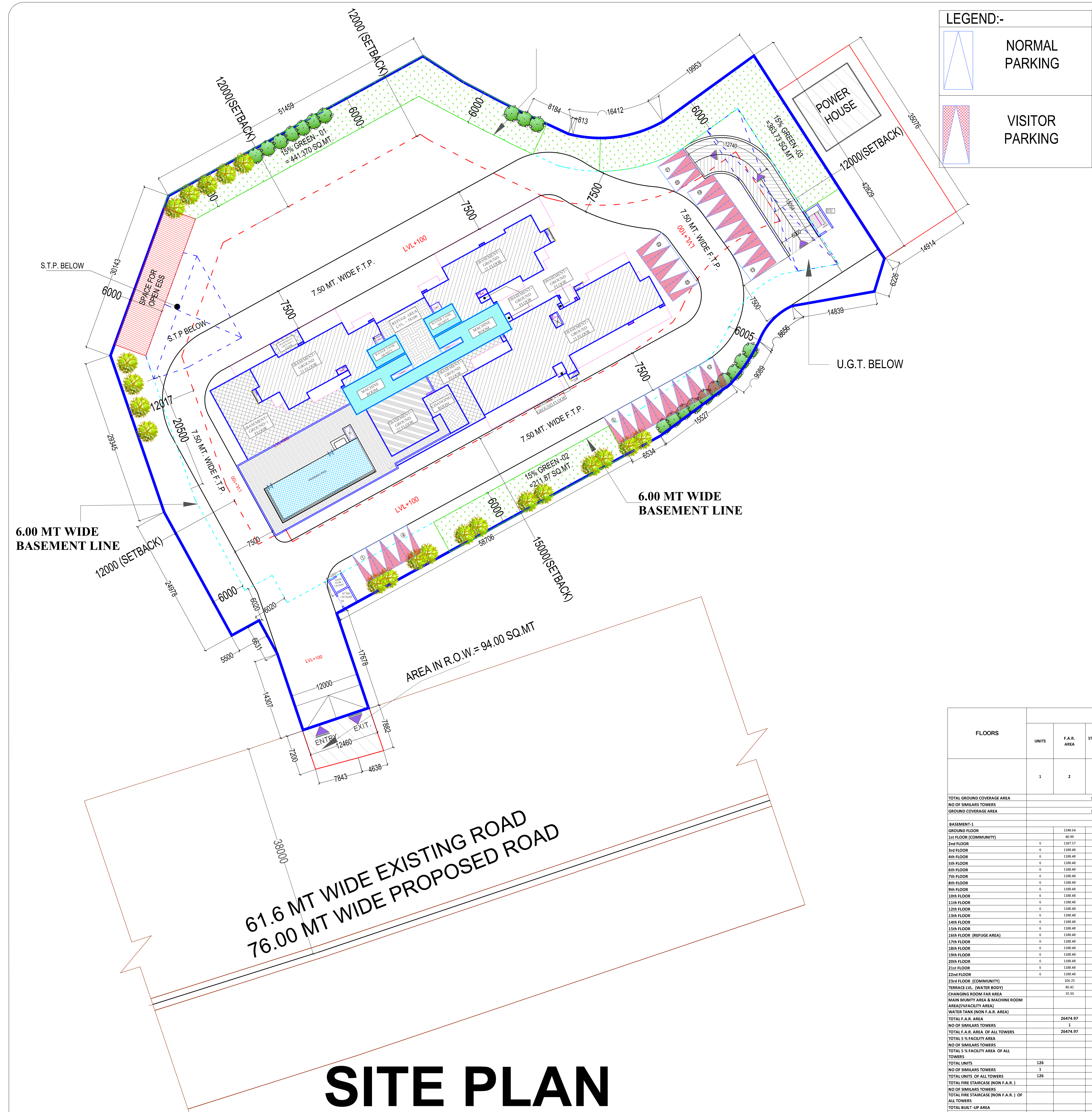




SITE PLAN

SCALE - 1.300

15 % GREEN AREA DETAIL	
15% GREEN AREA -01	441.37
15% GREEN AREA -02	211.87
15% GREEN AREA -03	363.73
TOTAL	1016.97

CARPET AREA DETAIL			
S NO.	UNIT NAME	CARPET AREA (SQ.MT.)	CARPET AREA (SQ.FT.)
1	UNIT-01	137.651	1,481.675
2	UNIT-02	177.947	1,915.422
3	UNIT-03	169.000	1,819.116
4	UNIT-04	169.036	1,819.504
5	UNIT-05	178.174	1,917.865
6	UNIT-06	137.651	1,481.675
TOTAL		969.46	10,435.257

S.NO.	AREA STATEMENT		PERCENTAGE		AREA IN SQ.MT.
1	PLOT AREA AFTER ROAD WINDING (8843.090 - 94.00 = 8749.09 SQ.MT.)				8,749.090
2	REQUIRED GREEN AREA = (TOTAL PLOT - 3000.00 SQ.MT.) = 8749.090 -3000.00 = 5749.090 @ 15%				862.364
3	ACHIVED 15% GREEN AREA				1,016.970
4	TOTAL PERMISSIBLE F.A.R. AREA				27,317.725
10	A	TOTAL PERMISSIBLE BASE F.A.R AREA (BFAR) FOR HOUSING	2.5	21872.73	
	B	TO BE PURCHASABLE F.A.R AREA (P FAR)	0.526	4600.00	
	C	ADDITIONAL INCENTIVE FAR AREA FOR EWS AND UG = 13 X 65 (30+35)		845.00	
	TOTAL PERMISSIBLE F.A.R. AREA (A+B+C)			27317.73	
5	FACILITY AREA FAR (5% OF AVAILED FAR) = 26833.510 @ 5%		5%		1,341.68
6	A	RESIDENTIAL F.A.R AREA (REFER SHEET NO. -02)		26474.97	
	B	COMMERCIAL F.A.R AREA		358.54	
	TOTAL = A+B			26833.510	
6	TOTAL PERMISSIBLE F.A.R. AREA WITH 5% FACILITY AREA = 4+5				28,659.401
7	TOTAL PROPOSED F.A.R. AREA WITH 5% FACILITY AREA = 5+12				28,618.970
8	PERMISSIBLE GROUND COVERAGE @ MAX. COVERAGE AFTER ENSURING SETBACK, I.E. 47.14% OF PLOT AREA		47.14%		4,124.590
9	PROPOSED GROUND COVERAGE		20.75%		1815.000
10	PERMISSIBLE FAR AREA FOR COMMERCIAL 5% OF PROPOSED RESIDENTIAL FAR = 5% @ 26474.97		5.0%		1323.749
11	PROPOSED COMMERCIAL F.A.R. AREA				358.54
12	TOTAL AREA ACHIEVED WITH EXTRA FACILITY + INCENTIVE AREA				27277.29
12	A	TOTAL F.A.R. FOR RESIDENTIAL		26474.97	
	B	TOTAL F.A.R. FOR COMMERCIAL		358.54	
	C	EXTRA 5% FACILITY AREA IN MAIN FAR AREA		443.78	
	TOTAL = A+B+C			27277.29	
13	EXTRA FACILITY AREA IN F.A.R.				443.785
14	TOTAL ACHIVED FACILITY AREA TOWER & COMMUNITY HALL				1785.46
15	TOTAL ACHIVED COMMUNITY AREA				910.360
16	TOTAL ACHIVED UNITS				126
17	TOTAL BASEMENT -01 NON F.A.R AREA				5855.43
18	TOTAL REQUIRED E.C.S				200
18	A	REQUIRED E.C.S. FOR OMEGA PINNACLE		178.50	
	B	REQUIRED 10% VISITOR PARKING FOR RESIDENTIAL		17.85	
	C	REQUIRED E.C.S. FOR COMMERCIAL (COMMERCIAL F.A.R AREA / 100 X 1.00)		3.59	
	TOTAL REQUIRED E.C.S. = A+B+C+D			199.94	
19	ACHIVED PARKING AS PER LAYOUT				257
19	A	OPEN PARKING AS PER LAYOUT		27.00	
	B	MECHANICAL PARKING = 73 X 2 =143		146.00	
	C	NORMAL BASEMENT PARKING		73.00	
	D	SECONDARY PARKING		11.00	
		TOTAL = A+B+C+D		257.00	
20	TOTAL NON F.A.R. AREA				7045.71
20	A	BASEMENT, NON F.A.R. AREA		5742.02	
	B	FIRE STAIR CASE AREA, NON F.A.R. AREA FOR TOWERS		718.36	
	D	U.G.TANK NON F.A.R AREA		208.96	
	E	GUARD ROOM AREA NON F.A.R.		7.84	
	F	METER ROOM NON F.A.R. AREA		7.84	
	G	U.G. TANK DN TO STAIR CASE		15.16	
	H	ORGANIC WASTE CONVERTER		28.41	
	I	L.T. PANNEL ROOM		114.84	
	J	S.T.P.		202.28	
	TOTAL = A+B+C+D+E+F+G+H+I+J			7045.71	
21	TOTAL BUILT-UP AREA				35664.68
21	A	TOTAL F.A.R AREA		27277.29	
	B	TOTAL 5% FACILITY AREA FAR		1341.68	
	C	TOTAL NON F.A.R. AREA		7045.71	
	TOTAL = A+B+C			35664.68	
22	AS PER 50 NOS. OF TREE PER HECTARE OF PLOT AREA (= 50 X PLOT AREA / 10000)				43.745
23	PROPOSED NOS OF TREES				53.000

FLOORS	TOWER-1										TOTAL UNITS	TOTAL F.A.R. AREA	TOTAL 1% FACILITY AREA	TOTAL P.A.R. AREA WITH 1% FACILITY AREA	TOTAL P.R. STAIRCASE (NON F.A.R.)	TOTAL BASEMENT AREA (NON F.A.R.)	ORGANIC WASTE CONVERTER	L.T. PANNEL ROOM	GUARD ROOM NON F.A.R AREA	METER ROOM NON F.A.R AREA	U.G. TANK DN TO STAIR CASE NON F.A.R. AREA	U.G.TANK NON F.A.R. AREA	S.T.P. NON F.A.R AREA	TOTAL NON F.A.R. AREA	TOTAL BUILT-UP AREA	TOTAL GROUND COVERAGE AREA
	UNITS	F.A.R. AREA	1% FACILITY AREA	COMMUNITY HALL	10% GREEN COV. F.A.R. AREA	COMMERCIAL F.A.R. AREA AT GROUND FLOOR	AREA IN F.A.R.	AREA AT GROUND FLOOR																		
1	2	3	4	5	6	7	8	9-2+6	10-3+4	11	12	13	14	15	16	17	18	19	20	21	22	23	24			
TOTAL GROUND COVERAGE AREA		1794.01																								
NO OF SHARERS TOWERS		1																								
GROUNDING COVERAGE AREA		1794.01																								
BASEMENT-1																										
GROUND FLOOR		1246.34	13.42	10.77	108.54	0	1007.08	10.42					5742.02	28.41	114.84	7.84	7.84	15.16	208.96	202.28			6196.11	1667.44		
1st FLOOR (COMMUNITY)		46.00	1.00			0	46.00	45.00															46.00	45.00		
2nd FLOOR		1187.17	20.00	20.51		0	1187.17	20.00															1187.17	1167.17		
3rd FLOOR		1188.00	20.00	20.51		0	1188.00	20.00															1188.00	1167.99		
4th FLOOR		1188.00	20.00	20.51		0	1188.00	20.00															1188.00	1167.99		
5th FLOOR		1188.00	20.00	20.51		0	1188.00	20.00															1188.00	1167.99		
6th FLOOR		1188.00	20.00	20.51		0	1188.00	20.00															1188.00	1167.99		
7th FLOOR		1188.00	20.00	20.51		0	1188.00	20.00															1188.00	1167.99		
8th FLOOR		1188.00	20.00	20.51		0	1188.00	20.00															1188.00	1167.99		
9th FLOOR		1188.00	20.00	20.51		0	1188.00	20.00															1188.00	1167.99		
10th FLOOR		1188.00	20.00	20.51		0	1188.00	20.00															1188.00	1167.99		
11th FLOOR		1188.00	20.00	20.51		0	1188.00	20.00															1188.00	1167.99		
12th FLOOR		1188.00	20.00	20.51		0	1188.00	20.00															1188.00	1167.99		
13th FLOOR		1188.00	20.00	20.51		0	1188.00	20.00															1188.00	1167.99		
14th FLOOR		1188.00	20.00	20.51		0	1188.00	20.00															1188.00	1167.99		
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16th FLOOR		1188.00	20.00	20.51		0	1188.00	20.00															1188.00	1167.99		
17th FLOOR		1188.00	20.00	20.51		0	1188.00	20.00															1188.00	1167.99		
18th FLOOR		1188.00	20.00	20.51		0	1188.00	20.00															1188.00	1167.99		
19th FLOOR		1188.00	20.00	20.51		0	1188.00	20.00															1188.00	1167.99		
20th FLOOR		1188.00	20.00	20.51		0	1188.00	20.00															1188.00	1167.99		
21st FLOOR		1188.00	20.00	20.51		0	1188.00	20.00															1188.00	1167.99		
22nd FLOOR		1188.00	20.00	20.51		0	1188.00	20.00															1188.00	1167.99		
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69th FLOOR		1188.00	20.00	20.51		0	1188.00	20.00															1188.00	1167.99		
70th FLOOR		1188.00	20.00	20.51		0	1188.00	20.00																		



TOTAL BASEMENT AREA DETAIL			
1	TOTAL	6295.490	SQ.MT.
	SAY AS	6295.49	SQ.MT.



