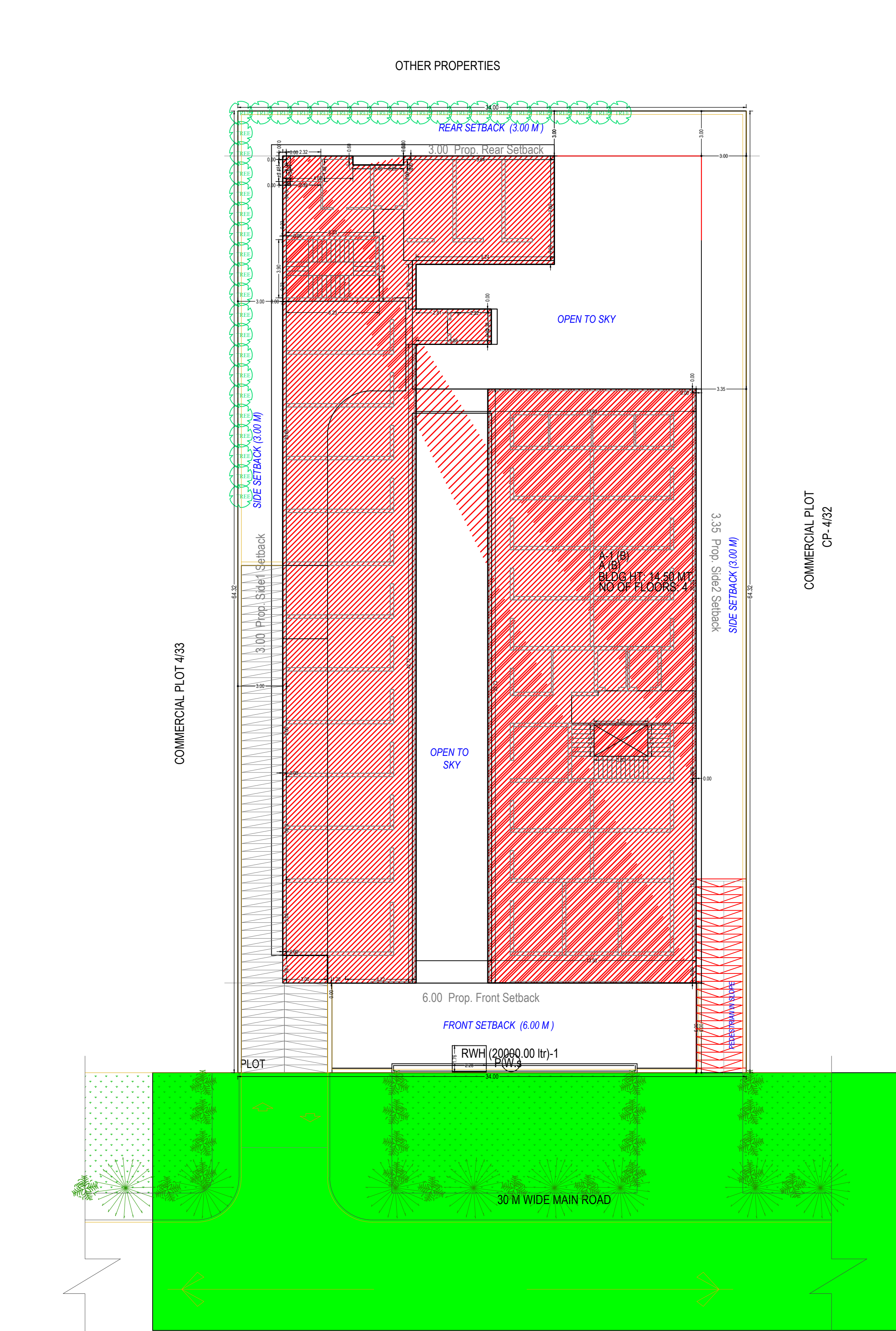
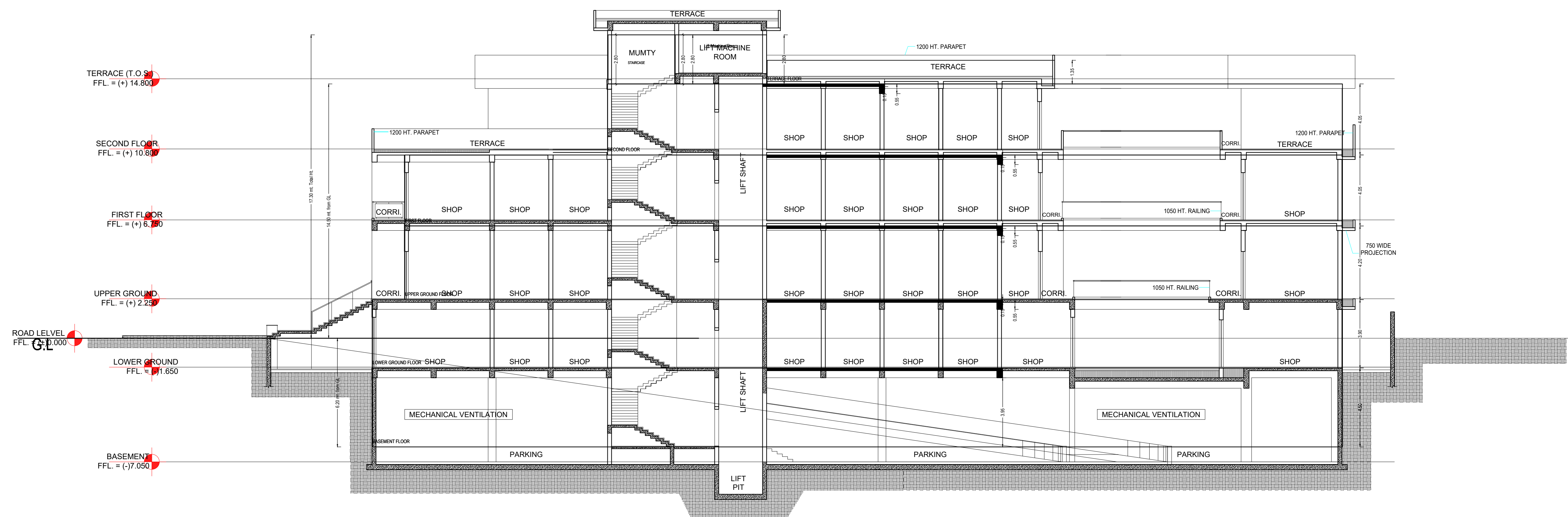
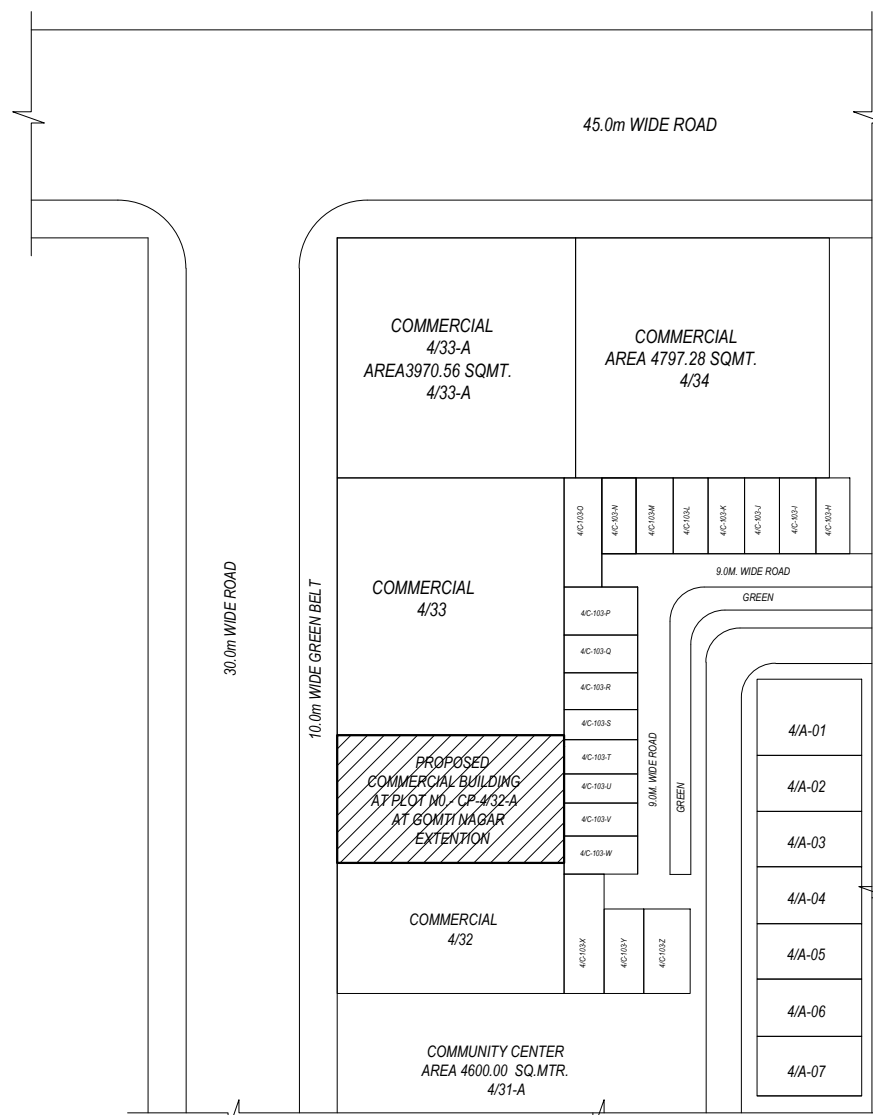
SITE PLAN  
(Scale - 1:200)

