

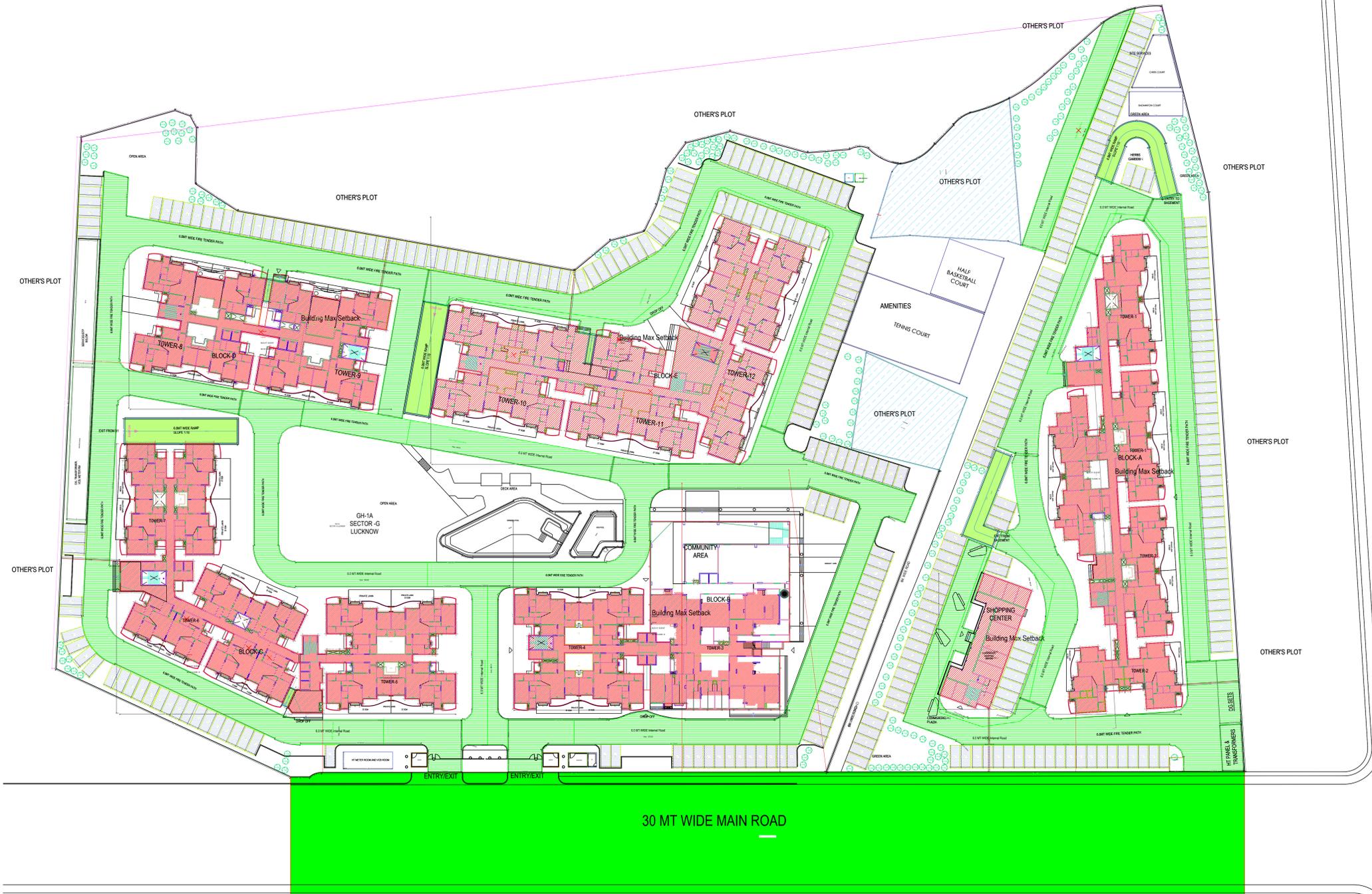
AREA STATEMENT			
PROJECT DETAIL:			
Authority: Lucknow Development Authority	Plot Use: Residential		
Authority Class: Category A	Plot Sub Use: Group Housing		
Authority Grade: Development Authority (DA)	Development Plan: APJ Ansal Sushant City		
Category: Regular	Land Use Zone: Residential Use Zone		
Project Type: Group Development	Land Sub Use Zone: Residential Zone		
Nature of Development: NEW	Layout Type: NA		
Development Area: New Area			
Sub-Development Area: Metro City Area			
Special Project: NA			
Site Address: District Lucknow, Tehsil Lucknow, Village NA			
AREA DETAILS:			
Area of Plot As per record	Sq. Mts.		
Document Area	40250.87		
Area as per title condition	42049.52		
Area of Plot Considered	38919.26		
2. Deduction for:			
(a) Proposed roads	0.00		
(b) Any reservations	1330.26		
Area not in Proposal	1330.26		
Total = a)	1330.26		
3. Net Area of plot (1 - 2) AREA OF PLOT	38919.26		
Plot Area For Coverage	38919.26		
Plot Area For FAR	38919.26		
Perm. FAR Area (0.50)	8979.81		
Perm. Paid FAR Area (1.25)	48649.07		
Total Perm. FAR area with Paid FAR (3.75)	148947.23		
Total Perm. FAR area (3.75)	148947.23		
6. Total Built up area permissible at:			
Permissible Coverage area (35.00 %)	13621.74		
