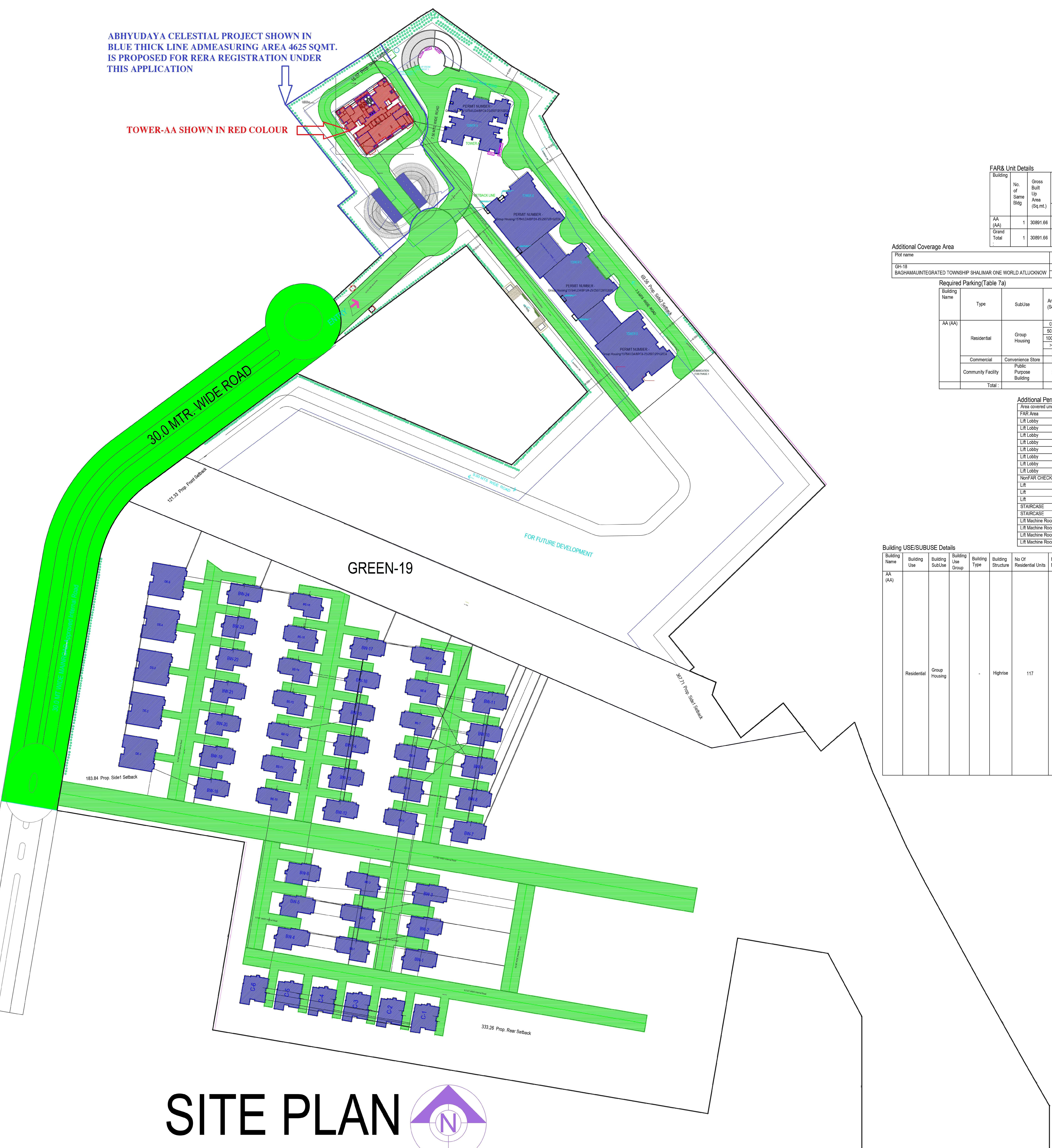
Project Title :PROPOSED GROUP ABHYUDAY CELESTIAL HOUSING BUILDING PLAN FOR SHALIMAR ON PLOT NO GH-18, KHASRA NO 130 & 164 , BAGHAMAU INTEGRATED TOWNSHIP, SHALIMAR ONE WORLD AT LUCKNOW. OWNER - M/S. ABHYUDAYA HOUSING & CONSTRUCTIONS PVT. LTD.