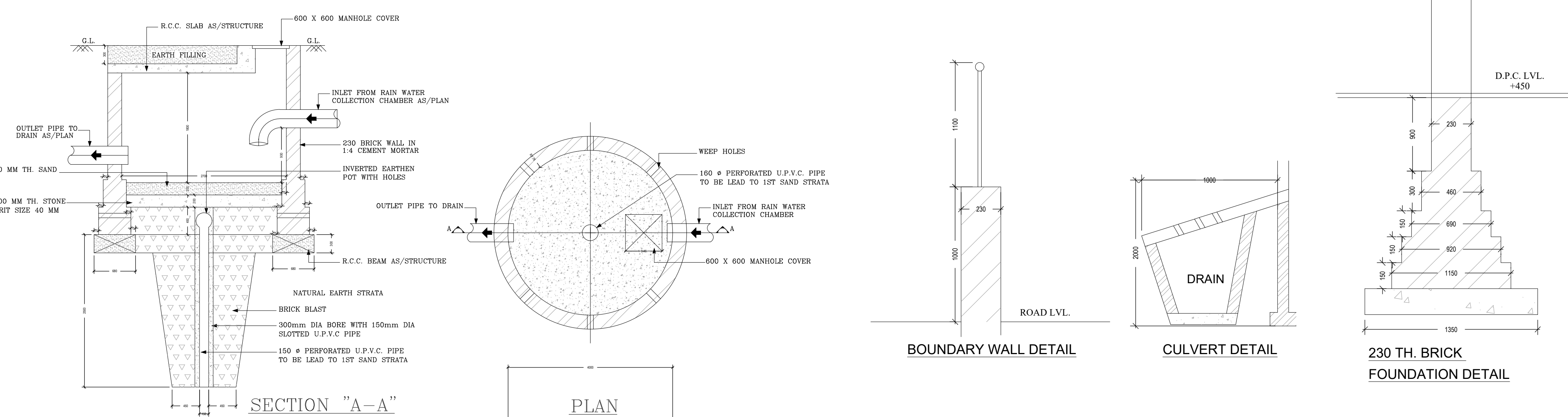
SECTION



ELEVATION



KEY PLAN



BOUNDARY WALL DETAIL

CULVERT DETAIL

230 TH. BRICK  
FOUNDATION DETAIL

| UnBUA Table for Building - A (B) |                  |                   |                  |                                              |        |       |            |                             |        |               |             |
|----------------------------------|------------------|-------------------|------------------|----------------------------------------------|--------|-------|------------|-----------------------------|--------|---------------|-------------|
| Floor                            | Name             | UnBUA Type        | Gross UnBUA Area | Deductions From Gross UnBUA Area (in Sq.mt.) |        |       | UnBUA Area | Deductions (Area in Sq.mt.) |        |               | No. of Unit |
|                                  |                  |                   |                  | Void                                         | Lift   | Shaft |            | Door                        | Window | External Wall |             |
| BASEMENT FLOOR PLAN              | a                | OTHER             | 28.12            | 27.12                                        | 0.00   | 0.00  | 1.00       | 0.32                        | 0.00   | 1.98          | -1.30       |
|                                  | b                | OTHER             | 66.64            | 7.95                                         | 36.65  | 0.00  | 22.04      | 0.00                        | 0.00   | 1.74          | 20.30       |
|                                  | Total            |                   | 94.76            | 35.07                                        | 36.65  | 0.00  | 23.04      | 0.32                        | 0.00   | 3.72          | 19.00       |
|                                  | Total per Floor: | Typical Floor = 1 |                  |                                              |        |       |            |                             |        |               |             |
| LOWER GROUND FLOOR PLAN          | c                | SHOP              | 472.82           | 27.16                                        | 27.24  | 4.36  | 414.06     | 4.12                        | 0.48   | 29.43         | 380.03      |
|                                  | d                | SHOP              | 543.49           | 7.95                                         | 27.01  | 0.00  | 508.53     | 6.89                        | 0.00   | 16.11         | 486.53      |
|                                  | Total            |                   | 1016.31          | 35.11                                        | 54.25  | 4.36  | 922.59     | 10.61                       | 0.48   | 45.54         | 866.56      |
|                                  | Total per Floor: | Typical Floor = 1 |                  |                                              |        |       |            |                             |        |               |             |
| UPPER GROUND FLOOR PLAN          | e                | SHOP              | 564.65           | 27.16                                        | 27.08  | 4.36  | 506.05     | 0.00                        | 0.48   | 19.13         | 486.44      |
|                                  | f                | SHOP              | 553.39           | 7.95                                         | 26.76  | 0.00  | 510.08     | 0.00                        | 0.00   | 0.00          | 510.08      |
|                                  | Total            |                   | 1118.04          | 35.11                                        | 53.84  | 4.36  | 1026.13    | 0.00                        | 0.48   | 19.13         | 1006.52     |
|                                  | Total per Floor: | Typical Floor = 1 |                  |                                              |        |       |            |                             |        |               |             |
| FIRST FLOOR PLAN                 | g                | SHOP              | 570.03           | 27.16                                        | 27.70  | 4.36  | 510.81     | 0.00                        | 0.48   | 20.55         | 489.78      |
|                                  | h                | SHOP              | 553.45           | 7.95                                         | 26.76  | 0.00  | 510.89     | 0.00                        | 0.00   | 0.00          | 510.89      |
|                                  | Total            |                   | 1123.48          | 35.11                                        | 54.46  | 4.36  | 1021.70    | 0.00                        | 0.48   | 20.55         | 1000.67     |
|                                  | Total per Floor: | Typical Floor = 1 |                  |                                              |        |       |            |                             |        |               |             |
| SECOND FLOOR PLAN                | k                | SHOP              | 366.27           | 7.95                                         | 27.00  | 0.00  | 331.71     | 0.00                        | 0.00   | 2.51          | 329.20      |
|                                  | l                | SHOP              | 423.13           | 27.16                                        | 27.70  | 4.36  | 368.02     | 0.00                        | 0.48   | 16.67         | 346.17      |
|                                  | Total            |                   | 789.40           | 35.11                                        | 54.70  | 4.36  | 699.63     | 0.00                        | 0.48   | 19.18         | 675.37      |
|                                  | Total per Floor: | Typical Floor = 1 |                  |                                              |        |       |            |                             |        |               |             |
| Total                            | -                | -                 | 4141.99          | 173.92                                       | 264.14 | 17.42 | 3696.49    | 10.93                       | 1.93   | 108.12        | 3075.52     |

