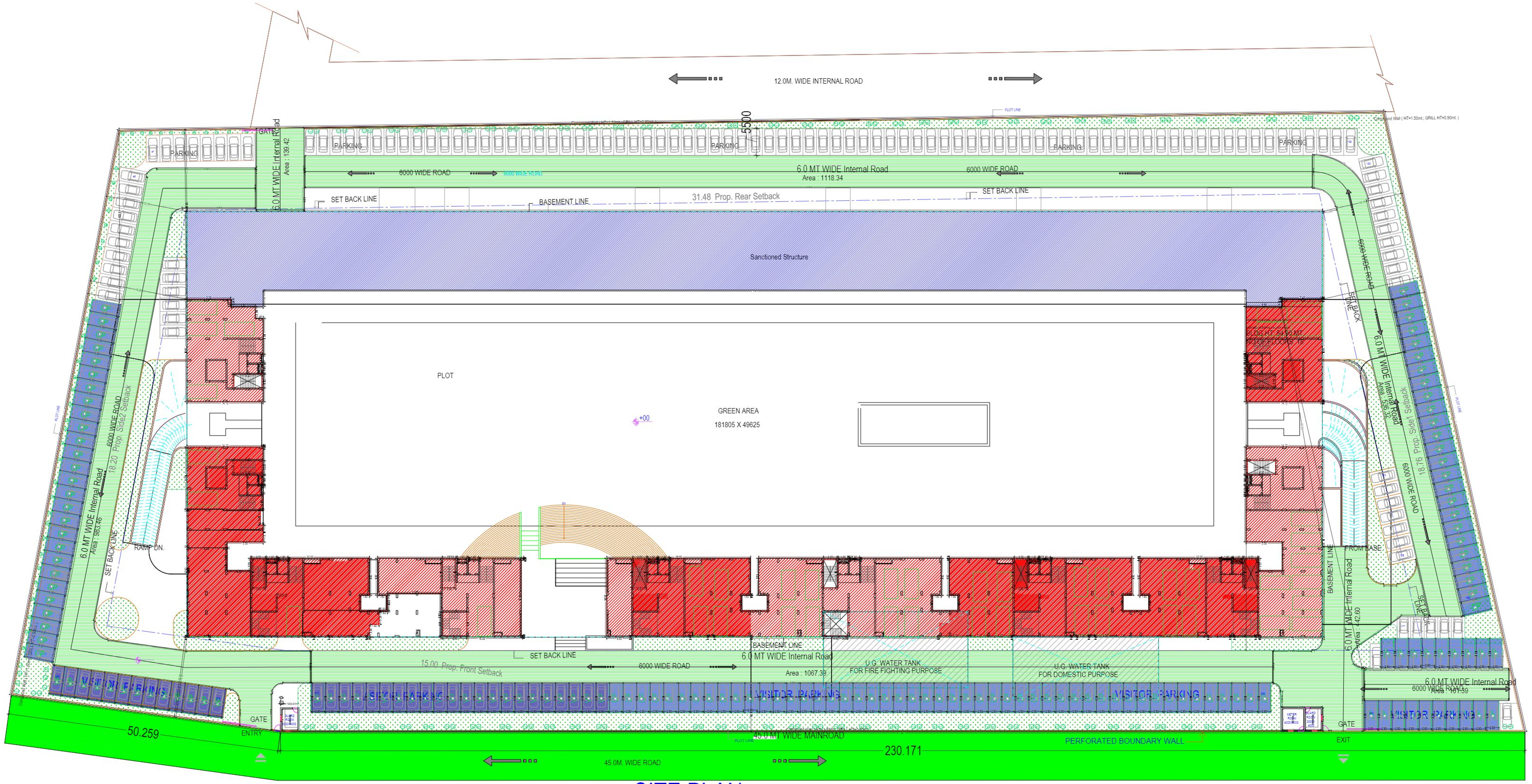
Project Title : PROPOSED/ADD.ALT SUBMISSION DRAWING FOR THE TIME EXTENSION GROUP HOUSING BUILDING TOWER -A, B, C, D, E, F , M , N, O, P AT PROPOSED INTEGRATED TOWNSHIP OF EMAAR-MGF, AT GOMTI NAGAR EXTENSION , SECTOR-7, LUCKNOWPROJECT NAME - ORANJE CASTLEOWNER - M/S. SURAJ INFRAVENTURE PVT. LTD

