 FLOOR PLAN	Residential	Group Housing	Residential FAR
								TYPICAL -3, 4, 5, 6 FLOOR PLAN	Residential	Group Housing	Residential FAR
								TERRACE FLOOR PLAN	Residential	Group Housing	Residential FAR
Total: 8405.16 5541.01 8407.59 5541.01											

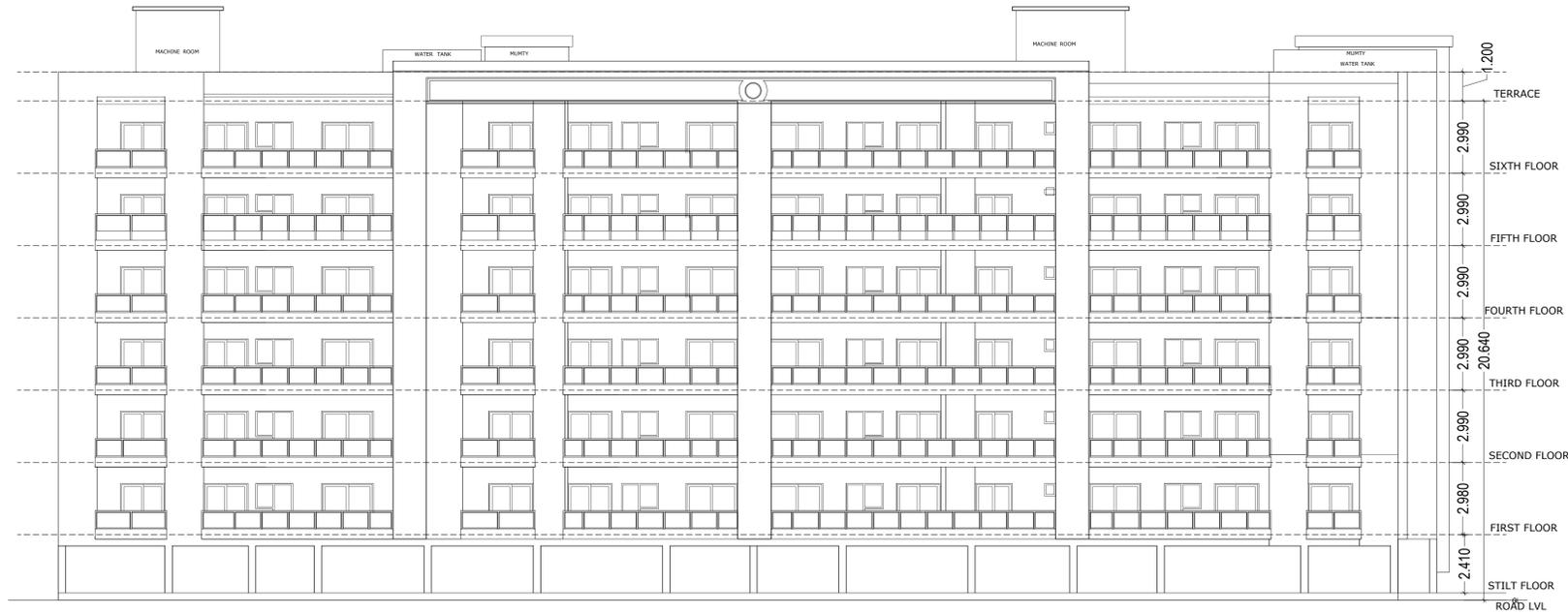
Parking Check (Table 7b)				
Vehicle Type	No.	Reduced Req'd Parking (Increase of Plot having RWArea surrendered FOC)	Area	Prop.
Total Car	49	-	673.75	49
Visitor Car	5	-	68.75	5
Other Parking	-	-	-	-
Total	-	-	742.50	742.50

Buildingwise Floor FAR Details				
Floor Name	Building Name	Proposed Built Up Area (Sq.mt)	Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)
Basement Floor	PROPOSED (BUILDING)	1175.19	92.42	92.42
Shi Floor	PROPOSED (BUILDING)	975.05	42.73	42.73
First Floor	PROPOSED (BUILDING)	1019.41	899.81	1019.41
Second Floor	PROPOSED (BUILDING)	1019.41	899.81	1019.41
Third Floor	PROPOSED (BUILDING)	1040.83	899.81	1040.83
Fourth Floor	PROPOSED (BUILDING)	1040.83	899.81	1040.83
Fifth Floor	PROPOSED (BUILDING)	1040.83	899.81	1040.83
Sun Floor	PROPOSED (BUILDING)	1040.83	899.81	1040.83
Terrace Floor	PROPOSED (BUILDING)	52.78	0.00	52.78
Total	PROPOSED (BUILDING)	8405.16	5541.01	5541.01