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\_A00 (841.00 x 1189.00\_MM)

| File No                                        | LDABP/22-23/0852                            | Sheet              | 1                                                              |
|------------------------------------------------|---------------------------------------------|--------------------|----------------------------------------------------------------|
| Submission Date                                | 2022-09-07                                  | Scale              | 1:100                                                          |
| VERSION NO: 1.0.79                             |                                             |                    |                                                                |
| VERSION DATE: 17/08/2022                       |                                             |                    |                                                                |
| A AREA STATEMENT                               |                                             |                    |                                                                |
| PROJECT DETAIL:                                |                                             |                    |                                                                |
| Authority:                                     | Lucknow Development Authority               | Plot Use:          | Commercial                                                     |
| Authority Class:                               | Category A                                  | Plot Sub Use:      | Retail Shop                                                    |
| Authority Grade:                               | Development Authority (DA)                  | Development Plan:  | Gomti Nagar extension-4                                        |
| Development Type:                              | Regular                                     | Land Use Zone:     | Commercial use Zone                                            |
| Project Type:                                  | Building Permission                         | Land Sub Use Zone: | Sub-city commercial central business (central business center) |
| Nature of Development:                         | NEW                                         | Layout Type:       | NA                                                             |
| Development Area:                              | Developed Area                              |                    |                                                                |
| Sub Development Area:                          | Metro City Area                             |                    |                                                                |
| Special Project:                               | NA                                          |                    |                                                                |
| Site Address:                                  | Dist: Lucknow, Tehsil: Lucknow, Village: NA |                    |                                                                |
| AREA DETAILS:                                  |                                             | Sq.Mts.            |                                                                |
| 1. Area of Plot As per record                  |                                             | 2185.88            |                                                                |
| 2. Document Area                               |                                             | 2185.88            |                                                                |
| 3. As per site condition                       |                                             | 2185.88            |                                                                |
| 4. Area of Plot Considered                     |                                             | 2185.88            |                                                                |
| 5. Deduction for                               |                                             |                    |                                                                |
| 6. (a) Proposed roads                          |                                             | 0.00               |                                                                |
| 7. (b) Other reservations                      |                                             | 0.00               |                                                                |
| 8. Total (a + b)                               |                                             | 0.00               |                                                                |
| 9. Net Area of plot (1 - 2) AREA OF PLOT       |                                             | 2185.88            |                                                                |
| 10. Plot Area For Coverage                     |                                             | 2185.88            |                                                                |
| 11. Plot Area For FAR                          |                                             | 2185.88            |                                                                |
| 12. Perm. FAR Area (1.75)                      |                                             | 3825.29            |                                                                |
| 13. Total Built up area permissible at:        |                                             |                    |                                                                |
| 14. Permissible Coverage area (50.00 %)        |                                             | 1092.94            |                                                                |
| 15. Proposed Coverage Area (48.85 %)           |                                             | 1065.37            |                                                                |
| 16. Total Prop. Coverage Area (49.85 %)        |                                             | 1085.37            |                                                                |
| 17. Balance coverage area (0.35 %)             |                                             | 7.97               |                                                                |
| Proposed Area at:                              |                                             |                    |                                                                |
| 18. Basement Floor                             | Proposed Built up                           | Existing Built up  | Proposed F.S.I                                                 |
| 19. Lower Ground Floor                         | 1599.39                                     | 0.00               | 0.00                                                           |
| 20. Upper Ground Floor                         | 1173.64                                     | 0.00               | 899.87                                                         |
| 21. First Floor                                | 1085.34                                     | 0.00               | 1027.10                                                        |
| 22. Second Floor                               | 751.27                                      | 0.00               | 673.17                                                         |
| 23. Terrace Floor                              | 69.80                                       | 0.00               | 0.00                                                           |
| 24. Total Area                                 | 5764.86                                     | 0.00               | 3590.24                                                        |
| 25. Total FAR Area:                            |                                             |                    | 3590.24                                                        |
| 26. Total BuiltUp Area:                        |                                             |                    | 5764.86                                                        |
| 27. Proposed F.S.I. consumed:                  |                                             |                    | 1.64                                                           |
| C. Tenement Statement                          |                                             |                    |                                                                |
| 28. Tenement Proposed At:                      |                                             |                    |                                                                |
| 29. G.F.                                       |                                             | 4.00               |                                                                |
| 30. All Floors                                 |                                             | 4.00               |                                                                |
| 31. Total Tenements (3 + 4)                    |                                             | 8                  |                                                                |
| D. Parking Statement                           |                                             |                    |                                                                |
| 32. Parking Statement                          |                                             |                    |                                                                |
| 33. Parking Space Required as per Regulations: |                                             |                    | 742.50                                                         |
| 34. Proposed Parking Space:                    |                                             |                    | 2982.40                                                        |

## 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)         |  |

## Tree Details (Table 3h)

| Plot | Name | Rept | Nos Of Trees | Prop |
|------|------|------|--------------|------|
| Plot | Tree |      | 22           | 39   |

