

PROJECT DETAIL		AREA STATEMENT
Authority/Lucknow Development Authority	PLOT USE: Residential	
Authority/Zone: Category A	PLOT SUB-USE: Group Housing	
Authority/Grade: Development Plan (DA)	Development Plan: INTEGRATED ELDECO CITY	
Area/Tract: Regular	Land Use Zone: Residential use Zone	
Project Type: Building Permission	Land Sub-Use Zone: Residential Zone	
Nature of Development: NEW	Layout Type: NA	
Development Area: New Area		
Sub-Development Area: Metro City Area		
Special Project: NA		
Site Address: District Lucknow, Tehsil Lucknow, Village NA		
AREA DETAILS		So. Mts
Area of Plot As per record		14282.13
Document Area		14282.13
As per site condition		14282.13
Area of Plot Considered		14282.13
DEFINITION FOR		
(a) Proposed roads		0.00
(b) Any reservations		0.00
(c) Area = (a)		0.00
Net Area of Plot (1 - 2) AREA OF PLOT		14282.13
Plot Area For Coverage		14282.13
Plot Area For FAR		14282.13
Farm FAR Area (2.50)		35705.33
Farm FAR Area (1.20)		
Total Farm FAR area with Paid FAR (3.75)		
Total Farm FAR area (3.75)		
Total Paid Proposed FAR Area		
Total Built up area permissible at:		
Permissible Coverage area (25.00 %)		4586.75
Proposed Coverage area (15.03 %)		2289.98
Total Prop. Coverage area (15.03 %)		2289.98
Balance Coverage area (10.97 %)		2708.77

Proposed Area at:			
	Proposed Built up	Existing Built up	Proposed F.S.I
Basement Floor	10297.74	0.00	224.34
Slab Floor	377.94	607.73	377.94
Ground Floor	224.34	0.00	1952.04
First Floor	224.34	743.21	1764.3
Second Floor	224.34	743.21	1764.3
Third Floor	224.34	743.21	1764.3
Fourth Floor	224.34	0.00	2225.87
Fifth Floor	224.34	0.00	2225.87
Sixth Floor	224.34	0.00	2225.87
Seventh Floor	224.34	0.00	2225.87
Eighth Floor	224.34	0.00	2225.87
Ninth Floor	224.34	0.00	2225.87
Tenth Floor	224.34	0.00	2225.87
Eleventh Floor	224.34	0.00	2225.87
Twelfth Floor	224.34	0.00	2225.87
Thirteenth Floor	224.34	0.00	2225.87
Fourteenth Floor	224.34	0.00	2225.87
Terrace Floor	311.92	0.00	0.00
Total Area	10571.58	1350.93	17100.85
Accessory/Use Area Added in FAR (Lateral Use)			23.18
Accessory/Use Area considered towards computation of FAR			231.85
Total FAR Area			35381.51
Accessory/Use Area Added in Builtup Area			346.70
Total Builtup Area			55753.35
Proposed F.S.I consumed			2.45

