

AREA STATEMENT

PROJECT DETAIL

Authority: Lucknow Development Authority
 Plot Use: Commercial
 Authority Class: Category A
 Plot Sub Use: Res/Comm Building

Development Plan: Gomti Nagar/VISHWAS, VILAY, VIKAS, VINAY, VIRAT, VIRAL, VIRAL VIKRET, VINAMRA, VIRALP, NEHRU ENCLAVE, VISHAL, VIRAL, VIRANT, VIVANT, VASTU, VISHESH, VIRAL VIKRET

Case Track: Regular
 Project Type: Building Permission
 Nature of Development: ADDITION OR EXTENSION
 Land Use Zone: Commercial Use Zone
 Land Sub Use Zone: Other Commercial
 Land Use Type: NA

Development Area: Developed Area
 Sub Development Area: Metro City Area

Special Project No:
 Site Address: District Lucknow, Tehsil Lucknow, Village No. 1

AREA DETAILS

1. Area of Plot As per record	Sq.Mts
Document Area	20717.94
As per plan condition	20716.62
Area of Plot Considered	20716.62
2. Deduction for	
(a) Proposed roads	0.00
(b) Dry reservations	0.00
Total (a + b)	0.00
3. Net Area of plot (1 - 2) AREA OF PLOT	20716.62
Plot Area For Coverage	20716.62
Plot Area For FAR	20716.62
Perm. FAR Area (2.00)	41433.24
Perm. FAR Area (3.00)	20716.62
Total Perm. FAR area with Perm. FAR (3.00)	62149.86
Total Perm. FAR area (3.00)	62149.86

6. Permissible Coverage Area (30.00%)
 Proposed Coverage Area (29.21%) 6050.82
 Total Prop. Coverage Area (29.21%) 6050.82
 Balance coverage area (0.79%) 164.11

Proposed Area at:

	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
Basement Floor	0.00	7427.44	0.00	0.00
Ground Floor	121.83	1693.11	0.58	0.80
First Floor	2480.96	2529.85	2480.88	2178.67
Second Floor	2450.68	2529.85	2374.60	2178.67
Third Floor	2450.68	2529.85	2374.60	2178.67
Fourth Floor	2450.68	2529.85	2374.60	2178.67
Fifth Floor	2450.68	2529.85	2374.60	2178.67
Sixth Floor	2450.68	2529.85	2374.60	2178.67
Seventh Floor	2450.68	2529.85	2374.60	2178.67
Eighth Floor	2450.68	2529.85	2374.60	2178.67
Ninth Floor	152.87	2529.85	69.94	2178.67
Tenth Floor	201.16	2335.11	201.16	2178.51
Eleventh Floor	201.16	2335.11	201.16	2178.51
Twelfth Floor	201.16	2335.11	201.16	2178.51
Thirteenth Floor	201.16	2335.11	201.16	2178.51
Fourteenth Floor	201.16	2335.11	201.16	2178.51
Fifteenth Floor	201.16	2335.11	201.16	2178.51
Sixteenth Floor	201.16	2335.11	201.16	2178.51
Seventeenth Floor	245.94	0.00	0.00	0.00
Total Area	21564.48	18229.97	20605.09	41422.98
Total FAR Area			62028.07	79794.45
Total Built up Area			27994.45	25994.45
Proposed FAR consumed			2.99	

7. Tenement Statement

7. Tenement Existing At:	1.00
All Floors	128.00
8. Tenement Proposed At:	3.00
All Floors	30.00
9. Total Tenements (3 + 4)	212

10. Parking Statement

1. Total Parking Spaces as per Regulations:	3286.25
2. Proposed Parking Spaces:	1837.09

Building Conditions Check

No.	Condition
1	For A (BB) increase 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.

Parking Check (Table 7b)

Vehicle Type	No.	Reduced Report Parking (In case of Plot having RW/area surrendered FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	302	4152.50
Two Wheel Car	-	-	-	302	4152.50
Total Car	239	-	3286.25	604	8305.00
Two Wheel Parking	-	-	-	22	4525.43
Other Parking	-	-	-	-	3283.94
Total	-	-	3286.25	-	11587.94

Color Index

- FLYING 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)

30.00 MT. WIDE ROAD

KEY PLAN

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
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SITE PLAN
 (Scale - 1:200)

SITE PLAN
 1:100

Required Parking (Table 7a)

Building Name	Type	Sub Use	Area (Sq.mt)	Parking space reqd for every	Units	Prop.	Regd./Unit	Reqd.	Car	Prop.
A (BB)	Commercial	Hotel development	>0	100	19096.71	1.25	239	-	-	-
Grand Total								239	604	

FAR & Unit Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt)	Deductions From Gross BUA (Area in Sq.mt)	Total Built Up Area (Sq.mt)	Existing Built Up Area (Sq.mt)	Proposed Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)					Existing FAR Area (Sq.mt)	Proposed FAR Area (Sq.mt)	Added Area in FAR (Sq.mt)	Total FAR Area (Sq.mt)	No. of Unit			
							Munity	Lit. Mchtr.	Balcony	Ramp	Parking								
A (BB)	1	8080.97	44.50	611.11	630.30	79794.45	58229.97	21564.48	2857.60	1100.18	72.89	1752.11	213.98	11957.54	41422.98	19096.71	91.52	62028.07	212
Grand Total	1	8080.97	44.50	611.11	630.30	79794.45	58229.97	21564.48	2857.60	1100.18	72.89	1752.11	213.98	11957.54	41422.98	19096.71	91.52	62028.07	212

