

	File No	LDA/BP/24-25/0597	Sheet	1 / 6
	Submission Date	2025-03-20	Scale	1:100
PROJECT DETAIL		VERSION NO. 1.0/97		
		VERSION DATE: 27/02/2025		
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 BAGHAMAU VILAGE, LUCKNOW BY M/S.ANS DEVELOPERS PVT. LTD.		
CaseTrack: Regular		Land Use Zone: Residential Use Zone		
Project Type: Group Development		Land SubUse Zone: Residential Zone		
Nature of Development: ADDITION OR EXTENSION		Layout Type: NA		
Development Area: New Area				
SubDevelopment Area: Metro City Area				
Special Project: NA				
Site Address: District Lucknow, Tahsil Lucknow, Village NA				
AREA DETAILS:		Sq.Mts.		
1	Area of Plot As per record	-	139113.05	
	NA	-	149121.81	
	As per site condition	-	138208.86	
2	Area of Plot Considered	-	138208.86	
Deduction for				
(a) Proposed roads		0.00		
(b) Any reservations		10912.85		
Reservation Area		10912.85		
Totals = 01		10912.85		
3	Net Area of plot (1 - 2) AREA OF PLOT	-	138208.86	
	Plot Area For Coverage	-	138208.86	
	Plot Area For FAR	-	138208.86	
	Perm. FAR Area (2.50)	-	345522.16	
	Total Perm. FAR area (2.50)	-	345522.16	
Total Built up area permissible at:				
Permissible Coverage area (40.00 %)		55283.54		
Proposed Coverage Area (0.49 %)		673.37		
Existing Building Coverage area (8.96 %)		13861.56		
Total Prop. Coverage Area (0.45 %)		42221.98		
Balance coverage area (30.55 %)		42221.98		

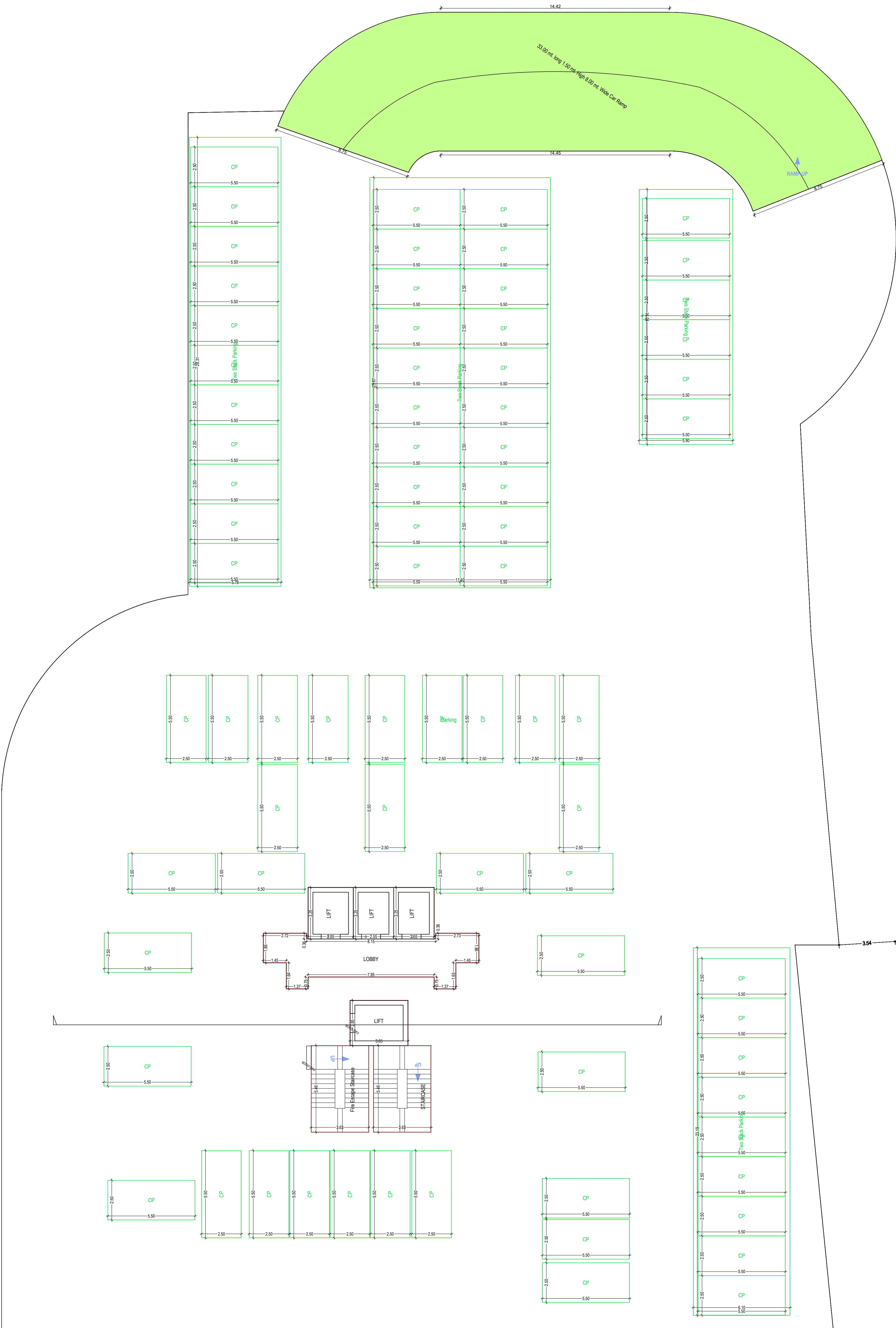
Parking Check (Table 7b)					
Vehicle Type	Reqd.			Prop.	
	No.	Reduced Req'd Parking (in case of Plot having R/W Area surrendered FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	140	1925.00
Two Stack Car	-	-	-	80	1100.00
Total Car	157	-	2158.75	220	3025.00
Visitor's Car Parking	15	-	206.25	16	220.00
Two Stack Parking	-	-	-	7	108.71
Other Parking	-	-	-	-	3513.91
Total	-	-	2365.00	-	3513.91

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.)	Deductions (Area in Sq.mt.)										Proposed FAR Area (Sq.mt.)	Added Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit							
			Void	Ramp		Mummy	Lift	Lift Machine	Lift Lobby	Balcony	Lift Accessory Use	Ramp	Refuge Area	Parking	Resi.					Commercial	Amenities	Stair	Lift Lobby			
FA (A2)	1	30891.66	630.34	302.14	29958.29	756.62	728.00	43.00	401.00	2399.59	124.11	454.80	113.34	6673.78	17758.28	89.99	392.54	23.19	721.41	18263.99	121					
Grand Total	1	30891.66	630.34	302.14	29958.29	756.62	728.00	43.00	401.00	2399.59	124.11	454.80	113.34	6673.78	17758.28	89.99	392.54	23.19	721.41	18263.99	121					