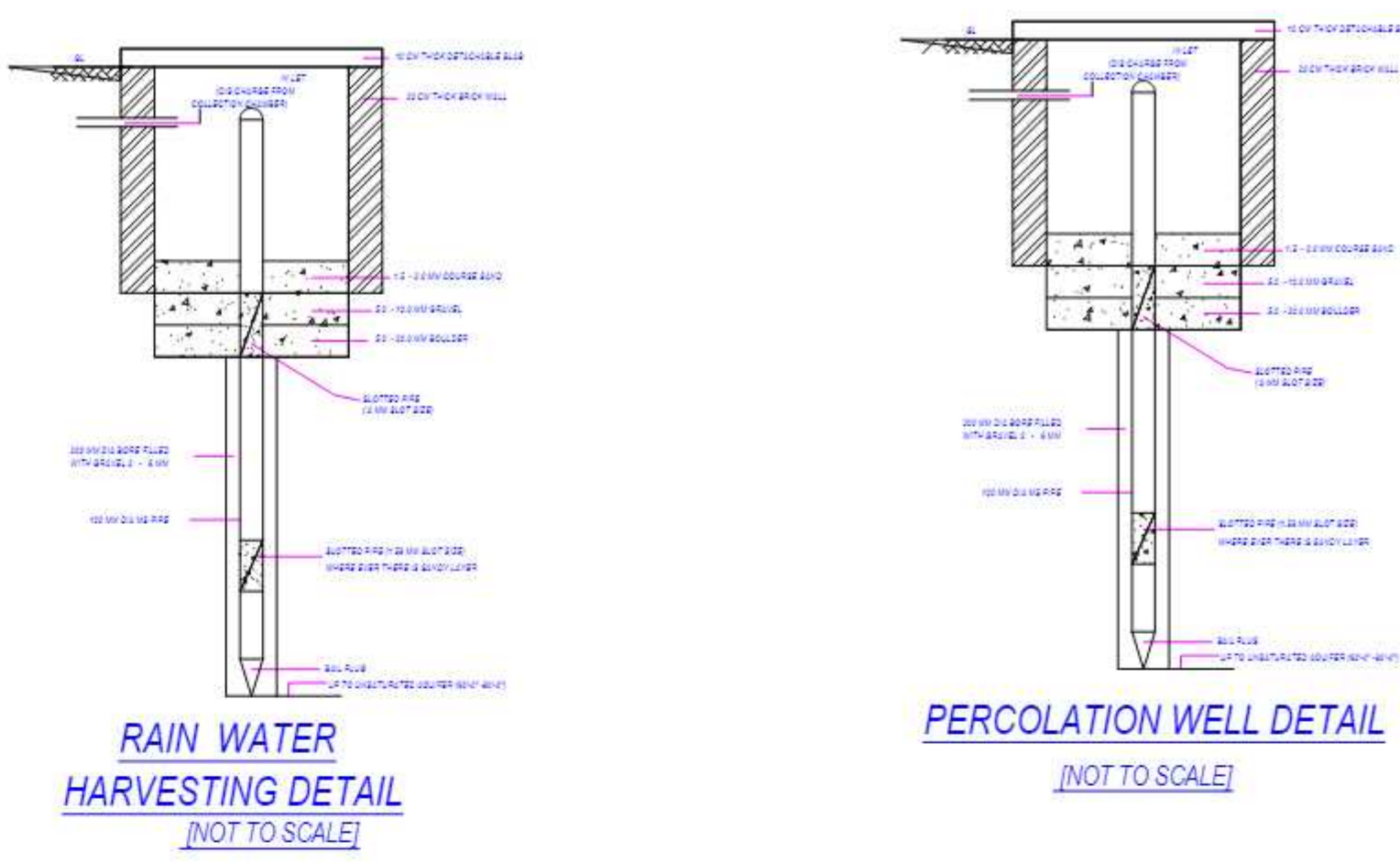
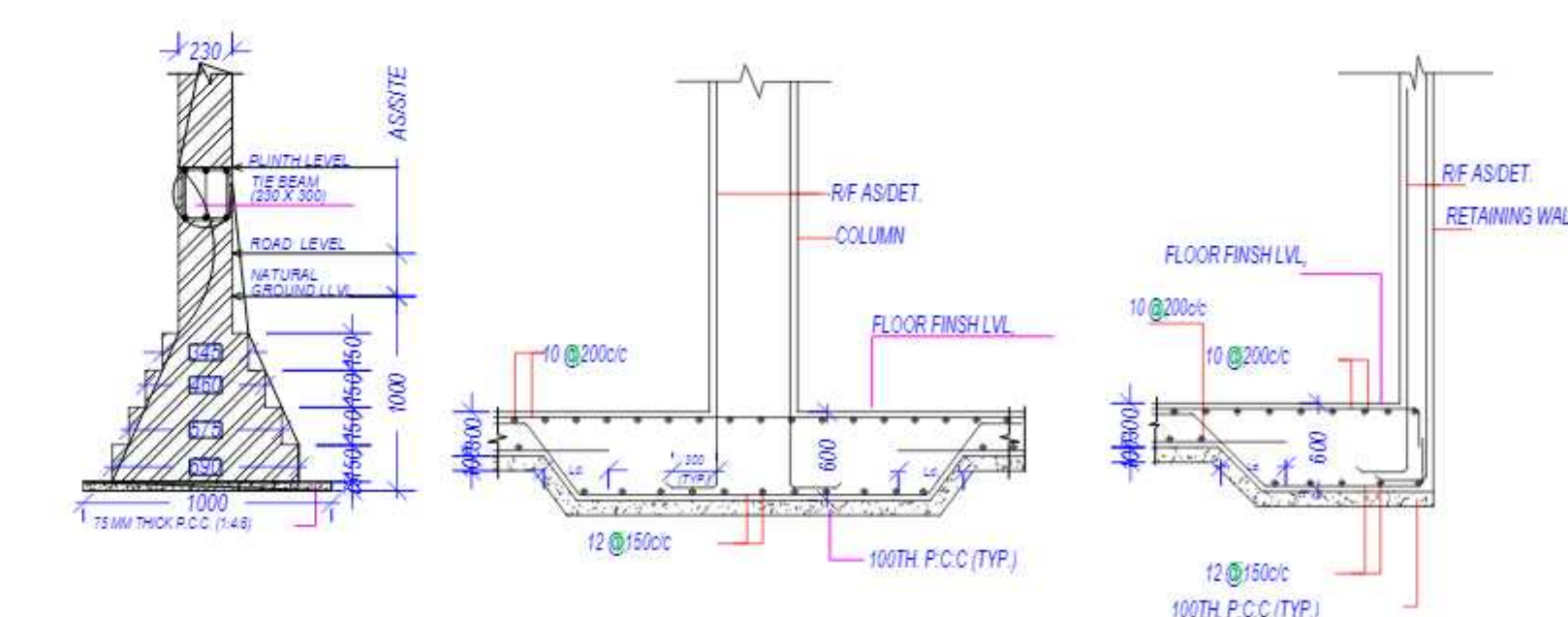
Tenement Statement		
1) Tenement Existing At:		
2) Tenement Proposed At:	12.00	
3) G.F.	15.00	
4) All Floor	254	
5) Total Tenements (3-4)	267	
Parking Statement		
1) Parking Space Required as per Regulations		4586.88
2) Proposed Parking Space		14475.58

