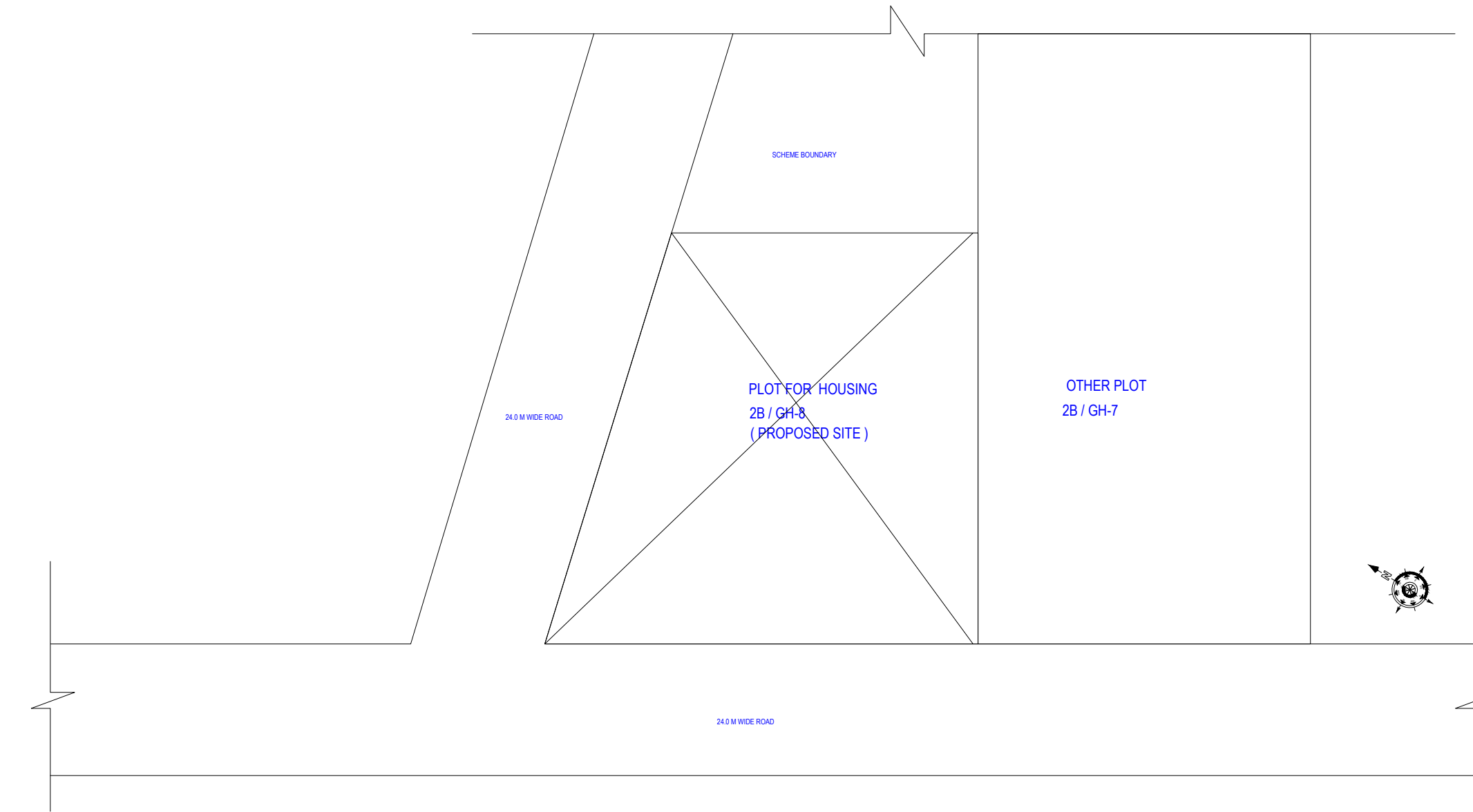


File No	UPAVBP/21-22/1410	Sheet	1 / 4
Submission Date	2024-06-12	Scale	1:100
Version No.	1.0.07		
Version Date	07/08/2023		
AREA STATEMENT			
PROJECT DETAIL:			
Authority: Uttar Pradesh Housing Board & Development Board	PLOT Use: Residential		
Authority Class: NA	PLOT SubUse: Group Housing		
Authority: U.P. Area: Ayan Vikas Parishad (UPAVP-UP Housing Board)	Development Plan: Vrindavan Yojna		
Land Use: Regular	Land Use Zone: Residential Use Zone		
Project Type: Building Permission	Land SubUse Zone: Residential Zone		
Nature of Development: NEW	Layout Type: NA		
Development Area: New Area			
SubDevelopment Area: City Area			
Special Project: NA			
Site Address: District Lucknow, Tehsil Sarangani Nagar, Village Mh			
AREA DETAILS:			
1. Area of Plot As per record			
NA			
As per site condition			5059.83
Area of Plot Considered			5176.78
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			5059.83
PLOT Area For Coverage			5059.83
PLOT Area For FAR			5176.78
Perm. FAR Area (2.50)			12941.95
Perm. Paid FAR Area (1.25)			6470.98
5. Total Perm. FAR area with Paid FAR (3.75)			19412.93
Total Perm. FAR area (3.75)			19412.93
Total Paid Proposed FAR Area			3681.57
6. Total Built up area permissible at:			
Permissible Coverage area (40.00 %)			2070.71
Proposed Coverage Area (34.44 %)			1762.94
Total Prop. Coverage Area (34.44%)			1762.94
Balance coverage area (5.56 %)			287.77
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)			



