

File No	LOA/BP/23-24/0467	Sheet	1/9
Submission Date	2023-10-04	Scale	1:100
Version	1.00		
AREA STATEMENT		VERSION NO. 1.0-87 DATE OF ISSUE: 07/08/2023	
PROJECT DETAIL:			
Authority: Lucknow Development Authority	Plot Use: Commercial		
Authority Class: Category A	Plot Sub Use: Commercial Building		
Authority Grade: Development Authority (DA)	Development Plan: Revised Layout Plan of OMAXE INTEGRATED TOWNSHIP at Sarsawan Road, Lucknow		
Site/Track: Regular	Land Use Zone: Commercial use Zone		
Project Type: Building Permission	Land Sub Use Zone: Other Commercial		
Nature of Development: NEW	Layout Type: NA		
Development Area: Undeveloped Area			
SubDevelopment Area: Metro City Area			
Special Project: NA			
Site Address: District Lucknow, Tehsil Sarsangi Nagar, Village NA			
AREA DETAILS:	Sq.Mts		
1. Area of Plot As per record		2129.07	
NA		2129.07	
As per site condition		2129.07	
Area of Plot Considered		2129.07	
2. 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		2129.07	
Plot Area For Coverage		2129.07	
Perm. FAR Area (1.75)		3725.87	
Perm. Paid FAR Area (0.87)		1850.29	
5. Total Perm. FAR area with Paid FAR (2.62)		5576.16	
Total Perm. FAR area (2.62)		5576.16	
Total Paid Proposed FAR Area		1850.29	
6. Total Built up area permissible at:			
Permissible Coverage area (50.00 %)		1064.54	
Proposed Coverage Area (49.16 %)		1046.74	
Total Prop. Coverage Area (49.16 %)		1046.74	
Balance coverage area (0.84 %)		17.80	
FAR & Unit Details			
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)
			Duct/Void, Duct, Chalk, Double Height
			Total Built Up Area (Sq.mt.)
			Mummy
			Lift
			Lift Machine
			Accessory Use
			Ramp
			Covered Area
			Parking
			Commercial
			Proposed FAR Area (Sq.mt.)
			Total FAR Area (Sq.mt.)
			No. of Unit
A (COMMERCIAL BUILDING)	1	8665.97	72.00 71.49 8522.48
Grand Total	1	8665.97	72.00 71.49 8522.48

Proposed Area at:	Proposed F.S.I.	Existing F.S.I.
Lower Basement Floor	1083.17	0.00
Upper Basement Floor	1368.65	0.00
Ground Floor	1324.97	1018.82
First Floor	1032.38	1001.88
Second Floor	1021.76	991.26
Third Floor	830.53	793.06
Fourth Floor	686.76	656.34
Fifth Floor	686.76	656.34
Sixth Floor	407.60	222.01
Terrace Floor	81.90	0.00
Total Area	8522.48	5349.71
Total FAR Area		5349.71
Total Built up Area		8522.48
Proposed F.S.I. consumed:		2.51
C. Tenement Statement		
4. Tenement Proposed At:		
G.F.	1.00	
All Floors	6.00	
5. Total Tenements (3 + 4)	7	
E. Parking Statement		
1. Parking Space Required as per Regulations:		921.25
2. Proposed Parking Space:		2446.43
Building Conditions Checks		
No.	Condition	
1.	For A (COMMERCIAL BUILDING) In case 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.	

FAR & Unit Details															
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area (Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
			Duct/Void, (Duct, Crawl)	Double Height		Mummy	Lift	Lift Machine	Accessory Use	Ramp	Covered Area	Parking			
A (COMMERCIAL BUILDING)	1	8665.97	72.00	71.49	8522.48	321.61	110.97	9.09	169.51	913.74	7.20	1671.25	5349.71	5349.71	07
Grand Total	1	8665.97	72.00	71.49	8522.48	321.61	110.97	9.09	169.51	913.74	7.20	1671.25	5349.71	5349.71	07

Plot	Name	No. of Trees
PLOT	Tree	22
		29

Required Parking (Table 7a)								
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.
A (COMMERCIAL BUILDING)	Commercial	Commercial Building	> 0	100	5349.71	1.25	67	-
	Total :		-	-	-	-	67	69

OWNERS NAME AND SIGNATURE

PRISTINE ENTERPRISES,pristinegroup@gmail.com,9628460460

ARCHITECTS NAME AND SIGNATURE

PRASHANT PAL SINGH

CA/9822911

Lucknow Development Authority



Building Plan Application Number

LOA/BP/23-24/0467

Sanctioned On

25 Oct 2023

Valid Till

24 Jan 2029

Approved By

Vice Chairman (Vice Chairman)

Examined By

Satish Kumar Yadav (Junior engineer)

Anul Sharma (Junior engineer)

Rajesh Sharma (Assistant Engineer)

Anul Sharma (Junior engineer)

Rajesh Sharma (Assistant Engineer)

Anul Sharma (Junior engineer)

Rajesh Sharma (Assistant Engineer)

Anul Sharma (Junior engineer)

Rajesh Sharma (Assistant Engineer)

OTHER'S LAND/OPEN AREA

GROUP HOUSING-6 (EWS/LIG)

PROPOSED SITE

24.0 M WIDE ROAD

EAST elevation

NORTH SIDE ELEVATION

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.

