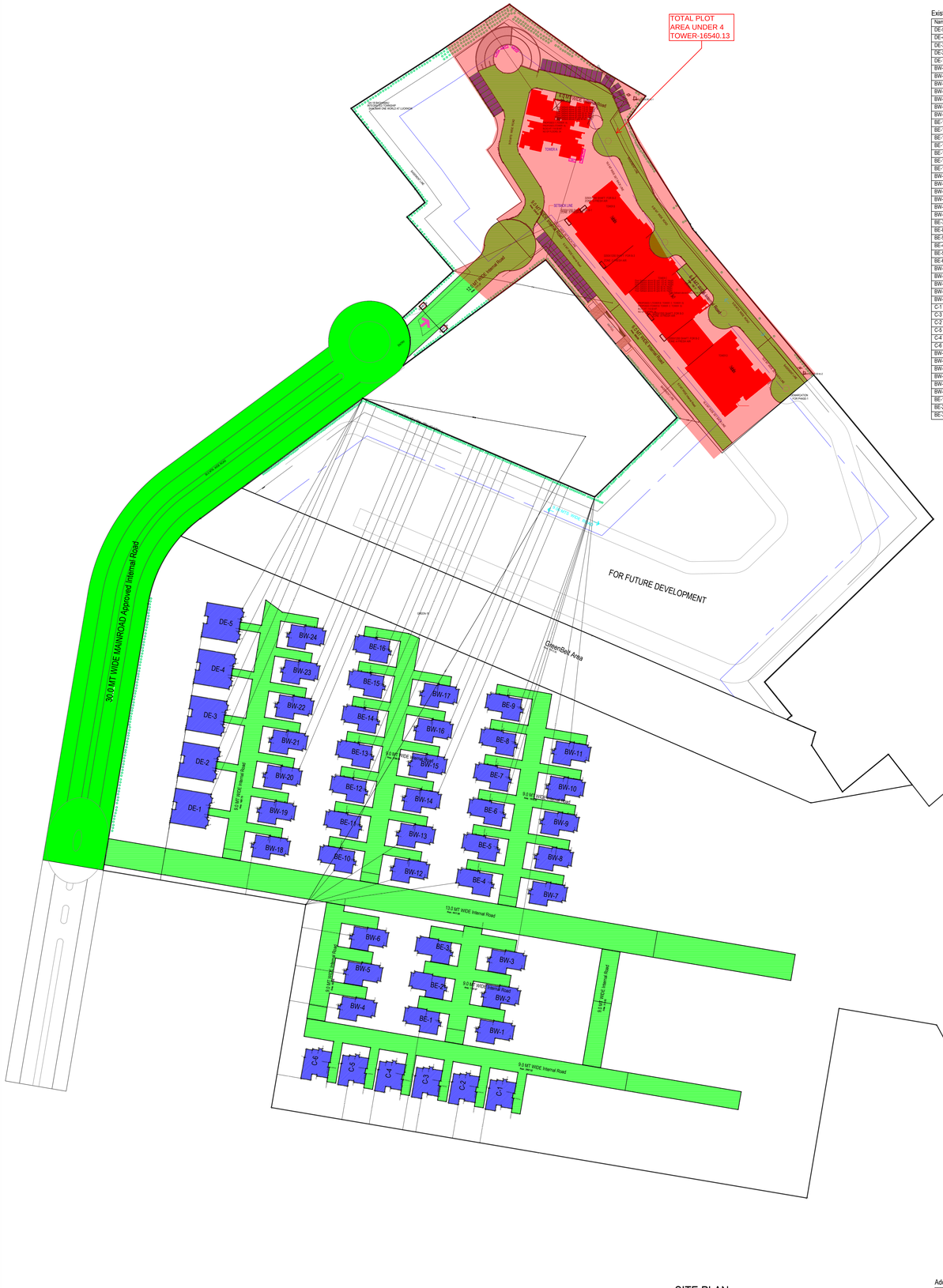
Project Title : ADD/ALT GROUP HOUSING BUILDING PLAN (TOWER -B , TOWER -C , TOWER -D)PLOT NO GH-18,KHASRA NO 134 P, 135 P, 140 P, 143 KA, 143 KHA P, 144 P,145 P, 146, 147, 148, 149, 150 KA P, 150 KHA P, 150 GA P, 151, 152 P,153 P, 154 , 155, 156 KA, 156 KHA, 157 P, 159 P, 160, 161 P, 162 P, 163 P, 164 , 165, 166, 167 P, 168 P, 169 P, 170 P, 171, 172 P, 173, 174, 175, 177 P, 180 P, 181, 182, 183, 184, 244 P, 245 P,246 P, 247 P, 248 P, 249 P, 250 P, 251 P ,BAGHAMAU INTEGRATED TOWNSHIP, SHALIMAR ONE WORLD AT LUCKNOW
OWNER - M/S. A N S DEVELOPERS PVT LTD, THROUGH AUTHORISED SIGNATORY SHEO JANAM CHAUDHARY