File No	LDA/BP/24-25/0597	Sheet	1 / 6
Submission Date	2025-03-20	Scale	1:100



SITE PLAN

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Reduced Reqd Parking (Incase of Plot having RWArea surrendered FOC)	Reqd. Area	Prop. No.	Prop. Area
Equivalent Car Space	-	-	-	140	1925.00
Two Stack.Car	-	-	-	80	1100.00
Total Car	157	-	2158.75	220	3025.00
Visitor's Car Parking	15	-	206.25	16	220.00
Two Stack Parking	-	-	-	7	1208.71
Other Parking	-	-	-	-	3513.91
Total			2365.00		6758.91

FAR& Unit Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA (Area in Sq.mt.) Void	Deductions From Gross BUA Ramp	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Mumty	Lift	Lift Machine	Lift Lobby	Balcony	Accessory Use	Ramp	Refuge Area	Parking	Proposed FAR Area (Sq.mt.) Resi.	Commercial	Amenities	Added Area In FAR (Sq.mt.) Stair	Lift Lobby	Total FAR Area (Sq.mt.)	No. of Unit
AA (AA)	1	30891.66	630.94	302.14	29958.29	756.62	728.00	43.00	401.00	2399.59	124.11	454.80	113.34	6673.78	17758.28	89.99	392.54	23.19	721.41	18263.99	121
Grand Total :	1	30891.66	630.94	302.14	29958.29	756.62	728.00	43.00	401.00	2399.59	124.11	454.80	113.34	6673.78	17758.28	89.99	392.54	23.19	721.41	18263.99	121

Additional Coverage Area

Plot name	Area covered under	Proposed Area	Total Coverage Area	Permissible Coverage Area
GH-18 BAGHAMAUINTEGRATED TOWNSHIP SHALIMAR ONE WORLD ATLUCKNOW	GUARD RM	7.96	15.92	100
	GUARD RM	7.96		

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units: Parking space reqd for every	Units: Prop.	Car: Reqd./Unit	Car: Reqd.	Car: Prop.	Visitors Car: Reqd./Unit	Visitors Car: Reqd.	Visitors Car: Prop.
AA (AA)	Residential	Group Housing	0 - 50	1	-	-	-	-	-	-	-
			50 - 100	1	-	1.00	-	-	-	-	-
			100 - 150	1	117.00	1.25	147	-	-	-	-
			> 150	1	-	1.50	-	-	-	-	-
			> 0	1	-	-	-	-	1.00	15	-
	Commercial	Convenience Store	> 0	100	89.99	2.00	2	-	-	-	-
	Community Facility	Public Purpose Building	> 0	100	392.54	2.00	8	-	-	-	-
	Total :		-	-	-	-	157	220	-	15	16

Additional Permissible FAR

Area covered under	Proposed Area	Total Proposed Area
FAR Area		
Lift Lobby	10.00	300.00
Lift Lobby	10.00	
Lift Lobby	10.00	
Lift Lobby	20.00	
Lift Lobby	190.00	
Lift Lobby	10.00	
Lift Lobby	20.00	
Lift Lobby	30.00	
NonFAR CHECK		
Lift	5.17	91.18
Lift	5.17	
Lift	5.96	
STAIRCASE	23.19	
STAIRCASE	24.99	
Lift Machine Room	5.96	
Lift Machine Room	10.40	
Lift Machine Room	5.17	
Lift Machine Room	5.17	

