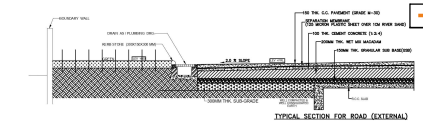
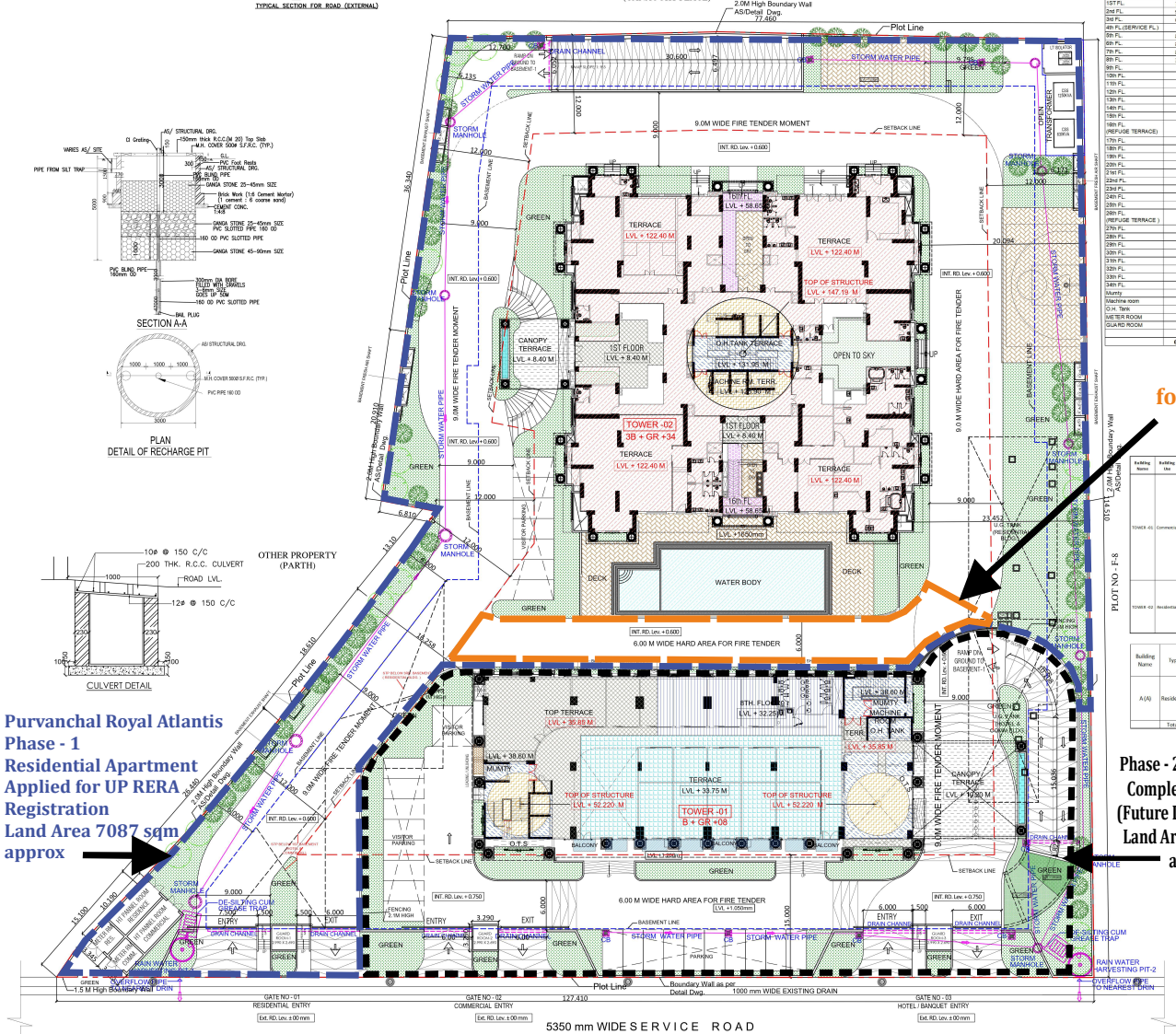
Phase - 1 Residential Apartment Applied for UP RERA Registration Land Area 7087 sqm approx

Phase - 2 Commercial Complex cum Hotel (Future Development) Land Area 3421 sqm approx