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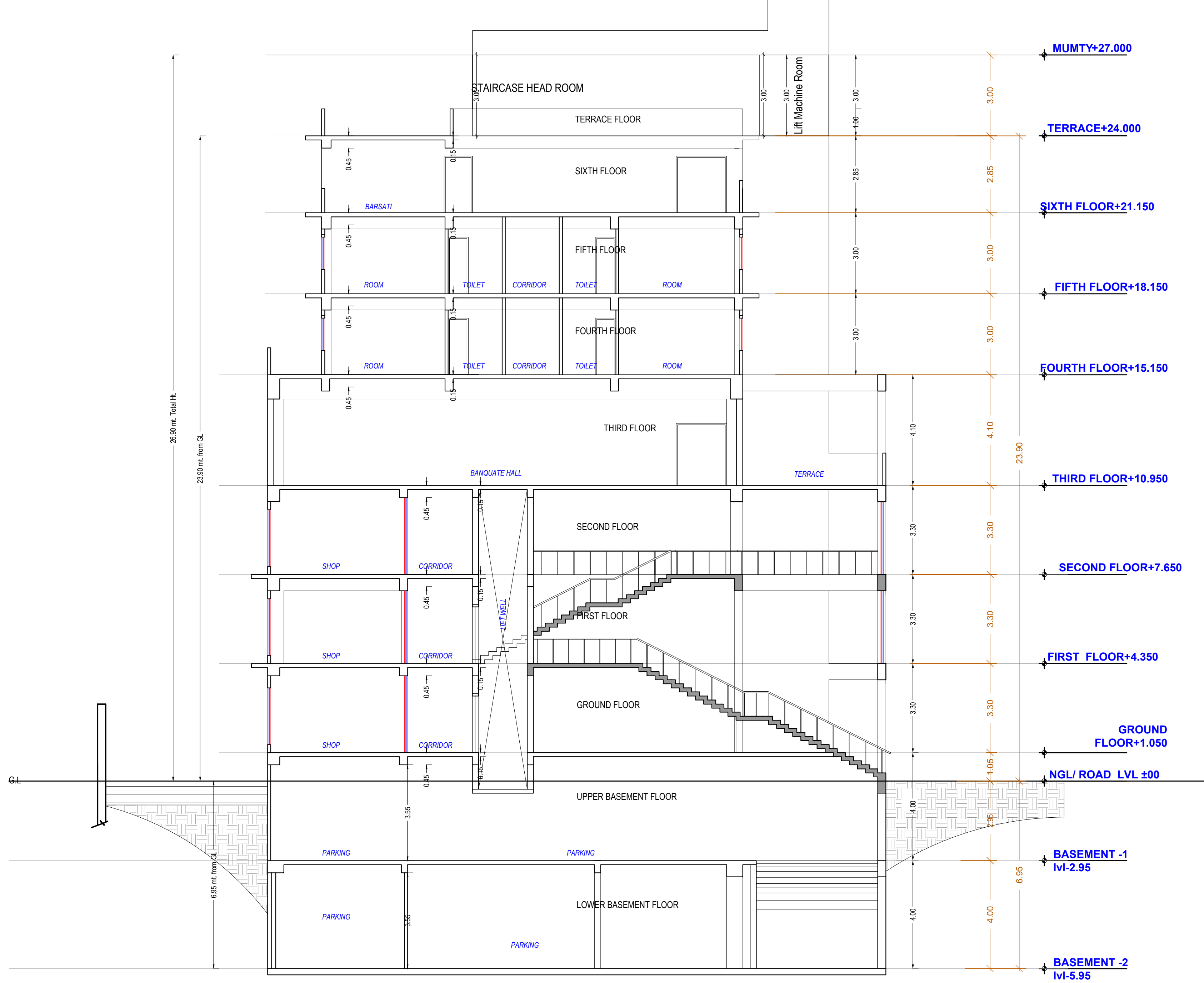
Total Plot Area: - 2129.07

Total FAR Area: - 5349.71

Total Coverage Area: - 1046.74

Total BUA Area: - 8522.48

The correctness and accuracy of Proposal Information and drawing is a responsibility of PLOT owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. Soft Tech 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.

LOWER BASEMENT FLOOR PLAN
(SCALE 1:100)

SECTION A

UnitBUA Table for Building -A (COMMERCIAL BUILDING)														
Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA Area (In Sq.mt.)			UnitBUA Area	Deductions (Area in Sq.mt.)			Carpet Area	No. of Unit	
					Void	Lift	Shaft		Door	Window	External Wall	Accessory Use		
GROUND FLOOR PLAN	SPLIT C	OTHER	1037.37	1037.37	20.35	9.83	5.40	1001.79	0.16	0.00	8.18	0.00	993.45	01
		Typical Floor = 1	1037.37	1037.37	20.35	9.83	5.40	1001.79	0.16	0.00	8.18	0.00	993.45	01
		Total per Floor	1037.37	1037.37	20.35	9.83	5.40	1001.79	0.16	0.00	8.18	0.00	993.45	01
FIRST FLOOR PLAN	SPLIT D	OTHER	1037.37	1037.37	20.26	9.83	5.40	1001.88	0.16	0.00	8.18	0.00	993.54	01
		Typical Floor = 1	1037.37	1037.37	20.26	9.83	5.40	1001.88	0.16	0.00	8.18	0.00	993.54	01
		Total per Floor	1037.37	1037.37	20.26	9.83	5.40	1001.88	0.16	0.00	8.18	0.00	993.54	01
SECOND FLOOR PLAN	SPLIT E	OTHER	1037.37	1037.37	20.26	9.83	5.40	1001.88	0.16	0.00	8.18	0.00	993.54	01
		Typical Floor = 1	1037.37	1037.37	20.26	9.83	5.40	1001.88	0.16	0.00	8.18	0.00	993.54	01
		Total per Floor	1037.37	1037.37	20.26	9.83	5.40	1001.88	0.16	0.00	8.18	0.00	993.54	01
THIRD FLOOR PLAN	SPLIT F	OTHER	836.93	836.93	0.00	9.04	5.40	821.49	2.36	5.80	17.58	0.00	796.75	01
		Typical Floor = 1	836.93	836.93	0.00	9.04	5.40	821.49	2.36	5.80	17.58	0.00	796.75	01
		Total per Floor	836.93	836.93	0.00	9.04	5.40	821.49	2.36	5.80	17.58	0.00	796.75	01
FOURTH FLOOR PLAN	SPLIT G	OTHER	706.82	706.82	0.00	9.04	5.40	682.78	0.00	5.72	8.93	6.08	662.07	01
		Typical Floor = 1	706.82	706.82	0.00	9.04	5.40	682.78	0.00	5.72	8.93	6.08	662.07	01
		Total per Floor	706.82	706.82	0.00	9.04	5.40	682.78	0.00	5.72	8.93	6.08	662.07	01
FIFTH FLOOR PLAN	SPLIT H	OTHER	706.82	706.82	0.00	9.04	5.40	682.78	0.00	5.72	8.93	6.08	662.07	01
		Typical Floor = 1	706.82	706.82	0.00	9.04	5.40	682.78	0.00	5.72	8.93	6.08	662.07	01
		Total per Floor	706.82	706.82	0.00	9.04	5.40	682.78	0.00	5.72	8.93	6.08	662.07	01
SIXTH FLOOR PLAN	SPLIT I	OTHER	385.69	385.69	0.00	9.09	5.40	371.20	0.44	1.66	6.19	0.00	362.91	01
		Typical Floor = 1	385.69	385.69	0.00	9.09	5.40	371.20	0.44	1.66	6.19	0.00	362.91	01
		Total per Floor	385.69	385.69	0.00	9.09	5.40	371.20	0.44	1.66	6.19	0.00	362.91	01
Total	-	-	5747.37	5747.37	71.49	65.69	57.00	5553.18	3.29	18.89	66.17	12.12	5452.71	07

