Project Title :PROPOSED RESIDENTIAL LAYOUT PLAN FOR SAPPHIRE INFRAVENTURES PVT.LTD. ATKHASRA NO. 814 VILLAGE KASIMPUR BIRUHA, PARGANA & TEHSIL-MOHANLAL GANJ, SULTANPUR ROAD , LUCKNOW

File No	LDA/LD/24-25/2511	Sheet	1 / 1
Submission Date	2024-12-05	Scale	1:100

A	AREA STATEMENT	VERSION NO.: 1.00
		VERSION DATE: 26/10/2024
	PROJECT DETAIL :	
	Authority: Lucknow Development Authority	Plot Use: Residential
	Authority Class: Category A	Plot Sub Use: Plotted Resi development / Plotted Housing
	Authority Grade: Development Authority (DA)	Development Plan: Master Plan
	Zone Track: Regular	Land Use Zone: Residential use Zone
	Project Type: Layout Development	Land Sub Use Zone: Residential Zone
	Nature of Development: NEW	Layout Type: NA
	Development Area: Developed Area	
	SubDevelopment Area: Metro City Area	
	Special Project: NA	
	Site Address: District Lucknow, Tehsil Mohanlalganj, Village NA	
	AREA DETAILS:	Sq.Mts.
1	Area of Plot As per record	
	Document Area	7695.23
	As per site condition	7695.23
	Area of Plot Considered	7695.23
2	Deduction for	
	a)Proposed roads	0.00
	b)Any reservations	0.00
	Total(a + b)	0.00
3	Net Area of plot (1 - 2) AREA OF PLOT	7695.23
	Green and open space	1213.43

	Proposed Area at			
	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
Total Area	0.00	0.00	0.00	0.00

4	Total FAR Area	0.00
5	Total Built Up Area	0.00
6	Proposed FAR consumed	0.00
7	Tenement Statement	
8	Tenement Proposed At	

Color Notes

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)

Number of EWS/LIG unit required

Sl. No.	Plot Type	Nos. of Plot	No. of unit in one plot	Total Number of units	Proposed LIG/EWS Unit
1.	Single Dwelling Unit	23	1	23	-
Total		23		23	-
Number of EWS/LIG unit required (10% LIG)				3.00	0
Number of EWS/LIG unit required (10% EWS)				3.00	0
Total		23		29	-

Tenements Density Check

Net housing density	No. Of Tenements			No Of Persons		
	Reqd	Perm	Prop	Reqd	Perm	Prop
79/Rec.	-	150	48	-	576	240

Green and open space Area

Name	Prop. Area
GREEN AREA	1213.43

Land use analysis/Area distribution (Table 2c)

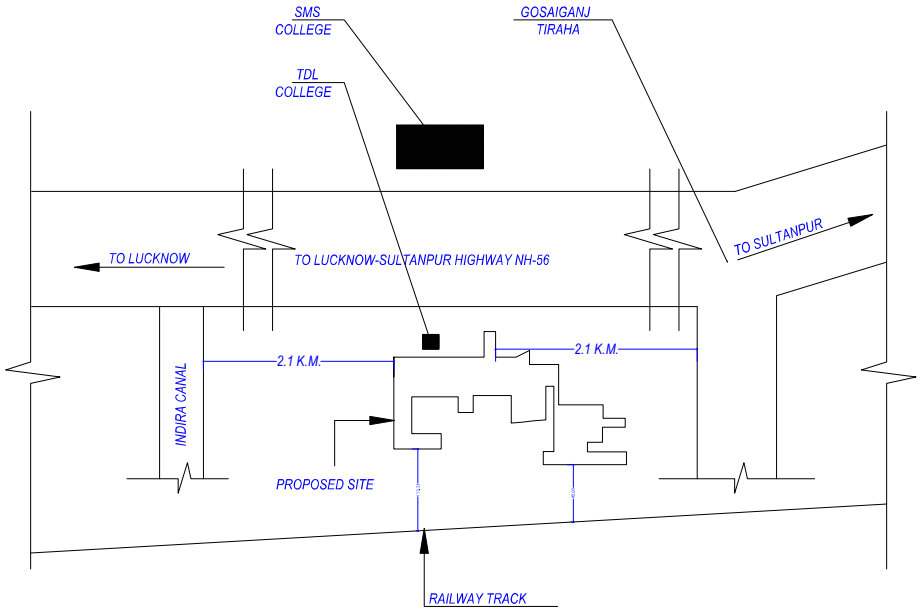
Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	2658.39	34.55
Road Area	3612.33	47.72
Sector Shopping	151.28	1.97
Public/Open Space	1213.43	15.77
Total net layout	7695.43	100.00

Individual Amenity Check b)

