

AREA STATEMENT		VERSION NO.	1.0/01
PROJECT DETAIL		VERSION DATE	07/08/2023
Authority	Lucknow Development Authority	Plot Use	Commercial
Authority Class	Category A	Plot Sub Use	Commercial Building
Authority Grade	Development Authority (DA)	Development Plan	SHARDANAGAR except Ratan Khanda
Case/Track	Regular	Land Use Zone	Commercial Use Zone
Project Type	Building Permission	Land Sub Use Zone	Other Commercial
Name of Development	NEW	Layout Type	NA
Development Area	Developed Area		
Sub-Development Area	Metro City Area		
Special Project	NA		
Site Address			
District	Lucknow, Tehsil Lucknow Village NA		
AREA DETAILS			
1. Area of Plot As per record	Sq.Mts		
Document Area	6312.00		
As per site condition	6265.43		
Area of Plot Considered	6265.43		
2. Deduction for			
UnProposed roads	0.00		
Other reservations	0.00		
Total (a-b)	0.00		
3. Net Area of plot (1-2) AREA OF PLOT	6265.43		
Plot Area For Coverage	6265.43		
Plot Area For FAR	6265.43		
Perm. FAR Area (1.50)	9398.15		
Perm. FAR Area (0.75)	4699.07		
5. Total Perm. FAR area with Plot FAR (2.25)	14027.25		
Total Perm. FAR area (2.25)	14027.25		
Total Plot Proposed FAR Area	4636.44		
6. Permissible Coverage area (60.00 %)			
Proposed Coverage Area (49.84 %)	3759.26		
Total Prop. Coverage Area (49.84 %)	3722.49		
Balance coverage area (10.16 %)	636.17		
Proposed FAR Area		Existing FAR Area	
Proposed F.S.I	0.00	Proposed F.S.I	0.00
Existing F.S.I	0.00	Existing F.S.I	0.00
Basement First Floor	4761.09	0.00	0.00
Basement Second Floor	4301.78	0.00	0.00
Basement Third Floor	4301.78	0.00	0.00
Ground Floor	3172.24	0.00	2968.84
First Floor	3162.91	0.00	3028.21
Second Floor	3186.73	0.00	3040.16
Third Floor	1500.50	0.00	1389.50
Fourth Floor	1369.17	0.00	1300.00
Fifth Floor	1369.17	0.00	1304.61
Sixth Floor	1072.84	0.00	997.70
Terace Floor	65.50	0.00	0.00
Service Floor	1383.44	0.00	0.00
Total Area	29647.15	0.00	14034.58
Total FAR Area			29647.15
Total Built up Area			224
Proposed F.S.I consumed:		2.24	
Tenement Proposed At:			
G.F.	1.00		
All Floors	8.00		
5. Total Tenements (3 + 4)	9		
Parking Statement			
1. Parking Space Required as per Regulations:	2406.25		
2. Proposed Parking Space:	1467.61		

Tree Details (Table 3h)			
Plot	Name	No. of Trees	Prop
PLOT	Tree	63	84

Building	No. of Same Bldg.	Gross Built Up Area (Sq.m.)	Deductions From Gross Built Up Area (Sq.m.)	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.)							Proposed FAR Area (Sq.m.)	Total FAR Area (Sq.m.)	No. of Unit			
					Mummy	LR	LR Lobby	Ramp	Refuge Area	Covered Area	Parking						
FD (FDG)	1	32689.22	2981.96	40.11	29647.15	655.32	200.39	4.56	289.20	1805.18	1350.08	1.05	11281.83	13994.81	41.88	14034.58	09
Grand Total:	1	32689.22	2981.96	40.11	29647.15	655.32	200.39	4.56	289.20	1805.18	1350.08	1.05	11281.83	13994.81	41.88	14034.58	09

Building Name	Building Use	Building Sub Use	Building Use Group	Building Type	Building Structure	No. of Non-Residential Units	Floor Name				FAR Name	FAR Use	FAR Sub Use
							Basement Third Floor	Basement Second Floor	Basement First Floor	Ground Floor			
FD (FDG)	Commercial	Commercial Building		Highrise	9		Basement Third Floor PLAN	Commercial + Parking	Commercial Building	Commercial	Commercial	Commercial Building	Commercial
							Basement Second Floor PLAN	Commercial + Parking	Commercial Building	Commercial	Commercial	Commercial Building	Commercial
							Basement First Floor PLAN	Commercial + Parking	Commercial Building	Commercial	Commercial	Commercial Building	Commercial
							FLOOR PLAN	Commercial	Commercial Building	Commercial	Commercial	Commercial Building	Commercial
							THIRD FLOOR PLAN	Commercial	Commercial Building	Commercial	Commercial	Commercial Building	Commercial
							SECOND FLOOR PLAN	Commercial	Commercial Building	Commercial	Commercial	Commercial Building	Commercial
							SERVICE FLOOR PLAN	Commercial	Commercial Building	Commercial	Commercial	Commercial Building	Commercial
							FOURTH FLOOR PLAN	Commercial	Commercial Building	Commercial	Commercial	Commercial Building	Commercial
							FIFTH FLOOR PLAN	Commercial	Commercial Building	Commercial	Commercial	Commercial Building	Commercial
							SIXTH FLOOR PLAN	Commercial	Commercial Building	Commercial	Commercial	Commercial Building	Commercial
							TERRACE FLOOR PLAN	Commercial	Commercial Building	Commercial	Commercial	Commercial Building	Commercial

Color Notes	
Color Index	Plot Boundary
Color Index	Abutting Road
Color Index	Proposed Construction
Color Index	Common Lot
Color Index	Road Alignment (Road Widening Area)
Color Index	Future T.P Scheme Deduction Area
Color Index	Existing (To be retained)
Color Index	Existing (To be demolished)

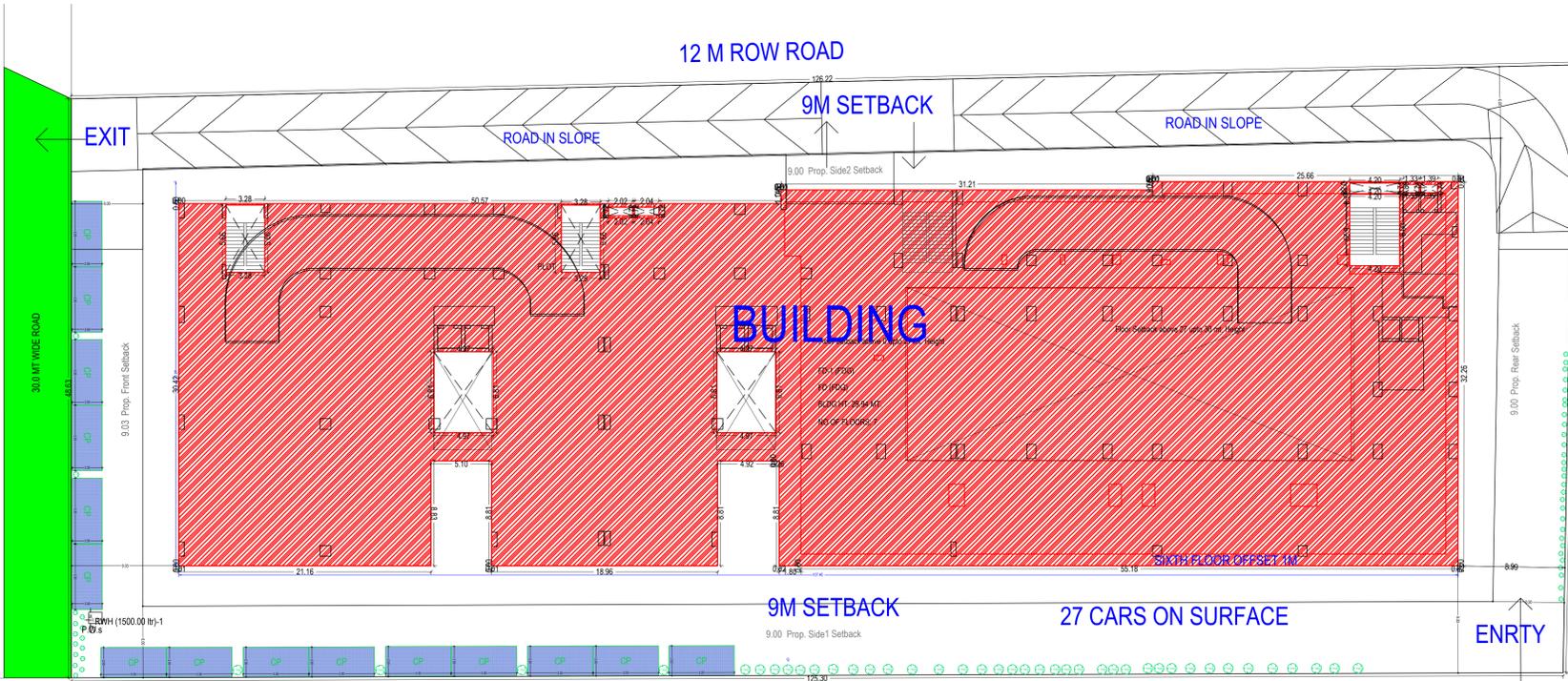
Packing Check (Table 7b)					
Vehicle Type	No.	Reduced/Prop. (Increase of Plot being P.W. Area surrendered FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	245	3368.75
Total Car	175	-	-	245	3368.75
Other Parking	-	-	-	-	1106.86
Total	-	-	-	2406.25	1467.61

