" Project Title :PROPOSED GROUP HOUSING 18 BUILDING PLAN FOR A.N.S DEVELOPER (P) Ltd. THROUGH DIRECTOR SYED. ANWAR MEHMOOD RIZVI SITUTATED AT INTEGRATED TOWNSHIP, SHALIMAR ONE WORLD, AT BAGHAMAU, VILLAGE, LUCKNOW.

KHASRA NUMER 134,135,138 KA,138 KHA, 138GA,140,143KA,143KHA,144,145,146,147,148,149,150KA, 150KHA,150GA, 150DA,150GHA,151,152,153,154,155,156KA,156 KHA,157,158,159,160,161,162,163PART,164,165,166,167,168,169,170,171, 172,173,174,175,177,180,181,182,183,184,244,245,246,248, 249,250 & 251.

File No	LDA/BP/21-22/1761	Sheet	1
Submission Date	2022-05-16	Scale	1:100

A	AREA STATEMENT	VERSION NO.: 1.0.77
		VERSION DATE: 10/05/2022
	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: Building Permission	Land SubUse Zone: Residential Zone
	Nature of Development: NEW	Layout Type: NA
	Development Area: New Area	
	SubDevelopment Area: Village Area	
	Special Project: NA	
	Site Address: District:Lucknow,Tehsil:Lucknow,Village:Badhamau	
	AREA DETAILS :	Sq.Mts.
1.	Area of Plot As per record	-
	NA	14341.73
	As per site condition	15498.39
	Area of Plot Considered	14341.73
2.	Deduction for	
	(a)Proposed roads	0.00
	(b)Any reservations	11094.91
	Reservation Area	11094.91
	Total(a + b)	11094.91
3.	Net Area of plot (1 - 2) AREA OF PLOT	14341.73
4.	% of Green and open space (Reqd.)	0.00
	% of Green and open space (Prop)	12199.61
	Reservation Area	11094.91
	Green and open space	12199.61
	Balance area of Plot(1 - 4)	12166.14
	Plot Area For Coverage	14341.73
	Plot Area For FAR	14341.73
	Perm. FAR Area (2.50)	35852.94
	Total Perm. FAR area (2.50)	35852.94
6.	Total Built up area permissible at:	
	Permissible Coverage area (40.00 %)	57364.70
	Proposed Coverage Area (7.08 %)	10156.10
	Total Prop. Coverage Area (7.08 %)	10156.10
	Balance coverage area (32.92 %)	47208.60

Proposed Area at:

	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Ground Floor	10334.45	0.00	8838.82	0.00
First Floor	8385.58	0.00	7890.40	0.00
Second Floor	8325.32	0.00	7835.14	0.00
Third Floor	5726.13	0.00	5554.67	0.00
Terrace Floor	1278.95	0.00	0.00	0.00
Total Area:	34050.43	0.00	29919.03	0.00

	Total FAR Area:	29919.05
	Accessory/Use Area Added in BuiltUp Area:	28.00
	Total BuiltUp Area:	34078.27
	Proposed F.S.I. consumed:	0.21
C.	Tenement Statement	
4.	Tenement Proposed At:	
	All Floors	51.00
5.	Total Tenements (3 + 4)	51
E.	Parking Statement	
1.	Parking Space Required as per Regulations:	121.00
2.	Proposed Parking Space:	248.1.08

FAR & Tenement Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Ducts(Void, Duct, Chowk)	Double Height	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Mumty	Lift	Lift Machine	Balcony	Archi.Proj.(Canopy)	Covered Area	Parking	Proposed FAR Area (Sq.mt.) Resi.	Storage	Addl.Area In FAR (Sq.mt.) Stair	Covered Area	Total FAR Area (Sq.mt.)	No. of Unit
DE 05 (VILLA)	5	5314.20	8.55	68.00	5237.65	81.05	38.60	12.80	116.97	90.00	0.00	1334.21	3483.45	0.00	58.80	0.70	3563.95	05
C1 (VILLA)	6	3901.98	73.92	0.00	3828.06	126.24	36.00	12.00	72.62	67.32	209.42	0.13	2256.36	1047.55	0.00	209.82	3513.72	06
BW 1 (VILLA)	24	15225.36	218.88	0.00	15006.48	589.92	117.84	38.16	537.84	0.00	1008.16	2.37	9223.44	3488.27	0.00	1008.96	13720.56	24
BE 55 (VILLA)	16	10158.88	180.64	0.00	9978.24	393.28	78.56	25.44	358.43	0.00	678.14	1.57	6116.96	2325.52	0.00	678.24	9120.80	16
Grand Total	51	34600.42	481.99	68.00	34050.43	1190.49	271.00	88.40	1085.85	157.32	1897.72	1338.28	21080.21	6861.33	58.80	1897.72	29919.03	51