File No.	LDA/BP/23-24/3709	Sheet	1 / 5
Submission Date	2024-02-02	Scale	1:100



SITE PLAN
(Scale - 1:1000)

Existing Building Details

Name	Use	SubUse	Structure	Height	Floor No	FAR Area	BUA Area
DE-5	Residential	Villa	Highrise	14.35	4	712.80	1075.57
DE-4	Residential	Villa	Highrise	14.35	4	712.80	1047.52
DE-3	Residential	Villa	Highrise	14.35	4	712.80	1047.52
DE-2	Residential	Villa	Highrise	14.35	4	712.80	1047.52
DE-1	Residential	Villa	Highrise	14.35	4	712.80	1047.52
BW-18	Residential	Villa	Highrise	14.35	4	571.69	625.27
BW-19	Residential	Villa	Highrise	14.35	4	571.69	625.27
BW-20	Residential	Villa	Highrise	14.35	4	571.69	625.27
BW-21	Residential	Villa	Highrise	14.35	4	571.69	625.27
BW-22	Residential	Villa	Highrise	14.35	4	571.69	625.27
BW-23	Residential	Villa	Highrise	14.35	4	571.69	625.27
BW-24	Residential	Villa	Highrise	14.35	4	571.69	625.27
BE-16	Residential	Villa	Highrise	14.35	4	570.05	623.63
BE-15	Residential	Villa	Highrise	14.35	4	570.05	623.63
BE-14	Residential	Villa	Highrise	14.35	4	570.05	623.63
BE-12	Residential	Villa	Highrise	14.35	4	570.05	623.63
BE-13	Residential	Villa	Highrise	14.35	4	570.05	623.63
BE-11	Residential	Villa	Highrise	14.35	4	570.05	623.63
BE-10	Residential	Villa	Highrise	14.35	4	570.05	623.63
BW-13	Residential	Villa	Highrise	14.35	4	571.69	625.27
BW-12	Residential	Villa	Highrise	14.35	4	571.69	625.27
BW-14	Residential	Villa	Highrise	14.35	4	571.69	625.27
BW-16	Residential	Villa	Highrise	14.35	4	571.69	625.27
BW-15	Residential	Villa	Highrise	14.35	4	571.69	625.27
BW-17	Residential	Villa	Highrise	14.35	4	571.69	625.27
BE-7	Residential	Villa	Highrise	14.35	4	570.05	623.63
BE-8	Residential	Villa	Highrise	14.35	4	570.05	623.63
BE-9	Residential	Villa	Highrise	14.35	4	570.05	623.63
BE-4	Residential	Villa	Highrise	14.35	4	570.05	623.63
BE-5	Residential	Villa	Highrise	14.35	4	570.05	623.63
BE-6	Residential	Villa	Highrise	14.35	4	570.05	623.63
BW-9	Residential	Villa	Highrise	14.35	4	571.69	625.27
BW-8	Residential	Villa	Highrise	14.35	4	571.69	625.27
BW-7	Residential	Villa	Highrise	14.35	4	571.69	625.27
BW-11	Residential	Villa	Highrise	14.35	4	571.69	625.27
BW-10	Residential	Villa	Highrise	14.35	4	571.69	625.27
C-1	Residential	Villa	Highrise	14.35	4	585.61	638.01
C-2	Residential	Villa	Highrise	14.35	4	585.61	638.01
C-3	Residential	Villa	Highrise	14.35	4	585.61	638.01
C-4	Residential	Villa	Highrise	14.35	4	585.61	638.01
C-5	Residential	Villa	Highrise	14.35	4	585.61	638.01
C-6	Residential	Villa	Highrise	14.35	4	585.61	638.01
BW-5	Residential	Villa	Highrise	14.35	4	571.69	625.27
BW-4	Residential	Villa	Highrise	14.35	4	571.69	625.27
BW-6	Residential	Villa	Highrise	14.35	4	571.69	625.27
BW-2	Residential	Villa	Highrise	14.35	4	571.69	625.27
BW-3	Residential	Villa	Highrise	14.35	4	571.69	625.27
BW-1	Residential	Villa	Highrise	14.35	4	571.69	625.27
BE-1	Residential	Villa	Highrise	14.35	4	570.05	623.63
BE-2	Residential	Villa	Highrise	14.35	4	570.05	623.63
BE-3	Residential	Villa	Highrise	14.35	4	570.05	623.63

