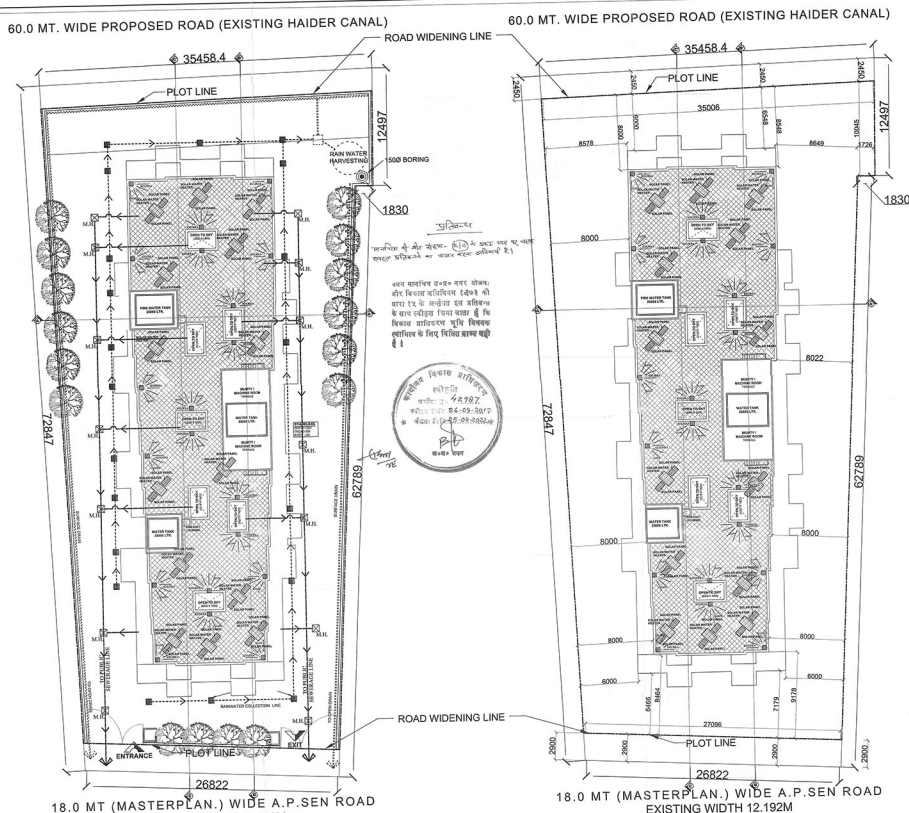
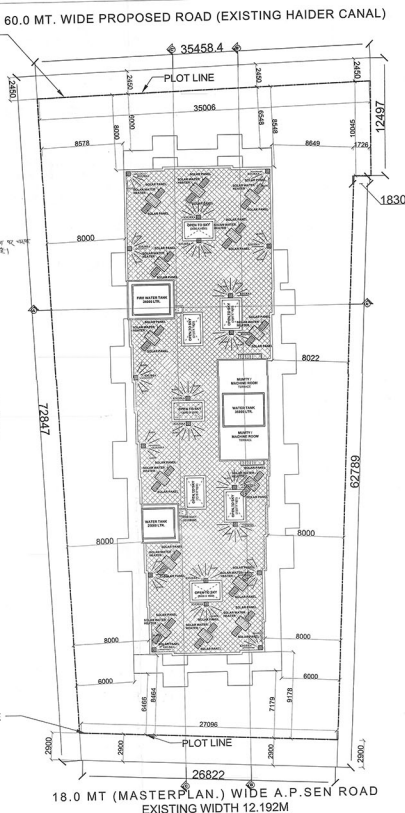


PROPOSED -
GROUP HOUSING
 FOR PROTOTEST INFRAESTATES (P) LTD. FORMERLY SAPPHIRE INFRAESTATES (P) LTD. AT PLOT NO. 9, PART OF KHASRA NO.611,613 AND 614, A.P.SEN ROAD, LUCKNOW.
 THIS IS TO CERTIFY THAT THIS DRAWING IS PREPARED AND REVISED AS PER MASTER PLAN 2021.
 ALL DIMENSIONS ARE IN M.M.