Buildingwise Floor FSI Details

Floor Name	AA (AA) Proposed Built Up Area (Sq.mt.)	AA (AA) Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement First Floor	3510.03	0.00	3510.03	0.00
Basement Second Floor	3812.14	0.00	3812.14	0.00
Ground Floor	693.52	653.16	693.52	653.16
First Floor	748.25	611.98	748.25	611.98
Second Floor	748.25	611.98	748.25	611.98
Third Floor	748.25	611.98	748.25	611.98
Fourth Floor	748.25	611.98	748.25	611.98
Fifth Floor	748.25	611.98	748.25	611.98
Sixth Floor	748.25	611.98	748.25	611.98
Seventh Floor	748.25	611.98	748.25	611.98
Eighth Floor	748.25	611.98	748.25	611.98
Ninth Floor	748.25	611.98	748.25	611.98
Tenth Floor	744.96	608.69	744.96	608.69
Eleventh Floor	748.25	611.98	748.25	611.98
Twelfth Floor	748.25	611.98	748.25	611.98
Thirteenth Floor	748.25	611.98	748.25	611.98
Fourteenth Floor	748.25	611.98	748.25	611.98
Fifteenth Floor	748.25	611.98	748.25	611.98
Sixteenth Floor	748.25	611.98	748.25	611.98
Seventeenth Floor	748.25	611.98	748.25	611.98
Eighteenth Floor	733.09	548.42	733.09	548.42
Nineteenth Floor	748.25	611.98	748.25	611.98
Twentieth Floor	748.25	611.98	748.25	611.98
Twentyfirst Floor	748.25	611.98	748.25	611.98
Twentysecond Floor	748.25	611.98	748.25	611.98
Twentythird Floor	748.25	611.98	748.25	611.98
Twentyfourth Floor	748.25	611.98	748.25	611.98
Twentyfifth Floor	748.25	611.98	748.25	611.98
Twentysixth Floor	738.43	602.19	738.43	602.19
Twentyseventh Floor	733.09	548.42	733.09	548.42
Twentyeighth Floor	738.43	602.19	738.43	602.19
Twentyninth Floor	738.43	602.19	738.43	602.19
Terrace Floor	199.00	0.00	199.00	0.00
Service Floor	107.42	23.19	107.42	23.19
Total:	29958.29	18263.99	29958.29	18263.99

AREA STATEMENT

A	AREA STATEMENT	VERSION NO.: 1.0.97 VERSION DATE: 27/02/2025
	PROJECT DETAIL :	
	Authority: Lucknow Development Authority	Plot Use: Residential
	AuthorityClass: Category A	Plot SubUse: Group Housing
	AuthorityGrade: Development Authority (DA)	Development Plan: REVISED LAYOUT PLAN OF AN INTEGRATED TOWNSHIP AT BAGAMAU VILAGE, LUCKNOW BY M/S ANS DEVELOPERS PVT. LTD.
	CaseTrack: Regular	Land Use Zone: Residential use Zone
	Project Type: Group Development	Land SubUse Zone: Residential Zone
	Nature of Development: ADDITION OR EXTENSION	Layout Type: NA
	Development Area: New Area	
	SubDevelopment 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	-
	NA	139113.05
	As per site condition	149121.81
	Area of Plot Considered	138208.86
2.	Deduction for	
	(a)Proposed roads	0.00
	(b)Any reservations	10912.95
	Reservation Area	10912.95
	Total(a + b)	10912.95
3.	Net Area of plot (1 - 2) AREA OF PLOT	138208.86
	Plot Area For Coverage	138208.86
	Plot Area For FAR	138208.86
	Perm. FAR Area (2.50)	345522.16
	Total Perm. FAR area (2.50)	345522.16
6.	Total Built up area permissible at:	
	Permissible Coverage area (40.00 %)	55283.54
	Proposed Coverage Area (0.49 %)	675.37
	Existing Building Coverage area (8.96 %)	12386.19
	Total Prop. Coverage Area (9.45 %)	13061.56
	Balance coverage area (30.55 %)	42221.98

