



AREA STATEMENT		Version No.	1.0
PROJECT DETAIL:		Version Date	28/10/2024
Authority	Lucknow Development Authority	Plot Use	Residential
Authority Class	Category A	Plot Sub Use	Group Housing
Authority Grade	Development Authority (DA)	Development Plan	APR 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	Metra 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		40250.87	
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) + b)		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 %)		13821.74	
Proposed Coverage area (23.60 %)		9184.20	
Total Prop. Coverage Area (23.60 %)		9184.20	
Balance coverage area (11.40 %)		4437.54	

	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
Basement First Floor	27638.16	0.00	0.00	0.00
Basement Second Floor	6283.10	0.00	0.00	0.00
Ground Floor	10012.46	0.00	8570.81	0.00
First Floor	8719.87	0.00	7858.95	0.00
Second Floor	8421.97	0.00	7196.26	0.00
Third Floor	8730.89	0.00	7387.04	0.00
Fourth Floor	8730.89	0.00	7387.04	0.00
Fifth Floor	8730.89	0.00	7387.04	0.00
Sixth Floor	8730.89	0.00	7387.04	0.00
Seventh Floor	8730.89	0.00	7387.04	0.00
Eighth Floor	8730.89	0.00	7387.04	0.00
Ninth Floor	8730.89	0.00	7387.04	0.00
Tenth Floor	8730.89	0.00	7387.04	0.00
Eleventh Floor	8730.89	0.00	7387.04	0.00
Twelfth Floor	8730.89	0.00	7387.04	0.00
Thirteenth Floor	8730.89	0.00	7387.04	0.00
Fourteenth Floor	8730.89	0.00	7387.04	0.00
Fifteenth Floor	8730.89	0.00	7387.04	0.00
Terrace Floor	422.98	0.00	0.00	0.00
Total Area	178892.11	0.00	119567.56	0.00
Total FAR Area			119567.56	
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)			844	
E. Parking Statement				
7. Parking Space Required as per Regulations:			14726.25	
8. 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	No.	Prop.	Area		Total
			Reduced Range Parking (Increase of Parking RW/Area surrendered FDC)	Area	
Equivalent Car Space	-	-	-	876	12045.00
Two Stack Car	-	-	-	294	5017.50
Total Car	960	-	-	13323.75	17062.50
Visitor's Car Parking	98	-	-	1347.50	99
Two Stack Parking	-	-	-	-	-
Other Parking	-	-	-	-	16888.75
Total	-	-	-	14871.25	35722.45

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

ARCHITECT'S NAME AND SIGNATURE  
 Deepankar Sharma  
 CA201494728

Locknow 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)

