

Useful Area Table for Building PROPOSED (COMMERCIAL)

Floor	Room	Useful Area (Sq.m)	Common Area (Sq.m)	Excluded Area (Sq.m)	Carpet Area (Sq.m)	No. of Unit
GROUND FLOOR PLAN	SHOP-1	15.53	15.53	0.55	0.55	1.40
	SHOP-2	15.53	15.53	0.55	0.55	1.40
	SHOP-3	15.53	15.53	0.55	0.55	1.40
	SHOP-4	15.53	15.53	0.55	0.55	1.40
	SHOP-5	15.53	15.53	0.55	0.55	1.40
	SHOP-6	15.53	15.53	0.55	0.55	1.40
	SHOP-7	15.53	15.53	0.55	0.55	1.40
	SHOP-8	15.53	15.53	0.55	0.55	1.40
TOTAL	OTHER	124.24	124.24	0.00	0.00	1.74
Total		139.77	139.77	4.40	4.40	14.00

Building PROPOSED (COMMERCIAL)

Floor Name	Total Built-up Area (Sq.m)	Planned FAR Area (Sq.m)	Total FAR Area (Sq.m)	No. of Unit
Ground Floor	202.57	202.57	202.57	00
Terrace Floor	0.00	0.00	0.00	00
Total	202.57	202.57	202.57	00
Total				01

SCHEDULE OF DOOR

Floor Name	Door Name	Length	Height	NO.
PROPOSED	01	0.75	2.40	02
PROPOSED	02	2.00	2.10	01

SCHEDULE OF WINDOW/VENTILATION

Floor Name	Window Name	Length	Height	NO.
PROPOSED	01	2.00	1.50	01

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.

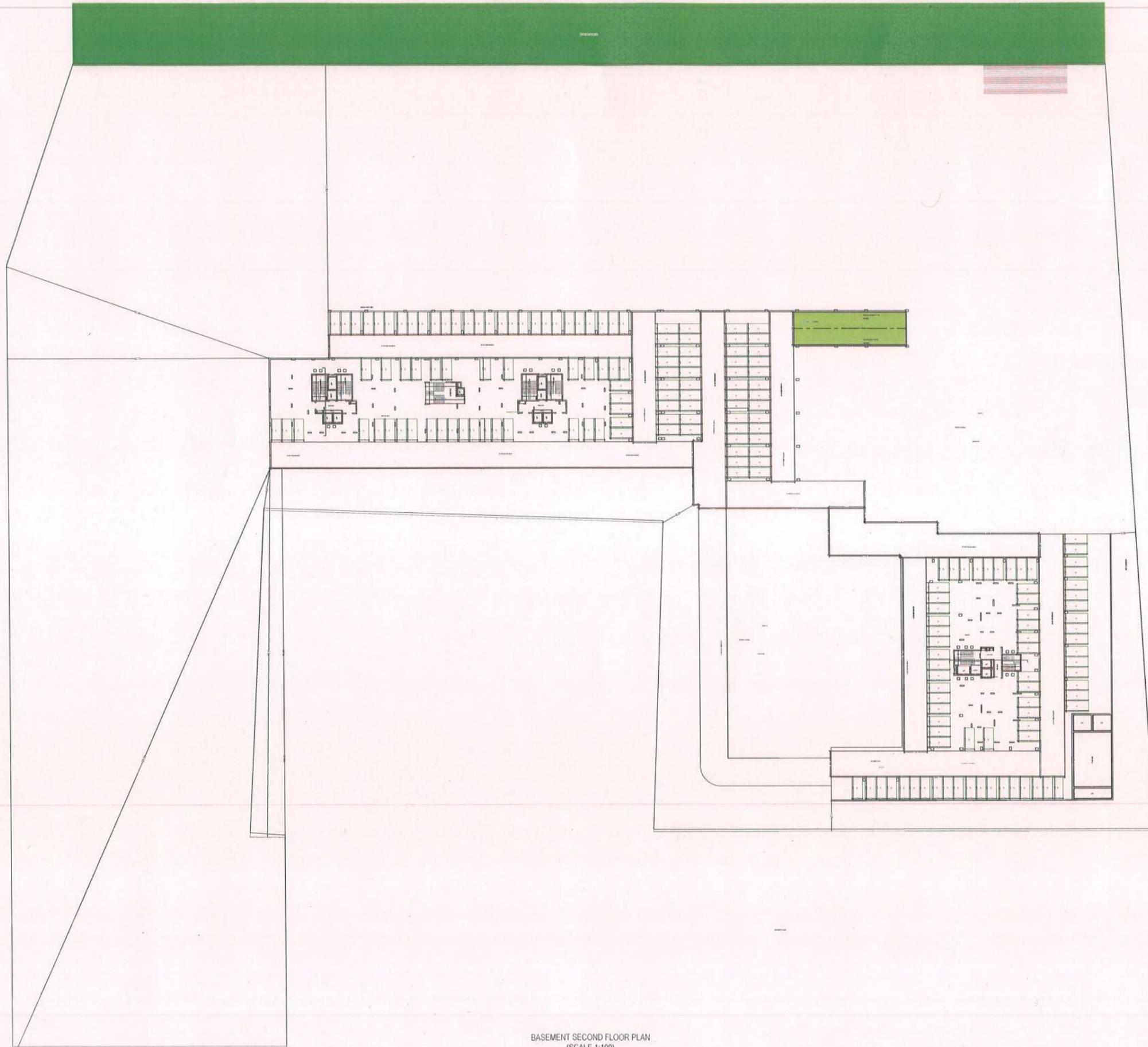
Total Plot Area -	88070.00	Total FAR Area -	202.57
Total Coverage Area -	10878.16	Total BUA Area -	105628.70

OWNER'S NAME AND SIGNATURE
M/S OMAXE LIMITED, dhivendrasingh@omaxe.com, 8793333302

ARCHITECT'S NAME AND SIGNATURE
Rajesh Kumar
CA/201780540
Signature valid
Lucknow Development Authority

Building Plan Application Number
LDA/DP/24-25/2254
Sanctioned On
13 Dec 2024
Valid Till
18 Mar 2032

Approved by
Vice Chairman (Vice Chairman)
Enrolled by
ISHIAZ AHMAD (Junior engineer)
Sushil Kumar Yadav (Junior engineer)
Ajay Kumar (Executive engineer/Town Planner)
Kashyap Kumar Goutam (Chief Town Planner)
Gyanendra Verma (Additional Secretary)