Required Parking (Table 7a)						
Building Name	Type	Sub Use	Area (Sq.m.)	Parking spaces reqd for every	Prop. Req. Unit	Reqd. Prop.
FD (FDG)	Commercial	Commercial Building	> 0	100	13994.81	1.25
Total	-	-	-	-	175	245

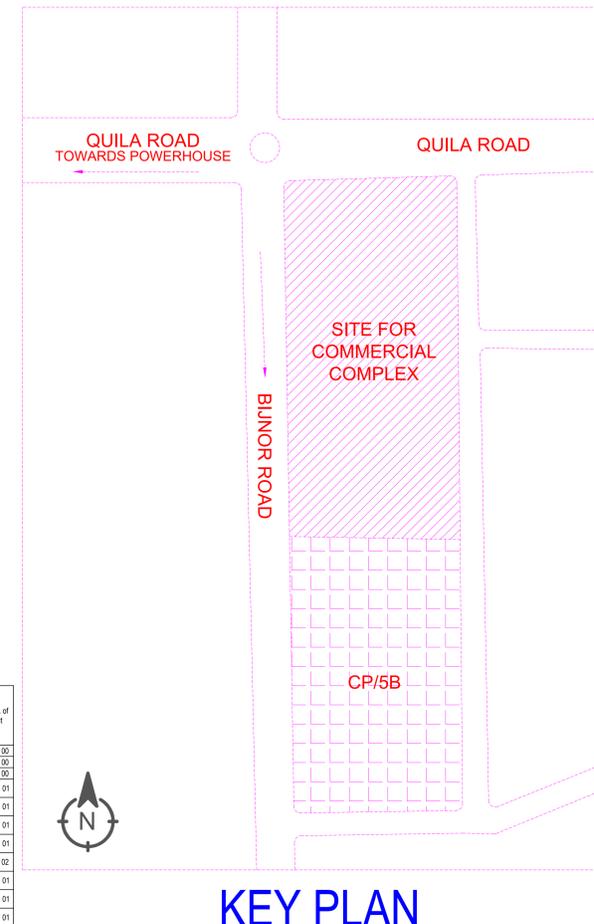
Buildingwise Floor FAR Details		
Floor Name	Building Name	Total
Basement First Floor	FD (FDG)	4761.09
Basement Second Floor	FD (FDG)	4301.78
Basement Third Floor	FD (FDG)	4301.78
Ground Floor	FD (FDG)	3172.24
First Floor	FD (FDG)	3162.91
Second Floor	FD (FDG)	3186.73
Third Floor	FD (FDG)	1500.50
Fourth Floor	FD (FDG)	1369.17
Fifth Floor	FD (FDG)	1369.17
Sixth Floor	FD (FDG)	1072.84
Terace Floor	FD (FDG)	65.50
Service Floor	FD (FDG)	1383.44
Total	FD (FDG)	29647.15

Building Plan Application Number	
LDABP/23/23/1832	Sanctioned On
22 Sep 2023	Valid Till
10 May 2029	Approved By
Vice Chairman (Vice Chairman)	Examined By
Ram Kumar Awasthi (Junior engineer)	Rajesh Sharma (Assistant Engineer)

Sanjay Jindal (Executive engineer/Town Planner)	
kaushvendra kumar Gautam (Chief Town Planner)	Sanjay Jindal (Executive engineer/Town Planner)
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SITE PLAN (Scale - 1:200)



