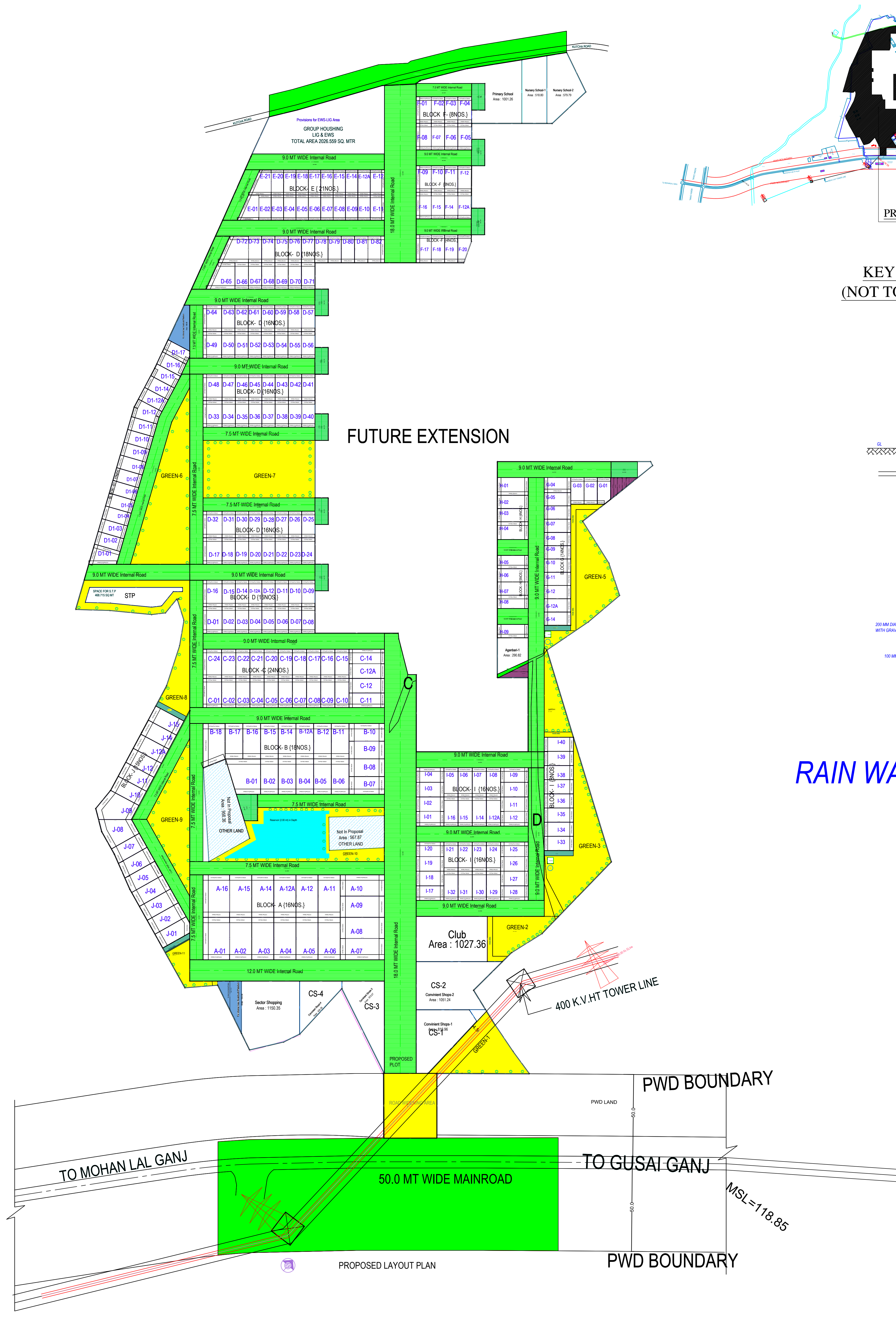




KEY PLAN
(NOT TO SCALE)

FUTURE EXTENSION

RAIN WATER HARVESTING
DETAIL
(NOT TO SCALE)

AREA STATEMENT

S.NO.	DESCRIPTION	AREA(sq.mt.)	AREA(ACRE)
1.	TOTAL LAND AREA	93210.88	23.032
2.	ROAD WIDENING AREA	1098.10	
3.	OTHER LAND AREA	1526.23	
4.	CHAK ROAD AREA	31.668	
5.	NET LAND AREA 1-(2+3+4)]	90554.882	22.376
6.	REQ. GREEN @ 15%	13583.23	
7.	PROPOSED GREEN @ 15.1%	13841.383	
8.	CHAK ROAD AREA IN ROAD (C+D)	699.69	
TOTAL NO OF RESIDENTIAL PLOT = 276			

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.)