File No. LDA/BP/24-25/4152

TOTAL PLOT AREA	= 8843.09 SQ MT
ROAD WIDENING	= 94.00 SQ MT
NET PLOT AREA	= 8749.09 SQ MT
ACHIVED GREEN AREA (15%)	= 1016.97 SQ MT
PERMISSIBLE F.A.R AREA	= 27317.72 SQ MT

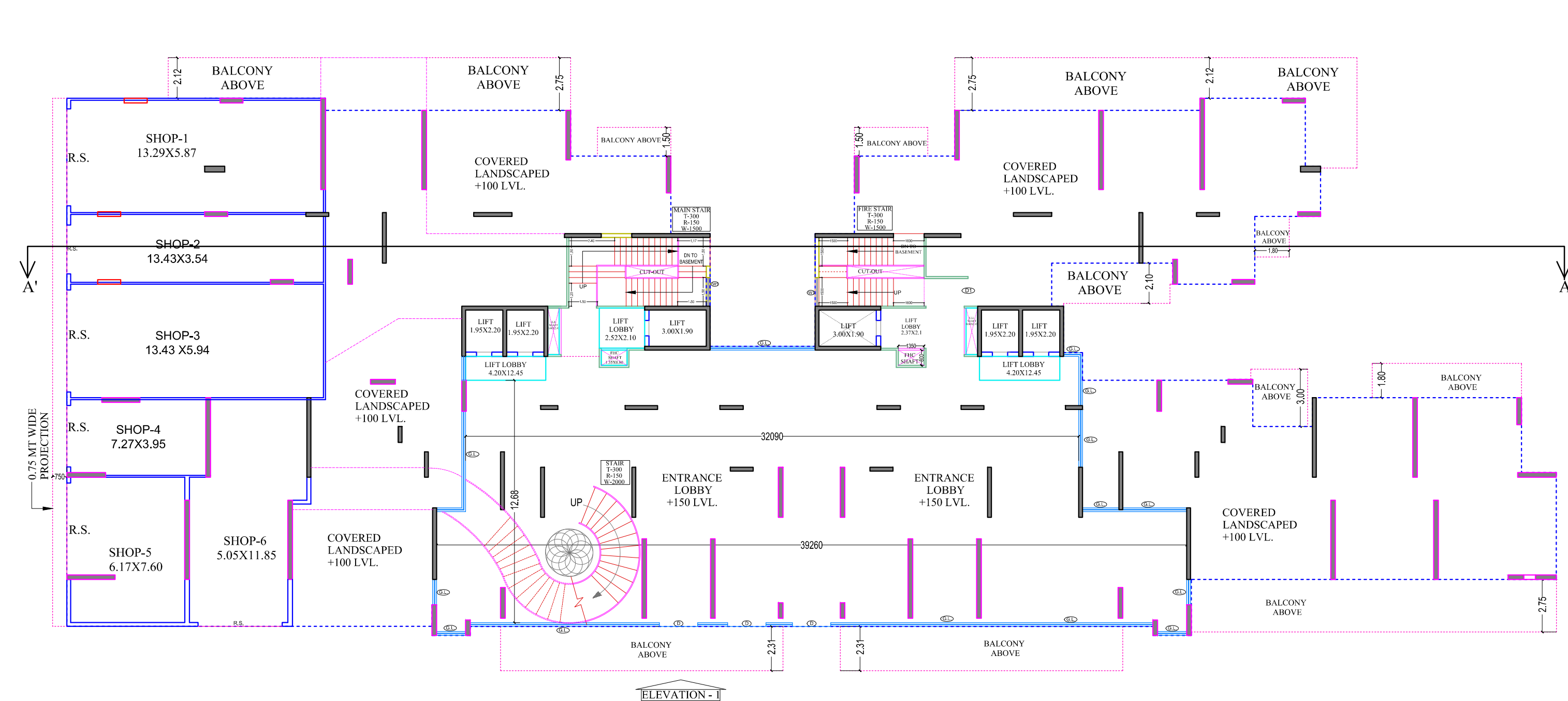


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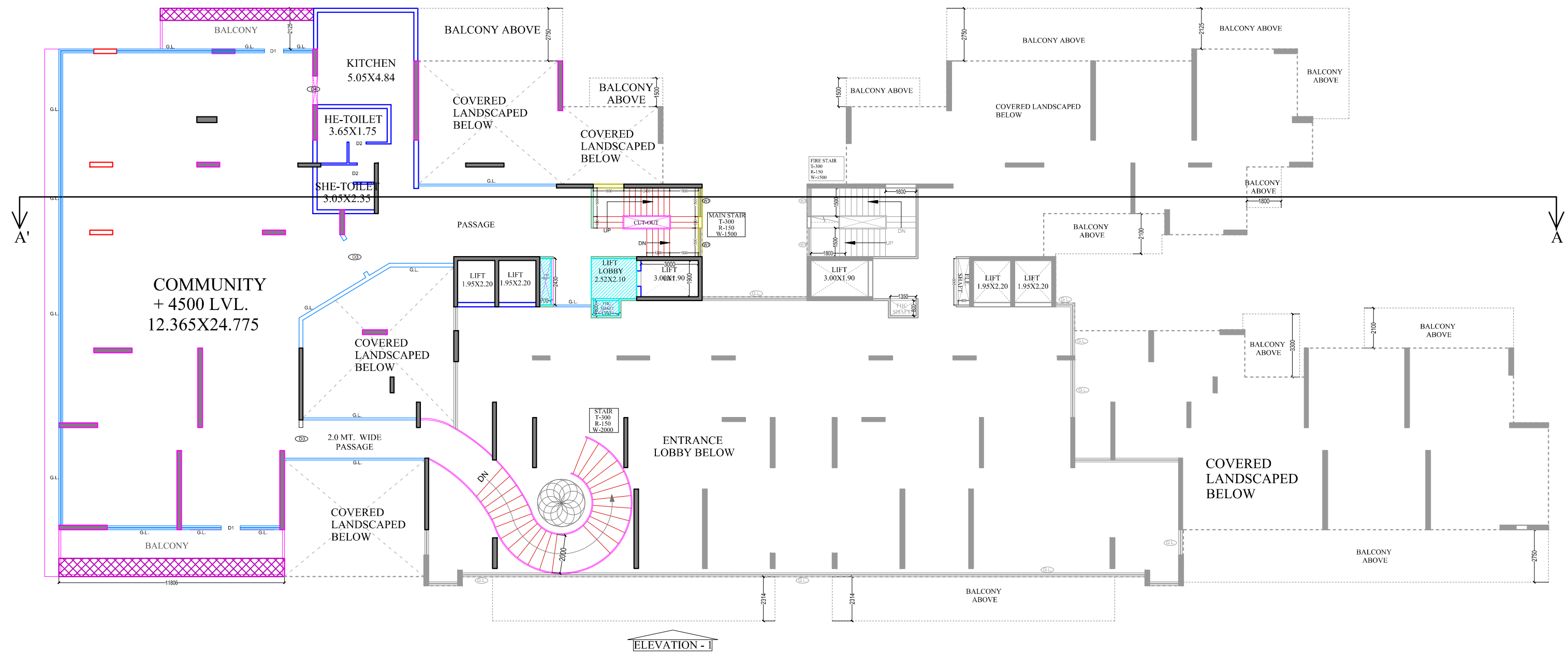


Ar. Devansh Kumar
2018/980

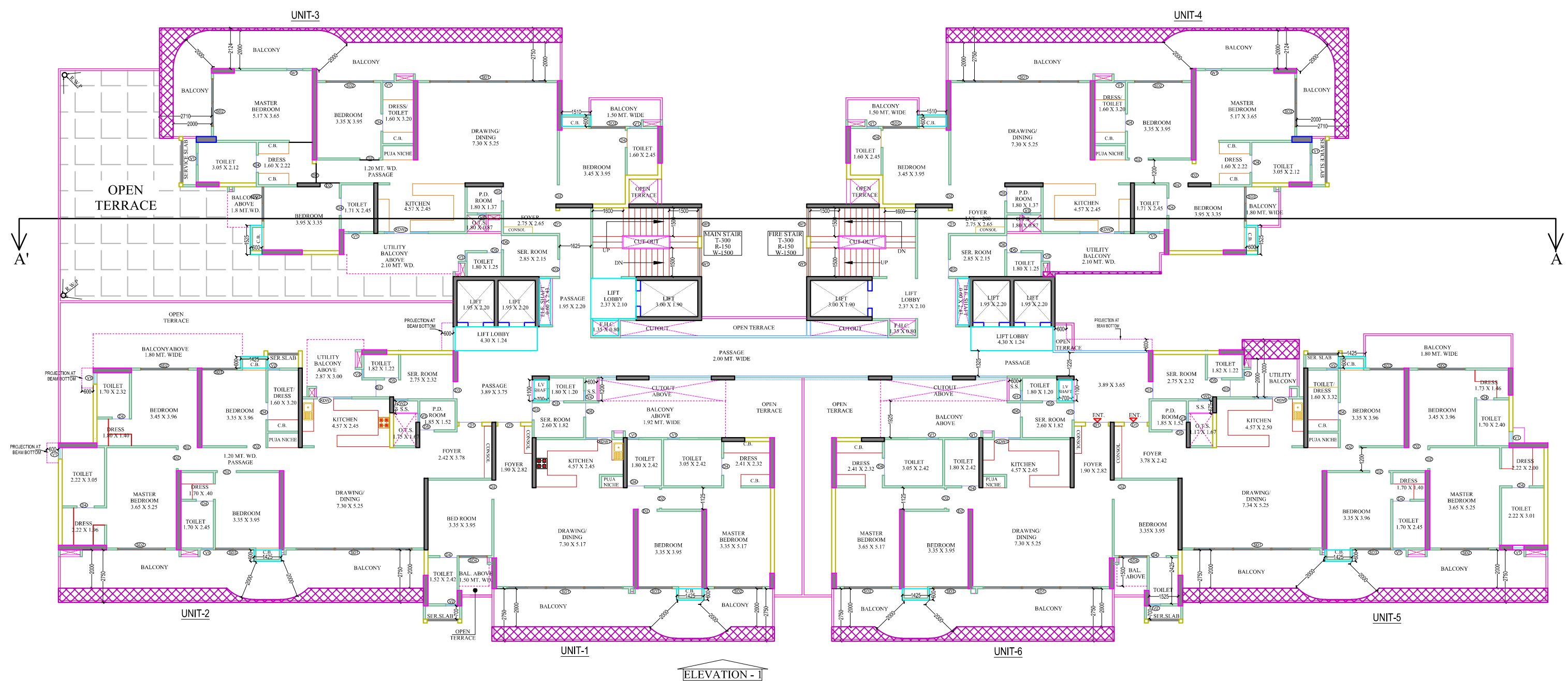
MAP DRAWN AS PER MODEL BUILDING CONSTRUCTION AND DEVELOPMENT BYELAWS AND MODEL ZONING REGULATION FOR DEVELOPMENT AUTHORITIES OF UTTAR PRADESH ,2025



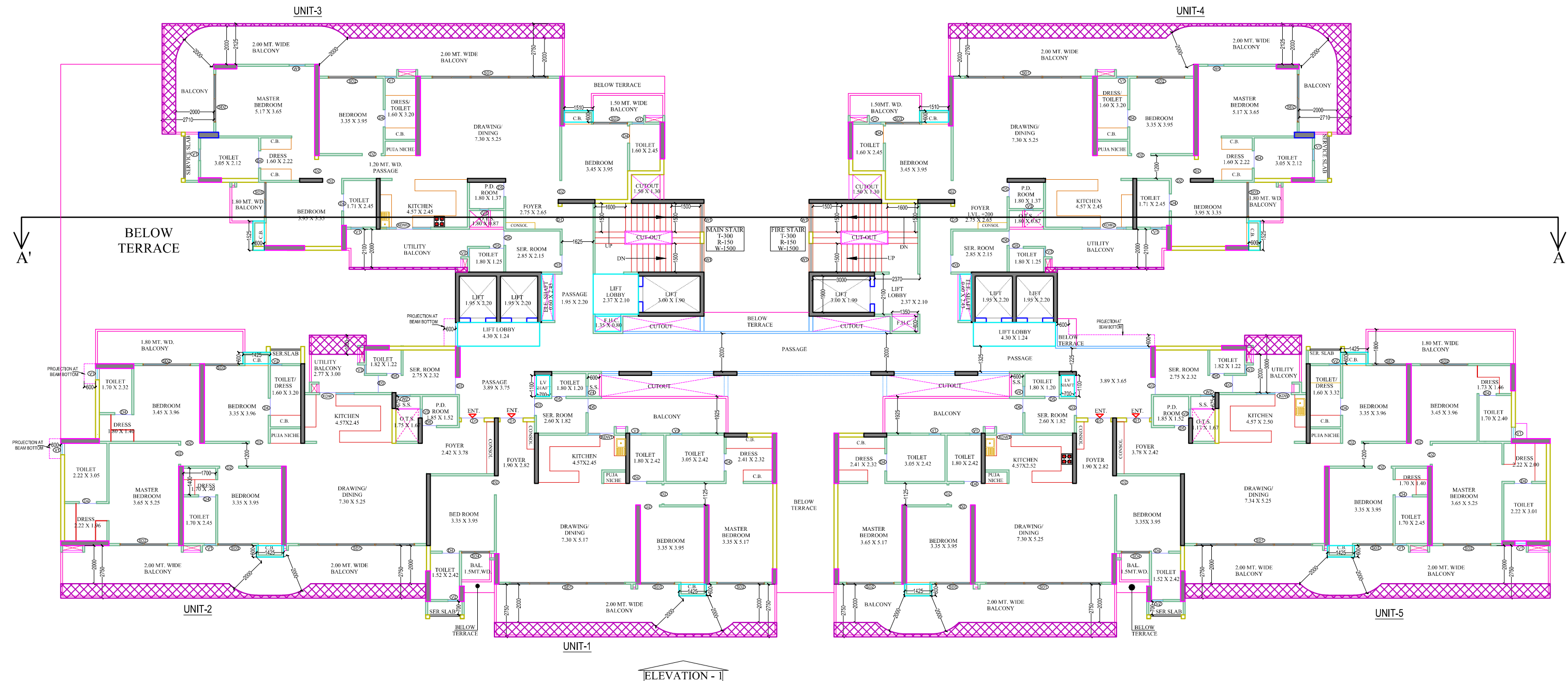
**TOWER-01
STILT FLOOR PLAN
SCALE - 1.300**