File No	LDA/BP/24-25/2256	Sheet	1 / 7
Submission Date	2024-10-14	Scale	1:100



SITE PLAN

PROPOSED SITE PLAN
(Scale - 1:400)

Additional Permissible FAR

Area covered under	Proposed Area	Total Proposed Area
FAR Area		
Lift Lobby	5.86	661.34
Lift Lobby	5.26	
Lift Lobby	5.86	
Lift Lobby	5.26	
Lift Lobby	5.86	
Lift Lobby	5.26	
Lift Lobby	5.65	
Lift Lobby	5.65	
Lift Lobby	5.65	
Lift Lobby	5.26	
Lift Lobby	5.26	
Lift Lobby	5.86	
Lift Lobby	5.26	
Lift Lobby	5.26	
Lift Lobby	5.86	
Lift Lobby	5.65	
Lift Lobby	5.65	
Lift Lobby	5.26	
Lift Lobby	5.86	
Lift Lobby	5.65	
Lift Lobby	5.65	
Lift Lobby	5.26	
Lift Lobby	5.86	
Lift Lobby	5.26	
Lift Lobby	5.86	
Lift Lobby	5.26	
Lift Lobby	5.65	
Lift Lobby	5.65	
Lift Lobby	5.65	
Lift Lobby	5.26	
Lift Lobby	5.26	
Lift Lobby	5.86	
Lift Lobby	5.26	
Lift Lobby	5.26	
Lift Lobby	5.86	
Lift Lobby	5.65	
Lift Lobby	5.65	
Lift Lobby	5.65	
Lift Lobby	5.65	
Lift Lobby	5.65	
Lift Lobby	5.26	
Lift Lobby	5.26	
Lift Lobby	5.86	
Lift Lobby	5.26	
Lift Lobby	5.86	
Lift Lobby	5.65	
Lift Lobby	5.65	
Lift Lobby	5.65	
Lift Lobby	5.65	
Lift Lobby	5.26	
Lift Lobby	5.65	
Lift Lobby	5.65	
Lift Lobby	5.65	
Lift Lobby	5.26	
Lift Lobby	5.86	
Lift Lobby	5.26	
Lift Lobby	5.86	
Lift Lobby	5.26	
Lift Lobby	5.65	
Lift Lobby	5.65	
Lift Lobby	5.65	
Lift Lobby	5.26	
Lift Lobby	5.26	
Lift Lobby	5.86	
Lift Lobby	5.26	
Lift Lobby	5.26	
Lift Lobby	5.86	
Lift Lobby	5.65	
Lift Lobby	5.65	
Lift Lobby	5.65	
Lift Lobby	5.65	
Lift Lobby	5.26	
Lift Lobby	5.26	
Lift Lobby	5.86	
Lift Lobby	5.26	
Lift Lobby	5.86	
Lift Lobby	5.65	
Lift Lobby	5.65	
Lift Lobby	5.65	
Lift Lobby	5.65	
Lift Lobby	5.26	
Lift Lobby	5.26	
Lift Lobby	5.86	
Lift Lobby	5.26	
Lift Lobby	5.26	
Lift Lobby	5.86	
Lift Lobby	5.65	
Lift Lobby	5.65	
Lift Lobby	5.65	
Lift Lobby	5.65	
Lift Lobby	5.26	
Lift Lobby	5.26	
Lift Lobby	5.26	
Lift Lobby	5.86	
Lift Lobby	5.26	
Lift Lobby	5.86	
Lift Lobby	5.65	
Lift Lobby	5.65	
Lift Lobby	5.65	
Lift Lobby	5.26	
Lift Lobby	5.26	
Lift Lobby	5.65	
Lift Lobby	5.86	
Lift Lobby	5.26	
Lift Lobby	5.26	
Lift Lobby	5.86	
Lift Lobby	5.65	
Lift Lobby	5.65	
Lift Lobby	5.65	
Lift Lobby	5.65	
Lift Lobby	5.26	
Lift Lobby	5.26	
Lift Lobby	5.26	
Lift Lobby	5.26	
Lift Lobby	5.86	
Lift Lobby	5.65	
Lift Lobby	5.65	
Lift Lobby	5.65	
Lift Lobby	5.65	
Lift Lobby	5.65	
Lift Lobby	5.26	
Lift Lobby	5.26	
Lift Lobby	5.26	
Lift Lobby	5.86	
Lift Lobby	5.26	
Lift Lobby	5.86	
Lift Lobby	5.65	
Lift Lobby	5.65	
Lift Lobby	5.65	
Lift Lobby	5.26	
Lift Lobby	5.26	
Lift Lobby	5.65	
Lift Lobby	5.86	
Lift Lobby	5.26	
Lift Lobby	5.26	
Lift Lobby	5.86	
Lift Lobby	5.65	
Lift Lobby	5.65	
Lift Lobby	5.65	
Lift Lobby	5.65	
Lift Lobby	5.26	
Lift Lobby	5.86	
Lift Lobby	5.26	
Lift Lobby	5.26	
Lift Lobby	5.65	
Lift Lobby	5.26	
Lift Lobby	5.86	
Lift Lobby	5.86	
Lift Lobby	5.65	
Lift Lobby	5.65	
Lift Lobby	5.86	
Lift Lobby	5.26	
Lift Lobby	5.65	
Lift Lobby	5.26	
Lift Lobby	5.86	
Lift Lobby	5.65	
Lift Lobby	5.86	
Lift Lobby	5.65	
Lift Lobby	5.65	
Lift Lobby	5.86	
NonFAR CHECK		
Service Duct	1.06	143.60
Service Duct	1.43	
Service Duct	1.43	
Service Duct	1.43	
Service Duct	1.43	
Service Duct	1.43	
Service Duct	1.06	
Lift Machine Room	20.99	
Lift Machine Room	3.57	
Service Duct	1.43	
Service Duct	1.43	
Lift Machine Room	7.46	
Lift Machine Room	7.46	
Fire Escape Staircase	16.49	
STAIRCASEHEADROOM	16.49	
Lift Machine Room	3.48	
Service Duct	1.06	
Fire Escape Staircase	16.49	
STAIRCASEHEADROOM	19.78	
Lift Machine Room	3.48	
Service Duct	1.06	