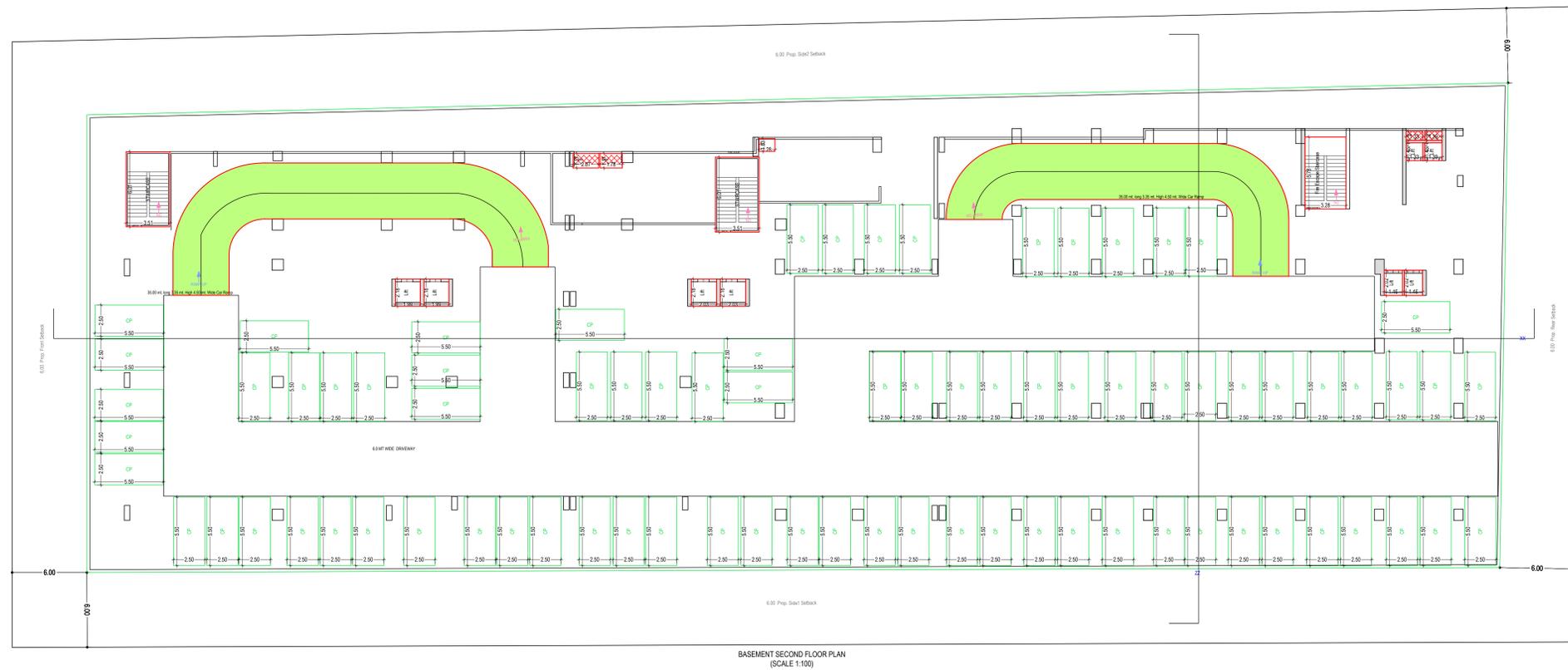
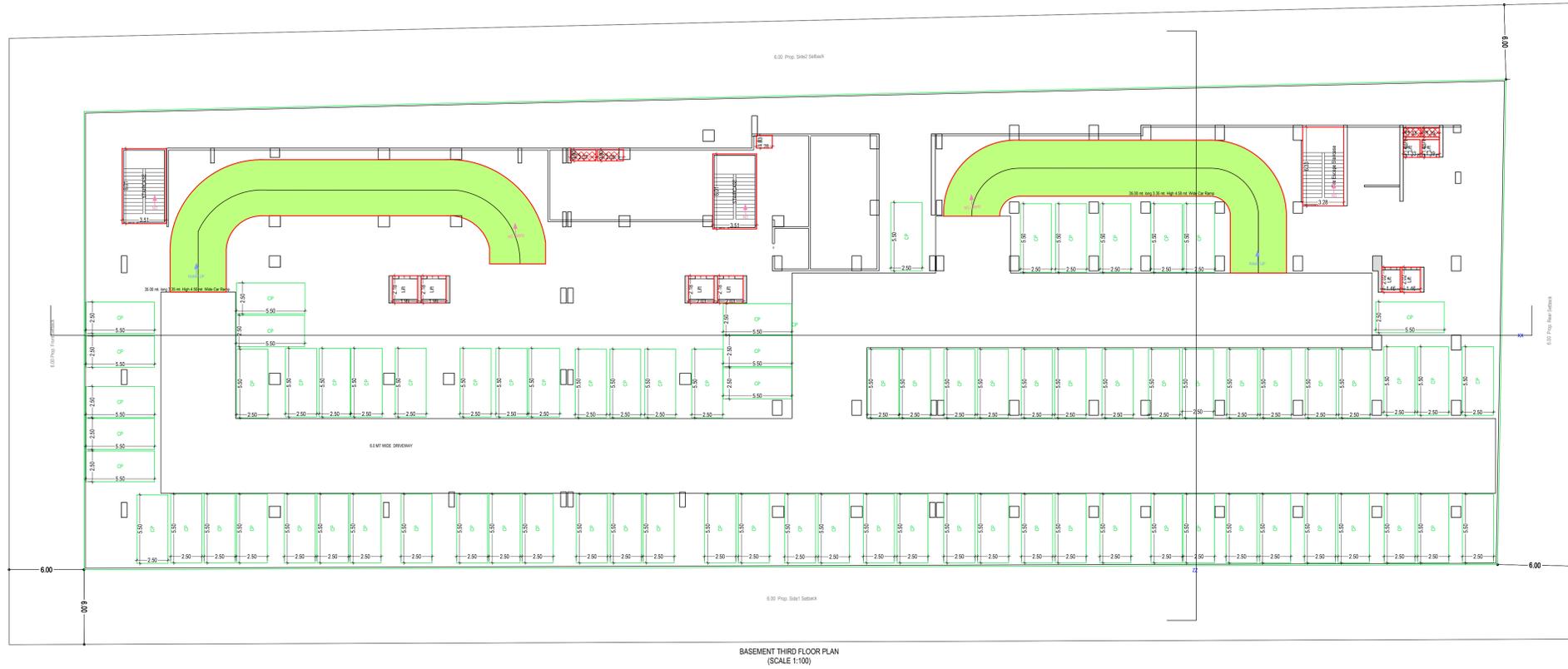
KEY PLAN

SCHEDULE OF WINDOW/VENTILATION									
BUILDING NAME	NAME	V1	LENGTH	HEIGHT	NOS				
FD (FDG)	W	0.83	1.20	0.1	13				
FD (FDG)	W	1.02	1.20	0.1	11				
FD (FDG)	W	1.20	1.20	0.1	33				
FD (FDG)	MECH VENT	1.36	1.00	0.1	60				
FD (FDG)	W	1.53	1.20	0.1	11				
FD (FDG)	W	1.88	1.20	0.1	11				
FD (FDG)	W	1.90	1.20	0.1	11				
FD (FDG)	W	2.35	1.20	0.1	11				
FD (FDG)	W	2.45	1.20	0.1	11				
FD (FDG)	W	2.46	1.20	0.1	11				
FD (FDG)	W	2.60	1.20	0.1	11				
FD (FDG)	W	2.61	1.20	0.1	11				
FD (FDG)	W	3.13	1.20	0.1	11				
FD (FDG)	W	3.18	1.20	0.1	11				
FD (FDG)	W	3.29	1.20	0.1	11				
FD (FDG)	W	3.42	1.20	0.1	11				
FD (FDG)	W	3.44	1.20	0.1	11				
FD (FDG)	W	3.87	1.20	0.1	11				
FD (FDG)	W	3.90	1.20	0.1	11				
FD (FDG)	W	3.95	1.20	0.1	11				
FD (FDG)	W	3.99	1.20	0.1	11				
FD (FDG)	W	4.02	1.20	0.1	11				
FD (FDG)	W	4.09	1.20	0.1	11				
FD (FDG)	W	4.25	1.20	0.1	11				

UnBUIA Table for Building FD (FDG)													
Floor	Name	Net UnBUIA Area	Gross UnBUIA Area	Deductions From Gross UnBUIA Area in Sq.m.	UnBUIA Area	Deductions (Area in Sq.m.)	Carpet Area	No. of Unit					
GROUND FLOOR PLAN	M	3198.02	3198.02	82.99	72.86	5.67	0.00	3036.50	0.83	0.40	0.00	3035.27	01
	Total	3198.02	3198.02	82.99	72.86	5.67	0.00	3036.50	0.83	0.40	0.00	3035.27	01
FIRST FLOOR PLAN	T	3198.02	3198.02	82.99	72.86	5.67	0.00	3036.50	0.83	0.40	0.00	3035.27	01
	Total	3198.02	3198.02	82.99	72.86	5.67	0.00	3036.50	0.83	0.40	0.00	3035.27	01
SECOND FLOOR PLAN	S	3260.08	3260.08	67.75	76.66	6.98	0.00	3108.69	0.00	0.00	0.00	3108.69	01
	Total	3260.08	3260.08	67.75	76.66	6.98	0.00	3108.69	0.00	0.00	0.00	3108.69	01
THIRD FLOOR PLAN	T	1822.61	1822.61	0.00	60.00	1.92	383.50	1377.19	0.00	8.69	0.00	1385.50	01
	Total	1822.61	1822.61	0.00	60.00	1.92	383.50	1377.19	0.00	8.69	0.00	1385.50	01
SERVICE FLOOR PLAN	SE	30.07	30.07	0.00	0.00	0.00	30.07	0.18	0.00	2.34	27.55	0.00	02
	Total	30.07	30.07	0.00	0.00	0.00	30.07	0.18	0.00	2.34	27.55	0.00	02
FOURTH FLOOR PLAN	Th	1767.87	1767.87	13.40	34.84	1.92	383.50	1334.21	0.00	12.39	0.00	1321.82	01
	Total	1767.87	1767.87	13.40	34.84	1.92	383.50	1334.21	0.00	12.39	0.00	1321.82	01
FIFTH FLOOR PLAN	FIR	1767.87	1767.87	13.32	35.38	1.92	383.50	1333.75	0.00	13.52	0.00	1320.23	01
	Total	1767.87	1767.87	13.32	35.38	1.92	383.50	1333.75	0.00	13.52	0.00	1320.23	01
SIXTH FLOOR PLAN	SIX	1624.51	1624.51	13.61	48.00	0.00	539.99	1022.91	0.00	8.08	0.00	1014.83	01
	Total	1624.51	1624.51	13.61	48.00	0.00	539.99	1022.91	0.00	8.08	0.00	1014.83	01
Total	-	17892.18	17892.18	283.69	396.56	27.32	2073.96	14310.63	1.14	43.35	4.66	14261.48	09