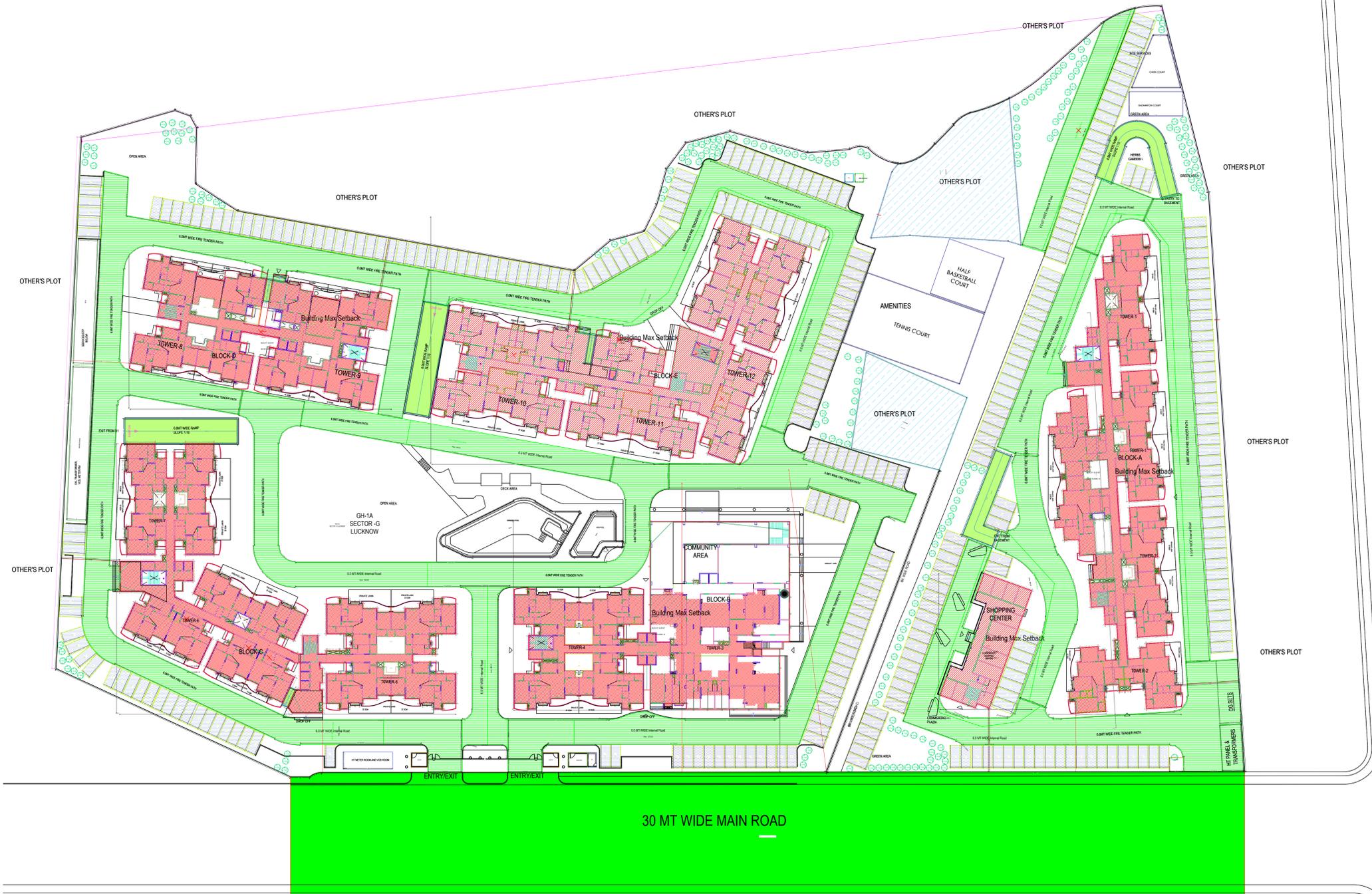
IMTIAZ AHMAD (Junior engineer)

Alka Singh (Assistant Engineer)

Atul Sharma (Assistant Engineer)

Atul Sharma (Executive engineer/Town Planner)

Kaushendra Kumar Gautam (Chief Town Planner)



