



## Lucknow Development Authority

### Demand Note (Challan/ Invoice)

**Challan No. :** CH/LDA/BP/23-24/13535 **Issue Date :** 21 Oct 2023  
**Plot/Khasra Number :** KHASRA NO 404,406  
**File Number :** LDA/BP/23-24/2752 **Application Type :** New  
**Plot Area (in Sq. Mt.) :** 2905.61 **Plot Sub Use :** Group Housing  
**Scheme Name :** NA  
**Owner Name :** OPPORTUNE ASSOCIATES PVT LTD AND OTHERS

**Owner Communication Address :** House no 8 gulmohar colony behind Madhav cinema aishbagh road lucknow,LUCKNOW,Uttar Pradesh,226004

Sr. No.	Particulars	Remarks	Area (m2)/ Estimated Cost	Rate	Total Fees	Previously Paid Amount	Balance
1	Building Construction Permission fees		9966.74	15.00	1,49,501.00	00.00	1,49,501.00
<b>Total Amount Paid</b>							<b>1,49,501.00</b>

**Amount In Words: Rupees One Lacs Forty Nine Thousand Five Hundred One Only**

Lucknow Development Authority

**Note : Amount calculated is based on the formula followed by authority.**

*This Document is not valid for the purpose of any Bank Loan and Registration under Real Estate (Regulation and Development) Act. 2016 (RERA)*



AREA STATEMENT		Sc.Mts.
1	Area of Plot As per record	2905.00
	As per site condition	2905.00
2	Area of Plot Considered	2515.76
	Deduction for	
	(a) Proposed roads	389.28
	Road Widening Area	389.28
	(b) Any reservations	0.00
	Total x (-)	389.28
3	Net Area of plot (1 - 2) AREA OF PLOT	2515.76
	Plot Area Far Coverage	2515.76
	Plot Area Far FAR	2515.76
	Perm. FAR Area (2.50)	6289.40
	Total Perm. FAR area (2.50)	6289.40
4	Permissible Coverage area (40.00 %)	1006.30
	Proposed Coverage Area (38.88 %)	978.03
	Total Prop. Coverage Area (38.88 %)	978.03
	Balance coverage area (1.12 %)	28.27
Proposed Area at:		
	Proposed Built up	Proposed F.S.I
Basement Floor	1175.19	92.42
Shi Floor	975.05	42.73
First Floor	1019.41	899.81
Second Floor	1019.41	899.81
Third Floor	1040.83	899.81
Fourth Floor	1040.83	899.81
Fifth Floor	1040.83	899.81
Sun Floor	1040.83	899.81
Terrace Floor	52.78	0.00
Total Area:	8405.16	5541.01
Total FAR Area:		5541.01
Accessory Use Area Added in Builtup Area:		2.43
Total Builtup Area:		8407.59
Proposed F.S.I consumed:		2.20
Tenement Statement:		
4	Tenement Proposed At:	
	All Floors	37.00
5	Total Tenements (D = 4)	37
Parking Statement:		
1	Parking Space Required as per Regulations:	742.50
2	Proposed Parking Space:	1623.69

Color Notes

COLOR INDEX	
FLYOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD ALIGNMENT (ROAD WIDENING AREA)	Blue
FUTURE T.P. SCHEME DEDUCTION AREA	Light Blue
EXISTING (To be retained)	Light Green
EXISTING (To be demolished)	Light Yellow

Green and open space Area

Name	Prop. Area
GREEN	361.67

Additional Coverage Area

Plot name	Area covered under	Proposed Area	Total Coverage Area	Permissible Coverage Area
PROPOSED PLOT KHASRA NO -404 & 406	GUARD RM	2.43	2.43	48.9

Tree Details (Table 3h)

Tree	Name	Nos. Of Trees	
		Retd	Prop
PROPOSED PLOT KHASRA NO-404 & 406		13	75

OWNER'S NAME AND SIGNATURE  
 OPPORTUNE ASSOCIATES PVT LTD AND OTHERS.  
 Opportuneassociates@gmail.com, 9794999111

ARCHENG'S NAME AND SIGNATURE  
 Rajneesh Kumar  
 CA201786949

Signature Not Verified  
 Digitally signed by Rajneesh Kumar  
 DN: cn=Rajneesh Kumar, o=Opportune Associates Pvt Ltd, ou=Opportune Associates Pvt Ltd, email=Rajneesh.Kumar@opportunityassociates.com



Signature Not Verified  
 Digitally signed by Yashoda Nand Tripathi  
 DN: cn=Yashoda Nand Tripathi, o=Opportune Associates Pvt Ltd, ou=Opportune Associates Pvt Ltd, email=Yashoda.Nand.Tripathi@opportunityassociates.com

Building Plan Application Number  
 LDA/BP/23-24/2752  
 Sanctioned On:  
 03 Nov 2023

Valid Till  
 06 Dec 2028  
 Approved By  
 Vice Chairman (Vice Chairman)

Examined By  
 Yashoda Nand Tripathi (Junior engineer)

Aul Sharma (Junior engineer)  
 Rajesh Sharma (Assistant Engineer)

Aul Sharma (Junior engineer)  
 Rajesh Sharma (Assistant Engineer)

Sanjay Jindal (Executive engineer/Town Planner)

SITE PLAN  
 (Scale - 1:100)



Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Parking spaces reqd for every		Car		Visitors Car	
				Prop	Regd./Unit	Prop	Regd./Unit	Prop	Regd./Unit
PROPOSED (BUILDING)	Residential	Group Housing	50 - 100	1	1.00	-	-	-	-
			100 - 150	1	30.00	1.25	38	-	-
			> 150	1	6.00	1.50	9	-	-
PROPOSED (BUILDING)	Community Facility	Public Purpose Building	> 0	100	97.83	2.00	2	-	-
			Total	-	-	-	49	49	-

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Group	Building Type	Building Structure	No Of Residential Units	No Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
PROPOSED (BUILDING)	Residential	Group Housing		Highrise	36	1		BASEMENT FLOOR PLAN	Residential - BASEMENT FOR STORAGE	Group Housing	Residential FAR	Residential	Group Housing
								SILT FLOOR PLAN	Residential - Parking	Group Housing	Residential FAR	Residential	Group Housing
								TYPICAL -1, 2 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TYPICAL -3, 4, 5, 6 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TERRACE FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing

Parking Check (Table 7b)

Vehicle Type	No.	Regd. Reduced Regd. Parking (Increase of Plot having RWArea surrendered FOC)	Area	No.	Area
Total Car	49	-	673.75	49	673.75
Visitor Car	5	-	68.75	5	68.75
Other Parking	-	-	-	-	-
Total	-	-	742.50	-	742.50

Buildingwise Floor FAR Details

Floor Name	PROPOSED (BUILDING)		Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)		
Basement Floor	1175.19	92.42	1175.19	92.42
Shi Floor	975.05	42.73	975.05	42.73
First Floor	1019.41	899.81	1019.41	899.81
Second Floor	1019.41	899.81	1019.41	899.81
Third Floor	1040.83	899.81	1040.83	899.81
Fourth Floor	1040.83	899.81	1040.83	899.81
Fifth Floor	1040.83	899.81	1040.83	899.81
Sun Floor	1040.83	899.81	1040.83	899.81
Terrace Floor	52.78	0.00	52.78	0.00
Total	8405.16	5541.01	8405.16	5541.01

Additional Permissible FAR

Area covered under	Proposed Area	Total Proposed Area
FAR AREA	4.98	14.94
L.R.Lobby	9.96	
L.R.Lobby		
Non FAR AREA		
Fire Escape Staircase	17.72	
STARCASEHEADROOM	24.72	
L.R. Machine Room	4.80	52.87
L.R. Machine Room	5.54	
Service Duct	0.09	