Note - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
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Total Plot Area -	6265.43	Total FAR Area -	14034.59
Total Coverage Area -	3122.49	Total BUA Area -	29647.15



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 RAJDEEP INFRA AND SALES PRIVATE
 LIMITED,rajdeepinfra@yahoo.com,9415100066

ARCHITECT'S NAME AND SIGNATURE
 GAURAV GUPTA
 CA201257421



Building Plan Application Number
 LDA/BP/22-23/1832

Sanctioned On
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Valid Till
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Approved By
 Vice Chairman (Vice Chairman)

Examined By
 Ram Kumar Awasthi (Junior engineer)

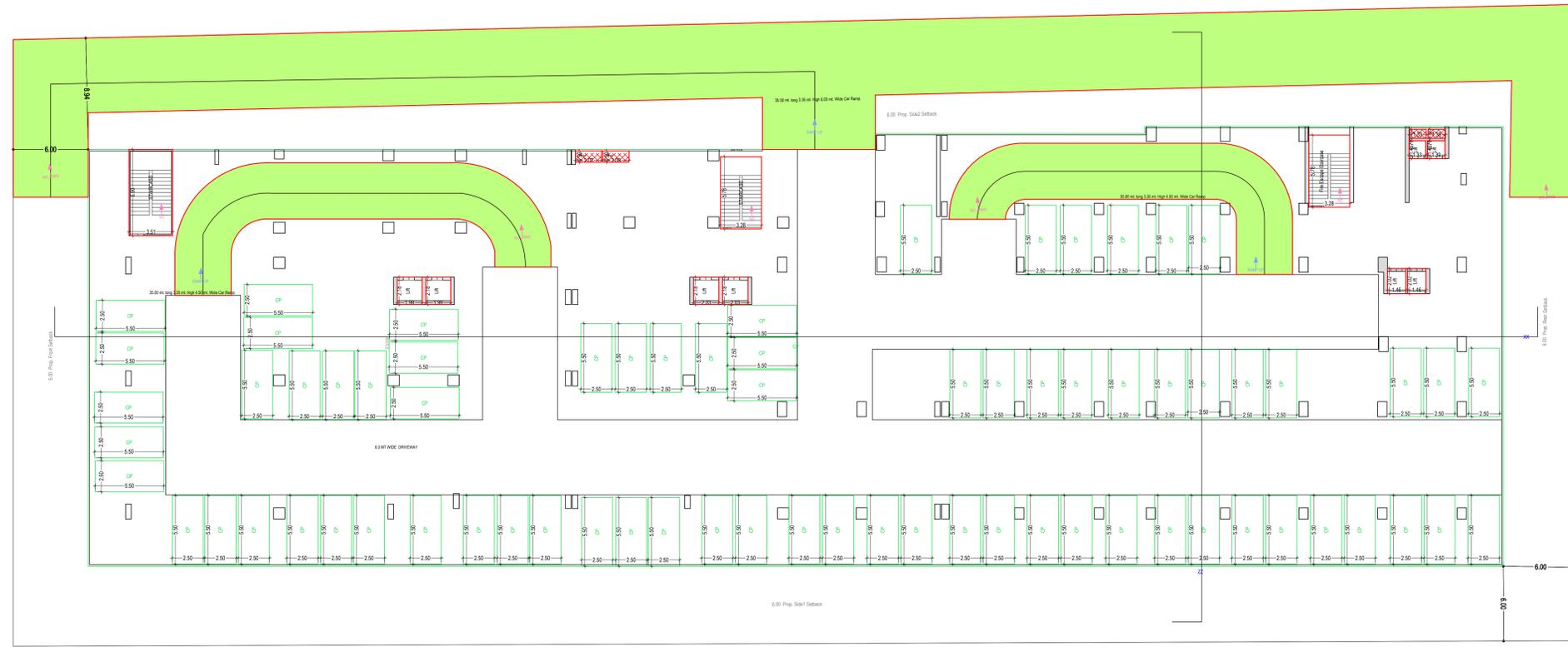
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Sanjay Jindal (Executive engineer/Town Planner)

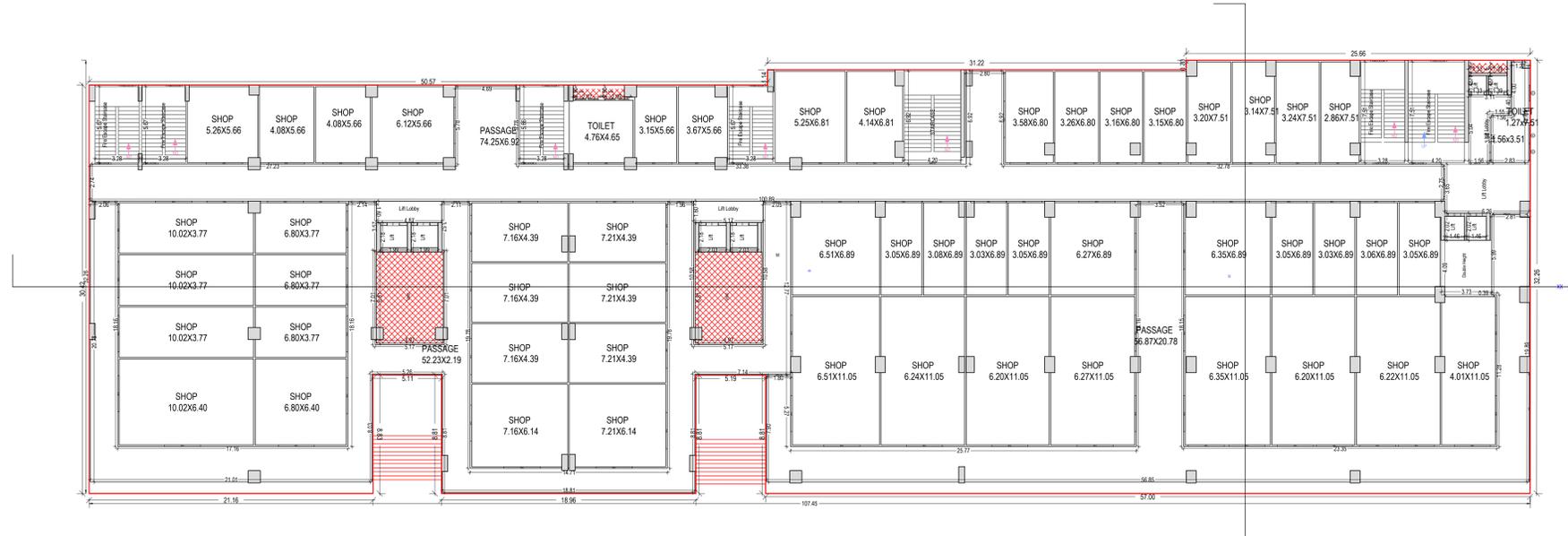
kaushvendra kumar Gautam (Chief Town Planner)

Sanjay Jindal (Executive engineer/Town Planner)

kaushvendra kumar Gautam (Chief Town Planner)



BASEMENT FIRST FLOOR PLAN
(SCALE 1:100)