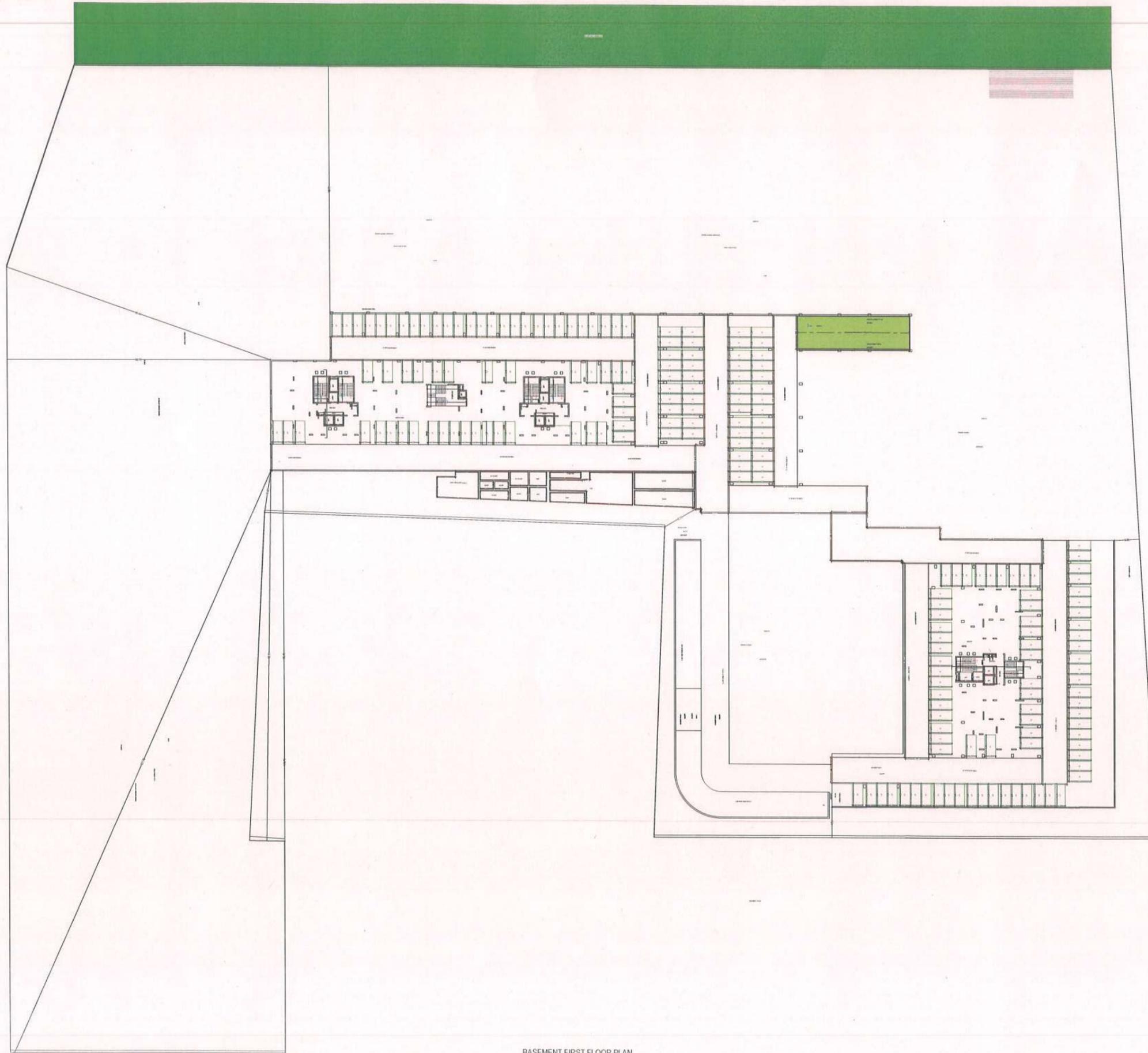


BASEMENT SECOND FLOOR PLAN
(SCALE 1:100)

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 state this application will lead to rejection of Map.
 ISO A0 (841.00 x 1189.00 MM)

Total Plot Area -	44076.85	Total FAR Area -	96101.68
Total Coverage Area -	10878.16	Total BUA Area -	186628.70

OWNER'S NAME AND SIGNATURE	
M/S OMAXE LIMITED, omaxe@omaxeltd.com, 8795333302	
ARCHITECT'S NAME AND SIGNATURE	ENGINEER
Rajesh Kumar CA29128040	
Signature valid with stamp Date of registration 18 Mar 2022	Lucknow Development Authority
	Signature valid
Building Plan Application Number LDA/DP/24-25/2254	
Sanctioned On 15 Dec 2024	
Valid till 18 Mar 2032	
Approved By Vice Chairman (Vice Chairman)	
Examined By IMHAZ AHMAD (Junior engineer)	
Sudh Kumar Yadav (Junior engineer)	
Anil Sharma (Assistant Engineer)	
Ajay Kumar (Executive engineer/Town Planner)	
Krushvendra Kumar Gautam (Chief Town Planner)	
Gyanendra Verma (Additional Secretary)	

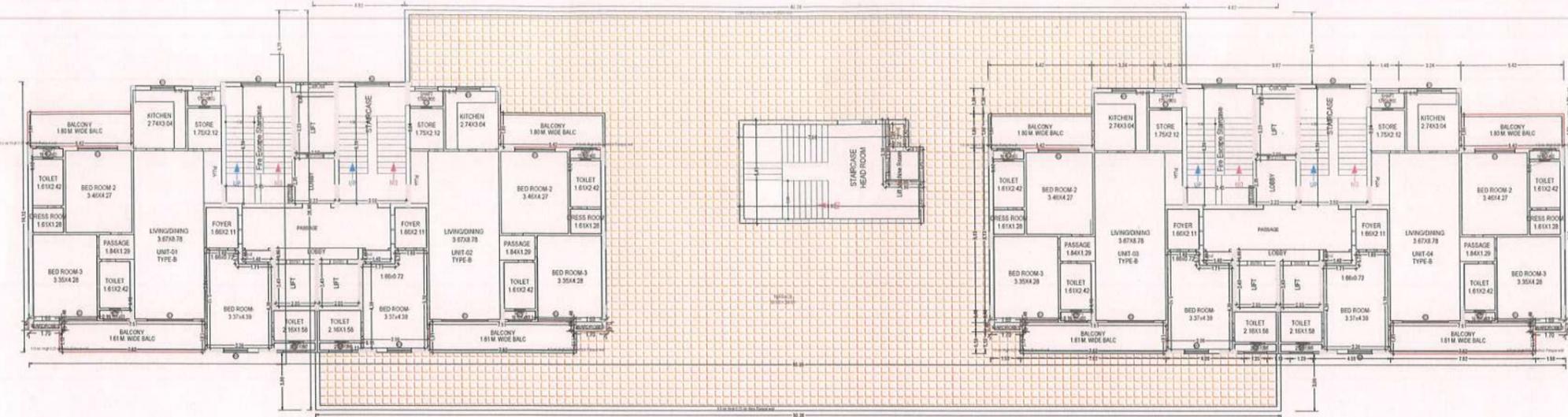


BASEMENT FIRST FLOOR PLAN
(SCALE 1:100)

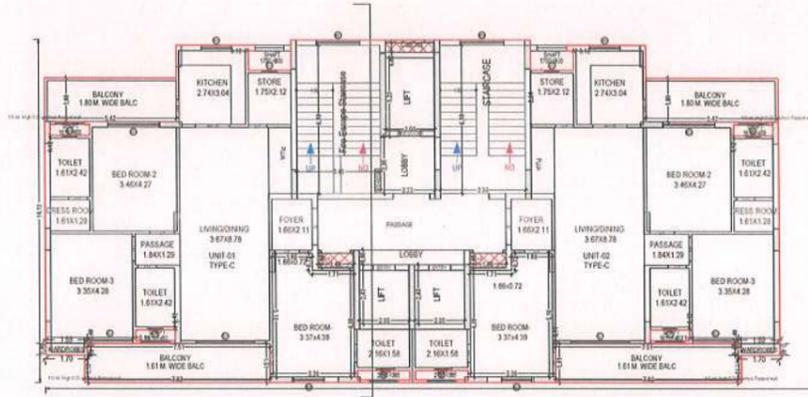
Note: 1) This drawing is prepared as per the current prevailing Building Bye Laws.
 2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

OWNER'S NAME AND SIGNATURE	
M/S OMAXE LIMITED, @omaxelimited@gmail.com, 879533302	
ARCHITECT'S NAME AND SIGNATURE	ENGINEER
Rajesh Kumar CA/2017/8949	
Signature valid	✓
Signature valid	✓
Signature valid	✓
Building Plan Application Number	
LDA/SP/24-25/2254	
Sanctioned On	
13 Dec 2024	
Valid Till	
18 Mar 2032	
Approved By	
Vice Chairman (Vice Chairman)	
Examined By	
DITIAZ AHMAD (Junior engineer)	
Sulish Kumar Yadav (Junior engineer)	
Anil Sharma (Assistant Engineer)	
Ajay Kumar (Executive engineer/Town Planner)	
Kausheyra Kumar Ghanta (Chief Town Planner)	
Gyanendra Verma (Additional Secretary)	

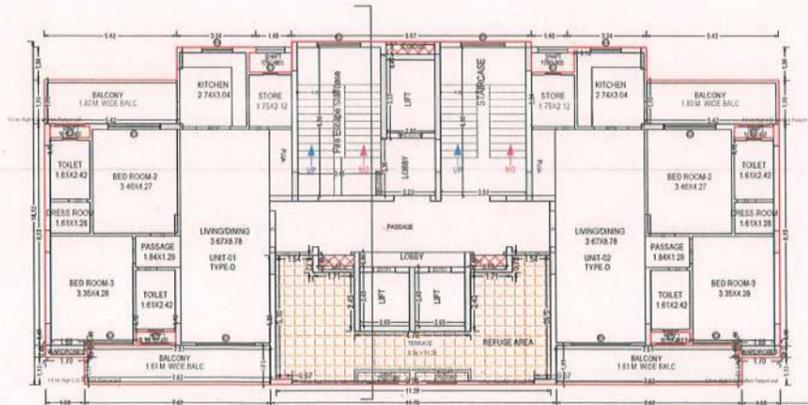
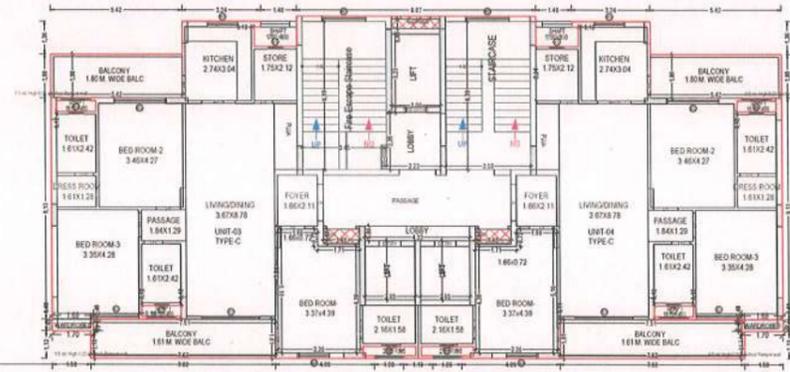
Total Plot Area -	44976.66	Total FAR Area -	26103.66
Total Coverage Area -	10878.16	Total BUA Area -	195625.70



