

- PHASE - 3 - EXISTING BOUNDARY
- PHASE - 3 - ADDITIONAL BOUNDARY
- THESE AREA'S ARE NOT THE PART OF PHASE - 3
- APPROVED FLOOR

PHASE - 3 - EXISTING AREA - 109710 SQ.MT.  
 PHASE - 3 - ADDITIONAL AREA - 31694.44 SQ.MT.  
 PHASE - 3 - TOTAL AREA - 141404.44 SQ.MT.

# POCKET-3





SL. NO.	CONTENTS	Area Sq. Mtr.
1	SCHEME AREA	784.267
2	Area to be deduct	
2a	ABADI	11.875
2b	PONDS	18.488
2c	JHEEL	0.425
2d	NAHAR	6.813
2e	DEVSTHAN	0.536
2f	REVITALY LAND	3.860
3	TOTAL	42.077
4	NET PLOT AREA (1-3)	722.190

LEGEND	
<b>PROJECT BOUNDARY</b>	
<b>EXISTING PHYSICAL FEATURE</b>	
ABADI	
KHASARA POND	
CANAL	
JHEEL	
NALA	
H.T. LINE	
GRAVEYARD	
DEVSTHAN	
PRIMARY SCHOOL	
LAND OF FOREST	
<b>SURVEY PONDS</b>	
<b>PROPOSED LAND USES</b>	
GROUP HOUSING	
PLOTTED	
EWS/LIG	
INDUSTRIAL	
COMMERCIAL	
RECREATION	
PUBLIC SEMI PUBLIC	
ORCHARDS/GREEN	

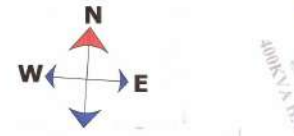
NOTE:  
1. AREA MENTIONED IN DRAWING ARE IN METER.  
NOTE:  
A-1 FOLLOWING ARE THE FACILITIES THAT SHALL BE PROVIDED IN COMMERCIAL AND FACILITY AREA:  
1. Sub Post Office  
2. Computerized mail reservation Centre;  
3. Taxation Centre with ATM  
A-2 COMPENSATORY FAR SHALL BE UTILIZED AT THE TIME OF SUBMISSION OF BUILDING PLANS  
A-3 PROVISION OF FIRE-LOCHS BE MADE @ 10% OF THE TOTAL PROVIDED PROPORTION.

TOTAL SALEABLE LAND	
DESCRIPTION	IN Sq-Mtr.
PLOTTED	320046.50
GROUP HOUSING	827796.44
COMMERCIAL	167900.52
EDUCATION	186436.50
HEALTH	49743.26
TOTAL	1544321.12
SUM OF TOTAL SALEABLE LAND	

AREAS TO BE PLEDGED	
M1 Group Housing	26331.36
M2 Group Housing	59986.35
M3 Commercial	51052.89
M4 Group Housing	151075.87
M5 Group Housing	35764.34
M6 Education Facility	8421.83
M7 Education Facility	5033.26
M8 Education Facility	5840.93
M9 Education Facility	21634.08
M10 Health Facility	21218.38
TOTAL (A)	586340.89

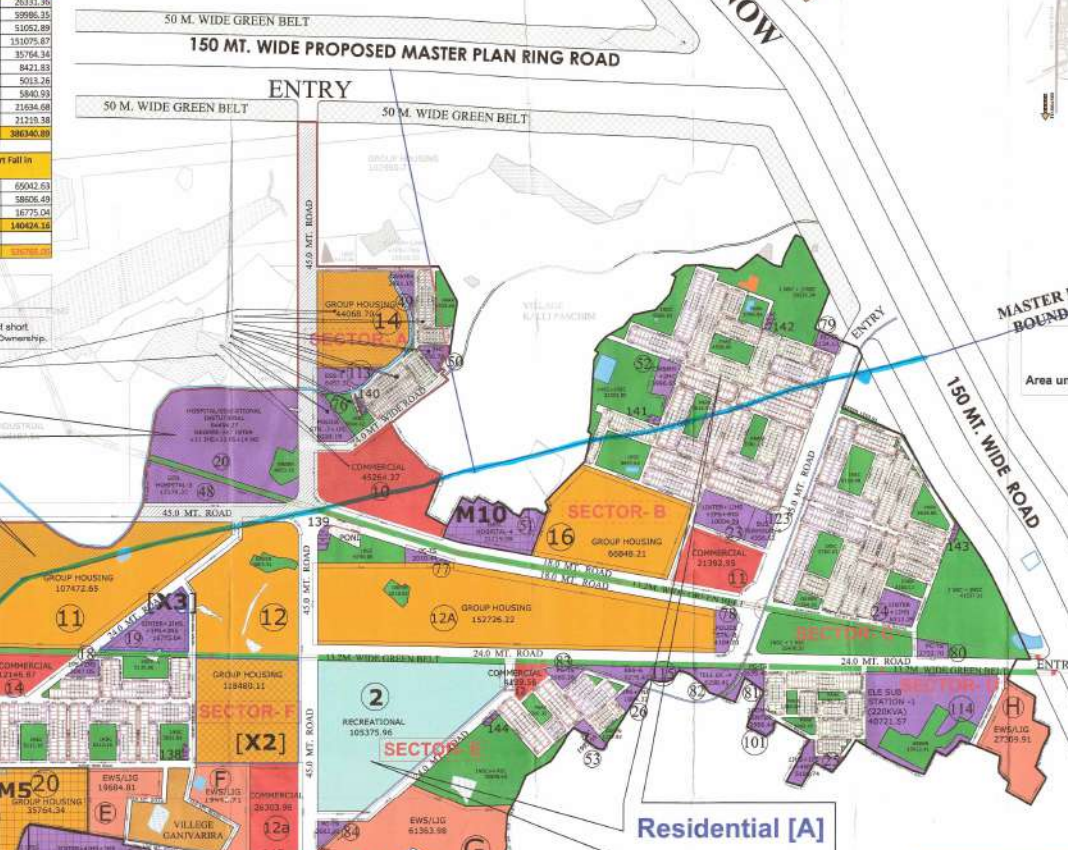
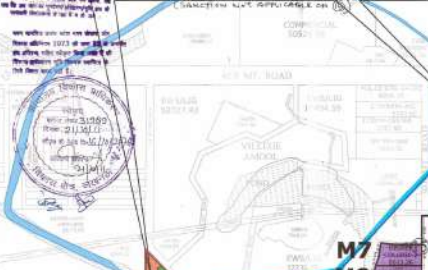
Land Mortgage against Short Fall in EWS/LIG Land	
X1 Group Housing	65042.63
X2 Group Housing	58066.49
X3 Education Facility	16775.04
TOTAL (B)	140424.16
GRAND TOTAL (A+B)	
	726765.05