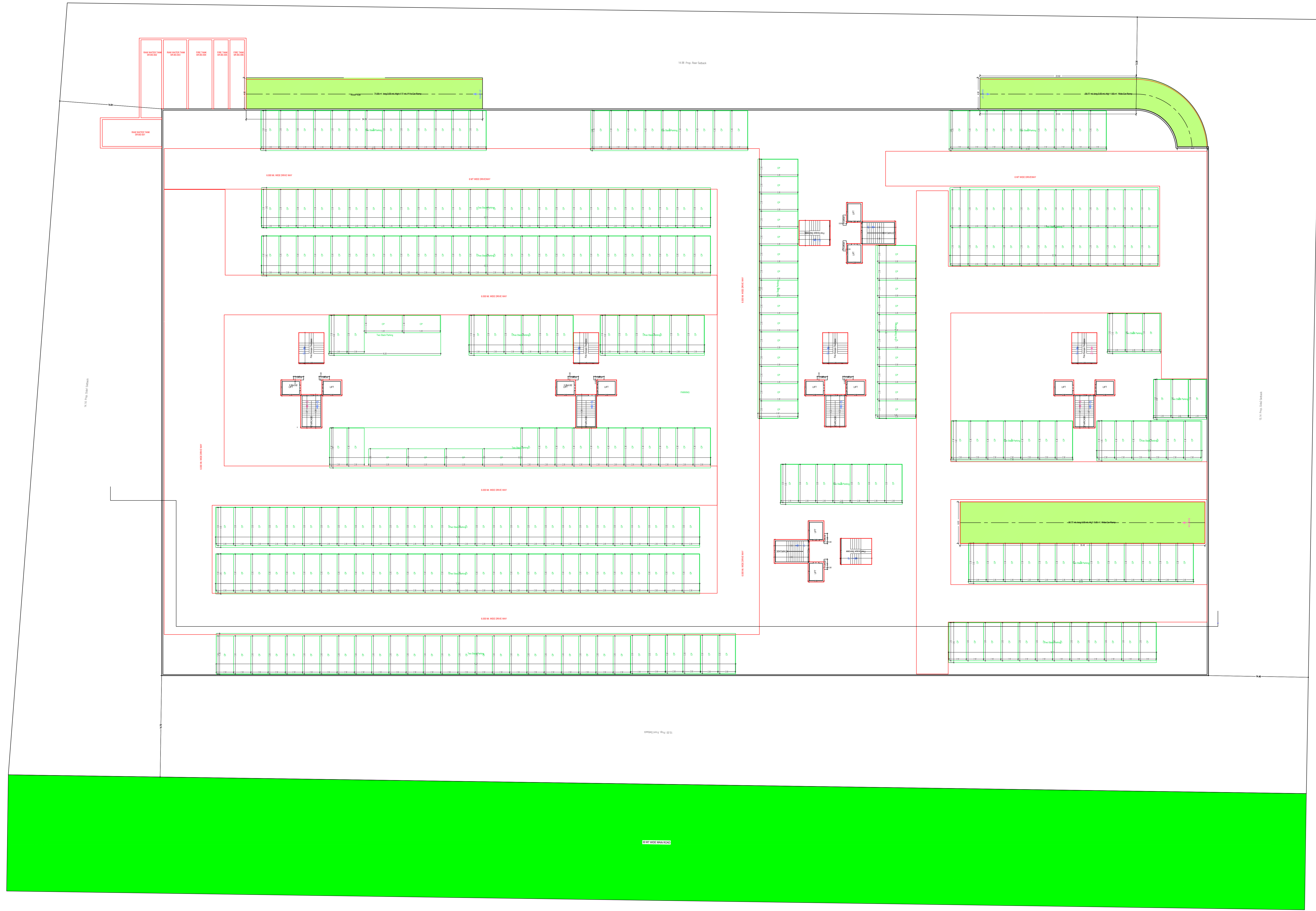
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 Total FAR Area: - 62028.07
 Total Coverage Area: - 6050.82
 Total BUA Area: - 79794.45

OWNER'S NAME AND SIGNATURE
 MS ROHTAS PROJECTS LIMITED, info.rohtasprojects@gmail.com, 9140522883

ARCHITECT'S NAME AND SIGNATURE
 ARCHITECT'S NAME AND SIGNATURE: TARUN SEN SINGH
 CA201360332
 INEER

Signature Not Verified
 Lucknow Development Authority

Building Plan Application Number
 LDA/25-26/0147
 Sanctioned On: 03 May 2025
 Valid Till: 12 Dec 2032
 Approved By: Vice Chairman (Vice Chairman)
 Examined By: IMTIAZ AHMAD (Junior engineer)
 Satish Yadav (Assistant Engineer)
 Anil Sharma (Executive engineer/Town Planner)
 Kaushendra Kumar Gautam (Chief Town Planner)
 Gyanendra Verma (Additional Secretary)
 Vice Chairman (Vice Chairman)



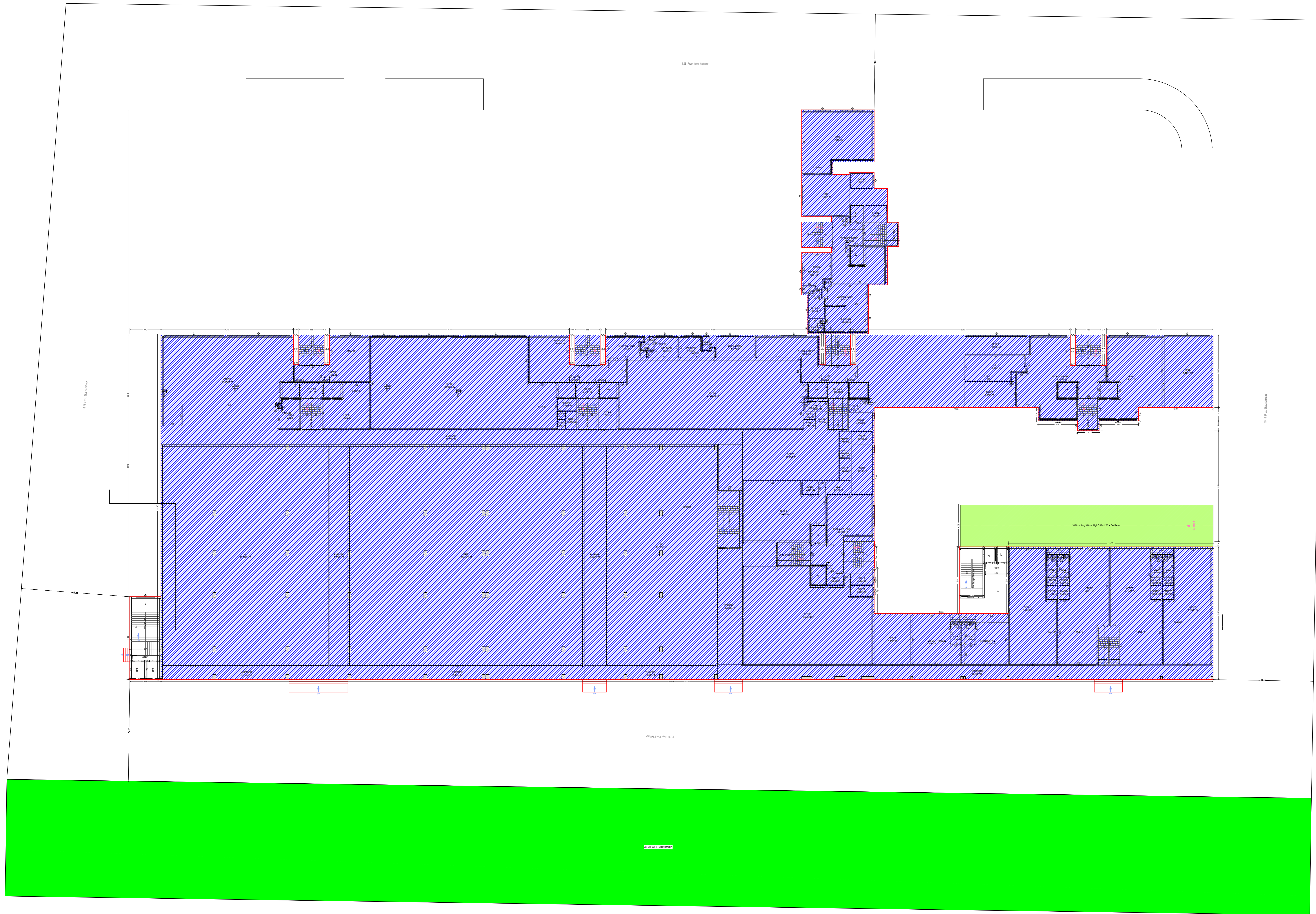
BASEMENT FLOOR PLAN
(SCALE 1:100)