Floor Name	PROPOSED (RESIDENTIAL)	Total		
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	3370.01	0.00	3370.01	0.00
First Floor	1960.21	306.07	1960.21	306.07
Second Floor	1960.21	306.07	1960.21	306.07
Third Floor	1960.21	306.07	1960.21	306.07
Fourth Floor	1960.21	306.07	1960.21	306.07
Fifth Floor	1960.21	306.07	1960.21	306.07
Sixth Floor	1960.21	306.07	1960.21	306.07
Seventh Floor	1960.21	306.07	1960.21	306.07
Eighth Floor	1960.21	306.07	1960.21	306.07
Ninth Floor	1960.21	306.07	1960.21	306.07
Tenth Floor	1960.21	306.07	1960.21	306.07
Eleventh Floor	1960.21	306.07	1960.21	306.07
Twelfth Floor	1960.21	306.07	1960.21	306.07
Thirteenth Floor	1960.21	306.07	1960.21	306.07
Fourteenth Floor	1960.21	306.07	1960.21	306.07
Terrace Floor	35.85	0.00	35.85	0.00
Total	25990.01	1623.32	25990.01	1623.32

PLOT	Name	Reqd.	No. Of Trees	Prop.
2B/GH-8, SCHEME 2, PART-1, VRINDAVAN YOJNA, RAIBAREILY ROAD, LUCKNOW	Tree	26	56	

Required Parking (Table 7a)												
Building Name	Type	SubUse	Area (Sq.mt.)	Parking space reqd for every	Units			Car		Visitors Car		
					Prop.	Repd./Unit	Repd.	Prop.	Repd./Unit	Repd.	Prop.	
PROPOSED (RESIDENTIAL)	Commercial	Convenience Store	> 0	100	114.73	1.25	2	-	-	-	-	
			0-50	1	-	-	-	-	-			
	Residential	Group Housing	50- 100	1	26.00	1.00	26	-	-	-	-	
			100- 150	1	91.00	1.25	114	-	-	-	-	
			> 150	1	-	1.50	-	-	-	-		
	Community Facility	Public Purpose Building	> 0	1	-	-	-	1.00	14	-	-	
			> 0	100	263.83	2.00	6	-	-	-	-	
Total:			-	-	-	-	148	150	-	14	14	

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.)	No. Of Residential Units	No. Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
PROPOSED (RESIDENTIAL)	1	28870.84	2632.14	2632.14	25990.01	308.90	289.62	35.85	362.81	3191.37	0.00	0.00
Grand Total:	1	28870.84	2632.14	2632.14	25990.01	308.90	289.62	35.85	362.81	3191.37	0.00	0.00

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 (RESIDENTIAL)	Residential	Group Housing	-	Highrise	117	3	BASEMENT FLOOR PLAN	Residential + Parking +STP	Group Housing	-	-	-	
							STILT FLOOR PLAN	Commercial + Parking	Convenience Store	Commercial	Commercial	Convenience Store	
							FIRST FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing	
							TYPICAL - 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing	
							FOURTEENTH FLOOR PLAN	Community Facility	Public Purpose Building	Community Facility	Community Facility	Public Purpose Building	
							TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-	