Land Mortgage  
Land Mortgage against short fall in EWS/LIG Land Ownership.



any right which is not mentioned in this plan shall be deemed to be reserved to the owner of the land.  
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Area under Land use Conversion Required [B]



FACILITY PROVIDED IN LAYOUT PLAN		
LEGEND	PROVIDED NO. IN DA-1	
Nursery	NS	52
Primary	PS	34
High School	H/S	25
Inter College	INTER	19
Degree College	DEGREE COLLEGE	2
Health center	HC	7
Child welfare and university homes	CW&MH	2
General hospital	GEN. HOSPITAL	2
Telephone exchange	TELE. EX.	1
Police station with residence for employees	POLICE STN.	2
Taxi Stand	TS	9
Police Chowky with residence	PC	9
Fire Station with residence for employees	FIRE STATION	0
ESS 66 kva	ESS	3
ESS 220 kva	ESS 220 KVA	1
Informal Sector	IS	10
Garbage Disposal	GD	10
Community center	CC	3
Bus Terminal	BT	2
L.P.O Store	LPG STORE	2

LAND-USE DISTRIBUTION AS PER LAYOUT PLAN (DA-1)					
S.NO.	DESCRIPTION	IN SQ.METER	IN ACRES	IN %	% ALLOWED
1	RESIDENTIAL AREA				
	PLOTTED	320046.50	79.86	31.08	
	GROUP HOUSING	827796.44	204.58	82.39	
	(EWS & LIG)	140424.16	34.62	14.24	100.00
2	COMMERCIAL				
	COMMERCIAL	167900.52	41.60	16.63	
	RECREATION	186436.50	46.18	18.63	5.48
	RECREATION AND OTHER	151075.87	37.41	15.11	
3	PUBLIC SEMI PUBLIC FACILITY				
	Education Facility	151075.87	37.41	15.11	
	Health Facility	49743.26	12.26	5.00	
	Police Station	167900.52	41.60	16.63	
4	GREEN COVER				
	Tree and Open Spaces	475210.06	117.04	47.78	
	RECREATION	186436.50	46.18	18.63	16.24
	ROADS				
5	ROADS				
	ROAD	24750.00	6.10	2.47	34.81
	RAIL INFRA	70242.11	17.37	7.02	
	TOTAL	24750.00	6.10	2.47	100.00