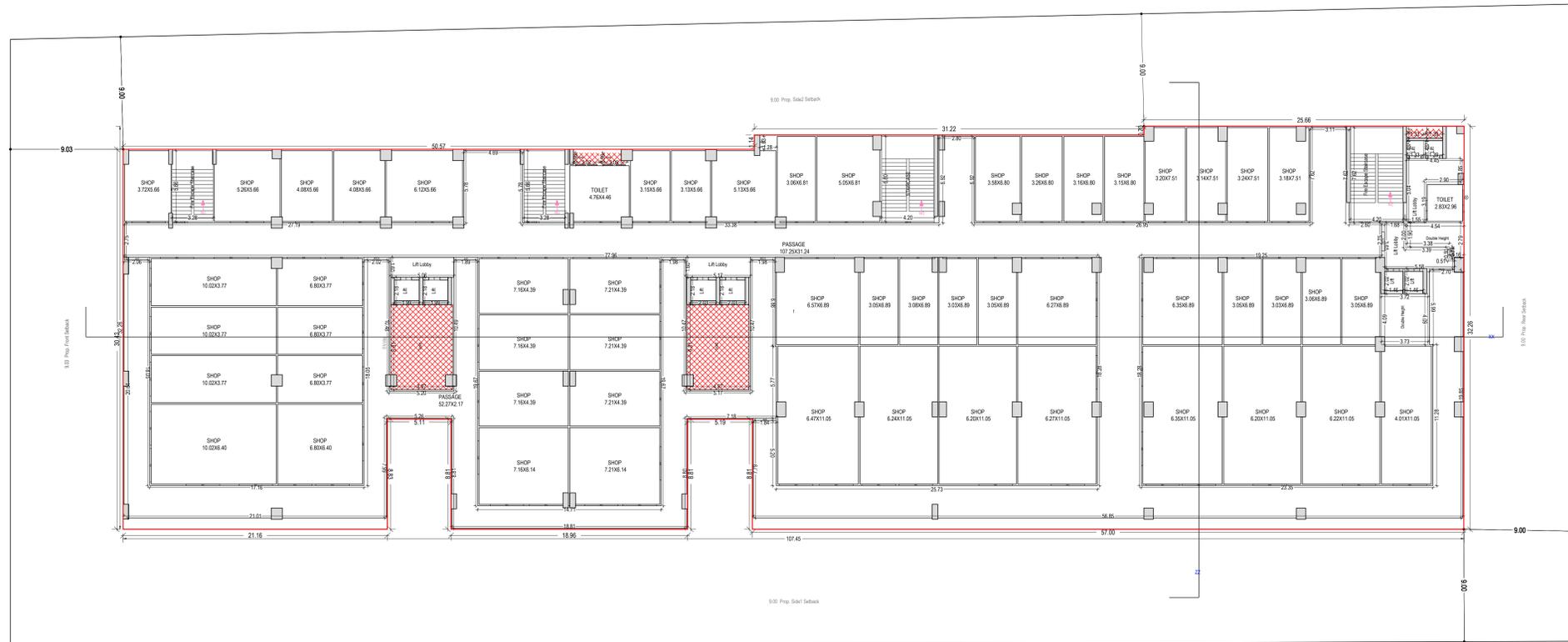


GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)

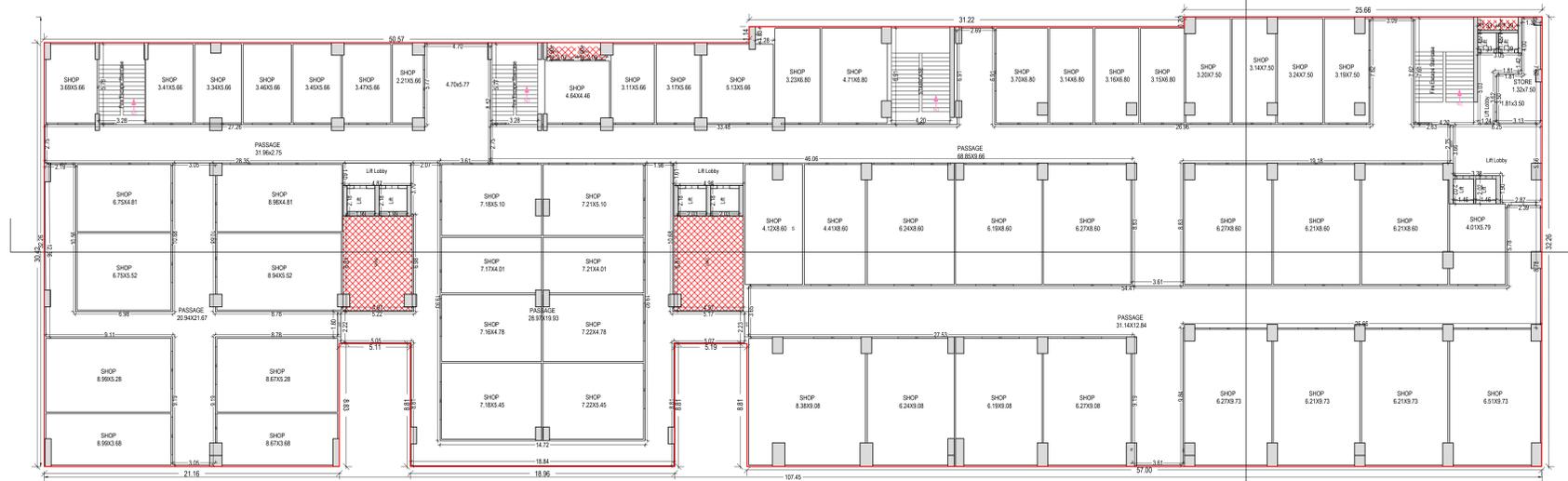
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OWNER'S NAME AND SIGNATURE RAJDEEP INFRA AND SALES PRIVATE LIMITED, rajdeepinfra@yahoo.com, 9415100066	
ARCHITECT'S NAME AND SIGNATURE GAURAV GUPTA CA201257421	ENGINEER Lacknow Development Authority
 	
Building Plan Application Number LDA/BP/22-23/1832	
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Examined By Ram Kumar Awasthi (Junior engineer) Rajesh Sharma (Assistant Engineer) Sanjay Jindal (Executive engineer/Town Planner) kaushendra kumar Gautam (Chief Town Planner) Sanjay Jindal (Executive engineer/Town Planner) kaushendra kumar Gautam (Chief Town Planner)	



