Project Title :PROPOSED GROUP HOUSING OF Z.M.ENTERPRISES PVT. LTD. (THE ROYAL RETREAT)AT GH07, HAVINGKHASRA NO 309P, 361, 368P, 369P, 370P, 371P, 647P, 653P AND 632P, SITUATED AT INTEGRATED TOWNSHIP, SHALIMARONE WORLD, VILLAGE BAGHAMAU, LUCKNOW, THROU. DIR. MR. KAREEM FAROOQUI.

File No	LDA/BP/23-24/4207	Sheet	1 / 15
Submission Date	*2024-10-17*	Scale	1:100

KSMB
Creating Infrastructure

SITE PLAN

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: REVISED LAYOUT PLAN OF AN INTEGRATED TOWNSHIP AT BAGAMAU 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: NEW	Layout Type: NA
	Development Area: Undeveloped 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	-
	NA	14600.00
	As per site condition	14871.41
	Area of Plot Considered	14600.00
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	14600.00
	Plot Area For Coverage	14600.00
	Plot Area For FAR	14600.00
	Perm. FAR Area (2.50)	36500.00
	Perm. Paid FAR Area (1.25)	18250.00
	Total Perm. FAR area with Paid FAR (3.75)	54750.00
	Total Perm. FAR area (3.75)	54750.00
6.	Total Built up area permissible at:	
	Permissible Coverage area (40.00 %)	5840.00
	Proposed Coverage Area (27.07 %)	3952.88
	Total Prop. Coverage Area (27.07 %)	3952.88
	Balance coverage area (12.93 %)	1887.12

Proposed Area at:

-		Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
	Basement First Floor	8664.33	0.00	0.00	0.00
	Basement Second Floor	9679.97	0.00	0.00	0.00
	Stilt Floor	3428.74	0.00	630.68	0.00
	First Floor	2986.85	0.00	1431.70	0.00
	Second Floor	3417.15	0.00	2529.70	0.00
	Third Floor	3417.15	0.00	2529.70	0.00
	Fourth Floor	3417.15	0.00	2529.70	0.00
	Fifth Floor	3417.15	0.00	2529.70	0.00
	Sixth Floor	3417.15	0.00	2529.70	0.00
	Seventh Floor	3417.15	0.00	2529.70	0.00
	Eighth Floor	3417.15	0.00	2529.70	0.00
	Ninth Floor	3417.15	0.00	2529.70	0.00
	Tenth Floor	3417.15	0.00	2529.70	0.00
	Eleventh Floor	3417.15	0.00	2529.70	0.00
	Twelfth Floor	3417.15	0.00	2529.70	0.00
	Thirteenth Floor	3417.15	0.00	2529.70	0.00
	Fourteenth Floor	2030.48	0.00	1395.93	0.00
	Fifteenth Floor	2019.46	0.00	1361.40	0.00
	Sixteenth Floor	1509.89	0.00	987.57	0.00
	Seventeenth Floor	1307.27	0.00	937.47	0.00
	Eighteenth Floor	1307.27	0.00	780.65	0.00
	Terrace Floor	118.48	0.00	0.00	0.00
	Total Area:	74058.54	0.00	37881.80	0.00

	Total FAR Area:	37881.80
	AccessoryUse Area Added in BuiltUp Area:	2.89
	Total BuiltUp Area:	74061.43
	Proposed FAR consumed:	2.60
C.	Tenement Statement	
4.	Tenement Proposed At:	
	All Floors	168.00
5.	Total Tenements (3 + 4)	168
E.	Parking Statement	
1.	Parking Space Required as per Regulations:	3767.50
2.	Proposed Parking Space:	19677.34

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	-	-	-	298	4097.50
Total Car	249	-	3423.75	298	4097.50
Visitor's Car Parking	25	-	343.75	26	357.50
Other Parking	-	-	-	-	15222.34
Total			3767.50		19677.34

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	73	85

Additional Coverage Area

Plot name	Area covered under	Proposed Area	Total Coverage Area	Permissible Coverage Area
PLOT	GUARD RM	2.89	2.89	100

Green and open space Area

Name	Prop. Area
GREEN 1	575.14
GREEN 2	700.50

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)

OWNER'S NAME AND SIGNATURE

Z M ENTERPRISES PVT LTD through Director Mr.Kareem Farooqui
amit.saxena@ksmb.in, 9044441260

