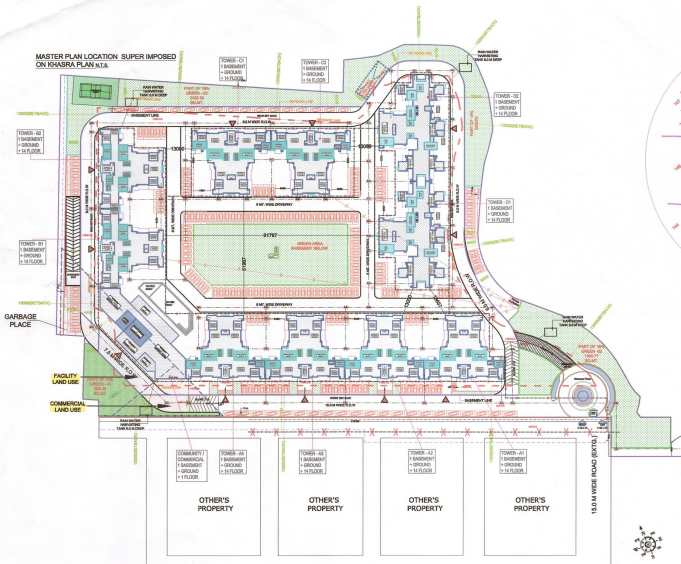
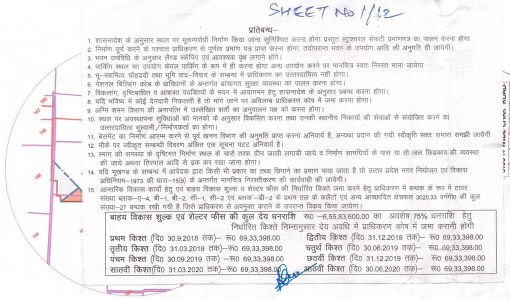
SHEET NO 1/12



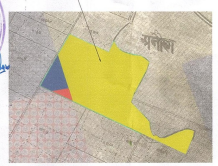
LANDSCAPE & SERVICE PLAN

SCALE = 1:1000)

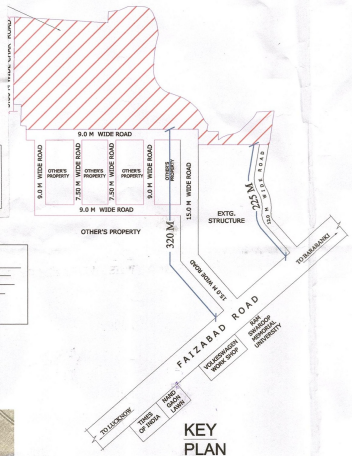


KHASRA PLAN

N.T.S.

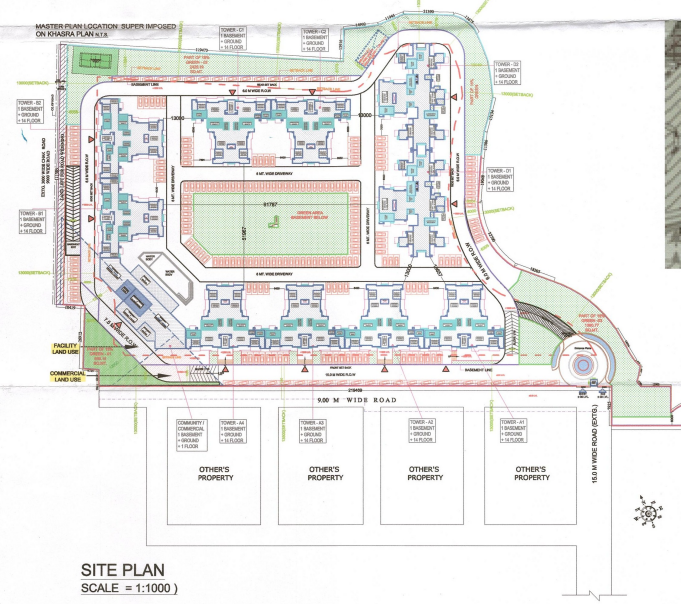


MASTER PLAN LOCATION SUPER IMPOSED ON KHASRA PLAN N.T.S.