Buildingwise Floor FSI Details

Floor Name	Building Name				Total	
	PROPOSED (TOWER B TOWER C TOWER D)		PROPOSED (TOWER A)			
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement First Floor	12259.74	0.00	0.00	0.00	12259.74	0.00
Basement Second Floor	12588.72	0.00	0.00	0.00	12588.72	0.00
Basement Third Floor	12588.72	0.00	0.00	0.00	12588.72	0.00
Ground Floor	2898.63	2814.78	661.90	633.94	3560.53	3448.72
First Floor	2052.38	1728.22	711.83	598.09	2764.21	2326.31
Second Floor	2052.38	1728.22	711.83	598.09	2764.21	2326.31
Third Floor	2052.38	1728.22	711.83	598.09	2764.21	2326.31
Fourth Floor	2052.38	1728.22	711.83	598.09	2764.21	2326.31
Fifth Floor	2052.38	1728.22	711.83	598.09	2764.21	2326.31
Sixth Floor	2052.38	1728.22	711.83	598.09	2764.21	2326.31
Seventh Floor	2052.38	1728.22	711.83	598.09	2764.21	2326.31
Eighth Floor	2052.38	1728.22	711.83	598.09	2764.21	2326.31
Ninth Floor	2052.38	1728.22	711.83	598.09	2764.21	2326.31
Tenth Floor	2052.38	1728.22	711.83	598.09	2764.21	2326.31
Eleventh Floor	2052.38	1728.22	711.83	598.09	2764.21	2326.31
Twelfth Floor	2052.38	1728.22	711.83	598.09	2764.21	2326.31
Thirteenth Floor	2052.38	1728.22	711.83	598.09	2764.21	2326.31
Fourteenth Floor	2052.38	1728.22	711.83	598.09	2764.21	2326.31
Fifteenth Floor	2052.38	1728.22	711.83	598.09	2764.21	2326.31
Sixteenth Floor	2052.38	1728.22	711.83	598.09	2764.21	2326.31
Seventeenth Floor	2113.16	1701.18	731.56	589.89	2844.72	2291.07
Eighteenth Floor	2052.38	1728.22	711.83	598.09	2764.21	2326.31
Nineteenth Floor	2052.38	1728.22	711.83	598.09	2764.21	2326.31
Twentieth Floor	2052.38	1728.22	711.83	598.09	2764.21	2326.31
Twentyfirst Floor	2052.38	1728.22	711.83	598.09	2764.21	2326.31
Twentysecond Floor	2052.38	1728.22	711.83	598.09	2764.21	2326.31
Twentythird Floor	2052.38	1728.22	711.83	598.09	2764.21	2326.31
Twentyfourth Floor	2052.38	1728.22	711.83	598.09	2764.21	2326.31
Twentyfifth Floor	2052.38	1728.22	711.83	598.09	2764.21	2326.31
Twentysixth Floor	2113.16	1701.18	731.56	589.89	2844.72	2291.07
Twentyseventh Floor	2052.38	1728.22	711.83	598.09	2764.21	2326.31
Twentyeighth Floor	2052.38	1728.22	711.83	598.09	2764.21	2326.31
Twentyninth Floor	2052.38	1728.22	711.83	598.09	2764.21	2326.31
Thirtieth Floor	2052.38	1728.22	711.83	598.09	2764.21	2326.31
Thirtyfirst Floor	2052.38	1728.22	711.83	598.09	2764.21	2326.31
Thirtysecond Floor	2052.38	1728.22	711.83	598.09	2764.21	2326.31
Thirtythird Floor	2052.38	1728.22	711.83	598.09	2764.21	2326.31
Terrace Floor	340.70	0.00	113.57	0.00	454.27	0.00
Total:	108526.61	59791.96	24305.32	20354.51	132831.93	80146.47