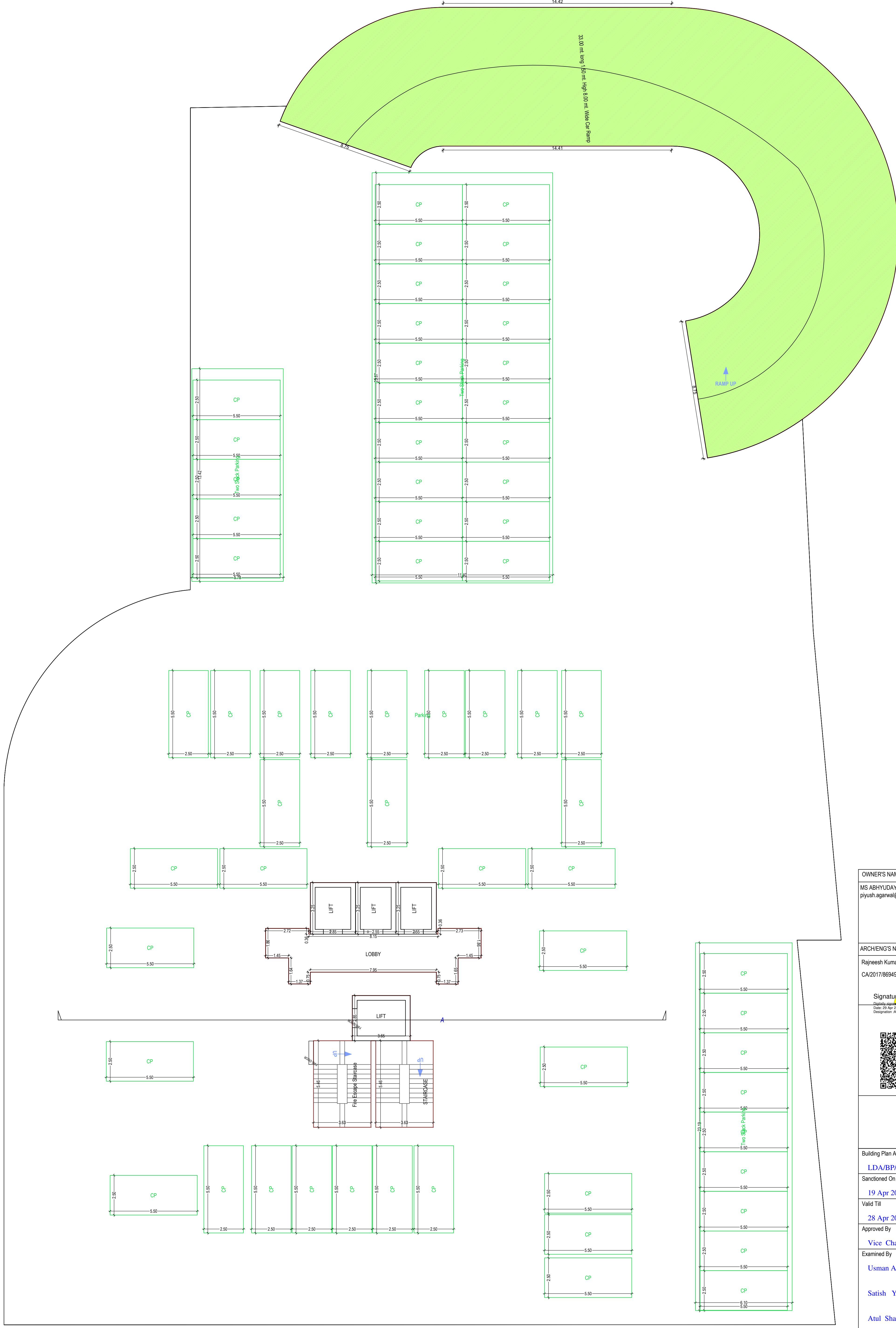
Additional Coverage Area				
Plot name	Area covered under	Proposed Area	Total Coverage Area	Permissible Coverage
GH-18 BAGHAMAU INTEGRATED TOWNSHIP SHALIMAR ONE WORLD AT LUCKNOW	GUARD RM	7.56	15.92	100
	GUARD RM	7.56		

Required Parking (Table 7a)											
Building Name	Type	SubUse	Area (Sq.mt)	Units		Car		Visitors Car			
				Parking space reqd for every	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Reqd./Unit	Prop.	
AA (AA)	Residential	Group Housing	0-50	1	-	-	-	-	-	-	
			50-100	1	1	1.00	-	-	-	-	
			100-150	1	117.00	1.25	147	-	-	-	
			> 150	1	-	1.50	-	-	-	-	
			> 0	1	-	-	-	1.00	15	-	
	Commercial	Convenience Store	> 0	100	89.99	2.00	2	-	-	-	
			> 0	100	392.54	2.00	8	-	-	-	
	Community Facility	Public Purpose Building	> 0	100	392.54	2.00	8	-	-	-	
			> 0	-	-	-	157	220	-	15	16
			Total:		-	-	-	-	-	-	-

Additional Permissible FAR		Area covered under		Proposed Area		Total Proposed Area	
		FAR Area					
Lift Lobby		10.00				300.00	
Lift Lobby		10.00					
Lift Lobby		10.00					
Lift Lobby		20.00					
Lift Lobby		10.00					
Lift Lobby		10.00					
Lift Lobby		20.00					
Lift Lobby		30.00					
Non-FAR CHECK							
Lift		5.17				91.18	
Lift		5.17					
Lift		5.96					
STAIRCASE		23.19					
STAIRCASE		24.86					
Lift Machine Room		5.96					
Lift Machine Room		10.40					
Lift Machine Room		5.17					
Lift Machine Room		5.17					



BASEMENT FIRST FLOOR PLAN
(SCALE 1:100)



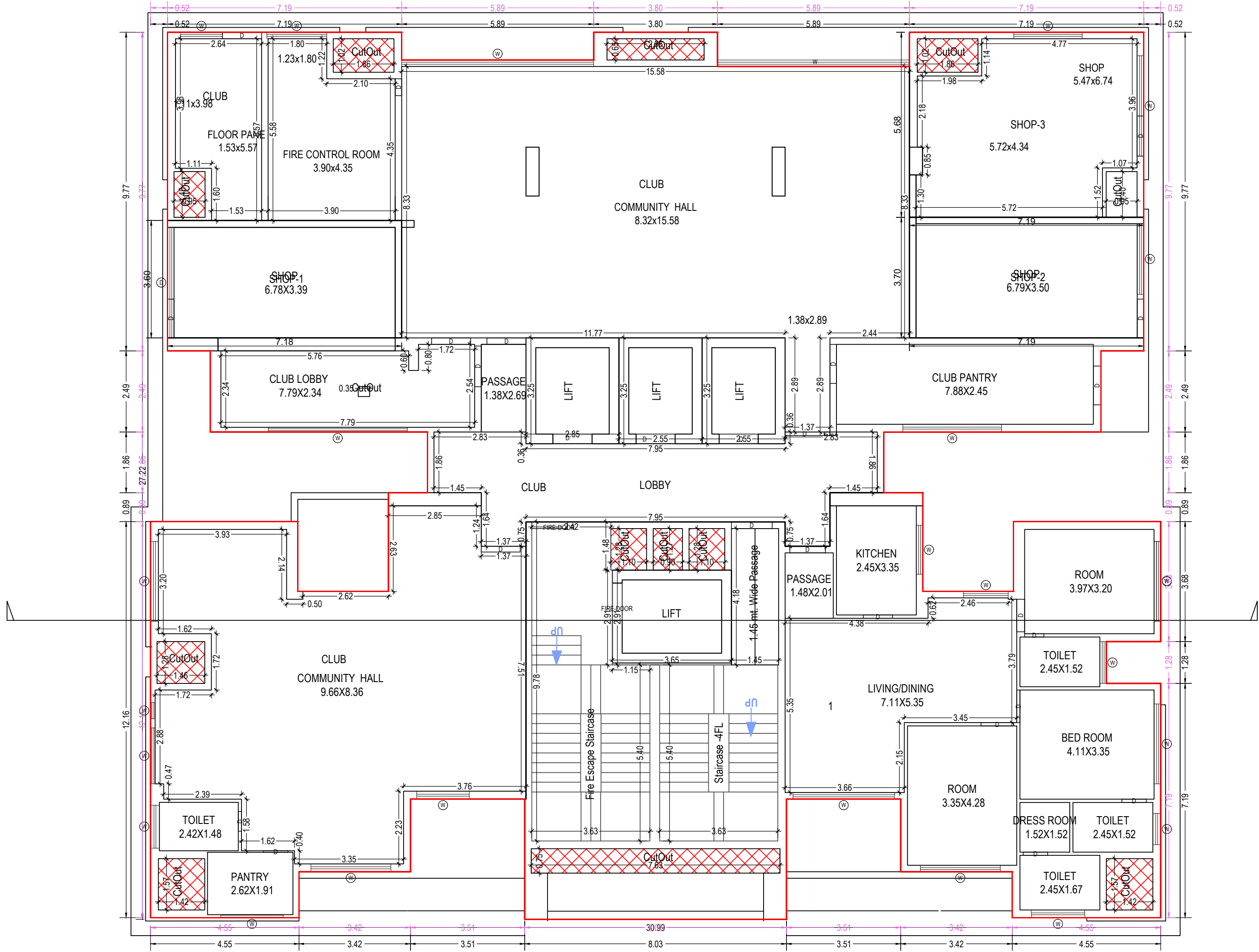
BASEMENT SECOND FLOOR PLAN
(SCALE 1:100)