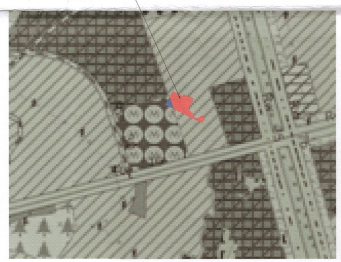
KEY PLAN

N.T.S.



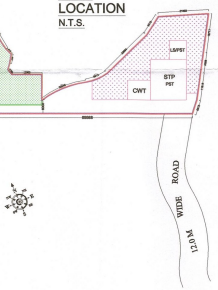
SITE PLAN

SCALE = 1:1000)



MASTER PLAN LOCATION

N.T.S.



S.NO.	KHASRA NO.	AREA
1	161	4100 SQMT.
2	162	4180 SQMT.
3	163	9320 SQMT.
4	164	9836 SQMT.
5	165 (PART)	403.10 SQMT.
6	167 (PART)	717.10 SQMT.
7	169	440 SQMT.
8	171 (PART)	2398.33 SQMT.
	TOTAL AREA	31394.53 SQMT.

INCENTIVE FAR DETAIL

TOTAL PLOT AREA	31394.53 SQ.MT.
PLOT AREA UNDER RESIDENTIAL	29234.00 SQMT.
LAND LEFT FOR ROAD WIDENING	288.60 SQ.MT.
NET PLOT AREA	28945.40 SQ.MT.
PERMISSIBLE UNITS (200/10000) = (28945.40X0.02)	578
TOTAL PERMISSIBLE UNITS	698
NO. OF EWS AS PER PERMISSIBLE UNITS(10%)	60.00
MINIMUM AREA OF EACH EWS UNIT	35 SQ.MT.
TOTAL INCENTIVE FAR IN LIEU OF EWS UNITS	2100.00
NO. OF LIG AS PER PERMISSIBLE UNITS(10%)	60.00
MINIMUM AREA OF EACH LIG UNIT	41 SQ.MT.
TOTAL INCENTIVE FAR IN LIEU OF LIG UNITS	2460.00
PERMISSIBLE F.A.R. (2.50)	72363.50 SQ.MT.
INCENTIVEF F.A.R. LIEU OF SHELTER FEES FOR EWS/LIG	4560.00 SQ.MT.
TOTAL F.A.R.	76923.50 SQ.MT.

AREA STATEMENT

TOTAL PLOT AREA	= 31394.53 SQ.MT.
PLOT AREA UNDER COMMERCIAL	= 514.45 SQMT.
PLOT AREA UNDER FACILITIES	= 1646.08 SQMT.
TOTAL PLOT AREA UNDER COMMERCIAL/FACILITIES	= 2160.53 SQMT.
PLOT AREA UNDER RESIDENTIAL	= 29234.00 SQMT.
LAND LEFT FOR ROAD WIDENING UNDER RESIDENTIAL	= 288.60SQ.MT.
LAND LEFT FOR ROAD WIDENING UNDER COMMERCIAL /FACILITIES	= 45.57 SQ.MT.