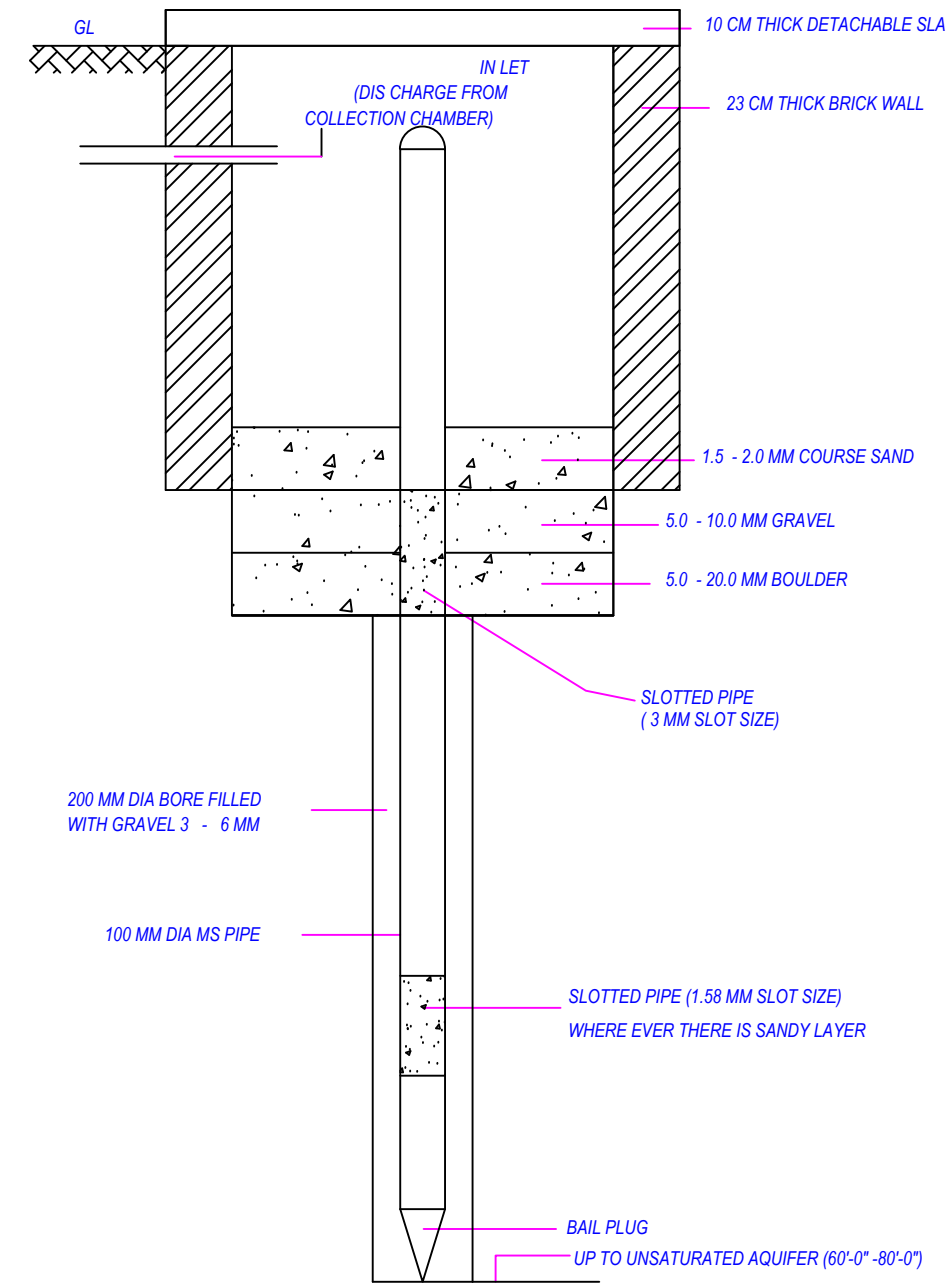
BRANCH OFFICE [wave city] :-

SHOP NO :- 45 DREAM BAZAR, DREAM HOMES HOUSING SOCIETY
SECTOR- 5 , 57.0 METER ROAD WAVE CITY , NH-24 , GHAZIABAD