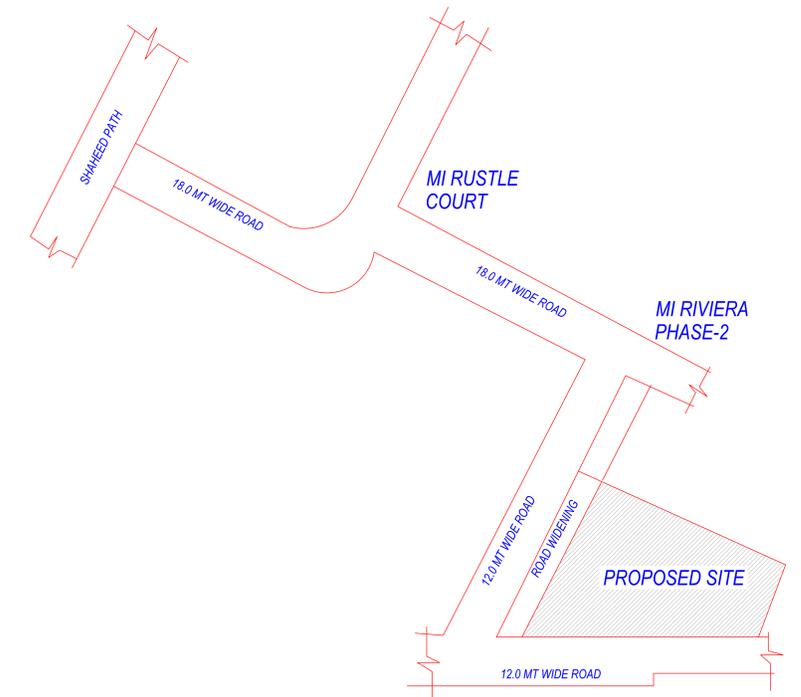
Additional Permissible FAR				
Area covered under	Proposed Area	Total Proposed Area		
FAR AREA	4.98			
L.R.Lobby	9.96	14.94		
L.R.Lobby				
Non FAR AREA				
Fire Escape Staircase	17.72			
STARCASEHEADROOM	24.72			
L.R. Machine Room	4.80	52.87		
L.R. Machine Room	5.54			
Service Duct	0.09			

FAR & Unit Details																			
Building	No. of Same Bldg	Grass Built Up Area (Sq.Mt.)	Deductions From Green BUA/Area (Sq.Mt.)	Total Built Up Area (Sq.Mt.)	Mummy	Lift	L.R. Machine	L.R. Lobby	Batony	Accessory Use									
PROPOSED (BUILDING)	1	8795.56	336.66	33.55	20.25	8405.16	194.61	82.56	10.33	17.43	598.10	1077.35	46.08	42.73	885.72	5443.18	97.83	5541.01	37
Total	1	8795.56	336.66	33.55	20.25	8405.16	194.61	82.56	10.33	17.43	598.10	1077.35	46.08	42.73	885.72	5443.18	97.83	5541.01	37

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.  
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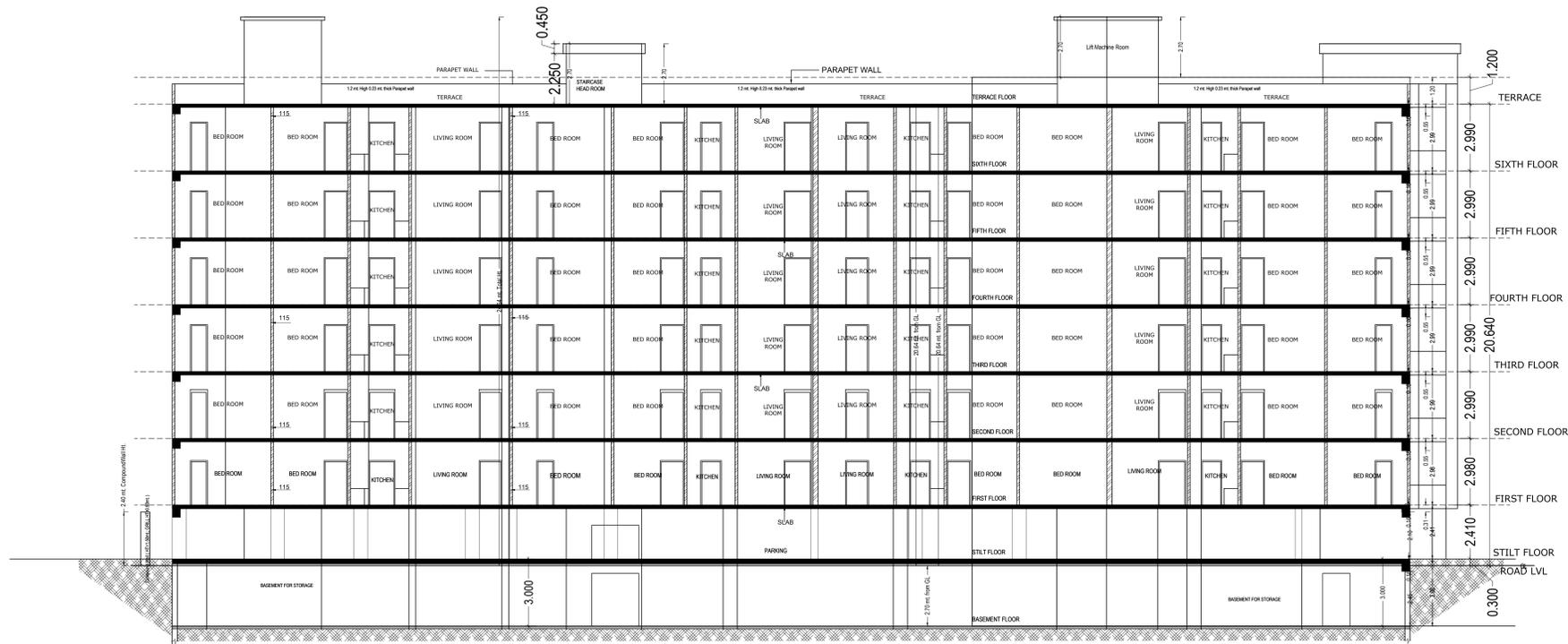
FRONT ELEVATION