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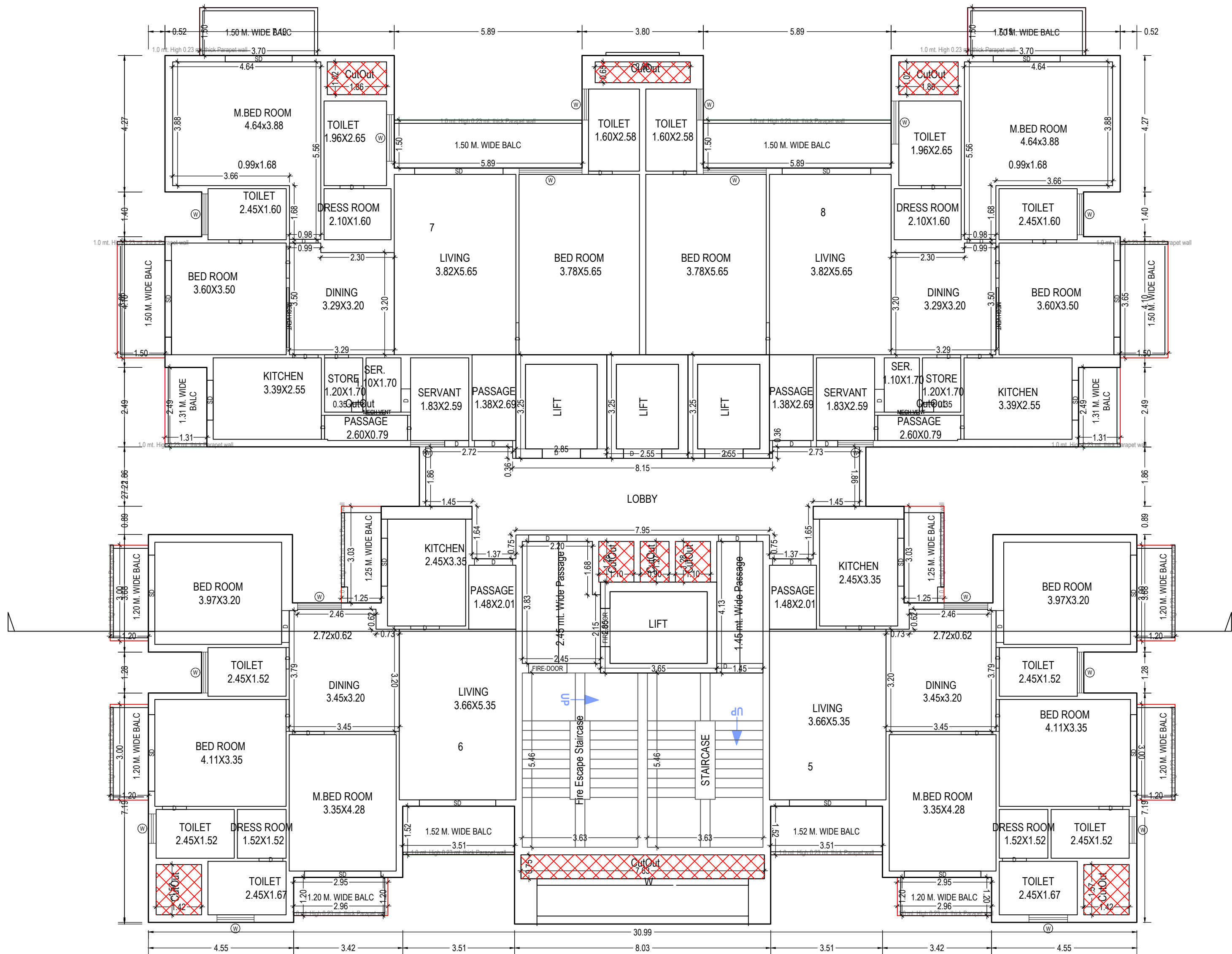
ISO_A0_(841.00_x_1189.00_MM)

Total Plot Area: -	138208.86	Total FAR Area: -	18263.99
Total Coverage Area: -	13061.56	Total BUA Area: -	183523.96

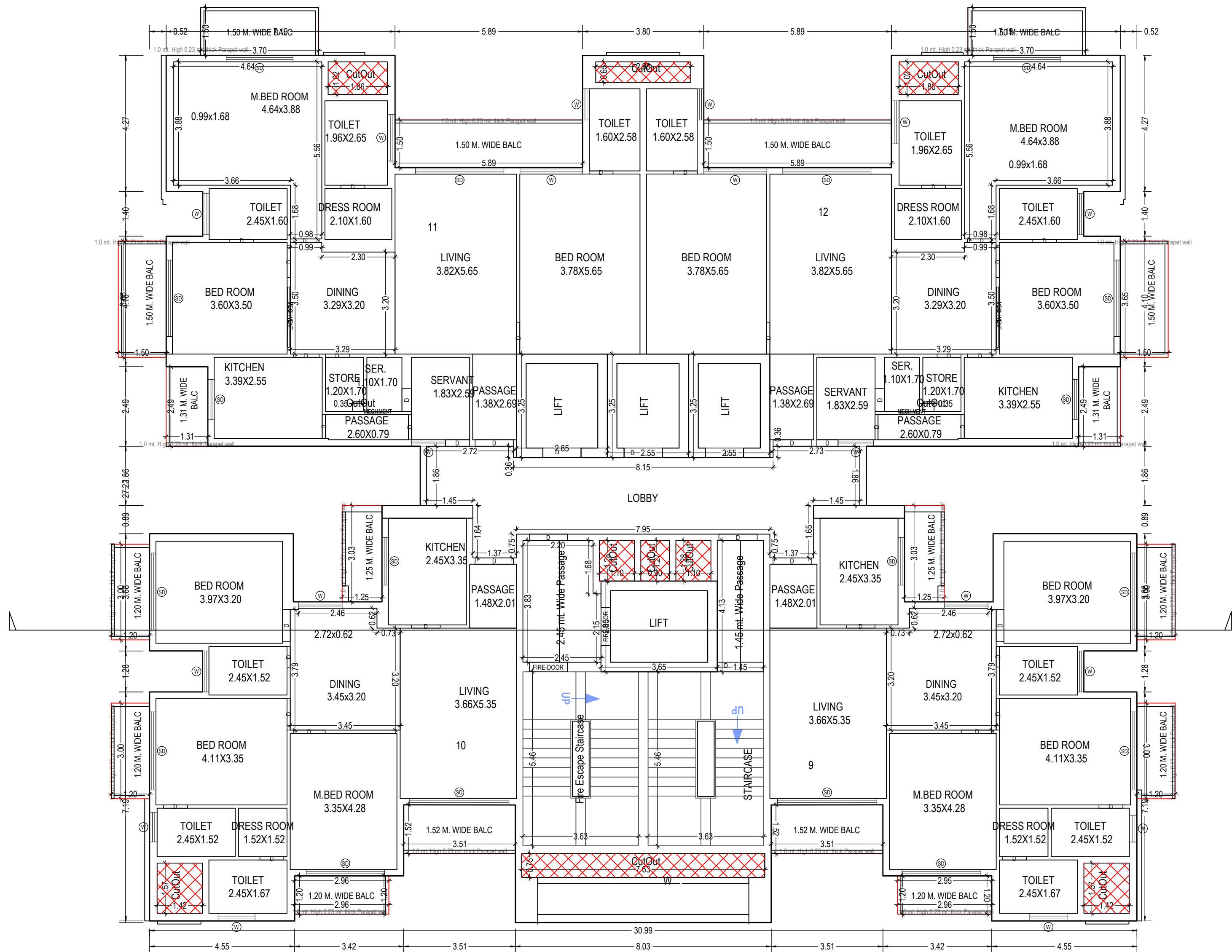
OWNER'S NAME AND SIGNATURE MS ABHYUDAYA HOUSING AND CONSTRUCTION PVT LTD, piyush.agarwal@abhyudayainfra.com, 9696121382	
ARCHITECT'S NAME AND SIGNATURE Rajneesh Kumar CA/2017/86949	INEER
Signature Not Verified Digitally signed by Rajneesh Kumar DN: cn=Rajneesh Kumar, o=Abhyudaya Infra, ou=Lucknow Development Authority	Signature Not Verified Digitally signed by Kaushendra Kumar Gautam DN: cn=Kaushendra Kumar Gautam, o=Abhyudaya Infra, ou=Lucknow Development Authority
Building Plan Application Number LDA/BP/24-25/0597	
Sanctioned On 19 Apr 2025	
Valid Till 28 Apr 2030	
Approved By Vice Chairman (Vice Chairman)	
Examined By Usman Ali Khan (Junior engineer)	
Satish Yadav (Assistant Engineer)	
Atul Sharma (Assistant Engineer)	
Atul Sharma (Executive engineer/Town Planner)	
kaushendra kumar Gautam (Chief Town Planner)	
Gyanendra Verma (Additional Secretary)	