## Required Parking (Table 7a)

| Building Name | Type       | Sub Use     | Area (Sq.mt.) | Units | Parking | Prop. | Rept./Unit | Rept. | Car | Prop. |
|---------------|------------|-------------|---------------|-------|---------|-------|------------|-------|-----|-------|
| A (B)         | Commercial | Retail Shop | > 0           | 100   | 3590.24 | 1.50  | 54         | -     | -   | -     |
| Total         | -          | -           | -             | -     | -       | -     | -          | -     | 54  | 68    |

## FAR &amp; 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.) | Mummy  | Lift  | Lift Machine | Lift Lobby | Ramp   | Covered Area | Parking | Proposed FAR Area (Sq.mt.) | Total FAR Area (Sq.mt.) | No. of Unit |
|-------------|------------------|------------------------------|--------------------------------------------|------------------------------|--------|-------|--------------|------------|--------|--------------|---------|----------------------------|-------------------------|-------------|
| A (B)       | 1                | 6419.71                      | 654.85                                     | 5764.86                      | 155.34 | 72.34 | 49.32        | 167.54     | 347.21 | 5.65         | 1345.92 | 3590.24                    | 3590.24                 | 08          |
| Grand Total | 1                | 6419.71                      | 654.85                                     | 5764.86                      | 155.34 | 72.34 | 49.32        | 167.54     | 347.21 | 5.65         | 1345.92 | 3590.24                    | 3590.24                 | 08          |

## Building Conditions Checks

| No | Condition                                                                                                                                                                                                                                                                                                                                                                                            |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | For A (B) 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 Rept. Parking (Increase of Plot having PWA as surrendered FOC) | Area   | No.    | Area    |
|----------------------|-----|------------------------------------------------------------------------|--------|--------|---------|
| Equivalent Car Space | -   | -                                                                      | -      | 33     | 453.75  |
| Two Stack Car        | -   | -                                                                      | -      | 33     | 453.75  |
| Two Stack Car        | 54  | -                                                                      | 742.50 | 66     | 907.50  |
| Two Stack Parking    | -   | -                                                                      | -      | 5      | 496.61  |
| Other Parking        | -   | -                                                                      | -      | -      | 1345.92 |
| Total                | -   | -                                                                      | -      | 742.50 | 2760.93 |

## Building USE/SUBUSE Details

| Building Name | Building Use | Building Sub Use | Building Use Group | Building Type    | Building Structure | No. of Non-Residential Units | Floor Name              | Floor Use            | Floor Sub Use | FAR Name       | FAR Use    | FAR Sub Use |
|---------------|--------------|------------------|--------------------|------------------|--------------------|------------------------------|-------------------------|----------------------|---------------|----------------|------------|-------------|
| A (B)         | Commercial   | Retail Shop      | -                  | Lowrise Building | 8                  |                              | BASEMENT FLOOR PLAN     | Commercial + Parking | Retail Shop   | Commercial FAR | Commercial | Retail Shop |
|               |              |                  |                    |                  |                    |                              | LOWER GROUND FLOOR PLAN | Commercial           | Retail Shop   | Commercial FAR | Commercial | Retail Shop |
|               |              |                  |                    |                  |                    |                              | UPPER GROUND FLOOR PLAN | Commercial           | Retail Shop   | Commercial FAR | Commercial | Retail Shop |
|               |              |                  |                    |                  |                    |                              | FIRST FLOOR PLAN        | Commercial           | Retail Shop   | Commercial FAR | Commercial | Retail Shop |
|               |              |                  |                    |                  |                    |                              | SECOND FLOOR PLAN       | Commercial           | Retail Shop   | Commercial FAR | Commercial | Retail Shop |
|               |              |                  |                    |                  |                    |                              | TERRACE FLOOR PLAN      | Commercial           | Retail Shop   | Commercial FAR | Commercial | Retail Shop |

## Buildingwise Floor FAR Details

| Floor Name         | Building Name A (B)             |                            | Total                                 |                         |
|--------------------|---------------------------------|----------------------------|---------------------------------------|-------------------------|
|                    | Proposed Built Up Area (Sq.mt.) | Proposed FAR Area (Sq.mt.) | Total Proposed Built Up Area (Sq.mt.) | Total FAR Area (Sq.mt.) |
| Basement Floor     | 1599.39                         | 0.00                       | 1599.39                               | 0.00                    |
| Lower Ground Floor | 1173.64                         | 899.87                     | 1173.64                               | 899.87                  |
| Upper Ground Floor | 1085.42                         | 1027.10                    | 1085.42                               | 1027.10                 |
| First Floor        | 1085.34                         | 1006.90                    | 1085.34                               | 1006.90                 |
| Second Floor       | 751.27                          | 673.17                     | 751.27                                | 673.17                  |
| Verandah Floor     | 69.80                           | 0.00                       | 69.80                                 | 0.00                    |
| Total              | 5764.86                         | 3590.24                    | 5764.86                               | 3590.24                 |



Building Plan Application Number

## Building Plan Application Number

LDA/BP/22-23/0852

Sanctioned On

15 Sep 2022

Valid Till

18 Sep 2027

Approved By

Vice Chairman (Vice Chairman)

Examined By

Sanjay Kumar (Junior engineer)

Rajesh Sharma (Assistant Engineer)

Bhupendra Veer Singh (Executive engineer)

Nitin Mital (Chief Town Planner)

Pawan kumar Gangwar (Secretary)

Vice Chairman (Vice Chairman)