Buildingwise Floor FAR Details

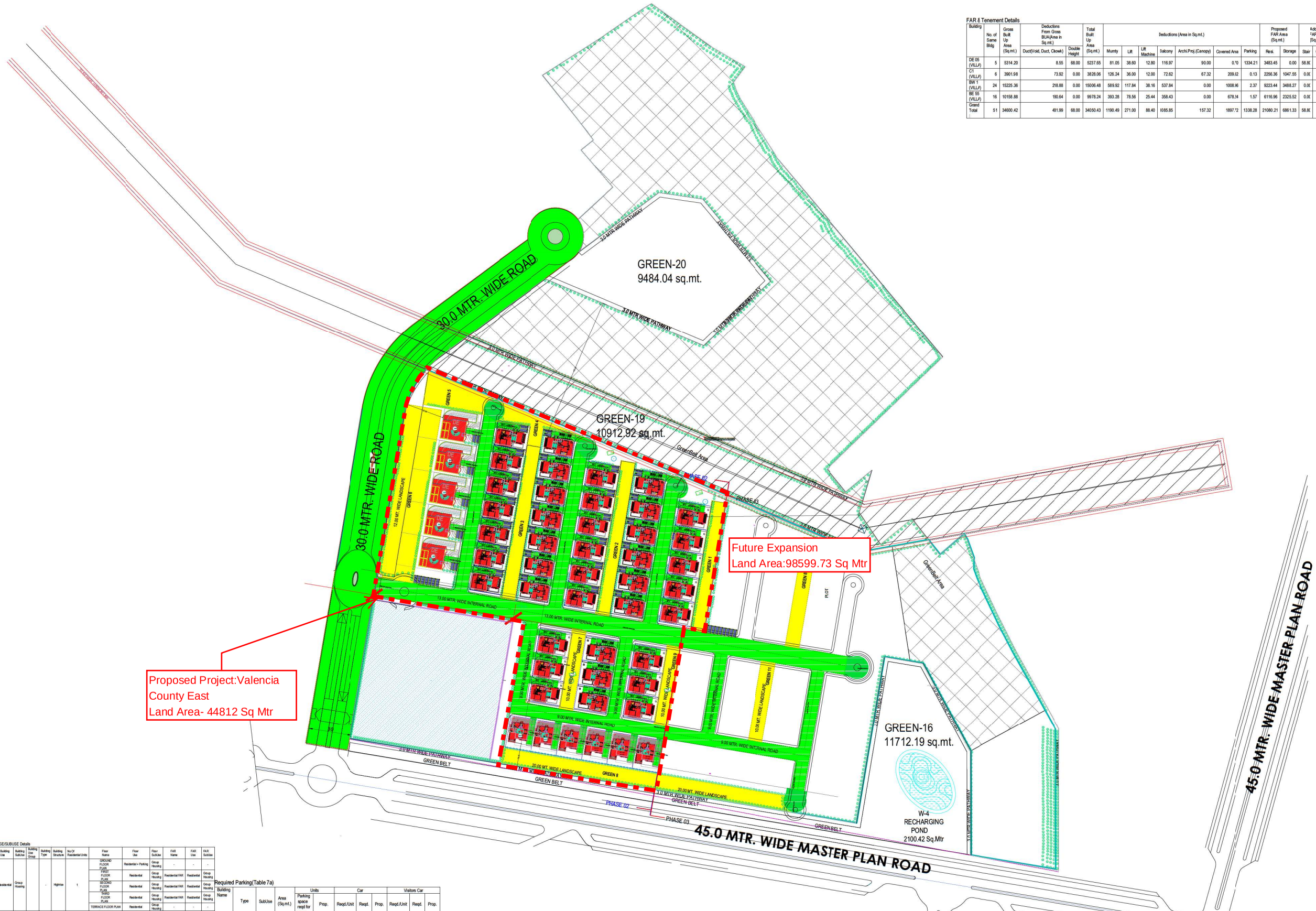
Floor Name	DE 05 (VILLA) Proposed Built Up Area (Sq.mt.)	DE 05 (VILLA) Proposed FAR Area (Sq.mt.)	C1 (VILLA) Proposed Built Up Area (Sq.mt.)	C1 (VILLA) Proposed FAR Area (Sq.mt.)	BW 1 (VILLA) Proposed Built Up Area (Sq.mt.)	BW 1 (VILLA) Proposed FAR Area (Sq.mt.)	BE 55 (VILLA) Proposed Built Up Area (Sq.mt.)	BE 55 (VILLA) Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	1504.75	80.50	1324.74	1257.38	4499.52	4467.12	3005.44	3003.84	10334.45	8838.82
First Floor	1393.70	1380.80	959.40	913.68	3619.68	3357.84	2412.80	2238.08	8385.58	7890.40
Second Floor	1446.20	1316.30	881.04	835.56	3605.76	3296.88	2392.32	2186.40	8325.32	7835.14
Third Floor	799.15	786.35	524.58	507.12	2653.44	2568.72	1748.96	1692.48	5726.13	5554.67
Terrace Floor	93.85	0.00	138.30	0.00	628.08	0.00	418.72	0.00	1228.95	0.00
Total:	5237.65	3563.95	3828.06	3513.72	15006.48	13720.56	9978.24	9120.80	34050.43	29919.03