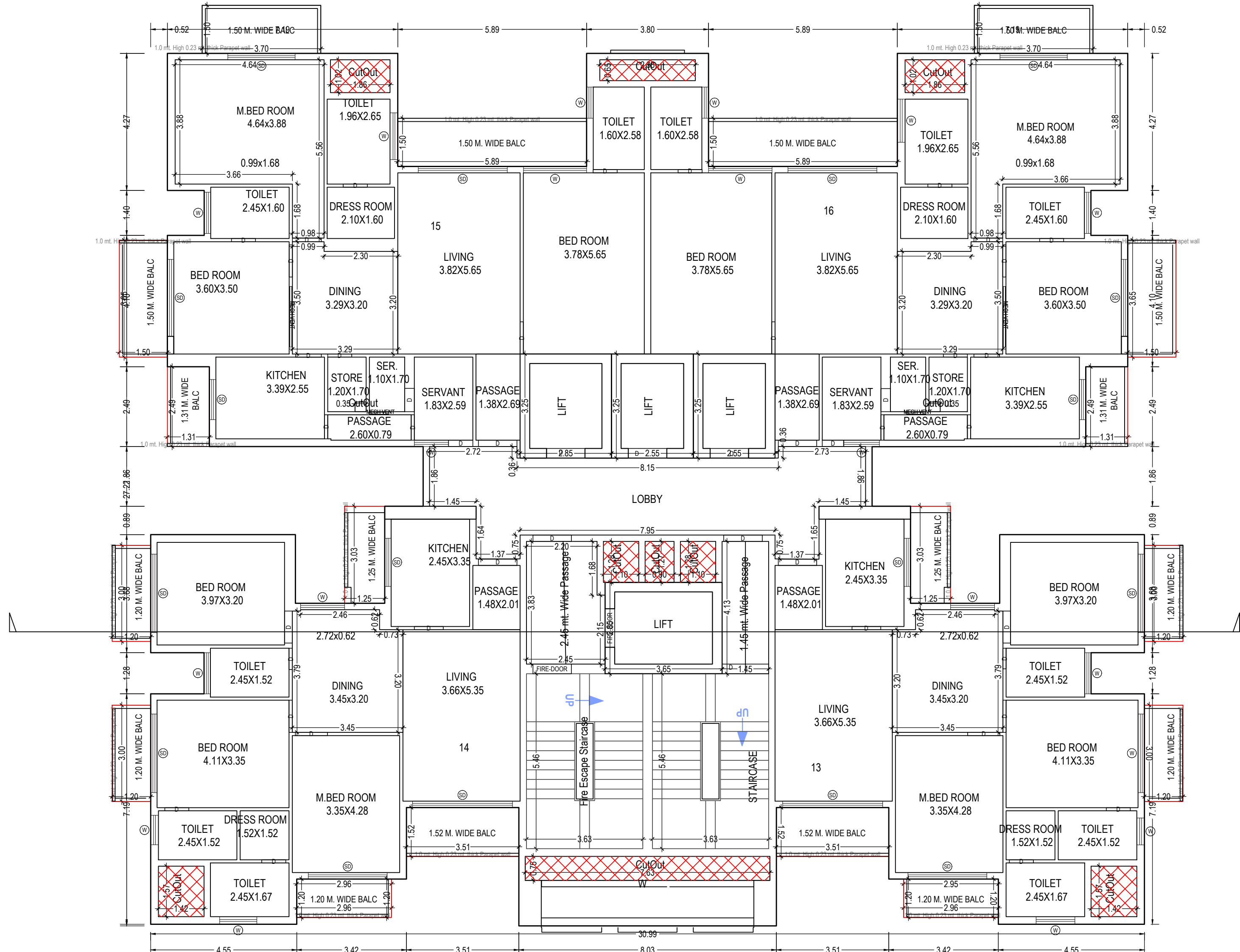
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



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



TYPICAL - 3, 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)

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ISO_ADO_841.00_x_1189.00_MM)

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OWNER'S NAME AND SIGNATURE
MS ABHYUDAYA HOUSING AND CONSTRUCTION PVT LTD,
piyush.agarwal@abhyudayainfra.com, 9696121392

ARCHITECT'S NAME AND SIGN

Rajneesh Kumar

CA/2017/88949

Signature Not Verified

Computer Stamp

LUCKNOW DEVELOPMENT AUTHORITY

Signature Not Verified

Computer Stamp

LUCKNOW DEVELOPMENT AUTHORITY

Building Plan Application Number

LDA/BP/24-25/0597

Sanctioned On

19 Apr 2025

Valid Till

28 Apr 2030

Approved By

Vice Chairman (Vice Chairman)

Examined By

Usman Ali Khan (Junior engineer)

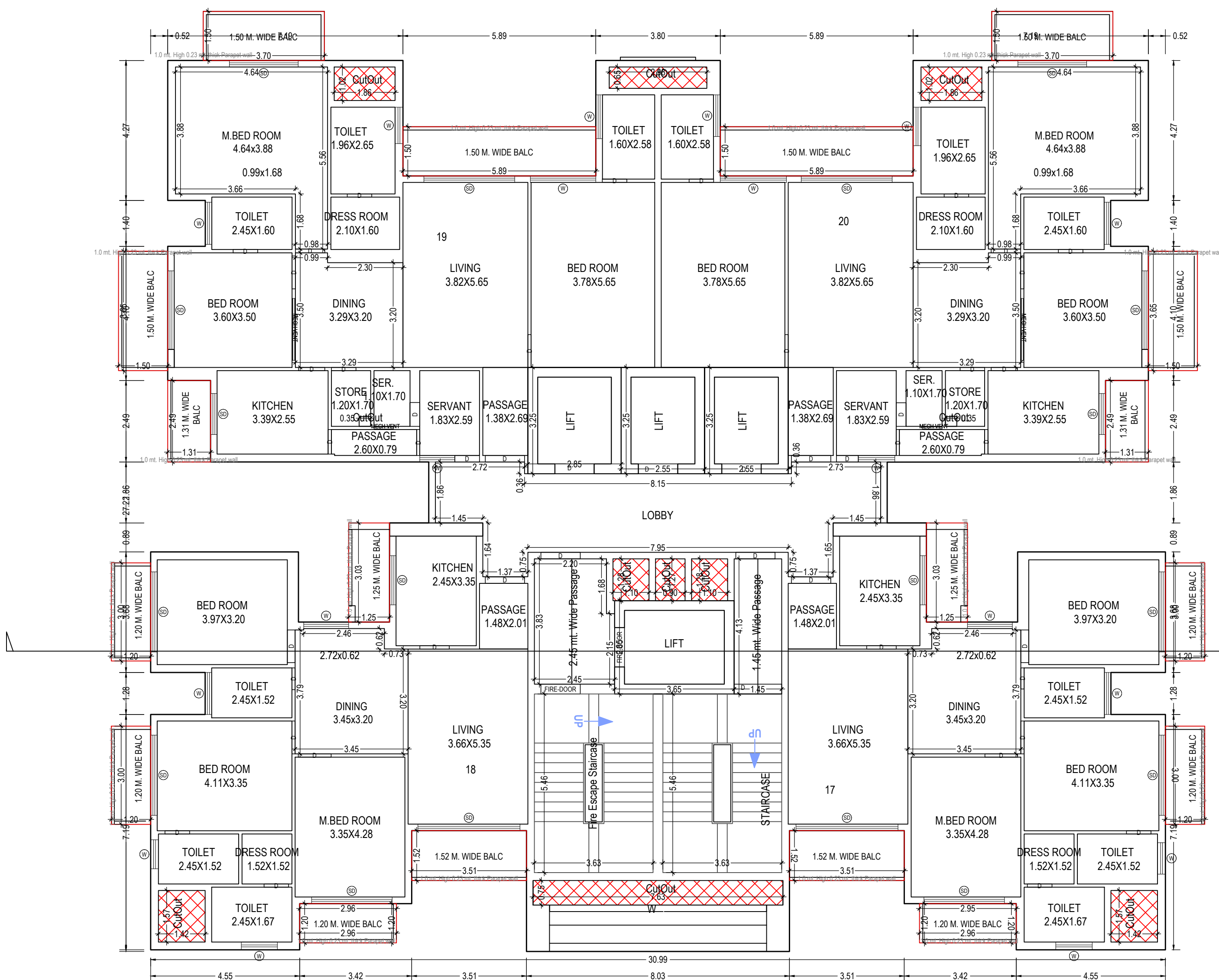
Satish Yadav (Assistant Engineer)

Atul Sharma (Assistant Engineer)