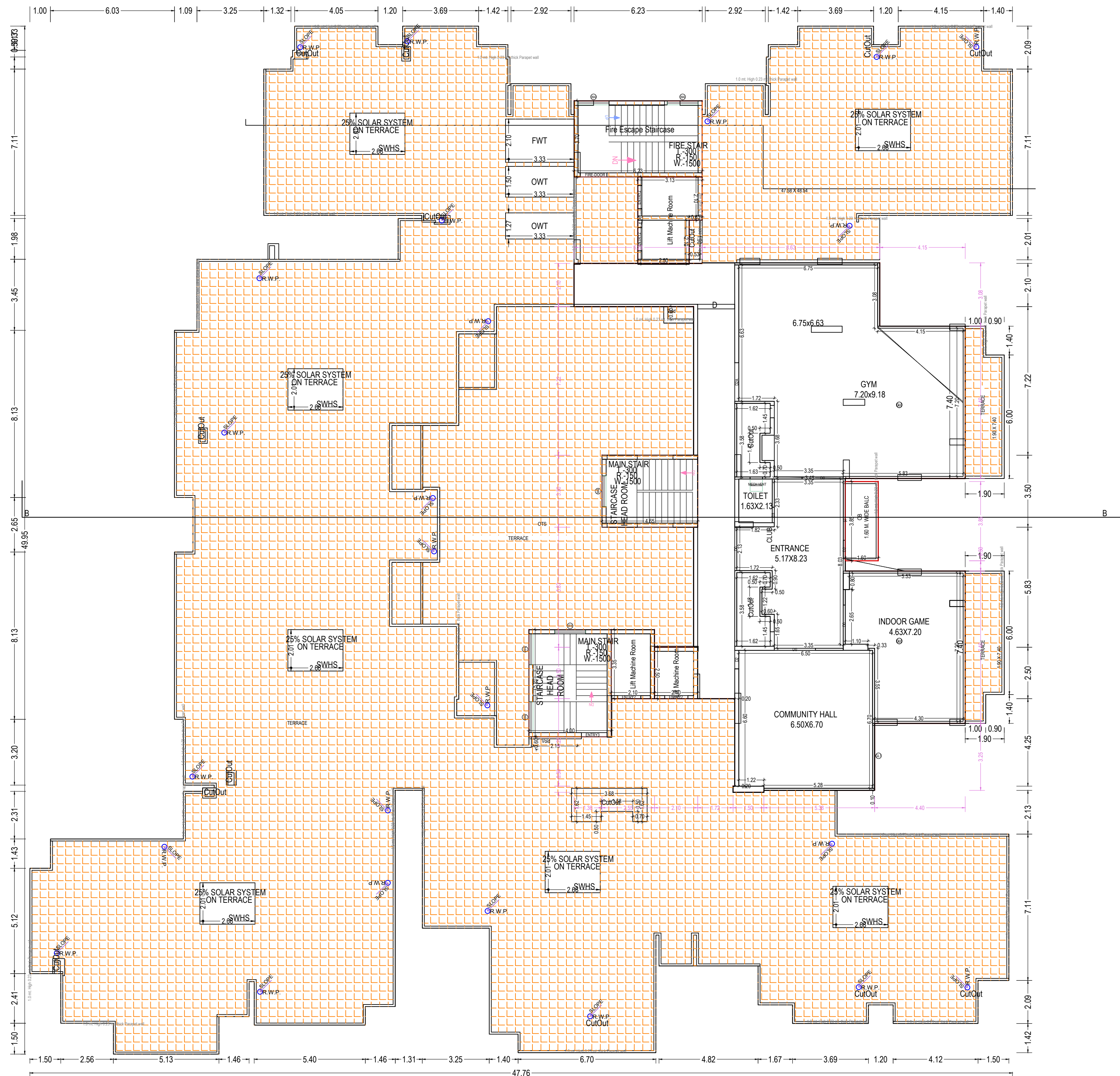


STILT FLOOR PLAN
(Proposed)
(SCALE 1:100)

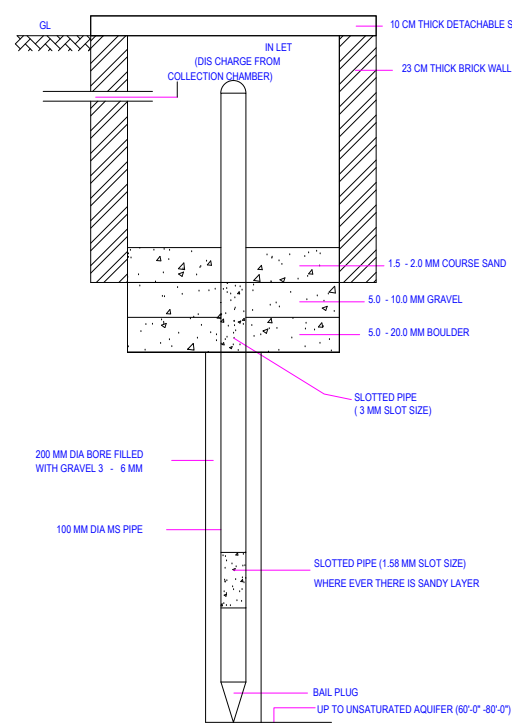
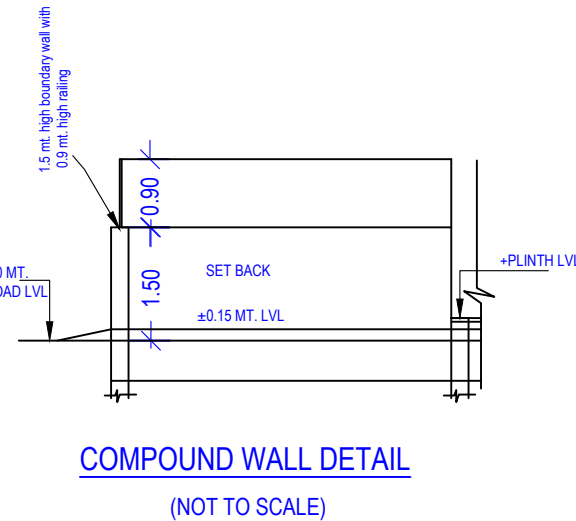
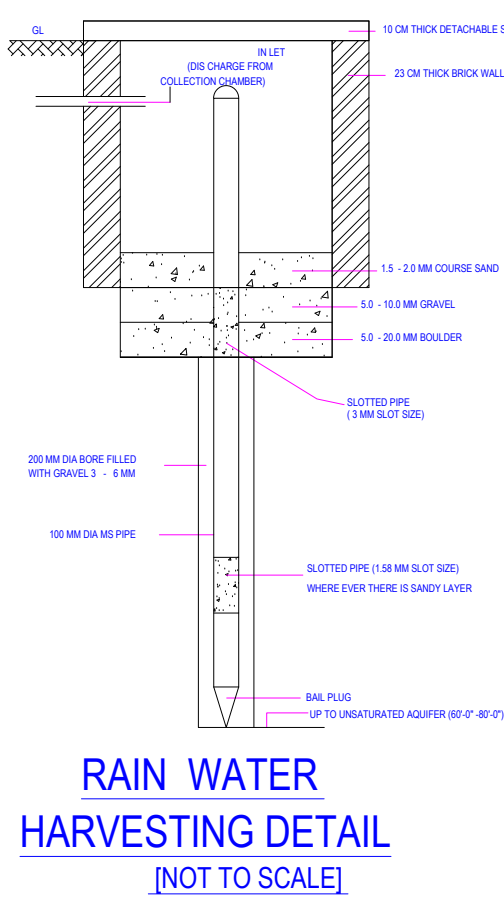
UR Housing & Development Board
Namana Project, Alpha Phase

VIKAS KUMAR (Architect planner)