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ARCHITECT'S NAME AND SIGNATURE TARUN SEN SINGH CA2013/60632	INEER
Signature Not Verified Digitally signed by Tarun Sen Singh DN: cn=Tarun Sen Singh, o=MS Rohtas Projects Limited, email=info.rohtasprojects@gmail.com	Lucknow Development Authority
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Vice Chairman (Vice Chairman)	




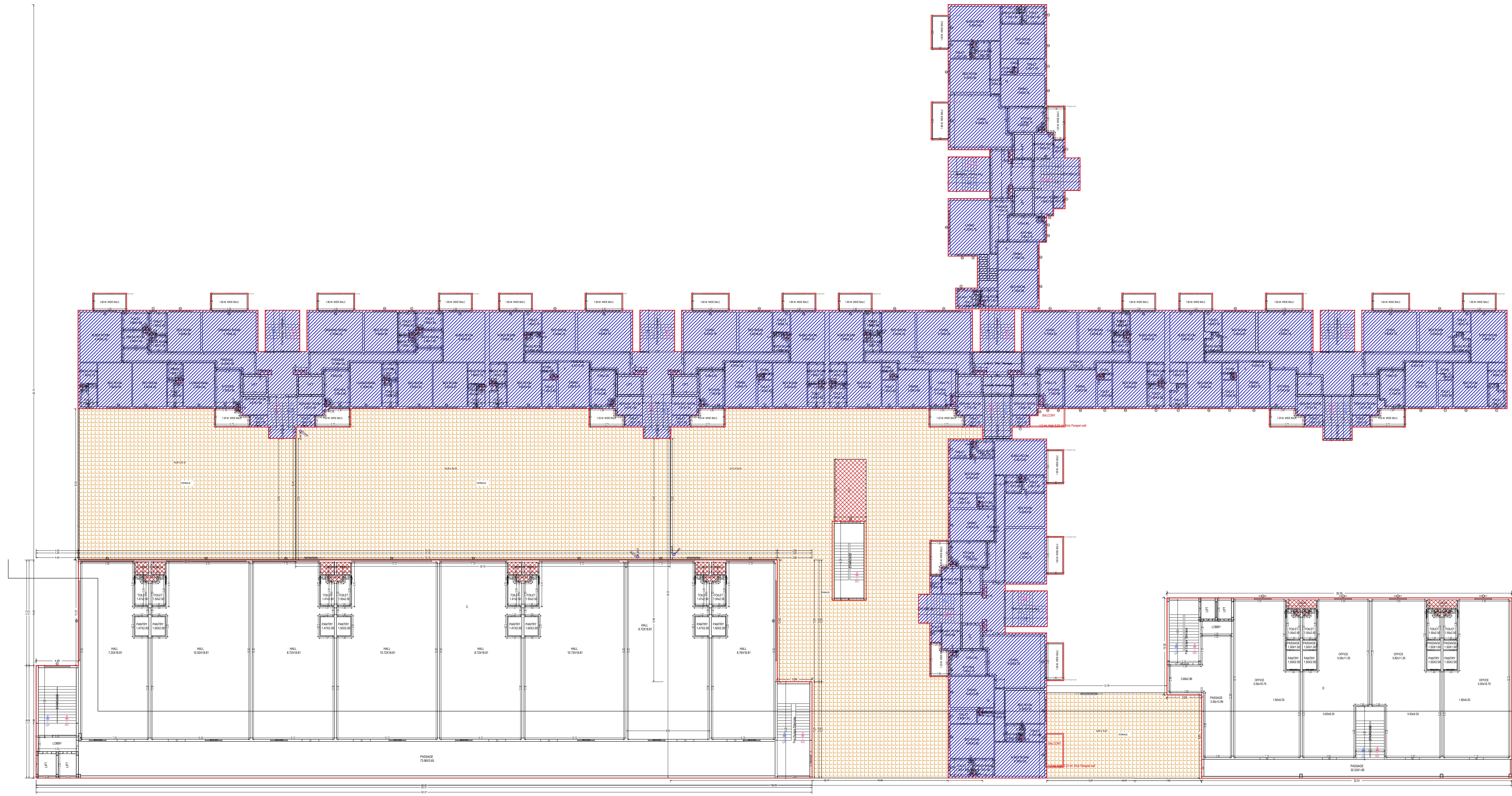
GROUND FLOOR PLAN
(Existing + Proposed)
(SCALE 1:100)

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ARCHITECT'S NAME AND SIGNATURE TARUN SEN SINGH CA2013/60632	INCHARGE Lacknow Development Authority
Signature Not Verified Date: 11-05-2025 11:13 Digitally signed by Tarun Sen Singh DN: cn=Tarun Sen Singh, o=	
Building Plan Application Number LDABP/25-26/0147	
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Vice Chairman (Vice Chairman)	