# SITE 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.

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



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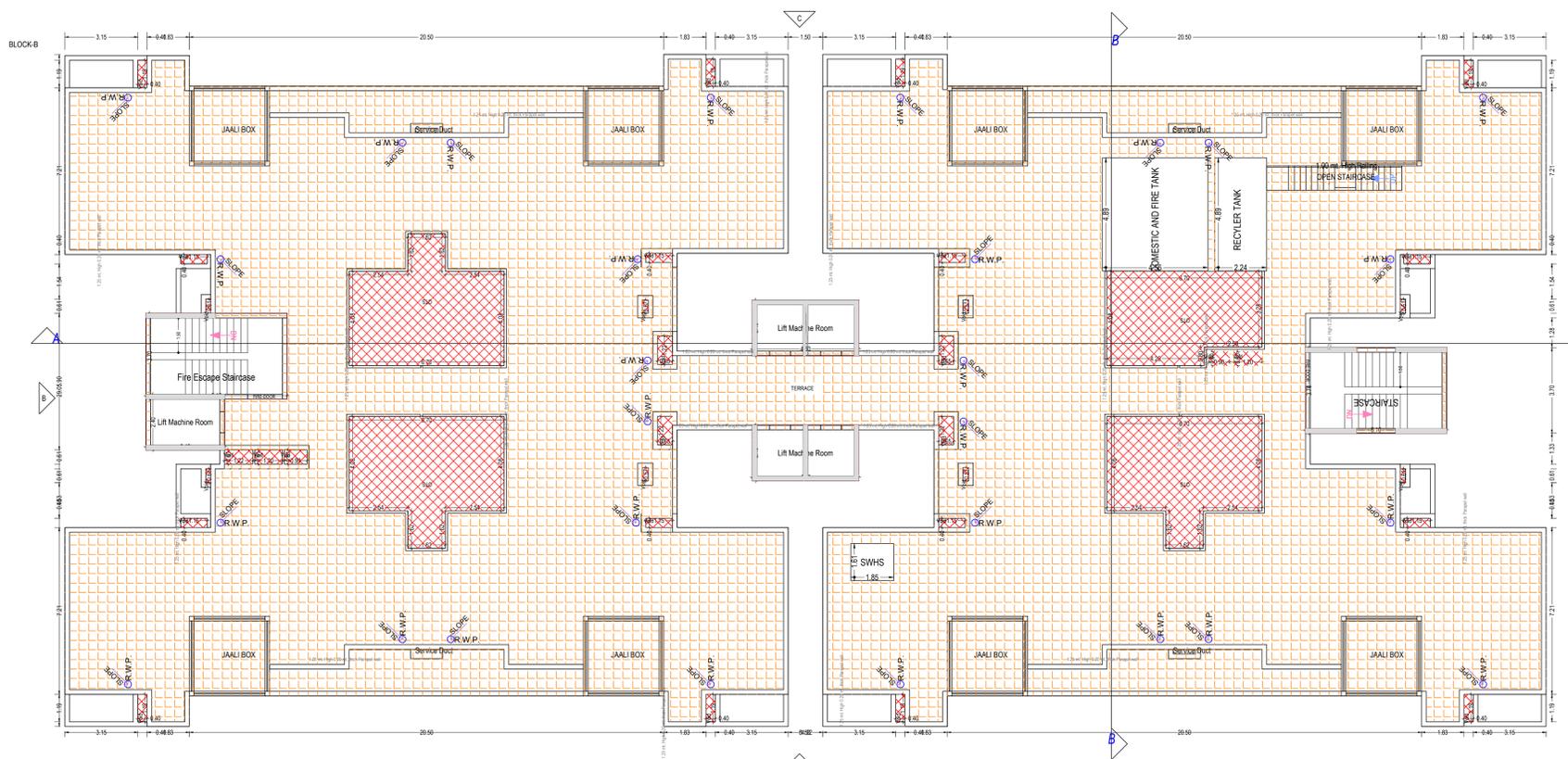