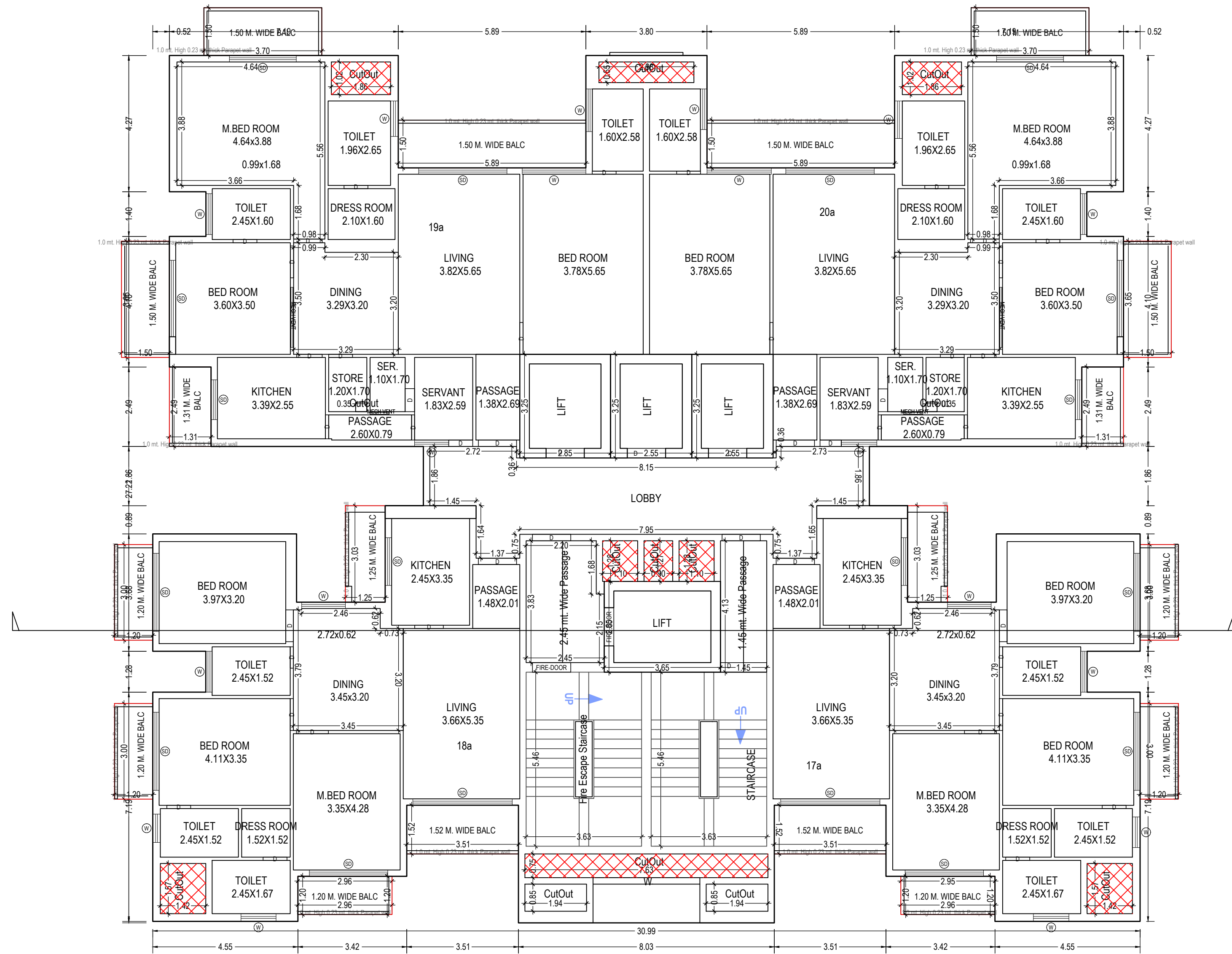
Atul Sharma (Executive engineer/Town Planner)

kaushvendra kumar Gautam (Chief Town Planner)

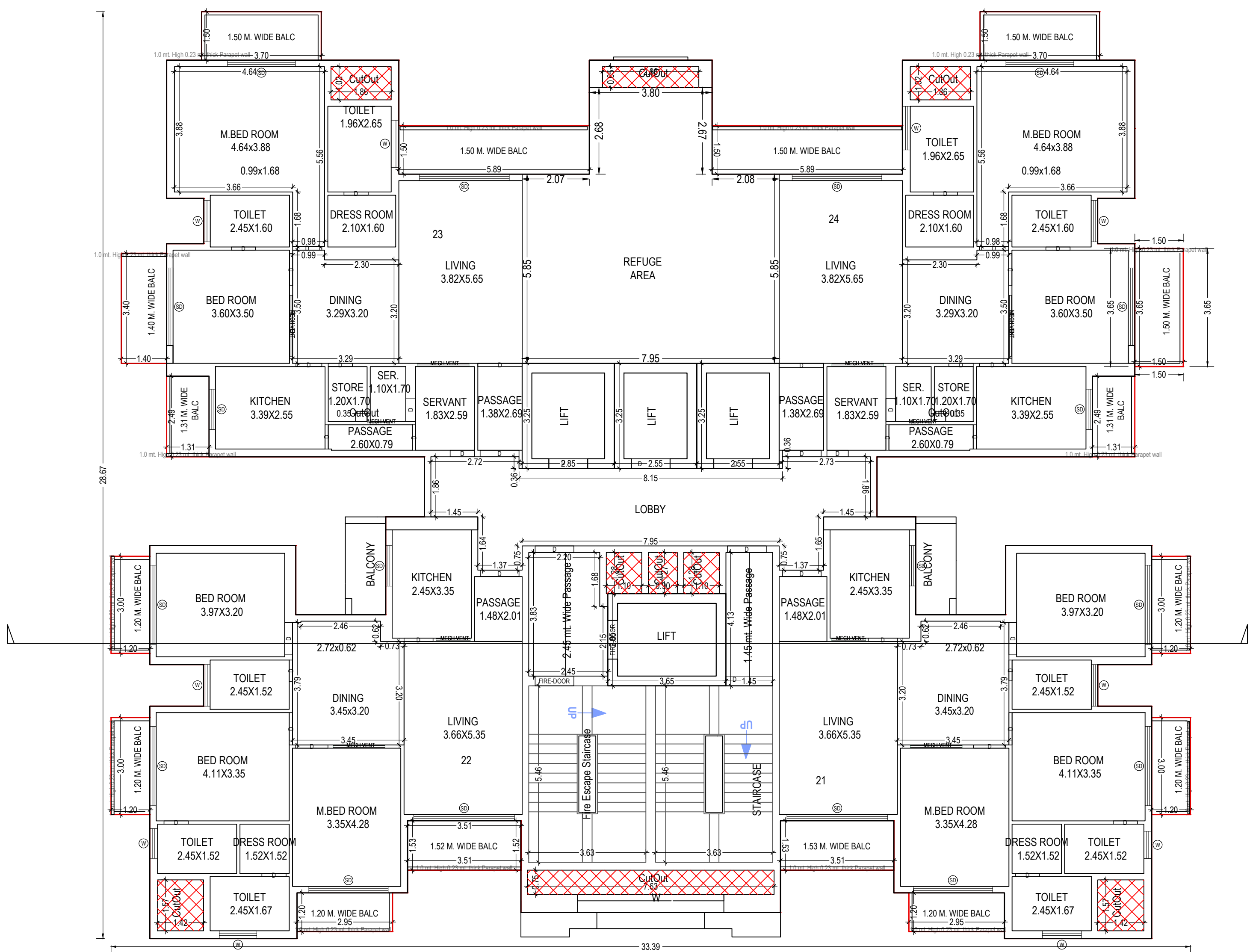
Gyanendra Verma (Additional Secretary)



TYPICAL - 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21, 22, 23, 24, 25 FLOOR PLAN
(Proposed)
(SCALE 1:100)