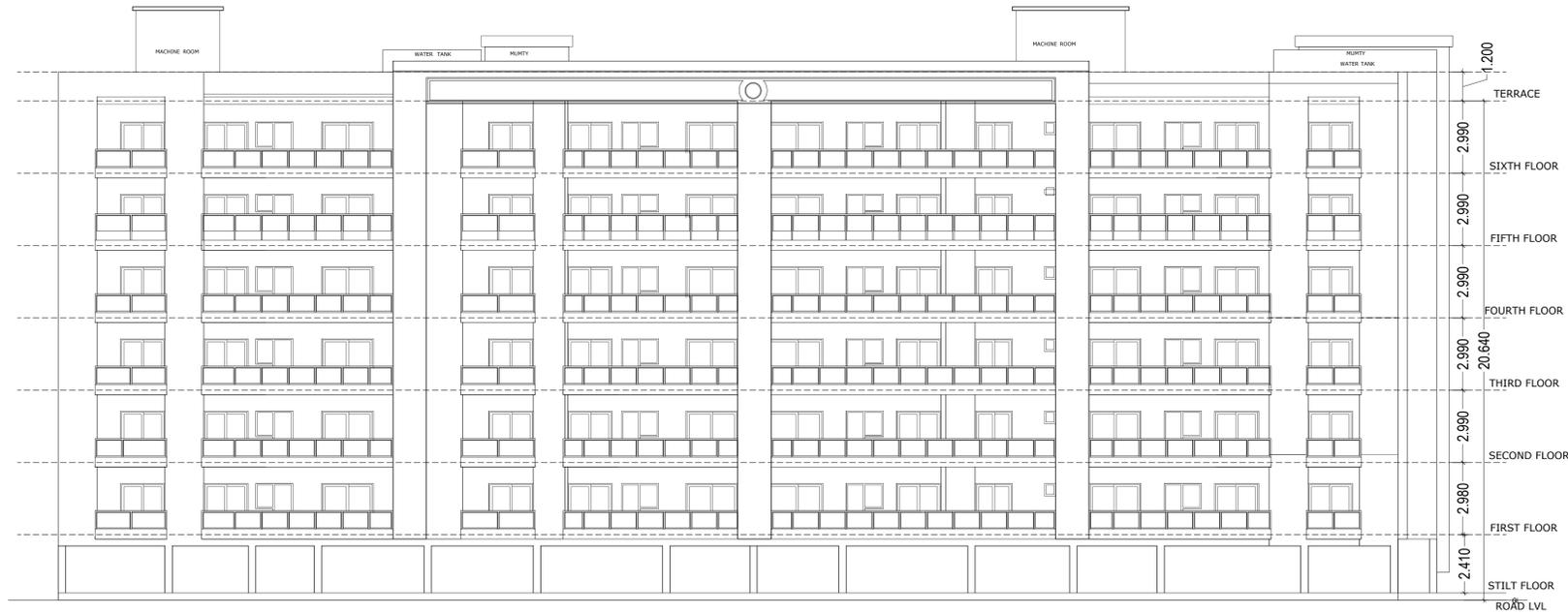
Additional Permissible FAR

Permissible FAR	Proposed FAR	% Additional FAR	Sum of Non FAR Area	Balance Non FAR Area	Sum of FAR Area	Balance FAR Area	Total Proposed FAR
6289.40	5541.00	314.47	52.87	261.60	14.94	246.66	5541.00

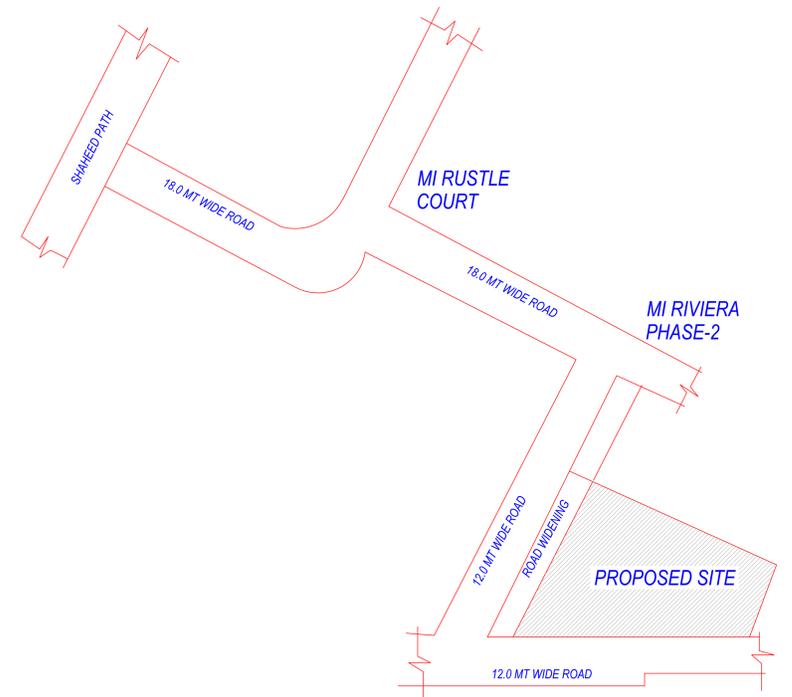
FAR & Unit Details

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.)	Total FAR Area (Sq.mt.)	No. of Unit			
			Y/Shaft	Void	Ramp		Mummy	Lift	L.R. Machine	L.R. Lobby	Batony	Accessory Use	Arch Proq (Canopy)				Covered Area	Parking	Rest.
PROPOSED (BUILDING)	1	8795.56	336.66	33.55	20.25	8405.16	194.61	82.56	10.33	17.43	598.10	1077.35	46.08	42.73	885.72	5443.18	97.83	5541.01	37
Total	1	8795.56	336.66	33.55	20.25	8405.16	194.61	82.56	10.33	17.43	598.10	1077.35	46.08	42.73	885.72	5443.18	97.83	5541.01	37

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.