Proposed Coverage area (23.60 %)	9184.20		
Total Prop. Coverage Area (23.60 %)	9184.20		
Balance coverage area (11.40 %)	4437.54		
Proposed Area at:			
Proposed Built up	Proposed FAR	Existing Built up	Existing FAR
Basement First Floor	27638.16	0.00	0.00
Basement Second Floor	6283.10	0.00	0.00
Ground Floor	10012.46	0.00	8570.81
First Floor	8719.87	0.00	7858.95
Second Floor	8421.97	0.00	7196.26
Third Floor	8730.89	0.00	7387.04
Fourth Floor	8730.89	0.00	7387.04
Fifth Floor	8730.89	0.00	7387.04
Sixth Floor	8730.89	0.00	7387.04
Seventh Floor	8730.89	0.00	7387.04
Eighth Floor	8730.89	0.00	7387.04
Ninth Floor	8730.89	0.00	7387.04
Tenth Floor	8730.89	0.00	7387.04
Eleventh Floor	8730.89	0.00	7387.04
Twelfth Floor	8730.89	0.00	7387.04
Thirteenth Floor	8730.89	0.00	7387.04
Fourteenth Floor	8730.89	0.00	7387.04
Fifteenth Floor	8730.89	0.00	7387.04
Terrace Floor	422.98	0.00	0.00
Total Area	178892.11	0.00	119567.36
Total FAR Area			119567.36
Accessory Use Area Added in Built-Up Area			1482.73
Total Built-Up Area			177774.84
Proposed FAR consumed			3.07
C. Tenement Statement			
4. Tenement Proposed At:			
G.F.		52	00
All Floors		794	00
5. Total Tenements (3 + 4)		846	
E. Parking Statement			
1. Parking Space Required as per Regulations		14726	25
2. Proposed Parking Space		44653	05