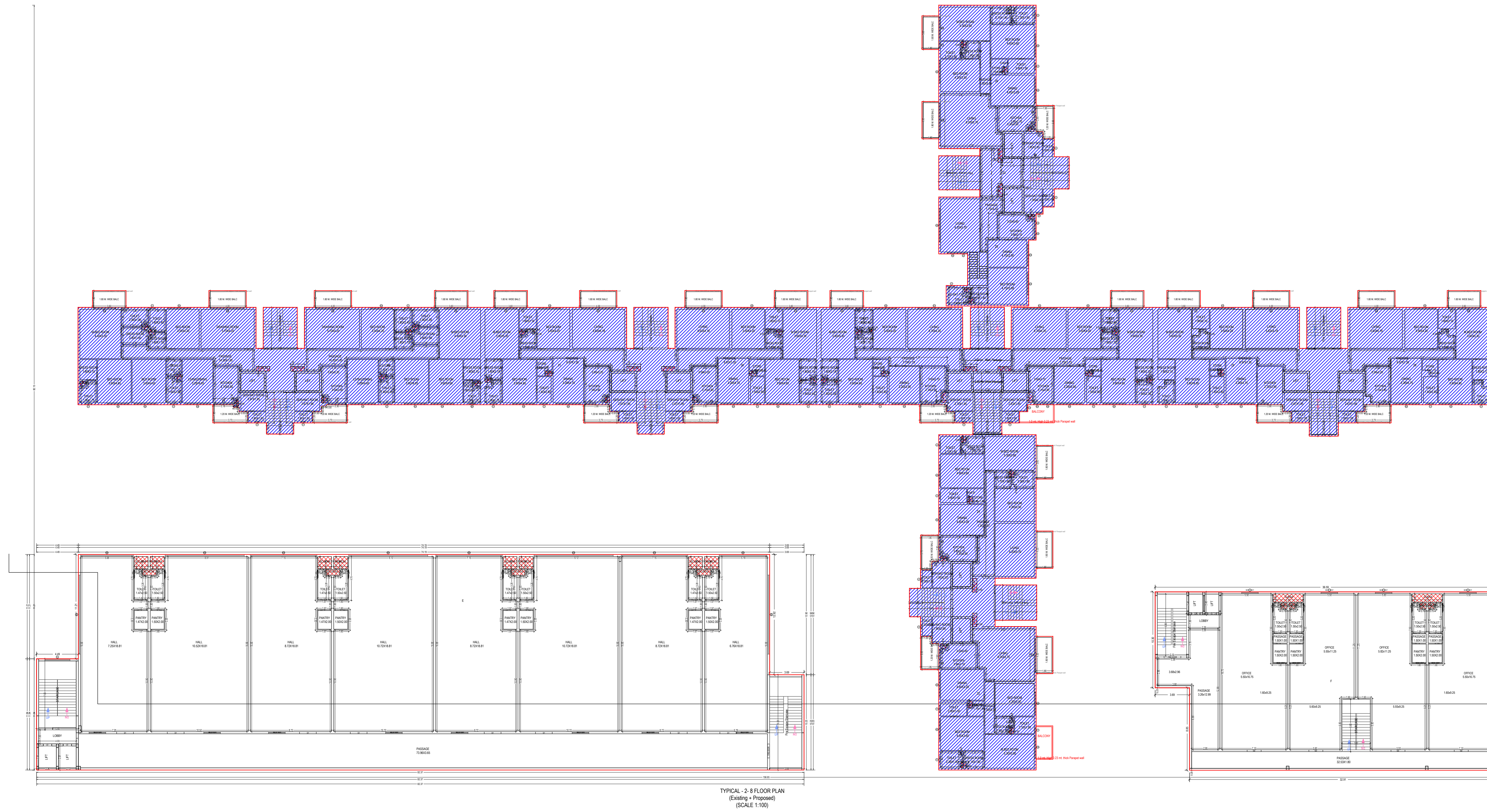


FIRST FLOOR PLAN
(Existing + Proposed)
(SCALE 1:100)

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ARCHITECT'S NAME AND SIGNATURE TARUN SEN SINGH CA2013/60632	INTEGRATED ENGINEER
Signature Not Verified Digitally signed by Tarun Sen Singh, DN: cn=Tarun Sen Singh, o=MS Rohtas Projects Limited, email=tarun.sen.singh@rohtasprojects.com	Lucknow Development Authority
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	Vice Chairman (Vice Chairman)



TYPICAL - 2-8 FLOOR PLAN
(Existing + Proposed)
(SCALE 1:100)

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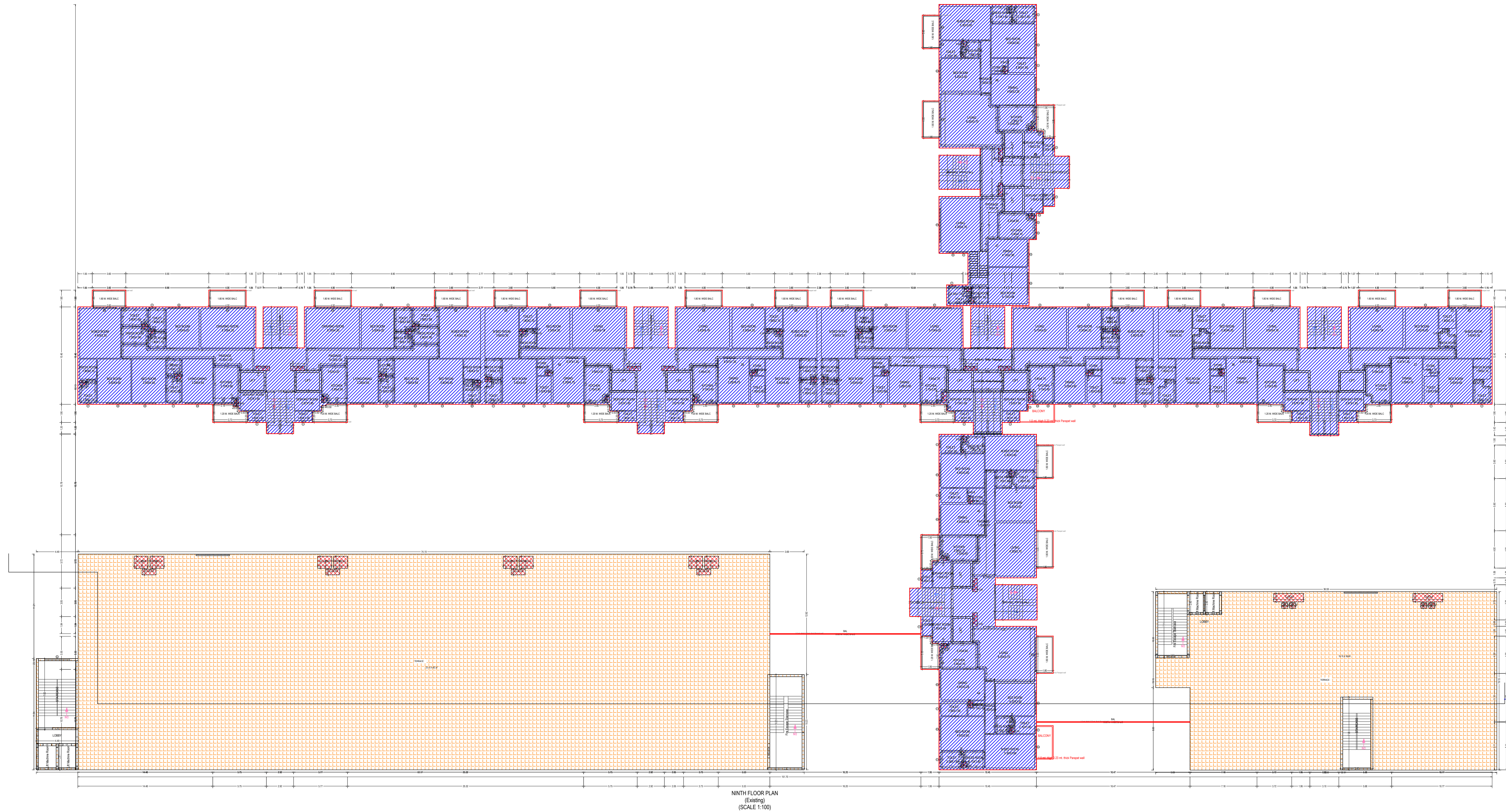
ARCHITECT'S NAME AND SIGNATURE
TARUN SEN SINGH
CA2013/60632
Signature Not Verified
Date: 11-04-2025 11:13
Designation: ARCHITECT