-	Proposed Area at: Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
Basement First Floor	3510.03	0.00	0.00	0.00
Basement Second Floor	3812.14	0.00	0.00	0.00
Ground Floor	693.52	0.00	653.16	0.00
First Floor	748.25	0.00	611.98	0.00
Second Floor	748.25	0.00	611.98	0.00
Third Floor	748.25	0.00	611.98	0.00
Fourth Floor	748.25	0.00	611.98	0.00
Fifth Floor	748.25	0.00	611.98	0.00
Sixth Floor	748.25	0.00	611.98	0.00
Seventh Floor	748.25	0.00	611.98	0.00
Eighth Floor	748.25	0.00	611.98	0.00
Ninth Floor	748.25	0.00	611.98	0.00
Tenth Floor	744.96	0.00	608.69	0.00
Eleventh Floor	748.25	0.00	611.98	0.00
Twelfth Floor	748.25	0.00	611.98	0.00
Thirteenth Floor	748.25	0.00	611.98	0.00
Fourteenth Floor	748.25	0.00	611.98	0.00
Fifteenth Floor	748.25	0.00	611.98	0.00
Sixteenth Floor	748.25	0.00	611.98	0.00
Seventeenth Floor	748.25	0.00	611.98	0.00
Eighteenth Floor	733.09	0.00	548.42	0.00
Nineteenth Floor	748.25	0.00	611.98	0.00
Twentieth Floor	748.25	0.00	611.98	0.00
Twentyfirst Floor	748.25	0.00	611.98	0.00
Twentysecond Floor	748.25	0.00	611.98	0.00
Twentythird Floor	748.25	0.00	611.98	0.00
Twentyfourth Floor	748.25	0.00	611.98	0.00
Twentyfifth Floor	748.25	0.00	611.98	0.00
Twentysixth Floor	738.43	0.00	602.19	0.00
Twentyseventh Floor	733.09	0.00	548.42	0.00
Twentyeighth Floor	738.43	0.00	602.19	0.00
Twentyninth Floor	738.43	0.00	602.19	0.00
Terrace Floor	199.00	0.00	0.00	0.00
Service Floor	107.42	0.00	23.19	0.00
Total Area:	29958.29	0.00	18263.99	0.00

	Total FAR Area:	18263.99
	AccessoryUse Area Added in BuiltUp Area:	15.91
	Built up area:	15.91
	Existing Building BUA Area:	153533.85
	Total BuiltUp Area:	183523.96
	Proposed FAR consumed:	0.93
C.	Tenement Statement	
4.	Tenement Proposed At:	
	G.F.	5.00
	All Floors	116.00
5.	Total Tenements (3 + 4)	121
E.	Parking Statement	
1.	Parking Space Required as per Regulations:	2365.00
2.	Proposed Parking Space:	9396.98

Color Notes

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)

Building Conditions Checks

No	Condition
1	For AA (AA) Incase 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.

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	No Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
AA (AA)	Residential	Group Housing		-	Highrise	117	4	BASEMENT SECOND FLOOR PLAN	Residential + Parking	Group Housing	-	-	-
								BASEMENT FIRST FLOOR PLAN	Residential + Parking	Group Housing	-	-	-
								GROUND FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
											Commercial	Commercial	Convenience Store
											Commercial	Commercial	Convenience Store
											Commercial	Commercial	Convenience Store
											Community Facility	Community Facility	Public Purpose Building
								FIRST FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								SECOND FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TYPICAL - 3, 4 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TYPICAL - 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21, 22, 23, 24, 25 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TENTH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TYPICAL - 18, 27 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TYPICAL - 26, 28, 29 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								SERVICE FLOOR PLAN	Residential	Group Housing	-	-	-
								TERRACE FLOOR PLAN	Residential + SW.POOL	Group Housing	-	-	-

Tree Details (Table 3h)

Plot	Name	Nos Of Trees Reqd	Nos Of Trees Prop
GH-18 BAGHAMAUINTEGRATED TOWNSHIP SHALIMAR ONE WORLD ATLUCKNOW	Tree	692	750