COLOR INDEX		
PLOT BOUNDARY	Black	
ABUTTING ROAD	Red	
PROPOSED CONSTRUCTION	Green	
COMMON PLOT	Yellow	
ROAD ALIGNMENT (ROAD WIDENING AREA)	Orange	
FUTURE T.P. SCHEME DEDUCTION AREA	Blue	
EXISTING (To be retained)	Light Blue	
EXISTING (To be demolished)	Dark Blue	
Building Conditions Checks		
No.	Condition	
1.	For A (BLOCK) increase of Mechanical parking of Stack parking provided in the Building. For stack parking at the time of completion the owner shall produce technical data with respect to height. The height shall not exceed more than 5% of that required as per company specifications and the height of stack parking shall not exceed more than 5% of that required as per company specifications.	
Parking Check (Table 7b)		
Vehicle Type	Prop.	Area
Equivalent Car Space	No.	Area
Two Stack Car	-	876
Total Car	969	13323.75
Visitor's Car Parking	98	1347.50
Other Parking	-	-
Total	1467	14671.25

OWNER'S NAME AND SIGNATURE	
PRIVUE BUILDERS PRIVATE LIMITED, director@privuegroup.com, 8826655738	
ARCHITECT'S NAME AND SIGNATURE	
Deepankar Sharma	ENGINEER
CA201494728	
Lucknow Development Authority	
[QR Code]	