Additional Permissible FAR

Area covered under	Proposed Area	Total Proposed Area
FAR Area		
Lift Lobby	8.56	1164.16
Lift Lobby	8.56	
Lift Lobby	8.56	
Lift Lobby	265.36	
Lift Lobby	265.36	
Lift Lobby	265.36	
Lift Lobby	17.12	
Lift Lobby	17.12	
Lift Lobby	17.12	
Lift Lobby	8.56	
Lift Lobby	265.36	
Lift Lobby	17.12	
NonFAR CHECK		
Service Duct	1.40	620.94
Service Duct	1.15	
Service Duct	1.40	
Service Duct	1.40	
Service Duct	1.15	
Service Duct	1.40	
Service Duct	1.40	
Service Duct	1.15	
Service Duct	1.40	
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Service Duct	1.40	
Service Duct	1.40	
Service Duct	1.15	
Service Duct	1.40	
Service Duct	1.40	
Service Duct	1.15	
Service Duct	1.40	
Service Duct	1.40	
REFUGEAREA	75.27	
REFUGEAREA	66.43	
REFUGEAREA	66.43	
Fire Escape Staircase	24.01	
STAIRCASEHEADROOM	24.01	
STAIRCASEHEADROOM	22.79	
Service Duct	1.40	
Service Duct	1.15	
Service Duct	1.40	
Fire Escape Staircase	24.01	
STAIRCASEHEADROOM	24.01	
STAIRCASEHEADROOM	22.79	
Service Duct	1.40	
Service Duct	1.15	
Service Duct	1.40	
Fire Escape Staircase	24.01	
STAIRCASEHEADROOM	24.01	
STAIRCASEHEADROOM	22.79	
Service Duct	1.40	
Service Duct	1.15	
Service Duct	1.40	
REFUGEAREA	66.43	
Fire Escape Staircase	24.01	
STAIRCASEHEADROOM	24.01	
STAIRCASEHEADROOM	22.79	
Service Duct	1.40	
Service Duct	1.15	
Service Duct	1.40	

A.	AREA STATEMENT	VERSION NO.: 1.0.92
		VERSION DATE: 30/01/2024
	PROJECT DETAIL:	
	Authority: Lucknow Development Authority	Plot Use: Residential
	AuthorityClass: Category A	Plot SubUse: Group Housing
	AuthorityGrade: Development Authority (DA)	Development Plan: REVISED LAYOUT PLAN OF AN INTEGRATED TOWNSHIP AT BAGAMAU VILAGE LUCKNOW BY M/S ANS DEVELOPERS PVT. LTD.
	CaseTrack: Regular	Land Use Zone: Residential use Zone
	Project Type: Building Permission	Land SubUse Zone: Residential Zone
	Nature of Development: ADDITION OR EXTENSION	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	139113.05
	As per site condition	149121.81
	Area of Plot Considered	138208.86
2.	Deduction for	
	(a)Proposed roads	0.00
	(b)Any reservations	10912.95
	Reservation Area	10912.95
	Total(a + b)	10912.95
3.	Net Area of plot (1 - 2) AREA OF PLOT	138208.86
	Plot Area For Coverage	138208.86
	Plot Area For FAR	138208.86
	Perm. FAR Area (2.50)	345522.16
	Total Perm. FAR area (2.50)	345522.16
6.	Total Built up area permissible at:	
	Permissible Coverage area (40.00 %)	55283.54
	Proposed Coverage Area (2.59 %)	3574.32
	Existing Building Coverage area (6.34 %)	8758.96
	Total Prop. Coverage Area (8.92 %)	12333.28
	Balance coverage area (31.08 %)	42950.26