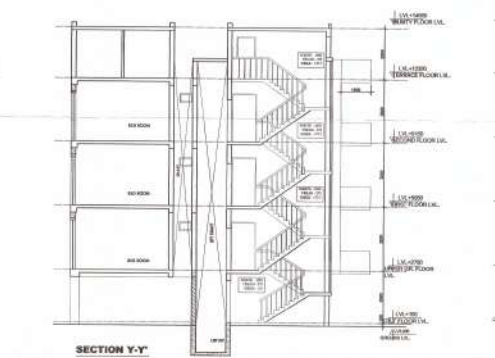
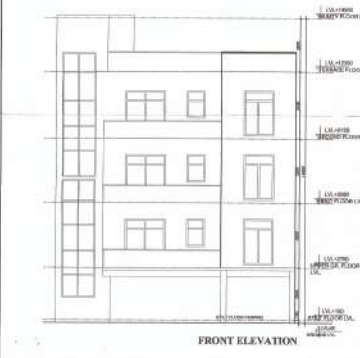
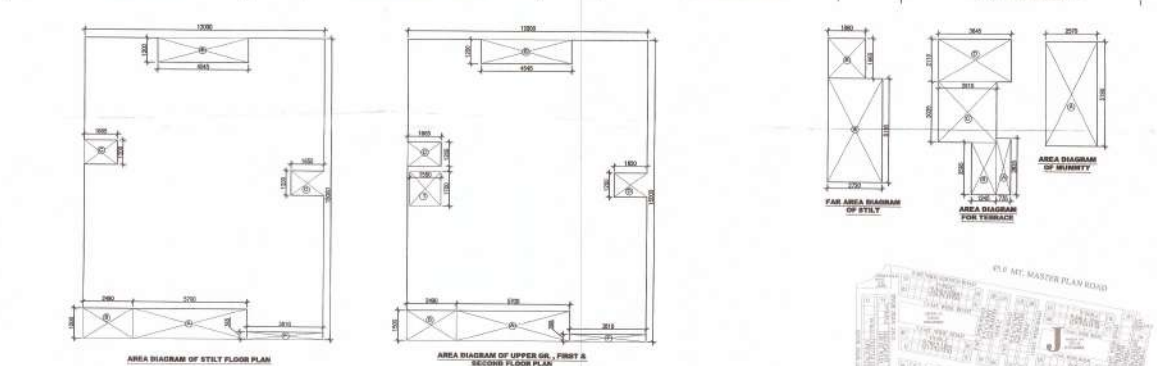
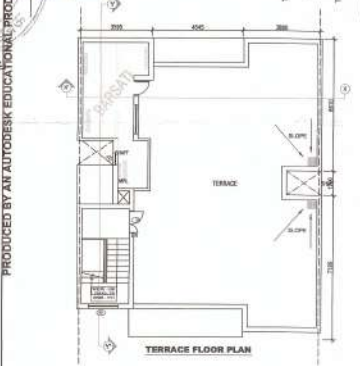
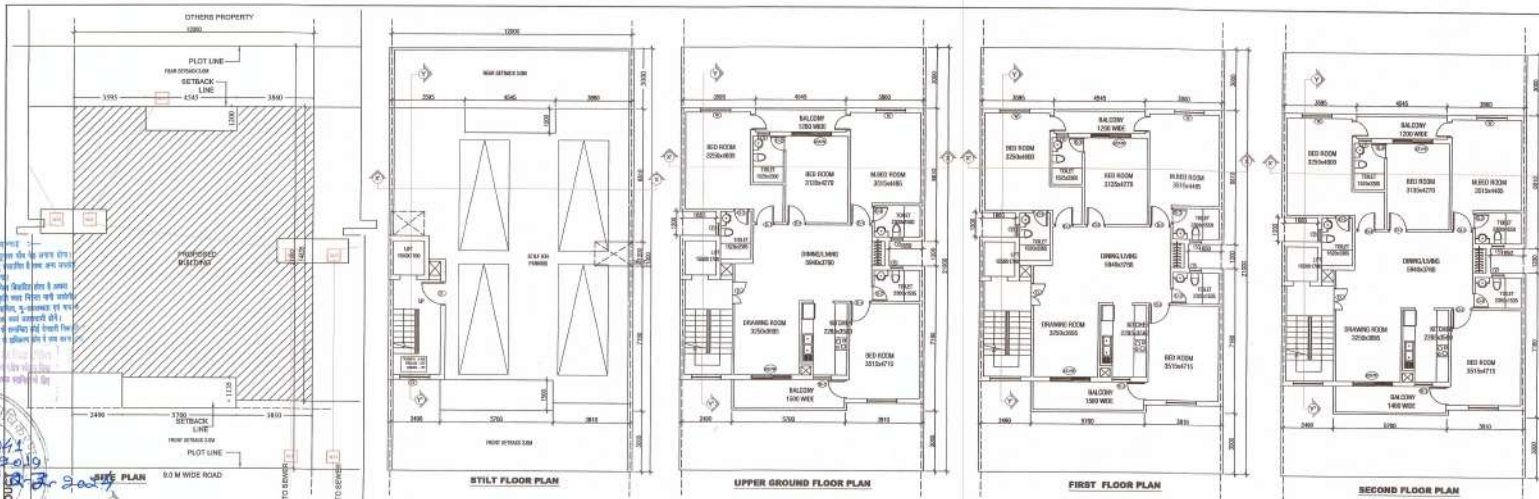
PROPOSED LAYOUT PLAN OF D.A - 1 OF OMAXE HI-TECH CITY , AT LUCKNOW

DATE:- 12.08.2011 SCALE:- 1:4000  
 ASST. ARCHITECT:- VERSHA ARCHITECT:- Ar.RAJENDRA  
 CHECKED BY:- Ar.VIRESH KUMAR

TOWN PLANNER  
**J.P. BHARGAVA**

CLIENT:- M/s GARV BUILDTECH Pvt.Ltd. M/s OMAXE Ltd. Lead Member  
 10 LSC KALKAJI NEW DELHI - 110019

CONSULTANT:- RUDRABHISHEK ENTERPRISES PVT. LTD.  
 TOWN & COUNTRY PLANNERS, ARCHITECTS & INTERIOR DESIGNERS, SURVEY CIVIC SERVICES DESIGNERS  
 GROUND FLOOR, YUVA BHAWAN, YMCRA COMPLEX, RAKA PRATAP MARG, LUCKNOW  
 CALL:- (0522) 2266165  
 info@ruhrabhishkek.com