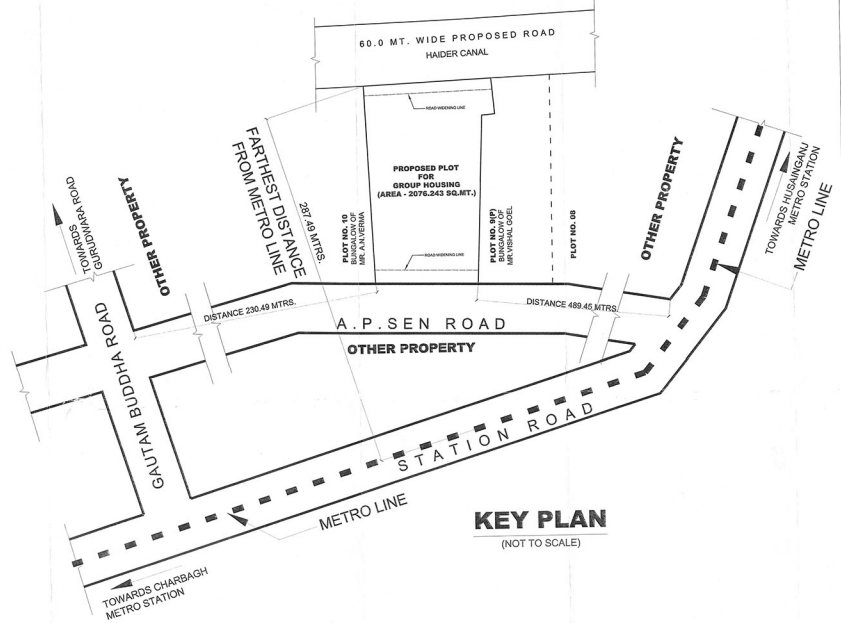


LANDSCAPE , RAIN WATER HARVESTING AND SEWERAGE & GARBAGE DISPOSAL PLAN



SITE PLAN

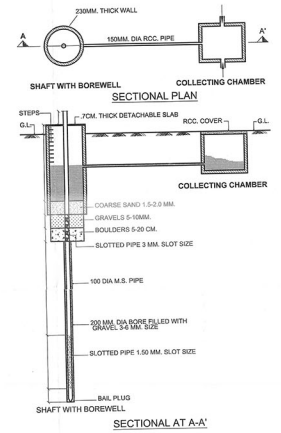
NOTE:- FOR LEVELS REFER TO TERRACE PLAN ON SHEET NO. 08/11



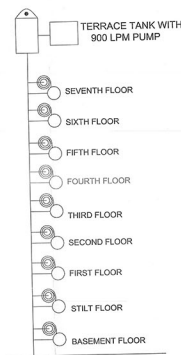
KEY PLAN
(NOT TO SCALE)

LEGEND

□	MANUAL CALL POINT
▶	HOOTER
⊙	PENDANT TYPE SPRINKLER (OPERATIONAL TIME AT TEMP. 68°C)
⊖	DOWN COMER
⊙	ALARM CONTROL VALVE
⊖	SPRINKLER WATER LINE (150Ø, 100Ø, & 80Ø)
—	TUBE LIGHT (BACK-UP WITH STANDBY GENERATOR)
⊙	MECHANICAL VENTILATION



RAIN WATER HARVESTING DETAIL
(NOT TO SCALE)