SECTION AT BB



SECTION AT AA

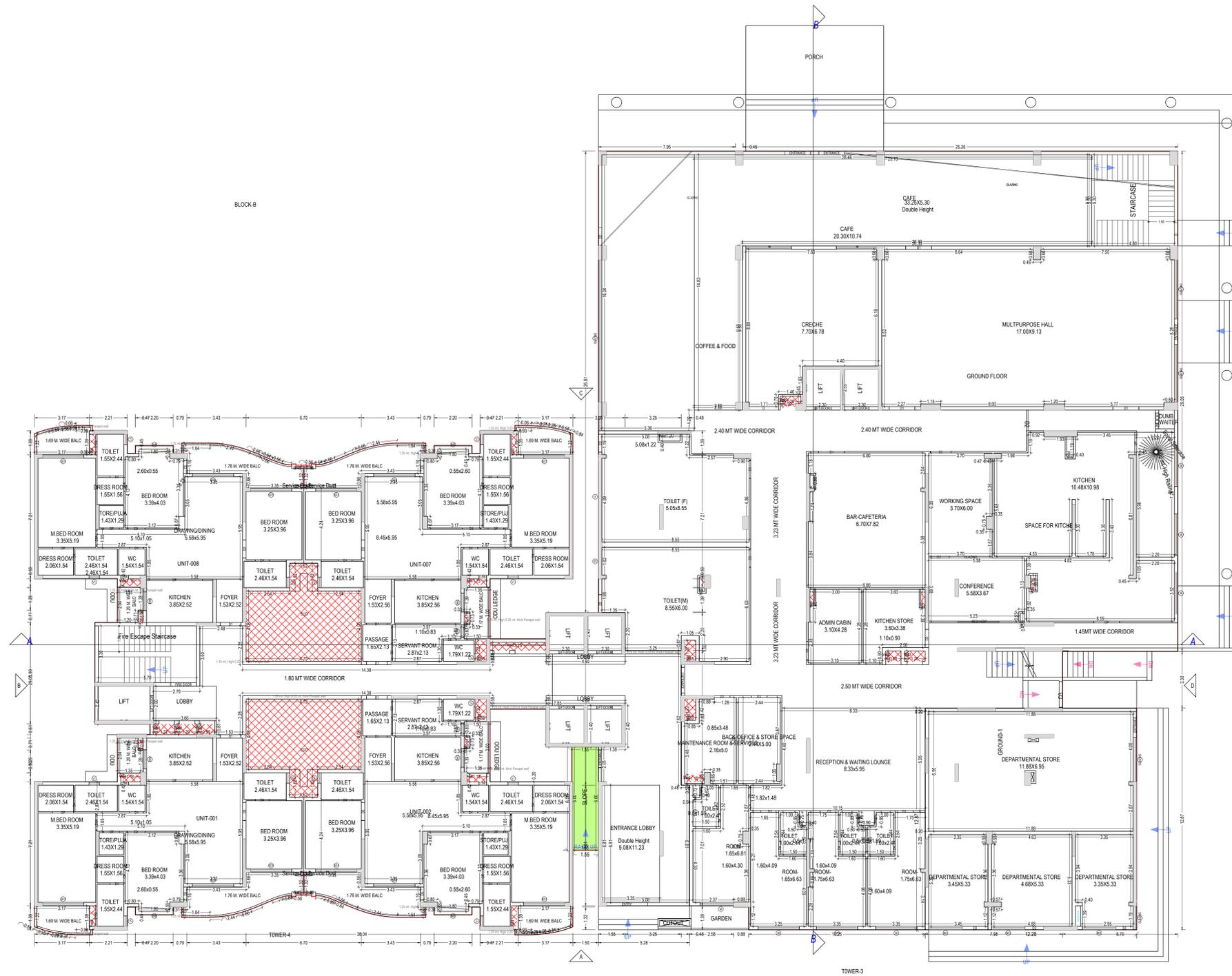


TERRACE FLOOR PLAN (SCALE 1:100)

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ARCHITECT'S NAME AND SIGNATURE Deepankar Sharma CA2014/64728	ENGINEER
Lucknow Development Authority	
 	
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Kanshendra Kumar Gautam (Chief Town Planner)	