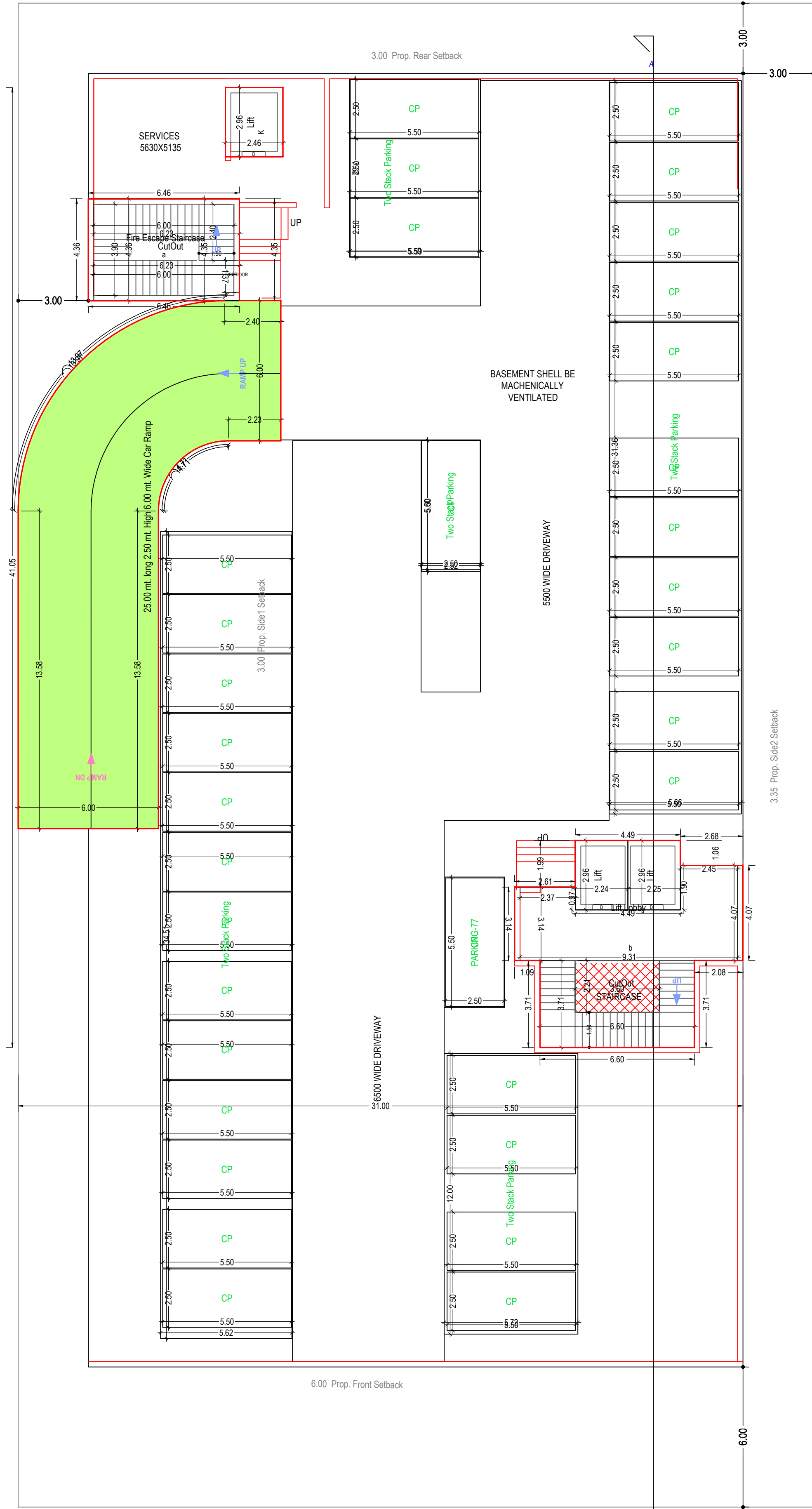
Total Plot Area: - 2185.88

Total Coverage Area: - 1085.37

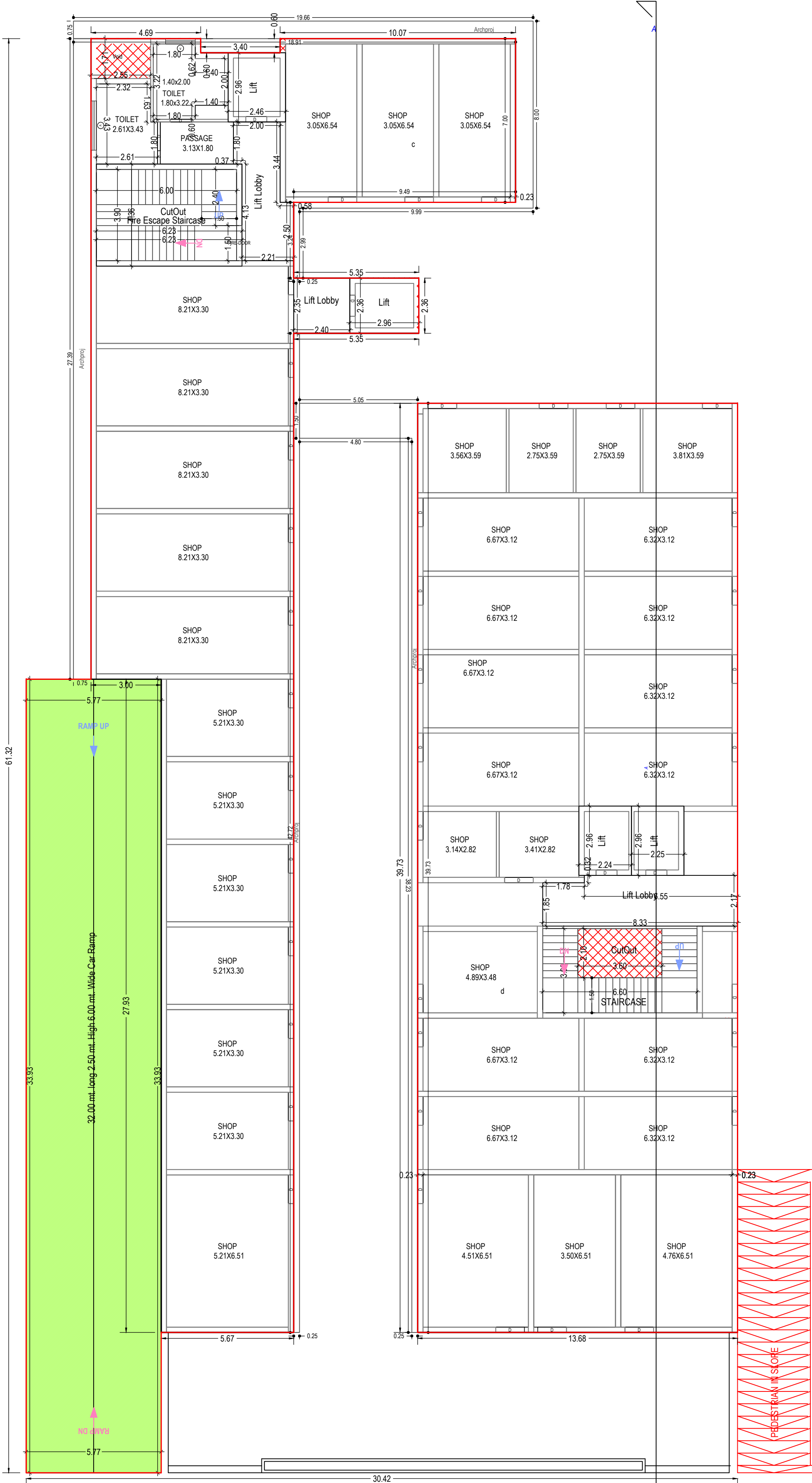
Total FAR Area: - 3590.24

Total BUA Area: - 5764.86





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



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



30 M WIDE MAIN ROAD  
UPPER GROUND FLOOR PLAN  
(Proposed)  
(SCALE 1:100)

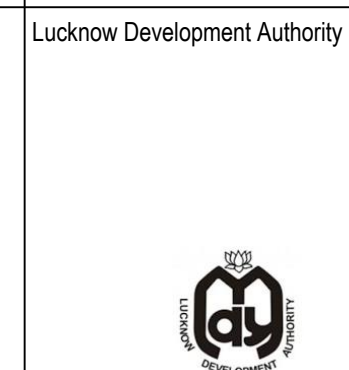
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ISO\_A0\_(841.00\_x\_1189.00\_MM)

|                        |         |                   |         |
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OWNER'S NAME AND SIGNATURE  
IFTIKHAR AHMED,iftikhar@gmail.in,9810288504