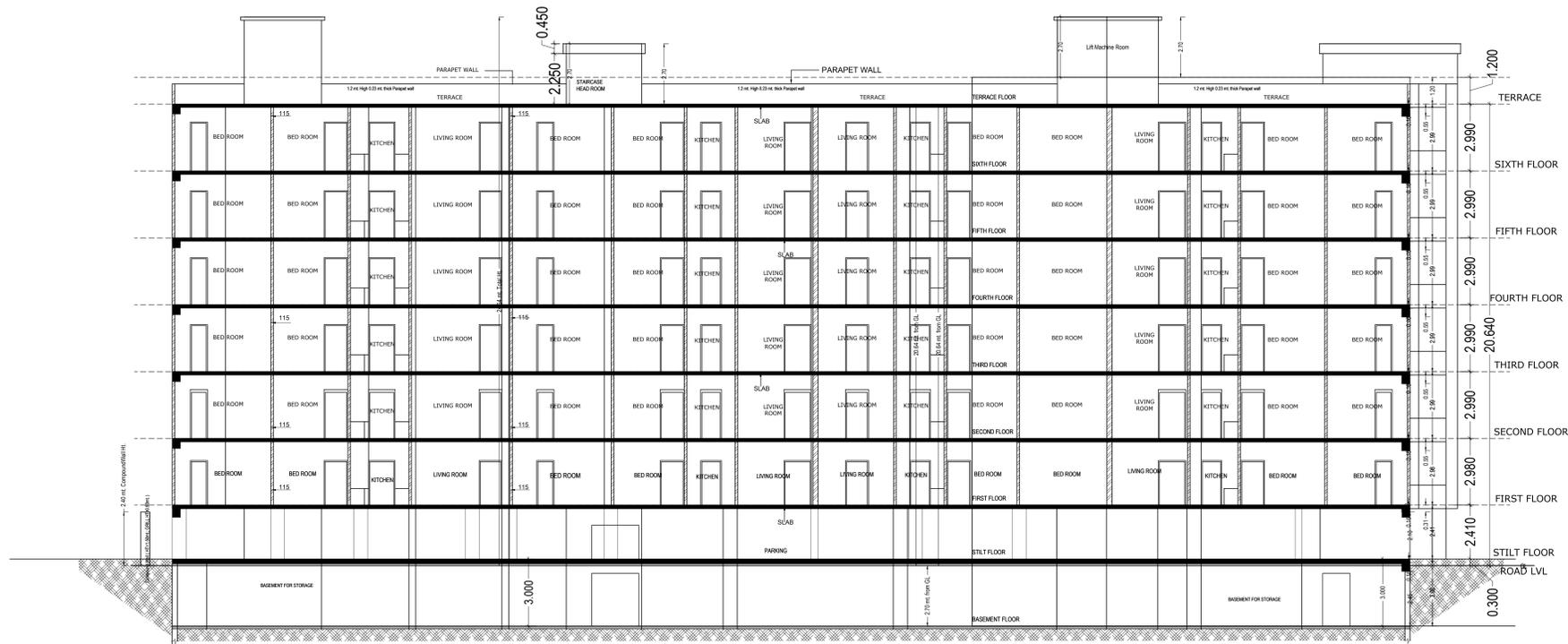
FRONT ELEVATION



LOCATION PLAN

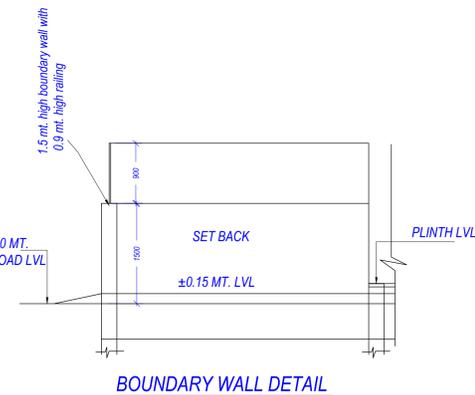
(NOT TO SCALE)

KEY PLAN

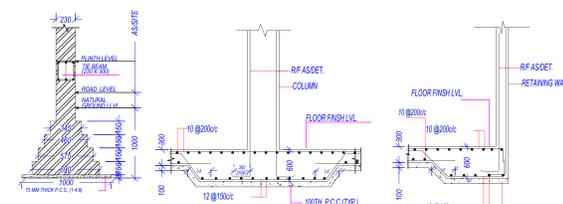


SECTION AT X-X

**CONSULTANTS -**  
**RAGHAVA ARCHITECTS**  
 (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)  
 BRANCH OFFICE Lucknow:-  
 OFFICE NO :- 717, PARSVNATH PLANET PLAZA,  
 PLOT NO-TGG-8/8 & 9/9, VIBHUTI KHAND,  
 GOMTI NAGAR, LUCKNOW [ U.P.]  
 E mail :- raghavaarchitects@gmail.com, Website:- www.raghavaarchitects.com  
 Mob :- 9810379715, 9891515961, 9891146128



BOUNDARY WALL DETAIL



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

OWNER'S NAME AND SIGNATURE OPPORTUNE ASSOCIATES PVT LTD AND OTHERS. Opportuneassociates@gmail.com, 9794999111	
ARCHITECT'S NAME AND SIGNATURE Rajneesh Kumar CA201786949	INCHARGE Lucknow Development Authority
Signature Not Verified Date of Issue: 2023-10-23 Designation: ARCHITECT	Signature Not Verified Date of Issue: 2023-10-23 Designation: ARCHITECT
Building Plan Application Number LDA/BP/23-24/2752	Sanjay Jindal (Executive engineer/Town Planner)
Sanctioned On 03 Nov 2023	
Valid Till 06 Dec 2028	
Approved By Vice Chairman (Vice Chairman)	
Examined By Yashoda Nand Tripathi (Junior engineer)	
Atul Sharma (Junior engineer)	
Rajesh Sharma (Assistant Engineer)	
Atul Sharma (Junior engineer)	
Rajesh Sharma (Assistant Engineer)	

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.  
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Total Plot Area :-	2515.76	Total FAR Area :-	5541.01
Total Coverage Area :-	978.03	Total BUA Area :-	8407.59



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

UnitBUA Table for Building PROPOSED (BUILDING)															
Floor	Name	UnitBUA Type	Net UnitBUA Area	Additions for Gross UnitBUA/Area in Sq.mt.			Deductions From Gross UnitBUA/Area in Sq.mt.			Deductions (Area in Sq.mt.)			Carpel Area	No. of Unit	
				Arch.Prog	Lift	Shaft	Void	Door	Window	External Wall	Balcony				
BASEMENT FLOOR PLAN	CLUB	Public Utility Area	97.83	0.00	97.83	0.00	0.00	97.83	0.00	2.45	8.83	0.00	86.55	01	
	W	OTHER	23.09	0.00	23.09	0.00	0.00	23.09	0.00	2.74	0.00	0.00	20.35		
	X	OTHER	5.94	0.00	5.94	5.52	0.00	0.42	0.21	0.00	0.22	0.00	-0.01		
	Y	OTHER	3.21	0.00	3.21	4.80	0.00	0.00	0.41	0.21	0.00	0.21	0.00		-0.01
	Z	OTHER	13.72	0.00	13.72	0.00	0.00	13.72	0.14	0.00	0.10	0.00	13.48		
	Total per Floor:		145.79	0.00	145.79	10.32	0.00	0.00	136.47	0.56	2.45	12.10	0.00		120.36
	Typical Floor =		145.79	0.00	145.79	10.32	0.00	0.00	136.47	0.56	2.45	12.10	0.00		120.36
TYPICAL -1, 2 FLOOR PLAN	FLAT-A	FLAT	157.67	1.60	159.27	0.00	11.10	0.00	148.17	0.14	1.40	4.71	154.86	06	
	FLAT-B	FLAT	144.80	1.63	146.43	0.00	8.78	1.31	136.36	0.14	0.83	5.66	141.95		
	FLAT-C	FLAT	137.93	0.73	138.66	0.00	9.00	0.00	132.66	0.14	0.92	2.79	130.80		
	FLAT-D	FLAT	137.93	1.89	139.82	0.00	8.83	0.00	130.99	0.14	1.23	5.15	135.72		
	FLAT-E	FLAT	141.95	0.92	142.87	0.00	9.32	0.00	133.55	0.14	1.14	3.61	139.93		
	FLAT-F	FLAT	212.90	0.80	213.70	0.00	9.00	0.00	204.80	0.22	1.41	6.94	208.69		
	Total per Floor:		927.16	7.67	934.83	0.00	56.01	1.31	877.51	0.92	6.93	29.87	897.78		
Typical Floor =		927.16	7.67	934.83	0.00	56.01	1.31	877.51	0.92	6.93	29.87	897.78			
TYPICAL -3, 4, 5, 6 FLOOR PLAN	FLAT-A101	FLAT	161.00	1.60	162.60	0.00	11.10	0.00	151.50	0.14	1.40	4.71	157.21	06	
	FLAT-B101	FLAT	150.38	1.63	152.01	0.00	8.78	1.31	141.94	0.14	0.83	5.66	147.33		
	FLAT-C101	FLAT	137.41	0.73	138.14	0.00	9.00	0.00	129.14	0.14	0.92	2.79	136.45		
	FLAT-D101	FLAT	142.94	1.89	144.83	0.00	8.83	0.00	136.00	0.14	1.23	5.15	141.85		
	FLAT-E101	FLAT	141.95	0.92	142.87	0.00	9.32	0.00	133.55	0.14	1.14	3.61	139.93		
	FLAT-F101	FLAT	212.90	0.80	213.70	0.00	9.00	0.00	204.80	0.22	1.41	6.94	208.69		
	Total per Floor:		948.58	7.67	956.25	0.00	56.01	1.31	898.93	0.92	6.93	29.87	910.18		
Typical Floor =		948.58	7.67	956.25	0.00	56.01	1.31	898.93	0.92	6.93	29.87	910.18			
Total:		3794.32	7.67	3802.00	0.00	56.01	1.31	3696.72	3.68	27.72	115.48	440.72	3008.12		
Total:		5794.43	46.05	5840.45	336.09	7.89	5486.21	6.03	43.98	185.29	618.21	4632.54	37		