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

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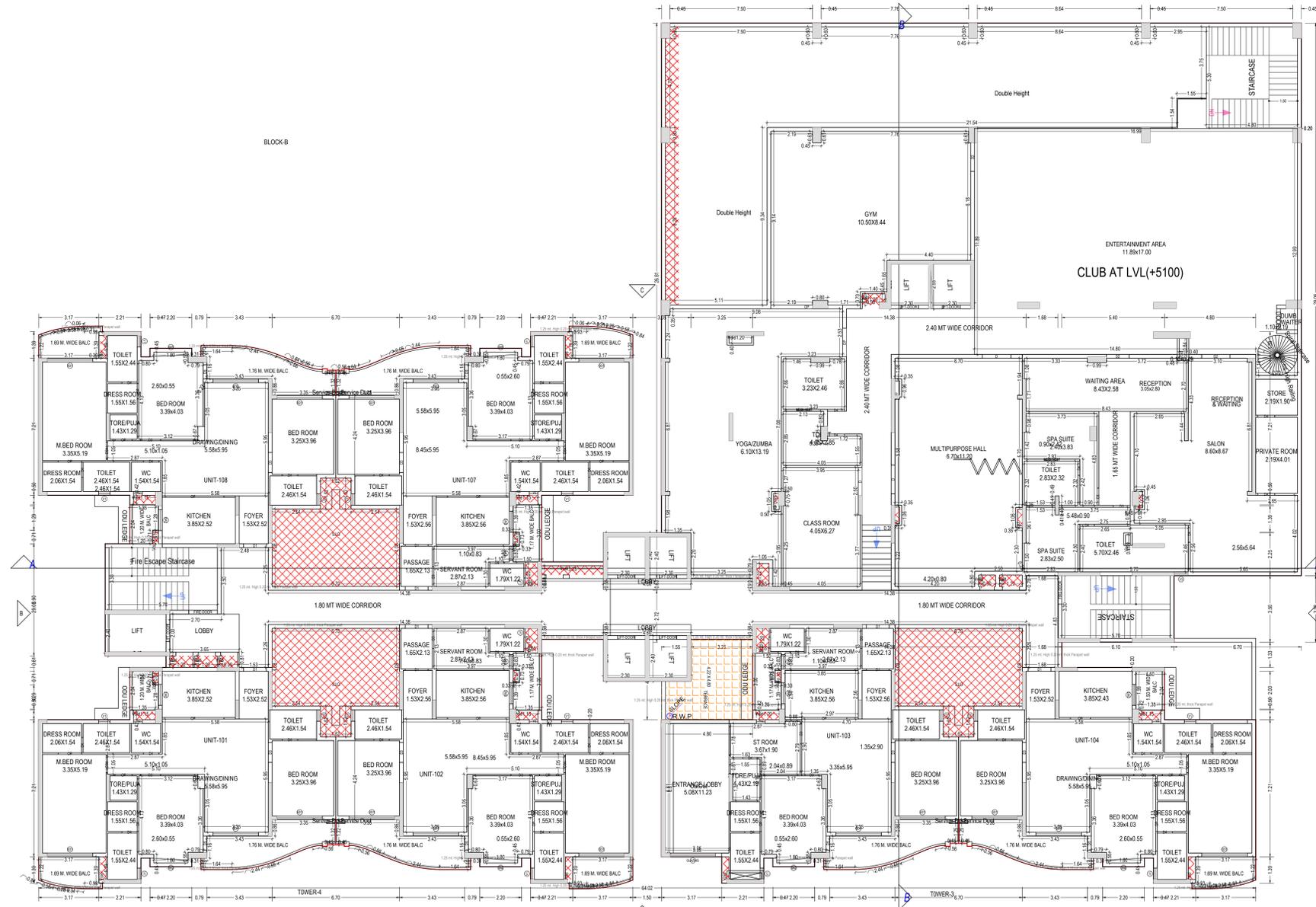
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FIRST FLOOR PLAN  
(Proposed)  
(SCALE 1:100)