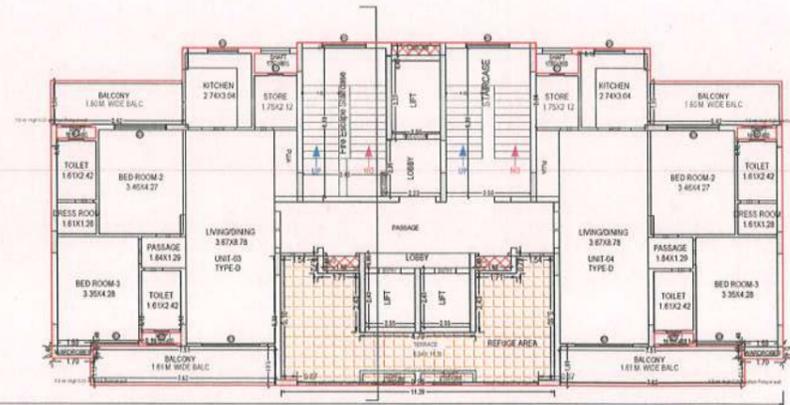
SECOND FLOOR PLAN
 (Proposed)
 (SCALE 1:100)



TYPICAL 3-17, 19-23 FLOOR PLAN
 (Proposed)
 (SCALE 1:100)



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



OWNERS NAME AND SIGNATURE
 M/S OMAXE LIMITED, dhansingh@omaxe.com, 8765333002

ARCHITECT'S NAME AND SIGNATURE
 Engineer
 Rajesh Kumar
 CA20178693

Signature valid
 Lucknow Development Authority



Signature valid

Building Plan Application Number
 LDA/SP/24-25/2254

Sanctioned On
 15 Dec 2024

Valid Till
 16 Mar 2032

Approved By
 Vice Chairman (Vice Chairman)

Examined By
 IMTIAZ AHMAD (Junior engineer)

Special Officer (Junior engineer)

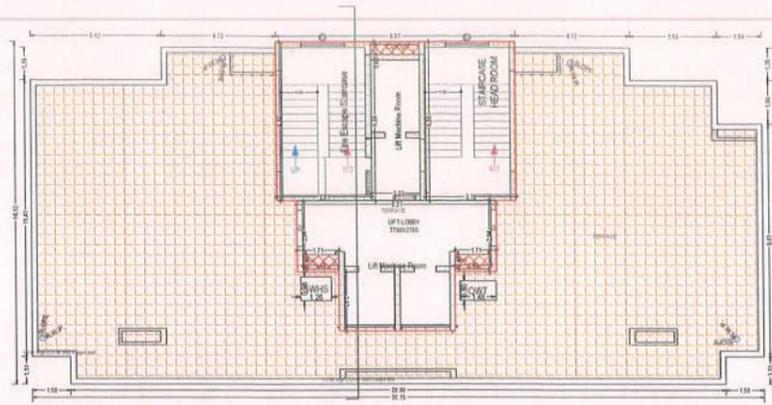
Asst. Sharma (Assistant Engineer)

Ajmer Kumar (Executive engineer/Town Planner)

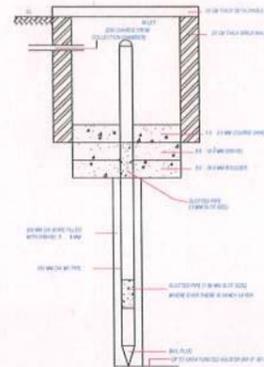
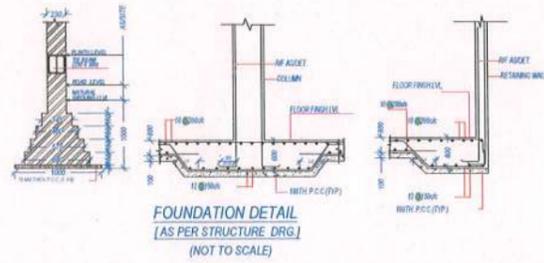
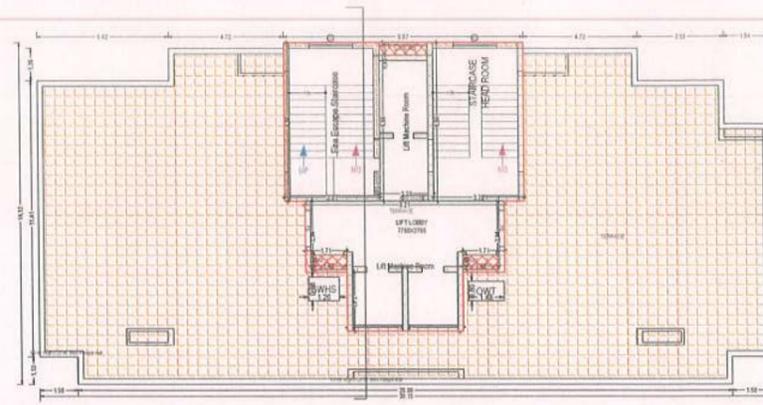
Kaushendra Kumar Gautam (Chief Town Planner)
 Gyanendra Verma (Additional Secretary)

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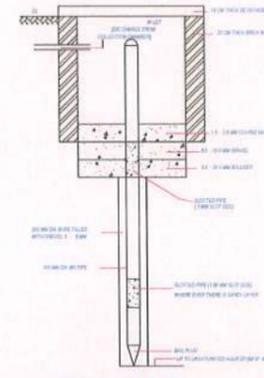
Total Plot Area -	44070.55	Total F&P Area -	26103.88
Total Coverage Area -	10870.10	Total BUA Area -	195628.70



TERRACE FLOOR PLAN
(SCALE 1:100)



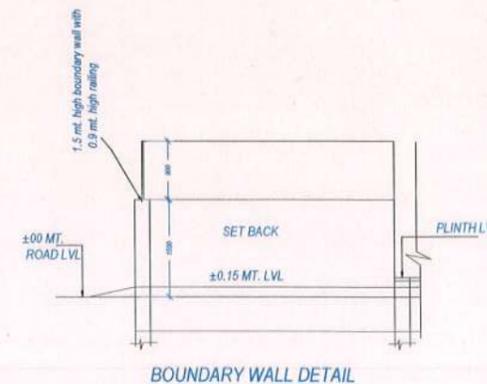
PERCOLATION WELL DETAIL
(NOT TO SCALE)



RAIN WATER HARVESTING DETAIL
(NOT TO SCALE)

SL. NO	DESCRIPTION	AREA { SQ. MT}
1.	PREVIOUSLY APPROVED TOWERS GROUND COV.	7515.652
2.	PREVIOUSLY APPROVED TOWERS F.A.R	136348.48
3.	PREVIOUSLY APPROVED TOWERS BUILT UP AREA	145485.21

CONSULTANTS -
RAGHAVA ARCHITECTS
 (Architecture-Structure-Interiors-Valuers-Vastu)
 PLOT NO :- CS-9, SECOND FLOOR, COMMERCIAL MARKET
 GYAN KHAND-II, INDIRAPURAM, GHAZIABAD (UP) INDIA
 (NEAR ST. THOMAS SCHOOL)
 OFFICE NO :- 717, PARSWNATH 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