**TOWER-01
FIRST FLOOR PLAN
SCALE 1.300**



**TOWER-01
SECOND FLOOR PLAN
SCALE 1.300**



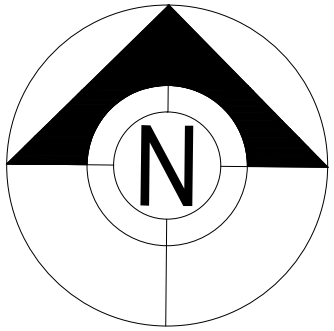
**TOWER-01
THIRD FLOOR PLAN
SCALE 1.300**

PROJECT TITLE:-
PROPOSED GROUP HOUSING BUILDING PLAN FOR OMEGA DEVELOPER AND BUILDERS THROUGH AUTHORIZED PARTNER ASHISH GUPTA S/O OF H.P GUPTA PROJECT - GROUP HOUSING " THE PINNACLE " BY OMEGA DEVELOPER AND BUILDERS SITUATED AT KHASRA NO. 174, SITUATED AT VILLAGE - UTTARDHAUNA , DISTRICT AND TEHSIL- LUCKNOW,

AREA STATEMENTS:-

TOTAL PLOT AREA	= 8843.09 SQ MT
ROAD WIDENING	= 94.00 SQ MT
NET PLOT AREA	= 8749.09 SQ MT
ACHIVED GREEN AREA (15%)	= 1016.97 SQ MT
PERMISSIBLE F.A.R AREA	= 27317.72 SQ MT

NORTH



SHEET NO:-

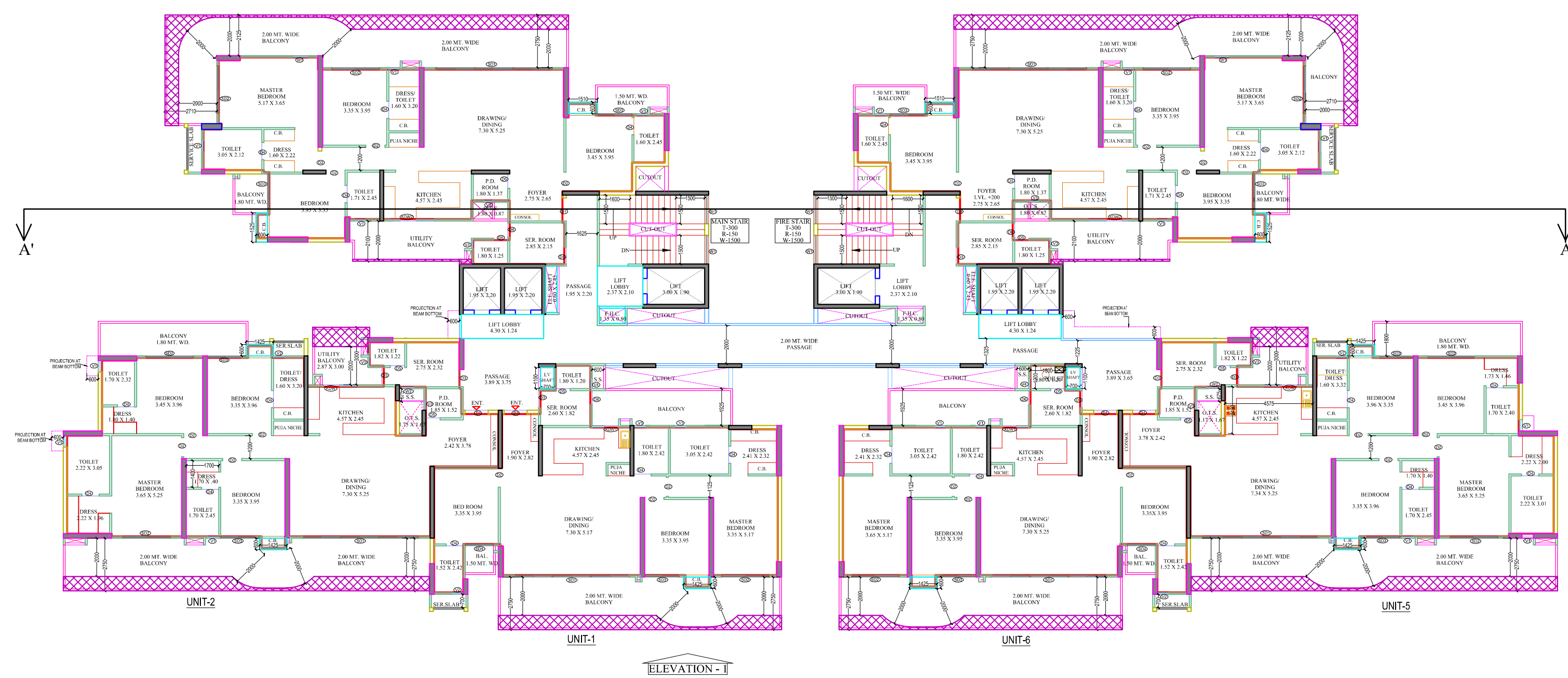
3/9

SIGN. OF OWNER

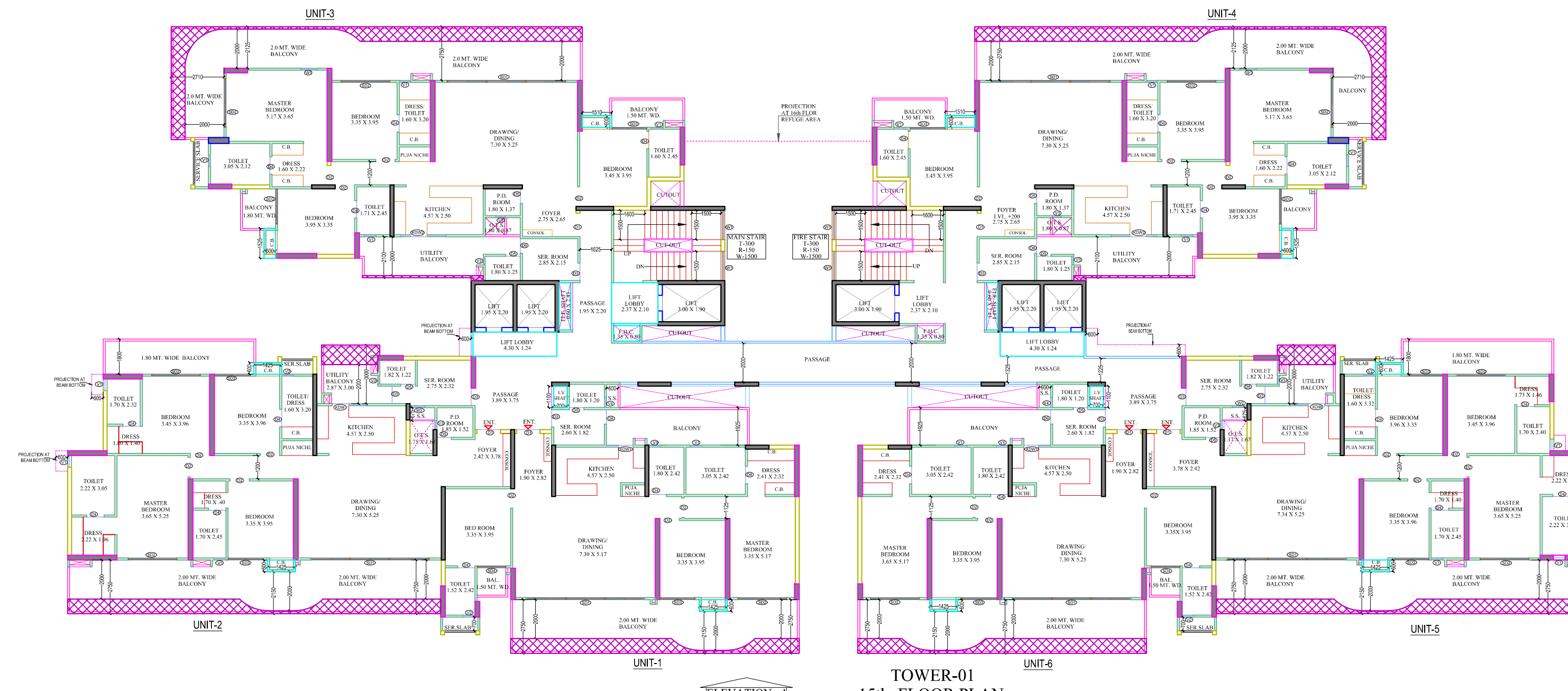
SIGN. OF ARCHITET'S



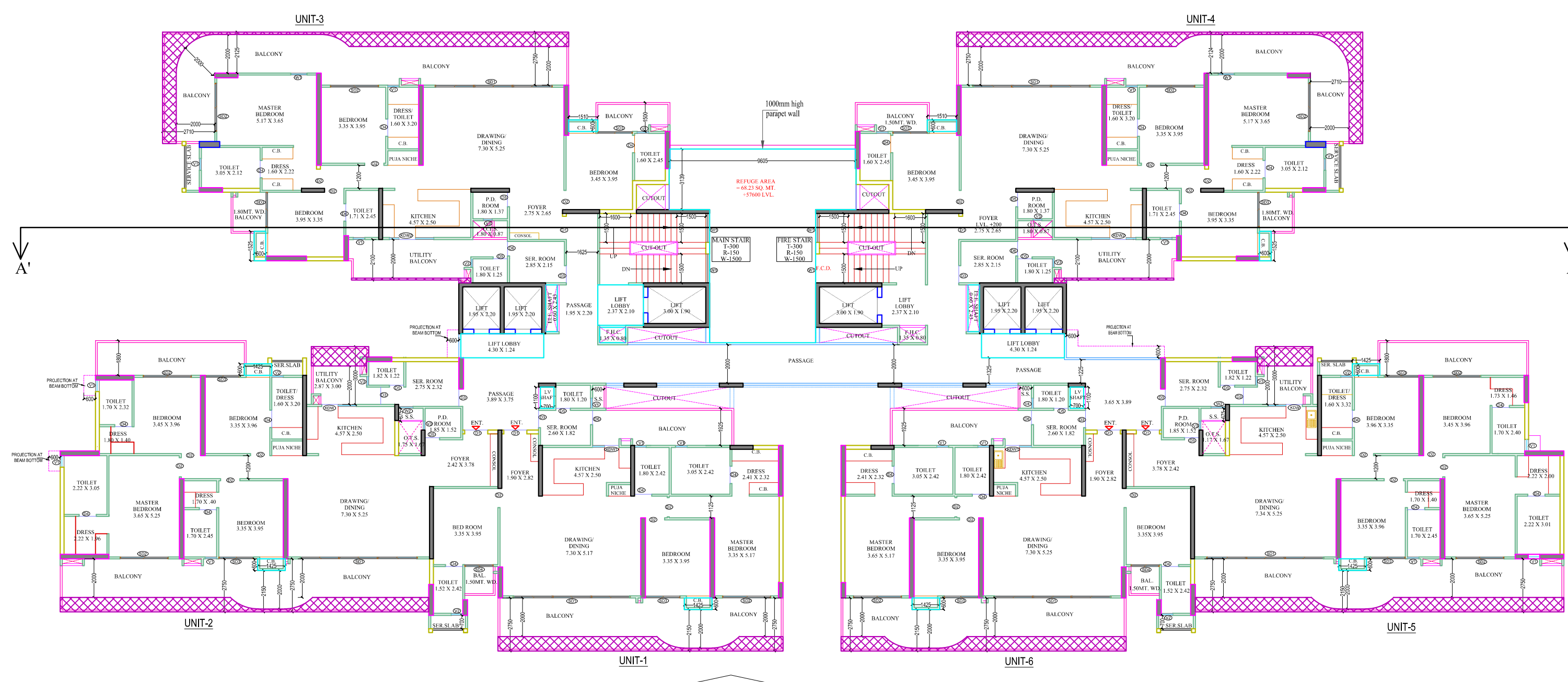
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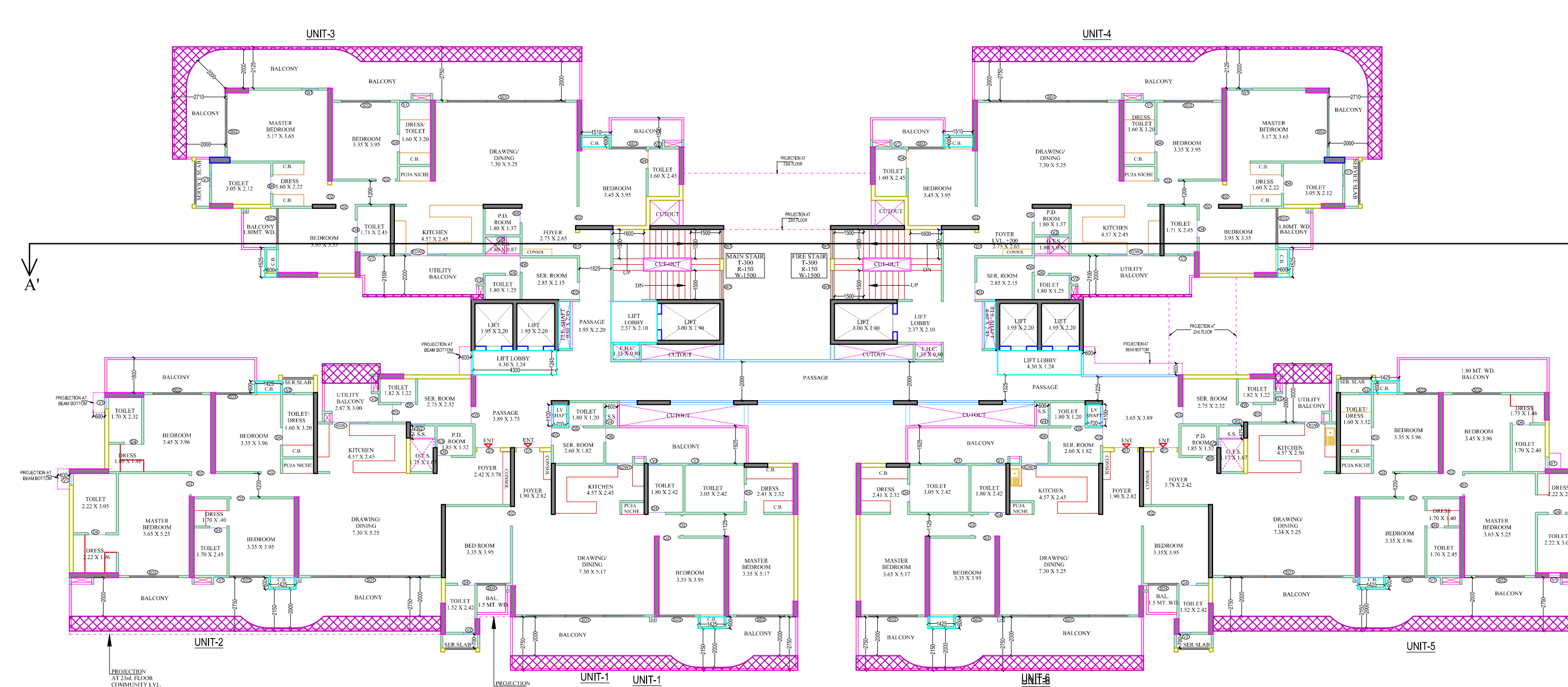
TOWER-01
FOURTH TO FOURTEEN &
SEVENTEEN TO TWENTY
FLOOR PLAN
SCALE - 1.100



