Project Title :Proposed Township "SPRING GARDEN - II at Khasra No. 392SA, and 393 Village-Uttardhauna, Pargana, Tehsil & Distt-Lucknow-226028.

File No	LDA/LD/23-24/3895	Sheet	1 / 4
Submission Date	2024-07-14	Scale	1:100

A	AREA STATEMENT	VERSION NO.: 1.04
		VERSION DATE: 08/04/2024
	PROJECT DETAIL:	
	Authority: Lucknow Development Authority	Plot Use: Residential
	Authority Class: Category A	Plot Sub Use: Plotted Residential development / Plotted Housing
	Authority Zone: Development Authority (DA)	Development Plan: Master Plan
	Zone Plan: Regular	Land Use Zone: Residential use Zone
	Project Type: Layout Development	Land Sub Use Zone: Residential Zone
	Nature of Development: NEW	Layout Type: NA
	Development Area: New Area	
	Sub Development Area: Other Town Area	
	Special Project: NA	
	Site Address: District: Lucknow, Tehsil: Lucknow, Village: Uttardhauna	
	AREA DETAILS:	Sq.Mts.
1	Area of Plot As per record	
	NA	9200.00
	As per site condition	9120.37
	Area of Plot Considered	9120.37
B	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	9120.37
	Green and open space	1371.92

	Proposed Area in sq.mt.					
	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR		
Total Area:	0.00	0.00	0.00	0.00		
Total FAR Area:						0.00
Additional Far Area Added in Built Up Area:						0.00
Total Built Up Area:						0.00
Proposed FAR consumed:						0.00
C. Tenement Statement						
D. Tenement Proposed #:						

Colortone

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)

Number of EWS/LIG unit required

Sl. No.	Plot Type	No.s of Plot	No. of unit in one plot	Total Number of units	Proposed LIG/EWS Unit
1.	Single Dwelling Unit	50	1	50	-
Total		50		50	-
Number of EWS Unit required (10% LIG)				5.00	0
Number of EWS Unit required (10% EWS)				5.00	0
Total		50		65	-

Tenement to Density Check

Net Housing density	No.Of Tenements			No.Of Persons		
	Reqd	Prem	Prop	Reqd	Prem	Prop
750/Hec	-	137	108	-	685	550