Building Plan Application Number	
LDA/BP/24-25/3990	
Sanctioned On	
20 May 2025	
Valid Till	
01 Nov 2031	
Approved By	
Vice Chairman (Vice Chairman)	
Examined By	
Yashoda Nand Tripathi (Junior engineer)	
IMTIAZ AHMAD (Junior engineer)	
Alka Singh (Assistant Engineer)	
Atul Sharma (Assistant Engineer)	
Atul Sharma (Executive engineer/Town Planner)	
Kanshendra Kumar Gautam (Chief Town Planner)	

Total Plot Area :-	38919.26	Total FAR Area :-	119567.36
Total Coverage Area :-	9184.20	Total BUJA Area :-	177774.84



SITE PLAN

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
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 PRIVUE BUILDERS PRIVATE LIMITED, director@privuegroup.com, 862665738

ARCHITECT'S NAME AND SIGNATURE : ENGINEER

Deepankar Sharma
 CA2014/64728



Building Plan Application Number

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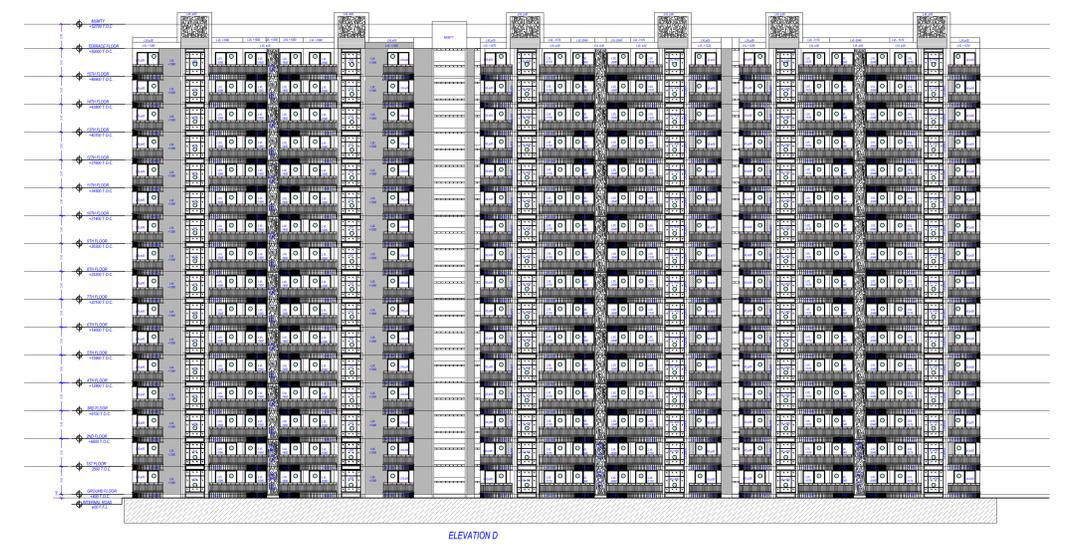
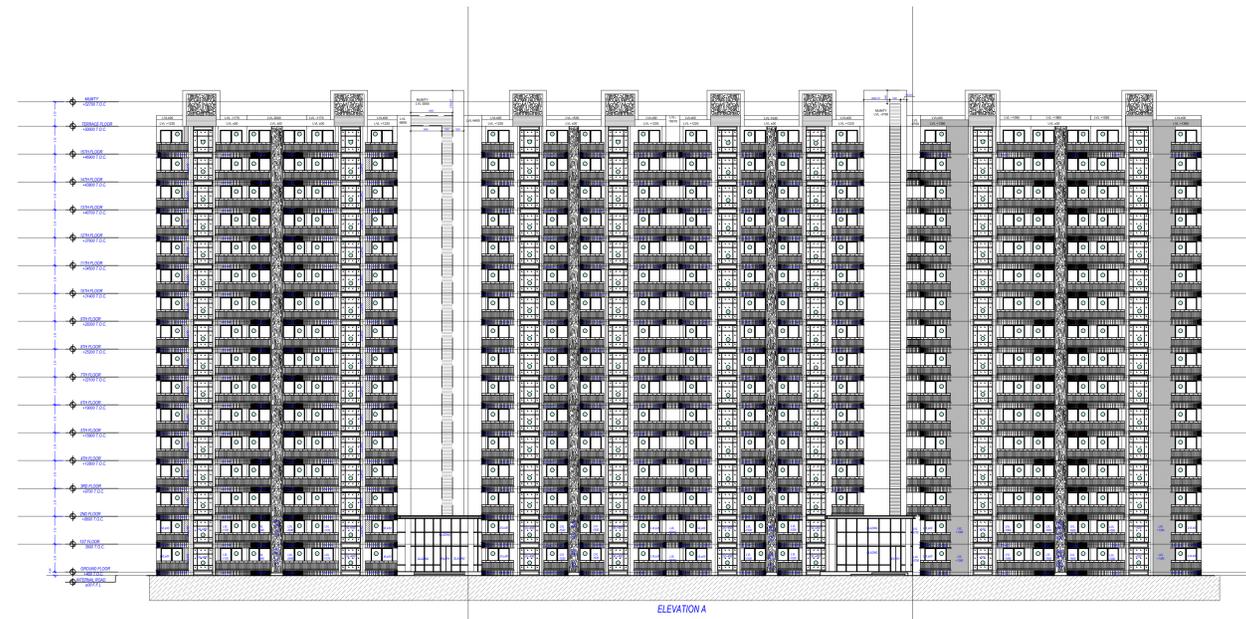
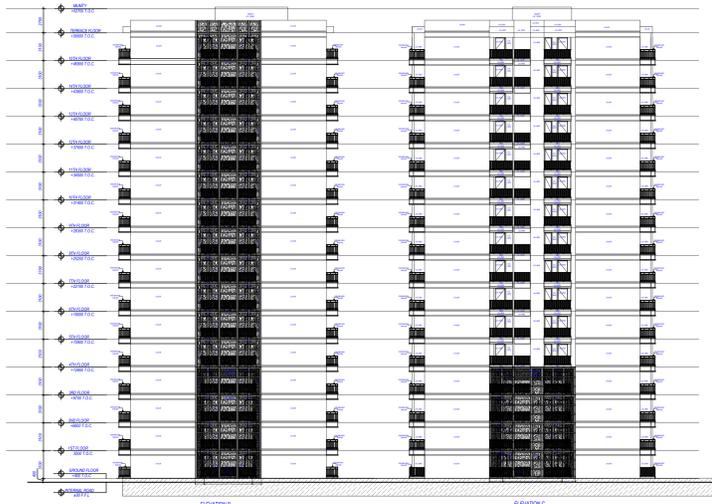
Atul Sharma (Assistant Engineer)