Building -A (COMMERCIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross UnitBUA/Net Area (In Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed Commercial	FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
		Duct/Vent, Duct, Choke	Double Height		Mummy	Lift	Lift Machine	Accessory Use	Ramp	Covered Area	Parking				
Lower Basement Floor	1083.17	0.00	0.00	1083.17	48.61	27.97	0.00	23.39	171.39	0.00	835.61		0.00	0.00	00
Upper Basement Floor	1368.65	0.00	0.00	1368.65	48.61	27.97	0.00	0.00	456.87	0.00	835.65		0.00	0.00	00
Ground Floor	1350.72	5.40	20.35	1324.97	20.67	0.00	0.00	0.00	285.48	7.20	0.00		1018.82	1018.82	01
First Floor	1058.04	5.40	20.26	1032.38	20.67	9.83	0.00	0.00	0.00	0.00	0.00		1001.88	1001.88	01
Second Floor	1058.04	5.40	30.88	1021.76	20.67	9.83	0.00	0.00	0.00	0.00	0.00		991.26	991.26	01
Third Floor	835.93	5.40	0.00	830.53	28.43	9.04	0.00	0.00	0.00	0.00	0.00		793.06	793.06	01
Fourth Floor	706.76	15.00	0.00	685.76	20.38	9.04	0.00	0.00	0.00	0.00	0.00		656.34	656.34	01
Fifth Floor	706.76	15.00	0.00	685.76	20.38	9.04	0.00	0.00	0.00	0.00	0.00		656.34	656.34	01
Sixth Floor	422.60	15.00	0.00	407.60	20.38	9.09	0.00	146.12	0.00	0.00	0.00		232.01	232.01	01
Terrace Floor	87.30	5.40	0.00	81.90	72.81	0.00	9.09	0.00	0.00	0.00	0.00		0.00	0.00	00
Total	8665.98	72.00	71.49	8522.49	321.61	110.97	9.09	169.51	913.74	7.20	1671.25		5349.71	5349.71	07
Total	8665.98	72.00	71.49	8522.49	321.61	110.97	9.09	169.51	913.74	7.20	1671.25		5349.71	5349.71	07

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Floor Group	Building Type	Building Structure	No Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (COMMERCIAL BUILDING)	Commercial	Commercial Building	-	Highrise	7		LOWER BASEMENT FLOOR PLAN	Commercial + Pump + RM	Commercial Building	-	-	-
							UPPER BASEMENT FLOOR PLAN	Commercial + Parking	Commercial Building	-	-	-
							GROUND FLOOR PLAN	Commercial	Commercial Building	Commercial FAR	Commercial	Commercial Building
							FIRST FLOOR PLAN	Commercial	Commercial Building	Commercial FAR	Commercial	Commercial Building
							SECOND FLOOR PLAN	Commercial	Commercial Building	Commercial FAR	Commercial	Commercial Building
							THIRD FLOOR PLAN	Commercial	Commercial Building	Commercial FAR	Commercial	Commercial Building
							FOURTH FLOOR PLAN	Commercial	Commercial Building	Commercial FAR	Commercial	Commercial Building
							FIFTH FLOOR PLAN	Commercial	Commercial Building	Commercial FAR	Commercial	Commercial Building
							SIXTH FLOOR PLAN	Commercial + BAR/ATI	Commercial Building	Commercial FAR	Commercial	Commercial Building
							TERRACE FLOOR PLAN	Commercial	Commercial Building	-	-	-

Total Plot Area: - 2129.07

Total Coverage Area: - 1046.74

Total FAR Area: - 5349.71

Total BUA Area: - 8522.48

Buildingwise Floor FAR Details					
Floor Name	Building Name		Total	Total FAR Area (Sq.mt.)	Total Paid FAR Area (Sq.mt.)
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)			
Lower Basement Floor	1083.17	0.00	1083.17	0.00	0.00
Upper Basement Floor	1368.65	0.00	1368.65	0.00	0.00
Ground Floor	1324.97	1018.82	1324.97	1018.82	0.00
First Floor	1032.38	1001.88	1032.38	1001.88	0.00
Second Floor	1021.76	991.26	1021.76	991.26	0.00
Third Floor	830.53	830.53	830.53	793.06	79.15
Fourth Floor	685.76	656.34	685.76	656.34	656.34
Fifth Floor	685.76	656.34	685.76	656.34	656.34
Sixth Floor	407.60	232.01	407.60	232.01	232.01
Terrace Floor	81.90	0.00	81.90	0.00	0.00
Total	8622.48	5349.71	8622.48	5349.71	1623.84