PARKING CHECK (Table 7b)		
Vehicle Type	Redd	Propo
No.	Reduced Redd	No.
	Parking Space of Plot having RW/Area surrendered (FOCI)	Area
Equivalent Car Space	-	325
Total Car	331	325
Visitor's Car	-	10
Other Parking	-	5885.33
Total	4586.88	14475.58

Tree Details (Table 3h)		
Plot	Name	No. of Trees
PROPOSED SITE	Tree	68
		180

Color Notes		
COLOR INDEX		
PLOT BOUNDARY		
ABUTTING ROAD		
PROPOSED CONSTRUCTION		
COMMON PLOT		
ROAD ALIGNMENT (ROAD WIDENING AREA)		
FUTURE T.P. SCHEME REDUCTION AREA		
EXISTING (To be retained)		
EXISTING (To be demolished)		

OWNER'S NAME AND SIGNATURE		
ELDECO HOUSING AND INDUSTRIES LIMITED, indspu@eldecousing.co.in, 9415753292		
ARCHENG'S NAME AND SIGNATURE		JIRE ENGINEER
Rajesh Kumar		CA/2017/88949
		Lucknow Development Authority
Building Plan Application Number		LDA/BP/21-22/2562
Sanctioned On		24 Mar 2022
Valid Till		13 Nov 2027
Approved By		Vice Chairman (Vice Chairman)
Examined By		Anul Sharma (Junior engineer)
Rajesh Sharma (Assistant Engineer)		
Bhupendra Veer Singh (Executive engineer)		
Nitin Mital (Chief Town Planner)		
Pawan Kumar Gangwar (Secretary)		
Vice Chairman (Vice Chairman)		



SITE PLAN

- 4BHK +4T(B.U area 173.141 sqm) - Type-1
- 4BHK +3T(B.U area 172.302 sqm) - Type-2
- 3BHK +3T(B.U area 157.732 sqm) - Type-3
- 2BHK +2T(B.U area 137.083 sqm) - Type-4
- 3BHK +3T(B.U area 136.699 sqm) - Type-5
- 3BHK +3T(B.U area 130.545 sqm) - Type-6
- 2BHK+STUDY +2T(B.U area 111.357sqm) - Type-7
- 2BHK+STUDY +2T(B.U area 110.382sqm) - Type-8
- 2BHK +2T(B.U area 94.911 sqm) - Type-9

RAGHAVA ARCHITECTS
Architecture-Structure-Interior-Valuers-Vastu
HEAD OFFICE
PLOT NO. - C-8 SECOND FLOOR, COMMERCIAL MARKET
OVERLAND - 4, INDRA NAGAR, CHAZI ROAD, LUP, INDIA
NEAR ST. THOMAS SCHOOL
E mail - raghavaarchitects@gmail.com www.raghavaarchitects.com
MOB. - 9910797116, 9891146112

Total Plot Area :-	14282.13	Total FAR Area :-	35381.51
Total Coverage Area :-	2289.98	Total BUA Area :-	55753.35