RESIDENTIAL

NET PLOT AREA	= 28945.40 SQ.MT.
GREEN AREA (15.00%)	= 4341.81 SQMT.
PERMISSIBLE GROUND COVERAGE	=11578.16 SQMT. (40.00%)
PERMISSIBLE F.A.R. (2.50)	= 72363.50 SQMT.
INCENTIVEF F.A.R. LIEU OF SHELTER FEES FOR EWS/LIG	= 4560.00 SQMT
TOTAL F.A.R.	= 76923.50 SQMT.
COVD. AREA ON BASEMENT	= 21548.28 SQMT.
COVD. AREA ON GR. COV. (INCLUDING LIFT AREA)	= 5522.42 SQMT. (19.08%)
OPEN AREA	= 23422.98 SQMT.
COVD. AREA ON GR. FL.	= 5522.46 SQMT.
COVD. AREA ON 1st. FL.	=5112.46 SQMT.
COVD. AREA ON 2nd. FL.	= 5112.46 SQMT.
COVD. AREA ON 3rd. FL.	= 5112.46 SQMT.
COVD. AREA ON 4th. FL.	= 5112.46 SQMT.
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COVD. AREA ON 11th. FL.	= 5112.46 SQMT.
COVD. AREA ON 12th. FL.	= 5112.46 SQMT.
COVD. AREA ON 13th. FL.	= 5112.46 SQMT.
COVD. AREA ON 14th. FL.	= 4760.74 SQMT.
TOTAL COVD. AREA	= 76745.18 SQMT. F.A.R.= (2.65)
MUMTY & MECH RM. AREA	= 416.52 SQMT.
TOTAL PROPOSED COVD. AREA	= 98709.98 SQMT.
CAR PARKING REQUIRED	= (254 X 1 + 432 X 1.25) = 254 + 540 = 794 No.S.
CAR PARKING PROVIDED IN BASEMENT	= 478 No.S.
TWO WHEELAR PARKING SPACE	= 4108.4 SQMT.
IN BASEMENT EQ TO = 4108.4/32	= 128 ECS.
CAR PARKING PROVIDED ON GROUND	= 220 No.S.
TOTAL CAR PARKING PROVIDED	= 826 No.S.
TOTAL No.s OF FLATS	= 686 No.S.

COMMERCIAL/FACILITIES

PLOT AREA UNDER COMMERCIAL/FACILITIES	= 2160.53 SQMT.
LAND LEFT FOR ROAD WIDENING	= 45.57 SQ.MT.
NET PLOT AREA	= 2114.96 SQ.MT.
PERMISSIBLE GROUND COVERAGE	= 845.98 SQMT. (40.00%)
PERMISSIBLE F.A.R. (1.50)	= 3172.44 SQMT.
COVD. AREA ON G. FL.	= 63.19+685.21 =748.40 SQMT. (35.39%)
OPEN AREA	= 1366.56 SQMT.
COVD. AREA ON 1st. FL.	= 748.40 SQMT.
TOTAL COVD. AREA	= 1496.80 SQMT.
F.A.R	= (0.71)
MUMTY AREA	= 19.15 SQMT.
CAR PARKING REQUIRED FOR	= 1496.80X2/100
SHOP & CLUB	= 30 No.S.
TOTAL COVD. AREA	= 1515.95 SQMT.

THIS MAP HAS BEEN PREPARED UNDER MASTER PLAN 2031./BHAWANUPVIDHE 2008

PROPOSED GROUP HOUSING BUILDING PLAN FOR OMEGA DEVELOPER AND BUILDERS ON KHASRA NO. 161 , 162 , 163 , 164 , 169 , 165 (PART), 167(PART), & 171(PART) AT UTTARDHAUNA , FAIZABAD ROAD, LUCKNOW. (686 FLATS)