Parking Check (Table 7b)					
Vehicle Type	No.	Prop.		No.	Area
		Reduced Road Parking (In case of Plot being RW/Asse surrendered FOC)	Area		
Equivalent Car Space	-	-	-	47	646.25
Two Stack Car	-	-	-	22	302.50
Total Car	67	-	921.25	69	948.75
Two Stack Parking	-	-	-	2	308.00
Other Parking	-	-	-	-	1646.18
Total	-	-	921.25	-	2602.93

COLOR INDEX					
PLOT BOUNDARY					
ADJUTING ROAD					
PROPOSED CONSTRUCTION					
COMMON PLOT					
ROAD ALIGNMENT (ROAD WIDENING AREA)					
FUTURE T.P. SCHEME DEDUCTION AREA					
EXISTING (To be retained)					
EXISTING (To be demolished)					

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL BUILDING)	MECH VENT	0.60	1.00	32
A (COMMERCIAL BUILDING)	V	0.60	1.00	06
A (COMMERCIAL BUILDING)	W	0.71	2.55	02
A (COMMERCIAL BUILDING)	W	0.78	2.55	02
A (COMMERCIAL BUILDING)	W	0.79	2.55	02
A (COMMERCIAL BUILDING)	W	1.03	2.55	01
A (COMMERCIAL BUILDING)	W2	1.13	1.80	02
A (COMMERCIAL BUILDING)	MECH VENT	1.20	1.00	08
A (COMMERCIAL BUILDING)	W4	1.20	1.50	10
A (COMMERCIAL BUILDING)	MECH VENT	1.80	1.00	10
A (COMMERCIAL BUILDING)	W2	1.82	1.80	02
A (COMMERCIAL BUILDING)	W2	2.12	1.80	36
A (COMMERCIAL BUILDING)	W	2.80	2.55	01
A (COMMERCIAL BUILDING)	W2	2.94	1.80	01
A (COMMERCIAL BUILDING)	W	2.97	2.55	03
A (COMMERCIAL BUILDING)	W	3.18	2.55	01
A (COMMERCIAL BUILDING)	W	3.20	2.55	01
A (COMMERCIAL BUILDING)	W	3.22	2.55	08
A (COMMERCIAL BUILDING)	W	3.23	2.55	01
A (COMMERCIAL BUILDING)	W	3.40	2.55	04
A (COMMERCIAL BUILDING)	W	3.48	2.55	01
A (COMMERCIAL BUILDING)	W2	4.70	1.80	01
A (COMMERCIAL BUILDING)	W	5.23	2.55	01

SCHEDULE OF DOOR:

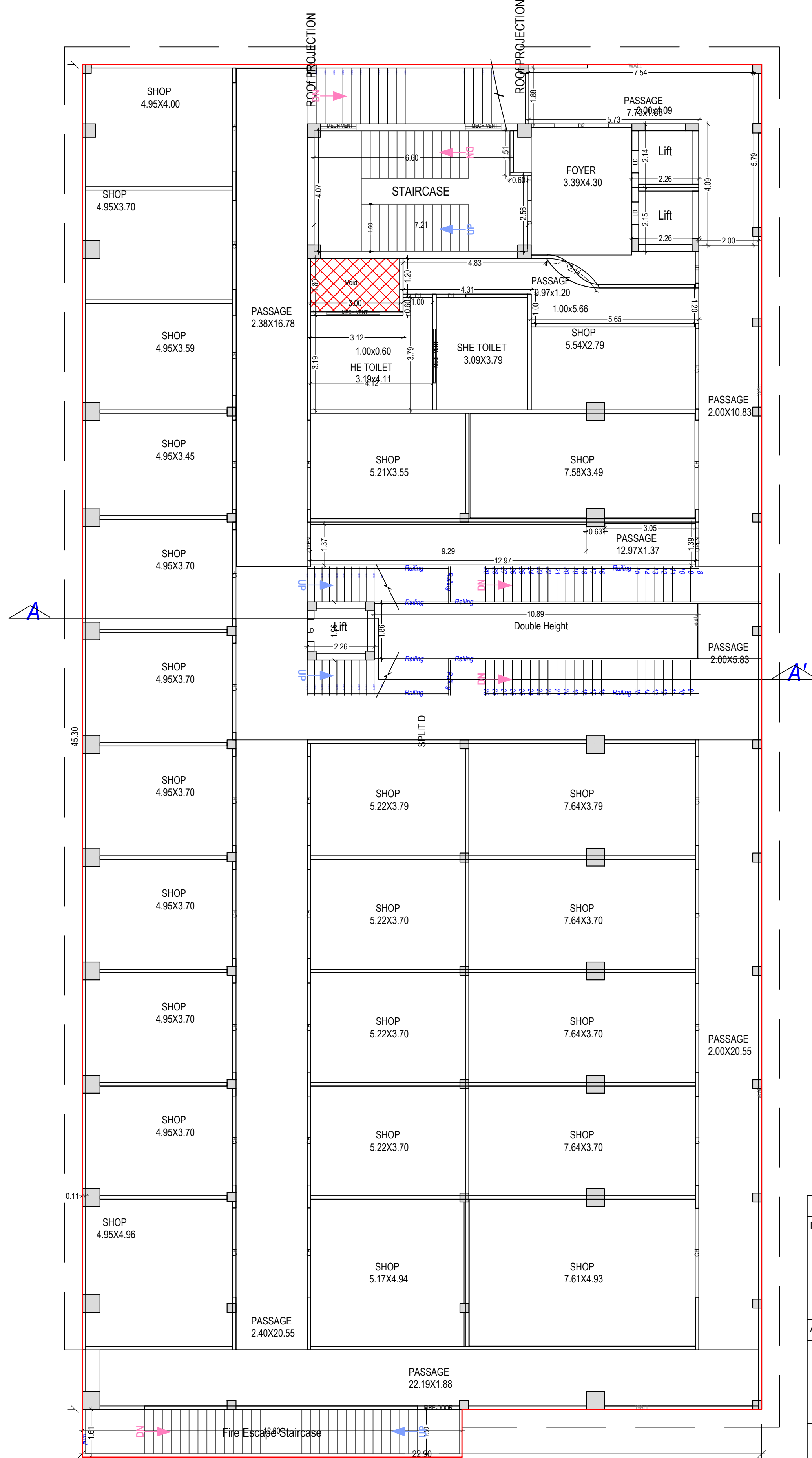
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS	OWNERS NAME AND SIGNATURE	
A (COMMERCIAL BUILDING)	LD	0.70	2.10	02	 PRISTINE ENTERPRISES.prstinegroupko@gmail.com 9630460460	
A (COMMERCIAL BUILDING)	D4	0.75	2.10	38		
A (COMMERCIAL BUILDING)	D4	0.75	2.10	14		
A (COMMERCIAL BUILDING)	D3	1.00	2.10	32		
A (COMMERCIAL BUILDING)	D1	1.00	2.10	10		
A (COMMERCIAL BUILDING)	FIRE-DOOR	1.03	2.10	02		 ARCHONE'S NAME AND SIGN PRASHANT PAL SINGH CA/88/22/11 I/NEER
A (COMMERCIAL BUILDING)	D3	1.05	2.10	12		
A (COMMERCIAL BUILDING)	D1	1.05	2.10	04		
A (COMMERCIAL BUILDING)	FIRE-DOOR	1.42	2.10	03		
A (COMMERCIAL BUILDING)	D2	1.43	2.10	01		
A (COMMERCIAL BUILDING)	D	1.50	2.10	07		
A (COMMERCIAL BUILDING)	GLASS DOOR	1.50	2.10	01		
A (COMMERCIAL BUILDING)	FIRE-DOOR	1.50	2.10	01		
A (COMMERCIAL BUILDING)	OPEN	1.50	3.00	09		
A (COMMERCIAL BUILDING)	D2	1.80	2.10	06		
A (COMMERCIAL BUILDING)	D2	1.87	2.10	01		
A (COMMERCIAL BUILDING)	OPEN	1.89	3.00	02		
A (COMMERCIAL BUILDING)	OPEN	2.00	3.00	01		
A (COMMERCIAL BUILDING)	CH	2.70	2.10	06		
A (COMMERCIAL BUILDING)	CH	3.00	2.10	66	  Lucknow Development Authority Building Plan Application Number	