LEGENDS

S.NO.	SYMBOL	DESCRIPTION
1.	○	WATER LINE (150mmØ)
2.	⊙	150 mm Ø BORING
3.	—	HOSE REEL.
4.	⊖	NON RETURN VALVE.
5.	⊖	SLUICE VALVE.
6.	⊙	FOUR WAY FIRE SERVICE INLET.
7.	⊖	PUMP
8.	⊖	FOOT VALVE.
9.	PS	PRESSURE SWITCH.
10.	⊖	LANDING VALVE.
11.	⊖	PRESSURE GAUGE.
12.	⊙	BORE WELL (WATER RECHARGING PIT)
13.	⊖	MAIN COLLECTION CHAMBER (RAIN WATER HARVESTING)
14.	⊖	INSPECTION CHAMBER (300X300)
15.	⊖	CHAMBER (400X400 FOR RAIN WATER COLLECTION)
16.	⊖	MAN HOLE (600X600)
17.	⊖	100 Ø DRAIN LINE
18.	⊖	100 Ø RAIN WATER COLLECTION LINE
19.	⊖	150 Ø SEWERAGE LINE

NOTES :- FIRE PROTECTION

- ON EACH FLOOR OF BUILDING PUBLIC ADDRESS SYSTEM SHALL BE PROVIDED SO THAT IN CASE OF FIRE SUFFICIENT INFORMATION CAN BE PROVIDED TO OCCUPANTS.
- LIGHTENING CONDUCTOR SHALL BE PROVIDED IN BUILDING.
- FIXED FIRE FIGHTING INSTALLATION IN STAIR CASE ON EACH FLOOR & IT SHALL HAVE SEPARATE CIRCUIT.
- THERE SHALL NOT BE ANY INFLAMMABLE OR RISKY MATERIALS STORED IN BUILDING.
- EMERGENCY LIGHT SHALL BE INSTALLED IN STAIR CASE ON EACH FLOOR, IT SHALL HAVE SEPARATE CIRCUIT.
- FIRE DUCT SHALL BE PROVIDED ON EACH FLOOR.
 - ONE NO. 150MM DIA WET RISERS.
 - ONE HYDRANT ON EACH FLOOR WITH TWIN OUTLETS.
 - FIRST AID BOX / HOSE REEL ON EACH FLOOR.
 - 20 MM BORE WITH 20 MTS. LONG HOSE REEL.
 - REINFORCED RUBBER HOSE PIPE 15 MTS.
 - ORDINARY SHORT BRANCH PIPE WITH GUN METAL NOZZLE.
- ALL DOORS TO FIRE ESCAPE SHALL BE PAINTED WITH FIRE RETARDANT PAINT.
- PROVIDED FRL AS PER IS:638, TYPE-II FIRE HOSES (15 MTS. LONG) NEAR HYDRANTS WITH 83 MM. BORE.
- COVERED PARKING IN BASEMENT FLOOR SHALL BE PROVIDED WITH AUTOMATIC SPRINKLER SYSTEM.
- ELECTRIC ROOM SHALL BE SEPARATED FROM OTHER PART OF THE BUILDING THROUGH 40 HRS. RATING CONSTRUCTION.
- PROVIDED MANUALLY OPERATED M.S. GRILL OPENING WITH BOTH. LIFT FROM BASEMENT TO TOP FLOOR.
- ONE 900 LPM PUMP FOR TERRACE TANK SHALL BE PROVIDED.
- PROVIDED SPRINKLER SYSTEM IN BASEMENT FOR EVERY 12 Sq.M.
- PROVIDED AN INTERCOM SYSTEM BETWEEN VARIOUS FLOOR WITH A FIRE CONTROL ROOM ON GROUND FLOOR.
- WATER CO2 ANY DRY CEMICAL POWDER (CO2 TYPE) FIRE FIGHTING INSTALLATION IN GENERATOR ROOM.
- FIRE EXTINGUISHER PROVIDED AT ALL FLOOR AS PER IAS-2190.-2010.