TOWER-01
FIFTEEN FLOOR PLAN
SCALE 1.300



TOWER-01
SIXTEEN FLOOR PLAN
SCALE 1.300



TOWER-01
TWENTY TWO FLOOR PLAN
SCALE 1.300

File No. LDA/BP/24-25/4152

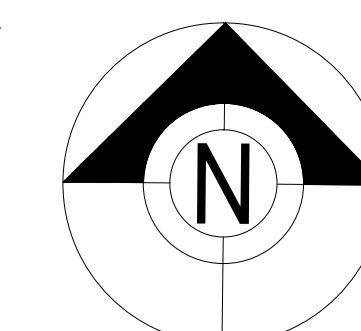
MAP DRAWN AS PER MODEL BUILDING CONSTRUCTION AND DEVELOPMENT BYELAWS AND MODEL ZONING REGULATION FOR DEVELOPMENT AUTHORITIES OF UTTAR PRADESH ,2025

PROJECT TITLE:-
PROPOSED GROUP HOUSING BUILDING PLAN FOR OMEGA
DEVELOPER AND BUILDERS THROUGH AUTHORIZED
PARTNER ASHISH GUPTA S/O OF H.P GUPTA PROJECT -
GROUP HOUSING " THE PINNACLE " BY OMEGA DEVELOPER
AND BUILDERS SITUATED AT KHASRA NO. 174, SITUATED
AT VILLAGE - UTTARDHAUNA , DISTRICT AND TEHSIL-
LUCKNOW,

AREA STATEMENTS:-

TOTAL PLOT AREA	= 8843.09 SQ MT
ROAD WIDENING	= 94.00 SQ MT
NET PLOT AREA	= 8749.09 SQ MT
ACHIVED GREEN AREA (15%)	= 1016.97 SQ MT
PERMISSIBLE F.A.R AREA	= 27317.72 SQ MT

NORTH



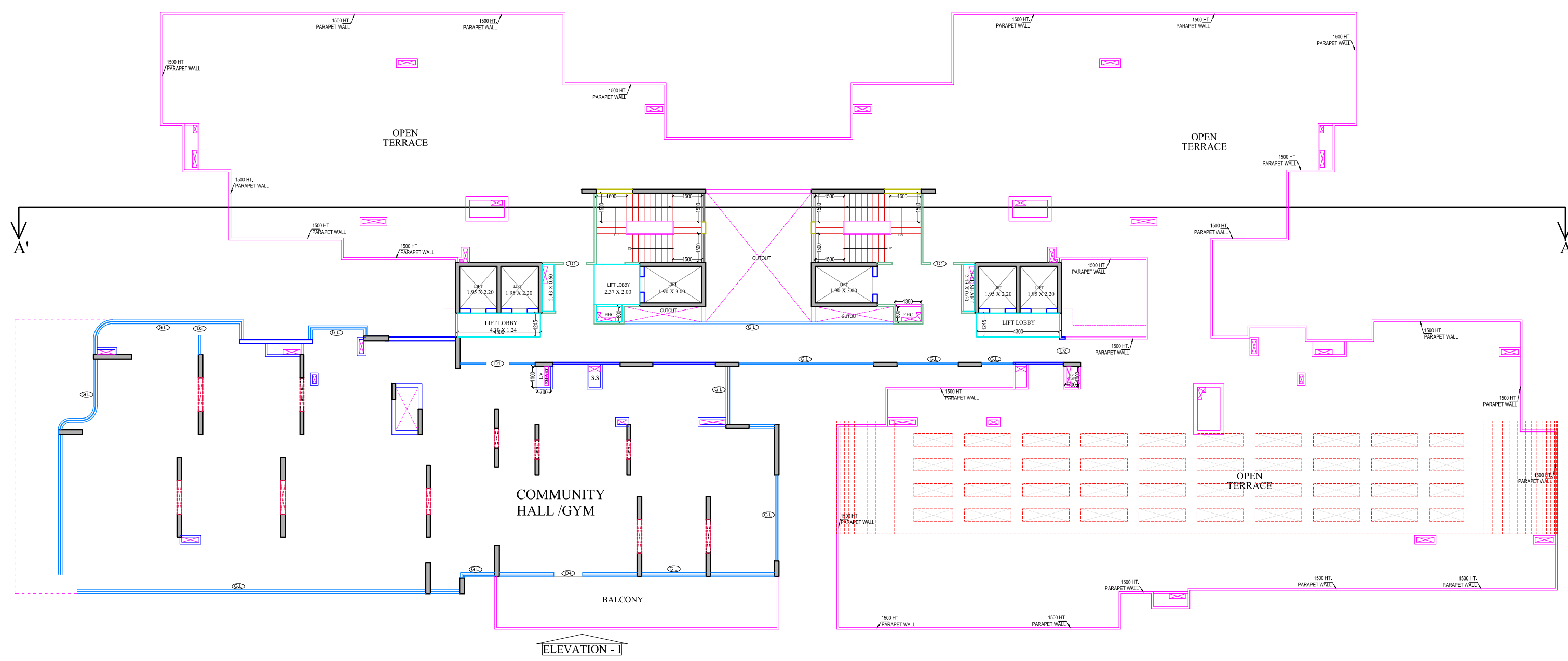
SHEET NO:-

4/9

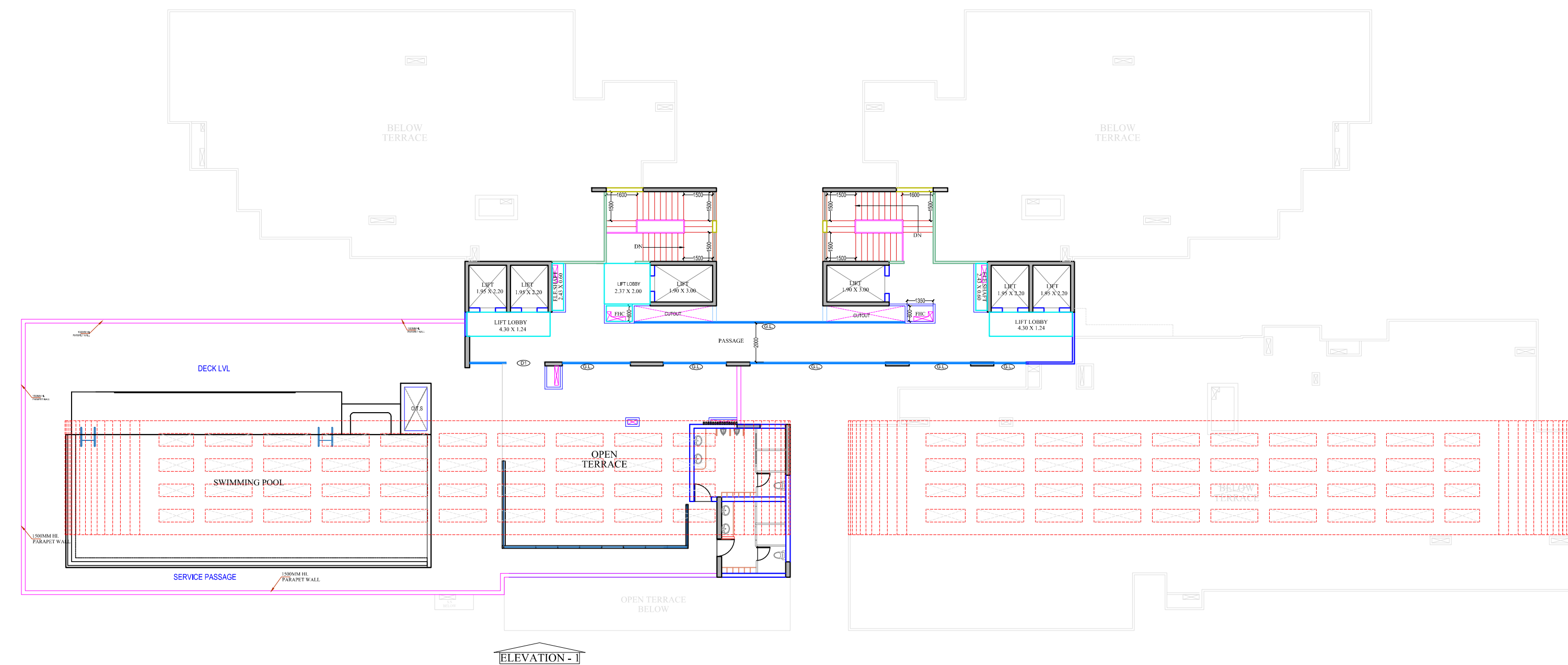
SIGN. OF OWNER

SIGN. OF ARCHITET'S





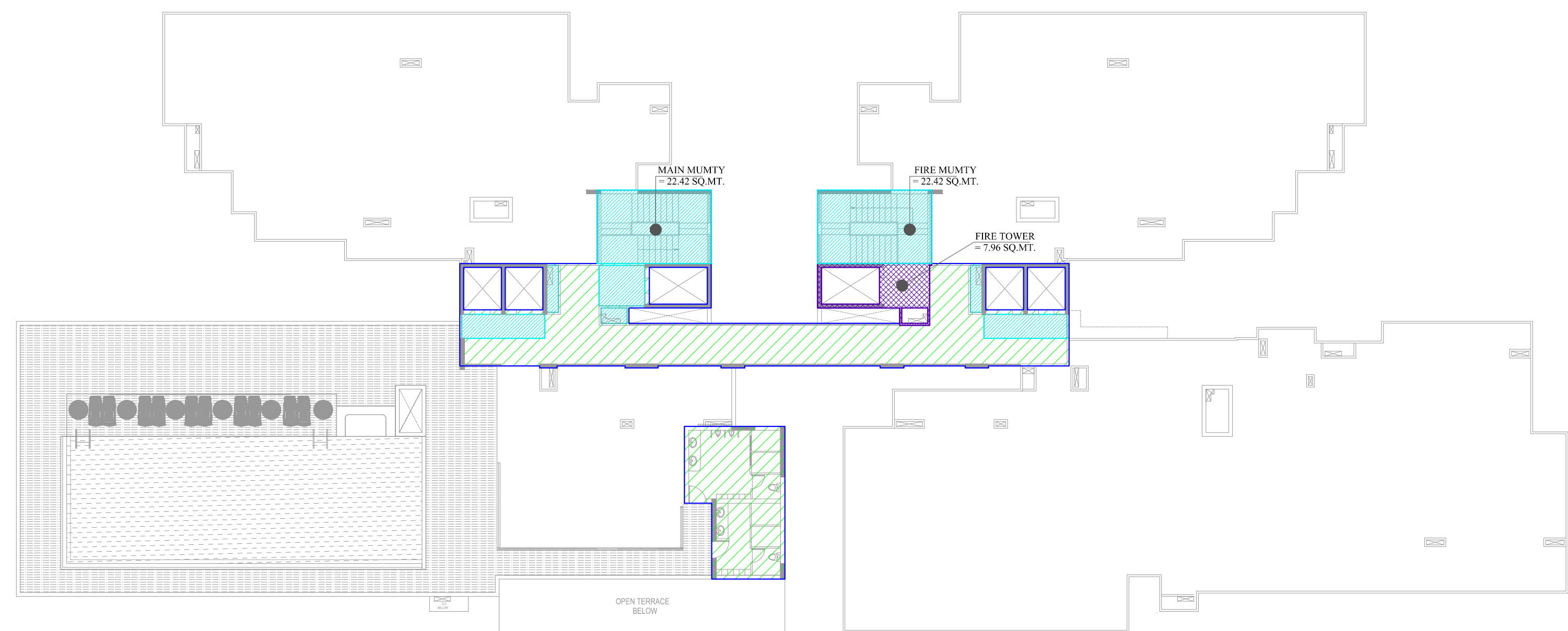
**TOWER-01
TWENTY THREE FLOOR PLAN
SCALE 1.300**