UPPER BASEMENT FLOOR PLAN
(SCALE 1:100)



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



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

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
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ISO_A0_(841.00_x_1189.00_MM)

Total Plot Area: -	2129.07	Total FAR Area: -	5349.71
Total Coverage Area: -	1046.74	Total BUA Area: -	8522.48

OWNER'S NAME AND SIGNATURE
PRISTINE ENTERPRISES,pristinegroupko@gmail.com,9628460460

ARCHITECT'S NAME AND SIGNATURE
PRASHANT PAL SINGH
CA/9822911

iNEER

Lucknow Development Authority



Building Plan Application Number

LDA/BP/23-24/0467

Sanctioned On

25 Oct 2023

Valid Till

24 Jan 2029

Approved By

Vice Chairman (Vice Chairman)

Examined By

Satish Kumar Yadav (Junior engineer)

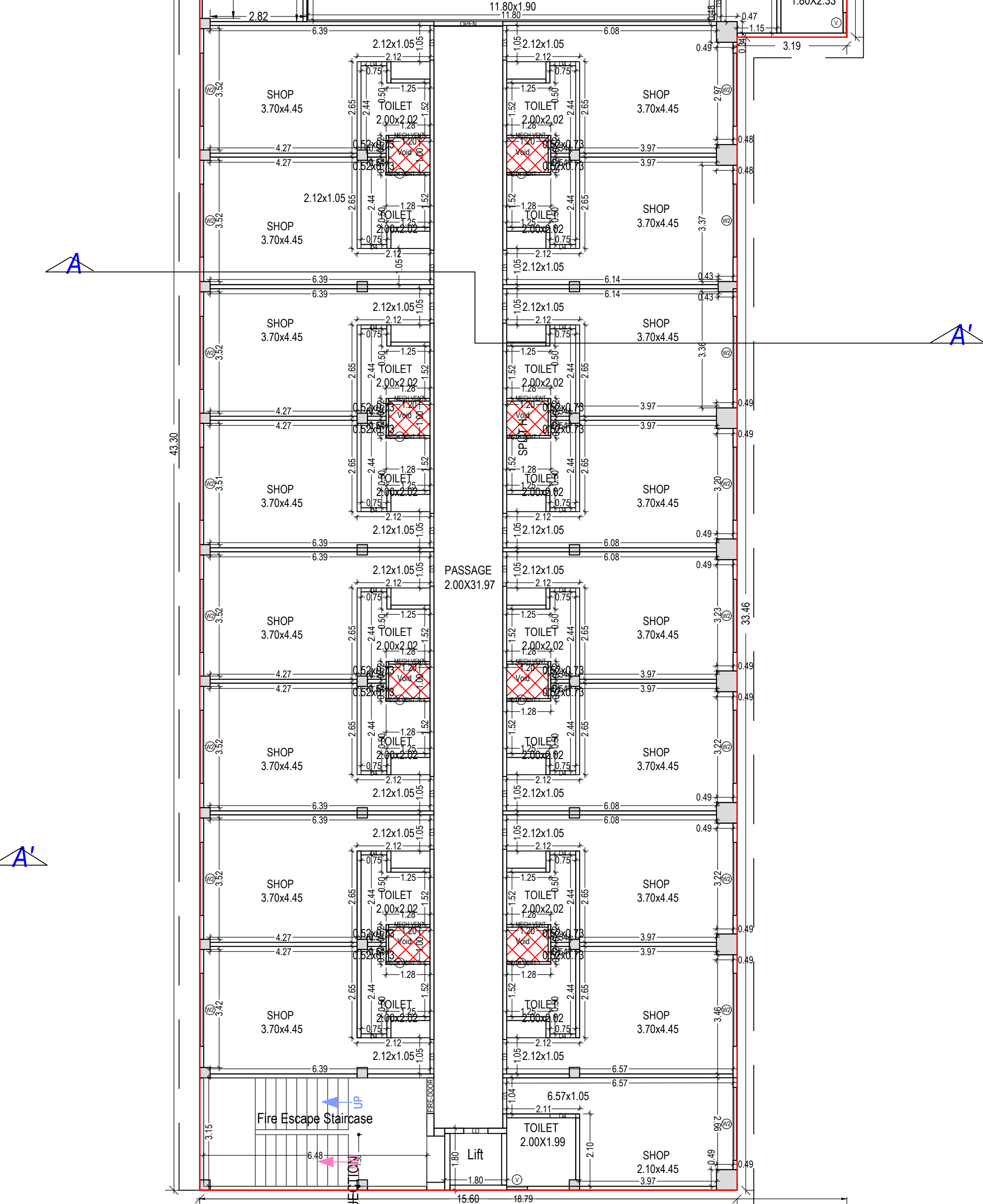
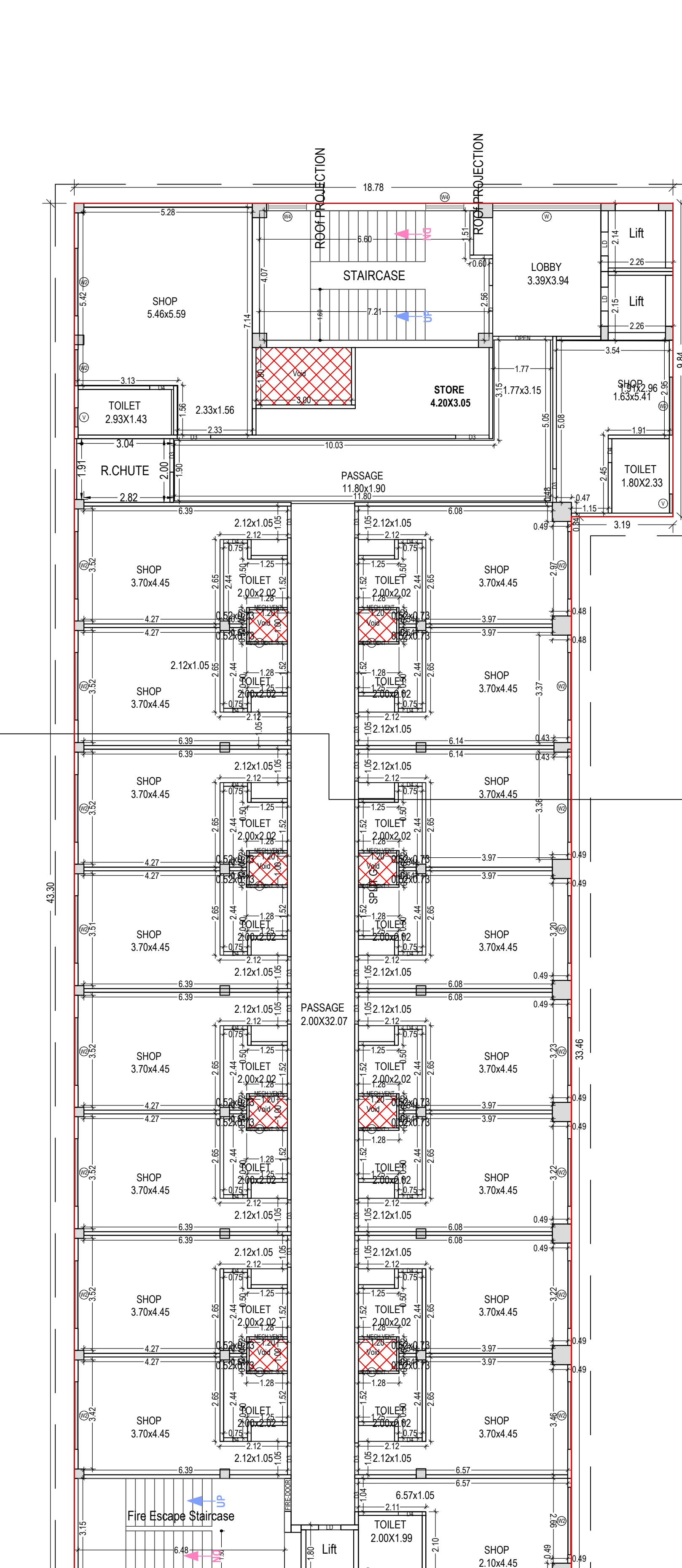
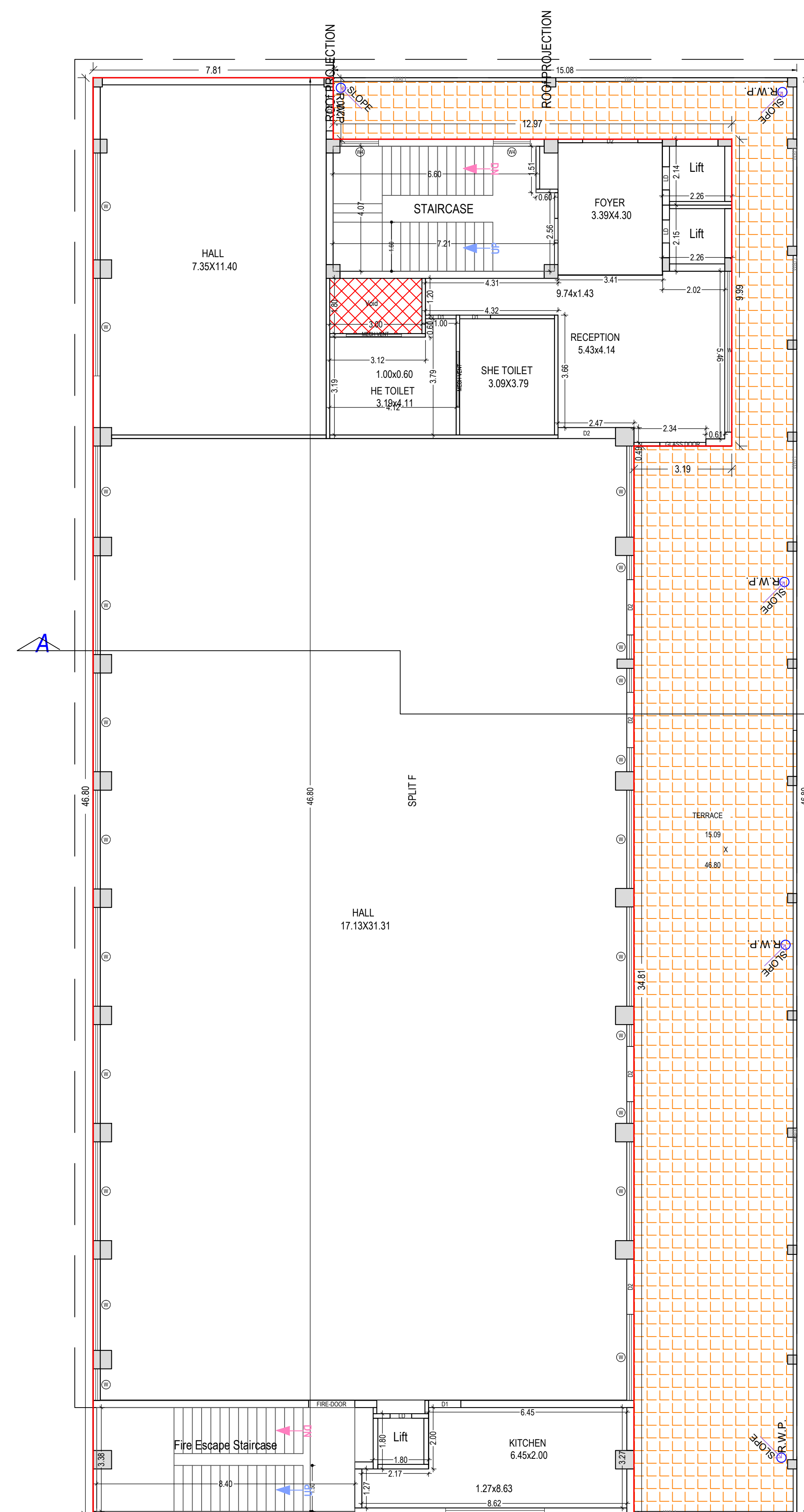
Atul Sharma (Junior engineer)