AREA CALCULATION SHEET (STILT FLOOR)

S.NO	DESCRIPTION	NOS	LENGTH	WIDTH	AREA IN SQM
1	AREA OF BLOCK	1	12.00	15.00	180.00
2	A	1	5.700	1.500	8.55
3	B	1	2.400	1.500	3.60
4	C	1	1.605	1.500	2.40
5	D	1	1.605	1.500	2.40
6	E	1	4.545	1.500	6.81
CDDV AREA AT STILT					24.15

AREA CALCULATION SHEET (UPPER GR. FLOOR)

S.NO	DESCRIPTION	NOS	LENGTH	WIDTH	AREA IN SQM
1	AREA OF BLOCK	1	12.00	15.00	180.00
2	A	1	5.700	1.500	8.55
3	B	1	2.400	1.500	3.60
4	C	1	1.605	1.500	2.40
5	D	1	1.605	1.500	2.40
6	E	1	4.545	1.500	6.81
CDDV AREA AT UPPER GR. FLOOR					30.55

AREA CALCULATION SHEET (FIRST FLOOR)

S.NO	DESCRIPTION	NOS	LENGTH	WIDTH	AREA IN SQM
1	AREA OF BLOCK	1	12.00	15.00	180.00
2	A	1	5.700	1.500	8.55
3	B	1	2.400	1.500	3.60
4	C	1	1.605	1.500	2.40
5	D	1	1.605	1.500	2.40
6	E	1	4.545	1.500	6.81
CDDV AREA AT FIRST FLOOR					30.55

AREA CALCULATION SHEET (SECOND FLOOR)

S.NO	DESCRIPTION	NOS	LENGTH	WIDTH	AREA IN SQM
1	AREA OF BLOCK	1	12.00	15.00	180.00
2	A	1	5.700	1.500	8.55
3	B	1	2.400	1.500	3.60
4	C	1	1.605	1.500	2.40
5	D	1	1.605	1.500	2.40
6	E	1	4.545	1.500	6.81
CDDV AREA AT SECOND FLOOR					30.55

AREA CALCULATION SHEET (TERRACE FLOOR)

S.NO	DESCRIPTION	NOS	LENGTH	WIDTH	AREA IN SQM
1	AREA OF BLOCK	1	12.00	15.00	180.00
2	A	1	5.700	1.500	8.55
3	B	1	2.400	1.500	3.60
4	C	1	1.605	1.500	2.40
5	D	1	1.605	1.500	2.40
6	E	1	4.545	1.500	6.81
CDDV AREA AT TERRACE FLOOR					30.55

AREA CALCULATION SHEET (MUNNIFY & MACHINE ROOM)

S.NO	DESCRIPTION	NOS	LENGTH	WIDTH	AREA IN SQM
1	AREA OF BLOCK	1	12.00	15.00	180.00
2	A	1	2.57	5.19	13.34
TOTAL					13.34

This drawing is a "COPYRIGHT" document and will be used as a reproduction of the original drawing without the permission of the architect.

PROJECT: PROPOSED FLOORS (12.00X21.00) IN OMAXE HITECH CITY, LUCKNOW U.P.



AREA STATEMENT

S.NO	DESCRIPTION	PLS	PERCENT
1	STILT AREA	30.55	17.00
2	UPPER GROUND COVERAGE	60.10	33.94
3	FIRST FLOOR	30.55	17.00
4	SECOND FLOOR	30.55	17.00
5	TERRACE FLOOR	30.55	17.00
6	TOTAL COVERED AREA FOR F.A.R.	150.30	84.00
7	OPEN AREA FOR F.A.R.	10.70	6.00
8	TOTAL	161.00	90.00

ITEMS LIST

S.NO.	TYPE	SIZE	REMARK
1	SDW	2100X2700	SCREENED DOOR/ WINDOW
2	D	1100X2400	DOOR
3	D-1	1000X2100	DOOR
4	D-2	800X2100	DOOR
5	W	1500X2500	WINDOW
6	W-2	875X2250	WINDOW
7	V	600X450	VENTILATOR

MAP RECORD (PERMIT NO.-428618) IS BEING SUBMITTED FOR THE APPROVAL AS NEW LAYOUT HAS BEEN SANCTIONED IN lieu OF OLD LAYOUT (PERMIT NO.-48341) ON SAME LOCATION.

POCKET - 1 (P)

PLAT NUMBER AS PER APPROVED LAYOUT PLAN: 12/2001/146

PLAT NUMBER AS PER APPROVED LAYOUT PLAN: 12/2001/146

DATE: 12.03.2019

DRAWING TITLE: REVENUE SUBMISSION DRAWING FLOOR PLAN (12.00X21.00)