LOCATION PLAN

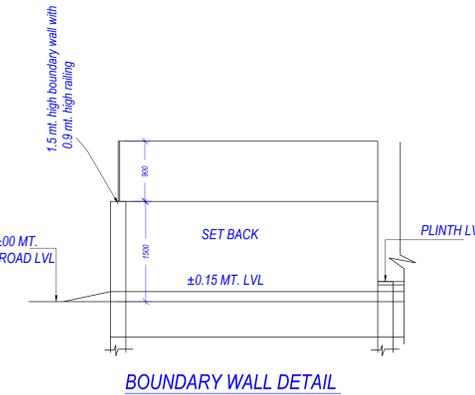
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KEY PLAN

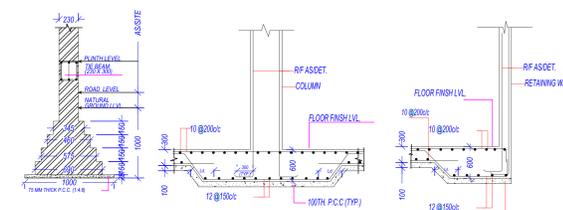


SECTION AT X-X

**CONSULTANTS -**  
**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 Lucknow:-  
 OFFICE NO :- 717, PARSVNATH PLANET PLAZA,  
 PLOT NO-TGG-8/8 & 9/9, VIBHUTI KHAND,  
 GOMTI NAGAR, LUCKNOW [ U.P.]  
 E mail :- raghavaarchitects@gmail.com, Website:- www.raghavaarchitects.com  
 Mob :- 9810379715, 9891515961, 9891146128



BOUNDARY WALL DETAIL



FOUNDATION DETAIL  
 (AS PER STRUCTURE DRG.)  
 (NOT TO SCALE)

OWNER'S NAME AND SIGNATURE OPPORTUNE ASSOCIATES PVT LTD AND OTHERS. Opportuneassociates@gmail.com, 9794999111	
ARCHITECT'S NAME AND SIGNATURE Rajneesh Kumar CA201786949	INCHARGE Lucknow Development Authority
Signature Not Verified Date of Issue: 2023-10-23 Designation: ARCHITECT	Signature Not Verified Date of Issue: 2023-10-23 Designation: ARCHITECT
Building Plan Application Number LDA/BP/23-24/2752	
Sanctioned On 03 Nov 2023	
Valid Till 06 Dec 2028	
Approved By Vice Chairman (Vice Chairman)	
Examined By Yashoda Nand Tripathi (Junior engineer)	
Atul Sharma (Junior engineer)	
Rajesh Sharma (Assistant Engineer)	
Atul Sharma (Junior engineer)	
Rajesh Sharma (Assistant Engineer)	

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Total Plot Area: -	2515.76	Total FAR Area: -	5541.01
Total Coverage Area: -	978.03	Total BUA Area: -	8407.59



BASEMENT FLOOR PLAN  
(Proposed)  
(SCALE 1:100)

Floor	Name	Unit/BUA Type	Net Unit/BUA Area	Additions for Gross Unit/BUA Area in Sq.mt.	Deductions From Gross Unit/BUA Area in Sq.mt.	Unit/BUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit	
BASEMENT FLOOR PLAN	CLUB	Public Utility Area	97.83	0.00	97.83	0.00	0.00	86.55	01	
	W	OTHER	23.09	0.00	23.09	0.00	2.74	20.35	01	
	X	OTHER	5.94	0.00	5.94	0.00	0.22	5.72	01	
	Y	OTHER	5.21	0.00	5.21	0.00	0.21	5.00	01	
	Z	OTHER	13.72	0.00	13.72	0.00	0.10	13.62	01	
	Total per Floor:		145.79	0.00	145.79	0.00	136.47	120.35	01	
	TYPICAL -1, 2 FLOOR PLAN	FLAT-A	FLAT	157.67	1.60	159.27	0.00	148.17	126.44	06
	FLAT-B	FLAT	144.80	1.63	146.43	0.00	136.26	118.85	06	
	FLAT-C	FLAT	137.93	0.73	138.66	0.00	127.44	109.80	06	
	FLAT-D	FLAT	137.93	1.89	139.82	0.00	130.99	110.94	06	
FLAT-E	FLAT	141.95	0.92	142.87	0.00	133.55	111.73	06		
FLAT-F	FLAT	212.90	0.80	213.70	0.00	204.80	175.54	06		
Total per Floor:		927.16	7.67	934.83	0.00	860.91	752.03	06		
TYPICAL -3, 4, 5, 6 FLOOR PLAN	FLAT-A101	FLAT	161.00	1.80	162.80	0.00	151.50	128.41	06	
FLAT-B101	FLAT	150.38	1.63	152.01	0.00	141.94	118.58	06		
FLAT-C101	FLAT	137.41	0.73	138.14	0.00	129.14	108.81	06		
FLAT-D101	FLAT	142.94	1.89	144.83	0.00	136.90	110.94	06		
FLAT-E101	FLAT	141.95	0.92	142.87	0.00	133.55	111.73	06		
FLAT-F101	FLAT	212.90	0.80	213.70	0.00	204.80	175.54	06		
Total per Floor:		948.58	7.67	956.25	0.00	860.91	752.03	06		
Total:		3794.32	7.67	3802.00	0.00	3481.82	3008.12	24		