BOUNDARY WALL DETAIL

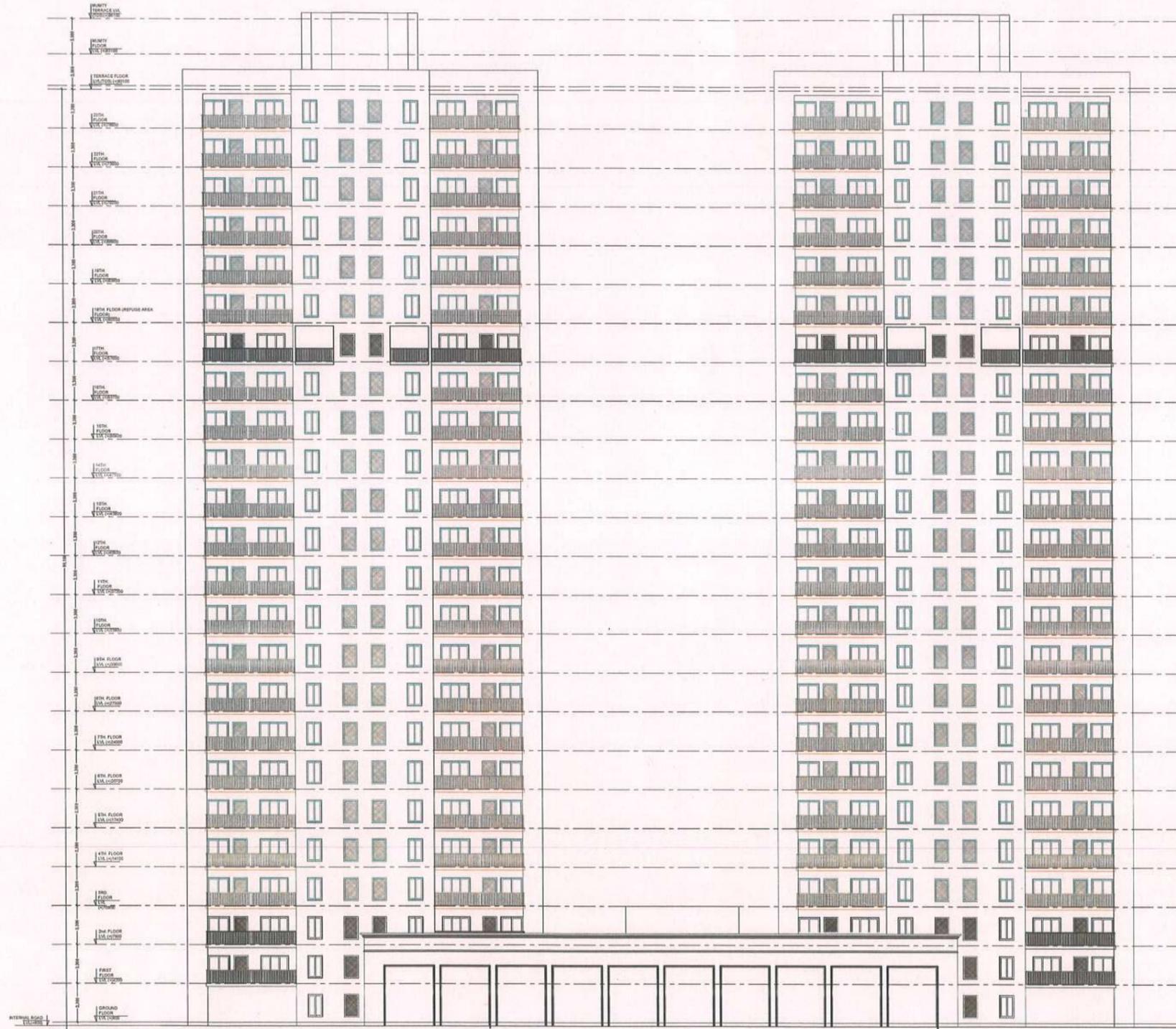
OWNER'S NAME AND SIGNATURE
 M/S OMAXE LIMITED, ohrindia@omaxe.com, 879533302

ARCHITECT'S NAME AND SIGNATURE
 ENGINEER
 Rajesh Kumar
 CA20178049

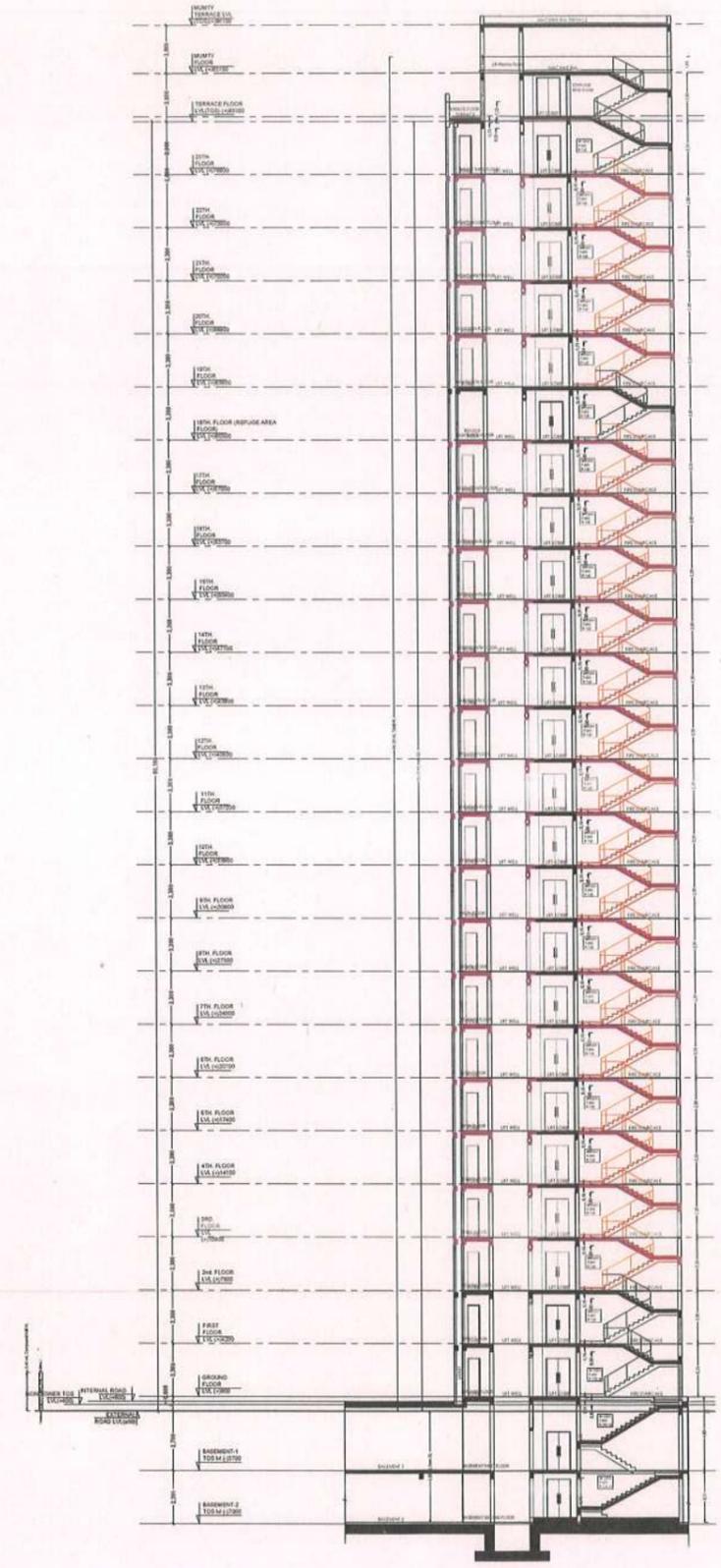
Signature valid
 Lucknow Development Authority

Signature valid

Building Plan Application Number
 LDA/SP/24-25/2254
 Submitted On
 15 Dec 2024
 Valid Till
 18 Mar 2032
 Approved by
 Vice Chairman (Vice Chairman)
 Examined by
 IMILIAZ AHMAD (Junior engineer)
 Sushil Kumar Yadav (Junior engineer)
 Atul Sharma (Assistant Engineer)
 Ajoy Kumar (Executive engineer/Town Planner)
 Anand Kumar Goutam (Chief Town Planner)
 Gyansuvar Verna (Additional Secretary)