Lucknow Development Authority

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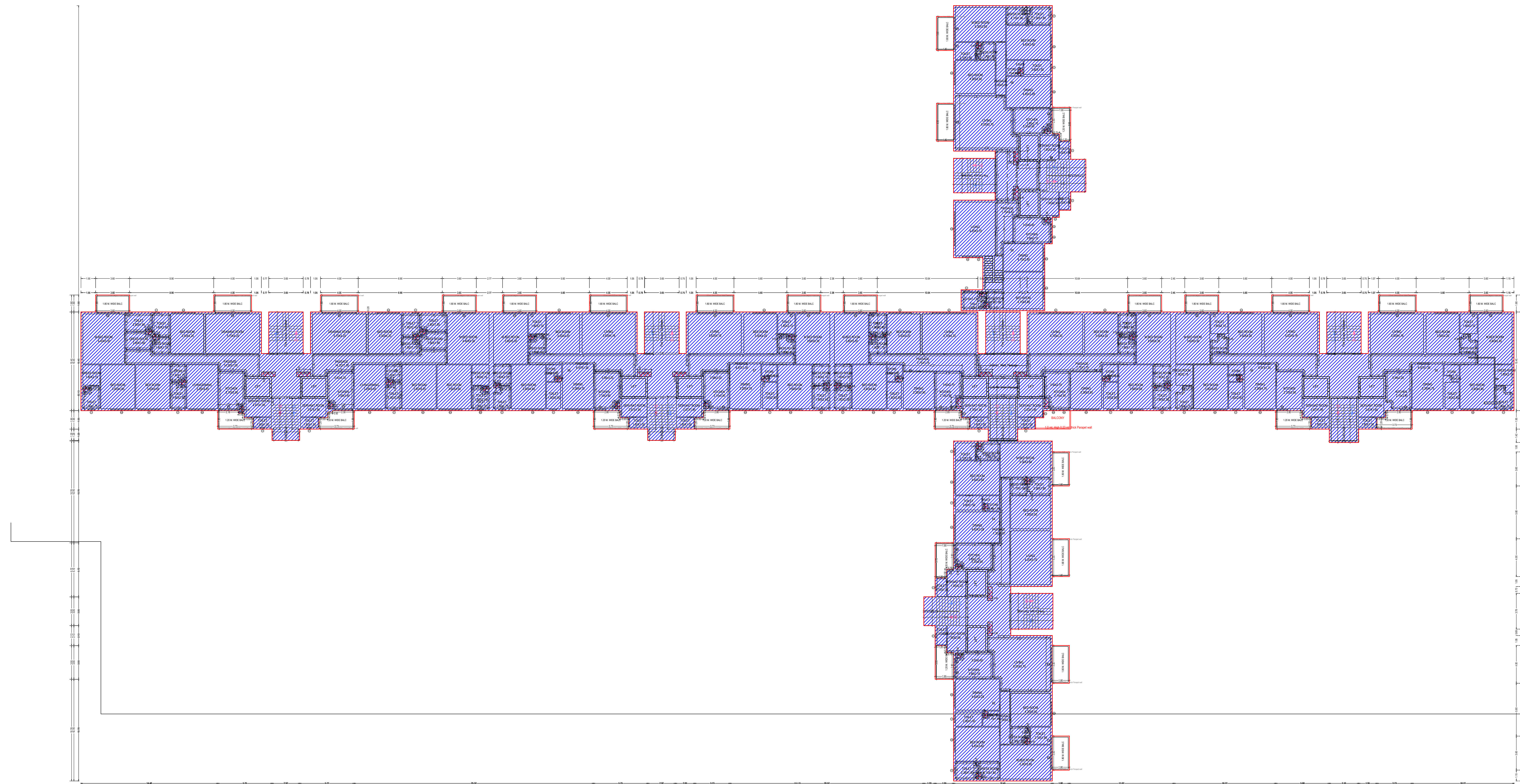
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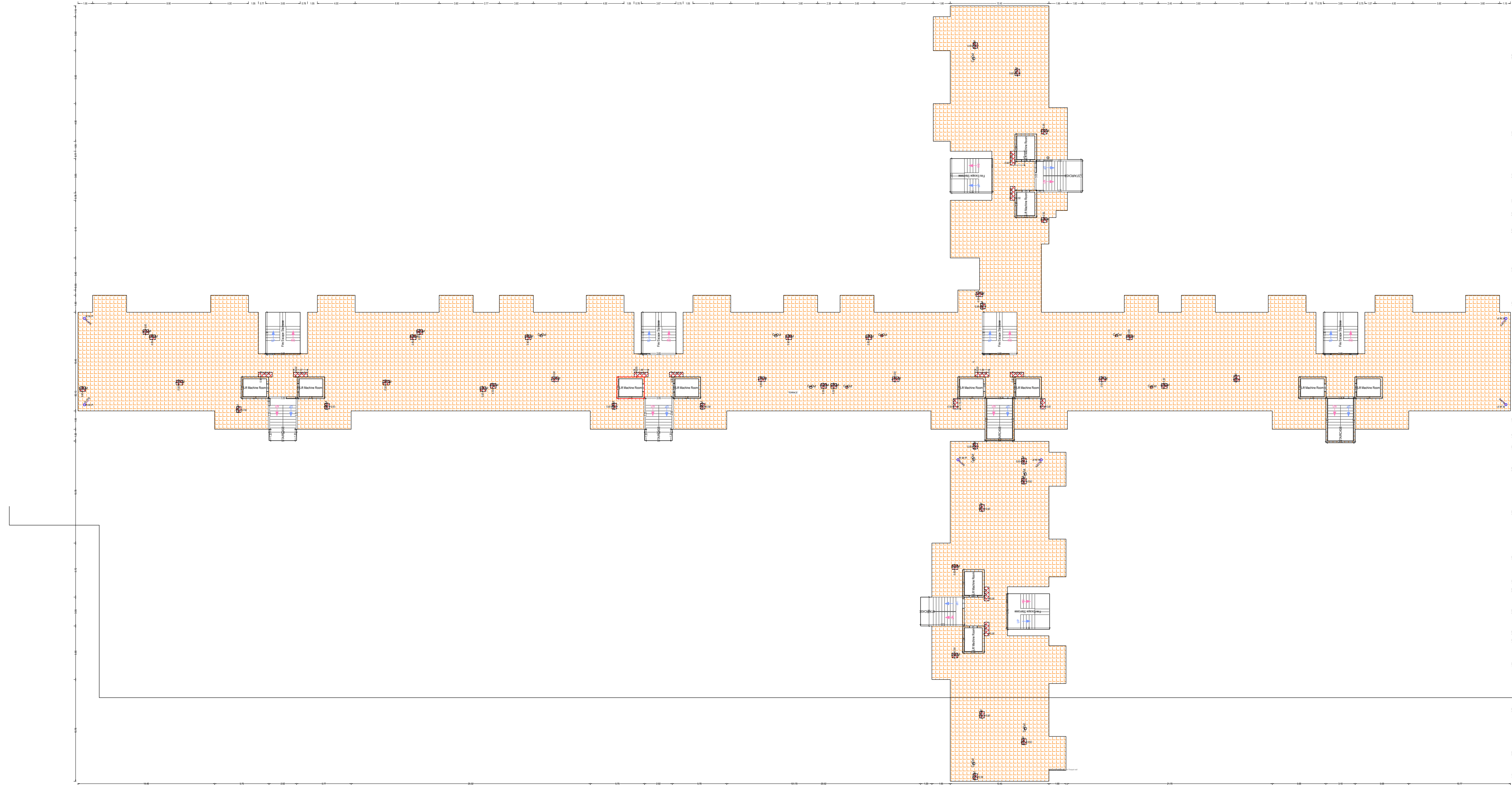
TYPICAL - 10-16 FLOOR PLAN
(Existing)
(SCALE 1:100)