Tree Details (Table 3h)

Plot	Name	Nos Of Trees Reqd	Prop
PLOT	Tree	718	2498

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)



SITE PLAN
(SCALE 1:500)

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
DE 05 (VILLA)	Residential	Group Housing		-	Highrise	1	GROUND FLOOR PLAN	Residential + Parking	Group Housing	-	-	-
							FIRST FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
							SECOND FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
							THIRD FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
							TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-
C1 (VILLA)	Residential	Group Housing		-	Highrise	1	GROUND FLOOR PLAN	Storage + Parking	Store House	GARAGE	Storage	Store House
							FIRST FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
							SECOND FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
							THIRD FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
							TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-
BW 1 (VILLA)	Residential	Group Housing		-	Highrise	1	GROUND FLOOR PLAN	Storage + Parking	Store House	GARAGE	Storage	Store House
							FIRST FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
							SECOND FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
							THIRD FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
							TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-
BE 55 (VILLA)	Residential	Group Housing		-	Highrise	1	GROUND FLOOR PLAN	Storage + Parking	Store House	GARAGE	Storage	Store House
							FIRST FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
							SECOND FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
							THIRD FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
							TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-

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.
DE 05 (VILLA)	Residential	Group Housing	0 - 50	1	-	-	-	-	-	-	-
			50 - 100	1	-	1.00	-	-	-	-	-
			100 - 150	1	-	1.25	-	-	-	-	-
			> 150	1	1.00	1.50	2	-	-	-	-
			> 0	1	-	-	-	-	1.00	-	-
			0 - 50	1	-	-	-	-	-	-	-
			50 - 100	1	-	1.00	-	-	-	-	-
			100 - 150	1	-	1.25	-	-	-	-	-
			> 150	1	1.00	1.50	2	-	-	-	-
			> 0	1	-	-	-	-	1.00	-	-
			0 - 50	1	-	-	-	-	-	-	-
			50 - 100	1	-	1.00	-	-	-	-	-
			100 - 150	1	-	1.25	-	-	-	-	-
			> 150	1	1.00	1.50	2	-	-	-	-
			> 0	1	-	-	-	-	1.00	-	-
			0 - 50	1	-	-	-	-	-	-	-
			50 - 100	1	-	1.00	-	-	-	-	-
			100 - 150	1	-	1.25	-	-	-	-	-
			> 150	1	1.00	1.50	2	-	-	-	-
			> 0	1	-	-	-	-	1.00	-	-
	Storage	Store House	> 0	0	23729.30	0.00	-	-	-	-	-
			> 0	0	23729.30	0.00	-	-	-	-	-
			> 0	0	23729.30	0.00	-	-	-	-	-
	Total :		-	-	-	-	8	93	-	0	6

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Reduced Reqd Parking (Incase of Plot having RW/Area surrendered FOC)	Reqd. Area	Prop. No.	Prop. Area
Equivalent Car Space	-	-	-	93	1278.75
Total Car	8	-	110.00	93	1278.75
Visitor's Car Parking	-	-	11.00	6	82.50
Other Parking	-	-	-	-	1119.83
Total			121.00		2481.08

Green and open space Area

Name	Prop. Area
GREEN 3	1099.25
GREEN 2	1098.99
GREEN 1	926.53
GREEN 5	836.67
GREEN 4	495.36
GREEN 7	570.67
GREEN 9	570.67
GREEN 11	570.67
GREEN 8	2160.60
GREEN 8	778.63
GREEN 6	3092.58

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.

Total Plot Area: -	143411.73	Total FAR Area: -	29919.05
Total Coverage Area: -	10156.10	Total BUA Area: -	34078.27

OWNER'S NAME AND SIGNATURE

ANS Developers Pvt Ltd,architect@shalimar.org,7310106603

For ANS Developers (P) Ltd.

ARCHEING'S NAME AND SIGNA NEER

Ahmad Miyan
CA/2011/32000
Architect

Validity unknown

Lucknow Development Authority

Validity unknown

Building Plan Application Number
LDA/BP/21-22/1761

Sanctioned On
03 Jun 2022

Valid Till
06 Jun 2027

Approved By
Vice Chairman (Vice Chairman)

Examined By
Jaiveer Singh (Junior engineer)
Atul Sharma (Junior engineer)
Nagendra Singh (Assistant Engineer)
Bhupendra Veer Singh (Executive engineer)
Nitin Mital (Chief Town Planner)
Pawan kumar Gangwar (Secretory)

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