Additional Permissible FAR

Area covered under	Proposed Area	Total Proposed Area
FAR Area		
Lift Lobby	10.00	2268.23
Lift Lobby	10.00	
Lift Lobby	10.00	
Lift Lobby	10.00	
Assembly12	365.94	
Assembly	366.35	
Lift Lobby	10.00	
Lift Lobby	10.00	
Lift Lobby	10.00	
Lift Lobby	10.00	
Lift Lobby	10.00	
Assembly-1	326.47	
Assembly.22	329.47	
Lift Lobby	120.00	
Lift Lobby	120.00	
Lift Lobby	120.00	
Lift Lobby	120.00	
Lift Lobby	120.00	
Lift Lobby	10.00	
Lift Lobby	10.00	
Lift Lobby	10.00	
Lift Lobby	10.00	
Lift Lobby	10.00	
Lift Lobby	10.00	
Lift Lobby	10.00	
Lift Lobby	10.00	
Lift Lobby	10.00	
Lift Lobby	10.00	
Lift Lobby	10.00	
Lift Lobby	10.00	
Lift Lobby	10.00	
Lift Lobby	10.00	
Lift Lobby	10.00	
Lift Lobby	10.00	
Lift Lobby	10.00	
Lift Lobby	10.00	
Lift Lobby	10.00	
NonFAR CHECK		
Lift Machine Room	4.11	134.93
Lift Machine Room	4.11	
Lift Machine Room	5.29	
Lift Machine Room	4.11	
Lift Machine Room	4.11	
Lift Machine Room	5.29	
Fire Escape Staircase	25.84	
Fire Escape Staircase	35.63	
Fire Escape Staircase	25.49	
Lift Machine Room	5.22	
Lift Machine Room	3.92	
Lift Machine Room	3.87	
Lift Machine Room	3.96	
Lift Machine Room	3.96	

ARCH/ENG'S NAME AND SIGNA... URE ENGINEER

Ahmad Miyan
CA/2010/47126

Signature Not Verified
Digitally signed by AHMAD MIYAN
Date: 16 May 2025 10:45:12
Designation :Owner

Lucknow Development Authority

Signature Not Verified
Digitally signed by PRATHAMESH KUMAR
Date: 16 May 2025 16:23:10
Organization :Lucknow Development Authority
Designation :Vice Chairman

Building Plan Application Number
LDA/BP/23-24/4207

Sanctioned On
23 Apr 2025

Valid Till
11 Dec 2030

Approved By
Vice Chairman (Vice Chairman)

Examined By
Usman Ali Khan (Junior engineer)
Atul Sharma (Assistant Engineer)
Atul Sharma (Executive engineer/Town Planner)
kaushvendra kumar Gautam (Chief Town Planner)
Gyanendra Verma (Additional Secretary)
Vice Chairman (Vice Chairman)

FAR& Unit Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.): OTS	VShaft	Void	Ramp	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.): Mumty	Lift	Lift Machine	Lift Lobby	Balcony	Double Height	Accessory Use	Ramp	Covered Area	Parking	Proposed FAR Area (Sq.mt.): Resi.	Add Area In FAR (Sq.mt.): Stair	Lift Lobby	Passage	Total FAR Area (Sq.mt.)	No. of Unit
TOWER 1 (GH)	1	76593.13	759.63	335.79	423.49	1015.68	74058.54	4977.65	1296.01	69.59	1121.50	7105.84	1056.61	417.26	1015.64	13.59	19262.09	37722.76	0.00	159.04	0.00	37881.80	168
Grand Total :	1	76593.13	759.63	335.79	423.49	1015.68	74058.54	4977.65	1296.01	69.59	1121.50	7105.84	1056.61	417.26	1015.64	13.59	19262.09	37722.76	0.00	159.04	0.00	37881.80	168