Limited Common Area for Fire tender movement in case of Fire Emergencies

FILE NO.		SHEET	1/19
SUBMISSION DATE		SCALE	1:200





Purvanchal Royal Atlantis
Phase - 1
Residential Apartment
Applied for UP RERA
Registration
Land Area 7087 sqm
approx

Limited Common Area
for Fire tender movement in case of
Fire Emergencies

Phase - 2 Commercial
Complex cum Hotel
(Future Development)
Land Area 3421 sqm
approx

FLOORWISE AREA DETAIL

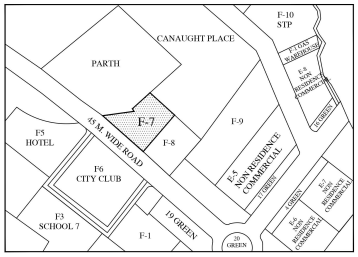
	TOWER -01 (COMMERCIAL)					TOWER -02 (RESIDENTIAL)				
	FAR	ADDITIONAL FAR (0%,OF PERM. FAR)	NON FAR	TOTAL COVERED AREA		FAR	ADDITIONAL FAR (0%,OF PERM. FAR)	NON FAR	TOTAL COVERED AREA	NO OF DU'S(4BHK+5)
							204.367	5770.832	5975.199	PARKING
BASEMENT - 3							9.940	5770.832	5780.772	PARKING
BASEMENT - 2							439.596	4303.353	4542.949	PARKING
BASEMENT - 1		658.644	2701.188	3359.832						
GR. FL.	955.962	34.739	47.492	1038.193		1300.635	329.087	37.079	1666.782	Assembly
1ST FL.	775.966	33.680	48.978	858.624		1250.509	41.950	37.711	1330.170	4
2nd FL.	932.134	33.680	48.978	1014.792		1250.509	41.950	37.711	1330.170	4
3rd FL.	620.590	30.077	48.978	699.645		1250.509	41.950	37.711	1330.170	4
4th FL.(SERVICE FL.)			1080.092	1080.092		1250.509	41.950	37.711	1330.170	4
5th FL.	852.145	37.344	48.978	938.467		1250.509	41.950	37.711	1330.170	4
6th FL.	852.145	37.344	48.978	938.467		1250.509	41.950	37.711	1330.170	4
7th FL.	848.201	37.344	48.978	934.523		1250.509	41.950	37.711	1330.170	4
8th FL.	352.686	42.221	48.978	443.885		1250.509	41.950	37.711	1330.170	4
9th FL.						1250.509	41.950	37.711	1330.170	4
10th FL.						1250.509	41.950	37.711	1330.170	4
11th FL.						1250.509	41.950	37.711	1330.170	4
12th FL.						1250.509	41.950	37.711	1330.170	4
13th FL.						1250.509	41.950	37.711	1330.170	4
14th FL.						1250.509	41.950	37.711	1330.170	4
15th FL.						1250.509	41.950	37.711	1330.170	4
16th FL. (REFUGE TERRACE)						1250.509	98.314	37.711	1386.534	4
17th FL.						1250.509	41.950	37.711	1330.170	4
18th FL.						1250.509	41.950	37.711	1330.170	4
19th FL.						1250.509	41.950	37.711	1330.170	4
20th FL.						1250.509	41.950	37.711	1330.170	4
21st FL.						1250.509	41.950	37.711	1330.170	4
22nd FL.						1250.509	41.950	37.711	1330.170	4
23rd FL.						1250.509	41.950	37.711	1330.170	4
24th FL.						1250.509	41.950	37.711	1330.170	4
25th FL.						1250.509	41.950	37.711	1330.170	4
26th FL. (REFUGE TERRACE)						1250.509	98.314	37.711	1386.534	4
27th FL.						1250.509	41.950	37.711	1330.170	4
28th FL.						1250.509	41.950	37.711	1330.170	4
29th FL.						1250.509	41.950	37.711	1330.170	4
30th FL.						1250.509	41.950	37.711	1330.170	4
31th FL.						1250.509	41.950	37.711	1330.170	4
32th FL.						1250.509	41.950	37.711	1330.170	4
33th FL.						1250.509	41.950	37.711	1330.170	4
34th FL.						1250.509	41.950	37.711	1330.170	4
Mumty		88.238		88.238			53.584		53.584	
Machine room		37.650		37.650			146.670		146.670	
O.H. Tank			74.298	74.298				53.584	53.584	
METER ROOM		34.085		34.085			34.085		34.085	
GUARD ROOM		21.648		21.648			10.824		10.824	
	6185.829	1136.694	4245.916	11568.439		43617.922	2767.175	17017.854	63402.951	136