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

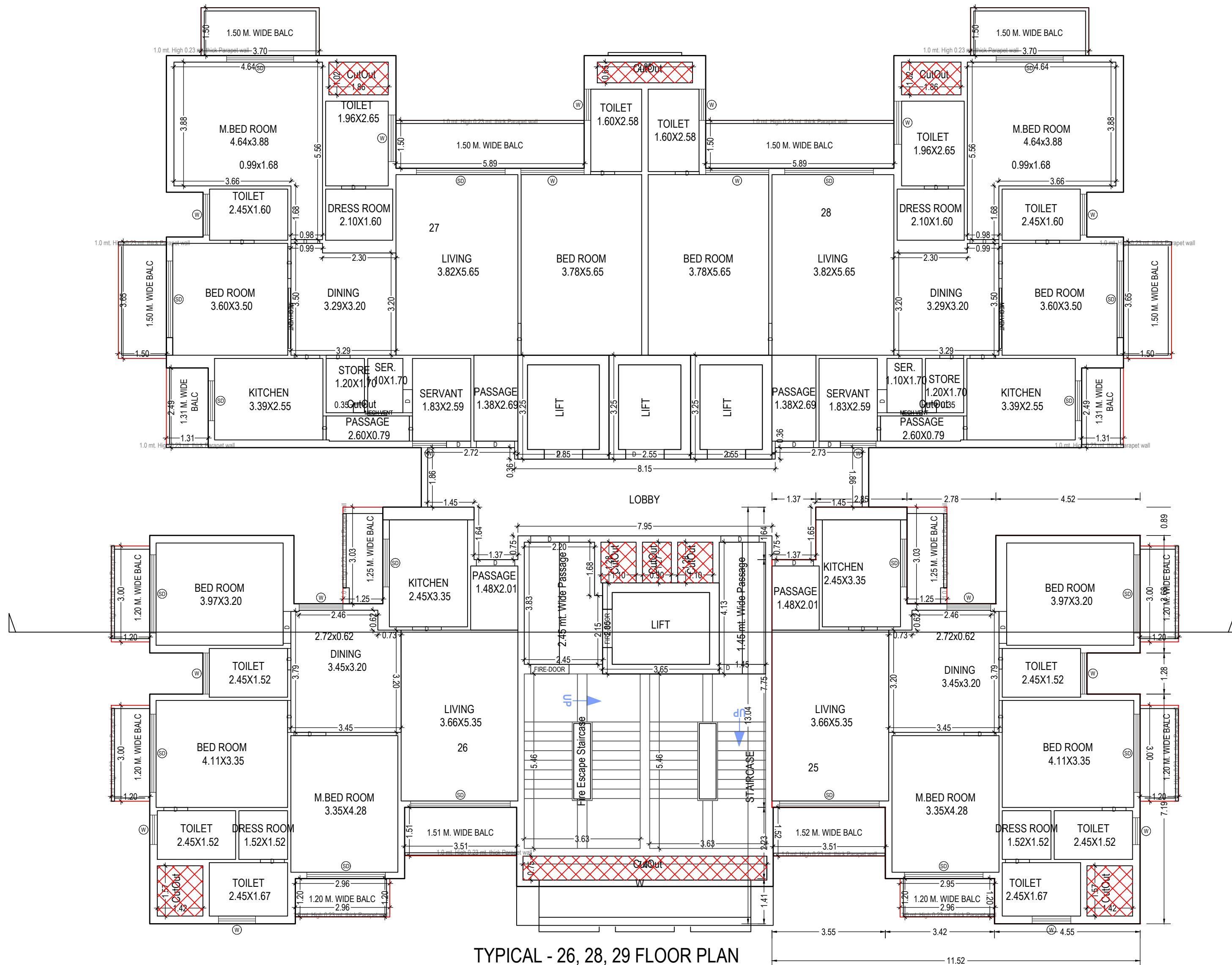


TYPICAL - 18, 27 FLOOR PLAN
(Proposed)
(SCALE 1:100)

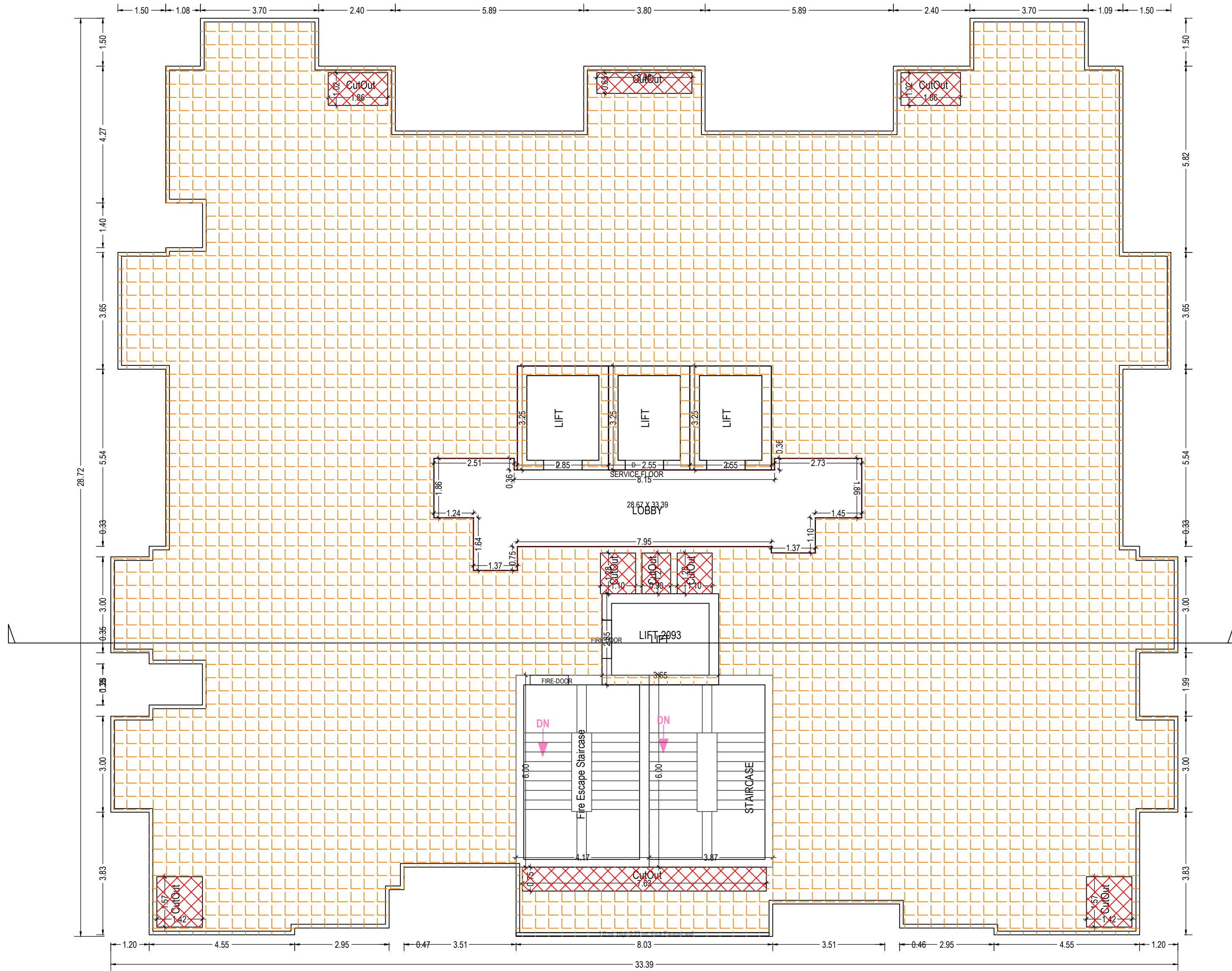
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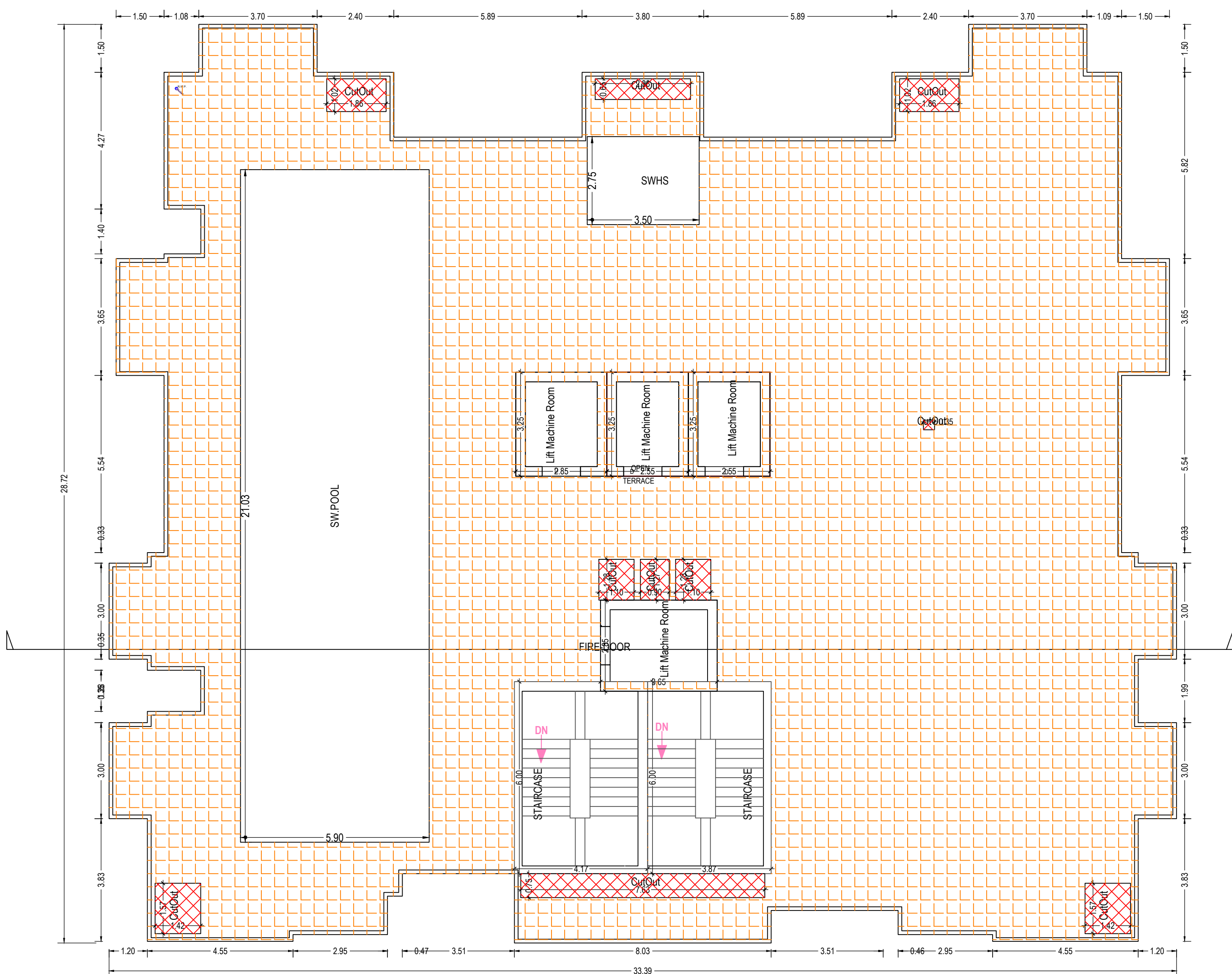
OWNERS NAME AND SIGNATURE MS ABHYUDAYA HOUSING AND CONSTRUCTION PVT LTD, piyush.agarwal@abhyudayainfra.com, 9696121392	
ARCHITECT'S NAME AND SIGN Rajneesh Kumar CA2017/88949	INEER
Signature Not Verified Digitally signed by Rajneesh Kumar DN: cn=Rajneesh Kumar, o=CA2017/88949, email=rajneesh.kumar@ca201788949.in	Lucknow Development Authority
Building Application Number LDA/BP/24-25/0597 Sanctioned On 19 Apr 2025 Valid Till 28 Apr 2030 Approved By Vice Chairman (Vice Chairman) Examined By Usman Ali Khan (Junior engineer) Satish Yadav (Assistant Engineer) Atul Sharma (Assistant Engineer) Atul Sharma (Executive engineer/Town Planner) kaushendra kumar Gautam (Chief Town Planner) Gyanendra Verma (Additional Secretary)	