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Vice Chairman (Vice Chairman)	



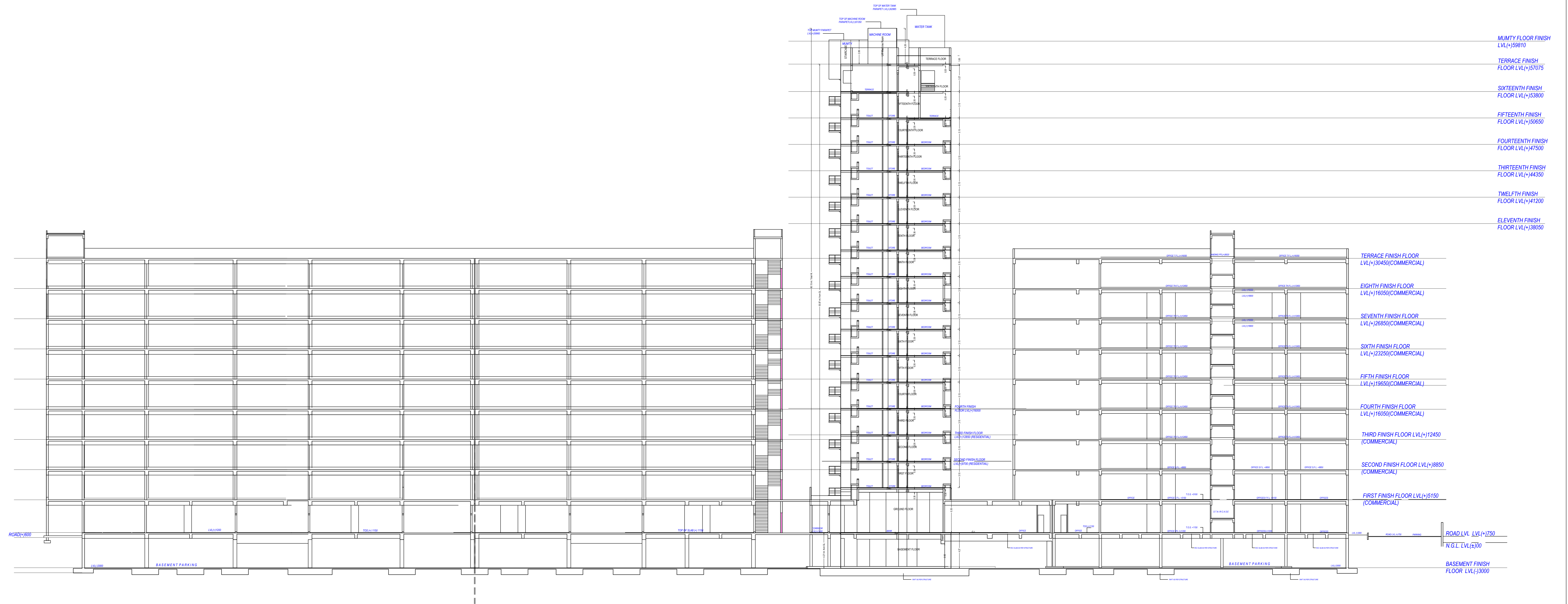
TERRACE FLOOR PLAN
(SCALE 1:100)

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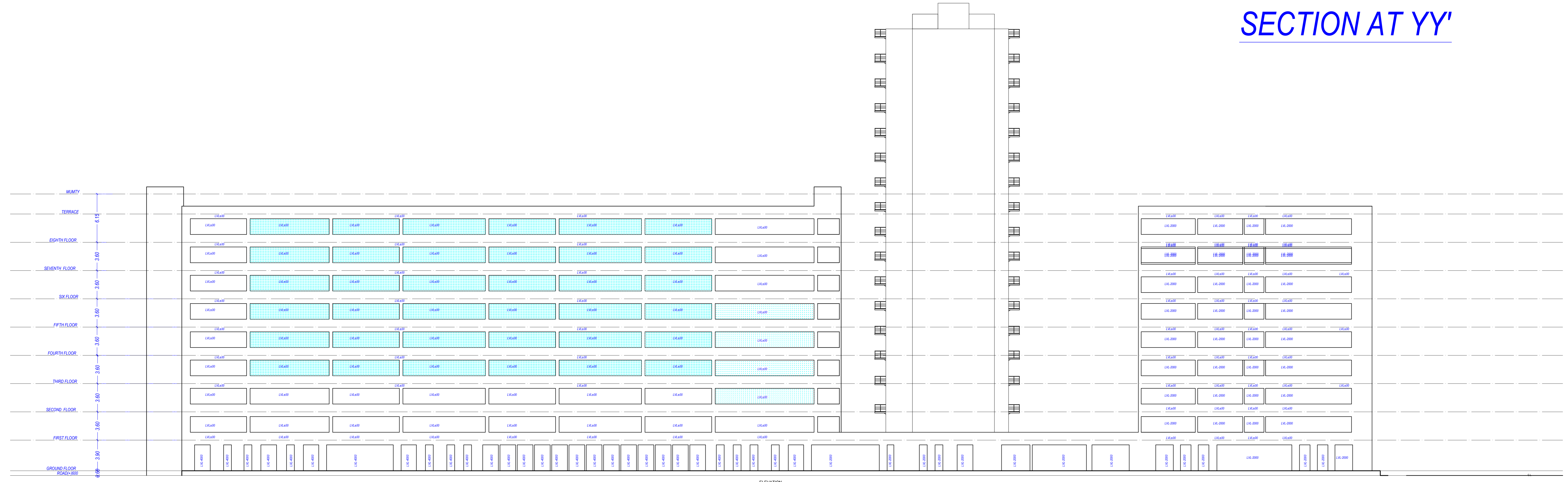
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- MUMTY FLOOR FINISH
FLOOR LVL(+59810)
- TERRACE FINISH
FLOOR LVL(+57075)
- SIXTEENTH FINISH
FLOOR LVL(+53800)
- FIFTEENTH FINISH
FLOOR LVL(+50650)
- FOURTEENTH FINISH
FLOOR LVL(+47500)
- THIRTEENTH FINISH
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- TWELFTH FINISH
FLOOR LVL(+41200)
- ELEVENTH FINISH
FLOOR LVL(+38050)