-	Proposed Area at:			
	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
Basement First Floor	12259.74	0.00	0.00	0.00
Basement Second Floor	12588.72	0.00	0.00	0.00
Basement Third Floor	12588.72	0.00	0.00	0.00
Ground Floor	3560.53	0.00	3448.72	0.00
First Floor	2764.21	0.00	2326.31	0.00
Second Floor	2764.21	0.00	2326.31	0.00
Third Floor	2764.21	0.00	2326.31	0.00
Fourth Floor	2764.21	0.00	2326.31	0.00
Fifth Floor	2764.21	0.00	2326.31	0.00
Sixth Floor	2764.21	0.00	2326.31	0.00
Seventh Floor	2764.21	0.00	2326.31	0.00
Eighth Floor	2764.21	0.00	2326.31	0.00
Ninth Floor	2764.21	0.00	2326.31	0.00
Tenth Floor	2764.21	0.00	2326.31	0.00
Eleventh Floor	2764.21	0.00	2326.31	0.00
Twelfth Floor	2764.21	0.00	2326.31	0.00
Thirteenth Floor	2764.21	0.00	2326.31	0.00
Fourteenth Floor	2764.21	0.00	2326.31	0.00
Fifteenth Floor	2764.21	0.00	2326.31	0.00
Sixteenth Floor	2764.21	0.00	2326.31	0.00
Seventeenth Floor	2844.72	0.00	2291.07	0.00
Eighteenth Floor	2764.21	0.00	2326.31	0.00
Nineteenth Floor	2764.21	0.00	2326.31	0.00
Twentieth Floor	2764.21	0.00	2326.31	0.00
Twentyfirst Floor	2764.21	0.00	2326.31	0.00
Twentysecond Floor	2764.21	0.00	2326.31	0.00
Twentythird Floor	2764.21	0.00	2326.31	0.00
Twentyfourth Floor	2764.21	0.00	2326.31	0.00
Twentyfifth Floor	2764.21	0.00	2326.31	0.00
Twentysixth Floor	2844.72	0.00	2291.07	0.00
Twentyseventh Floor	2764.21	0.00	2326.31	0.00
Twentyeighth Floor	2764.21	0.00	2326.31	0.00
Twentyninth Floor	2764.21	0.00	2326.31	0.00
Thirtieth Floor	2764.21	0.00	2326.31	0.00
Thirtyfirst Floor	2764.21	0.00	2326.31	0.00
Thirtysecond Floor	2764.21	0.00	2326.31	0.00
Thirtythird Floor	2764.21	0.00	2326.31	0.00
Terrace Floor	454.27	0.00	0.00	0.00
Total Area:	132831.93	0.00	80146.47	0.00

Total FAR Area:		110065.39
Accessory/Use Area Added in BuiltUp Area:		116.26
Built up area:		116.26
Existing Building BUA Area:		34078.27
Total BuiltUp Area:		167026.32
Proposed FAR consumed:		0.80
C. Tenement Statement		
4. Tenement Proposed At:		
G.F	2.00	
All Floors	528.00	
5. Total Tenements (3 + 4)	530	
E. Parking Statement		
1. Parking Space Required as per Regulations:		10587.50
2. Proposed Parking Space:		43905.92

Cost Note

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)

Additional PermissibleFAR

Permissible FAR	Proposed FAR	5% Additional FAR	Sum of Non FAR Area	Balance Non FAR Area	Sum of FAR Area	Balance FAR Area	Total Proposed FAR
345522.16	110065.39	17276.11	620.94	16655.17	1164.16	15491.01	110065.39

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	-	-	-	704	9680.00
Two Stack Car	-	-	-	2	27.50
Total Car	705	-	9693.75	706	9707.50
Visitor's Car Parking	65	-	893.75	66	907.50
Two Stack Parking	-	-	-	2	37.96
Other Parking	-	-	-	-	23278.98
Total			10587.50		33853.96

Building Conditions Checks

No	Condition
1	For PROPOSED (TOWER B TOWER C TOWER D) Incase 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.