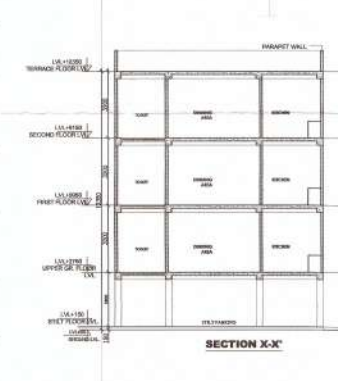
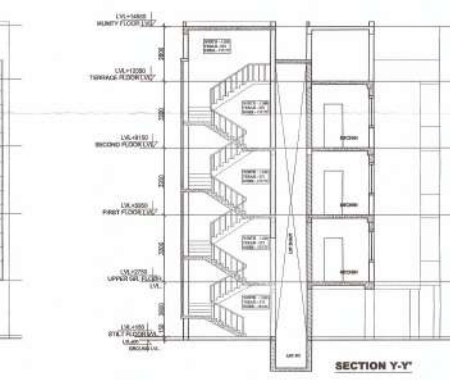
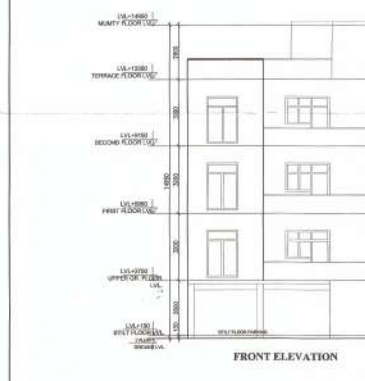
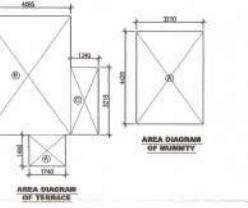
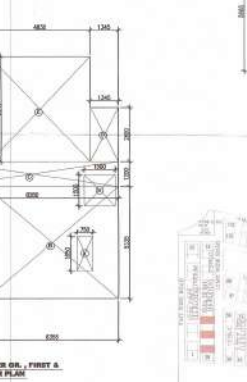
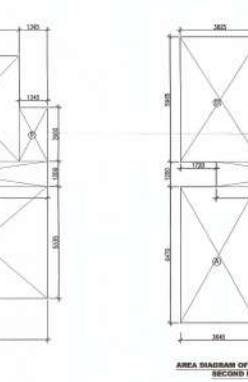
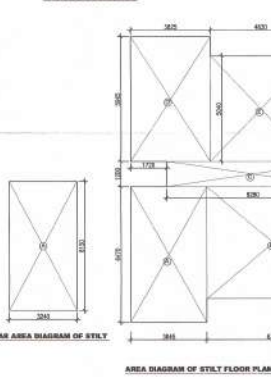
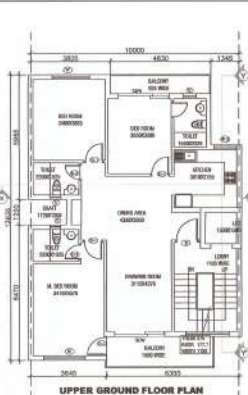
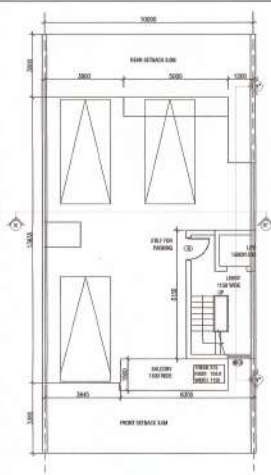
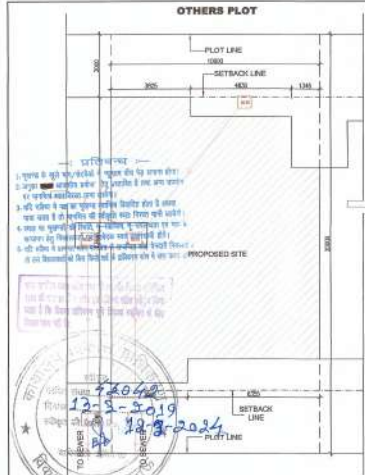
SCALE: 1:100

DATE: 12.03.2019

PROJECT: AR JAI SINGH VETRAI CA/2016/00548

CLIENT: AR JAI SINGH VETRAI CA/2016/00548

DRAWING NUMBER: I-KAN-TECH/12/21/05/1-1



S.NO.	TYPE	SIZE	REMARK
1	SDW	2500X2700	SLIDING DOOR/WINDOW
2	DW-1	2350X2400	DOOR/WINDOW
3	D	1100X2400	DOOR
4	D-1	1000X2100	DOOR
5	D-2	800X2100	DOOR
6	W	1500X2250	WINDOW
7	W-1	970X2250	WINDOW
8	W-2	875X2250	WINDOW
8	V	600X450	VENTILATOR

AREA CALCULATION SHEET(STILT FLOOR)					
S.NO	DESCRIPTION	NOS	LENGTH	WIDTH	AREA IN SQM
1	A	1	3.645	6.835	24.81
2	B	1	6.355	5.335	33.90
3	C	1	8.28	3.2	9.94
4	D	1	3.825	5.965	22.82
5	E	1	4.83	5.04	24.34
6	F	1	1.345	2.6	3.50
TOTAL					119.41

AREA CALCULATION SHEET(STILT FLOOR) AREA FOR F.A.R.					
S.NO	DESCRIPTION	NOS	LENGTH	WIDTH	AREA IN SQM
1	A	1	3.74	6.6	34.90
2	B	1	1.88	1.55	2.81
TOTAL					37.82