Floor Name	Gross Built Up Area (Sq.mt.)	Vent	Void	Ramp	Total Built Up Area (Sq.mt.)	Mummy	Lift	Lift Machine	Lift Lobby	Balcony	Accessory Use	Accts.Prog (Canopy)	Covered Area	Parking	Resi.	Amenities	Total FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
Basement Floor	1175.19	0.00	0.00	0.00	1175.19	30.06	10.32	0.00	0.00	1077.35	0.00	0.00	0.00	0.00	44.32	97.83	99.42	01	
First Floor	998.97	0.00	3.67	20.25	1022.89	33.79	10.32	0.00	2.49	1017.35	0.00	0.00	0.00	0.00	42.73	885.72	910.00	06	
Second Floor	1090.40	56.11	4.98	0.00	1151.49	13.72	10.32	0.00	2.49	1124.78	0.00	0.00	0.00	0.00	42.73	885.72	910.00	06	
Third Floor	1101.91	56.11	4.98	0.00	1162.99	13.72	10.32	0.00	2.49	1136.28	0.00	0.00	0.00	0.00	42.73	885.72	910.00	06	
Fourth Floor	1101.91	56.11	4.98	0.00	1162.99	13.72	10.32	0.00	2.49	1136.28	0.00	0.00	0.00	0.00	42.73	885.72	910.00	06	
Fifth Floor	1101.91	56.11	4.98	0.00	1162.99	13.72	10.32	0.00	2.49	1136.28	0.00	0.00	0.00	0.00	42.73	885.72	910.00	06	
Sixth Floor	1101.91	56.11	4.98	0.00	1162.99	13.72	10.32	0.00	2.49	1136.28	0.00	0.00	0.00	0.00	42.73	885.72	910.00	06	
Terrace Floor	52.78	0.00	0.00	0.00	52.78	0.00	0.00	0.00	0.00	52.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total:	8795.56	336.66	33.55	20.25	9405.16	194.61	62.96	10.33	17.43	8795.56	0.00	0.00	46.08	42.73	885.72	9443.18	97.83	5641.01	37

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL -1, 2 FLOOR PLAN	1.30 X 3.64 X 1 X 2	7.64	177.48
	1.20 X 2.12 X 1 X 2	5.08	
	1.50 X 4.30 X 1 X 2	12.80	
	1.50 X 2.16 X 1 X 2	6.46	
	1.50 X 2.01 X 1 X 2	6.02	
	1.63 X 2.26 X 1 X 2	7.34	
	1.00 X 2.50 X 1 X 2	4.64	
	1.00 X 7.52 X 1 X 2	15.04	
	1.00 X 11.90 X 1 X 2	21.98	
	1.00 X 11.55 X 1 X 2	22.30	
	1.00 X 7.57 X 1 X 2	15.14	
	1.00 X 3.11 X 1 X 2	6.22	
	1.30 X 3.64 X 1 X 2	9.60	
	1.30 X 3.22 X 1 X 2	8.36	
	1.84 X 3.47 X 1 X 2	12.76	
	1.53 X 2.19 X 1 X 2	6.70	
	1.53 X 3.60 X 1 X 2	9.40	
TYPICAL -3, 4, 5, 6 FLOOR PLAN	1.30 X 3.64 X 1 X 4	15.28	440.68
	1.20 X 2.12 X 1 X 4	10.16	
	1.50 X 4.30 X 1 X 4	25.60	
	1.50 X 2.16 X 1 X 4	12.92	
	1.50 X 2.01 X 1 X 4	12.04	
	1.63 X 2.26 X 1 X 4	14.28	
	1.00 X 2.50 X 1 X 4	45.16	
	1.00 X 11.90 X 1 X 4	66.92	
	1.00 X 11.55 X 1 X 4	45.40	
	1.00 X 7.57 X 1 X 4	18.54	
	1.00 X 3.11 X 1 X 4	12.44	
	1.30 X 3.64 X 1 X 4	19.20	
	1.30 X 3.22 X 1 X 4	16.72	
	1.25 X 3.80 X 1 X 4	18.80	
	1.63 X 2.26 X 1 X 4	14.68	
	1.84 X 3.47 X 1 X 4	25.52	
	1.53 X 2.19 X 1 X 4	13.40	
Total			618.16

BUILDING NAME	NAME	LENGTH	HEIGHT	NDS
PROPOSED (BUILDING)	MECH VENT	0.60	1.00	17
PROPOSED (BUILDING)	V1	0.75	1.00	114
PROPOSED (BUILDING)	KW	0.92	2.40	06
PROPOSED (BUILDING)	WS	0.92	2.40	06
PROPOSED (BUILDING)	VO	1.20	1.00	06
PROPOSED (BUILDING)	KW2	1.50	2.40	12
PROPOSED (BUILDING)	SDA	1.50	2.40	06
PROPOSED (BUILDING)	SD1	1.54	2.40	06
PROPOSED (BUILDING)	KW3	1.70	2.40	06
PROPOSED (BUILDING)	KW2	1.73	2.40	06
PROPOSED (BUILDING)	W1	1.80	1.50	06
PROPOSED (BUILDING)	SD1	1.80	2.40	48
PROPOSED (BUILDING)	ST	1.84	1.20	07
PROPOSED (BUILDING)	SD1	1.84	2.40	06
PROPOSED (BUILDING)	SD	2.00	2.40	24
PROPOSED (BUILDING)	KW2	2.00	2.40	06
PROPOSED (BUILDING)	SD2	2.10	2.40	06
PROPOSED (BUILDING)	SD	2.40	2.40	18
PROPOSED (BUILDING)	SD3	2.40	2.40	12
PROPOSED (BUILDING)	SD1	3.01	2.40	06