Additional PermissibleFAR

Permissible FAR	Proposed FAR	5% Additional FAR	Sum of Non FAR Area	Balance Non FAR Area	Sum of FAR Area	Balance FAR Area	Total Proposed FAR
345522.16	128329.47	17276.11	91.18	17184.93	300.00	16884.93	128329.47

Building Name	Built Up Area (Sq. Mt.)	FAR Area (Sq.mt.)
Sanctioned Structure-1 TOWER -A	24305.32	20354.51
DE-5	1047.52	712.80
DE-4	1047.52	712.80
DE-3	1047.52	712.80
DE-2	1047.52	712.80
DE-1	1047.52	712.80
BW-18	625.27	571.69
BW-19	625.27	571.69
BW-20	625.27	571.69
BW-21	625.27	571.69
BW-22	625.27	571.69
BW-23	625.27	571.69
BW-24	625.27	571.69
BE-16	623.63	570.05
BE-15	623.63	570.05
BE-14	623.63	570.05
BE-12	623.63	570.05
BE-13	623.63	570.05
BE-11	623.63	570.05
BE-10	623.63	570.05
BW-13	625.27	571.69
BW-12	625.27	571.69
BW-14	625.27	571.69
BW-16	625.27	571.69
BW-15	625.27	571.69
BW-17	625.27	571.69
BE-7	623.63	570.05
BE-8	623.63	570.05
BE-9	623.63	570.05
BE-4	623.63	570.05
BE-5	623.63	570.05
BE-6	623.63	570.05
BW-9	625.27	571.69
BW-8	625.27	571.69
BW-7	625.27	571.69
BW-11	625.27	571.69
BW-10	625.27	571.69
C-1	638.01	585.61
C-3	638.01	585.61
C-2	638.01	585.61
C-5	638.01	585.61
C-4	638.01	585.61
C-6	638.01	585.61
BW-5	625.27	571.69
BW-4	625.27	571.69
BW-6	625.27	571.69
BW-2	625.27	571.69
BW-3	625.27	571.69
BW-1	625.27	571.69
BE-1	623.63	570.05
BE-2	623.63	570.05
BE-3	623.63	570.05
Sanctioned Structure TOWER - B C D	95178.31	59791.96
Total:	153533.85	110065.49