AREA CALCULATION SHEET(UPPER GROUND FLOOR)					
S.NO	DESCRIPTION	NOS	LENGTH	WIDTH	AREA IN SQM
1	A	1	3.645	6.835	24.81
2	B	1	6.355	5.335	33.90
3	C	1	8.28	3.2	9.94
4	D	1	3.825	5.965	22.82
5	E	1	4.83	5.04	24.34
6	F	1	1.345	2.6	3.50
TOTAL					119.41

AREA FOR REDUCTION					
S.NO	DESCRIPTION	NOS	LENGTH	WIDTH	AREA IN SQM
1	a	1	0.75	1.05	3.34
2	b	1	1.5	3.5	2.25
TOTAL					3.40
TOTAL AREA OF UPPER GROUND FLOOR					115.92

AREA CALCULATION SHEET(FIRST FLOOR)					
S.NO	DESCRIPTION	NOS	LENGTH	WIDTH	AREA IN SQM
1	A	1	3.645	6.835	24.81
2	B	1	6.355	5.335	33.90
3	C	1	8.28	3.2	9.94
4	D	1	3.825	5.965	22.82
5	E	1	4.83	5.04	24.34
6	F	1	1.345	2.6	3.50
TOTAL					119.41

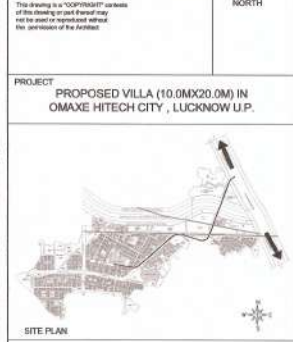
AREA FOR REDUCTION					
S.NO	DESCRIPTION	NOS	LENGTH	WIDTH	AREA IN SQM
1	a	1	0.75	1.05	3.34
2	b	1	1.5	3.5	2.25
TOTAL					3.40
TOTAL AREA OF FIRST FLOOR					115.92

AREA CALCULATION SHEET(SECOND FLOOR)					
S.NO	DESCRIPTION	NOS	LENGTH	WIDTH	AREA IN SQM
1	A	1	3.645	6.835	24.81
2	B	1	6.355	5.335	33.90
3	C	1	8.28	3.2	9.94
4	D	1	3.825	5.965	22.82
5	E	1	4.83	5.04	24.34
6	F	1	1.345	2.6	3.50
TOTAL					119.41

AREA FOR REDUCTION					
S.NO	DESCRIPTION	NOS	LENGTH	WIDTH	AREA IN SQM
1	a	1	0.75	1.05	3.34
2	b	1	1.5	3.5	2.25
TOTAL					3.40
TOTAL AREA OF SECOND FLOOR					115.92

AREA CALCULATION SHEET(TERRACE FLOOR)					
S.NO	DESCRIPTION	NOS	LENGTH	WIDTH	AREA IN SQM
1	A	1	1.74	3.49	2.91
2	B	1	1.06	5.66	33.44
3	C	1	1.34	2.15	4.31
TOTAL					38.66

AREA CALCULATION SHEET(MINORITY & MACHINE ROOM)					
S.NO	DESCRIPTION	NOS	LENGTH	WIDTH	AREA IN SQM
1	A	1	3.23	4.42	14.39
TOTAL					14.39



AREA STATEMENT		
S.NO	DISPOSITION	DETAILS
1	PLAT AREA	100% 200
2	PERMISSIBLE GROUND COVERAGE	65% 130
3	PERMISSIBLE F.A.R	2 400
ACHIEVED AREAS		
4	STILT FLOOR AREA	119.41
5	AREA FOR F.A.R USE IN STILT FLOOR	37.82
6	TOTAL STILT FLOOR AREA (GROUND COVERAGE)	59.70 119.41
7	UPPER GROUND FLOOR AREA	115.92
8	FIRST FLOOR AREA	115.92
9	SECOND FLOOR AREA	115.92
10	PERMISSIBLE FLOOR AREA	30.04
11	TOTAL COVERED AREA FOR F.A.R	1.98 395.63
12	MULTIPLY & MACHINE ROOM AREA	14.39
13	TOTAL BUILT UP AREA FOR FEE	553.42

MAP BEARING (PERMIT NO - 42886) IS BEING SUBMITTED FOR THE APPROVAL AS NEW LAYOUT HAS BEEN SANCTIONED IN lieu OF OLD LAYOUT (PERMIT NO- 40347) ON SAME LOCATION

POCKET - J (P3)			
S.NO	PLAT NUMBER AS PER APPROVED LAYOUT PLAN PERMIT NO. 88/2016	PLAT NUMBER AS PER APPROVED REVISED LAYOUT PLAN PERMIT NO. 42886	TYPE
1	22	24	G
2	20	25	G
3	8	26	G
4	24	27A	G
5	26	27B	G
6	20	27C	G
7	20	27D	G
8	22	27E	G

DRAWING TITLE: REVISED SUBMISSION DRAWING FLOORING, TYPE - (CHANGING)