**TOWER-01
TERRACE FLOOR PLAN
SCALE 1.300**



**LIFT MACHINE ROOM &
WATER TANK PLAN
SCALE 1.300**



**F.A.R. AREA DETAIL
OF TWENTY TERRACE
FLOOR PLAN / WATER BODY
SCALE 1.300**

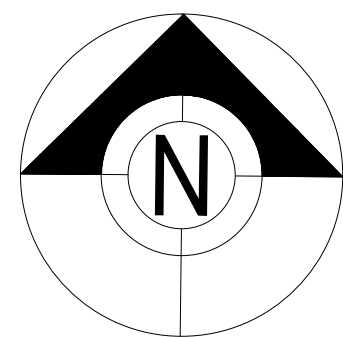
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PROJECT TITLE:-
PROPOSED GROUP HOUSING BUILDING PLAN FOR OMEGA
DEVELOPER AND BUILDERS THROUGH AUTHORIZED
PARTNER ASHISH GUPTA S/O OF H.P GUPTA PROJECT -
GROUP HOUSING " THE PINNACLE " BY OMEGA DEVELOPER
AND BUILDERS SITUATED AT KHASRA NO. 174, SITUATED
AT VILLAGE - UTTARDHAUNA , DISTRICT AND TEHSIL-
LUCKNOW,

AREA STATEMENTS:-

TOTAL PLOT AREA	= 8843.09 SQ MT
ROAD WIDENING	= 94.00 SQ MT
NET PLOT AREA	= 8749.09 SQ MT
ACHIVED GREEN AREA (15%)	= 1016.97 SQ MT
PERMISSIBLE F.A.R AREA	= 27317.72 SQ MT

NORTH



SHEET NO:-

5/9

SIGN. OF OWNER

[Handwritten signature]

SIGN. OF ARCHITET'S



15 % GREEN AREA DETAIL	
15% GREEN AREA -01	441.37
15% GREEN AREA -02	211.87
15% GREEN AREA -03	363.73
TOTAL	1016.97

TOTAL BASEMENT AREA DETAIL			
1	TOTAL	6295.490	SQ.MT.
	SAY AS	6295.49	SQ.MT.

CARPET AREA DETAIL			
S NO.	UNIT NAME	CARPET AREA (S.Q.MT.)	CARPET AREA (S.Q.FT.)
1	UNIT-01	137.651	1,481.675
2	UNIT-02	177.947	1,915.422
3	UNIT-03	169.000	1,819.116
4	UNIT-04	169.036	1,819.504
5	UNIT-05	178.174	1,917.865
6	UNIT-06	137.651	1,481.675
	TOTAL	969.46	10,435.257

TOTAL PLOT AREA	= 8843.09 SQ MT
ROAD WIDENING	= 94.00 SQ MT
NET PLOT AREA	= 8749.09 SQ MT
ACHIVED GREEN AREA (15%)	= 1016.97 SQ MT
PERMISSIBLE F.A.R AREA	= 27317.72 SQ MT