FRONT ELEVATION



SECTION AT A-A

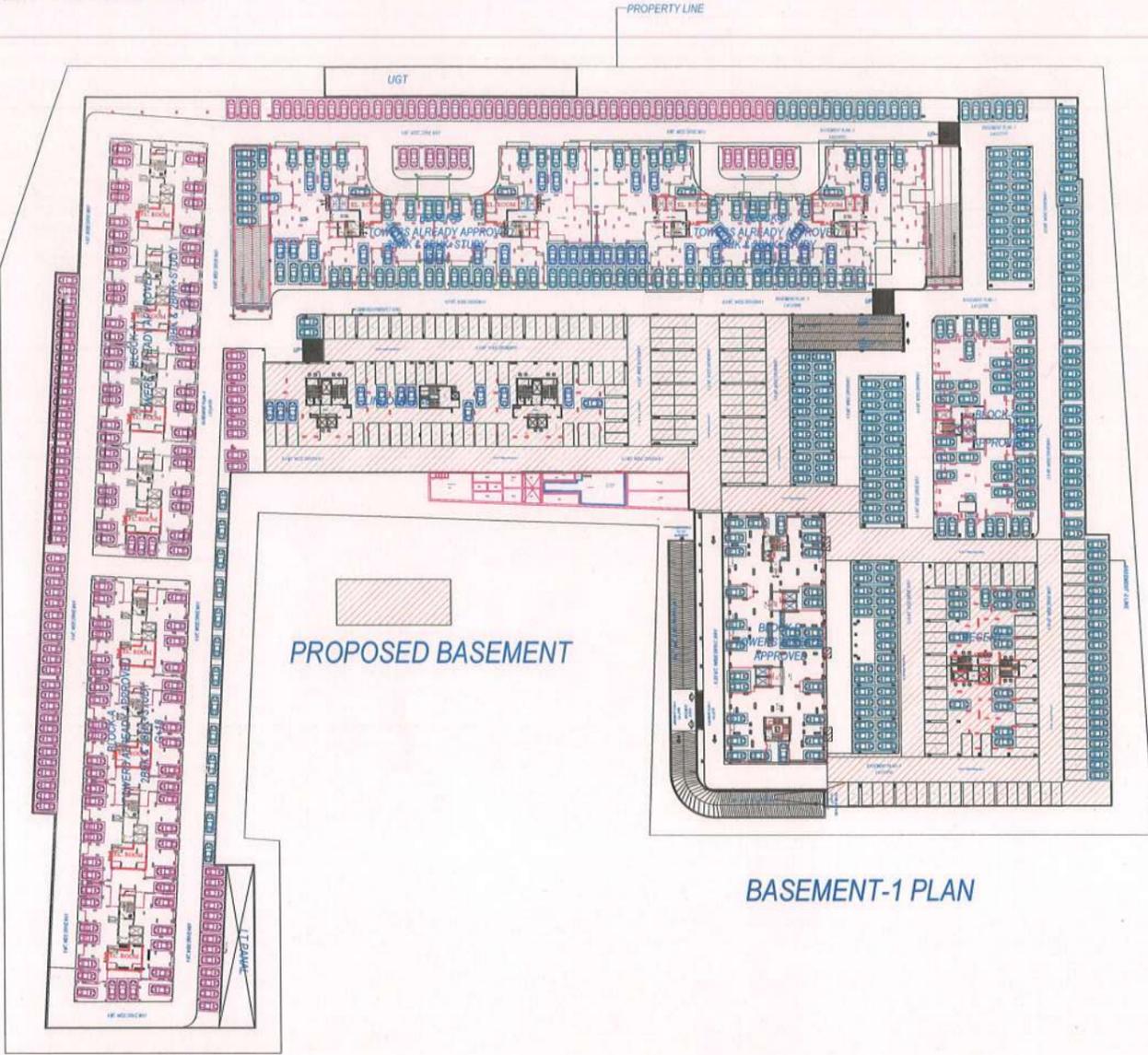
Note: 1) This drawing is prepared on the basis of existing Drawing Data.
 2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

Total Plot Area -	46576 SQ	Total F&D Area -	25103 SQ
Total Coverage Area -	10878 SQ	Total BUA Area -	195628.70

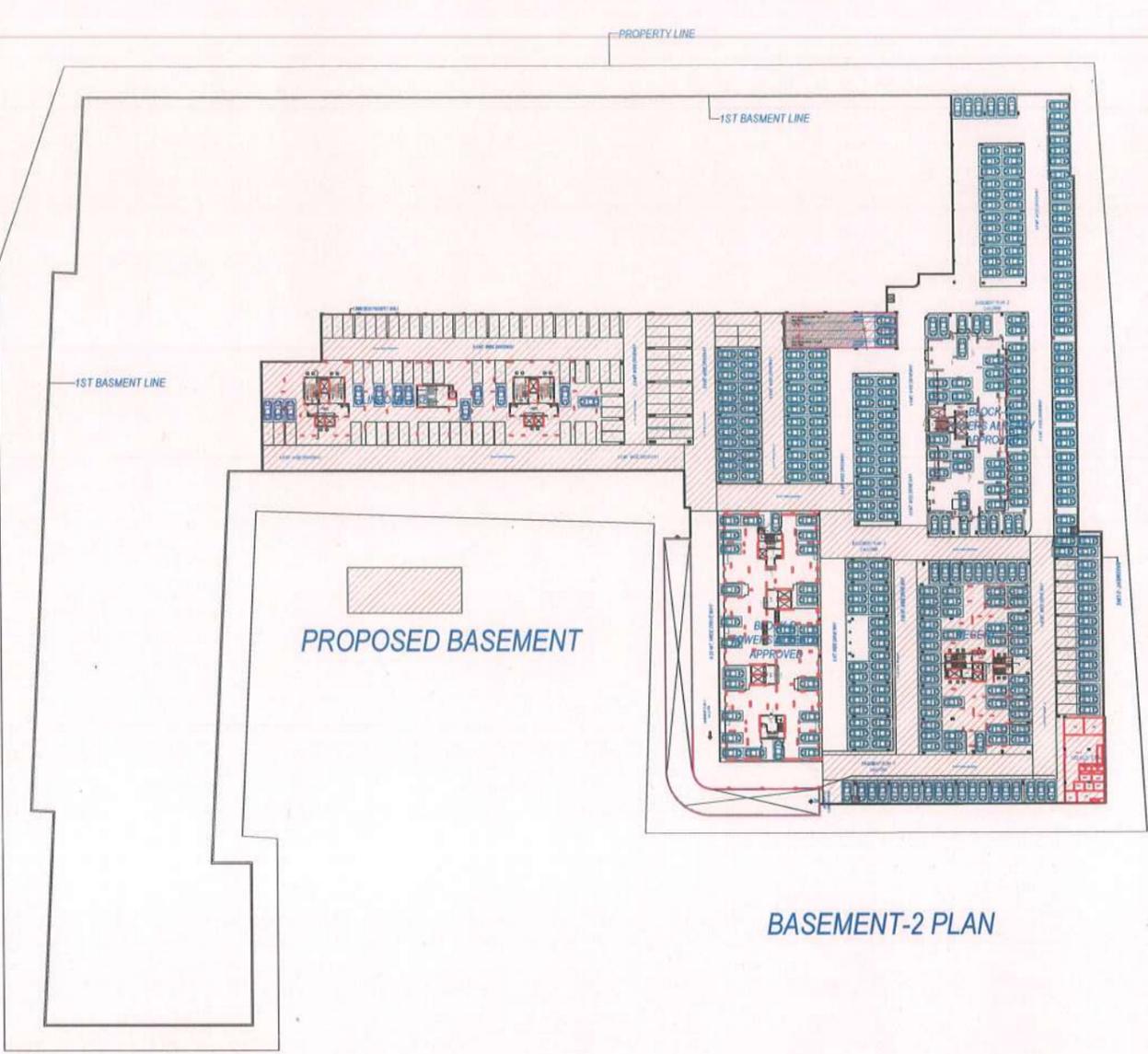
OWNERS NAME AND SIGNATURE
 M/S OMAXE LIMITED, omaxe@omaxe.com, 8795333302

ARCHITECT'S NAME AND SIGNATURE
 Rakesh Kumar
 CA01018549
 Signature
 Lucknow Development Authority

Building Plan Application Number
 LDA/BP/24-25/254
 Sanctioned On
 15 Dec 2024
 Valid Till
 18 Mar 2032
 Approved by
 Vice Chairman (Vice Chairman)
 Examined by
 IMHAZ AHMAD (Junior engineer)
 Seelish Kumar Yadav (Junior engineer)
 Abul Shamma (Assistant Engineer)
 Ajouf Kumar (Executive engineer/Town Planner)
 Kashi Prasad Kumar Goutam (Chief Town Planner)
 Gyanendra Verma (Additional Secretary)



BASEMENT-1 PLAN



BASEMENT-2 PLAN

Note - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
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 ISO 70 (841.00 x 1189.00 MM)

Total Plot Area -	44570.65	Total FAR Area -	26493.60
Total Coverage Area -	10678.16	Total BUA Area -	195628.70

OWNERS NAME AND SIGNATURE
 M/S OMAXE LIMITED, @trendsmigh@omaxe.com, 8795333302

ARCHITECTS NAME AND SIGNATURE
 Engineer
 Rajeev Kumar
 CA29178948

Signature valid
 Public Seal of the Architect
 Date of Issue: 15 Dec 2024

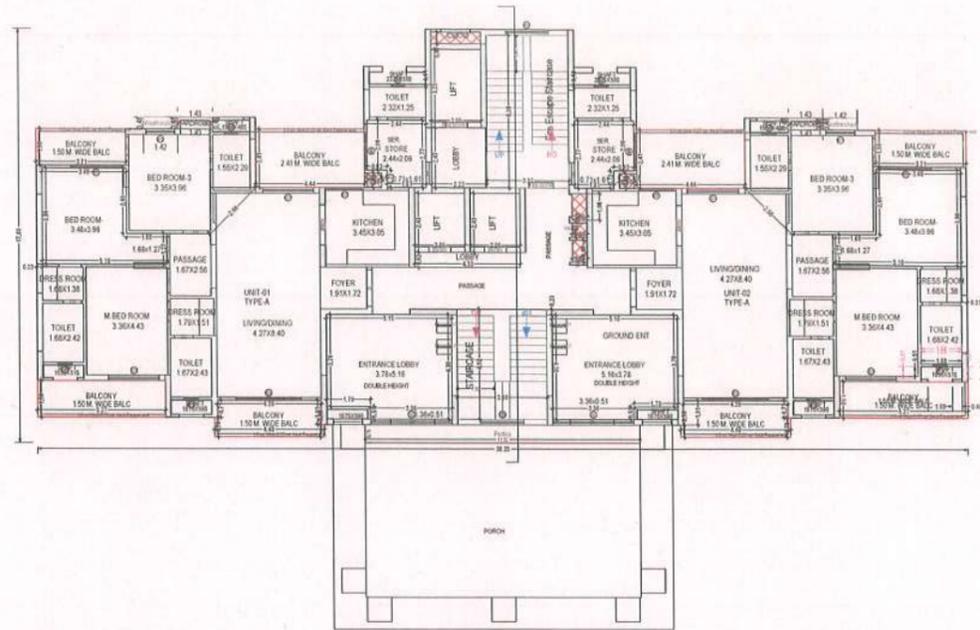
Signature valid
 Public Seal of the Authority
 Date of Issue: 18 Mar 2024