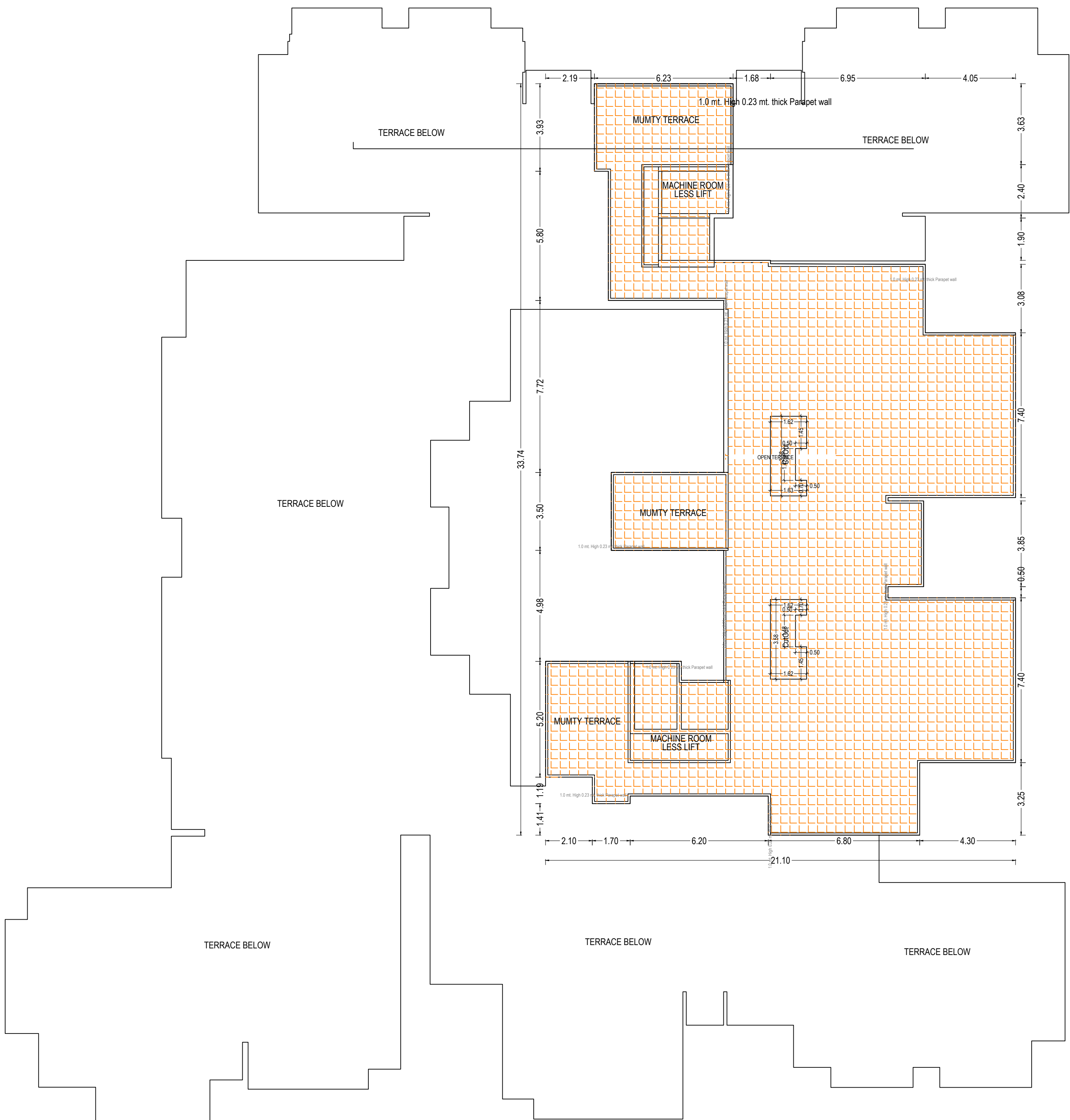
The correctness and accuracy of Proposal Information and drawing is a responsibility of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. Soft'ech Engineers Ltd. is not liable for any damages which may arise from use, or 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.



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



PERCOLATION WELL DETAIL
(NOT TO SCALE)



TERRACE FLOOR PLAN
(SCALE 1:100)

RAGHAVA ARCHITECTS

Architecture-Structure- Interiors -Valuers-Vastu

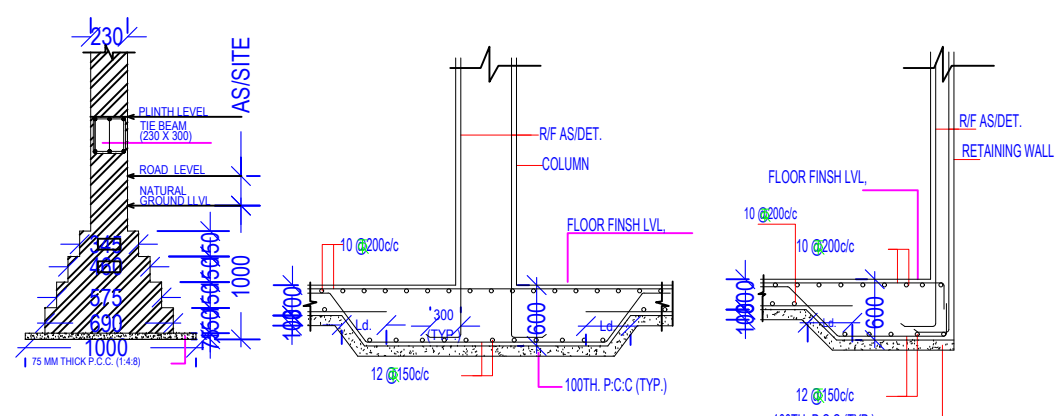
HEAD OFFICE:-

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-TCG-8/8 & 9/9, VIBHUTI KHAND,
GOMTI NAGAR , LUCKNOW [U.P.]