Total Plot Area :-	2515.76	Total FAR Area :-	5541.01
Total Coverage Area :-	978.03	Total BUA Area :-	8407.59

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ARCHENG'S NAME AND SIGNATURE  
 Rajneesh Kumar  
 CA2017/86949  
 Signature Not Verified  
 Date of Issue: 2023/10/23  
 Designation: ARCH

INTEGRATED  
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Sanjay Jindal (Executive engineer/Town Planner)

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STILT FLOOR PLAN (SCALE 1:100)

**SCHEDULE OF DOOR**

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (BUILDING)	D2	0.75	2.40	150
PROPOSED (BUILDING)	D1	0.90	2.10	06
PROPOSED (BUILDING)	D3	0.90	2.40	12
PROPOSED (BUILDING)	D2	0.90	2.40	06
PROPOSED (BUILDING)	D1	0.96	2.40	06
PROPOSED (BUILDING)	D1	1.00	2.40	132
PROPOSED (BUILDING)	D	1.15	2.40	06
PROPOSED (BUILDING)	D	1.20	2.40	30
PROPOSED (BUILDING)	D3A	1.20	2.40	06
PROPOSED (BUILDING)	ENTRY2	1.80	2.10	01

**Staircase Checks (Table Sa-1)**

Floor Name	StairCase Name	Fight Width	Tread Width	Riser Height	Railing Ht.
BASEMENT FLOOR PLAN	Fire Escape Staircase	1.25	0.300	0.000	1.00
STILT FLOOR PLAN	STAIRCASE	1.50	0.300	0.000	1.00
STILT FLOOR PLAN	Fire Escape Staircase	1.25	0.300	0.134	1.00
STILT FLOOR PLAN	STAIRCASE	1.50	0.300	0.110	1.00
TYPICAL -1,2 FLOOR PLAN	Fire Escape Staircase	1.25	0.300	0.166	1.00
TYPICAL -1,2 FLOOR PLAN	STAIRCASE	1.50	0.300	0.136	1.00
TYPICAL -3,4,5,6 FLOOR PLAN	Fire Escape Staircase	1.25	0.300	0.166	1.00
TYPICAL -3,4,5,6 FLOOR PLAN	STAIRCASE	1.50	0.300	0.136	1.00
TERRACE FLOOR PLAN	Fire Escape Staircase	1.25	0.300	0.000	1.00
TERRACE FLOOR PLAN	STAIRCASEHEADROOM	1.50	0.300	0.000	1.00

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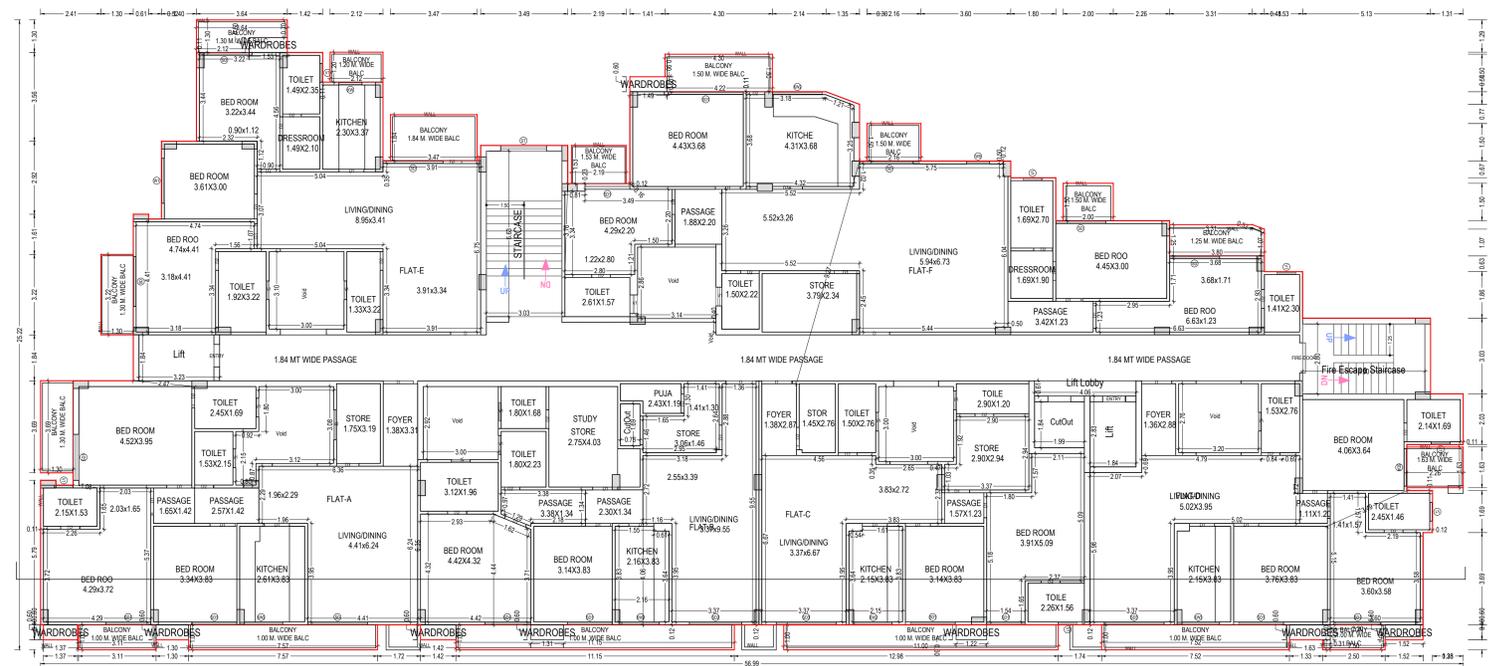
**ARCHITECT'S NAME AND SIGNATURE**  
 Rajneesh Kumar  
 CA2017/86949  
 Signature Not Verified  
 Digitally signed by Rajneesh Kumar  
 Date: 03 Nov 2023 14:43:43  
 Designation: ARCHITECT