Building Plan Application Number
 LDA/SP/24-25/2254
 Sanctioned On
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 Valid Till
 18 Mar 2024

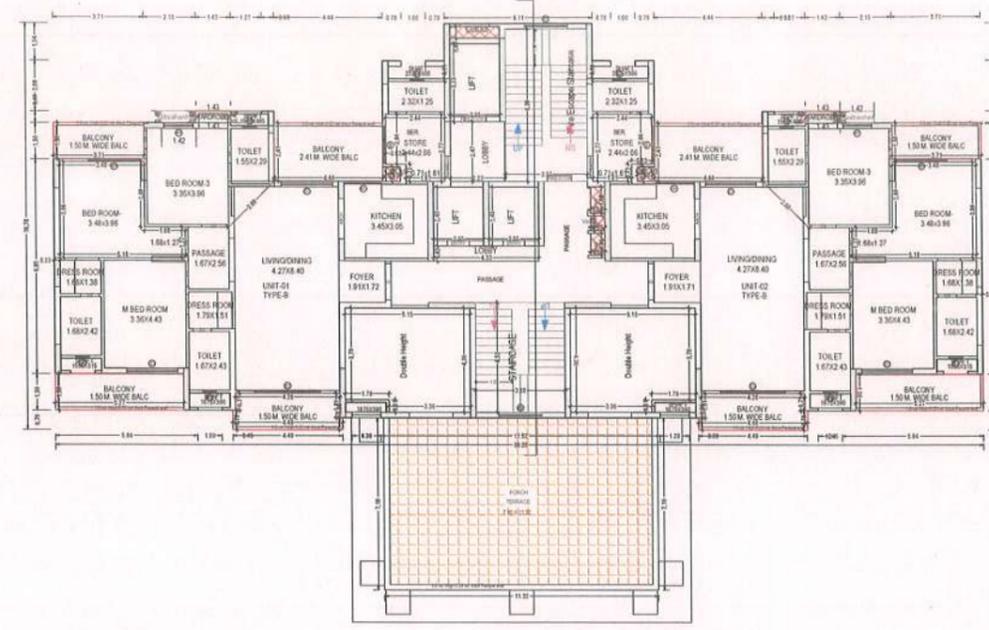
Approved By
 Vice Chairman (Vice Chairman)

Examined By
 IMTIAZ AHMAD (Junior engineer)
 Sheikh Kousar Yaqub (Junior engineer)
 Anil Sharma (Assistant Engineer)
 Ajay Kumar (Executive engineer/Town Planner)

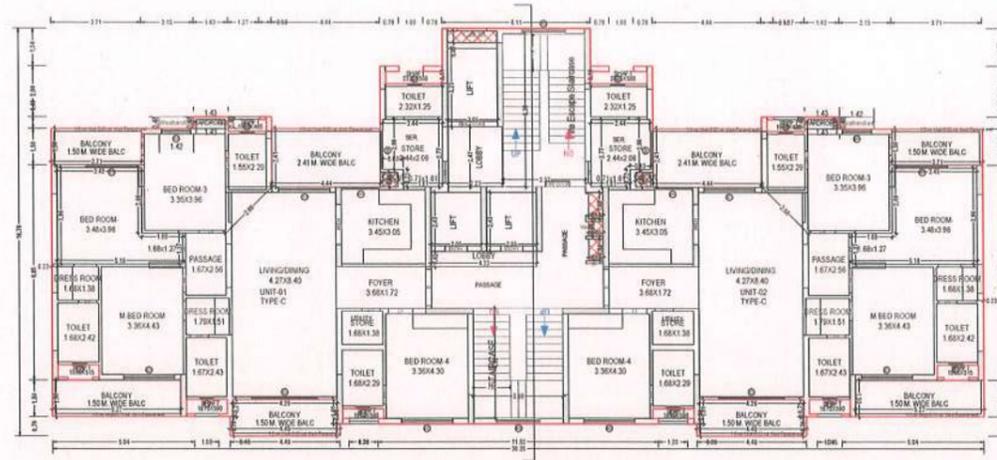
Kaushendra Kumar Gautam (Chief Town Planner)
 Gyanendra Verma (Additional Secretary)



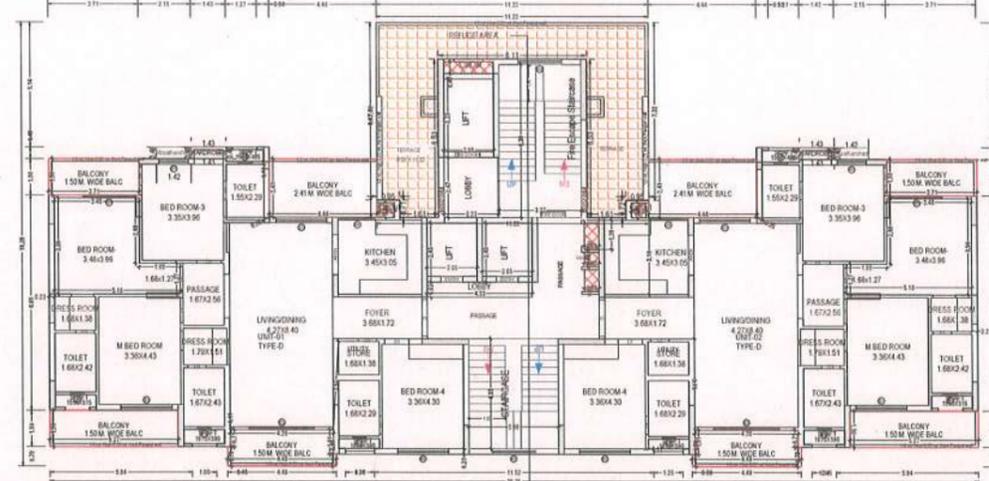
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



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



TYPICAL -2,17, 19-23 FLOOR PLAN (Proposed) (SCALE 1:100)



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

Floor Name	Green Building Area	Gross Building Area	Gross Floor Area	Total Built Up Area	Deductions (Area in Sqm)										Proposed FAR Area (Sqm)	Total FAR Area (Sqm)	No. of Flat
					Shyety	LiA	LiA	LiA	Balcony	Double Height	Arch/Proj(Corner)	Relief Area	Covered Terrace	Roof			
Ground Floor	508.23	155	171	572.97	21.23	0.00	0.00	8.19	56.07	0.00	0.00	0.00	71.88	345.61	85.10	405.72	03
First Floor	495.86	155	171	492.80	21.23	15.17	0.00	8.19	56.07	42.43	1.30	0.00	0.00	346.11	0.00	346.11	02
Second Floor	495.86	155	171	492.80	21.23	15.17	0.00	8.19	56.07	0.00	1.30	0.00	0.00	300.55	0.00	300.55	02
Third Floor	495.86	155	171	492.80	21.23	15.17	0.00	8.19	56.07	0.00	1.30	0.00	0.00	300.55	0.00	300.55	02
Fourth Floor	495.86	155	171	492.80	21.23	15.17	0.00	8.19	56.07	0.00	1.30	0.00	0.00	300.55	0.00	300.55	02
Fifth Floor	495.86	155	171	492.80	21.23	15.17	0.00	8.19	56.07	0.00	1.30	0.00	0.00	300.55	0.00	300.55	02
Sixth Floor	495.86	155	171	492.80	21.23	15.17	0.00	8.19	56.07	0.00	1.30	0.00	0.00	300.55	0.00	300.55	02
Seventh Floor	495.86	155	171	492.80	21.23	15.17	0.00	8.19	56.07	0.00	1.30	0.00	0.00	300.55	0.00	300.55	02
Eighth Floor	495.86	155	171	492.80	21.23	15.17	0.00	8.19	56.07	0.00	1.30	0.00	0.00	300.55	0.00	300.55	02
Ninth Floor	495.86	155	171	492.80	21.23	15.17	0.00	8.19	56.07	0.00	1.30	0.00	0.00	300.55	0.00	300.55	02
Tenth Floor	495.86	155	171	492.80	21.23	15.17	0.00	8.19	56.07	0.00	1.30	0.00	0.00	300.55	0.00	300.55	02
Eleventh Floor	495.86	155	171	492.80	21.23	15.17	0.00	8.19	56.07	0.00	1.30	0.00	0.00	300.55	0.00	300.55	02
Twelfth Floor	495.86	155	171	492.80	21.23	15.17	0.00	8.19	56.07	0.00	1.30	0.00	0.00	300.55	0.00	300.55	02
Thirteenth Floor	495.86	155	171	492.80	21.23	15.17	0.00	8.19	56.07	0.00	1.30	0.00	0.00	300.55	0.00	300.55	02
Fourteenth Floor	495.86	155	171	492.80	21.23	15.17	0.00	8.19	56.07	0.00	1.30	0.00	0.00	300.55	0.00	300.55	02
Fifteenth Floor	495.86	155	171	492.80	21.23	15.17	0.00	8.19	56.07	0.00	1.30	0.00	0.00	300.55	0.00	300.55	02
Sixteenth Floor	495.86	155	171	492.80	21.23	15.17	0.00	8.19	56.07	0.00	1.30	0.00	0.00	300.55	0.00	300.55	02
Seventeenth Floor	495.86	155	171	492.80	21.23	15.17	0.00	8.19	56.07	0.00	1.30	0.00	0.00	300.55	0.00	300.55	02
Eighteenth Floor	495.86	155	171	492.80	21.23	15.17	0.00	8.19	56.07	0.00	1.30	0.00	0.00	300.55	0.00	300.55	02
Total	3223.31	37.27	41.64	1300.82	354.25	346.11	48.10	86.38	1450.47	42.43	41.64	48.10	71.88	3264.41	85.10	3349.51	40