TYPICAL - 26, 28, 29 FLOOR PLAN
(Proposed)
(SCALE 1:100)



SERVICE FLOOR PLAN
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

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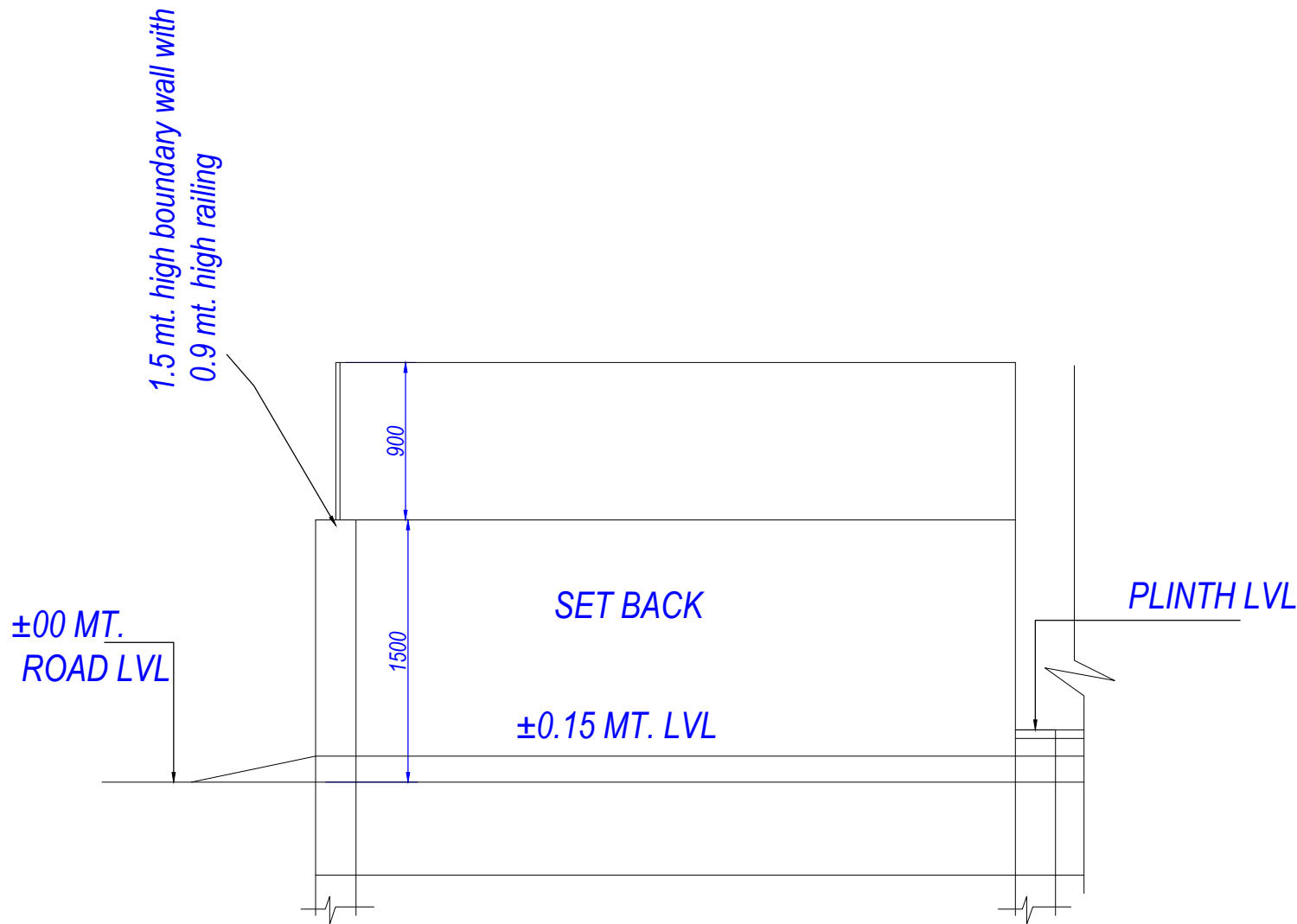
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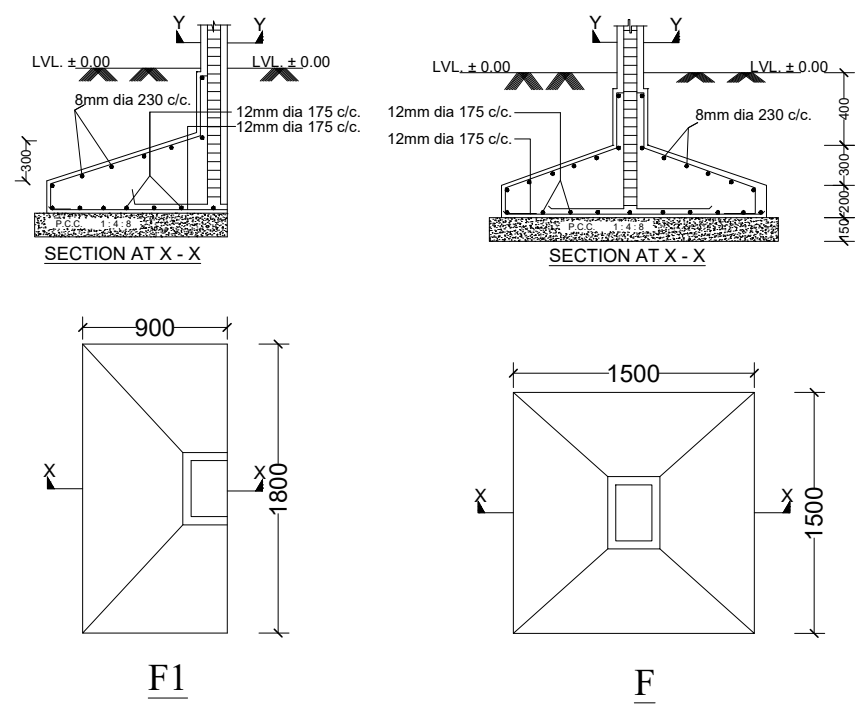
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Gyanendra Verma (Additional Secretary)	