NORTH



SHEET NO:-

6/9

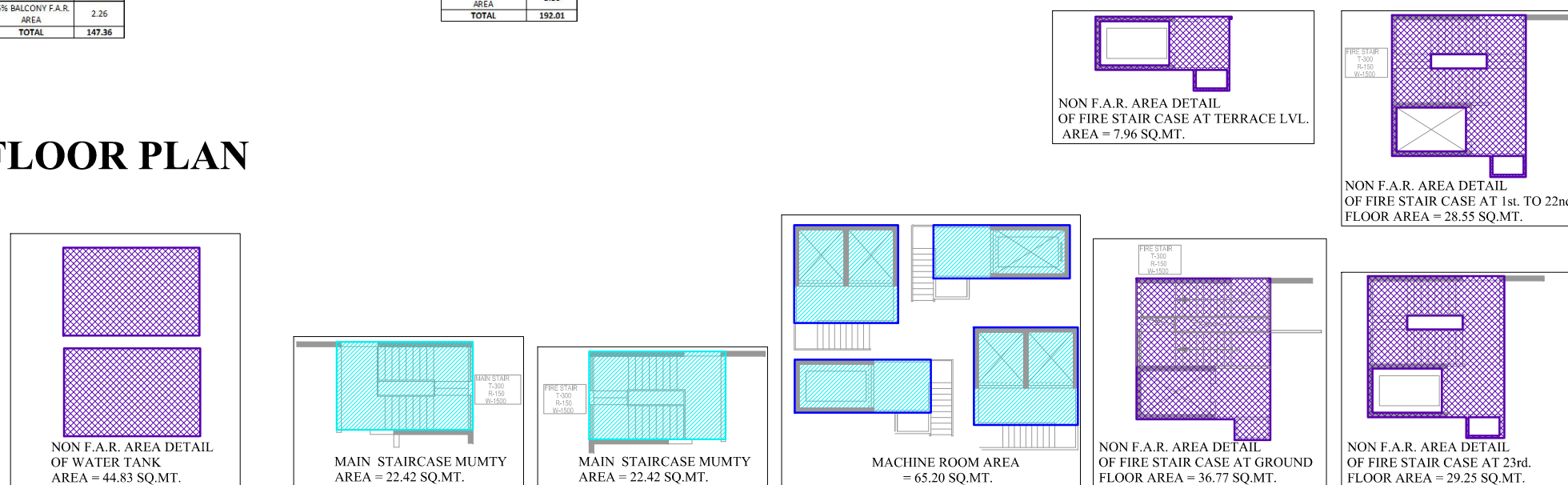
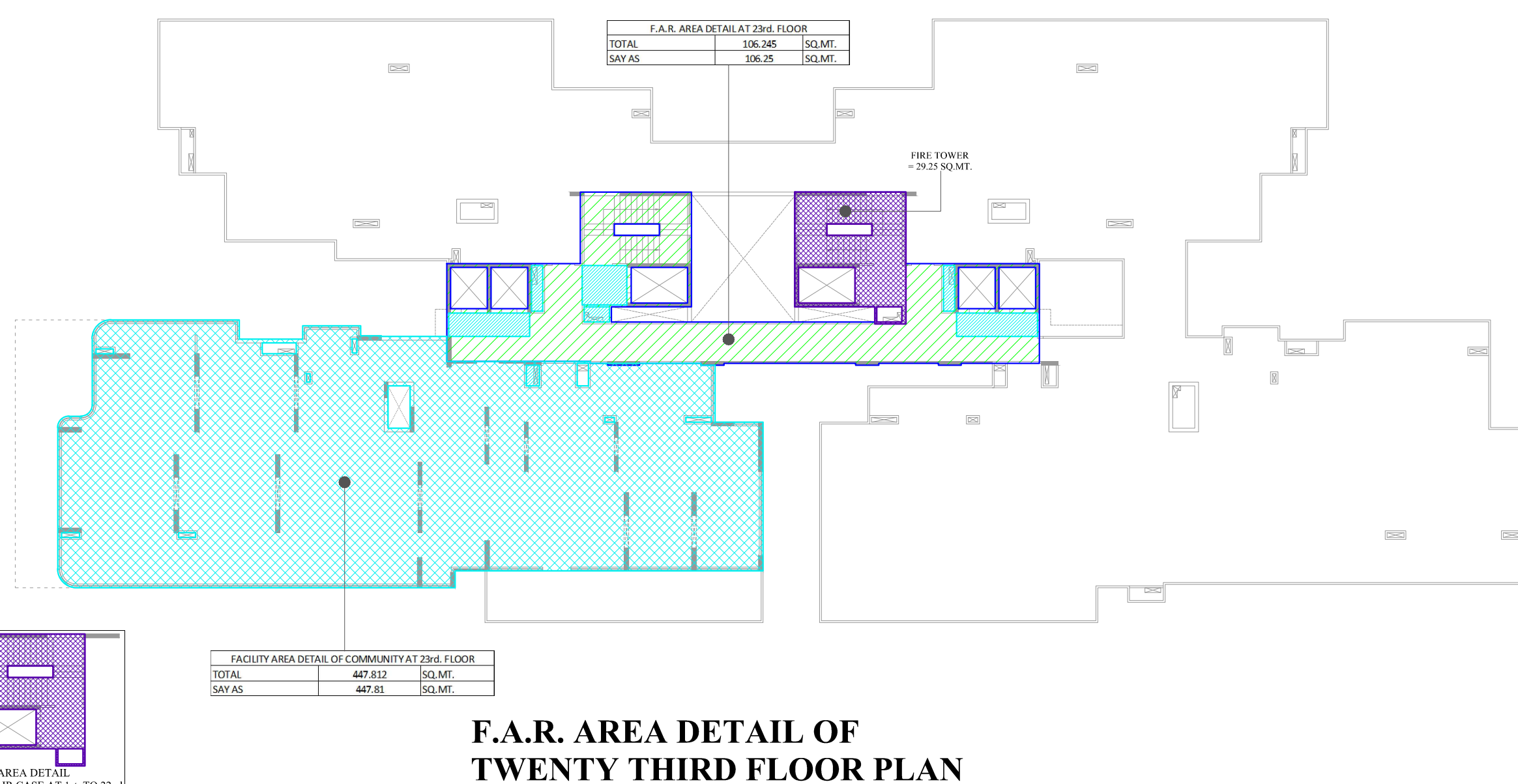
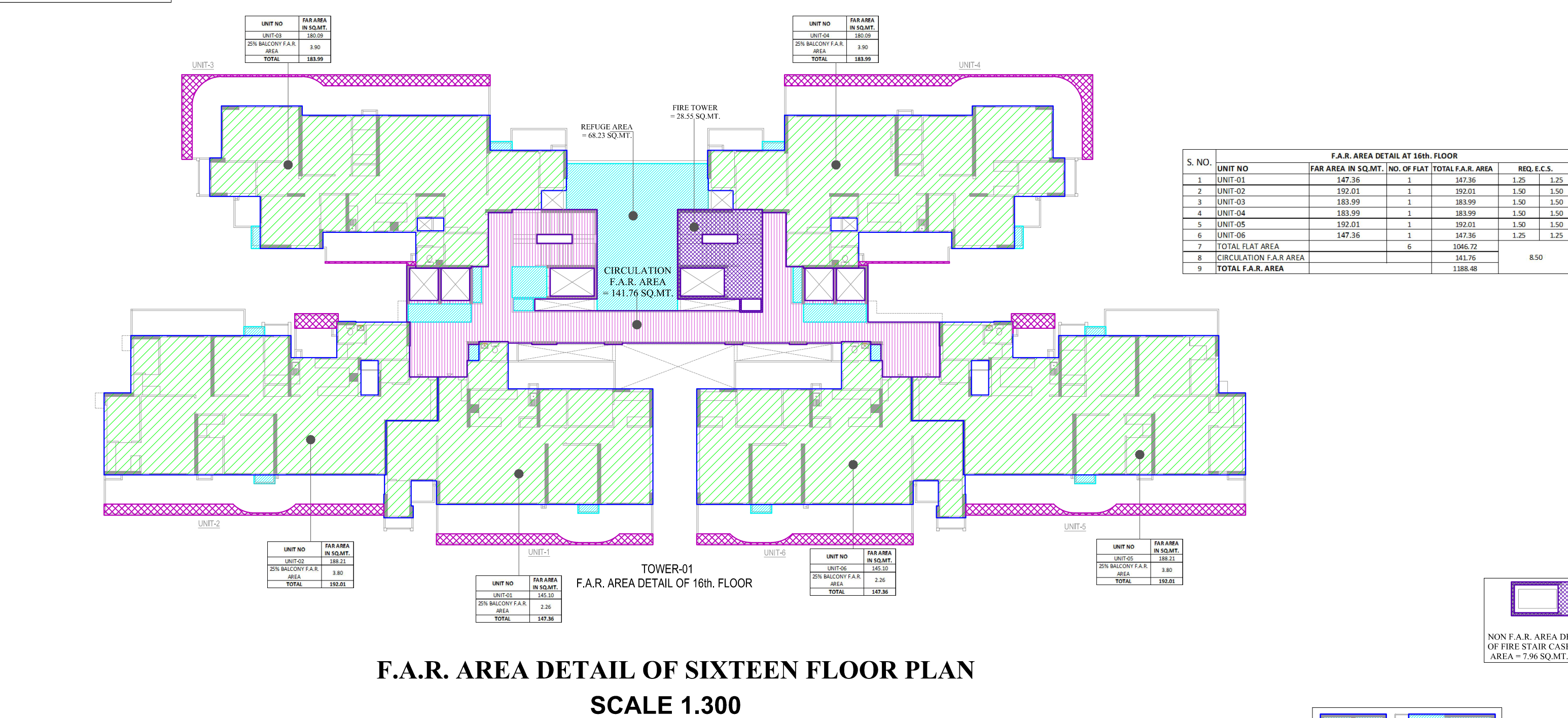
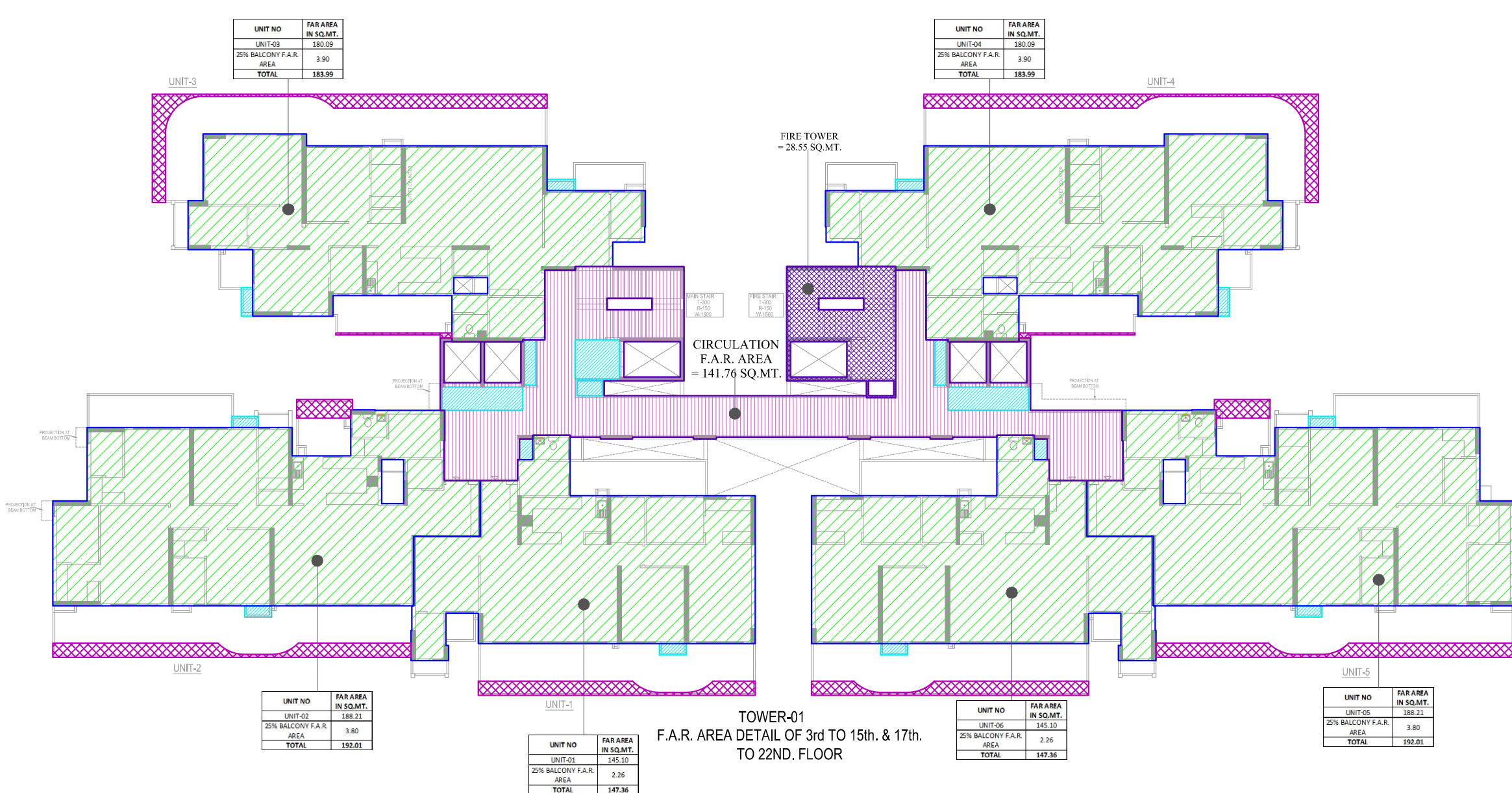
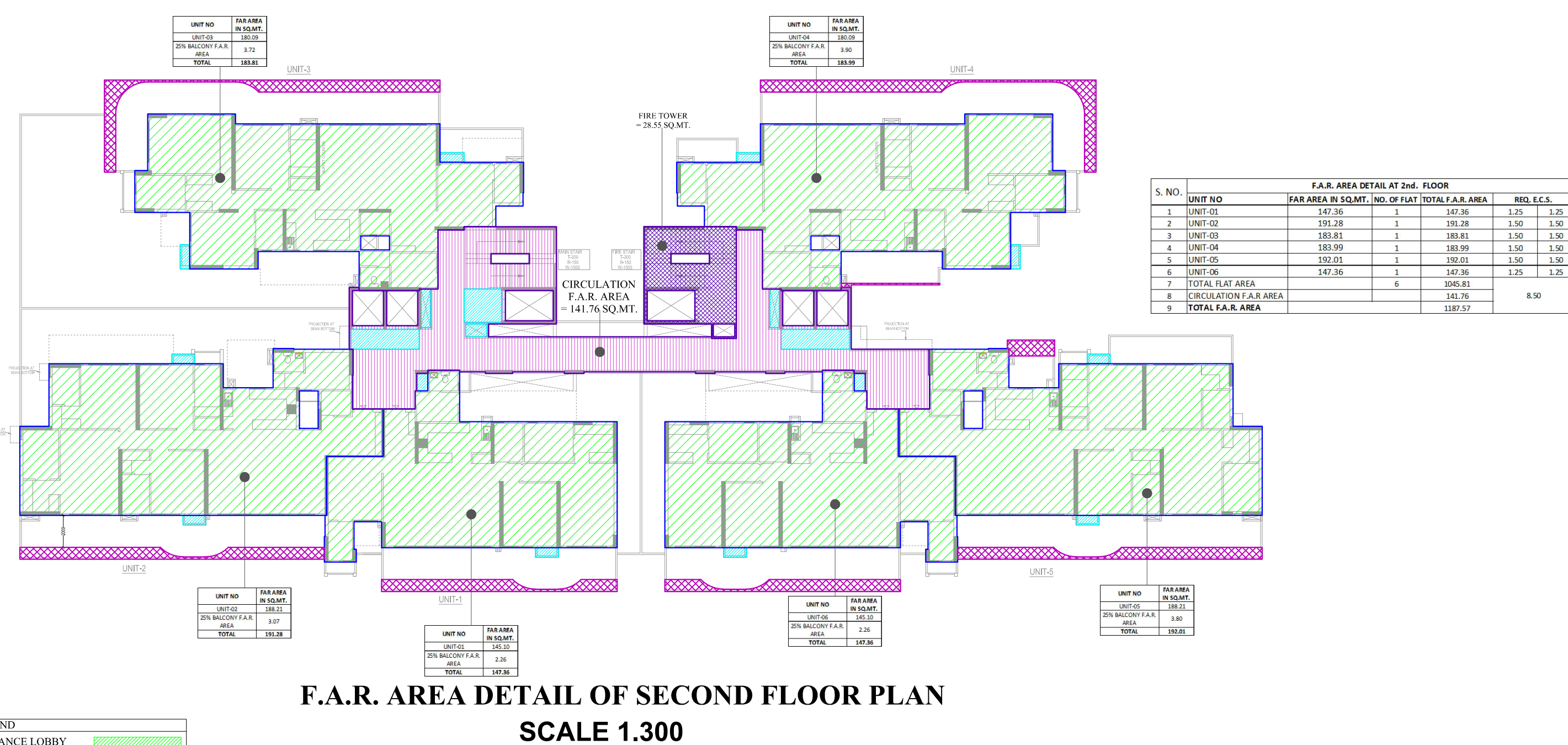
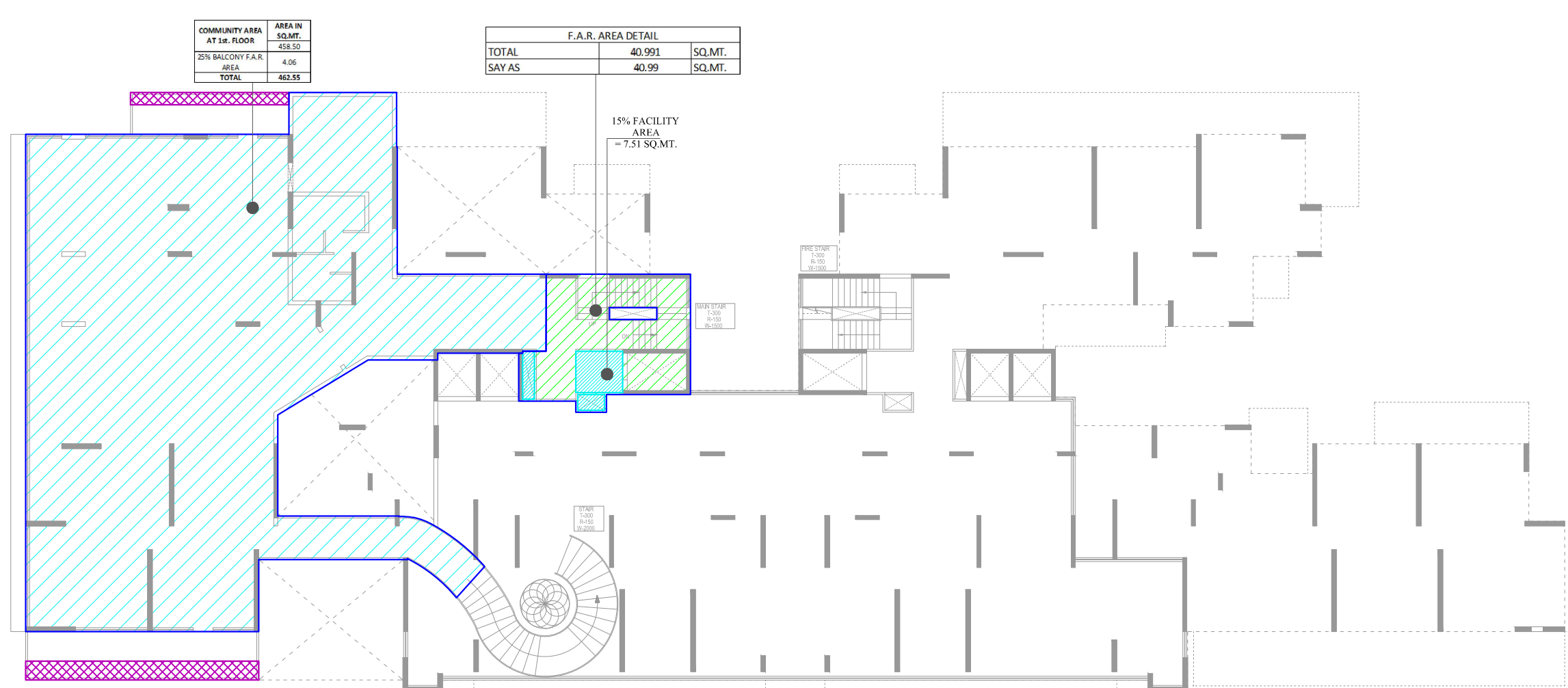
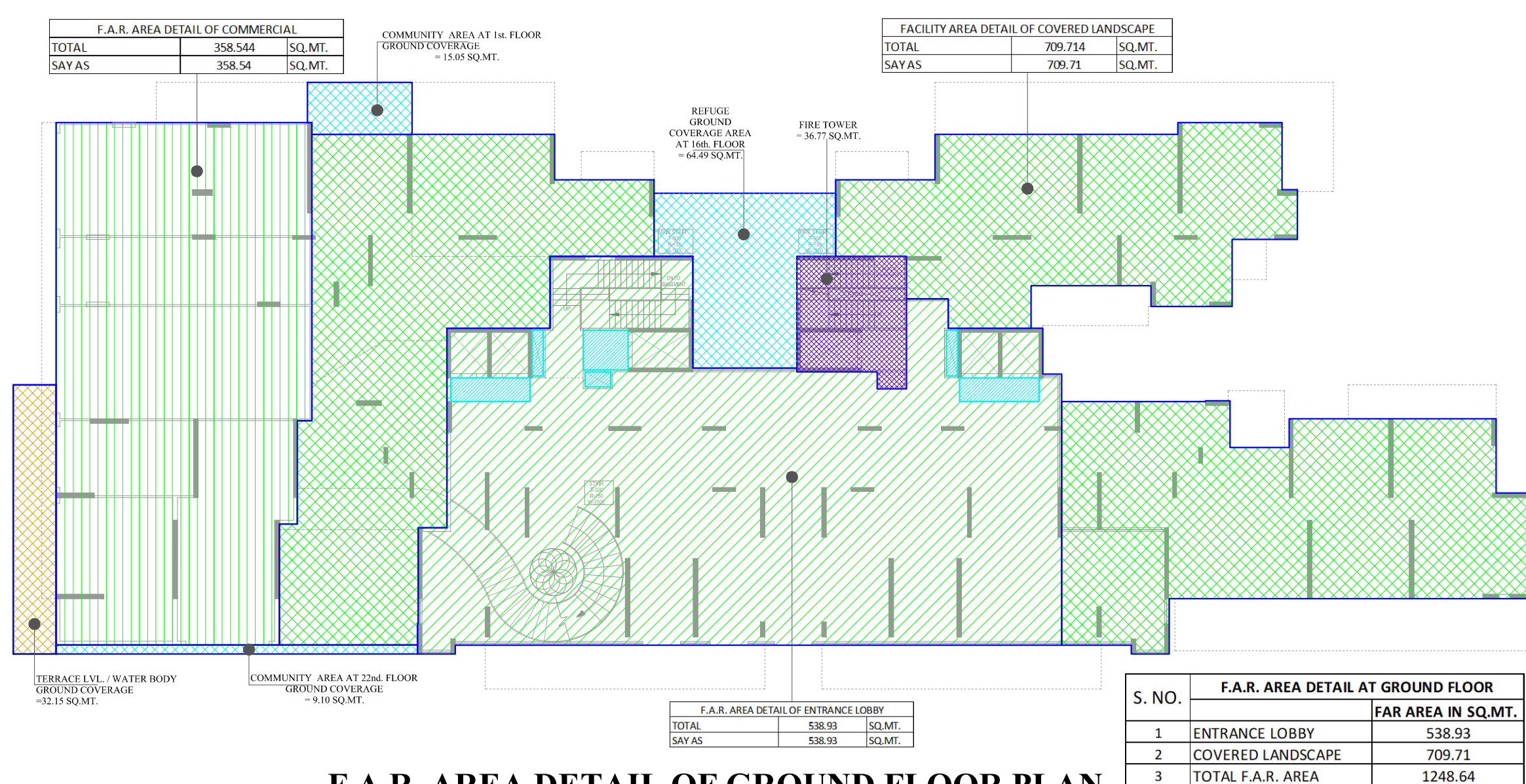
Ar. Devansh Kumar
2018/1980