Floor	Name	Isoblock Type	Net Usable Area	Additions for Gross Usable Area (in Sqm)		Gross Usable Area	Deductions From Gross Usable Area (in Sqm)					Usable Area	Deductions (Area in Sqm)	Carpet Area	No. of Flat
				Arch/Proj	Other		Door	Window	Elevator	Other					
GROUND FLOOR PLAN	GROUND ENT	OTHER	65.10	0.00	65.10	0.00	65.10	0.00	0.00	0.00	0.00	65.10	0.00	65.10	03
	UNIT-01TYPE-A	FLAT	174.62	0.00	174.62	0.00	174.62	30.71	0.52	2.42	8.84	132.46	0.00	132.46	02
	UNIT-01TYPE-B	FLAT	174.62	0.00	174.62	0.00	174.62	30.71	0.51	2.42	8.84	132.47	0.00	132.47	02
Total per Floor			414.34	1.38	415.72	0.00	415.72	61.42	1.03	5.26	20.68	265.96	0.00	265.96	03
FIRST FLOOR PLAN	UNIT-01TYPE-B	FLAT	174.62	0.00	174.62	0.00	174.62	30.71	0.52	2.42	8.84	132.46	0.00	132.46	02
	UNIT-01TYPE-C	FLAT	174.62	0.00	174.62	0.00	174.62	30.71	0.51	2.42	8.84	132.47	0.00	132.47	02
	UNIT-01TYPE-D	FLAT	174.62	0.00	174.62	0.00	174.62	30.71	0.51	2.42	8.84	132.47	0.00	132.47	02
Total per Floor			523.86	1.38	525.24	0.00	525.24	92.14	1.54	7.68	26.56	397.96	0.00	397.96	06
TYPICAL -2,17, 19-23 FLOOR PLAN	UNIT-01TYPE-C	FLAT	201.87	0.00	201.87	0.00	201.87	30.71	0.52	2.42	8.84	132.46	0.00	132.46	02
	UNIT-01TYPE-D	FLAT	201.87	0.00	201.87	0.00	201.87	30.71	0.51	2.42	8.84	132.47	0.00	132.47	02
	UNIT-01TYPE-E	FLAT	201.87	0.00	201.87	0.00	201.87	30.71	0.51	2.42	8.84	132.47	0.00	132.47	02
Total per Floor			605.61	1.38	606.99	0.00	606.99	92.14	1.54	7.68	26.56	397.96	0.00	397.96	06
EIGHTEENTH FLOOR PLAN	UNIT-01TYPE-D	FLAT	180.19	0.00	180.19	0.00	180.19	30.71	0.52	2.42	8.84	116.03	0.00	116.03	02
	UNIT-01TYPE-E	FLAT	180.19	0.00	180.19	0.00	180.19	30.71	0.51	2.42	8.84	116.03	0.00	116.03	02
	UNIT-01TYPE-F	FLAT	180.19	0.00	180.19	0.00	180.19	30.71	0.51	2.42	8.84	116.03	0.00	116.03	02
Total per Floor			540.57	1.38	541.95	0.00	541.95	92.14	1.54	7.68	26.56	348.05	0.00	348.05	06

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED TOWER (REGENT)	V1	0.60	1.00	214
PROPOSED TOWER (REGENT)	MED VENT	0.60	1.00	04
PROPOSED TOWER (REGENT)	W1	1.20	2.25	48
PROPOSED TOWER (REGENT)	DW1	1.48	1.25	48
PROPOSED TOWER (REGENT)	W2	1.80	1.50	48
PROPOSED TOWER (REGENT)	W3	2.10	2.25	48
PROPOSED TOWER (REGENT)	S01	2.10	2.40	144
PROPOSED TOWER (REGENT)	S02	2.10	2.40	48
PROPOSED TOWER (REGENT)	S03	2.10	2.40	48

FLOOR	SIZE	AREA	TOTAL AREA
GROUND FLOOR PLAN	150 X 4.45 X 2 X 1	13.14	85.42
FIRST FLOOR PLAN	150 X 4.45 X 2 X 1	13.14	13.14
TYPICAL -2,17, 19-23 FLOOR PLAN	150 X 4.45 X 2 X 1	13.14	61.42
EIGHTEENTH FLOOR PLAN	150 X 4.45 X 2 X 1	13.14	13.14
TOTAL			175.12

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED TOWER (REGENT)	03	0.75	2.40	374
PROPOSED TOWER (REGENT)	03	0.90	2.40	48
PROPOSED TOWER (REGENT)	01	1.00	2.40	188
PROPOSED TOWER (REGENT)	D	1.50	2.40	48
PROPOSED TOWER (REGENT)	AROH	1.65	2.40	48
PROPOSED TOWER (REGENT)	02	1.80	2.40	02

OWNERS NAME AND SIGNATURE
 M/S OMAXE LIMITED, omaxe@omaxe.com, 47653382

ARCHITECT'S NAME AND SIGN
 Rajneesh Kumar
 CA29728948

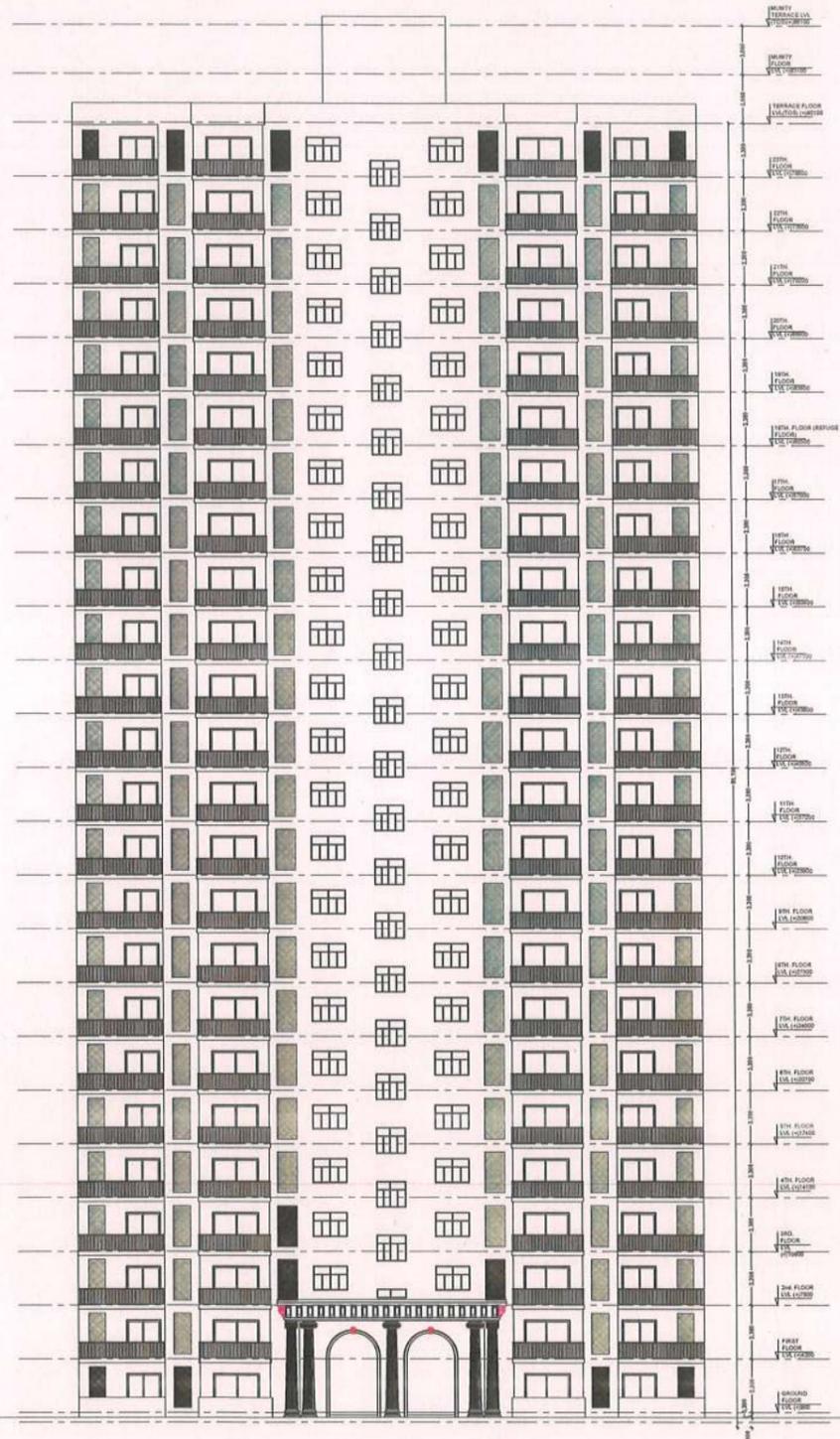
ENGINEER
 Signature
 Lockup Development Authority