ARCHITECT'S NAME AND SIGNATURE  
Ashish Bhattacharya  
CA/2004/34182



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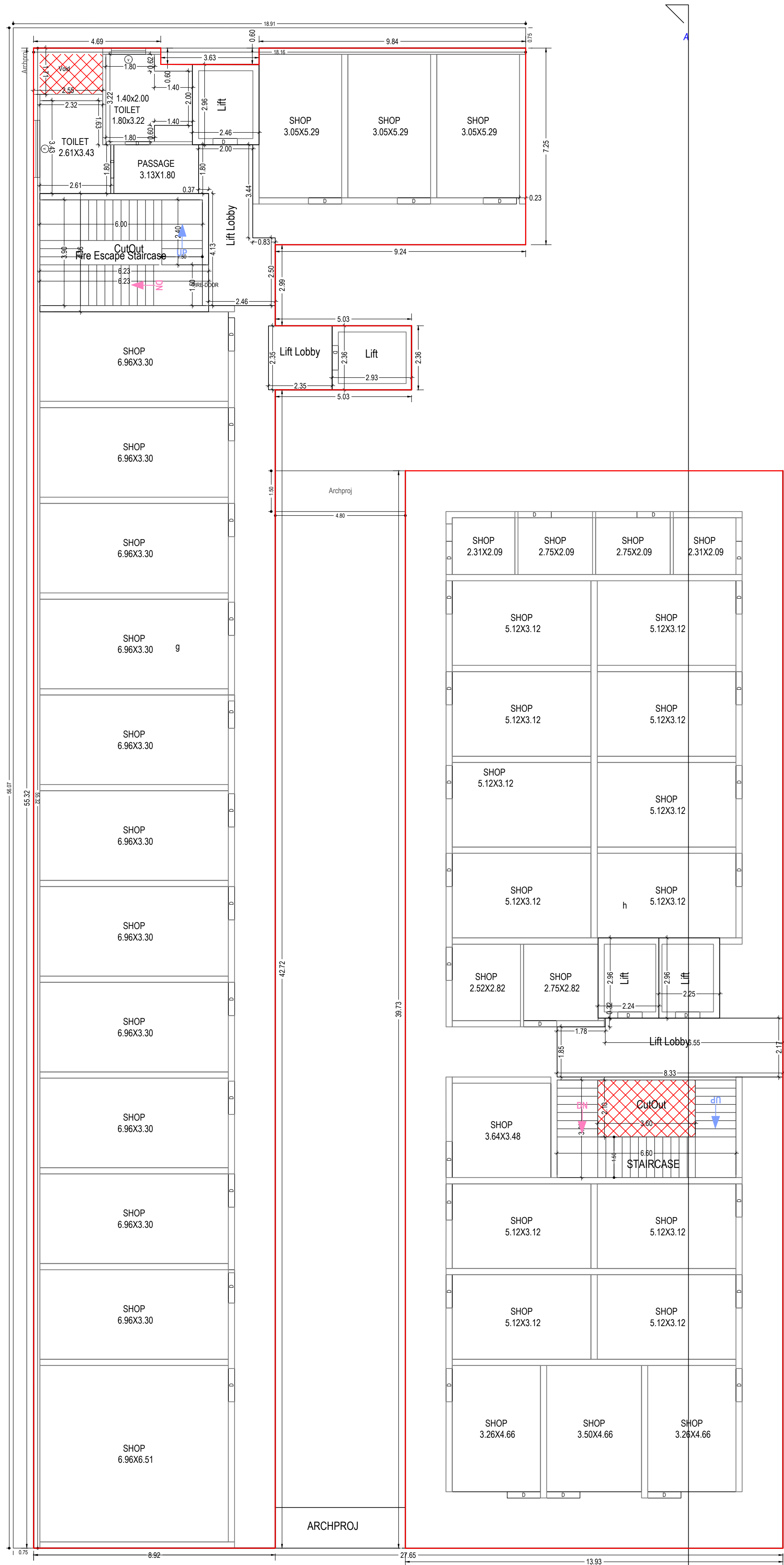
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Nitin Mital (Chief Town Planner)

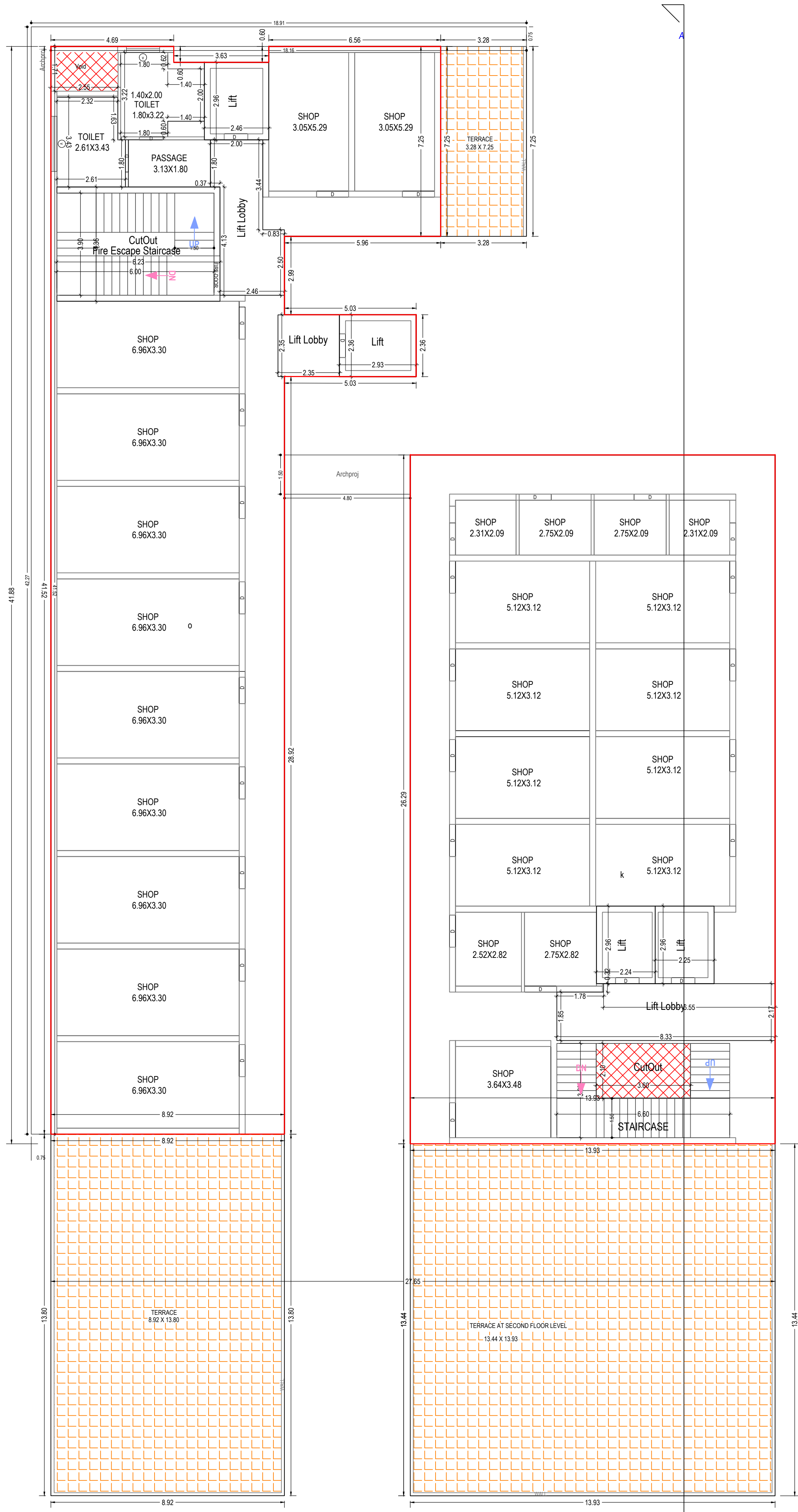
Pawan kumar Gangwar (Secretary)