MAP DRAWN AS PER MODEL BUILDING CONSTRUCTION AND DEVELOPMENT BYELAWS AND MODEL ZONING REGULATION FOR DEVELOPMENT AUTHORITIES OF UTTAR PRADESH ,2025

PROJECT TITLE:-
PROPOSED GROUP HOUSING BUILDING PLAN FOR OMEGA
DEVELOPER AND BUILDERS THROUGH AUTHORIZED
PARTNER ASHISH GUPTA S/O OF H.P GUPTA PROJECT -
GROUP HOUSING " THE PINNACLE " BY OMEGA DEVELOPER
AND BUILDERS SITUATED AT KHASRA NO. 174, SITUATED
AT VILLAGE - UTTARDHAUNA , DISTRICT AND TEHSIL-
LUCKNOW,

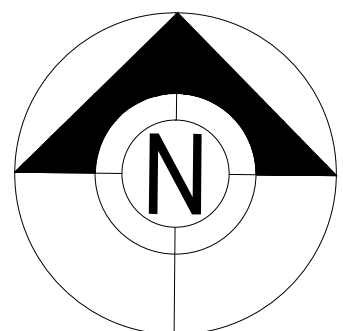
AREA STATEMENTS:-

TOTAL PLOT AREA = 8843.09 SQ MT
ROAD WIDENING = 94.00 SQ MT
NET PLOT AREA = 8749.09 SQ MT
ACHIVED GREEN AREA (15%) = 1016.97 SQ MT
PERMISSIBLE F.A.R AREA = 27317.72 SQ MT



File No. LDA/BP/24-25/4152

NORTH



SHEET NO:-

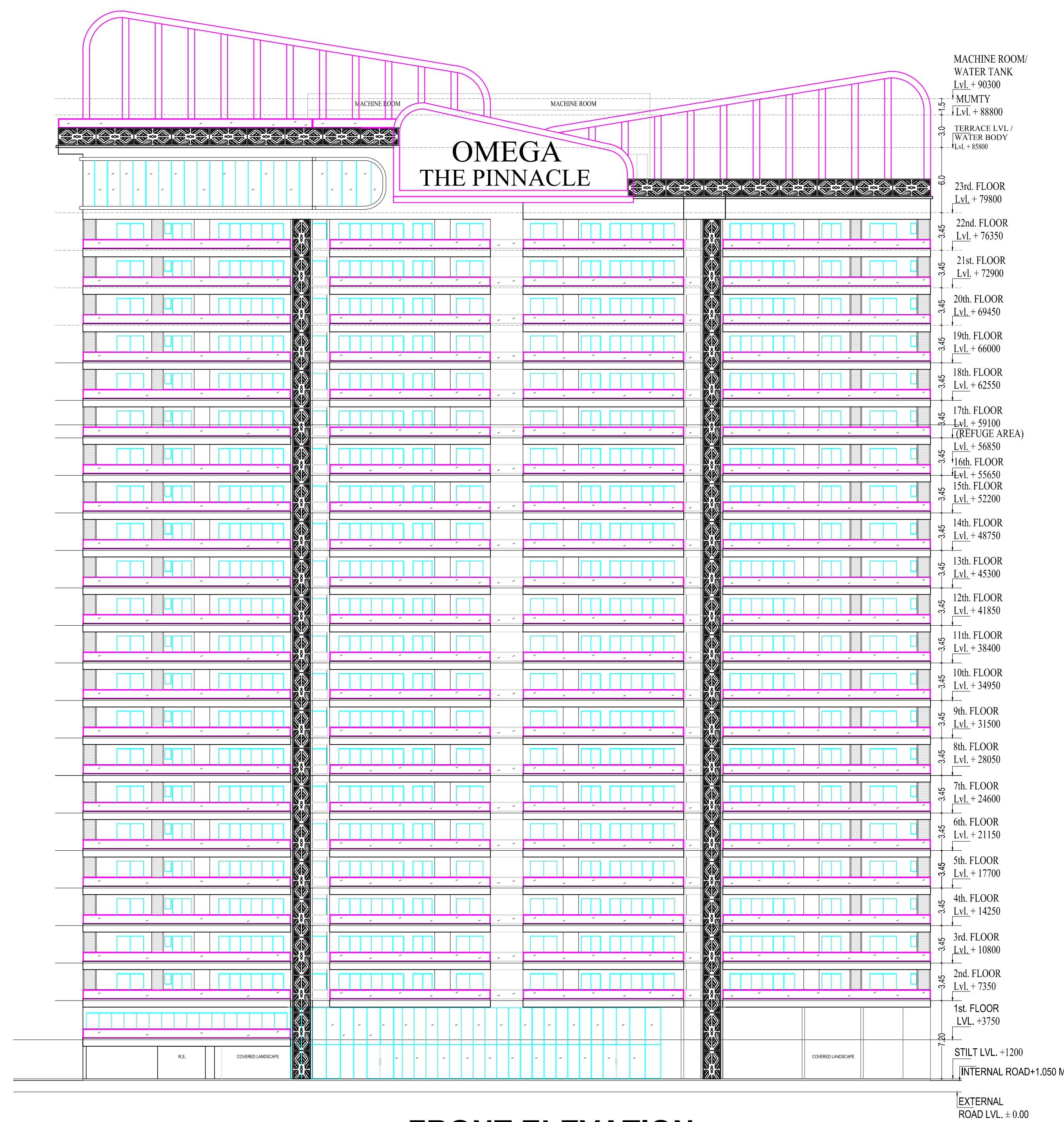
7/9

SIGN. OF OWNER

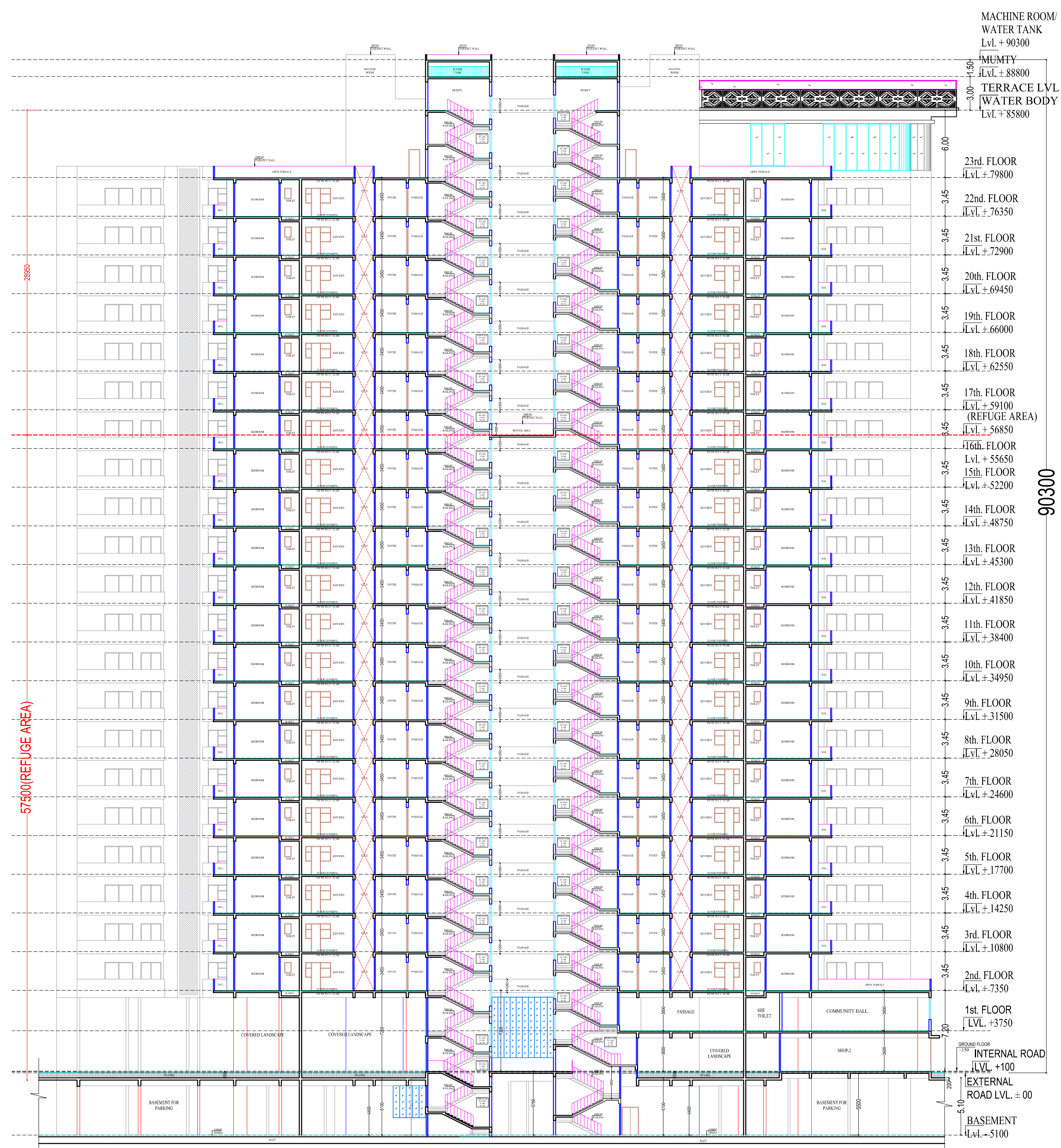
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SIGN. OF ARCHITET'S