Building Plan Application Number
 L.DA/HP/24-25/2254

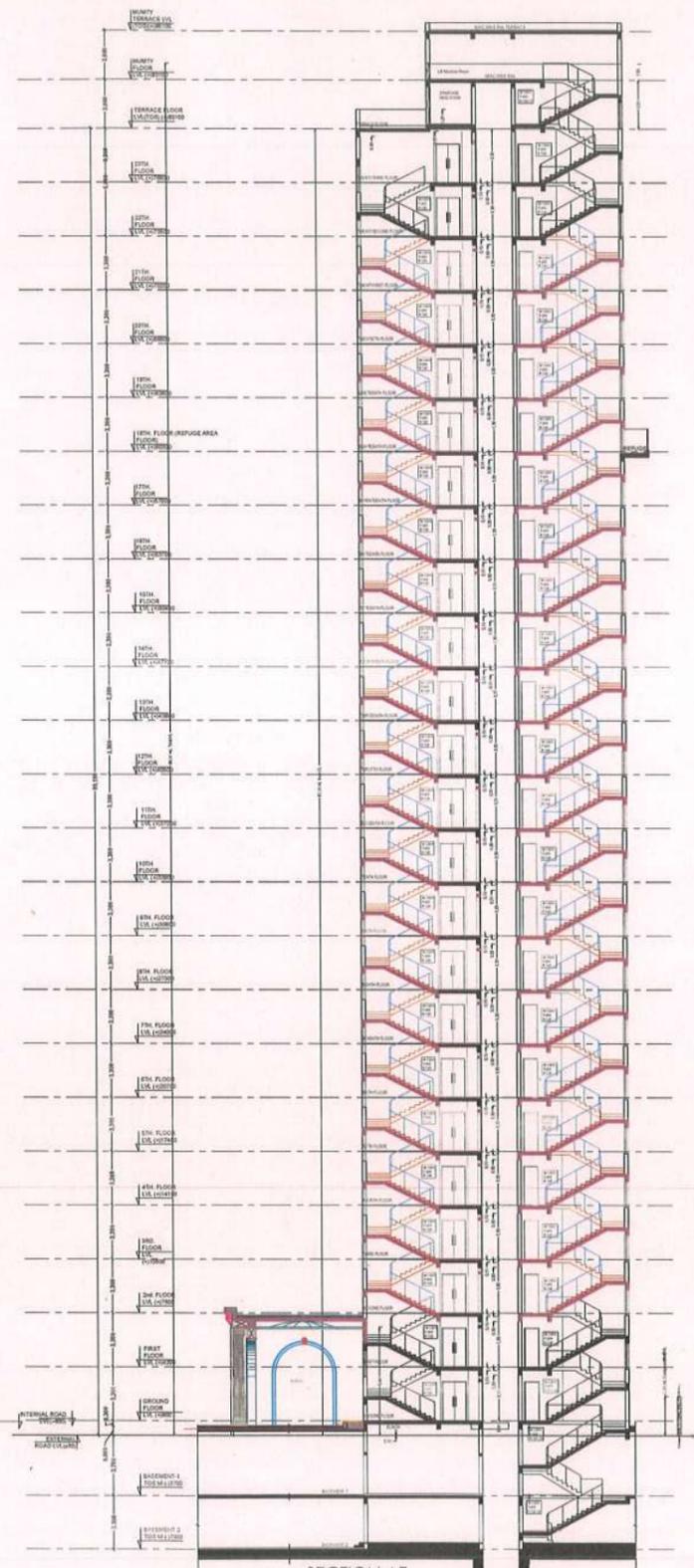
Sanctioned On
 15 Dec 2024

Valid Till
 18 Mar 2025

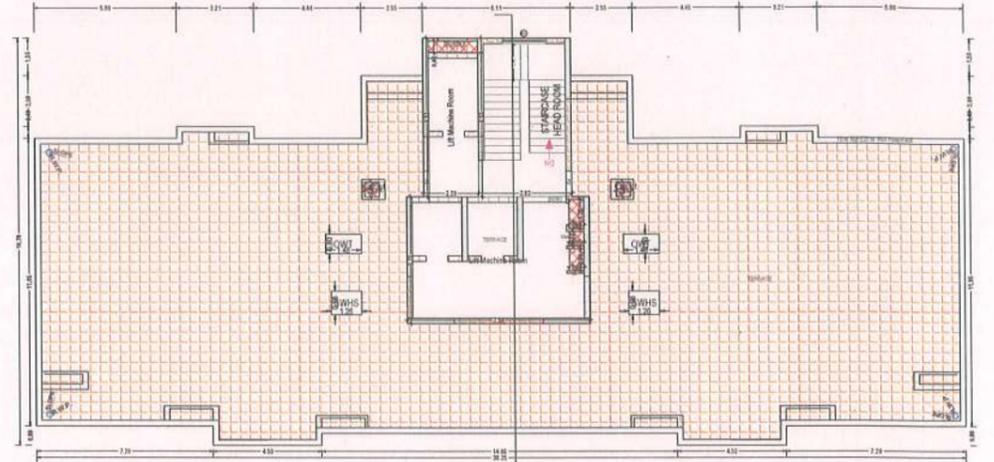
Approved By
 Vice Chairman (Vice Chairman)
 Examined By
 IMTIAZ AHMAD (Junior engineer)
 Sushil Kumar Yadav (Junior engineer)
 Anil Sharma (Assistant Engineer)
 Ajay Kumar (Executive engineer/Town Planner)
 Kashvendra Kumar Goutam (Chief Town Planner)
 Gyanendra Verma (Additional Secretary)



FRONT ELEVATION



SECTION AT AA



TERRACE FLOOR PLAN
 (SCALE 1:100)

1) This drawing is prepared to get the consent from the Building Dept. Govt. of U.P.
 2) If any modification is required for any purpose other than stated in application will lead to rejection of Map.
 ISO A0 (841.00 x 1189.00 MM)

Total Plot Area -	44576.65	Total FAR Area -	26103.68
Total Coverage Area -	10876.16	Total BUA Area -	15626.70

OWNER'S NAME AND SIGNATURE
 M/S OMAXE LIMITED, @bhubnain@omaxe.com, 879333302

ARCHITECT'S NAME AND SIGN
 Rajeev Kumar
 CK201705949

Signature with
 Seal of the Architect
 Lucknow Development Authority

Building Plan Application Number
 L.D.A./UP/24-252254
 Sanctioned On
 15 Dec 2024
 Valid Till
 18 Mar 2027

Approved By
 Vice Chairman (Vice Chairman)
 Enlisted By
 IMTIAZ AHMAD (Junior engineer)
 Saad Kousar Yousaf (Junior engineer)
 Anil Sharma (Assistant Engineer)
 Ajay Kumar (Executive engineer/Town Planner)

Signature with
 Seal of the Authority

Kaushalendra Kumar Gautam (Chief Town Planner)
 Gyanendra Verma (Additional Secretary)