Existing Building Details

Name	Use	SubUse	Structure	Height	Floor No	FAR Area	BUA Area
Sanctioned Structure-1 TOWER -A	Residential	Group Housing	Highrise	114.35	36	20354.51	24305.32
DE-5	Residential	Villa	Highrise	14.35	4	712.80	1047.52
DE-4	Residential	Villa	Highrise	14.35	4	712.80	1047.52
DE-3	Residential	Villa	Highrise	14.35	4	712.80	1047.52
DE-2	Residential	Villa	Highrise	14.35	4	712.80	1047.52
DE-1	Residential	Villa	Highrise	14.35	4	712.80	1047.52
BW-18	Residential	Villa	Highrise	14.35	4	571.69	625.27
BW-19	Residential	Villa	Highrise	14.35	4	571.69	625.27
BW-20	Residential	Villa	Highrise	14.35	4	571.69	625.27
BW-21	Residential	Villa	Highrise	14.35	4	571.69	625.27
BW-22	Residential	Villa	Highrise	14.35	4	571.69	625.27
BW-23	Residential	Villa	Highrise	14.35	4	571.69	625.27
BW-24	Residential	Villa	Highrise	14.35	4	571.69	625.27
BE-16	Residential	Villa	Highrise	14.35	4	570.05	623.63
BE-15	Residential	Villa	Highrise	14.35	4	570.05	623.63
BE-14	Residential	Villa	Highrise	14.35	4	570.05	623.63
BE-12	Residential	Villa	Highrise	14.35	4	570.05	623.63
BE-13	Residential	Villa	Highrise	14.35	4	570.05	623.63
BE-11	Residential	Villa	Highrise	14.35	4	570.05	623.63
BE-10	Residential	Villa	Highrise	14.35	4	570.05	623.63
BW-13	Residential	Villa	Highrise	14.35	4	571.69	625.27
BW-12	Residential	Villa	Highrise	14.35	4	571.69	625.27
BW-14	Residential	Villa	Highrise	14.35	4	571.69	625.27
BW-16	Residential	Villa	Highrise	14.35	4	571.69	625.27
BW-15	Residential	Villa	Highrise	14.35	4	571.69	625.27
BW-17	Residential	Villa	Highrise	14.35	4	571.69	625.27
BE-7	Residential	Villa	Highrise	14.35	4	570.05	623.63
BE-8	Residential	Villa	Highrise	14.35	4	570.05	623.63
BE-9	Residential	Villa	Highrise	14.35	4	570.05	623.63
BE-4	Residential	Villa	Highrise	14.35	4	570.05	623.63
BE-5	Residential	Villa	Highrise	14.35	4	570.05	623.63
BE-6	Residential	Villa	Highrise	14.35	4	570.05	623.63
BW-9	Residential	Villa	Highrise	14.35	4	571.69	625.27
BW-8	Residential	Villa	Highrise	14.35	4	571.69	625.27
BW-7	Residential	Villa	Highrise	14.35	4	571.69	625.27
BW-11	Residential	Villa	Highrise	14.35	4	571.69	625.27
BW-10	Residential	Villa	Highrise	14.35	4	571.69	625.27
C-1	Residential	Villa	Highrise	14.35	4	585.61	638.01
C-3	Residential	Villa	Highrise	14.35	4	585.61	638.01
C-2	Residential	Villa	Highrise	14.35	4	585.61	638.01
C-5	Residential	Villa	Highrise	14.35	4	585.61	638.01
C-4	Residential	Villa	Highrise	14.35	4	585.61	638.01
C-6	Residential	Villa	Highrise	14.35	4	585.61	638.01
BW-5	Residential	Villa	Highrise	14.35	4	571.69	625.27
BW-4	Residential	Villa	Highrise	14.35	4	571.69	625.27
BW-6	Residential	Villa	Highrise	14.35	4	571.69	625.27
BW-2	Residential	Villa	Highrise	14.35	4	571.69	625.27
BW-3	Residential	Villa	Highrise	14.35	4	571.69	625.27
BW-1	Residential	Villa	Highrise	14.35	4	571.69	625.27
BE-1	Residential	Villa	Highrise	14.35	4	570.05	623.63
BE-2	Residential	Villa	Highrise	14.35	4	570.05	623.63
BE-3	Residential	Villa	Highrise	14.35	4	570.05	623.63
Sanctioned Structure TOWER - B C D	Residential	Group Housing	Highrise	114.35	36	59791.96	95178.31

Total Plot Area: -	138208.86	Total FAR Area: -	18263.99
Total Coverage Area: -	13061.56	Total BUA Area: -	183523.96

OWNER'S NAME AND SIGNATURE

MS ABHYUDAYA HOUSING AND CONSTRUCTION PVT LTD,
piyush.agarwal@abhyudayainfra.com, 9696121392

ARCH/ENG'S NAME AND SIGNA… …INEER

Rajneesh Kumar

CA/2017/86949

Signature Not Verified
Digitally signed by RAJNEESH KUMAR
Date: 29 Apr 2025 12:19
Designation :Architect

Lucknow Development Authority

Signature Not Verified
Digitally signed by PRATHAMESH KUMAR
Date: 30 Apr 2025 08:38:35
Organization: Lucknow Development Authority
Designation: Vice Chairman

Building Plan Application Number

LDA/BP/24-25/0597

Sanctioned On

19 Apr 2025

Valid Till

28 Apr 2030

Approved By

Vice Chairman (Vice Chairman)

Examined By

Usman Ali Khan (Junior engineer)

Satish Yadav (Assistant Engineer)

Atul Sharma (Assistant Engineer)

Atul Sharma (Executive engineer/Town Planner)

kaushvendra kumar Gautam (Chief Town Planner)

Gyanendra Verma (Additional Secretary)

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)

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