AREA STATEMENT

- TOTAL PLOT AREA = 2076.243 Sq.Mts. (0.2076243 Ha)
- PERMISSIBLE GROUND COVERAGE 40% OF PLOT AREA = 830.497 Sq.Mts.
- ACHIEVED GROUND COVERAGE LESS THAN 40% OF PLOT AREA = 825.026 Sq.Mts. (39.73%)
- PERMISSIBLE F.A.R. = 1.5 + 2.5 (Transit Oriented Development) = 4.00
- PERMISSIBLE BUILT-UP AREA = 4.00 X 2076.243 (Plot Area) = 8304.972 Sq.Mts.
- ACHIEVED BUILT-UP AREA = 5602.409 Sq.Mts.
- ACHIEVED F.A.R. = 2.698
- DENSITY ON ACHIEVED F.A.R. = 150 Units/Ha X 0.2076243 Ha X (2.698/1.5) = 56.017 Say 56 Nos.
- OPEN AREA = 2076.243 - 862.971 = 1213.272 Sq.Mts.
- SET BACKS (AT GROUND LEVEL): FRONT- 6.46M, SIDE- 6.00 M, (Both), REAR- 6.00 M.

(10) FLAT DETAILS

SR. NO.	FLAT TYPE	TOTAL FLATS = PLATS & FLOORS	FLOOR AREA (Sq. M)	SR. NO.	FLAT TYPE	TOTAL FLATS = PLATS & FLOORS	FLOOR AREA (Sq. M)
1.	101A.B	2x1 = 2	127.766	9.	301A.B	2x2 = 4	112.840
2.	102A.B	2x1 = 2	106.725	10.	302A.B	2x2 = 4	94.756
3.	103A.B	2x1 = 2	76.037	11.	303A.B	2x2 = 4	75.507
4.	104A.B	2x1 = 2	44.366	12.	304A.B	2x2 = 4	44.366
5.	201A.B	2x1 = 2	127.766				
6.	202A.B	2x1 = 2	106.725				
7.	203A.B	2x1 = 2	75.507				
8.	204A.B	2x1 = 2	44.366				

(11) FLOOR COVERED AREA

	AREA EXCLUDED FROM F.A.R.	AREA ACCOUNTED IN F.A.R.
(i) COVERED AREA ON BASEMENT FLOOR (PARKING)	795.554 Sq.Mts.	
(ii) COVERED AREA ON STILT FLOOR (PARKING)	825.020 Sq.Mts.	
(iii) COVERED AREA ON FIRST FLOOR		818.287 Sq.Mts.
(iv) COVERED AREA ON SECOND FLOOR		818.287 Sq.Mts.
(v) COVERED AREA ON THIRD FLOOR		818.287 Sq.Mts.
(vi) COVERED AREA ON FOURTH FLOOR		818.287 Sq.Mts.
(vii) COVERED AREA ON FIFTH FLOOR		755.487 Sq.Mts.
(viii) COVERED AREA ON SIXTH FLOOR		755.487 Sq.Mts.
(ix) COVERED AREA ON SEVENTH FLOOR		281.968 Sq.Mts.
(x) COVERED AREA OF FIRESCAPE (BS 246X7)		47.166 Sq.Mts.
(xi) COVERED AREA OF LIFT WELL (6.738X7)		83.956 Sq.Mts.
(xii) COVERED AREA OF MUMITY & MACHINE ROOM		27.392 Sq.Mts.
(xiii) COVERED AREA OF LIFT LOBBY ON ALL FLOORS (3.424X8)		1.200 Sq.Mts.
(xiv) COVERED AREA OF GUARD ROOM		1.200 Sq.Mts.
TOTAL BUILT-UP AREA EXCLUDED FROM F.A.R.	2062.302 Sq.Mts.	
TOTAL BUILT-UP AREA ACCOUNTED IN F.A.R.		5602.409 Sq.Mts.
GRAND TOTAL		7664.711 Sq.Mts.