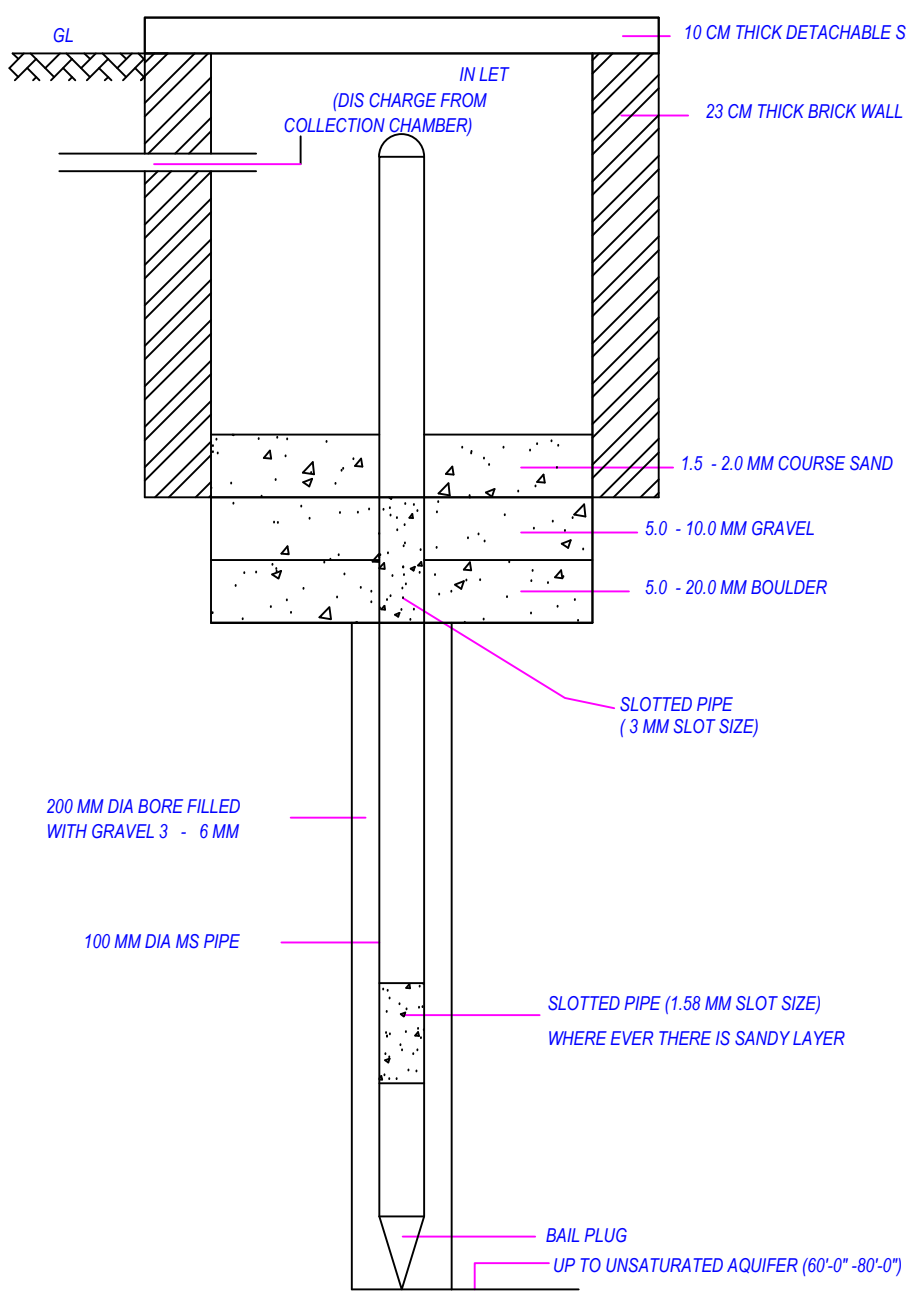
BRANCH OFFICE [Lucknow] :-

OFFICE NO :- 717, PARSVNATH PLANET PLAZA,
PLOT NO-TCG-8/8 & 9/9, VIBHUTI KHAND,
GOMTI NAGAR , LUCKNOW [U.P.]