Building PROPOSED (BUILDING)																		
Floor Name	Gross Buildup Area	VSMet	Void	Ramp	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)										Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
						Mummy	Lift	Lift Machine	Lift Lobby	Balcony	Accessory Use	Arch.Prog (Canopy)	Covered Area	Parking	Rear			
Basement Floor	1175.19	0.00	0.00	0.00	1175.19	30.06	10.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	97.83	97.83	01
First Floor	998.97	0.00	3.67	20.25	975.05	33.79	10.32	0.00	2.49	0.00	0.00	0.00	0.00	42.73	885.72	0.00	42.73	00
Second Floor	1090.40	56.11	4.98	0.00	1019.41	13.72	10.32	0.00	2.49	85.40	0.00	7.68	0.00	0.00	899.81	0.00	899.81	06
Third Floor	1090.40	56.11	4.98	0.00	1019.41	13.72	10.32	0.00	2.49	85.40	0.00	7.68	0.00	0.00	899.81	0.00	899.81	06
Fourth Floor	1101.91	56.11	4.98	0.00	1040.83	13.72	10.32	0.00	2.49	106.82	0.00	7.68	0.00	0.00	899.81	0.00	899.81	06
Fifth Floor	1101.91	56.11	4.98	0.00	1040.83	13.72	10.32	0.00	2.49	106.82	0.00	7.68	0.00	0.00	899.81	0.00	899.81	06
Sixth Floor	1101.91	56.11	4.98	0.00	1040.83	13.72	10.32	0.00	2.49	106.82	0.00	7.68	0.00	0.00	899.81	0.00	899.81	06
Terrace Floor	52.78	0.00	0.00	0.00	52.78	42.44	0.00	10.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total:	8795.56	336.66	33.55	20.25	8405.16	194.61	82.96	10.33	17.43	618.22	107.35	46.08	42.73	885.72	5443.18	97.83	5541.01	37
Total Number of Same Buildings:	1																	

Balcony Calculations Table				
FLOOR	SIZE	AREA	TOTAL AREA	
TYPICAL -1, 2 FLOOR PLAN	1.30 X 3.64 X 1 X 2	7.64	177.48	
	1.20 X 2.12 X 1 X 2	5.08		
	1.50 X 4.30 X 1 X 2	12.80		
	1.50 X 2.16 X 1 X 2	6.46		
	1.50 X 2.01 X 1 X 2	6.02		
	1.63 X 2.26 X 1 X 2	7.34		
	1.00 X 2.90 X 1 X 2	4.64		
	1.00 X 7.52 X 1 X 2	15.04		
	1.00 X 11.90 X 1 X 2	21.98		
	1.00 X 11.55 X 1 X 2	22.30		
	1.00 X 7.57 X 1 X 2	15.14		
	1.00 X 3.11 X 1 X 2	6.22		
	1.30 X 3.64 X 1 X 2	9.60		
	1.30 X 3.22 X 1 X 2	8.36		
	1.84 X 3.47 X 1 X 2	12.76		
	1.53 X 2.19 X 1 X 2	6.70		
	1.53 X 3.60 X 1 X 2	9.40		
TYPICAL -3, 4, 5, 6 FLOOR PLAN	1.30 X 3.64 X 1 X 4	15.28	440.68	
	1.20 X 2.12 X 1 X 4	10.16		
	1.50 X 4.30 X 1 X 4	25.60		
	1.50 X 2.16 X 1 X 4	12.92		
	1.50 X 2.01 X 1 X 4	12.04		
	1.63 X 2.26 X 1 X 4	14.28		
	1.00 X 2.90 X 1 X 4	45.16		
	1.00 X 7.52 X 1 X 4	60.08		
	1.00 X 11.90 X 1 X 4	87.92		
	1.00 X 11.55 X 1 X 4	89.20		
	1.00 X 7.57 X 1 X 4	60.56		
	1.00 X 3.11 X 1 X 4	18.84		
	1.30 X 3.64 X 1 X 4	19.20		
	1.30 X 3.22 X 1 X 4	16.72		
	1.84 X 3.80 X 1 X 4	18.80		
	1.53 X 2.26 X 1 X 4	14.68		
	1.84 X 3.47 X 1 X 4	25.52		
	1.53 X 2.19 X 1 X 4	13.40		
Total			618.16	

SCHEDULE OF WINDOW/VENTILATION:					
BUILDING NAME	NAME	LENGTH	HEIGHT	NDS	
PROPOSED (BUILDING)	MECH VENT	0.60	1.00	17	
PROPOSED (BUILDING)	V1	0.75	1.00	114	
PROPOSED (BUILDING)	KW	0.92	2.40	06	
PROPOSED (BUILDING)	WS	0.92	2.40	06	
PROPOSED (BUILDING)	VO	1.20	1.00	06	
PROPOSED (BUILDING)	KW2	1.50	2.40	12	
PROPOSED (BUILDING)	SDA	1.50	2.40	06	
PROPOSED (BUILDING)	SD1	1.54	2.40	06	
PROPOSED (BUILDING)	KW3	1.70	2.40	06	
PROPOSED (BUILDING)	KW2	1.73	2.40	06	
PROPOSED (BUILDING)	W1	1.80	1.50	06	
PROPOSED (BUILDING)	SD1	1.80	2.40	48	
PROPOSED (BUILDING)	ST	1.84	1.20	07	
PROPOSED (BUILDING)	SD1	1.84	2.40	06	
PROPOSED (BUILDING)	SD	2.00	2.40	24	
PROPOSED (BUILDING)	KW2	2.00	2.40	06	
PROPOSED (BUILDING)	SD2	2.10	2.40	06	
PROPOSED (BUILDING)	SD	2.40	2.40	18	
PROPOSED (BUILDING)	SD3	2.40	2.40	12	
PROPOSED (BUILDING)	SD1	3.01	2.40	06	

Total Plot Area :-	2515.76	Total FAR Area :-	5541.01
Total Coverage Area :-	978.03	Total BUA Area :-	8407.59

OWNER'S NAME AND SIGNATURE  
 OPPORTUNE ASSOCIATES PVT LTD AND OTHERS.  
 Opportuneassociates@gmail.com, 9794999111

ARCHENGS NAME AND SIGNATURE  
 Rajneesh Kumar  
 CA2017/86949  
 Signature Not Verified  
 Date of Issue: 2023-10-23  
 Designation: ARCH

Signature Not Verified  
 Date of Issue: 2023-10-23  
 Designation: ARCH

Signature Not Verified  
 Date of Issue: 2023-10-23  
 Designation: ARCH

Building Plan Application Number  
 LDA/BP/23-24/2752

Sanctioned On  
 03 Nov 2023

Valid Till  
 06 Dec 2028

Approved By  
 Vice Chairman (Vice Chairman)

Examined By  
 Yashoda Nand Tripathi (Junior engineer)

Atul Sharma (Junior engineer)

Rajesh Sharma (Assistant Engineer)

Atul Sharma (Junior engineer)

Rajesh Sharma (Assistant Engineer)

Sanjay Jindal (Executive engineer/Town Planner)

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.