Atul Sharma (Executive engineer/Town Planner)

Kaushendra Kumar Gautam (Chief Town Planner)

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Total Plot Area :-	38919.26	Total FAR Area :-	119567.56
Total Coverage Area :-	9184.20	Total BUA Area :-	177774.84



Building C (BLOCK)

Floor Name	Gross Builtup Area	Deductions From Gross Builtup Area (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	
		OTD	VShaft	Void	Ramp		Mummy	Lift	Lift Machine	Lift Lobby	Balcony	Staircase	Accessories					Rest
Ground Floor	2962.62	71.48	22.76	36.40	7.05	2724.91	18.81	0.00	0.00	15.08	246.62	49.51	5.94	1785.96	0.00	0.00	1785.96	14
First Floor	2928.38	71.44	22.76	36.40	0.00	2724.91	18.81	30.96	0.00	25.08	249.62	49.51	5.94	1743.83	5.18	5.18	1749.01	14
Second Floor	2159.68	71.44	22.76	0.00	0.00	2066.26	18.81	30.96	0.00	25.08	249.62	0.00	5.94	1735.04	4.74	4.74	1739.78	14
Third Floor	2159.23	71.38	21.56	0.00	0.00	2066.26	18.81	30.96	0.00	25.08	249.62	0.00	5.94	1735.85	4.74	4.74	1740.59	14
Fourth Floor	2159.23	71.38	21.56	0.00	0.00	2066.26	18.81	30.96	0.00	25.08	249.62	0.00	5.94	1735.85	4.74	4.74	1740.59	14
Fifth Floor	2159.23	71.38	21.56	0.00	0.00	2066.26	18.81	30.96	0.00	25.08	249.62	0.00	5.94	1735.85	4.74	4.74	1740.59	14
Sixth Floor	2159.23	71.38	21.56	0.00	0.00	2066.26	18.81	30.96	0.00	25.08	249.62	0.00	5.94	1735.85	4.74	4.74	1740.59	14
Seventh Floor	2159.23	71.38	21.56	0.00	0.00	2066.26	18.81	30.96	0.00	25.08	249.62	0.00	5.94	1735.85	4.74	4.74	1740.59	14
Eighth Floor	2159.23	71.38	21.56	0.00	0.00	2066.26	18.81	30.96	0.00	25.08	249.62	0.00	5.94	1735.85	4.74	4.74	1740.59	14
Ninth Floor	2159.23	71.38	21.56	0.00	0.00	2066.26	18.81	30.96	0.00	25.08	249.62	0.00	5.94	1735.85	4.74	4.74	1740.59	14
Tenth Floor	2159.23	71.38	21.56	0.00	0.00	2066.26	18.81	30.96	0.00	25.08	249.62	0.00	5.94	1735.85	4.74	4.74	1740.59	14
Eleventh Floor	2159.23	71.38	21.56	0.00	0.00	2066.26	18.81	30.96	0.00	25.08	249.62	0.00	5.94	1735.85	4.74	4.74	1740.59	14
Twelfth Floor	2159.23	71.38	21.56	0.00	0.00	2066.26	18.81	30.96	0.00	25.08	249.62	0.00	5.94	1735.85	4.74	4.74	1740.59	14
Thirteenth Floor	2159.23	71.38	21.56	0.00	0.00	2066.26	18.81	30.96	0.00	25.08	249.62	0.00	5.94	1735.85	4.74	4.74	1740.59	14
Fourteenth Floor	2159.23	71.38	21.56	0.00	0.00	2066.26	18.81	30.96	0.00	25.08	249.62	0.00	5.94	1735.85	4.74	4.74	1740.59	14
Fifteenth Floor	2159.23	71.38	21.56	0.00	0.00	2066.26	18.81	30.96	0.00	25.08	249.62	0.00	5.94	1735.85	4.74	4.74	1740.59	14
Terrace Floor	30.96	0.00	0.00	0.00	0.00	30.96	0.00	31.20	5.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Total	34336.57	1142.30	348.56	72.80	7.05	32025.39	349.32	464.40	31.20	396.68	3993.92	99.02	100.98	27829.88	71.54	71.54	27901.42	224

Staircase Checks (Table 8a-1)

Floor Name	Staircase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.148	1.00
FIRST FLOOR PLAN	STAIRCASE	1.50	0.300	0.148	1.00
FIRST FLOOR PLAN	STAIRCASE	1.50	0.300	0.148	1.00
SECOND FLOOR PLAN	STAIRCASE	1.50	0.300	0.148	1.00
SECOND FLOOR PLAN	STAIRCASE	1.50	0.300	0.148	1.00
TYPICAL -3-15 FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.148	1.00
TYPICAL -3-15 FLOOR PLAN	STAIRCASE	1.50	0.300	0.148	1.00
TERRACE FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.000	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.50	0.300	0.000	1.00

SCHEDULE OF WINDOW/VENTILATION

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
C (BLOCK)	V2	0.45	1.00	256
C (BLOCK)	V1	0.60	1.00	448
C (BLOCK)	DW	0.75	1.50	32
C (BLOCK)	WINDOW	0.95	1.20	01
C (BLOCK)	WINDOW	1.01	1.20	01
C (BLOCK)	DW2	1.50	2.40	224
C (BLOCK)	BW	2.20	1.20	224
C (BLOCK)	SD1	2.40	2.40	608
C (BLOCK)	BW	2.30	1.20	02
C (BLOCK)	DW3	1.00	1.20	01
C (BLOCK)	WINDOW	4.18	1.20	01
C (BLOCK)	WINDOW	5.10	1.20	01