NORTH

OWNER'S

For Omega Developer And Builders

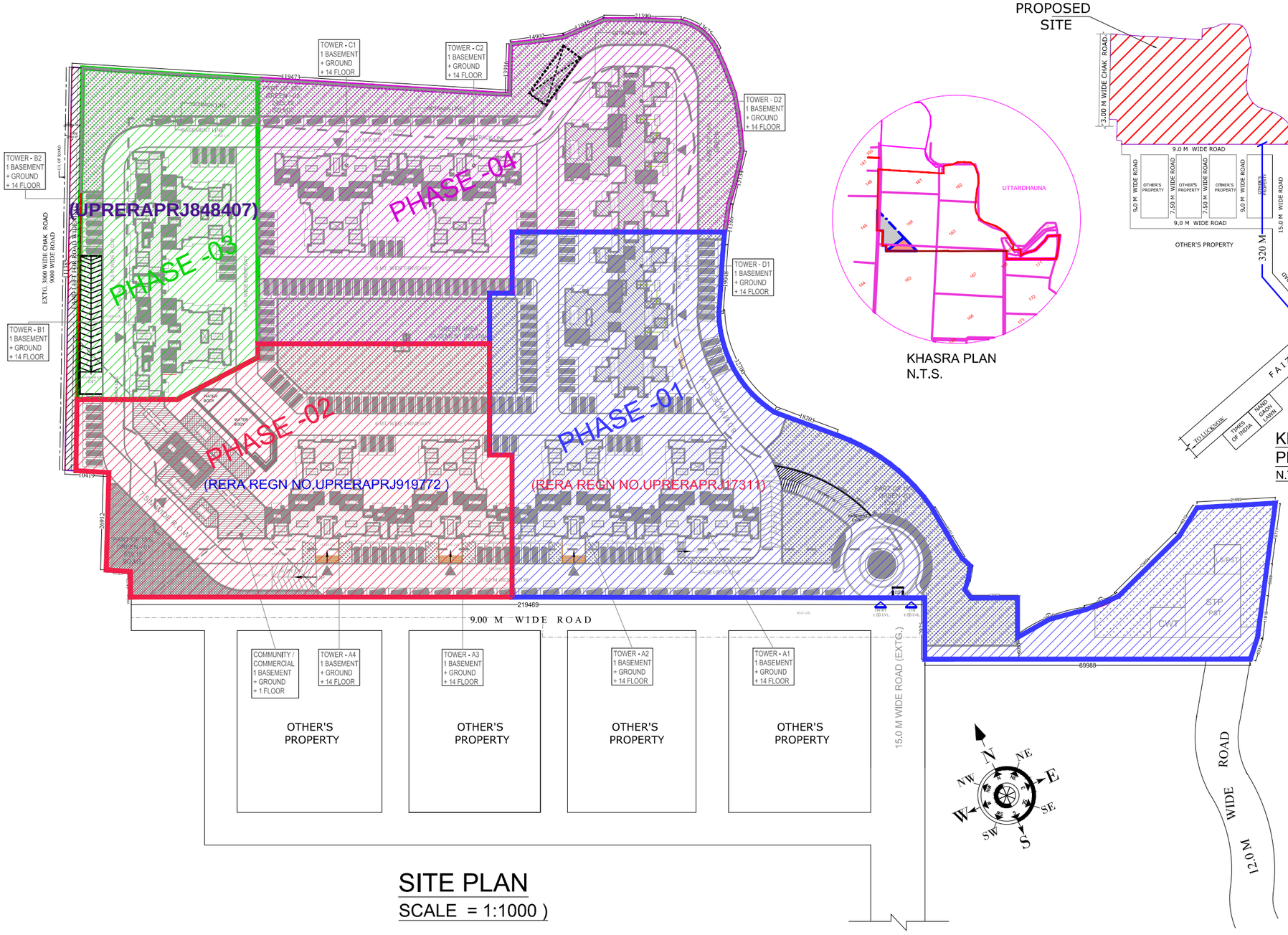
Partner

ARCHITECT

Ar. PAWAN MISHRA
B.Arch., A.I.I.A, M.C.A
IInd Floor, Aishwarya Plaza-1
Sec-H, Aliganj, Lucknow
Regd. No.-CA/34606