- TERRACE FINISH FLOOR
LVL(+30450)(COMMERCIAL)
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- THIRD FINISH FLOOR LVL(+12450
(COMMERCIAL)
- SECOND FINISH FLOOR LVL(+8850
(COMMERCIAL)
- FIRST FINISH FLOOR LVL(+5150
(COMMERCIAL)

SECTION AT YY'



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 9140522883

ARCHITECT'S NAME AND SIGNATURE
 TARUN SEN SINGH
 CA2013/60632
 INEER

Signature Not Verified
 Digitally signed by Tarun Sen Singh
 DN: cn=Tarun Sen Singh, o=LDA, email=tsen@lda.org.in

QR Code

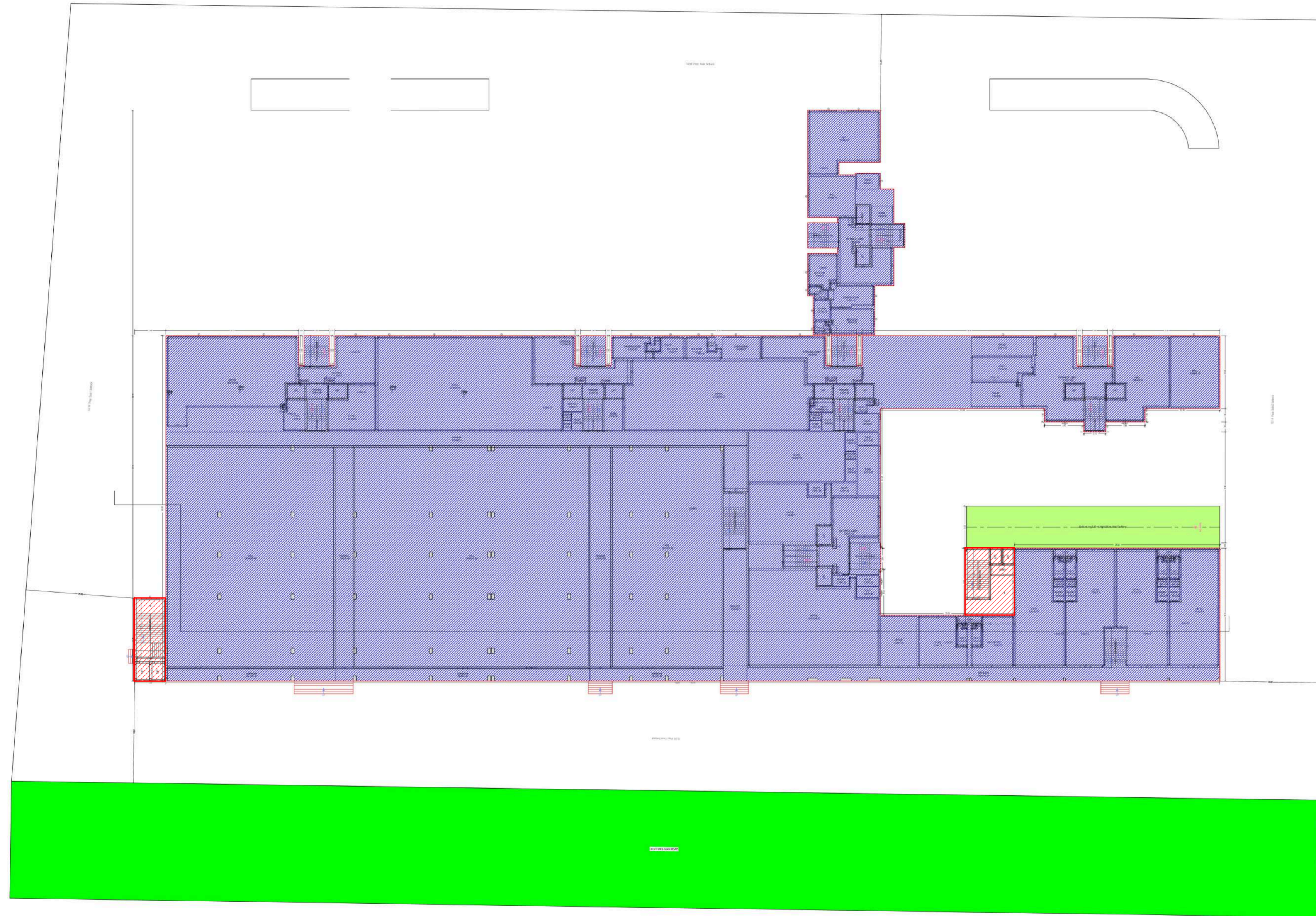
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(Existing + Proposed)
(SCALE 1:100)