Rajesh Sharma (Assistant Engineer)

Atul Sharma (Junior engineer)

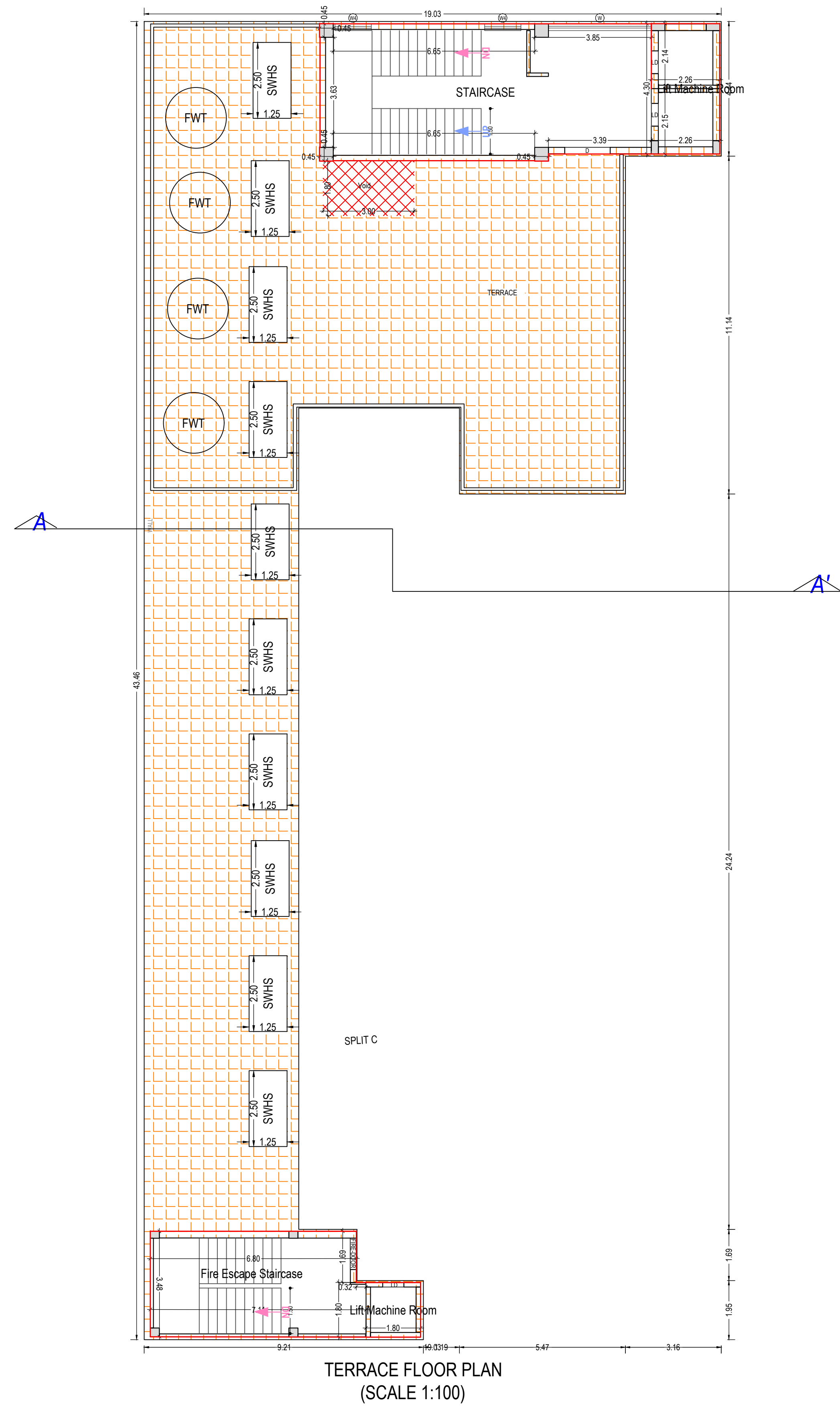
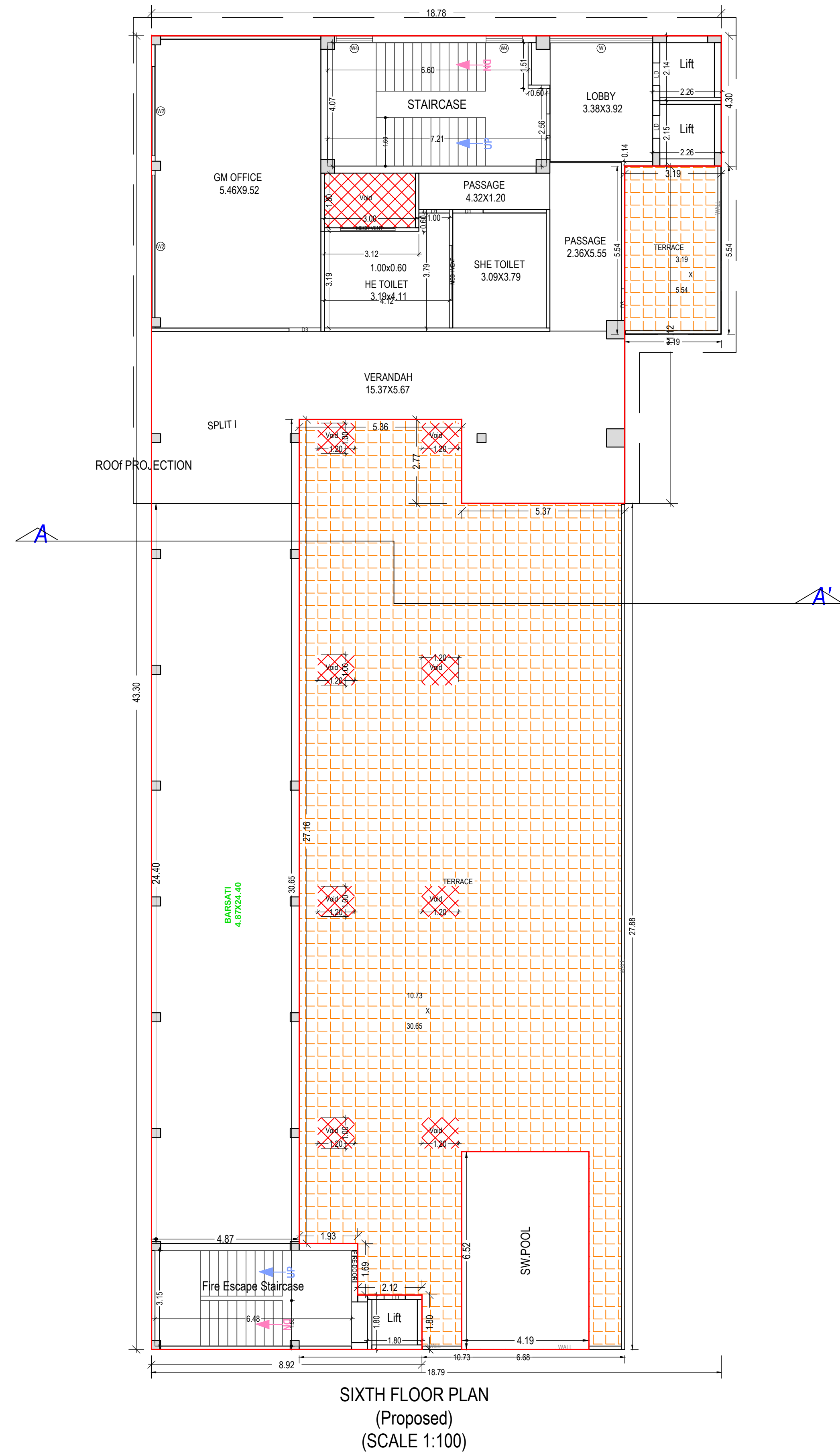
Rajesh Sharma (Assistant Engineer)

Atul Sharma (Junior engineer)



OWNER'S NAME AND SIGNATURE PRISTINE ENTERPRISES,pristinegroupsho@gmail.com,9628460460	
ARCHITECT'S NAME AND SIGNATURE PRASHANT PAL SINGH CA/9822911	INCHARGE Lucknow Development Authority
Building Plan Application Number LDA/BP/23-24/0467	
Sanctioned On 25 Oct 2023	
Valid Till 24 Jan 2029	
Approved By Vice Chairman (Vice Chairman)	
Examined By Satish Kumar Yadav (Junior engineer)	
Atul Sharma (Junior engineer)	
Rajesh Sharma (Assistant Engineer)	
Atul Sharma (Junior engineer)	
Rajesh Sharma (Assistant Engineer)	
Atul Sharma (Junior engineer)	

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ARCHITECT'S NAME AND SIGNATURE PRASHANT PAL SINGH CA/9822911	iNEER
	Lucknow Development Authority
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Atul Sharma (Junior engineer)	
Rajesh Sharma (Assistant Engineer)	
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