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



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

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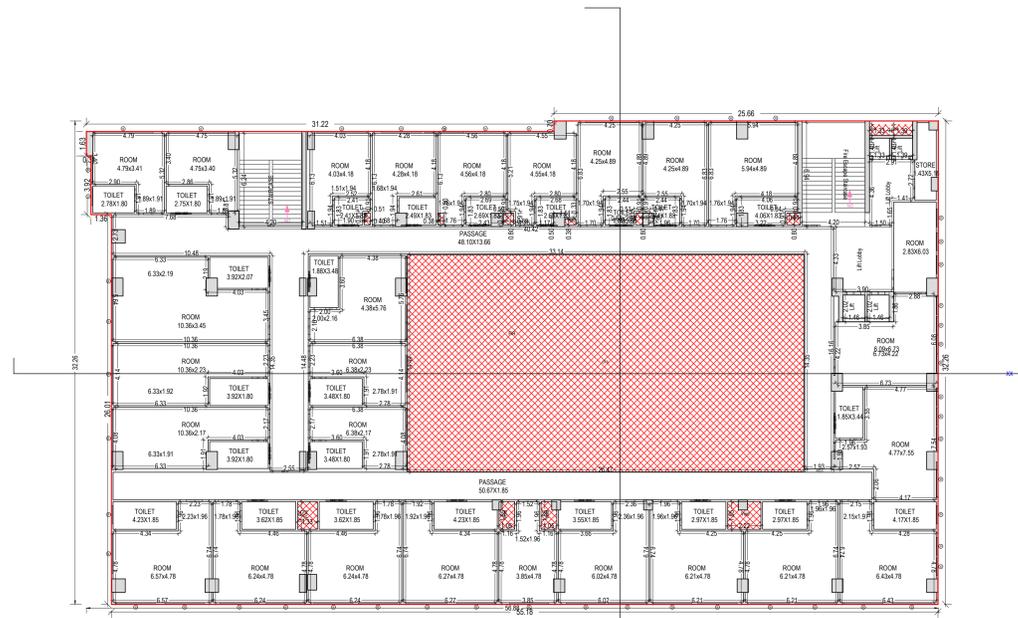
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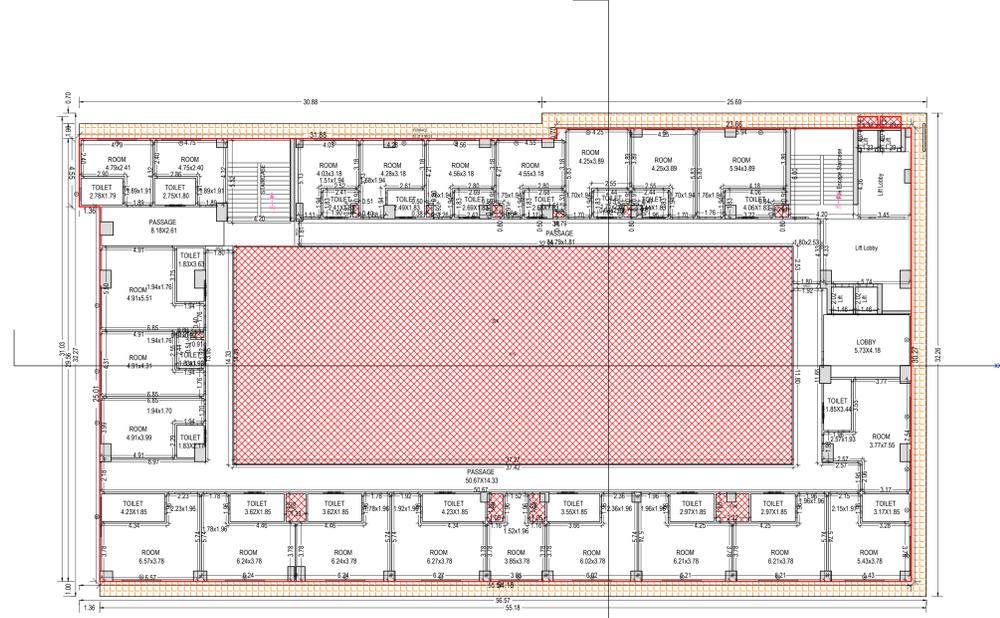
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Total Coverage Area: - 3122.49

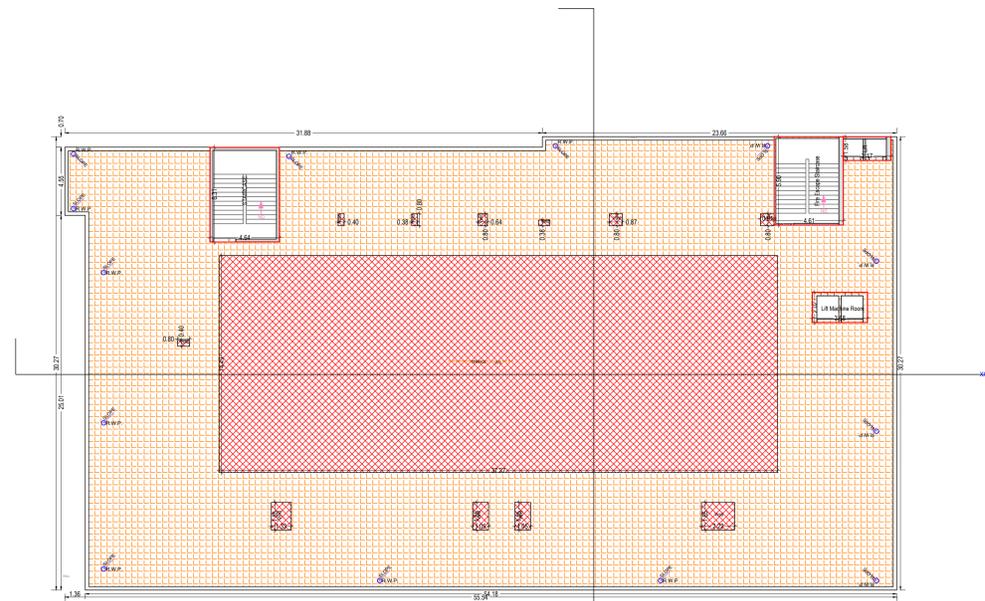
Total BUA Area: - 29647.15



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



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



TERRACE FLOOR PLAN
(SCALE 1:100)

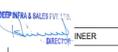
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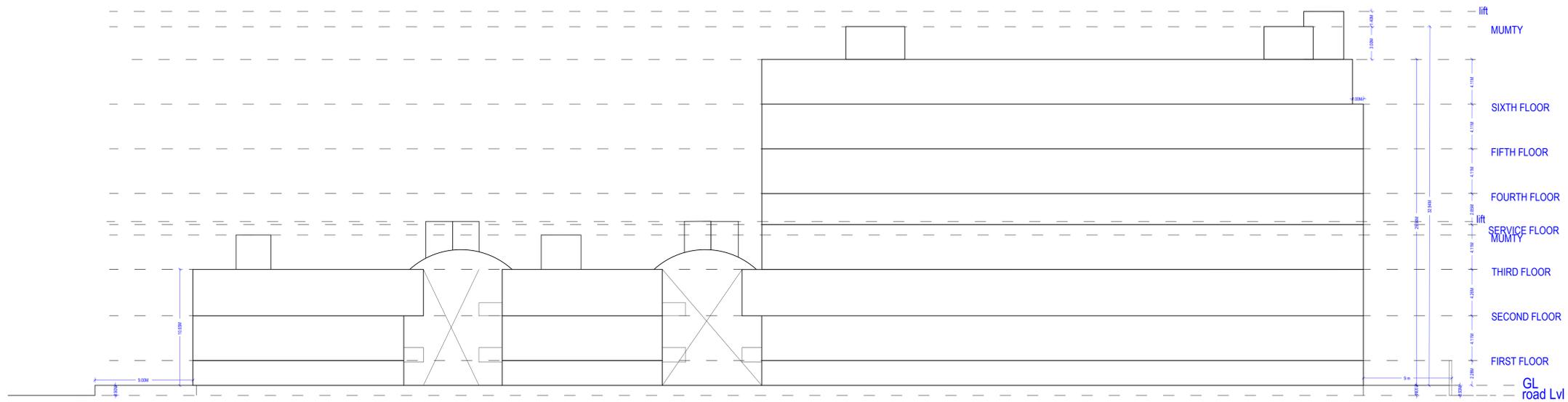
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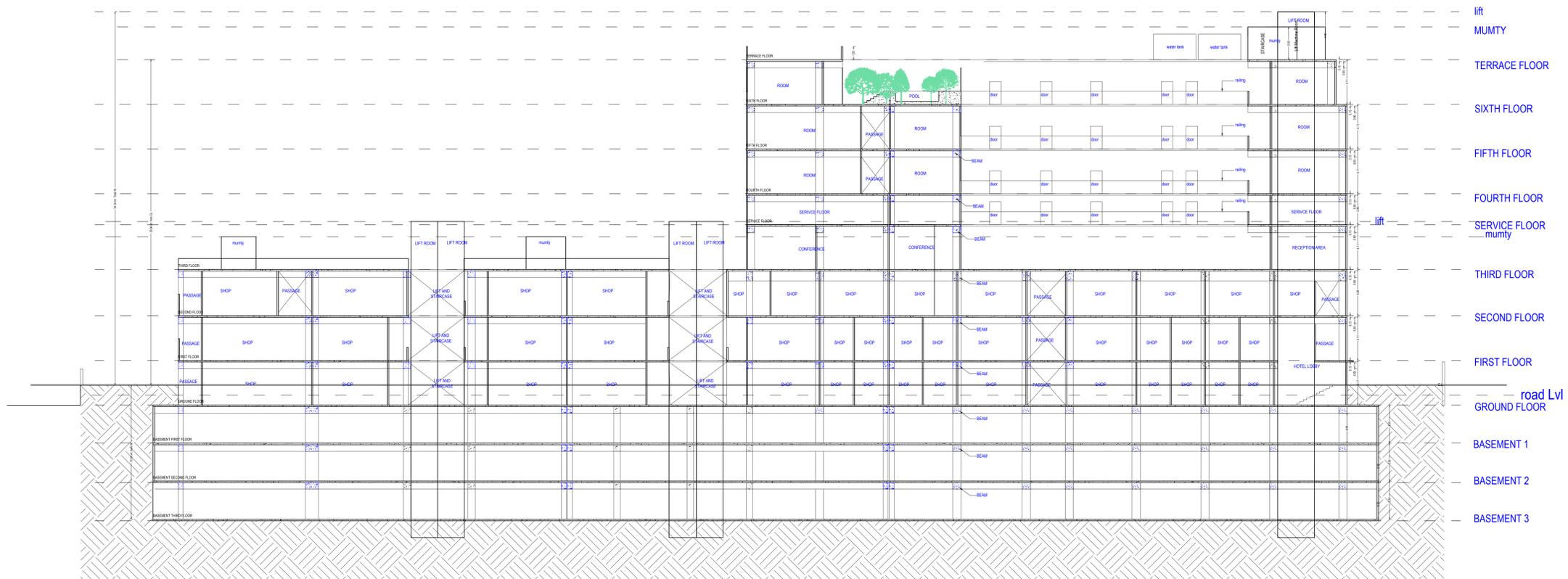
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FRONT ELEVATION