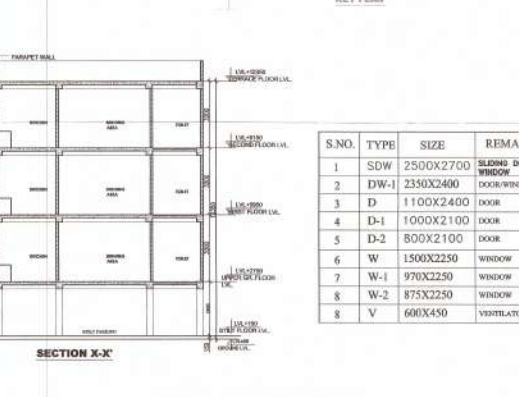
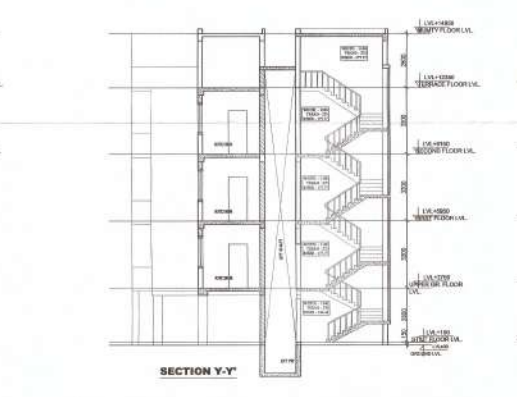
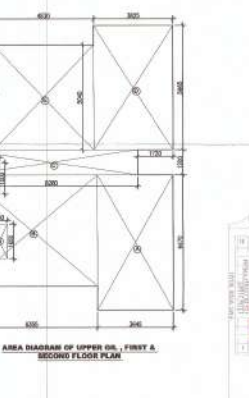
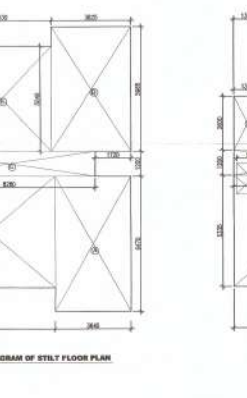
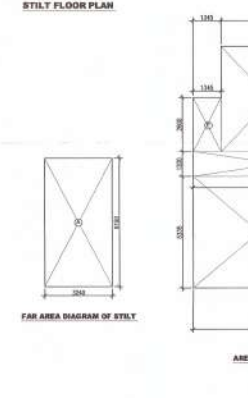
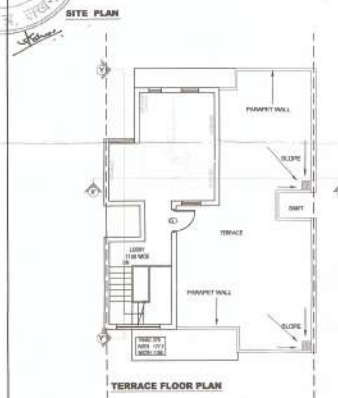
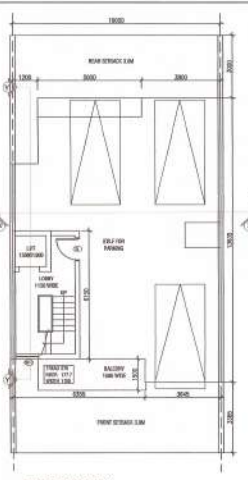
SCALE: P3 - POCKET - J - TYPE - G - PLOT NO - 24, 26, 28, 29A, 29B, 29C, 29D, 29E TOTAL NO OF PLOTS - 08 PLOTS.

DEALT BY: ARCHITECT: ARCHITECT'S SIGNATURES

CHECKED BY: DATE: CLIENT'S SIGNATURES

ARCHITECT'S SIGNATURES: AR JAI SINGH VERMA CA/20160804

DRAWING NUMBER: LKOH-TECH/100205/SUB-2



**AREA CALCULATION SHEET(STILT FLOOR)**

S.NO	DESCRIPTION	NOS	LENGTH	WIDTH	AREA IN SQM
1	A	1	3.645	6.835	24.91
2	B	1	6.935	3.375	23.40
3	C	1	6.28	3.2	9.94
4	D	1	3.825	5.905	22.62
5	E	1	4.83	5.04	24.34
6	F	1	1.345	2.6	3.50
<b>TOTAL</b>					<b>115.43</b>

**AREA CALCULATION SHEET(FIRST FLOOR)**

S.NO	DESCRIPTION	NOS	LENGTH	WIDTH	AREA IN SQM
1	A	1	3.24	6.6	14.90
2	B	1	1.88	1.54	2.91
<b>TOTAL</b>					<b>17.82</b>

**AREA CALCULATION SHEET(UPPER GIL FLOOR)**

S.NO	DESCRIPTION	NOS	LENGTH	WIDTH	AREA IN SQM
1	A	1	3.645	6.835	24.91
2	B	1	6.935	3.375	23.40
3	C	1	6.28	3.2	9.94
4	D	1	3.825	5.905	22.62
5	E	1	4.83	5.04	24.34
6	F	1	1.345	2.6	3.50
<b>TOTAL</b>					<b>115.43</b>