**INTEGRITY**  
 INEER

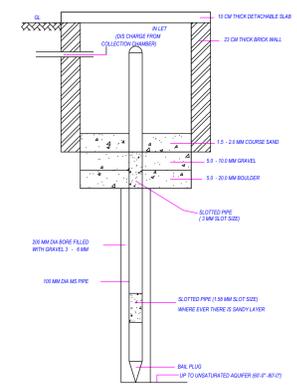
**LUCKNOW DEVELOPMENT AUTHORITY**  
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 Examined By  
 Yashoda Nand Tripathi (Junior engineer)  
 Anil Sharma (Junior engineer)  
 Rajesh Sharma (Assistant Engineer)  
 Anil Sharma (Junior engineer)  
 Rajesh Sharma (Assistant Engineer)

**Sanjay Jindal (Executive engineer/Town Planner)**

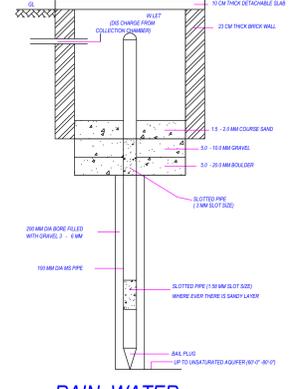
Total Plot Area: -	2515.76	Total FAR Area: -	5541.01
Total Coverage Area: -	978.03	Total BUA Area: -	8407.59



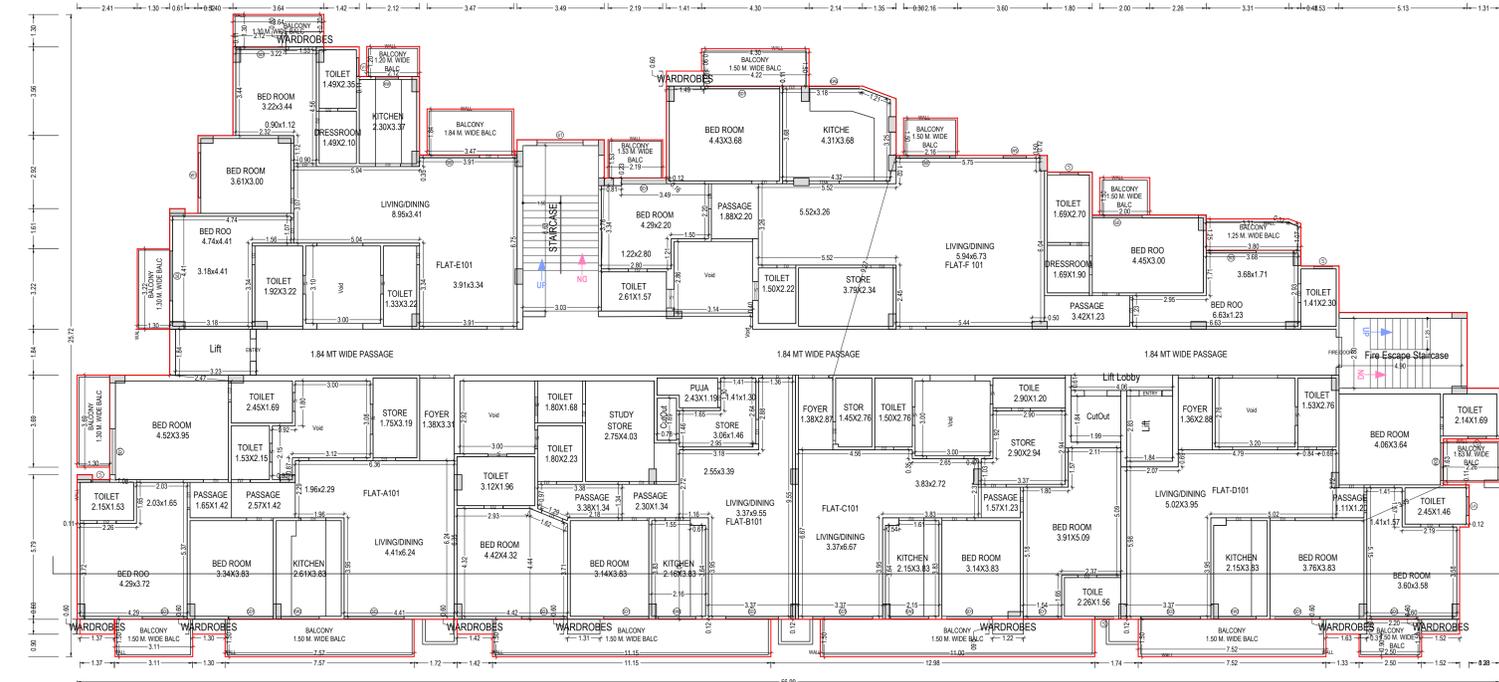
TYPICAL -1, 2 FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