SCHEDULE OF DOOR

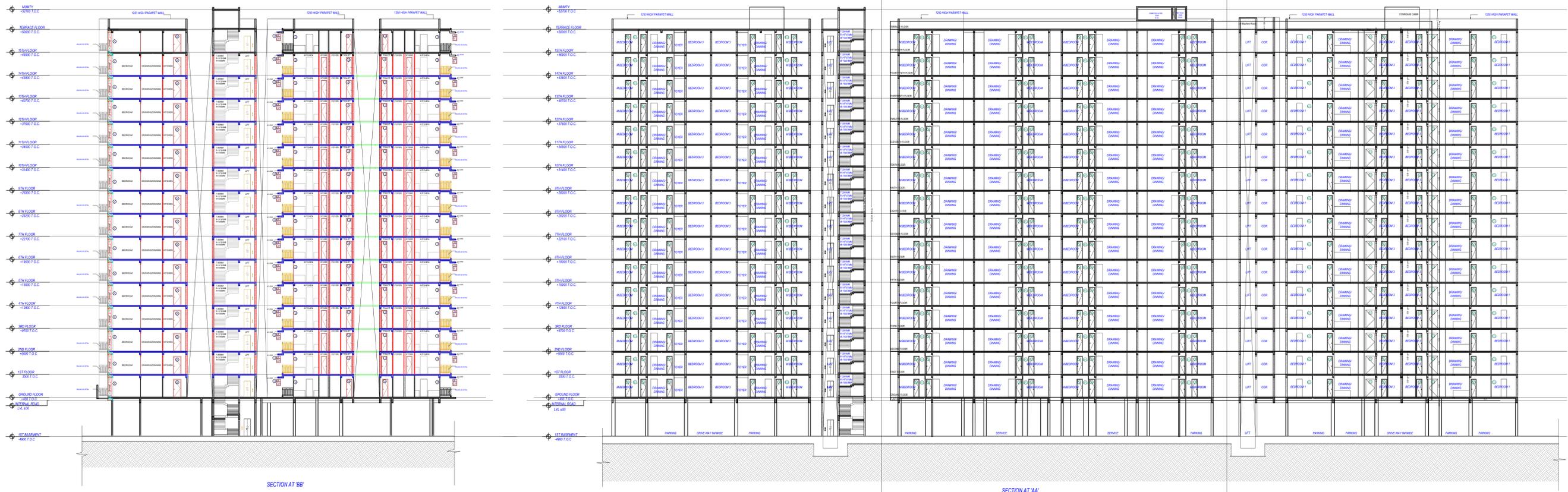
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
C (BLOCK)	D5	0.75	2.40	96
C (BLOCK)	D4	0.80	2.40	768
C (BLOCK)	OP	0.80	2.40	96
C (BLOCK)	D6	0.86	2.40	64
C (BLOCK)	D6A	0.87	2.40	96
C (BLOCK)	LIFT DOOR	0.90	2.40	256
C (BLOCK)	OP	0.90	2.40	256
C (BLOCK)	D5A	0.90	2.40	224
C (BLOCK)	OP	1.05	2.40	67
C (BLOCK)	D3	1.05	2.40	480
C (BLOCK)	ENTRANCE	1.20	2.10	01
C (BLOCK)	D1	1.20	2.40	256
C (BLOCK)	ENTRANCE	2.00	2.10	02
C (BLOCK)	OP	3.25	2.40	02

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
GROUND FLOOR PLAN	2.38 X 6.48 X 1 X 1	68.52	256.26
	1.50 X 2.05 X 2 X 1	5.72	
	1.50 X 2.04 X 6 X 1	18.36	
	1.67 X 3.55 X 10 X 1	53.40	
	1.50 X 2.15 X 4 X 1	12.92	
	2.12 X 3.15 X 4 X 1	26.92	
	2.25 X 6.78 X 4 X 1	48.84	
	1.69 X 3.17 X 4 X 1	20.08	
FIRST FLOOR PLAN	2.38 X 6.48 X 1 X 1	68.56	256.32
	1.50 X 2.05 X 2 X 1	5.72	
	1.50 X 2.04 X 6 X 1	18.36	
	1.50 X 2.15 X 4 X 1	12.92	
	2.25 X 6.78 X 4 X 1	48.84	
	1.69 X 3.17 X 4 X 1	20.08	
	1.67 X 3.55 X 10 X 1	53.40	
	2.12 X 3.15 X 4 X 1	26.92	
	2.25 X 6.78 X 4 X 1	48.84	
	1.69 X 3.17 X 4 X 1	20.08	
SECOND FLOOR PLAN	1.50 X 3.00 X 2 X 1	8.50	256.42
	1.50 X 2.05 X 2 X 1	5.72	
	1.50 X 2.04 X 6 X 1	18.36	
	1.50 X 2.15 X 4 X 1	12.92	
	2.25 X 6.78 X 4 X 1	48.84	
	1.69 X 3.17 X 4 X 1	20.08	
	1.67 X 3.55 X 10 X 1	53.40	
	2.12 X 3.15 X 4 X 1	26.92	
	2.25 X 6.78 X 4 X 1	48.84	
	1.69 X 3.17 X 4 X 1	20.08	
TYPICAL -3-15 FLOOR PLAN	1.50 X 2.05 X 2 X 1	74.36	3331.38
	1.50 X 3.00 X 2 X 1	110.50	
	1.50 X 2.04 X 6 X 1	238.88	
	1.50 X 2.15 X 4 X 1	167.96	
	2.25 X 6.78 X 4 X 1	559.92	
	1.69 X 3.17 X 4 X 1	281.04	
	1.67 X 3.55 X 10 X 1	684.50	
	2.12 X 3.15 X 4 X 1	297.96	
	2.38 X 6.48 X 6 X 1	890.78	
Total			4099.38