E mail :- raghavaarchitects@gmail.com, Website:- www.raghavaarchitects.com
Mob :- 9810379715, 9891146128



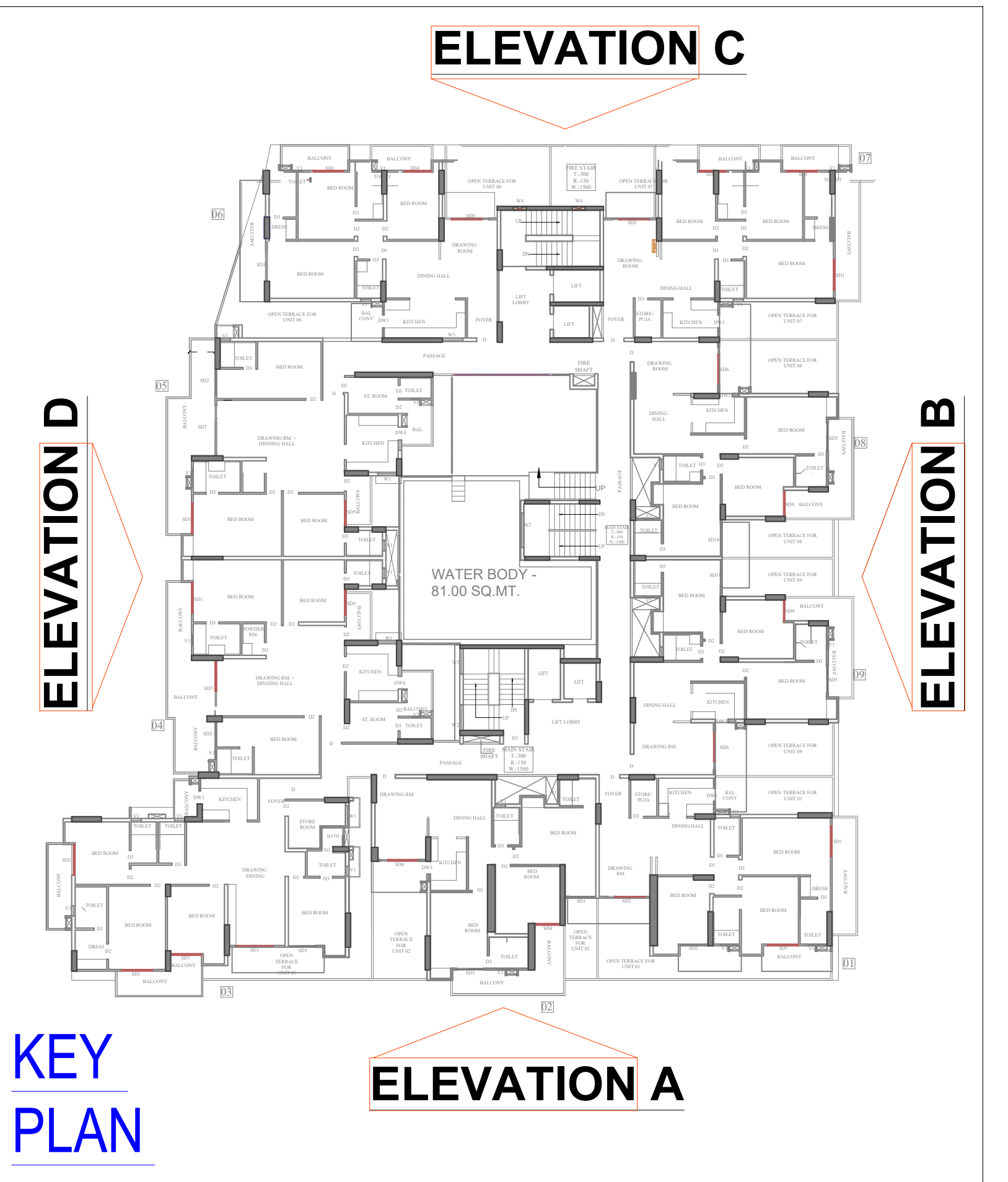
FOUNDATION DETAIL
[AS PER STRUCTURE DRG.]
(NOT TO SCALE)