PERCOLATION WELL DETAIL  
[NOT TO SCALE]



RAIN WATER HARVESTING DETAIL  
[NOT TO SCALE]



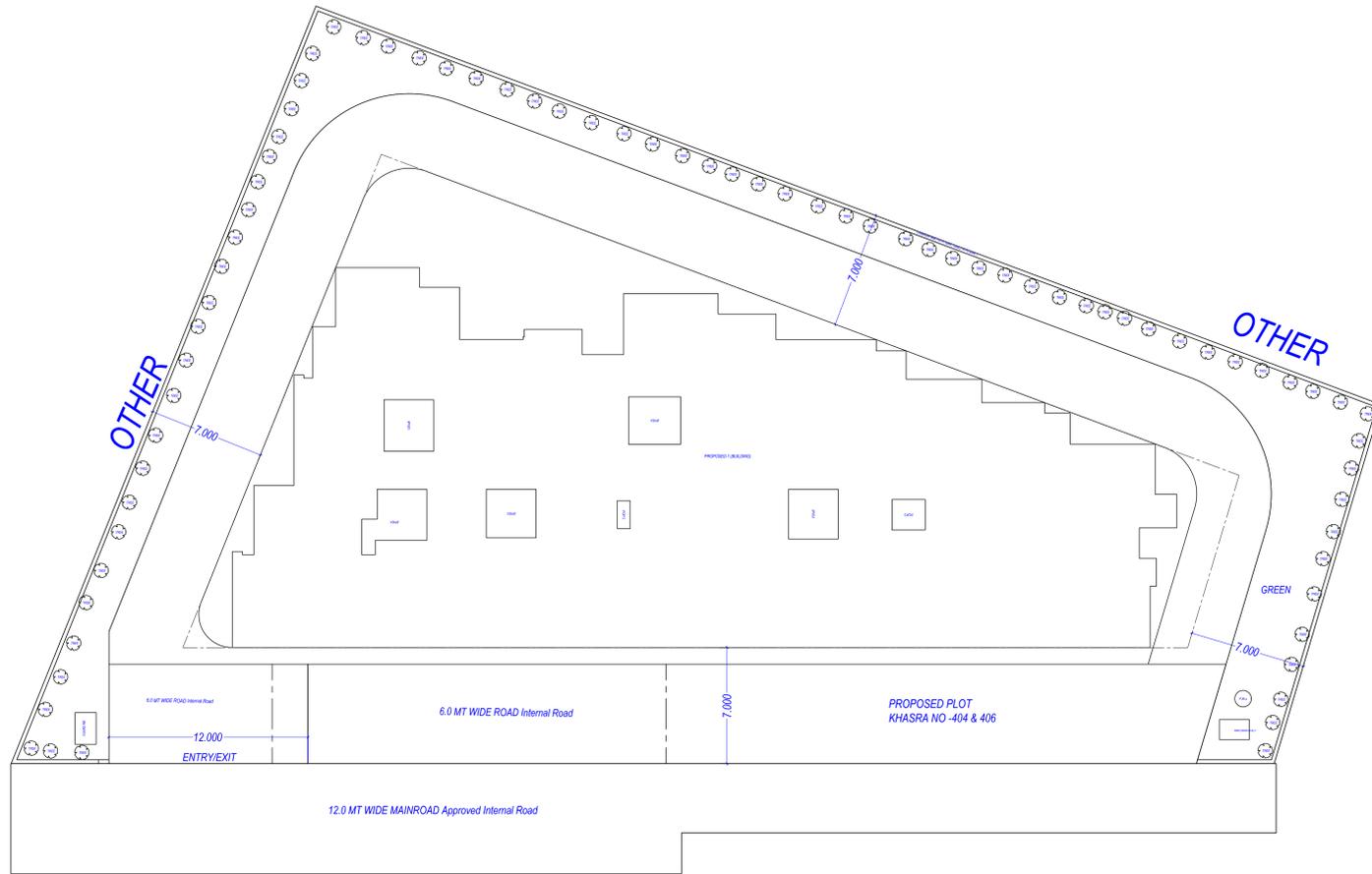
TYPICAL -3, 4, 5, 6 FLOOR PLAN  
(Proposed)  
(SCALE 1:100)