UnitBUA Table for Building C (BLOCK)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA Area (Sq.mt.)	UnitBUA Area	Balcony	Door	External Wall	Carpet Area	No. of Unit	
GROUND FLOOR PLAN	UNIT-001	FLAT	145.01	145.01	Shaft	1.00	144.01	19.33	0.41	2.56	3.91	117.83
	UNIT-002	FLAT	145.01	145.01		1.00	144.01	19.33	0.41	2.56	3.91	117.83
	UNIT-003	FLAT	161.70	161.70		1.72	159.98	20.73	0.41	2.71	4.39	131.74
	UNIT-004	FLAT	161.70	161.70		1.72	159.98	20.73	0.41	2.71	4.39	131.74
	UNIT-005	FLAT	123.02	123.02		0.69	122.33	19.82	0.41	2.44	3.94	95.72
	UNIT-006	FLAT	123.02	123.02		0.69	122.33	19.82	0.41	2.44	3.94	95.72
	UNIT-007	FLAT	123.02	123.02		0.69	122.33	19.82	0.41	2.44	3.94	95.72
	UNIT-008	FLAT	123.02	123.02		0.69	122.33	19.82	0.41	2.44	3.94	95.72
	UNIT-009	FLAT	104.52	104.52		0.20	104.32	14.32	0.32	1.93	3.21	84.54
	UNIT-010	FLAT	104.52	104.52		0.20	104.32	14.32	0.32	1.93	3.21	84.54
	UNIT-011	FLAT	104.52	104.52		0.20	104.32	14.32	0.32	1.93	3.21	84.54
	UNIT-012	FLAT	104.52	104.52		0.20	104.32	14.32	0.32	1.93	3.21	84.54
	UNIT-012A	FLAT	123.02	123.02		0.69	122.33	19.82	0.41	2.44	4.03	95.63
	UNIT-014	FLAT	123.02	123.02		0.69	122.33	19.82	0.41	2.44	3.90	95.76
Total per Floor	Typical Floor = 1	Total	1769.61	1769.61		10.38	1759.23	256.31	5.38	32.90	52.08	1412.56
FIRST FLOOR PLAN	UNIT-101	FLAT	145.01	145.01		1.00	144.01	19.33	0.41	2.56	3.91	117.83
	UNIT-102	FLAT	145.01	145.01		1.00	144.01	19.33	0.41	2.56	3.91	117.83
	UNIT-103	FLAT	161.70	161.70		1.72	159.98	20.73	0.41	2.71	4.39	131.74
	UNIT-104	FLAT	161.70	161.70		1.72	159.98	20.73	0.41	2.71	4.39	131.74
	UNIT-105	FLAT	123.02	123.02		0.69	122.33	19.82	0.41	2.44	3.94	95.72
	UNIT-106	FLAT	123.02	123.02		0.69	122.33	19.82	0.41	2.44	3.94	95.72
	UNIT-107	FLAT	123.02	123.02		0.69	122.33	19.82	0.41	2.44	4.04	95.62
	UNIT-108	FLAT	123.02	123.02		0.69	122.33	19.82	0.41	2.44	3.94	95.72
	UNIT-109	FLAT	104.52	104.52		0.20	104.32	14.32	0.32	1.93	3.20	84.55
	UNIT-110	FLAT	104.52	104.52								