STILT FLOOR PLAN  
(SCALE 1:100)

**SCHEDULE OF DOOR**

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (BUILDING)	D2	0.75	2.40	150
PROPOSED (BUILDING)	D1	0.90	2.10	06
PROPOSED (BUILDING)	D3	0.90	2.40	12
PROPOSED (BUILDING)	D2	0.90	2.40	06
PROPOSED (BUILDING)	D1	0.96	2.40	06
PROPOSED (BUILDING)	D1	1.00	2.40	132
PROPOSED (BUILDING)	D	1.15	2.40	06
PROPOSED (BUILDING)	D	1.20	2.40	30
PROPOSED (BUILDING)	D3A	1.20	2.40	06
PROPOSED (BUILDING)	ENTRY2	1.80	2.10	01

**Staircase Checks (Table Sa-1)**

Floor Name	StairCase Name	Fight Width	Tread Width	Riser Height	Railing Ht.
BASEMENT FLOOR PLAN	Fire Escape Staircase	1.25	0.300	0.000	1.00
STILT FLOOR PLAN	STAIRCASE	1.50	0.300	0.000	1.00
STILT FLOOR PLAN	Fire Escape Staircase	1.25	0.300	0.134	1.00
STILT FLOOR PLAN	STAIRCASE	1.50	0.300	0.110	1.00
TYPICAL -1,2 FLOOR PLAN	Fire Escape Staircase	1.25	0.300	0.166	1.00
TYPICAL -1,2 FLOOR PLAN	STAIRCASE	1.50	0.300	0.136	1.00
TYPICAL -3,4,5,6 FLOOR PLAN	Fire Escape Staircase	1.25	0.300	0.166	1.00
TYPICAL -3,4,5,6 FLOOR PLAN	STAIRCASE	1.50	0.300	0.136	1.00
TERRACE FLOOR PLAN	Fire Escape Staircase	1.25	0.300	0.000	1.00
TERRACE FLOOR PLAN	STAIRCASEHEADROOM	1.50	0.300	0.000	1.00

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**OWNER'S NAME AND SIGNATURE**  
 OPPORTUNE ASSOCIATES PVT LTD AND OTHERS.  
 Opportuneassociates@gmail.com, 9794999111

**ARCHITECT'S NAME AND SIGNATURE**  
 Rajneesh Kumar  
 CA2017/86949  
 Signature Not Verified  
 Digitally signed by Rajneesh Kumar  
 Date: 03 Nov 2023 14:43:43  
 Designation: ARCHITECT

**INTEGRITY**  
 INEER

**Signature Not Verified**  
 Digitally signed by Yashoda Nand Tripathi  
 Date: 03 Nov 2023 14:43:43  
 Designation: JUNIOR ENGINEER

**Signature Not Verified**  
 Digitally signed by Rajesh Sharma  
 Date: 03 Nov 2023 14:43:43  
 Designation: ASSISTANT ENGINEER