A	AREA STATEMENT	VERSION NO.: 1.0.95 VERSION DATE: 25/09/2024
	PROJECT DETAIL :	
	Authority: Lucknow Development Authority	Plot Use: Residential
	AuthorityClass: Category A	Plot SubUse: Group Housing
	AuthorityGrade: Development Authority (DA)	Development Plan: Master Plan
	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, Tehsil:Lucknow, Village:NA	
	AREA DETAILS :	Sq.Mts.
1.	Area of Plot As per record	-
	Document Area	28878.58
	As per site condition	28938.50
	Area of Plot Considered	28878.58
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	28938.50
	Plot Area For Coverage	28938.50
	Plot Area For FAR	28938.50
	Perm. FAR Area (2.50)	72346.25
	Perm. Paid FAR Area (1.25)	36173.13
	Total Perm. FAR area with Paid FAR (3.75)	108519.38
	Total Perm. FAR area (3.75)	108519.38
6.	Total Built up area permissible at:	
	Permissible Coverage area (40.00 %)	11575.40
	Proposed Coverage Area (12.07 %)	3494.29
	Existing Building Coverage area (10.78 %)	3119.12
	Total Prop. Coverage Area (22.85 %)	6613.41
	Balance coverage area (17.15 %)	4961.99

Proposed Area at:

-	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
Basement Floor	458.77	14081.01	399.65	925.64
Stilt Floor	131.76	3445.85	131.75	384.77
First Floor	1023.12	2838.10	875.14	2357.43
Second Floor	1018.34	2967.57	876.45	2479.46
Third Floor	1842.59	2145.42	1571.96	1786.59
Fourth Floor	1840.32	2375.13	1573.13	1990.49
Fifth Floor	1727.20	2470.07	1470.31	2068.50
Sixth Floor	1756.27	2448.72	1472.95	2079.14
Seventh Floor	1727.21	2355.56	1470.32	1969.13
Eighth Floor	1933.46	2041.54	1649.15	1715.45
Ninth Floor	2229.28	1143.22	1830.33	955.07
Tenth Floor	2291.65	955.06	1735.29	803.53
Eleventh Floor	2832.10	498.37	2292.05	401.76
Twelfth Floor	2154.51	264.43	1736.19	214.65
Thirteenth Floor	1984.97	228.36	1614.02	188.81
Fourteenth Floor	1815.67	264.43	1413.19	214.65
Fifteenth Floor	1395.25	0.00	1057.85	0.00
Sixteenth Floor	755.97	0.00	585.53	0.00
Seventeenth Floor	418.64	0.00	235.34	0.00
Terrace Floor	86.22	0.00	0.00	0.00
Total Area:	29423.30	40522.84	23990.60	20535.07

	Total FAR Area:	77867.74
	AccessoryUse Area Added in BuiltUp Area:	40.00
	Built up area:	40.00
	Existing Building BUA Area:	42312.73
	Total BuiltUp Area:	112298.87
	Proposed FAR consumed:	2.69
C.	Tenement Statement	
4.	Tenement Proposed At:	
	All Floors	279.00
5.	Total Tenements (3 + 4)	279
E.	Parking Statement	
1.	Parking Space Required as per Regulations:	5170.00
2.	Proposed Parking Space:	21897.76

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)	

Additional PermissibleFAR

Total Permissible FAR	Permissible FAR	Proposed FAR	5% Additional FAR	Sum of Non FAR Area	Balance Non FAR Area	Sum of FAR Area	Balance FAR Area	Total Proposed FAR
108519.38	72346.25	77867.74	3617.31	143.60	3473.71	661.34	2812.37	77867.74

Existing Building Details

Name	Use	SubUse	Structure	Height	Floor No	FAR Area	BUA Area
Sanctioned Structure	Residential	Group Housing	Highrise	54.95	19	33342.07	42312.73

Parking Check (Table 7b)

Vehicle Type	Reqd.			Prop.	
	No.	Reduced Reqd Parking (Incase of Plot having RWArea surrendered FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	463	6366.25
Total Car	341	-	4688.75	463	6366.25
Visitor's Car Parking	35	-	481.25	35	481.25
Other Parking	-	-	-	-	10334.01
Total			5170.00		17181.51

Buildingwise Floor FSI Details

Floor Name	Building Name: PROPOSED AND EXSTING (A B C D E F M N O P)				Total				
	Proposed Built Up Area (Sq.mt.)	Existing Built up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Existing FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total Existing Built up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Existing FAR Area (Sq.mt.)	Total Paid FAR Area (Sq.mt.)
Basement Floor	458.77	14081.01	399.65	925.64	458.77	14081.01	399.65	925.64	0.00
Stilt Floor	131.76	3445.85	76.36	440.16	131.76	3445.85	76.36	440.16	0.00
First Floor	1023.12	2838.10	875.14	2357.43	1023.12	2838.10	875.14	2357.43	0.00
Second Floor	1018.34	2967.57	876.45	2479.46	1018.34	2967.57	876.45	2479.46	0.00
Third Floor	1842.59	2145.42	1571.96	1786.59	1842.59	2145.42	1571.96	1786.59	0.00
Fourth Floor	1840.32	2375.13	1573.13	1990.49	1840.32	2375.13	1573.13	1990.49	0.00
Fifth Floor	1727.20	2470.07	1470.31	2068.50	1727.20	2470.07	1470.31	2068.50	0.00
Sixth Floor	1756.27	2448.72	1472.95	2079.14	1756.27	2448.72	1472.95	2079.14	0.00
Seventh Floor	1727.21	2355.56	1470.32	1969.13	1727.21	2355.56	1470.32	1969.13	0.00
Eighth Floor	1933.46	2041.54	1649.15	1715.45	1933.46	2041.54	1649.15	1715.45	0.00
Ninth Floor	2229.28	1143.22	1830.33	955.07	2229.28	1143.22	1830.33	955.07	0.00
Tenth Floor	2291.65	955.06	1735.29	803.53	2291.65	955.06	1735.29	803.53	0.00
Eleventh Floor	2832.10	498.37	2292.05	401.76	2832.10	498.37	2292.05	401.76	0.00
Twelfth Floor	2154.51	264.43	1736.19	214.65	2154.51	264.43	1736.19	214.65	212.10
Thirteenth Floor	1984.97	228.36	1614.02	188.81	1984.97	228.36	1614.02	188.81	1614.02
Fourteenth Floor	1815.67	264.43	1413.19	214.65	1815.67	264.43	1413.19	214.65	1413.19
Fifteenth Floor	1395.25	0.00	1057.85	0.00	1395.25	0.00	1057.85	0.00	1057.85
Sixteenth Floor	755.97	0.00	585.53	0.00	755.97	0.00	585.53	0.00	585.53
Seventeenth Floor	418.64	0.00	235.34	0.00	418.64	0.00	235.34	0.00	235.34
Terrace Floor	86.22	0.00	0.00	0.00	86.22	0.00	0.00	0.00	0.00
Total:	29423.30	40522.84	23990.60	20535.07	29423.30	40522.84	23990.60	20535.07	5521.49