ELEVATION A



ELEVATION B



KEY PLAN



ELEVATION C



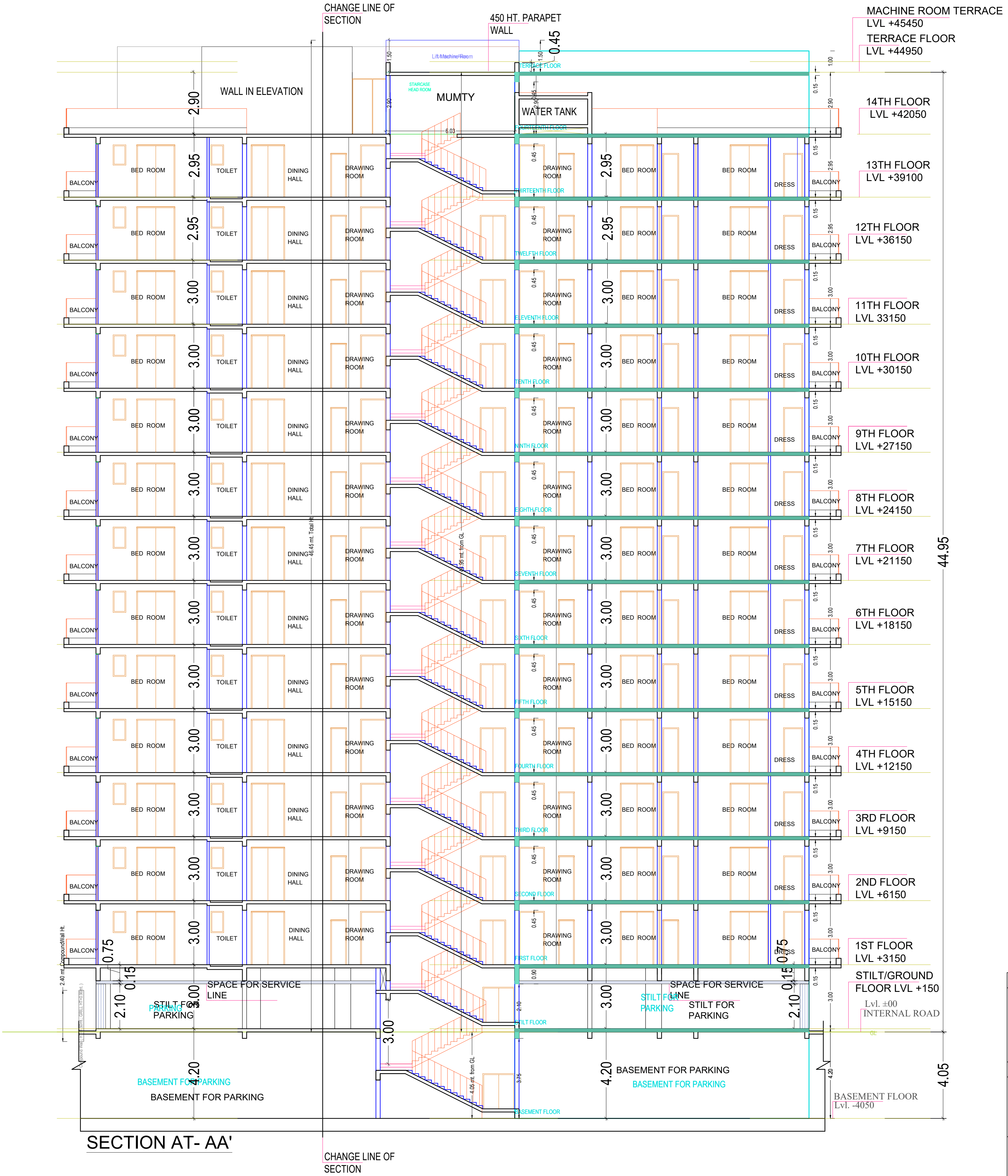
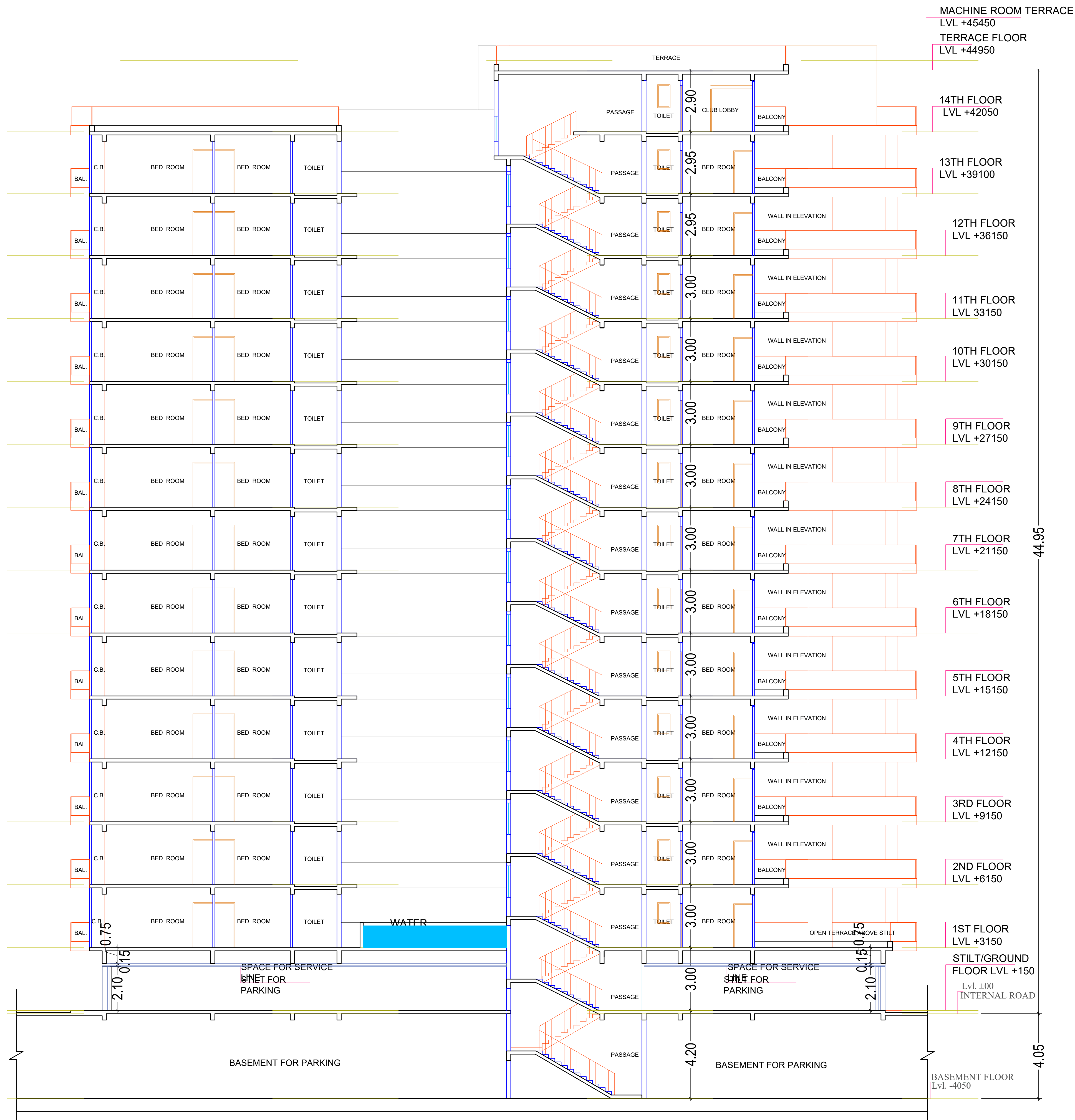
ELEVATION D