E mail :- raghavaarchitects@gmail.com, Website:- www.raghavaarchitects.com
Mob :- 9810379715, 9891146128



PERCOLATION WELL DETAILS
(NOT TO SCALE)



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

Land use analysis/Area distribution (Table 2c)

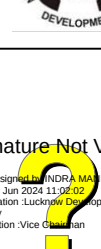
Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	38235.72	43.33
Provision For LUG EWS Area	2026.66	2.24
Road Area	27222.32	30.06
Garbage Collection Center	26.72	0.03
Garbage Collection Center	42.49	0.05
Garbage Collection Center	15.17	0.02
Garbage Collection Center	22.94	0.03
Garbage Collection Center	19.80	0.02
Garbage Collection Center	20.23	0.02
Garbage Collection Center	15.79	0.02
For informal Area	154.54	0.17
Kiosk/booth/Platform	61.53	0.07
For informal Area	188.98	0.21
Kiosk/booth/Platform	1150.35	1.27
Sector Shopping	470.07	0.51
Convenient Shops-3	816.96	0.90
Convenient Shops-1	1051.24	1.16
Convenient Shops-2	404.59	0.45
Convenient Shops-4	1027.36	1.13
Club	290.82	0.32
Agarbas-1	1001.26	1.11
Primary School	573.78	0.64
Nursery School-2	518.80	0.57
Nursery School-1	13780.24	15.22
Public Open Space	38.03	0.04
Excess Planted Area	167.93	0.19
Other Area	90555.17	100.00
Total net layout		