Building Name	Built Up Area (Sq. Mt.)	FAR Area (Sq.mt.)
Sanctioned Structure	42312.73	33342.07
Total:	42312.73	33342.07

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	145	208

Additional Coverage Area

Plot name	Area covered under	Proposed Area	Total Coverage Area	Permissible Coverage Area
PLOT	GUARD RM	12.00	40.00	100
	GUARD RM	12.00		
	MET.RM	16.00		

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units: Parking space reqd for every	Units: Prop.	Car: Reqd./Unit	Car: Reqd.	Car: Prop.	Visitors Car: Reqd./Unit	Visitors Car: Reqd.	Visitors Car: Prop.
PROPOSED AND EXSTING (A B C D E F M N O P)	Residential	Group Housing	0 - 50	1	-	-	-	-	-	-	-
			50 - 100	1	53.00	1.00	53	-	-	-	-
			100 - 150	1	185.00	1.25	232	-	-	-	-
			> 150	1	37.00	1.50	56	-	-	-	-
			> 0	1	-	-	-	-	1.00	35	-
	Total :		-	-	-	-	341	463	-	35	35

FAR& Unit Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.): VShaft	Void	Ramp	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.): Mumty	Lift	Lift Machine	Lift Lobby	Balcony	Double Height	Accessory Use	Parking	Existing Impact \ Sanctioned FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.): Resi.	Add Area In FAR (Sq.mt.): Stair	Total FAR Area (Sq.mt.)	No. of Unit
PROPOSED AND EXSTING (A B C D E F M N O P)	1	72618.76	2016.09	194.12	462.68	69946.14	40522.84	29423.30	2476.59	1118.95	69.02	661.10	4491.61	946.91	370.71	15293.11	20535.07	23377.07	82.16	44525.67	279
Grand Total :	1	72618.76	2016.09	194.12	462.68	69946.14	40522.84	29423.30	2476.59	1118.95	69.02	661.10	4491.61	946.91	370.71	15293.11	20535.07	23377.07	82.16	44525.67	279

OWNER'S NAME AND SIGNATURE

SURAJ INFRAVENTURE PVT. LTD, info@oranje.co.in, 7310200210

Suraj Infraventures Pvt. Ltd.
(Authorised Signatory/Director)

ARCH/ENG'S NAME AND SIGNATURE ENGINEER

Rajneesh Kumar

CA/2017/86949

Lucknow Development Authority

Building Plan Application Number

LDA/BP/24-25/2256

Sanctioned On

18 Nov 2024

Valid Till

25 Apr 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.

Total Plot Area: - 28938.50	Total FAR Area: - 77867.74
Total Coverage Area: - 6613.41	Total BUA Area: - 112298.87

ISO_A0_(841.00_x_1189.00_MM)

The correctness and accuracy of Proposal Information and drawing is a responsibilty of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.