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)

Total Plot Area: -	5059.83	Total FAR Area: -	16523.52
Total Coverage Area: -	1782.94	Total BUA Area: -	25990.01

OWNER'S NAME AND SIGNATURE M/S SAISHINE HOUSING & PROJECTS PRIVATE LIMITED. manojgarwal1602@gmail.com, 9793000444	
ARCHITECT'S NAME AND SIGNATURE Rajneesh Kumar CA2017/86949	REGISTERED ENGINEER Uttar Pradesh Housing Board & Development Board
Building Plan Application Number UPAVP/BP/21-22/1410 Sanctioned On 03 Sep 2024 Valid Till 05 Sep 2029 Approved By Dr. Balkar Singh (Housing Commissioner) Examined By PANKAJ VERMA (Executive engineer) Vineet Kumar Verma (Architectural Assistant) Krishna Kant (Assistant Architect Planner) Vineet Kumar Verma (Architectural Assistant) Krishna Kant (Assistant Architect Planner) VIKAS KUMAR (Architect planner)	



SECTION

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manojgarwal1602@gmail.com, 9793000444

ARCHITECT'S NAME AND SIGNATURE
Rajneesh Kumar
CA2017/86949

RE ENGINEER

Uttar Pradesh Housing Board & Development Board



UP Housing & Development Board
Lucknow

Building Plan Application Number

UPAVP/BB/21-22/1410

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Examined By

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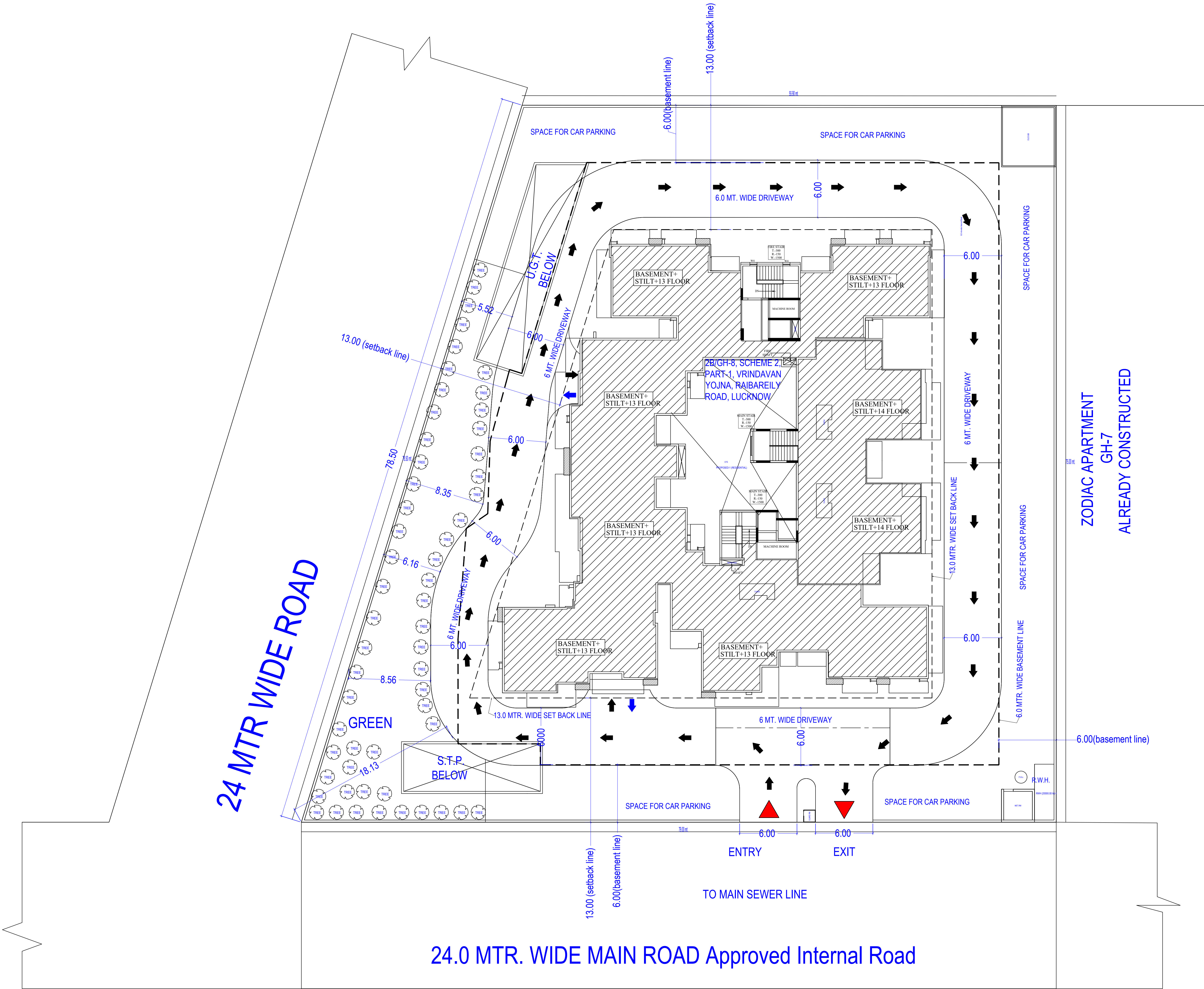
Vineet Kumar Verma (Architectural Assistant)

Krishna Kant (Assistant Architect Planner)

Vineet Kumar Verma (Architectural Assistant)

Krishna Kant (Assistant Architect Planner)

VIKAS KUMAR (Architect planner)