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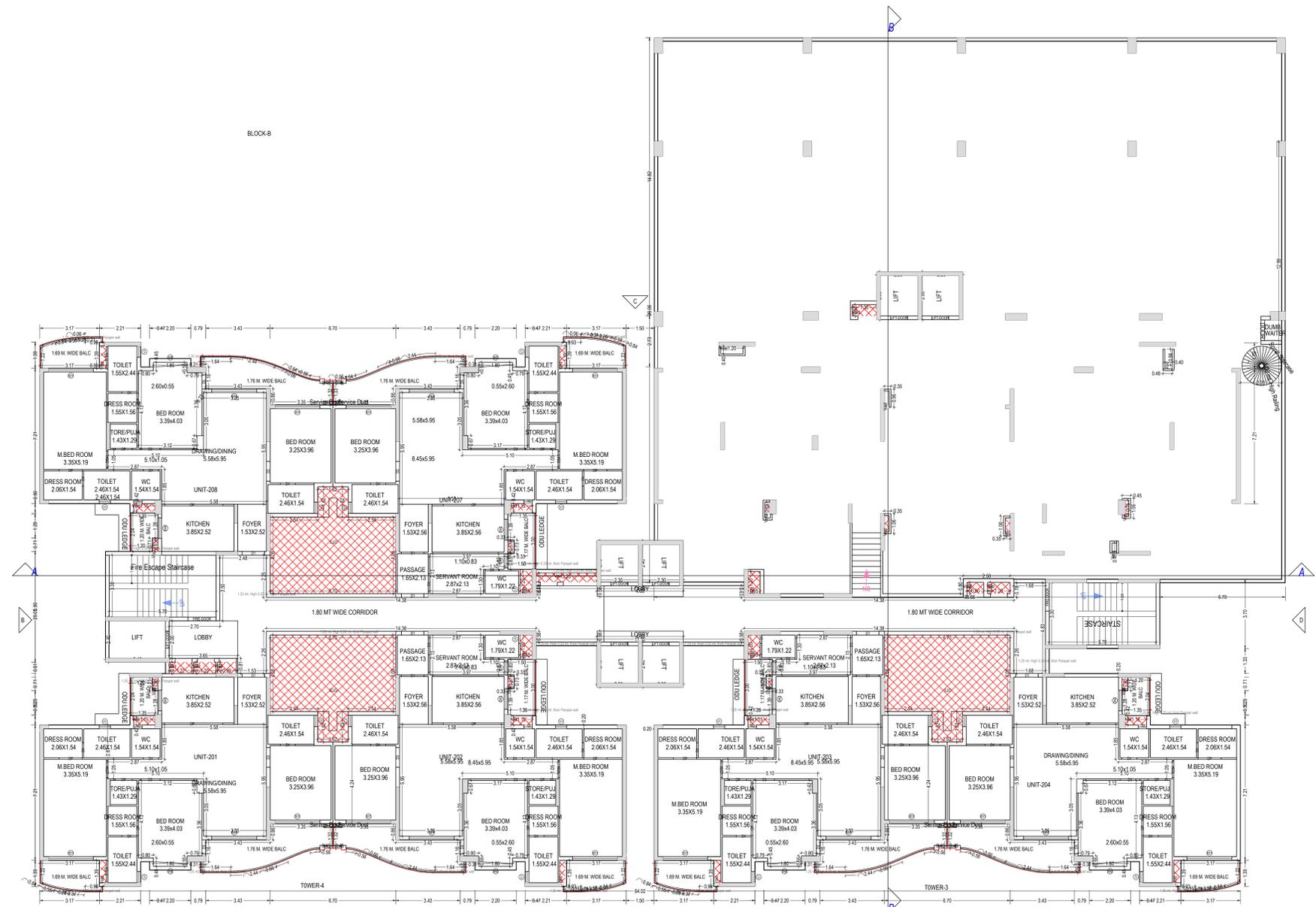
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SECOND FLOOR PLAN  
(Proposed)  
(SCALE 1:100)