Vice Chairman (Vice Chairman)

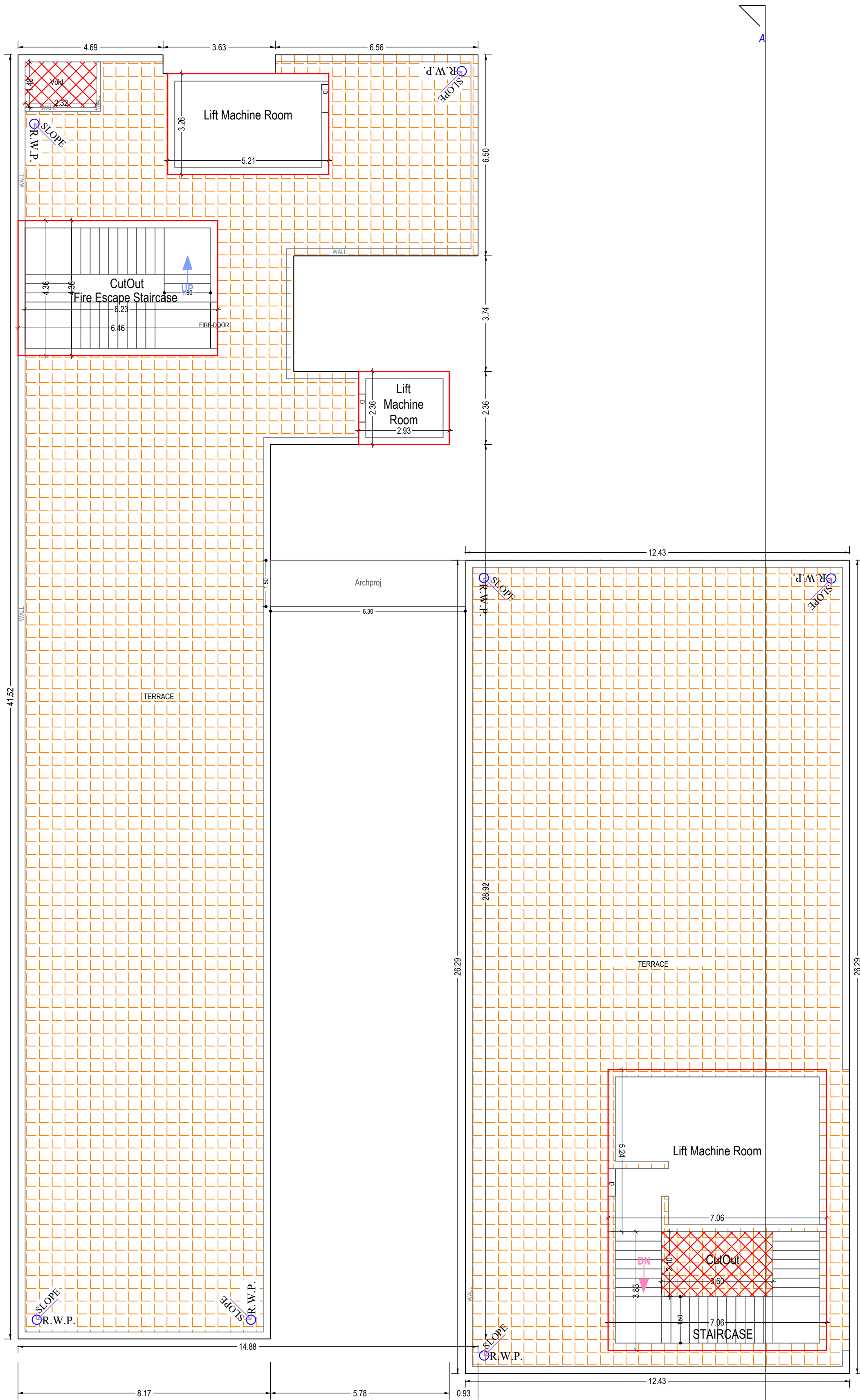




FIRST FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



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



TERRACE FLOOR PLAN  
(SCALE 1:100)

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ISO\_A0\_(841.00\_x\_1189.00\_MM)

|                        |         |                   |         |
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OWNER'S NAME AND SIGNATURE  
IFTIKHAR AHMED,iftikhar@niralandia.in,9810288504