Demarcation Sheet

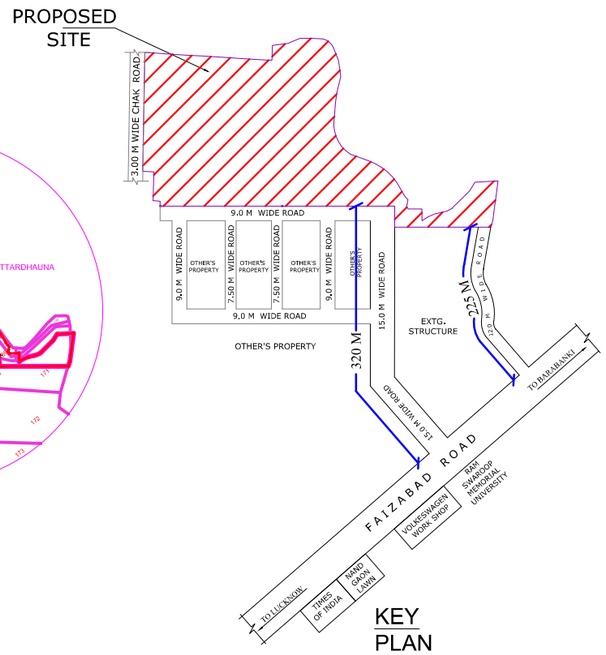
Particulars	KHASRA NO.	AREA	REMARK
Phase -01	162,163,167, 169 & 171	11156.04. SQMT.	Demarcation with blue line (Tower-A1,A2 & D1)- **UPRERAPRJ17311**
Phase -02	163,164, 165 & 167	7464.14 SQMT.	Demarcation with red line (Tower-A3,A4 & club)- **UPRERAPRJ919772**
Phase -03	161 & 164	4302.30 SQMT.	Demarcation with green line (Tower-B1& B2)- **UPRERAPRJ848407**
Phase -04	161&162	8472.05 SQMT.	Demarcation with magenta line (Tower-C1,C2 & D2) Proposed to be start
TOTAL AREA		31394.53 SQMT.	



SITE PLAN

SCALE = 1:1000)

KHASRA PLAN
N.T.S.



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TOTAL PLOT AREA	31394.53 SQ.MT.	
PLOT AREA UNDER RESIDENTIAL	29234.00 SQMT.	
LAND LEFT FOR ROAD WIDENING	288.60 SQ.MT.	
NET PLOT AREA	28945.40 SQ.MT.	
PERMISSIBLE UNITS (200/10000) = (28945.40X0.02)		578
TOTAL PERMISSIBLE UNITS		698
NO. OF EWS AS PER PERMISSIBLE UNITS(10%)		60.00
MINIMUM AREA OF EACH EWS UNIT		35 SQ.MT.
TOTAL INCENTIVE FAR IN LIEU OF EWS UNITS		2100.00
NO. OF LIG AS PER PERMISSIBLE UNITS(10%)		60.00
MINIMUM AREA OF EACH LIG UNIT		41 SQ.MT.
TOTAL INCENTIVE FAR IN LIEU OF LIG UNITS		2460.00
PERMISSIBLE F.A.R. (2.50)		72363.50 SQ.MT.
INCENTIVEF F.A.R. LIEU OF SHELTER FEES FOR EWS/LIG		4560.00 SQ.MT.
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PROJECT:-

OMEGA

PROPOSED GROUP HOUSING BUILDING PLAN FOR OMEGA DEVELOPER AND BUILDERS ON KHASRA NO. 161 , 162 , 163 , 164 , 169 , 165 (PART), 167(PART), & 171(PART) AT UTTARDHAUNA , FAIZABAD ROAD, LUCKNOW. (686 FLATS)

DRAWING TITLE :-

DEMARCATION PLAN

BUILDERS & PROMOTER :-

OMEGA DEVELOPER AND BUILDERS

Faizabad Rd, Lucknow, Uttar Pradesh 227105

DRAWN BY :-	CHECKED BY :-	DATED
RENU	YASOOB	
SCALE :- N.T.S.	DWG. NO.	JOB NO.

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ARCHITECTS :

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B-34, Sector-67, Noida-201301 (U.P.)

PH : 91-9711633717,18,19,20

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