Total Plot Area :- 90555.17

Total Coverage Area :- 0.00

Total FAR Area :- 0.00

Total BUA Area :- 0.00

		File No	LDALD/23-24/3482		Sheet	1/15
		Submission Date	2023-12-22		Scale	1:100
A		AREA STATEMENT		VERSION No. 1.0.02		
		PROJECT DETAIL		VERSION DATE: 30/01/2024		
Authority		Lucknow Development Authority		Plot Use: Residential		
Authority Class		Category A		Plot Sub Use: Plotted Rise development / Plotted Housing		
Authority Grade		Development Authority (DA)		Development Plan: Master Plan		
Case Track		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		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		92090.00			
	As per site condition		93211.17			
	Area of Plot Considered		90555.17			
2	Deduction for					
	(a) Proposed roads		1129.77			
	Road Widening Area		1098.10			
	Existing Road Area		31.67			
	(b) Any reservations		1526.23			
	Area not in Proposal		1526.23			
	Total (+/-)		2866.00			
	Net Area of plot (1 - 2) AREA OF PLOT		90555.17			
	Road Widening Area		1098.10			
	Existing Road Area		31.67			
	Area not in Proposal		1526.23			
	Green and open space		13780.24			
	Plot Area For Coverage		90555.17			
	Plot Area For FAR		90555.17			
	Perm. FAR Area (1.25)		113193.97			
	Total Perm. FAR area (1.25)		113193.97			
3	Total Built up area permissible at:					
	Permissible Coverage area (45.00 %)		40749.83			
	Proposed Coverage Area (%)		0.00			
	Total Prop. Coverage Area (%)		0.00			
	Balance coverage area (45.00 %)		40749.83			
		Proposed Area at:				
	Total Area	0.00	Existing Built up	0.00	Proposed FAR	0.00
	Existing Built up	0.00	Existing FAR	0.00	Existing FAR	0.00
	Accessory/Use Area Added in Builtup Area:		493.21			
	Total Builtup Area:		493.21			
4	Tenement Statement					
5	Tenement Proposed At:					
Number of EWS/LIG unit required						
No.	Plot Type	Nos. of Plot	No. of unit in one plot	Total Number of units	Proposed LIG/WS Unit	
1.	Single Dwelling Unit	276	1	276	-	
Total		276		276	-	
Number of EWS/LIG unit required (10% LIG)				28.00	0	
Number of EWS/LIG unit required (10% EWS)				28.00	0	
Total				332	-	
Individual Amenity Check b)						
Name	Minimum Area		Minimum Count			
	Reqd	Prop	Reqd	Prop		
Convenient Shops	60.00	2347.85	-	4.00		
Sector Shopping	450.00	1150.35	-	1.00		
For informal Area	52.50	405.94	-	3.00		
Kiosk/booth/Platform						
Garbage Collection Center	105.00	163.13	7.00	7.00		
Tenements Density Check						
Plot	No. Of Tenements		No. Of Persons			
	Reqd	Perm	Prop	Reqd	Perm	Prop
750/Hec	-	1359	686	-	6792	3430
Green and open space Area						
Name	Prop. Area					
GREEN-7	2055.88					
GREEN-2	639.40					
GREEN-4	442.38					
GREEN-3	1567.90					
GREEN-5	1361.96					
GREEN-6	1630.16					
GREEN-4	1652.78					
GREEN-9	1077.25					
GREEN-10	1892.58					
GREEN-11	272.73					
GREEN-1	587.51					
Tree Details (Table 3h)						
Plot	Name		Nos Of Trees			
			Reqd	Prop		
PROPOSED PLOT	Tree		-	219		
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)						
OWNER'S NAME AND SIGNATURE						
MIS AGRASHEEL INFRATECH PRIVATE LIMITED AND MIS PEARL INFRA AND MIS T.H.P.L. AND OTHERS, info@agrashellinfra.com, 6260749181						
ARCHENG'S NAME AND SIGNATURE						
Rajneesh Kumar				NEER		
CAC2017/86949						
Signature Not Verified						
Digitally signed by Rajneesh Kumar, DN: cn=Rajneesh Kumar, o=, ou=, email=Rajneesh.Kumar@agrashellinfra.com, c=IN						
Date: 04 Mar 2024 10:35:25						
Designation: A-1				Lucknow Development Authority		
						
				Signature Not Verified		
				Digitally signed by Rajneesh Kumar, DN: cn=Rajneesh Kumar, o=, ou=, email=Rajneesh.Kumar@agrashellinfra.com, c=IN		
				Date: 04 Mar 2024 10:35:25		
				Designation: A-1		
				Lucknow Development Authority		
Building Plan Application Number						
LDALD/23-24/3482						
Sanctioned On						
22 Mar 2024						
Valid Till						
02 Apr 2029						
Approved By						
Vice Chairman (Vice Chairman)						
Examined By						
Atul Sharma (Junior engineer)						
Rajesh Sharma (Assistant Engineer)						
Sanjay Jindal (Executive engineer/Town Planner)						
kaushendra kumar Gautam (Chief Town Planner)						
Gyanendra Verma (Additional Secretary)						
Vice Chairman (Vice Chairman)						

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)