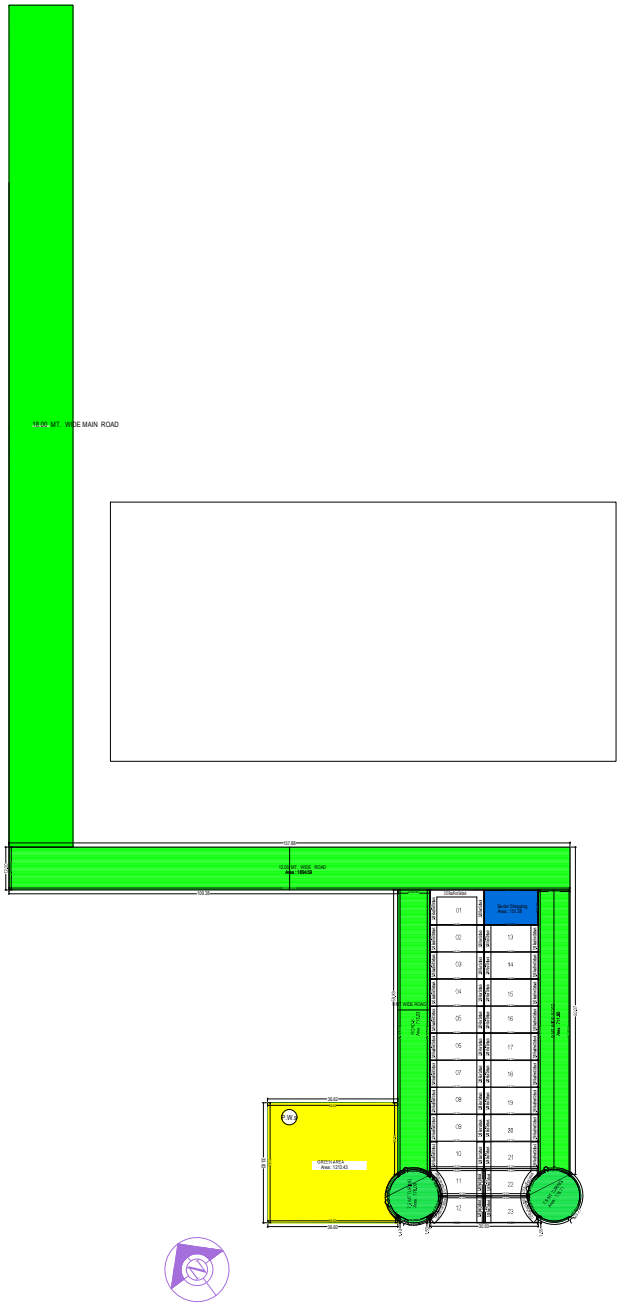
Name	Minimum Area		Minimum Count	
	Reqd	Prop	Reqd	Prop
Sector Shopping	25.00	151.28	-	1.00

Proposed Population Calculation

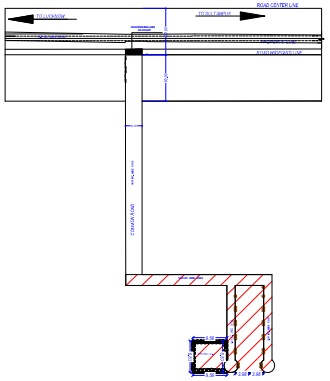
Plot Name	Use	Sub Use	Range	Nos	Perm Unit/Plot	Perm. Person/Unit	Total Person/Plot	Total
03	Residential	Row House	Above 150-upto 150sq.mt.	22	2	5	10	220
04	Residential	Row House			2		10	
05	Residential	Row House			2		10	
06	Residential	Row House			2		10	
07	Residential	Row House			2		10	
08	Residential	Row House			2		10	
09	Residential	Row House			2		10	
10	Residential	Row House			2		10	
11	Residential	Row House			2		10	
12	Residential	Row House			2		10	
13	Residential	Row House			2		10	
14	Residential	Row House			2		10	
15	Residential	Row House			2		10	
16	Residential	Row House			2		10	
17	Residential	Row House			2		10	
18	Residential	Row House			2		10	
19	Residential	Row House			2		10	
20	Residential	Row House	Above 150-upto 300sq.mt.	1	4	5	20	20
Grand Total								240



KEY PLAN



LAYOUT PLAN
(Scale - 1:500)