SL. NO	DESCRIPTION	AREA { SQ MT}
1.	TOTAL PLOT AREA { AS PER DOCUMENT}	139113.05
2.	TOTAL PLOT AREA { AS PER SITE }	138208.86
3.	PERMISSIBLE GROUND COVERAGE @ 40%	55283.544
4.	PERMISSIBLE F.A.R @ 2.5%	345522.15
5.	EXISTING GROUND COV . IN VILLA { map no- LDA/BP/21-22/1761 }	10156.10
6.	EXISTING GROUND COV . IN TOWER A,B,C,D { LDA/BP/24-25/2507 }	3574.32
7.	PROPOSED GROUND COVERAGE { NEW TOWER } { LDA/BP/24-25/0597 }	675.37
8.	TOTAL GROUND COVERAGE { 5+6+7}	14305.79
9.	EXISTING F.A.R. IN VILLA { map no- LDA/BP/21-22/1761 }	29919.03
10.	EXISTING F.A.R IN TOWER A,B,C,D { LDA/BP/24-25/2507 }	80146.47
11.	PROPOSED F. A. R. { NEW TOWER } { LDA/BP/24-25/0597 }	18288.99
12.	TOTAL F.A.R { 9+10+11}	128354.49

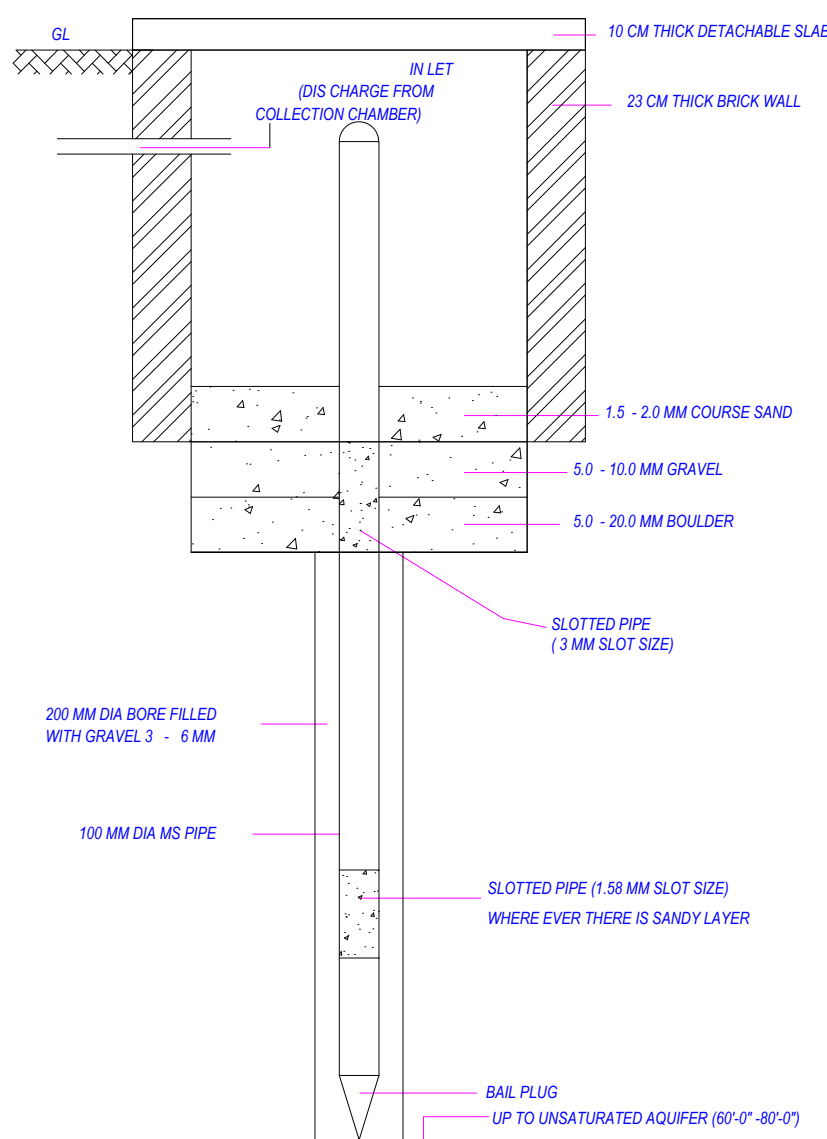
CONSULTANTS -
Architecture-Structure- Interiors -Valuers-Vastu
HEAD OFFICE:- PLOT NO - CS-9, SECOND FLOOR , COMMERCIAL MARKET GYAN KHAND -II, INDIRAPURAM, GHAZIABAD (UP), INDIA (NEAR ST. THOMAS SCHOOL)
OFFICE NO :- 717, PARSWATH PLANET PLAZA, PLOT NO-TCG-8/8 & 9/9 , VIBHUTI KHAND, GOMTI NAGAR , LUCKNOW [U.P.]
Mob :- 9810379715, 9891146128



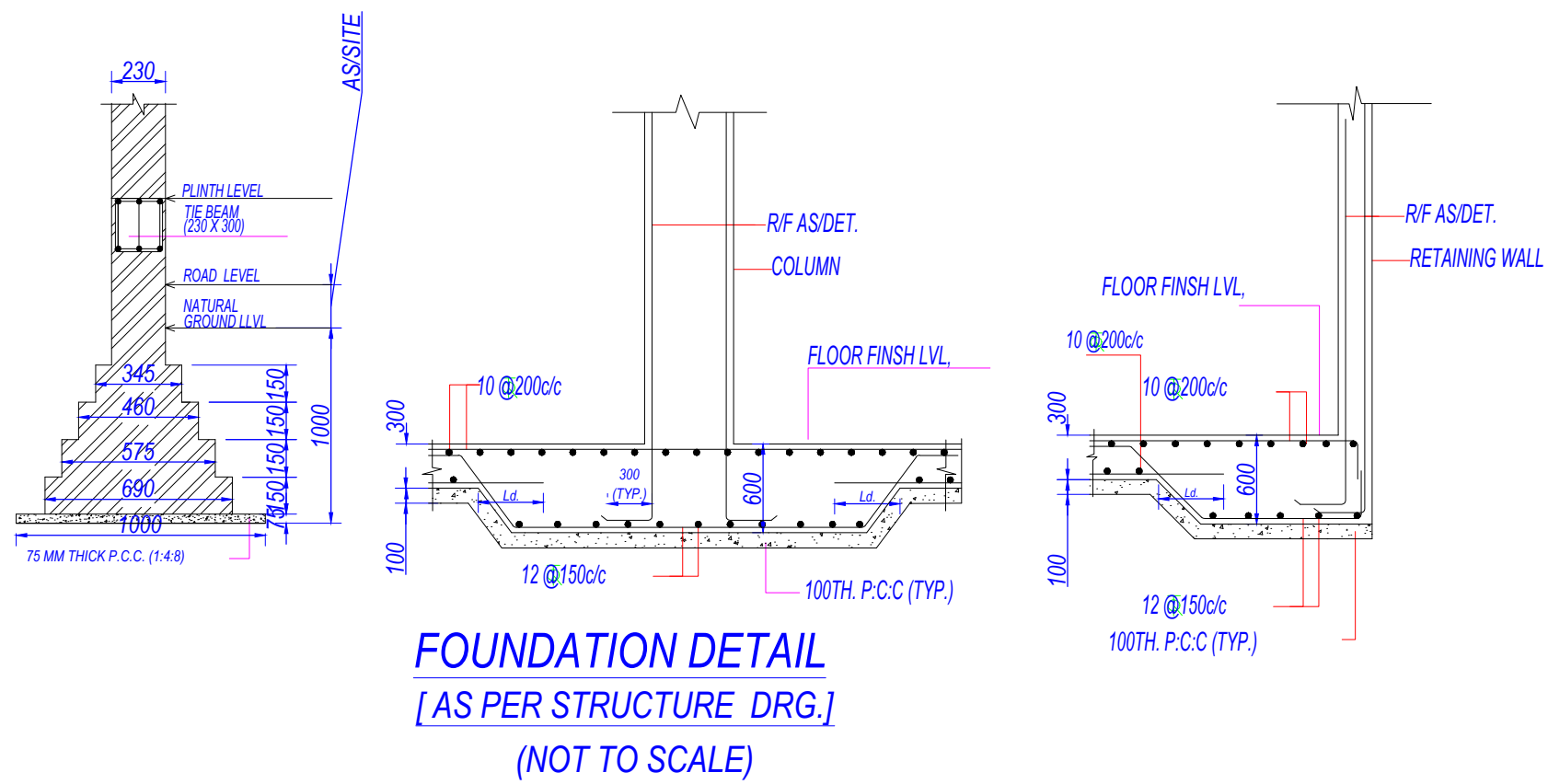
BOUNDARY WALL DETAIL



RAIN WATER HARVESTING DETAIL [NOT TO SCALE]



PERCOLATION WELL DETAIL [NOT TO SCALE]



FOUNDATION DETAIL [AS PER STRUCTURE DRG.] (NOT TO SCALE)

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