Total Plot Area: - 90555.17

Total FAR Area: - 0.00

Total Coverage Area: - 0.00

Total BUA Area: - 0.00

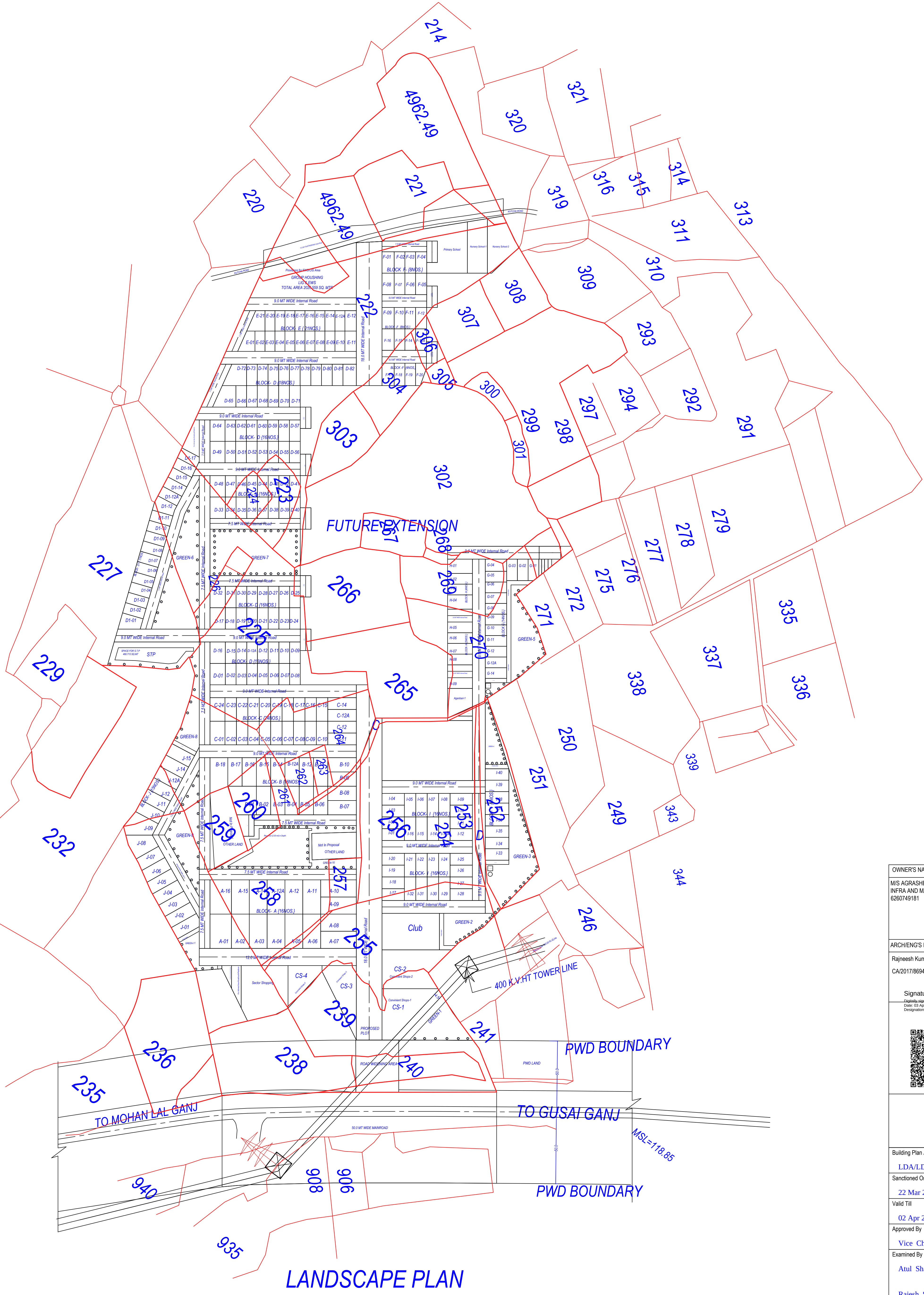
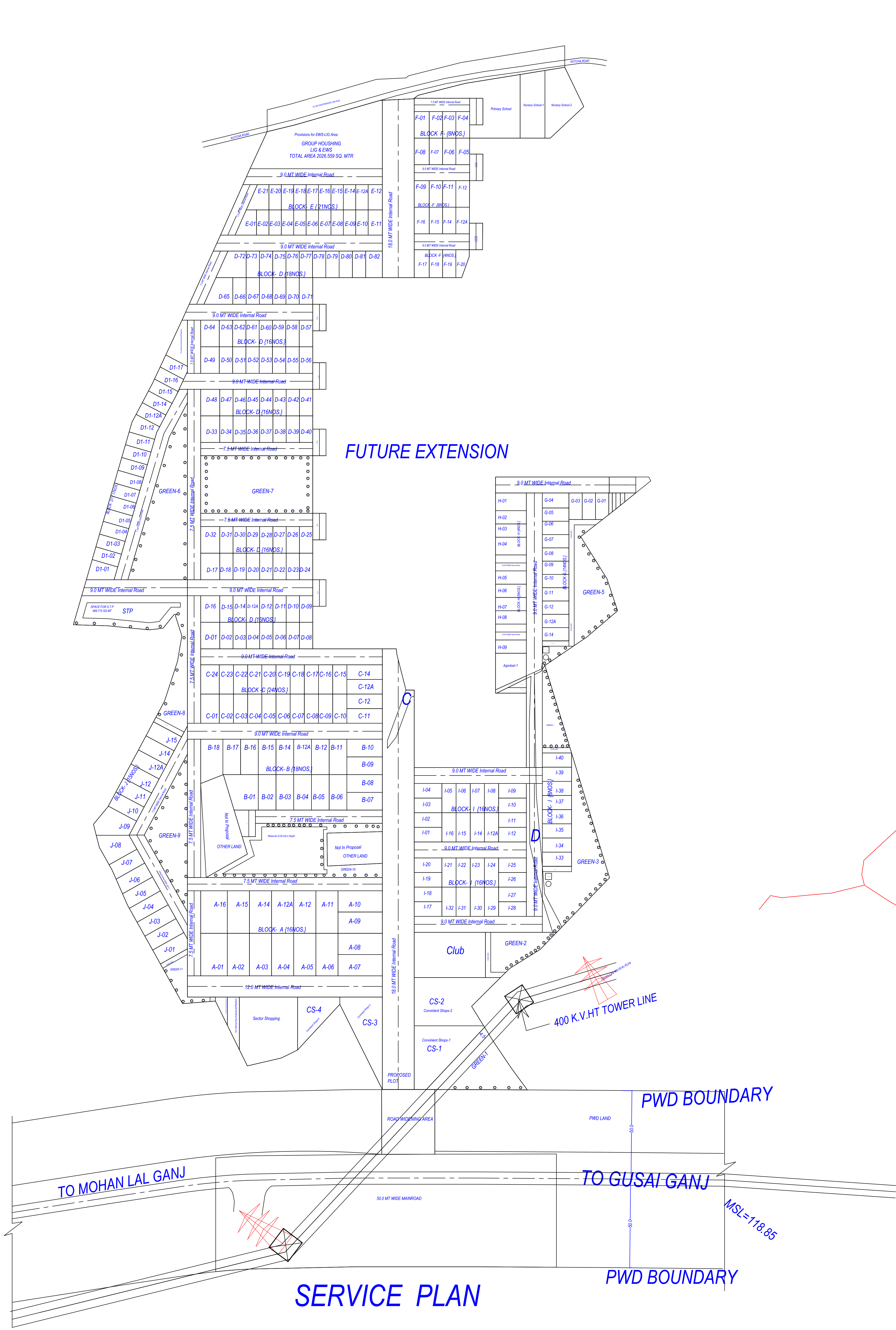
Gyanendra Verma (Additional Secretary)