AREA STATEMENT AS PER LUCKNOW DEVELOPMENT AUTHORITY 2016

S.NO.	DESCRIPTION		AREA	
1	PLOT AREA	(AS/SURVEY) (1.0484 HEC.)	10508.000	SQ.M.
2	PERMISSIBLE GROUND COVERAGE @ 40 %		4203.200	SQ.M.
3	PROPOSED GR. COVERAGE - TOWER -01 (COMMERCIAL) (9.91%)		1041.529	SQ.M.
4	PROPOSED GR. COVERAGE - TOWER -02 (RESIDENTIAL) (14.55%)		1529.319	SQ.M.
5	TOTAL PROPOSED GR. COVERAGE (24.46%)		2570.848	SQ.M.
6	PERMISSIBLE FAR @ 2.5		26270.000	SQM.
(i)	ALREADY PURCHASED FAR AREA (@1.25)		13135.000	SQM.
(ii)	TOTAL PERMISSIBLE FAR AREA WITH PURCHASED FAR (@3.75)		39405.000	SQM.
(iii)	BALANCE PURCHASABLE FAR AREA (@1.25)		13135.000	SQM.
7	Total Permissible FAR Area with Paid FAR (@5.0)		52540.000	SQM.
8	ADDITIONAL PERMISSIBLE FAR (5% OF PERMISSIBLE FAR) (A)		1313.500	SQM.
9	TOTAL PROPOSED ADDITIONAL FAR (B)		3903.869	SQM.
10	ADDITIONAL FAR ADDED IN MAIN FAR (C)= (B - A)		2590.369	SQM.
11	PROPOSED FAR - TOWER -01 (COMMERCIAL) (D)		6185.829	SQM.
12	PROPOSED FAR - TOWER -02 (RESIDENTIAL) (E)		43617.922	SQM.
13	TOTAL PROPOSED F.A.R. @4.99	= (C + D+ E)	52394.120	SQM.
14	COVERED AREA UNDER BASEMENT - 1 (TOWER - 01 (COMMERCIAL))		3369.832	SQM.
15	COVERED AREA UNDER BASEMENT - 1 (TOWER - 02 (RESIDENTIAL))		4542.949	SQM.
16	COVERED AREA UNDER BASEMENT - 2 (TOWER - 02 (RESIDENTIAL))		5780.772	SQM.
17	COVERED AREA UNDER BASEMENT - 3 (TOWER - 02 (RESIDENTIAL))		5975.199	SQM.
18	TOTAL COVERED AREA IN BASEMENT		19668.746	SQM.
19	COVERED AERA - TOWER - 01 (COMMERCIAL)		11568.439	SQM.
20	COVERED AERA - TOWER - 02 (RESIDENTIAL)		63402.951	SQM.
21	TOTAL COVERED AERA		74971.390	SQM.
22	GREEN AREA REQD. @10% OF PLOT AREA		1050.800	SQ.M.
23	PROPOSED GREEN AREA (20.61%)		2166.081	SQ.M.
24	PROPOSED NO. OF DU's		136	DU's
25	E.C.S. REQUIRED			
(i)	Perm. E.C.S FOR RESIDENTIAL @ 1.5 ECS/DUS		204.000	E.C.S.
(ii)	Perm. VISITOR PARKING FOR RESIDENTIAL @ 10% OF E.C.S		20.400	E.C.S.
(iii)	Perm. E.C.S FOR COMMERCIAL @2 ECS/ 100 SQ.M.		123.717	E.C.S.
	TOTAL E.C.S. REQUIRED		348.117	E.C.S.
	PPROPOSED E.C.S .			
26	E.C.S. PROVIDED IN BASEMENT -1 (STACK PARKING) (COMMERCIAL TOWER -01)		150.665	E.C.S.
27	E.C.S. PROVIDED IN BASEMENT -1 (RESENTIAL TOWER -02)		118.078	E.C.S.
28	E.C.S. PROVIDED IN BASEMENT -2 (RESENTIAL TOWER -02)		174.370	E.C.S.
29	E.C.S. PROVIDED IN BASEMENT -3 (RESENTIAL TOWER -02)		174.370	E.C.S.
30	E.C.S. PROVIDED ON SURFACE PARKING (VISITOR PARKING)		30.543	E.C.S.
31	TOTAL E.C.S. PPROPOSED		648.027	E.C.S.
	PROPOSED CAR SPACE			
32	CAR SPACE IN BASEMENT - 1 (COMMERCIAL TOWER -01)	117	NOS	
33	CAR SPACE IN BASEMENT - 1 (RESIDENTIAL TOWER -02)	92	NOS	
34	CAR SPACE IN BASEMENT - 2 (RESIDENTIAL TOWER -02)	155	NOS	
35	CAR SPACE IN BASEMENT - 3 (RESIDENTIAL TOWER -02)	159	NOS	
36	CAR SPACE ON SURFACE (VISITOR PARKING)	21	NOS	
37	TOTAL CAR SPACE PROVIDED	544	NOS	