(12) PARKING REQUIREMENT

FLAT AREA (SQ.M)	PARKING REQUIRED/FLAT	TOTAL FLATS	TOTAL PARKING REQUIRED	ADDING 10% VISITOR PARKING
AREA < 60 sq.m.	2 sq.m. PER FLAT	14 nos.	28	28+3 = 31 nos.
AREA 60 to 100 sq.m.	1 no. PER FLAT	18 nos.	18	18 + 3 = 21 nos.
AREA 100 to 150 sq.m.	1.25 no. PER FLAT	24 nos.	30	30 + 3 = 33 nos.

PARKING REQUIRED :-
 FOUR WHEELER PARKING = 19.8 + 33 = 52.8 SAY 53 nos.
 TWO WHEELER PARKING = 32.0 Sq.Mt. / 2 Sq.Mt. Each = 16 NOS.

PARKING ACHIEVED :-
 EQUIVALENT PARKING CALCULATION = 69.2 + 39.2 = 108.40 Sq.Mt. / 32 Sq.Mt. Each = 4 Nos.
 PERMISSIBLE AREA FOR (1 TREE) = 200 Sq. Mt. (50 Tree per Hectare)
 TOTAL NOS. OF TREE REQUIRED = 2076.243 / 200 = 10.38 Nos.
 SAYS = 11 Nos.

TOTAL ACHIEVED NO. OF TREE = 16 Nos.

(13) TREE REQUIREMENT

OWO TITLE

- KEY PLAN
- LANDSCAPE PLAN
- RAIN WATER HARVESTING PLAN
- SEWERAGE & GARBAGE DISPOSAL PLAN
- FIRE SERVICES PLAN

SCALE: 1:200
 SHEET NO. 02/11
 DATED: 02/11

OWNER: PROTOTEST INFRAESTATES PVT. LTD.
 ARCHITECT: AR. CHITRANSHU KUMAR
 SUBMISSION DRAWING

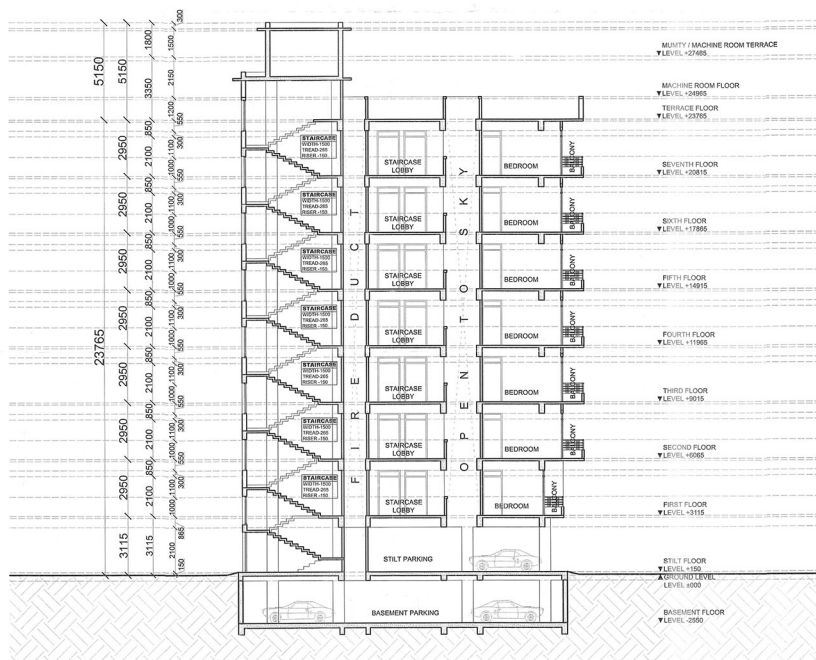
point architects pvt. ltd.
 ARCHITECTS & INT. DESIGNERS
 FLAT No. 1, G. FLOOR, /445, ROYAL COURT
 WAZIR HASAN ROAD, LUCKNOW
 Ph. 1922-4072607, Email: point_arch, redmail@pointarch.com

प्रमाणित की गई-सूचना - E/D के साथ साथ यह पत्र
 समस्त अधिकारों को सुरक्षित रखने के लिए है।