Vice Chairman (Vice Chairman)

The correctness and accuracy of Proposal Information and drawing is a responsibility of PORowner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.

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: - 90555.17 Total FAR Area: - 0.00		Signature (Notary Public/Scrutiny Officer)
SO_A0 (841.00 x 1189.00 MM)		Total Coverage Area: - 0.00 Total BUA Area: - 0.00		

The correctness and accuracy of Proposal Information and drawing is a responsibility of POR/owner. Owner of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.



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Total Plot Area: -	90555.17	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00

OWNERS NAME AND SIGNATURE MIS AGRASHEEL INFRATECH PRIVATE LIMITED AND MIS PEARL INFRA AND MIS T H P L AND OTHERS, info@agrasheelinfra.com, 6260749181	
ARCHENG'S NAME AND SIGNATURE Rajneesh Kumar CA/2017/86949	INEER
Signature Not Verified Digitally signed by Rajneesh Kumar, DN: cn=Rajneesh Kumar, o=CA/2017/86949, email=rajneesh.kumar@agrasheelinfra.com, c=IN	Lucknow Development Authority
Building Plan Application Number LDALD/23-24/3482 Sanctioned On 22 Mar 2024 Valid Till 02 Apr 2029 Approved By Vice Chairman (Vice Chairman) Examined By Atul Sharma (Junior engineer) Rajesh Sharma (Assistant Engineer) Sanjay Jindal (Executive engineer/Town Planner) kaushendra kumar Gautam (Chief Town Planner) Gyanendra Verma (Additional Secretary) Vice Chairman (Vice Chairman)	