**Building Plan Application Number**  
 LDA/BP/23-24/2752

**Sanctioned On**  
 03 Nov 2023

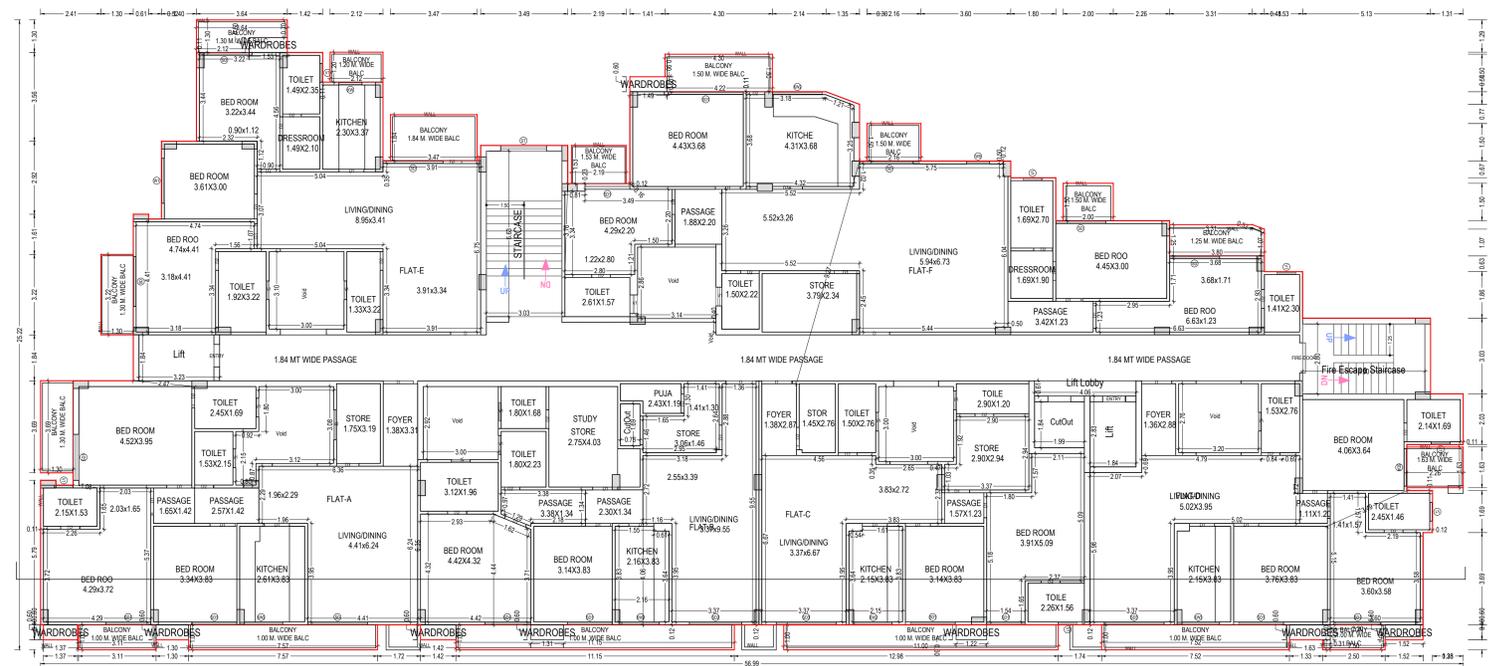
**Valid Till**  
 06 Dec 2028

**Approved By**  
 Vice Chairman (Vice Chairman)

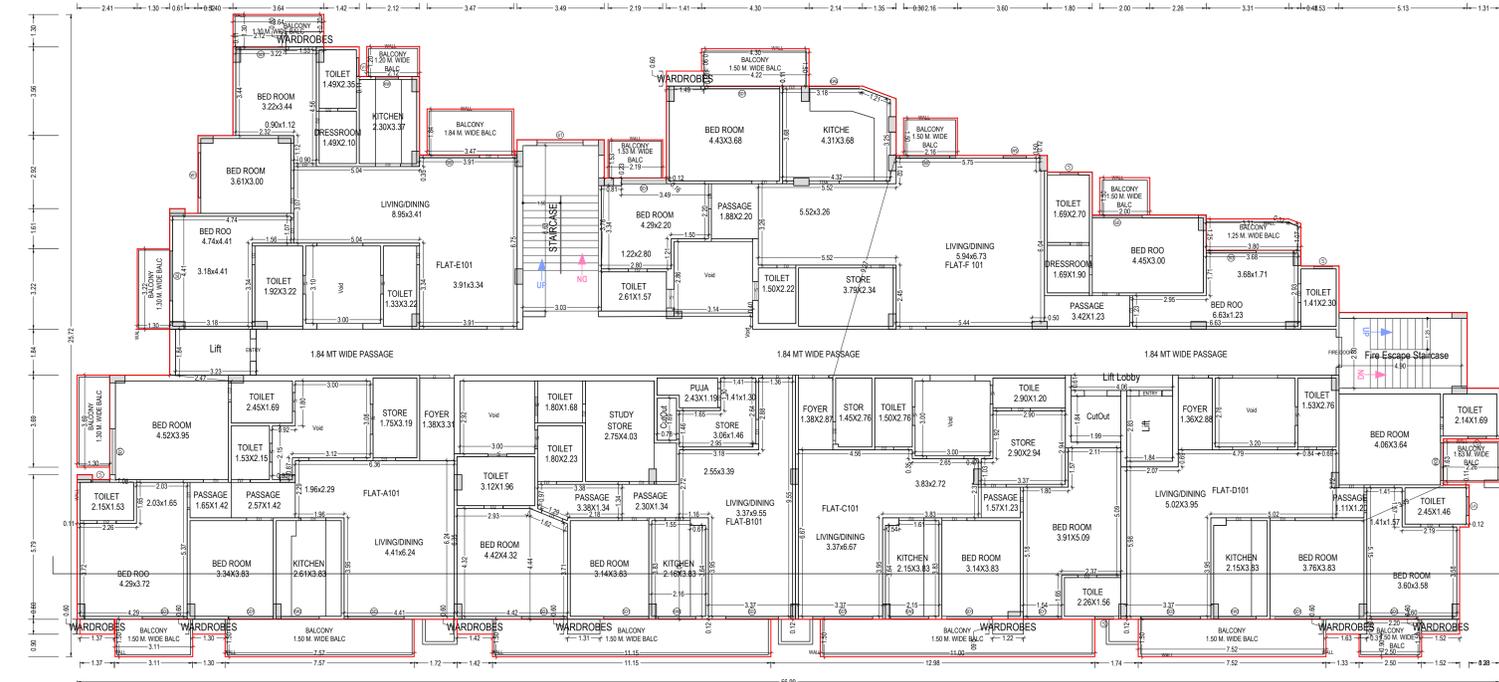
**Examined By**  
 Yashoda Nand Tripathi (Junior engineer)  
 Anil Sharma (Junior engineer)  
 Rajesh Sharma (Assistant Engineer)  
 Anil Sharma (Junior engineer)  
 Rajesh Sharma (Assistant Engineer)

**Sanjay Jindal (Executive engineer/Town Planner)**

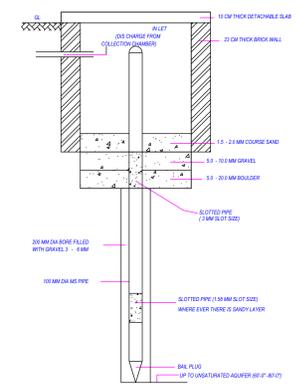
Total Plot Area: -	2515.76	Total FAR Area: -	5541.01
Total Coverage Area: -	978.03	Total BUA Area: -	8407.59



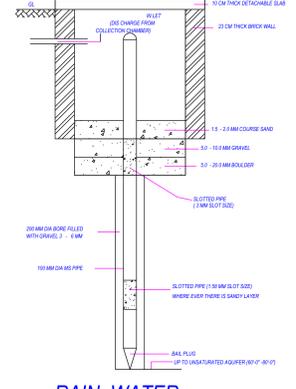
TYPICAL -1, 2 FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



TYPICAL -3, 4, 5, 6 FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



PERCOLATION WELL DETAIL  
(NOT TO SCALE)



RAIN WATER HARVESTING DETAIL  
(NOT TO SCALE)

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Total Coverage Area: -	978.03	Total BUA Area: -	8407.59

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OPPORTUNE ASSOCIATES PVT LTD AND OTHERS.  
Opportuneeassociates@gmail.com, 9794999111