ARCHITECT'S NAME AND SIGNATURE  
Ashish Bhattacharya  
CA/2004/34182

Lucknow Development Authority



Building Plan Application Number

LDABP/22-23/0852

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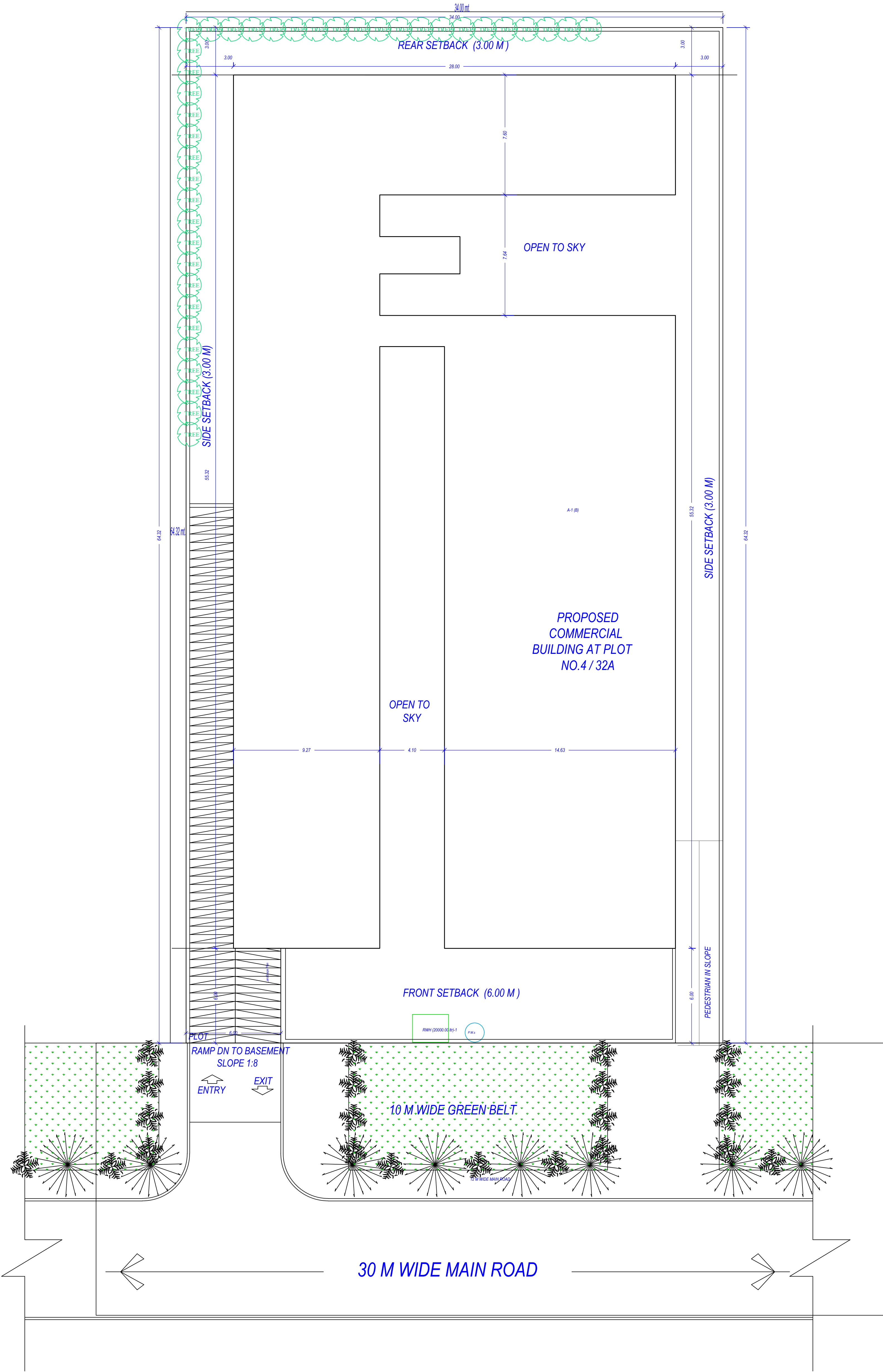
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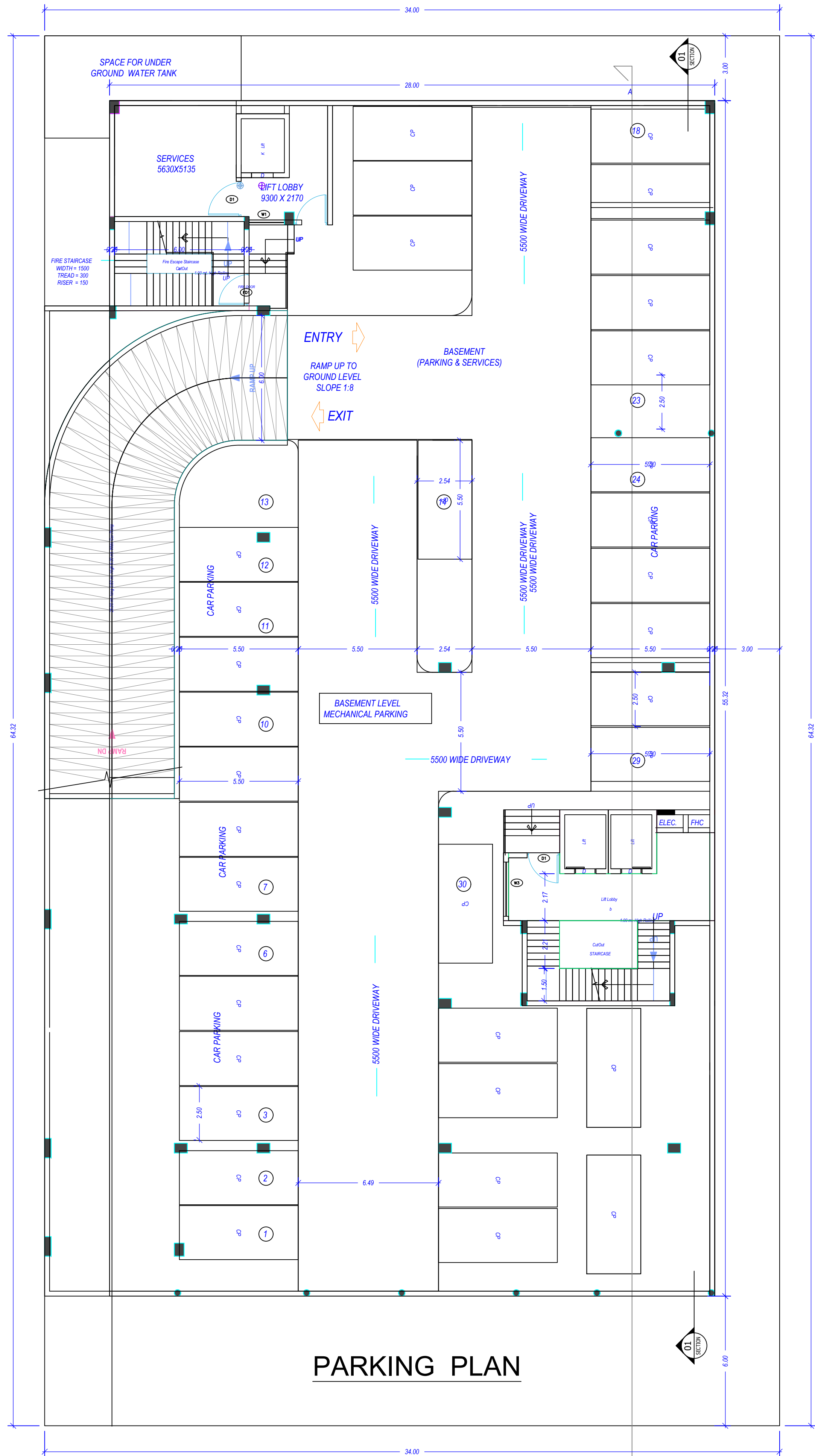
Pawan kumar Gangwar (Secretary)

Vice Chairman (Vice Chairman)





LANDSCAPE PLAN



PARKING PLAN

Percolation Well Details

Service Plan

|                                                                                       |                                                                                                                        |
|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| OWNER'S NAME AND SIGNATURE<br>IFTIKHAR AHMED, Ifikhar@gmail.in, 9810288504            |                                                                                                                        |
| ARCHITECT'S NAME AND SIGNATURE<br>Ashish Bhattacharya<br>CA/2004/34182                | STRUCTURE ENGINEER                                                                                                     |
|  | Lucknow Development Authority<br> |
| Building Plan Application Number<br>LOA/BP/22-23/0852                                 |                                                                                                                        |
| Sanctioned On<br>15 Sep 2022                                                          |                                                                                                                        |
| Valid Till<br>18 Sep 2027                                                             |                                                                                                                        |
| Approved By<br>Vice Chairman (Vice Chairman)                                          |                                                                                                                        |
| Examined By<br>Sanjay Kumar (Junior engineer)                                         |                                                                                                                        |
| Rajesh Sharma (Assistant Engineer)                                                    |                                                                                                                        |
| Bhupendra Veer Singh (Executive engineer)                                             |                                                                                                                        |
| Nitin Mital (Chief Town Planner)                                                      |                                                                                                                        |
| Pawan kumar Gangwar (Secretary)                                                       |                                                                                                                        |
| Vice Chairman (Vice Chairman)                                                         |                                                                                                                        |