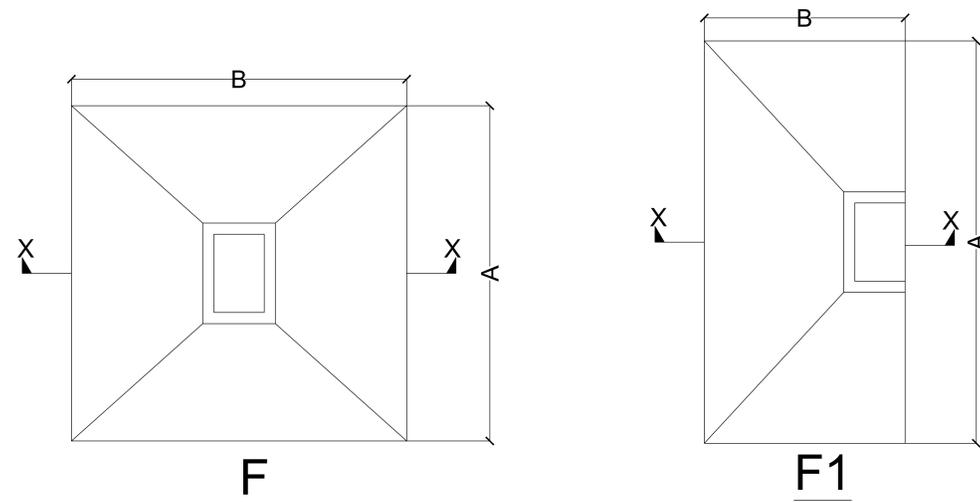
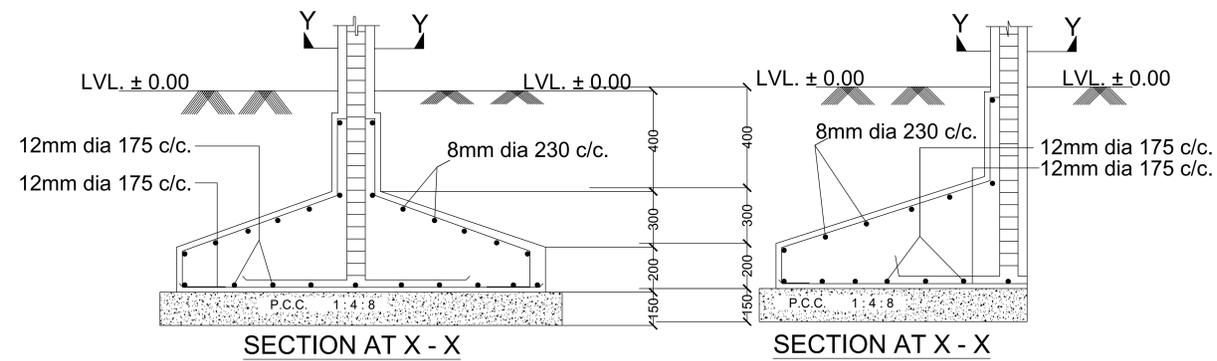


SECTION

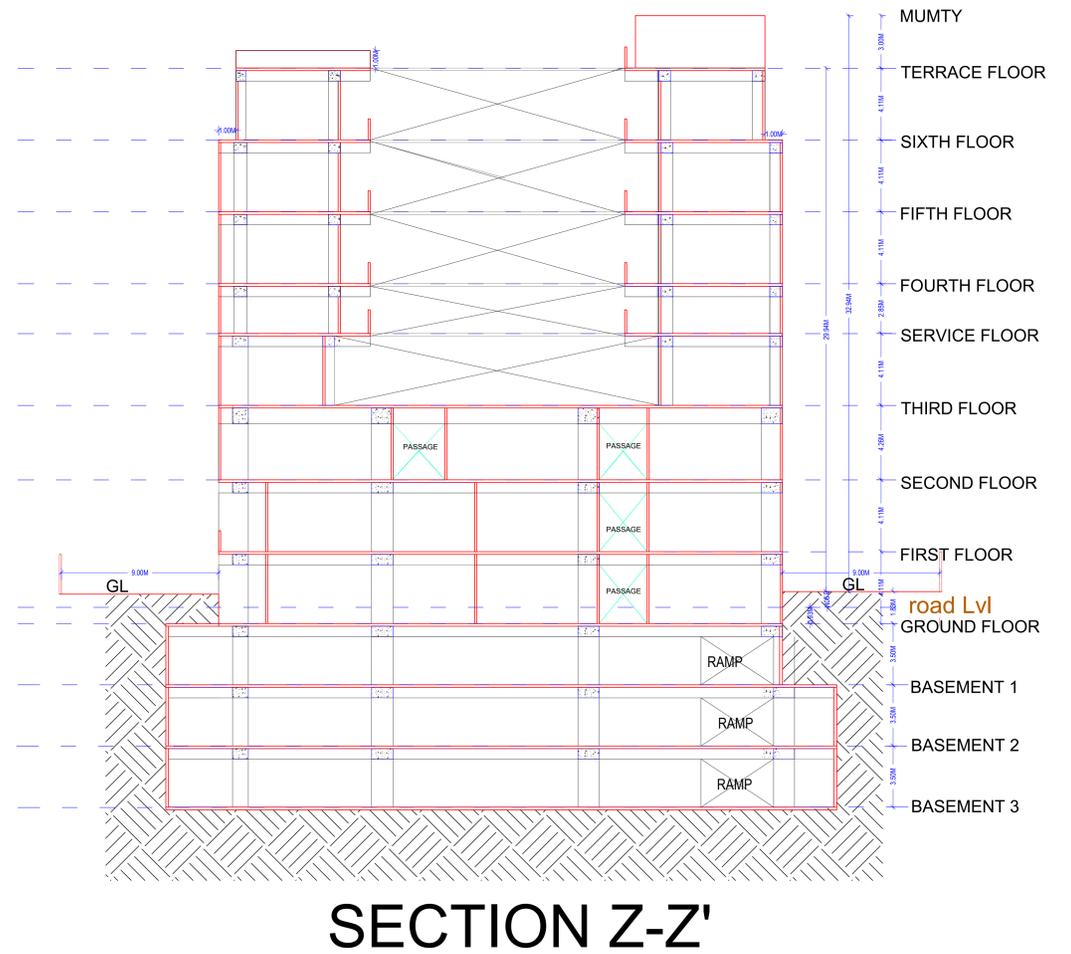
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ARCHITECT'S NAME AND SIGNATURE GAURAV GUPTA CA2012/57421	
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RCC FOOTING