ARCHITECT'S NAME AND SIGNATURE  
Rajneesh Kumar  
CA201786949

Signature Not Verified  
Date of Issue: 2023-10-23  
Designation: ARCHITECT

Signature Not Verified  
Date of Issue: 2023-10-23  
Designation: ARCHITECT

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Designation: ARCHITECT

Building Plan Application Number  
LDA/BP/23-24/2752

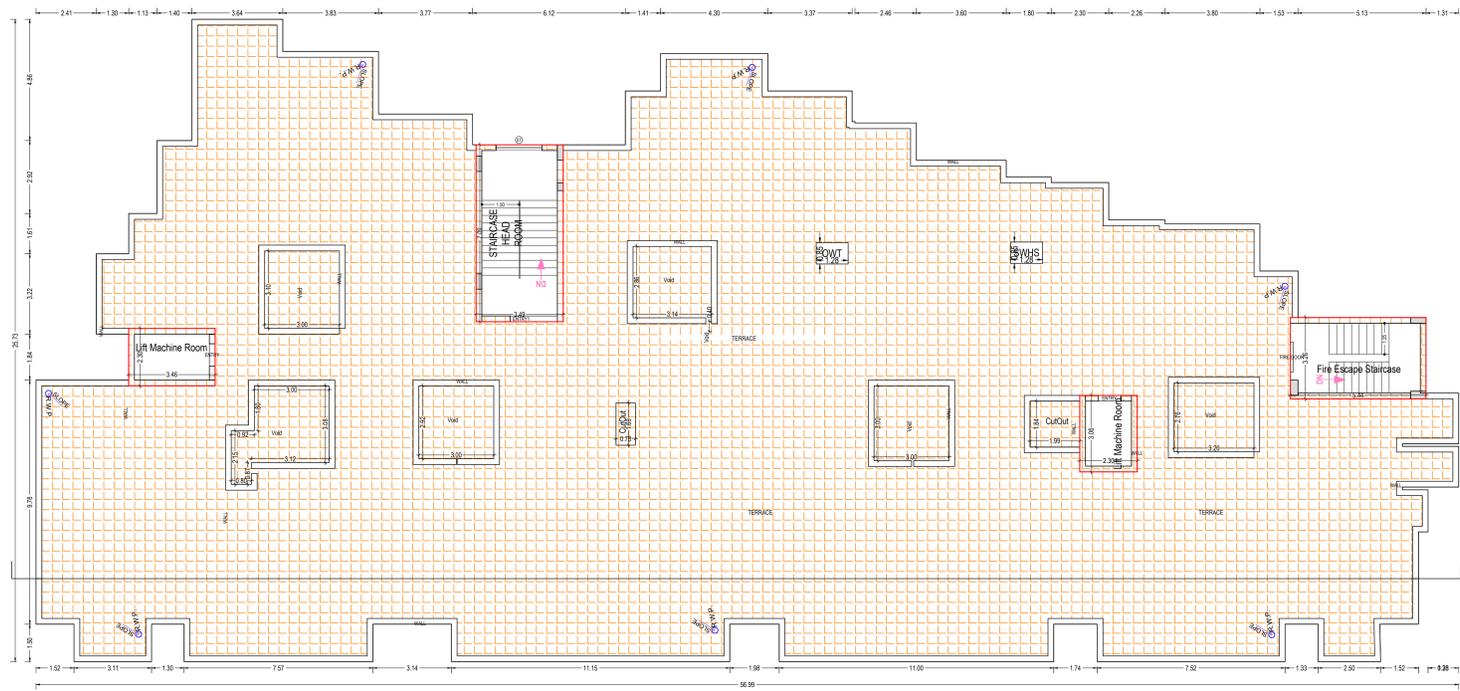
Sanctioned On  
03 Nov 2023

Valid Till  
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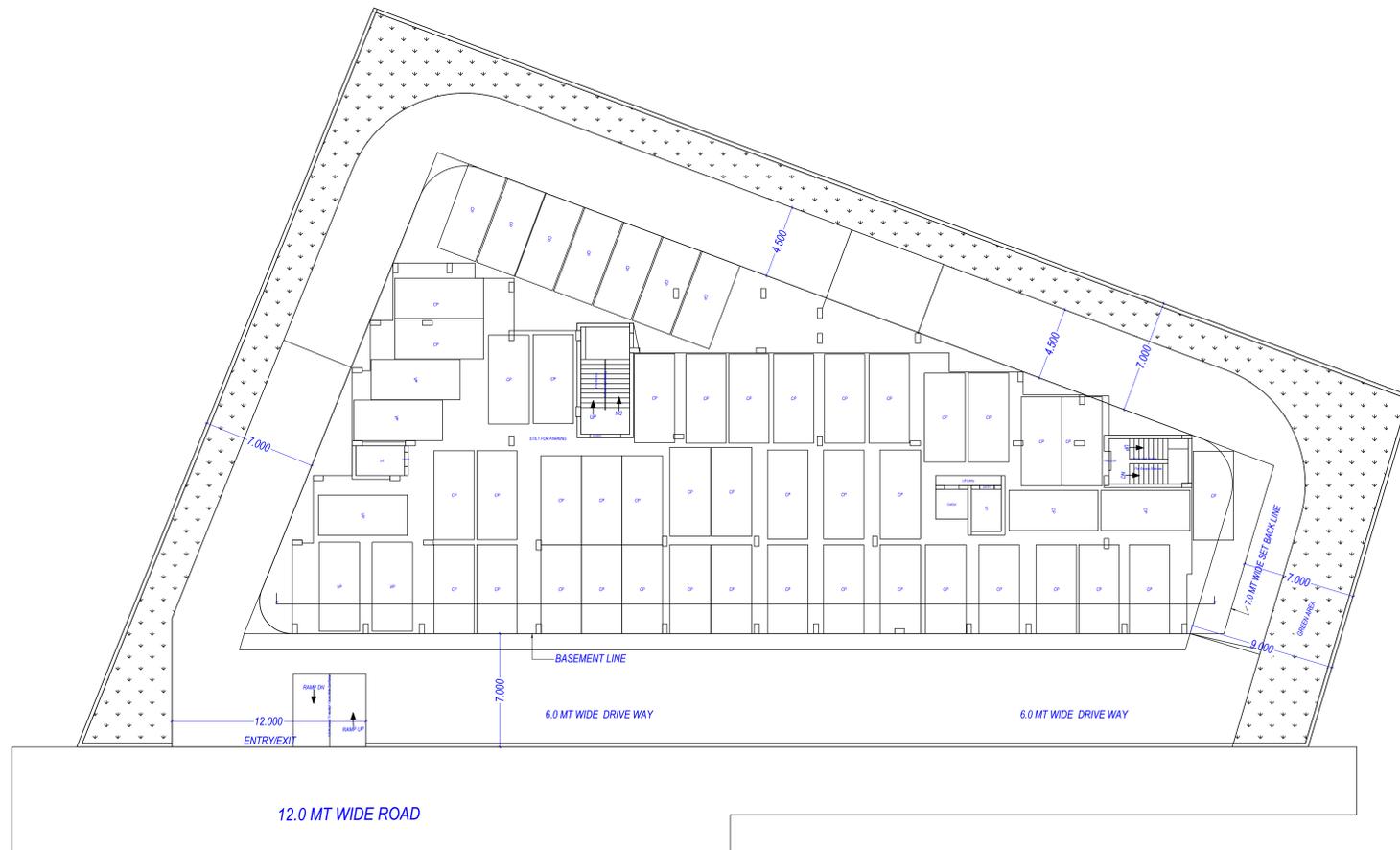
Approved By  
Vice Chairman (Vice Chairman)

Examined By  
Yashoda Nand Tripathi (Junior engineer)  
Anul Sharma (Junior engineer)  
Rajesh Sharma (Assistant Engineer)  
Anul Sharma (Junior engineer)  
Rajesh Sharma (Assistant Engineer)

Sanjay Jindal (Executive engineer/Town Planner)



TERRACE FLOOR PLAN  
(SCALE 1:100)