SERVICE PLAN

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manojgarwal1602@gmail.com, 9793000444

ARCHITECT'S NAME AND SIGNATURE
Rajneesh Kumar
CA/2017/86949

REGISTERED ENGINEER

Uttar Pradesh Housing Board & Development Board



UP Housing & Development Board
Uttar Pradesh, India

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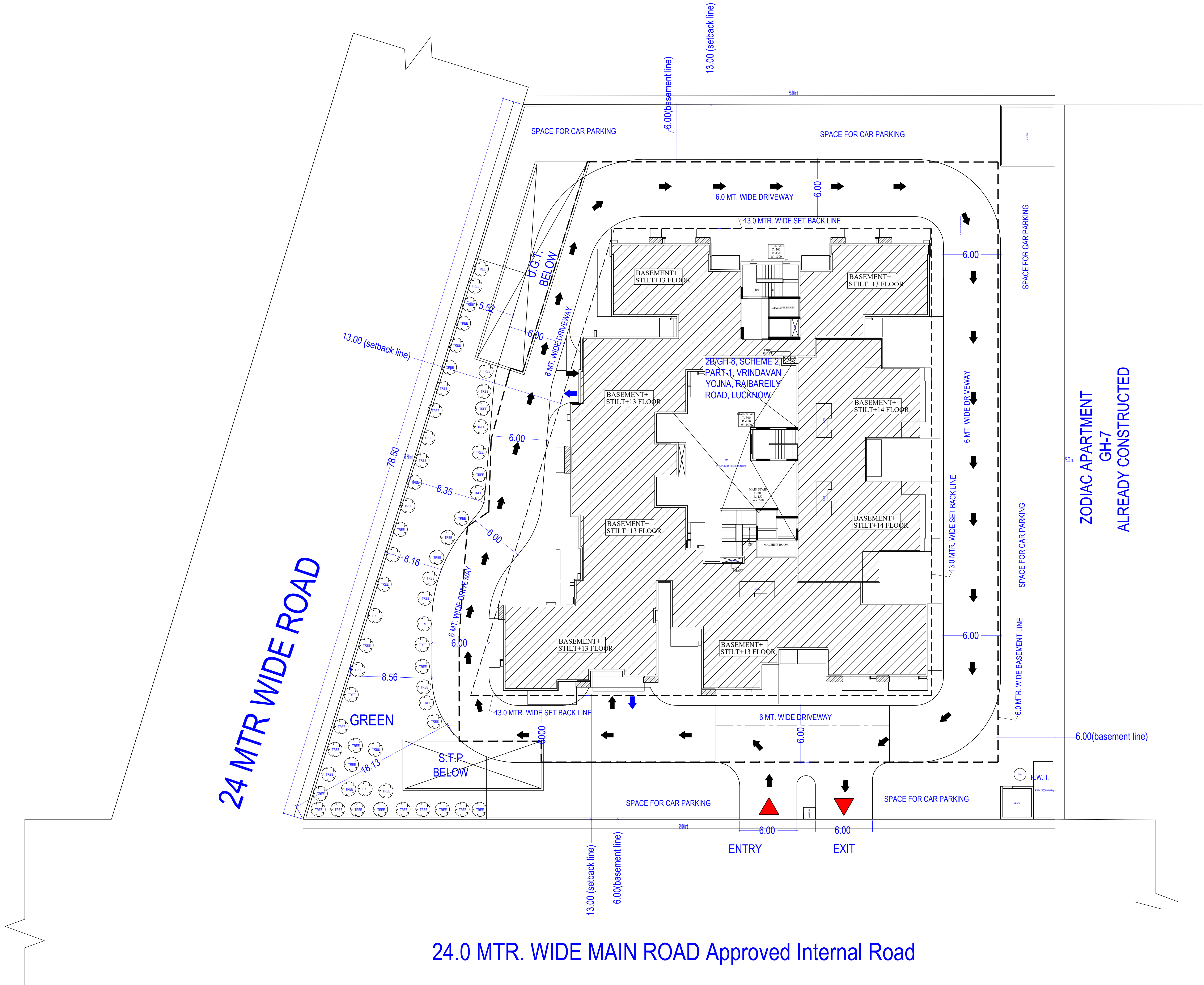
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VIKAS KUMAR (Architect planner)

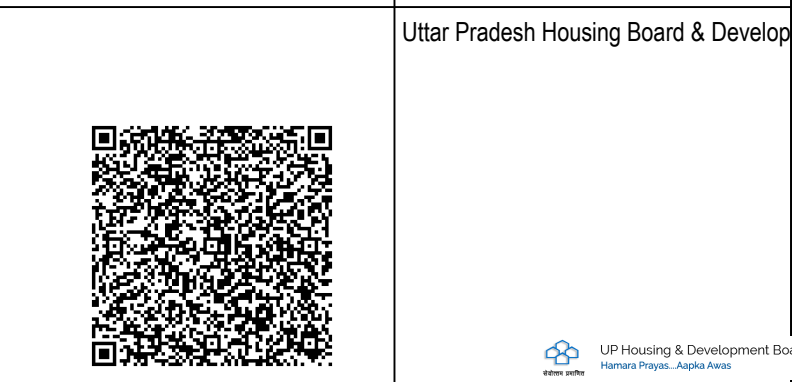


LANDSCAPE PLAN

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ARCHITECT'S NAME AND SIGNATURE
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Krishna Kant (Assistant Architect Planner)

VIKAS KUMAR (Architect planner)



PARKING PLAN

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ARCHITECT'S NAME AND SIGNATURE
Rajneesh Kumar
CA/2017/86949

RE ENGINEER

Uttar Pradesh Housing Board & Development Board



UP Housing & Development Board
Uttar Pradesh, India

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