सर्वेक्षण प्रतिफल संख्या: 100
 कीमत: ₹ 1,00,000/-
 जारी करने की तिथि: 09/11/2019
 सर्वेक्षक: श्री. विवेक कुमार शर्मा
 पता: प्लॉट नं. 9, अ.प.सेन रोड, लखनऊ



TYPICAL ELEVATION



TYPICAL LATITUDINAL SECTION (A-A)

PROPOSED -
GROUP HOUSING
 FOR PROTOSTAR INFRAESTATES (P) LTD.
 FORMERLY SAPPHIRE INFRAESTATES (P) LTD.
 AT PLOT NO. 9, PART OF KHASRA
 NO.611,613 AND 614 ,A.P.SEN ROAD,
 LUCKNOW.

DWG. TITLE -
• ELEVATIONS
• SECTIONS

NOTES
 -ALL DIMENSIONS ARE IN M.M.
 -POSITION OF COLUMNS/BEAMS AND OTHER STRUCTURAL
 ELEMENTS ARE TENTATIVE AND WILL BE SUPERCEDED BY
 ACTUAL SUBMITTED/VERTED STRUCTURAL DRAWING.

SCALE -
 1:100

DATED -

SHEET NO. -
 09/11

CHECKED -

OWNER -
 PROTOSTAR INFRAESTATES PVT. LTD.
 (Formerly Sapphire Infraestates Pvt. Ltd.)

ARCHITECT -
 point architects pvt. ltd.
 S. CHITRANSHU KHARE
 B-10/4, KUNDA RAJ NAGAR
 CANONVILLE, LUCKNOW



SUBMISSION DRAWING

point architects pvt. ltd.
 ARCHITECTS & INT. DESIGNERS
 FLAT No. 1, G. FLOOR, 4/45, ROYAL COURT
 WAZIR HASAN ROAD, LUCKNOW
 Ph.: 0522-4073807, Email: point_arch_@rediffmail.com

THIS IS TO CERTIFY THAT THIS DRAWING IS PREPARED AND REVISED AS PER MASTER PLAN 2031.

प्रतिकर
 आदिवासी वी.सी.ए. (वि) के अन्तर्गत बनाया गया
 कस्तूर आदिवासी वी.सी.ए. अन्तर्गत आदिवासी (वि)।

यह आदिवासी वी.सी.ए. अन्तर्गत बनाया
 गया है और यह आदिवासी वी.सी.ए.
 अन्तर्गत आदिवासी (वि) के अन्तर्गत
 बनाया गया है और यह आदिवासी
 वी.सी.ए. अन्तर्गत आदिवासी (वि) के
 अन्तर्गत बनाया गया है और यह
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 आदिवासी (वि) के अन्तर्गत बनाया
 गया है।



**RIGHT SIDE
 ELEVATION
 (EAST SIDE)**



**LEFT SIDE
 ELEVATION
 (WEST SIDE)**

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GROUP HOUSING
 FOR PROTOSTAR INFRAESTATES (P) LTD.
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 AT PLOT NO. 9, PART OF KHASRA
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NOTES
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SCALE -
 1:100

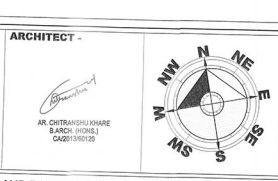
SHEET NO. -
 11/11

OWNER -
 FOR PROTOSTAR INFRAESTATES PVT. LTD.
 (Signature)

ARCHITECT -
 AR. CHITRANJHU KHARE
 BARCH (PUNJ.)
 0401/1991028

DATED -
 (Blank)

CHECKED -
 (Blank)



SUBMISSION DRAWING

point architects pvt. ltd.
 ARCHITECTS & INT. DESIGNERS
 FLAT No. 1, G. FLOOR, 4/45, ROYAL COURT
 WAZIR HASAN ROAD, LUCKNOW
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