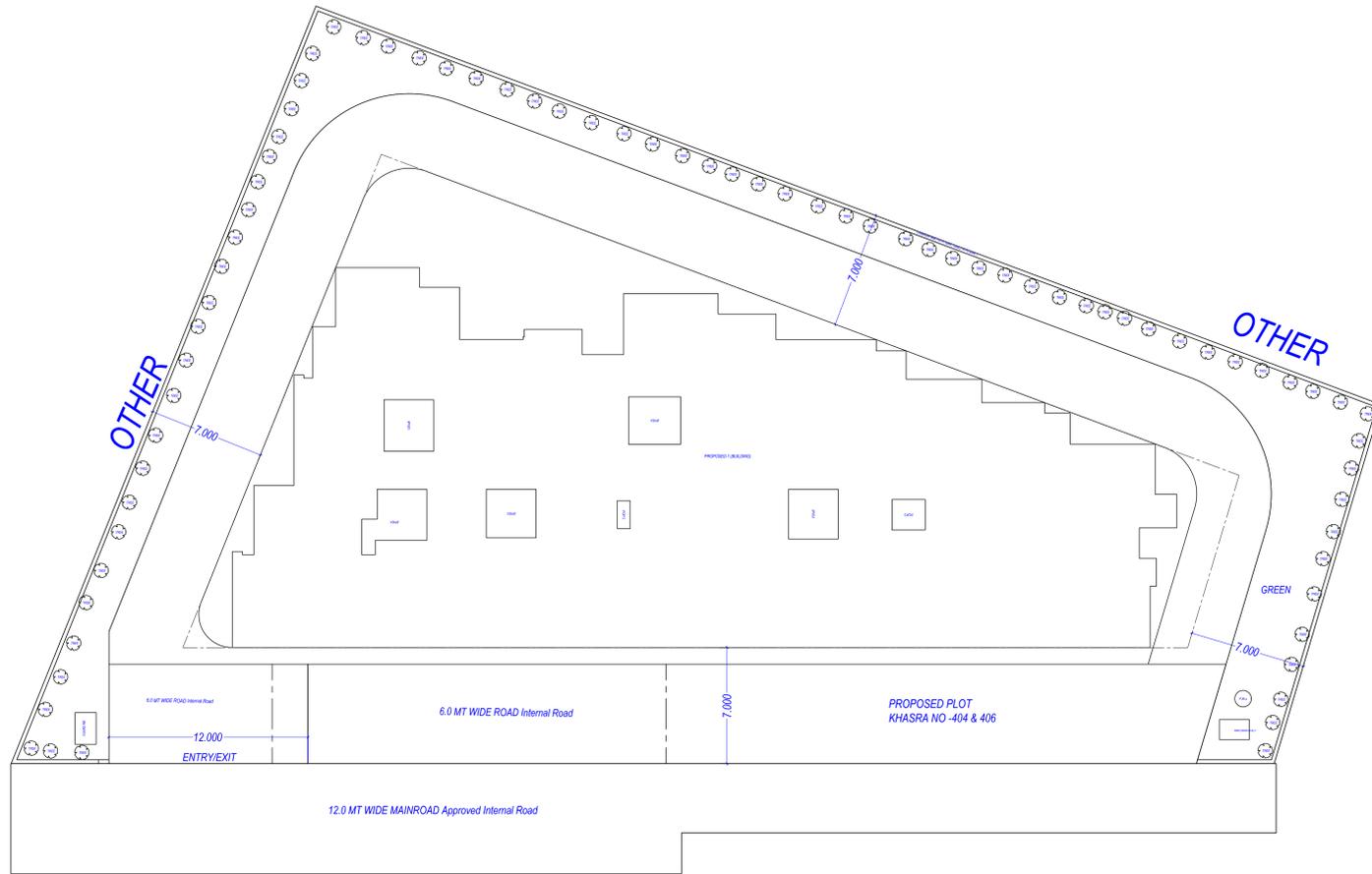
PARKING PLAN

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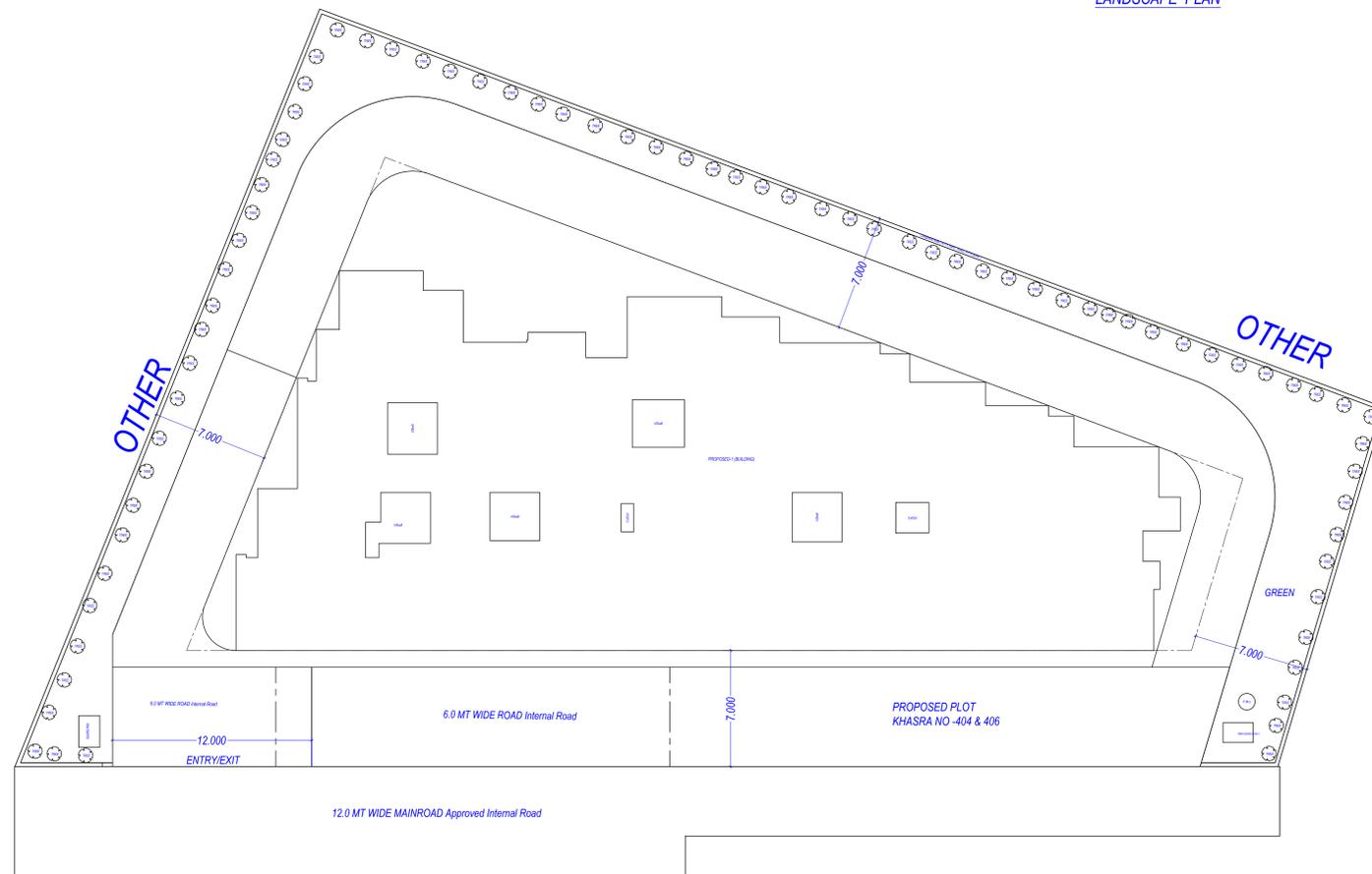
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Total Plot Area: -	2515.76	Total FAR Area: -	5541.01
Total Coverage Area: -	978.03	Total BUA Area: -	8407.59

OWNER'S NAME AND SIGNATURE OPPORTUNE ASSOCIATES PVT LTD AND OTHERS. Opportuneassociates@gmail.com, 9794959111	
ARCHITECT'S NAME AND SIGNATURE Rajneesh Kumar CA2017/86949	INTEGRATED Opportune Associates Pvt. Ltd. INTEGRATED
Signature Not Verified Date of Issue: 2023-10-23 Designation: ARCHITECT	Lucknow Development Authority
QR Code	Signature Not Verified Date of Issue: 2023-10-23 Designation: ARCHITECT
Building Plan Application Number LDA/BP/23-24/2752	Sanctioned On 03 Nov 2023
Valid Till 06 Dec 2028	Approved By Vice Chairman (Vice Chairman)
Examined By Yashoda Nand Tripathi (Junior engineer)	Atul Sharma (Junior engineer)
Rajesh Sharma (Assistant Engineer)	Atul Sharma (Junior engineer)
Rajesh Sharma (Assistant Engineer)	Atul Sharma (Junior engineer)
Rajesh Sharma (Assistant Engineer)	Atul Sharma (Junior engineer)
Sanjay Jindal (Executive engineer/Town Planner)	



LANDSCAPE PLAN



SERVICE PLAN

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

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Total Coverage Area: -	978.03	Total BUA Area: -	8407.59

OWNER'S NAME AND SIGNATURE OPPORTUNE ASSOCIATES PVT LTD AND OTHERS. Opportuneassociates@gmail.com, 9794999111	
ARCHITECT'S NAME AND SIGNATURE Rajneesh Kumar CA201786949	INTEGRATED INEER
Signature Not Verified Digitally signed by Rajneesh Kumar Date: 2023.10.23 14:43 Digitally signed by Rajneesh Kumar	Lucknow Development Authority
Building Plan Application Number LDA/BP/23-24/2752	Sanjay Jindal (Executive engineer/Town Planner)
Sanctioned On 03 Nov 2023	
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Approved By Vice Chairman (Vice Chairman)	
Examined By Yashoda Nand Tripathi (Junior engineer)	
Atul Sharma (Junior engineer)	
Rajesh Sharma (Assistant Engineer)	
Atul Sharma (Junior engineer)	
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