**AREA STATEMENT**

S.NO	DESCRIPTION	DETAILS
1	PLOT AREA	100% 100
2	PERMISSIBLE GROUND COVERAGE	67% 130
3	PERMISSIBLE F.A.R	2 400
<b>ACHIEVED AREAS</b>		
4	STILT FLOOR AREA	115.43
5	AREA FOR F.A.R USE IN STILT FLOOR	17.82
6	TOTAL STILT FLOOR AREA (GROUND COVERAGE)	99.70 119.41
7	UPPER GROUND FLOOR AREA	115.92
8	FIRST FLOOR AREA	115.92
9	SECOND FLOOR AREA	115.92
10	TERRACE FLOOR AREA	20.64
11	TOTAL COVERED AREA FOR F.A.R	1.08 395.63
12	MURPHY & MACHINE ROOM AREA	14.75
13	TOTAL BUILT UP AREA FOR FEE	511.43

**AREA CALCULATION SHEET(FIRST FLOOR)**

S.NO	DESCRIPTION	NOS	LENGTH	WIDTH	AREA IN SQM
1	A	1	3.645	6.835	24.91
2	B	1	6.935	3.375	23.40
3	C	1	6.28	3.2	9.94
4	D	1	3.825	5.905	22.62
5	E	1	4.83	5.04	24.34
6	F	1	1.345	2.6	3.50
<b>TOTAL</b>					<b>115.43</b>

**AREA CALCULATION SHEET(SECOND FLOOR)**

S.NO	DESCRIPTION	NOS	LENGTH	WIDTH	AREA IN SQM
1	A	1	3.645	6.835	24.91
2	B	1	6.935	3.375	23.40
3	C	1	6.28	3.2	9.94
4	D	1	3.825	5.905	22.62
5	E	1	4.83	5.04	24.34
6	F	1	1.345	2.6	3.50
<b>TOTAL</b>					<b>115.43</b>

**AREA CALCULATION SHEET(TERRACE FLOOR)**

S.NO	DESCRIPTION	NOS	LENGTH	WIDTH	AREA IN SQM
1	A	1	3.74	1.46	2.59
2	B	1	4.085	5.665	23.14
3	C	1	3.34	3.235	6.81
<b>TOTAL</b>					<b>30.54</b>

**AREA CALCULATION SHEET(MURPHY & MACHINE ROOM)**

S.NO	DESCRIPTION	NOS	LENGTH	WIDTH	AREA IN SQM
1	A	1	3.21	4.46	14.39
<b>TOTAL</b>					<b>14.39</b>

S.NO.	TYPE	SIZE	REMARK
1	SDW	2500X2700	SLIDING DOOR/WINDOW
2	DW-1	2350X2400	DOOR/WINDOW
3	D	1100X2400	DOOR
4	D-1	1000X2100	DOOR
5	D-2	800X2100	DOOR
6	W	1500X2250	WINDOW
7	W-1	970X2250	WINDOW
8	W-2	875X2250	WINDOW
8	V	600X450	VENTILATOR

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**PROJECT**  
PROPOSED VILLA (10.0Mx20.0M) IN OMAHE HITECH CITY , LUCKNOW U.P.



**AREA STATEMENT**

S.NO	DESCRIPTION	DETAILS
1	PLOT AREA	100% 100
2	PERMISSIBLE GROUND COVERAGE	67% 130
3	PERMISSIBLE F.A.R	2 400
<b>ACHIEVED AREAS</b>		
4	STILT FLOOR AREA	115.43
5	AREA FOR F.A.R USE IN STILT FLOOR	17.82
6	TOTAL STILT FLOOR AREA (GROUND COVERAGE)	99.70 119.41
7	UPPER GROUND FLOOR AREA	115.92
8	FIRST FLOOR AREA	115.92
9	SECOND FLOOR AREA	115.92
10	TERRACE FLOOR AREA	20.64
11	TOTAL COVERED AREA FOR F.A.R	1.08 395.63
12	MURPHY & MACHINE ROOM AREA	14.75
13	TOTAL BUILT UP AREA FOR FEE	511.43

MAP BEARING (PERMIT NO. -42886) IS BEING SUBMITTED FOR RE APPROVAL AS NEW LAYOUT HAS BEEN SANCTIONED IN LIEU OF OLD LAYOUT (PERMIT NO.- 40347) ON SAME LOCATION.

**POCKET -J (P3)**

S.NO.	PLAT NUMBER AS PER APPROVED LAYOUT PLAN PERMIT NO. -48447 DATED 06.08.2008	PLAT NUMBER AS PER APPROVED PROPOSED LAYOUT PLAN PERMIT NO.- 4826 DATED 06.08.2008	TYPE
1	13	25	G
2	6	27	G
3	2	27	G
4	25	225	G
5	27	227	G
6	28	224	G
7	31	231	G

**DRAWING TITLE:** REVISED SUBMISSION DRAWING FLOOR, TYP.- (10-BR/04M)  
P3-POCKET - J - TYPE-G- PLOT NO-23,25,27,225,227,229 & 331 TOTAL NO OF PLOTS - 07 NO.S

**DEALT BY:** **CHECKED BY:**

**SCALE:** **DATE:**

**ARCHITECT:** **CLIENT/OWNERS:**

**ARCHITECT'S SIGNATURES:** **OWNERS SIGNATURES:**

**DRAWING NUMBER:** LKGIH1-TECH1-10X20SUB-1