Buildingwise Floor FSI Details

Floor Name	Building Name: TOWER 1 (GH) Proposed Built Up Area (Sq.mt.)	TOWER 1 (GH) Proposed FAR Area (Sq.mt.)	Total: Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Paid FAR Area (Sq.mt.)
Basement First Floor	8664.33	0.00	8664.33	0.00	0.00
Basement Second Floor	9679.97	0.00	9679.97	0.00	0.00
Stilt Floor	3428.74	630.68	3428.74	630.68	0.00
First Floor	2986.85	1431.70	2986.85	1431.70	0.00
Second Floor	3417.15	2529.70	3417.15	2529.70	0.00
Third Floor	3417.15	2529.70	3417.15	2529.70	0.00
Fourth Floor	3417.15	2529.70	3417.15	2529.70	0.00
Fifth Floor	3417.15	2529.70	3417.15	2529.70	0.00
Sixth Floor	3417.15	2529.70	3417.15	2529.70	0.00
Seventh Floor	3417.15	2529.70	3417.15	2529.70	0.00
Eighth Floor	3417.15	2529.70	3417.15	2529.70	0.00
Ninth Floor	3417.15	2529.70	3417.15	2529.70	0.00
Tenth Floor	3417.15	2529.70	3417.15	2529.70	0.00
Eleventh Floor	3417.15	2529.70	3417.15	2529.70	0.00
Twelfth Floor	3417.15	2529.70	3417.15	2529.70	0.00
Thirteenth Floor	3417.15	2529.70	3417.15	2529.70	0.00
Fourteenth Floor	2030.48	1395.93	2030.48	1395.93	0.00
Fifteenth Floor	2019.46	1361.40	2019.46	1361.40	0.00
Sixteenth Floor	1509.89	987.57	1509.89	987.57	0.00
Seventeenth Floor	1307.27	937.47	1307.27	937.47	601.15
Eighteenth Floor	1307.27	780.65	1307.27	780.65	780.65
Terrace Floor	118.48	0.00	118.48	0.00	0.00
Total:	74058.54	37881.80	74058.54	37881.80	1381.80

Buildingwise Floor FSI Details

Floor Name	Building Name: TOWER 1 (GH) Proposed Built Up Area (Sq.mt.)	TOWER 1 (GH) Proposed FAR Area (Sq.mt.)	Total: Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Paid FAR Area (Sq.mt.)
Basement First Floor	8664.33	0.00	8664.33	0.00	0.00
Basement Second Floor	9679.97	0.00	9679.97	0.00	0.00
Stilt Floor	3428.74	630.68	3428.74	630.68	0.00
First Floor	2986.85	1431.70	2986.85	1431.70	0.00
Second Floor	3417.15	2529.70	3417.15	2529.70	0.00
Third Floor	3417.15	2529.70	3417.15	2529.70	0.00
Fourth Floor	3417.15	2529.70	3417.15	2529.70	0.00
Fifth Floor	3417.15	2529.70	3417.15	2529.70	0.00
Sixth Floor	3417.15	2529.70	3417.15	2529.70	0.00
Seventh Floor	3417.15	2529.70	3417.15	2529.70	0.00
Eighth Floor	3417.15	2529.70	3417.15	2529.70	0.00
Ninth Floor	3417.15	2529.70	3417.15	2529.70	0.00
Tenth Floor	3417.15	2529.70	3417.15	2529.70	0.00
Eleventh Floor	3417.15	2529.70	3417.15	2529.70	0.00
Twelfth Floor	3417.15	2529.70	3417.15	2529.70	0.00
Thirteenth Floor	3417.15	2529.70	3417.15	2529.70	0.00
Fourteenth Floor	2030.48	1395.93	2030.48	1395.93	0.00
Fifteenth Floor	2019.46	1361.40	2019.46	1361.40	0.00
Sixteenth Floor	1509.89	987.57	1509.89	987.57	0.00
Seventeenth Floor	1307.27	937.47	1307.27	937.47	601.15
Eighteenth Floor	1307.27	780.65	1307.27	780.65	780.65
Terrace Floor	118.48	0.00	118.48	0.00	0.00
Total:	74058.54	37881.80	74058.54	37881.80	1381.80

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.
TOWER 1 (GH)	Residential	Group Housing	0 - 50	1	-	-	-	-	-	-	-
			50 - 100	1	-	1.00	-	-	-	-	-
			100 - 150	1	12.00	1.25	15	-	-	-	-
			> 150	1	156.00	1.50	234	-	-	-	-
			> 0	1	-	-	-	-	1.00	25	-
Total :			-	-	-	-	249	298	-	25	26

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
54750.00	36500.00	37881.80	1825.00	134.93	1690.07	2268.23	578.16	37881.80

Total Plot Area: - 14600.00	Total FAR Area: - 37881.80
Total Coverage Area: - 3952.88	Total BUA Area: - 74058.54

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.

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.