Building Name	Building Use	Building SubUse	Building Use 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
TOWER -01	Commercial	ResiComm Building	-	Highrise	0	1		BASEMENT FIRST FLOOR PLAN	Commercial + Parking +STP	ResiComm Building	-	-	-
								GROUND FLOOR PLAN	Commercial	ResiComm Building	Commercial	Commercial	ResiComm Building
								FIRST FLOOR PLAN	Commercial	ResiComm Building	Commercial	Commercial	ResiComm Building
								SECOND FLOOR PLAN	Commercial	ResiComm Building	Commercial FAR	Commercial	ResiComm Building
								THIRD FLOOR PLAN	Commercial	ResiComm Building	Commercial FAR	Commercial	ResiComm Building
								SERVICE FLOOR PLAN	Commercial	ResiComm Building	Commercial FAR	Commercial	ResiComm Building
								TYPICAL - 5,6 FLOOR PLAN	Commercial	ResiComm Building	Commercial FAR	Commercial	ResiComm Building
								SEVENTH FLOOR PLAN	Commercial	ResiComm Building	Commercial FAR	Commercial	ResiComm Building
								EIGHTH FLOOR PLAN	Commercial	ResiComm Building	Commercial FAR	Commercial	ResiComm Building
								TERRACE FLOOR PLAN	Commercial	ResiComm Building	-	-	-
TOWER -02	Residential	Group Housing	-	Highrise	136	0		BASEMENT THIRD FLOOR PLAN	Residential + Parking +STP	Group Housing	-	-	-
								BASEMENT SECOND FLOOR PLAN	Residential + Parking	Group Housing	-	-	-
								BASEMENT FIRST FLOOR PLAN	Residential + Parking	Group Housing	-	-	-
								GROUND FLOOR PLAN	Assembly	Group Housing	SpecialTAR	Assembly	Group Housing
								FIRST FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TYPICAL - 2,13,17-23, 27-34 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TYPICAL - 36, 36 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-

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.
A (A)	Residential	Group Housing	0 - 50	1	-	-	-	-	-	-	-
			50 - 100	1	-	1	-	-	-	-	-
			100 - 150	1	-	1.25	-	-	-	-	-
			> 150	1	136	1.5	204	-	-	-	-
			> 0	1	-	0	-	-	1	20	-
	Total :		-	-	-	-	204	406	-	20	21



KEY PLAN

ARCHITECT : -
DEVELOPMENTS CONSULTANT
(Architects . Engineers . Urban Designers)
209C, Masjid Moth, (Opp. R-Block, South Extn-II,)
New Delhi - 110 049
Ph:- +91 - 11 - 2625 4880 / 49406894

CLIENT :-
M/S PURVANCHAL PROJECTS PVT.LTD.

PROJECT :-
PROPOSED COMMERCIAL/ RESIDENTIAL
"PURVANCHAL ROYAL ATLANTIS"
AT PLOT NO.F-7, G.C. CITY, CHAK GANAJARIA,
SULTANPUR ROAD, LUCKNOW, U.P

TITLE : -
SITE PLAN

OWNER'S SIGN
For PURVANCHAL PROJECTS PVT.LTD.
Director
(Planning & Business Promotion)

ARCHITECT SIGN

Building Plan Application Number

Sanctioned On

Valid Till

Approved By

Examined By

Signature Not Verified
Digitally signed by Arun Dhar
Date: 2025.12.29 12:25:27 IST
Designation : Architect

Signature Not Verified
Digitally signed by Vibhuti Narain
Date: 31 Dec 2025 17:17:11 IST
Organisation: Lucknow Development Authority
Designation : Sub Engineer