KEY PLAN

Individual Plot Area

Plot No.	Abutting Road	Plot Area		Frontage		Coverage				FAR Area	
		Reqd	Perm	Reqd	Prop	Factor	Perm	Prop	Perm	Prop	
01	12.00 MT. WIDE ROAD	40.00	-	151.28	3.50	15.25	0.00	0.00	0.00	-	0.00
02	ROAD-6	40.00	-	176.21	3.50	7.62	0.00	0.00	0.00	-	0.00
03	ROAD-6	40.00	-	176.20	3.50	7.62	0.00	0.00	0.00	-	0.00
04	ROAD-6	40.00	-	176.20	3.50	7.62	0.00	0.00	0.00	-	0.00
05	ROAD-6	40.00	-	176.20	3.50	7.62	0.00	0.00	0.00	-	0.00
06	ROAD-6	40.00	-	176.20	3.50	7.62	0.00	0.00	0.00	-	0.00
07	ROAD-6	40.00	-	176.20	3.50	7.62	0.00	0.00	0.00	-	0.00
08	ROAD-6	40.00	-	176.20	3.50	7.62	0.00	0.00	0.00	-	0.00
09	ROAD-6	40.00	-	176.20	3.50	7.62	0.00	0.00	0.00	-	0.00
10	ROAD-6	40.00	-	176.20	3.50	7.62	0.00	0.00	0.00	-	0.00
11	7.5 MT. TURING	40.00	-	103.93	3.50	6.62	0.00	0.00	0.00	-	0.00
12	7.5 MT. TURING	40.00	-	103.22	3.50	13.54	0.00	0.00	0.00	-	0.00
13	9 MT. WIDE ROAD	40.00	-	176.21	3.50	7.62	0.00	0.00	0.00	-	0.00
14	9 MT. WIDE ROAD	40.00	-	176.21	3.50	7.62	0.00	0.00	0.00	-	0.00
15	9 MT. WIDE ROAD	40.00	-	176.21	3.50	7.62	0.00	0.00	0.00	-	0.00
16	9 MT. WIDE ROAD	40.00	-	176.21	3.50	7.62	0.00	0.00	0.00	-	0.00
17	9 MT. WIDE ROAD	40.00	-	176.21	3.50	7.62	0.00	0.00	0.00	-	0.00
18	9 MT. WIDE ROAD	40.00	-	176.21	3.50	7.62	0.00	0.00	0.00	-	0.00
19	9 MT. WIDE ROAD	40.00	-	176.21	3.50	7.62	0.00	0.00	0.00	-	0.00
20	9 MT. WIDE ROAD	40.00	-	176.21	3.50	7.62	0.00	0.00	0.00	-	0.00
21	9 MT. WIDE ROAD	40.00	-	176.21	3.50	7.62	0.00	0.00	0.00	-	0.00
22	9 MT. WIDE ROAD	40.00	-	194.24	3.50	8.30	0.00	0.00	0.00	-	0.00
23	7.5 MT. TURING	40.00	-	194.04	3.50	6.65	0.00	0.00	0.00	-	0.00

Individual Plot Setback

Plot No.	Perm-Bldg	Abutting Road	Front		Side1		Side2		Rear		Coverage	FAR Area
			Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop	Prop	Prop
01		12.00 MT. WIDE ROAD	2.00	-	-	-	-	-	-	-	0.00	0.00
02		ROAD-6	2.00	-	-	-	-	-	2.00	-	0.00	0.00
03		ROAD-6	2.00	-	-	-	-	-	2.00	-	0.00	0.00
04		ROAD-6	2.00	-	-	-	-	-	2.00	-	0.00	0.00
05		ROAD-6	2.00	-	-	-	-	-	2.00	-	0.00	0.00
06		ROAD-6	2.00	-	-	-	-	-	2.00	-	0.00	0.00
07		ROAD-6	2.00	-	-	-	-	-	2.00	-	0.00	0.00
08		ROAD-6	2.00	-	-	-	-	-	2.00	-	0.00	0.00
09		ROAD-6	2.00	-	-	-	-	-	2.00	-	0.00	0.00
10		ROAD-6	2.00	-	-	-	-	-	2.00	-	0.00	0.00
11		7.5 MT. TURING	2.00	-	-	-	-	-	2.00	-	0.00	0.00
12		7.5 MT. TURING	2.00	-	-	-	-	-	2.00	-	0.00	0.00
13		9 MT. WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
14		9 MT. WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
15		9 MT. WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
16		9 MT. WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
17		9 MT. WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
18		9 MT. WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
19		9 MT. WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
20		9 MT. WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
21		9 MT. WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
22		9 MT. WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
23		7.5 MT. TURING	2.00	-	-	-	-	-	2.00	-	0.00	0.00

Total Plot Area: -	7695.23	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00

OWNER'S NAME AND SIGNATURE

SAPPHIRE INFRAVENTURES PVT.LTD. NIVESHDD@GMAIL.COM, 8000773865

ARCHENGS NAME AND SIGNATURE

DEVANSH KUMAR
CA/2015/80388

Signature valid
Date: 2024.12.05 12:07:08 +05'30'
Designation : Architect

Lucknow Development Authority

Signature valid
Date: 2024.12.05 12:07:08 +05'30'
Designation : Developer Authority

Building Plan Application Number

LDA/LD/24-25/2511

Sanctioned On

07 Jan 2025

Valid Till

16 Jan 2030

Approved By

Vice Chairman (Vice Chairman)

Examined By

Satish Kumar Yadav (Junior engineer)

Atul Sharma (Assistant Engineer)

Ajeet Kumar (Executive engineer/Town Planner)

kaushvendra kumar Gautam (Chief Town Planner)

Gyanendra Verma (Additional Secretary)

Vice Chairman (Vice Chairman)

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.

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