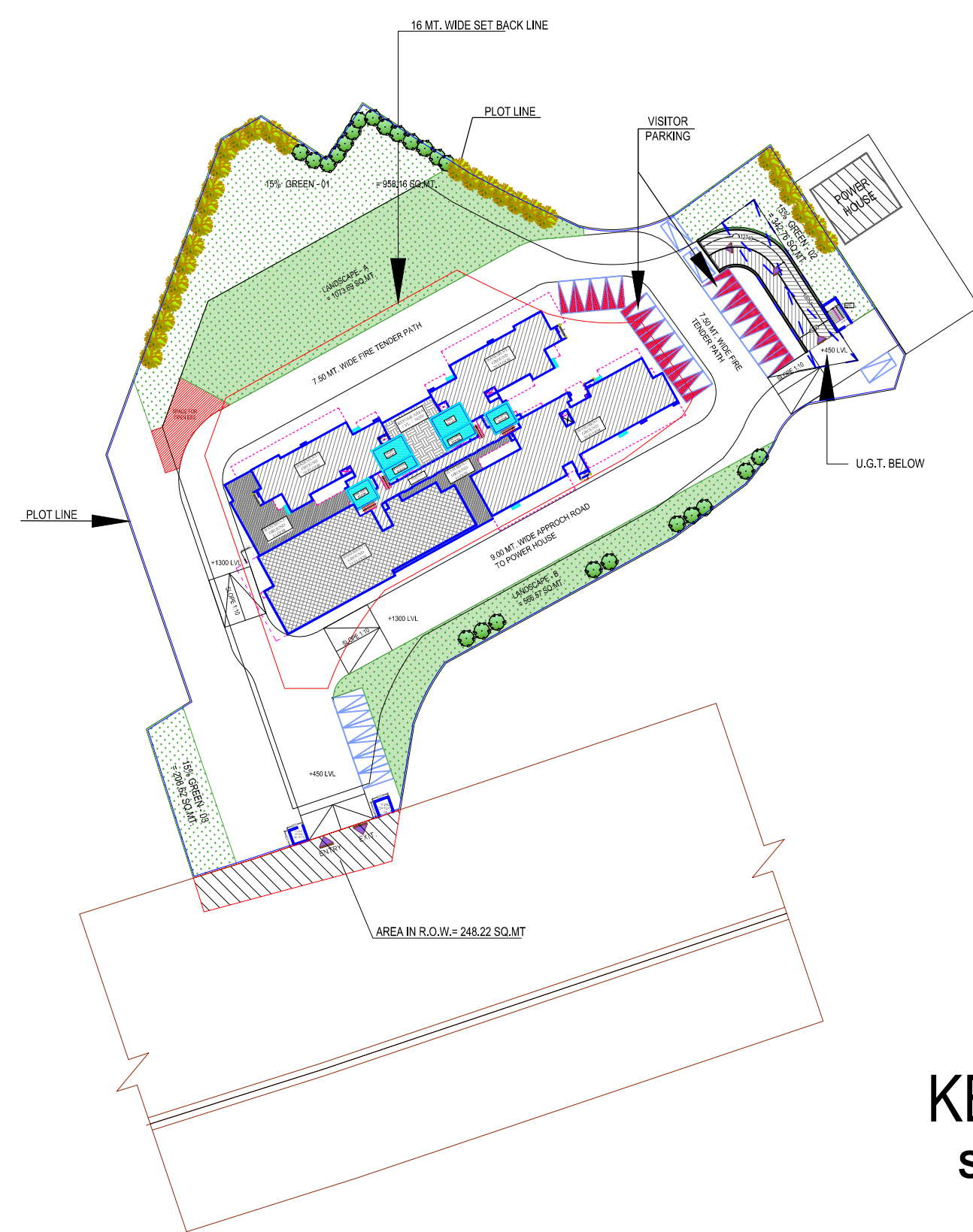




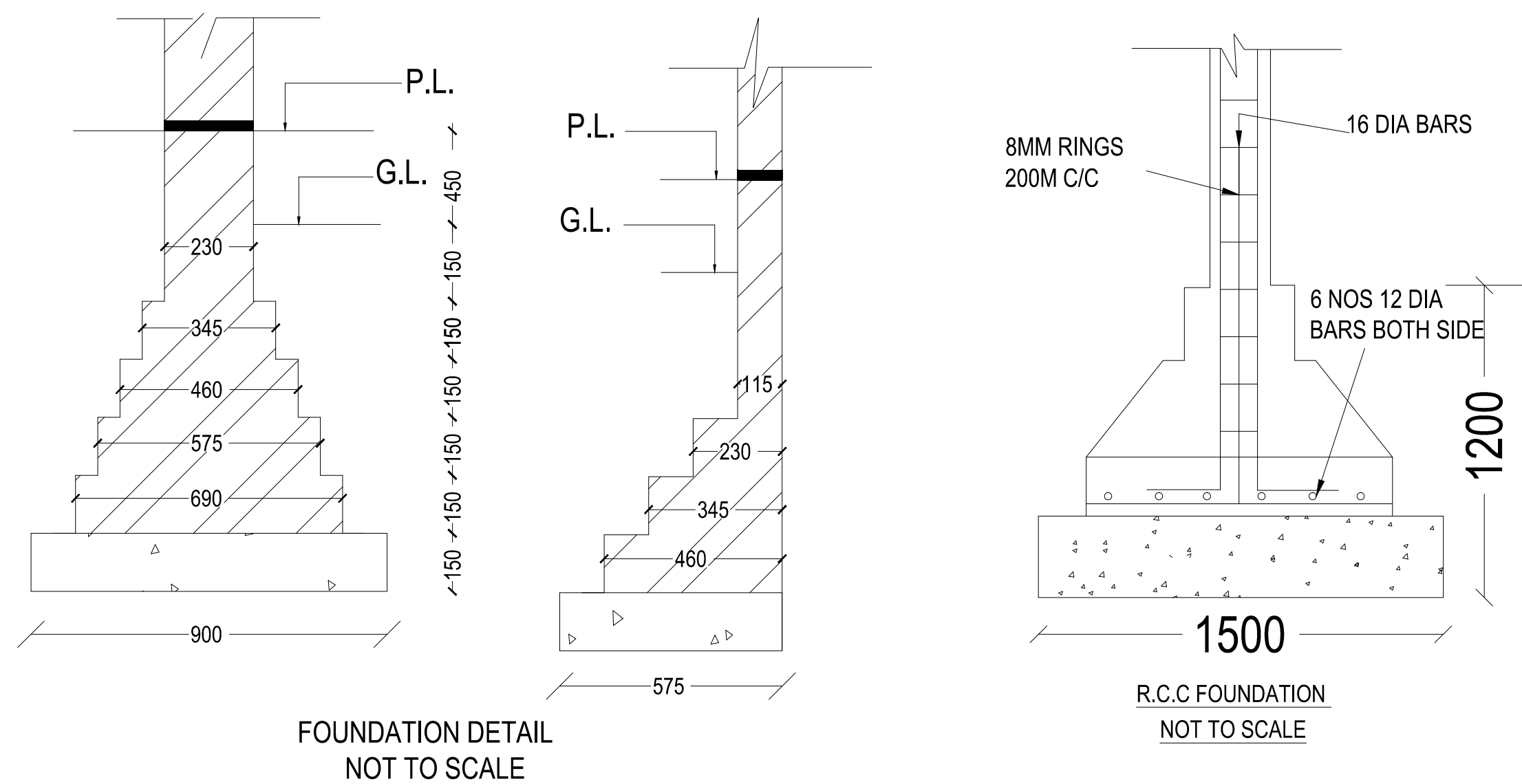
FRONT ELEVATION
SCALE 1.300



SECTION = A-A'
SCALE 1.300



KEY PLAN
SCALE 1:100



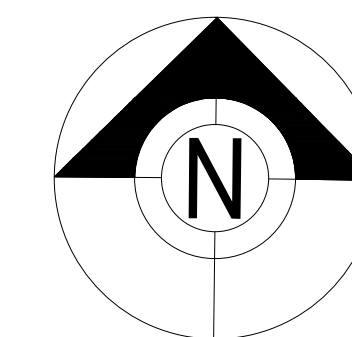
FOUNDATION DETAIL
SCALE 1:100

PROJECT TITLE:-
PROPOSED GROUP HOUSING BUILDING PLAN FOR OMEGA
DEVELOPER AND BUILDERS THROUGH AUTHORIZED
PARTNER ASHISH GUPTA S/O OF H.P GUPTA PROJECT -
GROUP HOUSING " THE PINNACLE " BY OMEGA DEVELOPER
AND BUILDERS SITUATED AT KHASRA NO. 174, SITUATED
AT VILLAGE - UTTARDHAUNA , DISTRICT AND TEHSIL-
LUCKNOW,

AREA STATEMENTS:-

TOTAL PLOT AREA	= 8843.09 SQ MT
ROAD WIDENING	= 94.00 SQ MT
NET PLOT AREA	= 8749.09 SQ MT
ACHIVED GREEN AREA (15%)	= 1016.97 SQ MT
PERMISSIBLE F.A.R AREA	= 27317.72 SQ MT

NORTH



SHEET NO:-

8/9

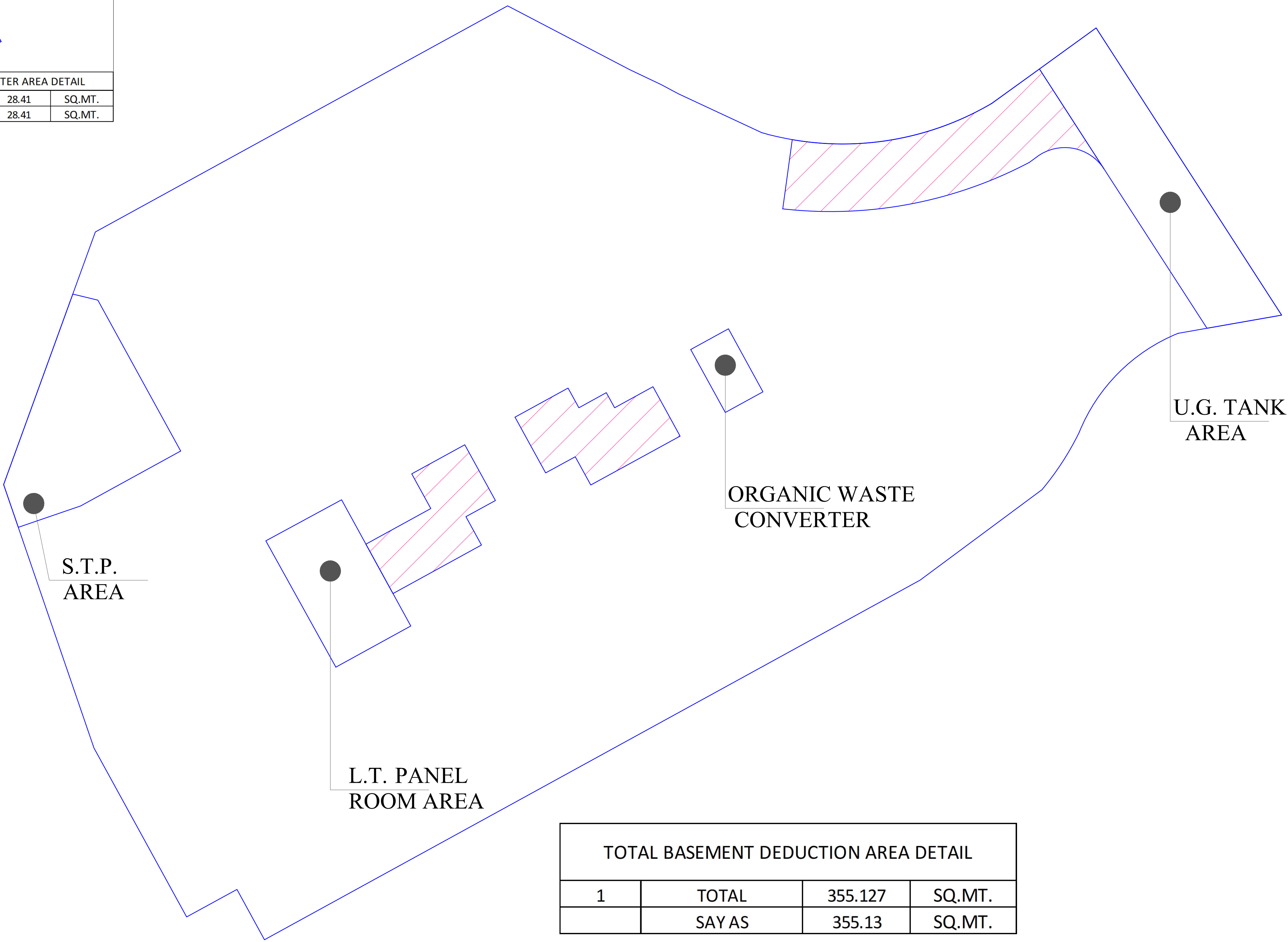
SIGN. OF OWNER

SIGN. OF ARCHITET'S



File No. LDA/BP/24-25/4152

ORGANIC WASTE CONVERTER AREA DETAIL			
1	TOTAL	28.41	SQ.MT.
	SAY AS	28.41	SQ.MT.



TOTAL BASEMENT DEDUCTION AREA DETAIL			
1	TOTAL	355.127	SQ.MT.
	SAY AS	355.13	SQ.MT.

BASEMENT NON F.A.R. AREA = TOTAL UPPER BASEMENT AREA - (U.G. TANK AREA + L.T. PANNEL ROOM + ORGANIC WASTE CONVERTER+ S.T.P. AREA)
= 6295.49 - (208.96 + 113.81 + 28.42 + 202.28) = 6295.49 - 553.47 = 5742.02 SQ.MT.

L.T. PANNEL AREA DETAIL			
1	TOTAL	113.808	SQ.MT.
	SAY AS	113.81	SQ.MT.

U.G. TANK AREA DETAIL			
1	TOTAL	208.963	SQ.MT.
	SAY AS	208.96	SQ.MT.

S.T.P. AREA DETAIL			
1	TOTAL	202.28	SQ.MT.
	SAY AS	202.28	SQ.MT.

BASEMENT PARKING PLAN

SCALE 1.300

File No. LDA/BP/24-25/4152

MAP DRAWN AS PER MODEL BUILDING CONSTRUCTION AND DEVELOPMENT BYELAWS AND MODEL ZONING REGULATION FOR DEVELOPMENT AUTHORITIES OF UTTAR PRADESH ,2025

PROJECT TITLE:-
PROPOSED GROUP HOUSING BUILDING PLAN FOR OMEGA DEVELOPER AND BUILDERS THROUGH AUTHORIZED PARTNER ASHISH GUPTA S/O OF H.P GUPTA PROJECT - GROUP HOUSING " THE PINNACLE " BY OMEGA DEVELOPER AND BUILDERS SITUATED AT KHASRA NO. 174, SITUATED AT VILLAGE - UTTARDHAUNA , DISTRICT AND TEHSIL- LUCKNOW,

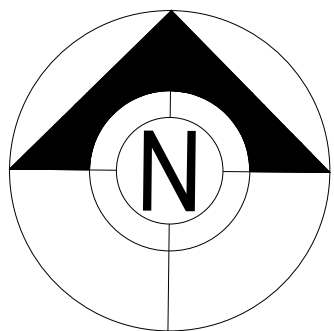
AREA STATEMENTS:-

TOTAL PLOT AREA = 8843.09 SQ MT
ROAD WIDENING = 94.00 SQ MT
NET PLOT AREA = 8749.09 SQ MT
ACHIVED GREEN AREA (15%) = 1016.97 SQ MT
PERMISSIBLE F.A.R AREA = 27317.72 SQ MT

DOOW & WINDOW SECHEDULE

S.NO.	TYPE	SIZE	REMARK
1	D	2000x2500	Door
2	D1	1450x2100	Door
3	D2	1245x2100	Door
4	W	2055x2050	Window
5	W1	1800x1200	Window
6	W2	1125x1200	Window
7	W3	900x1200	Window
8	V	700x600	VENT

NORTH



SHEET NO:-

9/9

SIGN. OF OWNER

SIGN. OF ARCHITET'S