SECTION Z-Z'

PARKING DETAILS

TOTAL F.A.R AREA-11779.79 SQMT

NO OF ECS PARKING - 1100 NOS. (F.A.R. AREA)

REQUIRED PARKING - $11779.79 / 100 = 117.78 \times 1.5 = 177.0$ CAR

REQUIRED PARKING FOR ROOMS

TOTAL NO OF ROOMS-75 NO

2 ROOMS FOR 1 CAR - $75/2 = 37.5 = 38$ CARS

TOTAL REQUIRED PARKING ECS = 215 NOS.

PROVIDE CAR PARKING

PROVIDE PARKING IN BASEMENT -1=72 CARS

PROVIDE PARKING IN BASEMENT -2=81 CARS

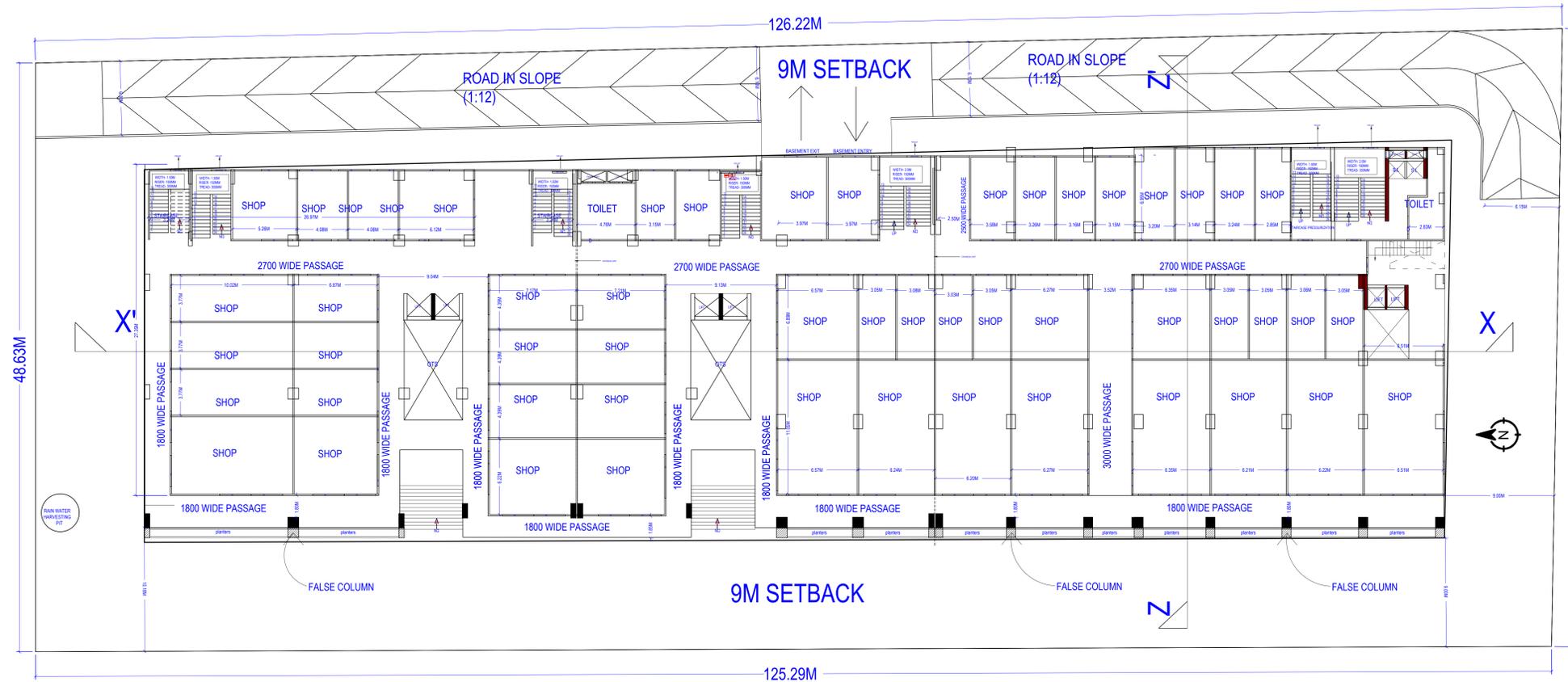
PROVIDE PARKING IN BASEMENT -3=78 CARS

PROVIDE PARKING AT OPEN SPACE = 27 CARS

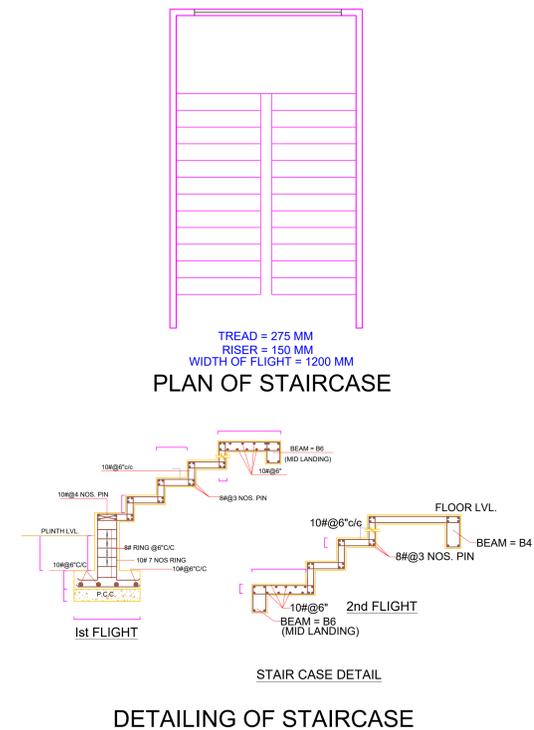
TOTAL PROVIDE PARKING - 258 CARS

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GROUND FLOOR PLAN FOR ELEVATION DETAILS



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.

OWNER'S NAME AND SIGNATURE RAJDEEP INFRA AND SALES PRIVATE LIMITED,rajdeepinfra@yahoo.com,9415100066	
ARCHITECT'S NAME AND SIGNATURE GAURAV GUPTA CA201257421	ENGINEER SANJAY JINDAL
Lucknow Development Authority	
 	
Building Plan Application Number LDA/SP/22-23/1832	
Sanctioned On 22 Sep 2023	
Valid Till 10 May 2029	
Approved By Vice Chairman (Vice Chairman)	
Examined By Ram Kumar Awasthi (Junior engineer) Rajesh Sharma (Assistant Engineer) Sanjay Jindal (Executive engineer/Town Planner) kaushvendra kumar Gautam (Chief Town Planner) Sanjay Jindal (Executive engineer/Town Planner)	
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