 PROPOSED AREA FOR JOY STREET

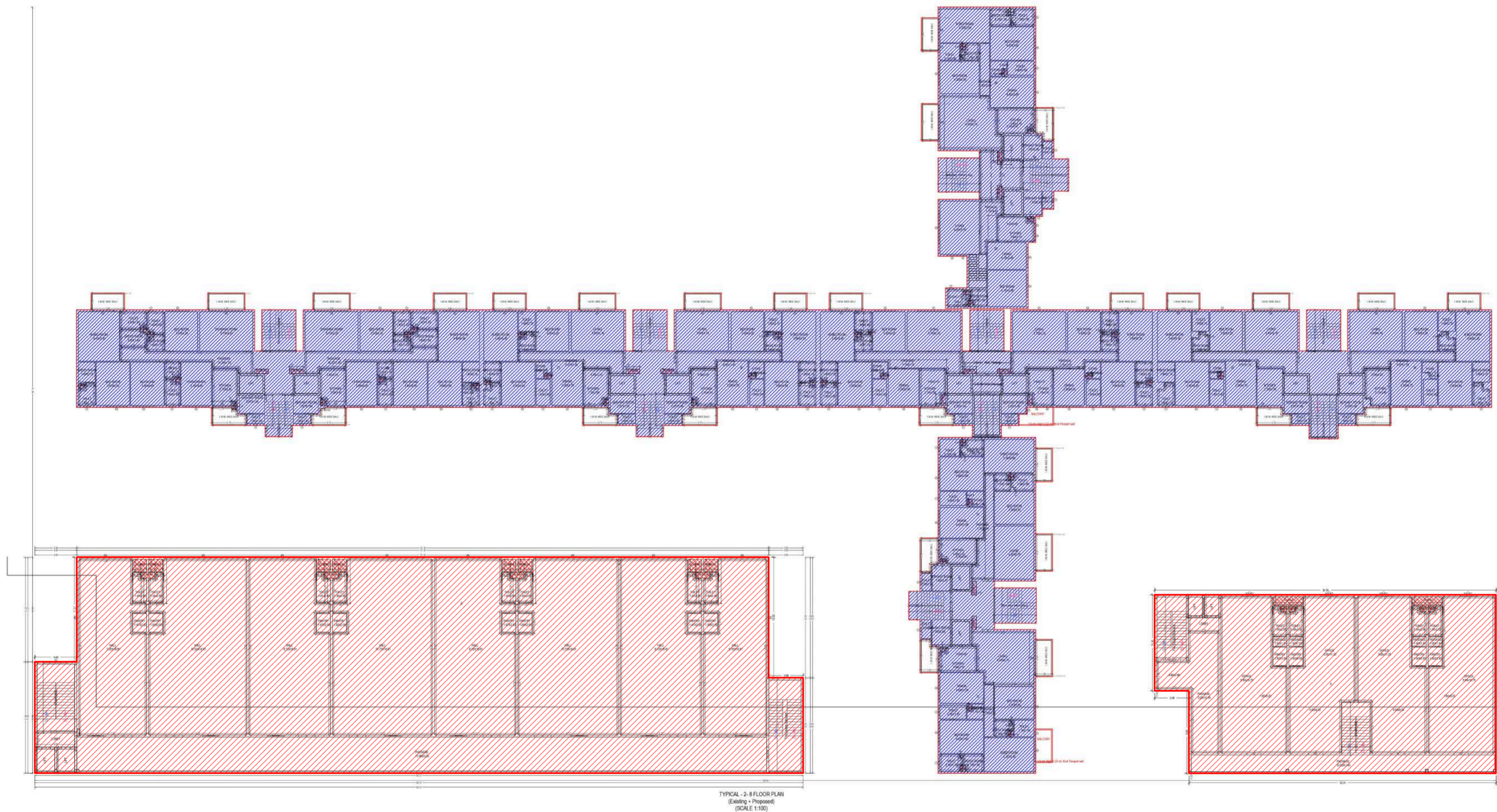
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OWNER'S NAME AND SIGNATURE	
MR. ROHTAS PROJECTS LIMITED, info.rohtasprojects@gmail.com, 914002963	
ARCHITECT'S NAME AND SIGNATURE	STRUCTURE ENGINEER
TARUN SEN SINGH CA/201560532	
	Lucknow Development Authority
	
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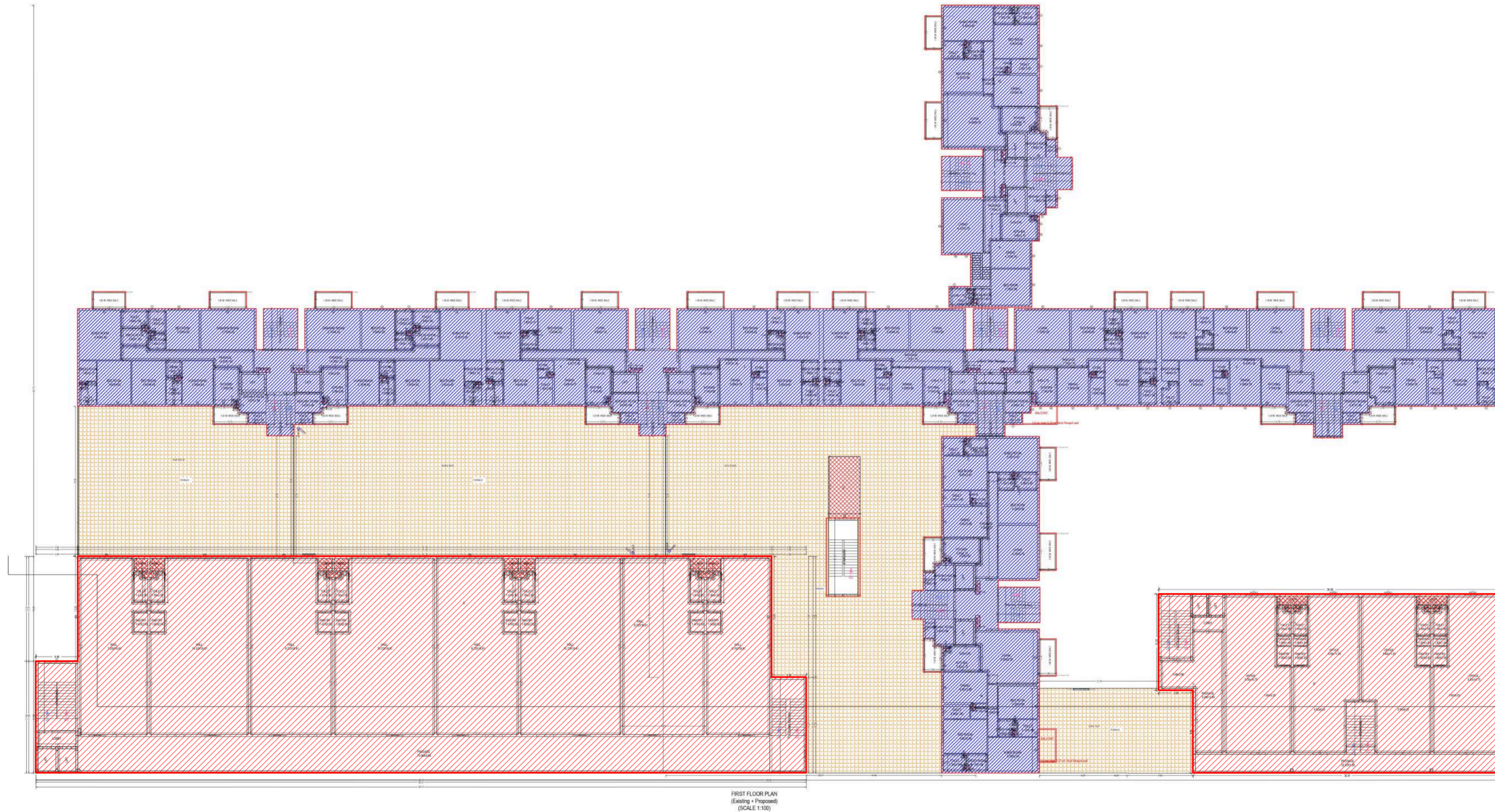
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