OWNER'S NAME AND SIGNATURE OPPORTUNE ASSOCIATES PVT LTD AND OTHERS. Opportuneassociates@gmail.com, 9794999111	
ARCHITECT'S NAME AND SIGNATURE Rajneesh Kumar CA201786949	INTEGRITY Lucknow Development Authority
Signature Not Verified Date of Issue: 2023-10-23 Designation: Architect	Signature Not Verified Date of Issue: 2023-10-23 Designation: In-charge
Building Plan Application Number LDA/BP/23-24/2752	
Sanctioned On 03 Nov 2023	
Valid Till 06 Dec 2028	
Approved By Vice Chairman (Vice Chairman)	
Examined By Yashoda Nand Tripathi (Junior engineer)	
Atul Sharma (Junior engineer)	
Rajesh Sharma (Assistant Engineer)	
Atul Sharma (Junior engineer)	
Rajesh Sharma (Assistant Engineer)	

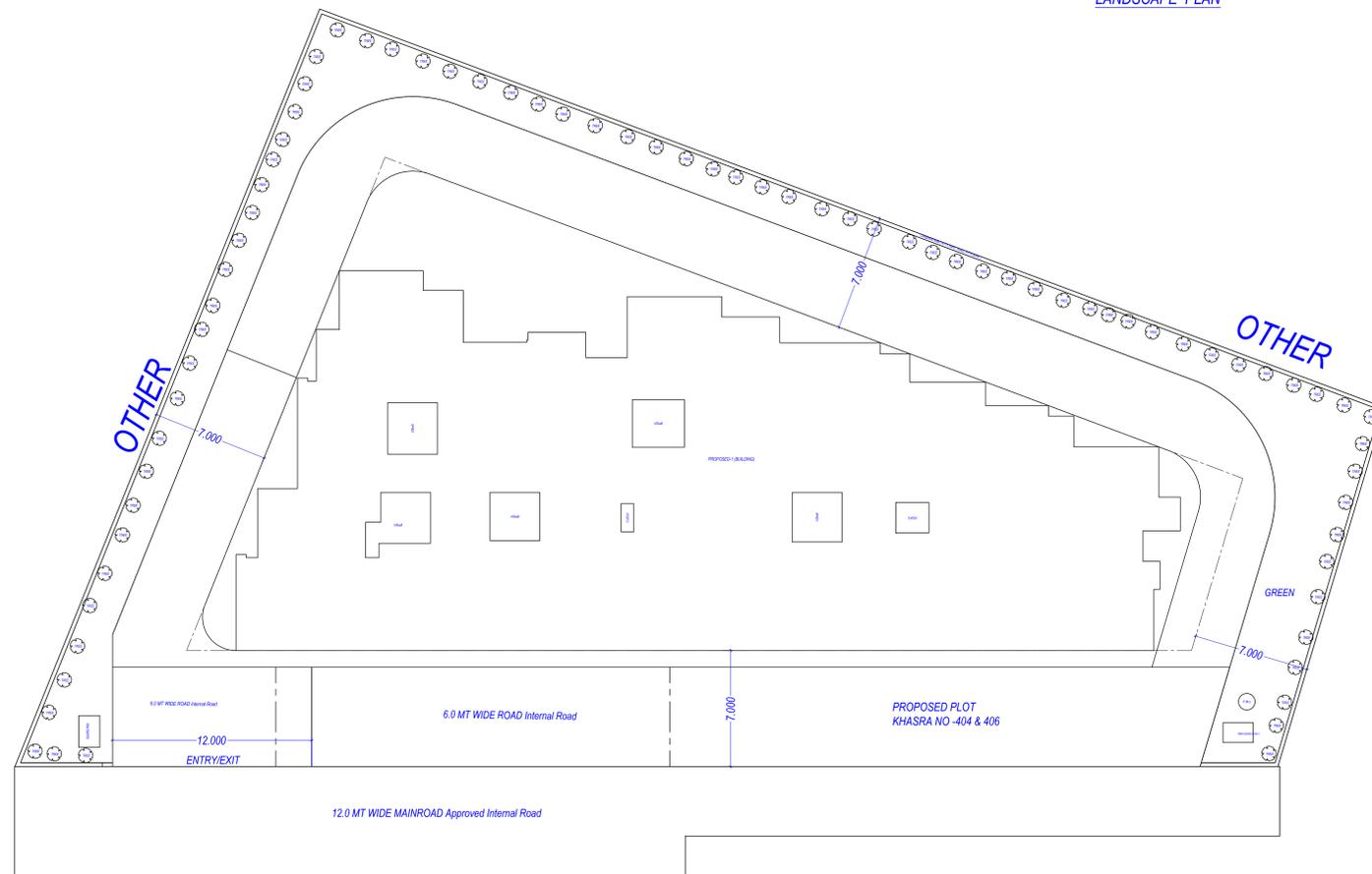
Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.  
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

Total Plot Area: -	2515.76	Total FAR Area: -	5541.01
Total Coverage Area: -	978.03	Total BUA Area: -	8407.59





LANDSCAPE PLAN



SERVICE PLAN

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.

ISO\_A0\_(841.00\_x\_1189.00\_MM)

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Total Coverage Area: -	978.03	Total BUA Area: -	8407.59

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ARCHITECT'S NAME AND SIGNATURE Rajneesh Kumar CA201786949	INIEER
Signature Not Verified Digitally signed by Rajneesh Kumar Date: 2023.10.23 14:43 Designation: ARCHITECT	Lucknow Development Authority
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Sangjay Jindal (Executive engineer/Town Planner)	