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car			Visitors Car		
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
PROPOSED (TOWER B TOWER C TOWER D)	Community Facility	Public Purpose Building	> 0	100	2814.78	2.00	57	-	-	-	-
	Residential	Group Housing	0 - 50	1	-	-	-	-	-	-	-
			50 - 100	1	70.00	1.00	70	-	-	-	-
			100 - 150	1	326.00	1.25	408	-	-	-	-
			> 150	1	-	1.50	-	-	-	-	-
			> 0	1	-	-	-	-	1.00	48	-
PROPOSED (TOWER A)	Community Facility	Public Purpose Building	> 0	100	633.94	2.00	5	-	-	-	-
	Residential	Group Housing	0 - 50	1	-	-	-	-	-	-	-
			50 - 100	1	2.00	1.00	2	-	-	-	-
			100 - 150	1	130.00	1.25	163	-	-	-	-
			> 150	1	-	1.50	-	-	-	-	-
			> 0	1	-	-	-	-	1.00	17	-
	Total :			-	-	-	-	705	706	-	65	66

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
GH-18 BAGHAMAUINTEGRATED TOWNSHIP SHALIMAR ONE WORLD ATLUCKNOW	Tree	692	744

FAR& Unit Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)				Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)			Total FAR Area (Sq.mt.)	No. of Unit
			VShaft	Void	Ramp	Total Built Up Area (Sq.mt.)	Mumty.	Lift	Lift Lobby	Balcony	Accessory Use	Refuge Area/ Refuge Platform	Covered Area	Parking	Resi.	Amenities	
PROPOSED (TOWER B TOWER C TOWER D)	1	132915.34	448.90	115.91	695.84	109526.61	2655.14	2867.37	978.24	5447.45	1449.20	208.14	0.24	34369.07	59977.15	2814.78	59791.96
PROPOSED (TOWER A)	1	24459.42	134.30	19.80	0.00	24305.32	730.57	883.46	291.04	2003.68	0.00	68.44	415.36	0.00	19725.57	633.94	20354.51
Grand Total	2	134242.76	584.20	130.71	695.84	133831.93	3385.21	3750.83	1267.28	7451.17	1449.20	274.58	415.60	34369.07	79697.75	3448.72	80146.47

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	No Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
PROPOSED (TOWER B TOWER C TOWER D)	Residential	Group Housing		-	Highrise	396	1	BASEMENT THIRD FLOOR PLAN	Residential + Parking +STP	Group Housing	-	-	-
								BASEMENT SECOND FLOOR PLAN	Residential + Parking +STP +PUMP RM	Group Housing	-	-	-
								BASEMENT FIRST FLOOR PLAN	Residential + Parking +PUMP RM	Group Housing	-	-	-
								GROUND FLOOR PLAN	Community Facility	Public Purpose Building	Community Facility	Community Facility	Public Purpose Building
								TYPICAL -1-16, 18-25, 27-33 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
											Residential FAR	Residential	Group Housing
								TYPICAL -17, 26 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
											Residential FAR	Residential	Group Housing
											Residential FAR	Residential	Group Housing
								TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-
PROPOSED (TOWER A)	Residential	Group Housing		-	Highrise	132	1	GROUND FLOOR PLAN	Community Facility	Public Purpose Building	Community Facility	Community Facility	Public Purpose Building
								TYPICAL -1-16, 18-25, 27-33 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TYPICAL -17, 26 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-

Additional Coverage Area

Plot name	Area covered under	Proposed Area	Total Coverage Area	Permissible Coverage Area
GH-18 BAGHAMAUINTEGRATED TOWNSHIP SHALIMAR ONE WORLD ATLUCKNOW	GUARD RM	7.96	15.92	100
	GUARD RM	7.96		

Total Plot Area: - 138208.86	Total FAR Area: - 110065.39
Total Coverage Area: - 12333.28	Total BUA Area: - 167026.32

OWNER'S NAME AND SIGNATURE

ANS DEVELOPERS PVT LTD THROUGH AUTHORISED SIGNATORY SHEO JANAM CHAUDHARY, architect@shalimar.org, 6394582599

For A N S Developers (P) Ltd.

ARCH/ENG'S NAME AND SIGNATURE

Rajneesh Kumar

CA/2017/86949

Lucknow Development Authority

Building Plan Application Number

LDA/BP/23-24/3709

Sanctioned On

02 Mar 2024

Valid Till

05 Mar 2029

Approved By

Vice Chairman (Vice Chairman)

Examined By

Atul Sharma (Junior engineer)

Rajesh Sharma (Assistant 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.

ISO_A0_(841.00_x_1189.00_MM)

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