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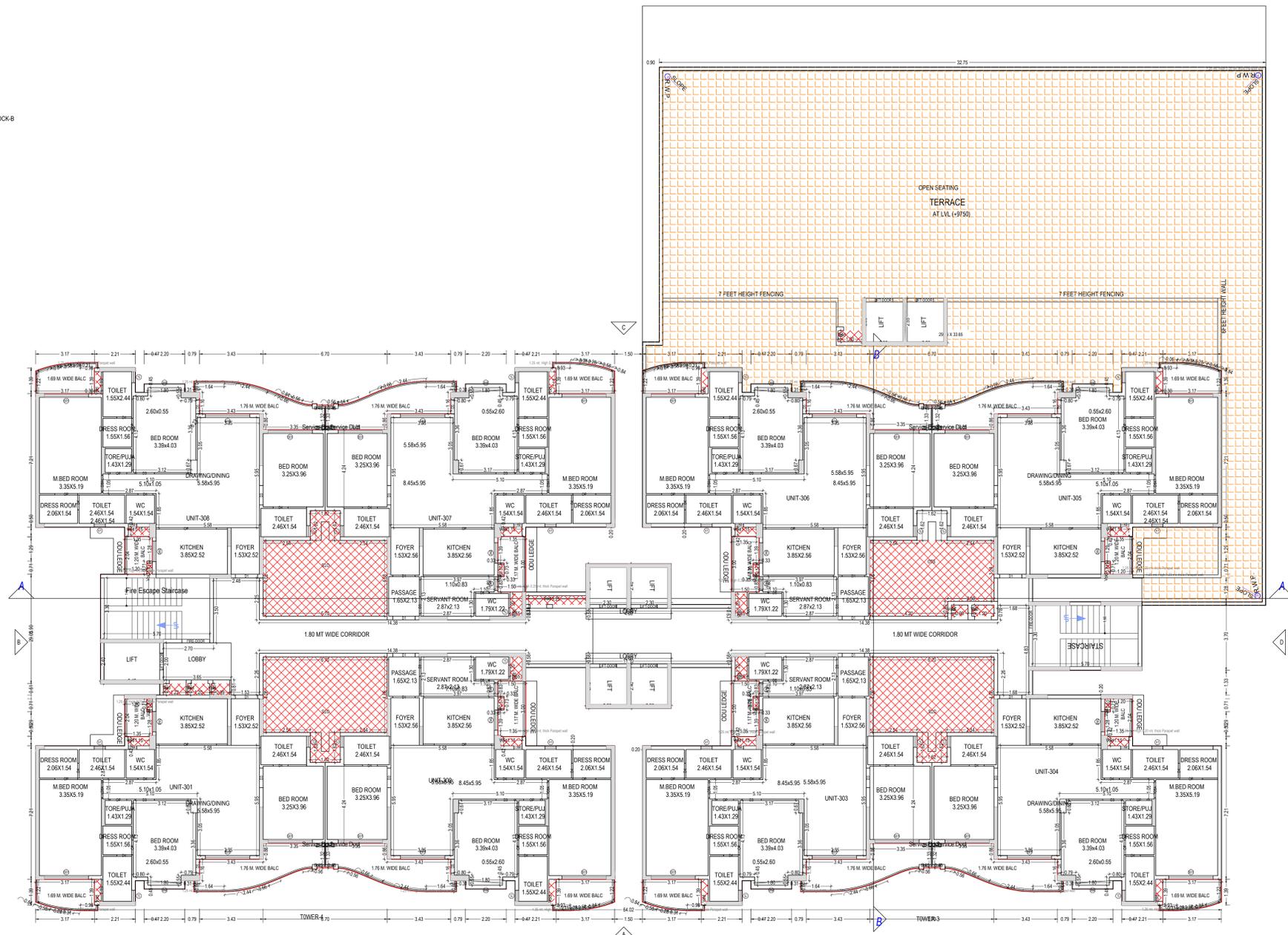
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ARCHITECT'S NAME AND SIGNATURE : ENGINEER  
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BLOCK-B



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

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ARCHITECT'S NAME AND SIGNATURE Deepankar Sharma CA201484728	ENGINEER
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