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Total Plot Area :-	38919.26	Total FAR Area :-	119567.56
Total Coverage Area :-	9184.20	Total BUA Area :-	17774.84

OWNER'S NAME AND SIGNATURE
 PRIVUE BUILDERS PRIVATE LIMITED, director@privuegroup.com, 8826655738

ARCHITECT'S NAME AND SIGNATURE : ENGINEER

Deepankar Sharma
 CA2014/64728



Building Plan Application Number
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 Alka Singh (Assistant Engineer)
 Atul Sharma (Assistant Engineer)
 Atul Sharma (Executive engineer/Town Planner)

kaushendra kumar Gautam (Chief Town Planner)



30 MT WIDE MAIN ROAD
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)

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Total Plot Area :-	38919.26	Total FAR Area :-	119567.56
Total Coverage Area :-	9184.20	Total BUA Area :-	17774.84

OWNER'S NAME AND SIGNATURE PRIVUE BUILDERS PRIVATE LIMITED, director@privuegroup.com, 8626655738	
ARCHITECT'S NAME AND SIGNATURE Deepankar Sharma CA201484728	ENGINEER
Lucknow Development Authority	
 	
Building Plan Application Number LDA/BP/24-25/3990	
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Kanshendra Kumar Gautam (Chief Town Planner)	



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

OWNER'S NAME AND SIGNATURE PRIVUE BUILDERS PRIVATE LIMITED, director@privuegroup.com, 862665738	
ARCHITECT'S NAME AND SIGN Deepankar Sharma CA201484728	ENGINEER
Lucknow Development Authority	
 	
Building Plan Application Number LDA/BP/24-25/3990	
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Kanshendra Kumar Gautam (Chief Town Planner)	

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 :-	38919.26	Total FAR Area :-	119567.56
Total Coverage Area :-	9184.20	Total BUA Area :-	177774.84



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

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Total Plot Area :-	38919.26	Total FAR Area :-	119567.56
Total Coverage Area :-	9184.20	Total BUA Area :-	177774.84

OWNER'S NAME AND SIGNATURE
PRIVUE BUILDERS PRIVATE LIMITED, director@privuegroup.com, 862665738

ARCHITECT'S NAME AND SIGNATURE
Deepankar Sharma : ENGINEER
CA201484728



Building Plan Application Number
LDA/BP/23-24/1664
Sanctioned On
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Valid Till
01 Nov 2031

Approved By
Vice Chairman (Vice Chairman)
Examined By
Yashoda Nand Tripathi (Junior engineer)
IMTIAZ AHMAD (Junior engineer)
Alka Singh (Assistant Engineer)
Atul Sharma (Assistant Engineer)
Atul Sharma (Executive engineer/Town Planner)

kaushendra kumar Gautam (Chief Town Planner)

BLOCK-C



TYPICAL - 3 - 15 FLOOR PLAN
(Proposed)
(SCALE 1:100)

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 :-	38919.26	Total FAR Area :-	119567.56
Total Coverage Area :-	9184.20	Total BUA Area :-	177774.84

OWNER'S NAME AND SIGNATURE PRIVUE BUILDERS PRIVATE LIMITED, director@privuegroup.com, 862665738	
ARCHITECT'S NAME AND SIGNATURE Deepankar Sharma CA201484728	ENGINEER
Lucknow Development Authority	
 	
Building Plan Application Number LDA/BP/24-25/3990	
Sanctioned On 20 May 2025	
Valid Till 01 Nov 2031	
Approved By Vice Chairman (Vice Chairman)	
Examined By Yashoda Nand Tripathi (Junior engineer) IMTIAZ AHMAD (Junior engineer) Alka Singh (Assistant Engineer) Atul Sharma (Assistant Engineer) Atul Sharma (Executive engineer/Town Planner)	
Kanshendra Kumar Gautam (Chief Town Planner)	

BLOCK-C



TERRACE FLOOR PLAN
(SCALE 1:100)

OWNER'S NAME AND SIGNATURE PRIVUE BUILDERS PRIVATE LIMITED, director@privuegroup.com, 882665738	
ARCHITECT'S NAME AND SIGNATURE Deepankar Sharma CA201464728	: ENGINEER
	Lucknow Development Authority
	
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