Green and open space Area

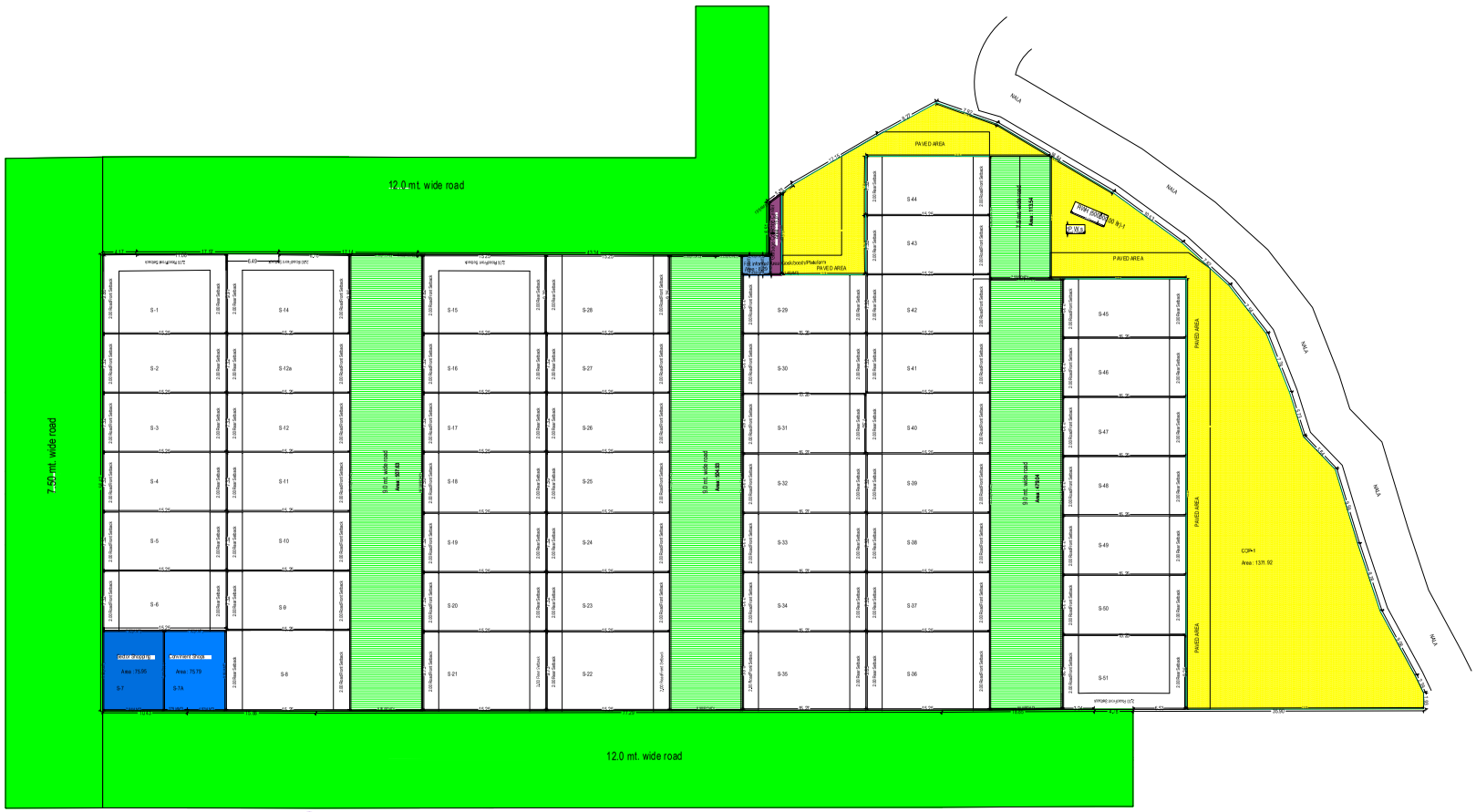
Name	Prop. Area
COP-1	1371.92

Land use analysis/Area distribution (Table 2c)

Area divided under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	6092.04	66.37
Road Area	1026.14	11.18
Garbage Collection Center	15.01	0.16
Furniture at Area Kiosk booth Platform	8.29	0.09
Sector Shopping	75.95	0.83
Convenient Shops	75.79	0.83
Public Open Space	1371.92	15.04
Other Area	8.23	0.09
Total net layout	9120.37	100.00

Individual Amenity Check b)

Name	Minimum Area		Minimum Count	
	Reqd	Prop	Reqd	Prop
Convenient Shops	10.00	75.79	-	1.00
Sector Shopping	50.00	75.95	-	1.00
Furniture at Area Kiosk booth Platform	7.00	8.29	-	1.00
Garbage Collection Center	15.00	15.01	1.00	1.00



LAYOUT PLAN
(Scale - 1:200)

OWNERS NAME AND SIGNATURE

SPRING GARDEN, springgarden0856@gmail.com, 9415355958

ARCHITNG'S NAME AND SIGNA INEER

Deepanker Sharma

CA/2014/64728

Validity Unknown

Lucknow Development Authority

Validity Unknown

Building Plan Application Number

LDA/LD/23-24/3895

Sanctioned On

24 Aug 2024

Valid Till

04 Oct 2029

Approved By

Vice Chairman (Vice Chairman)

Examined By

Satish Kumar Yadav (Junior engineer)

Atul Sharma (Assistant Engineer)

Satish Kumar Yadav (Junior engineer)

Atul Sharma (Assistant Engineer)

Satish Kumar Yadav (Junior engineer)

Atul 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: -	9120.37	Total FAR Area: -	0.00
Total Coverage Area : -	0.00	Total BUA Area: -	0.00

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