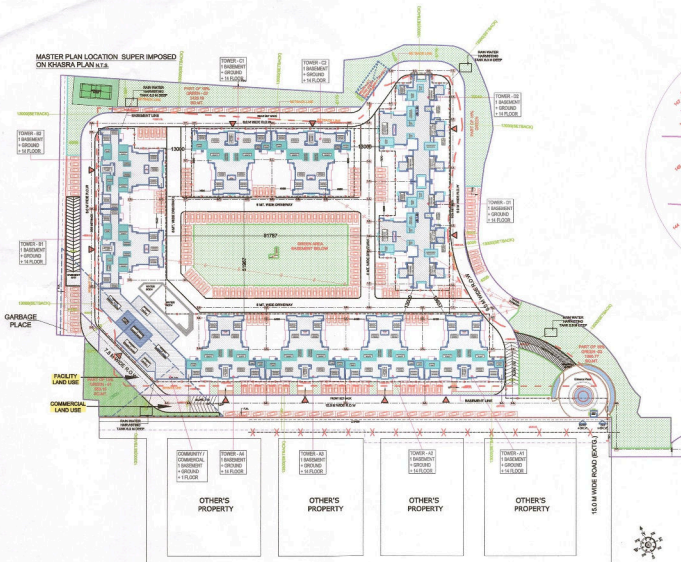
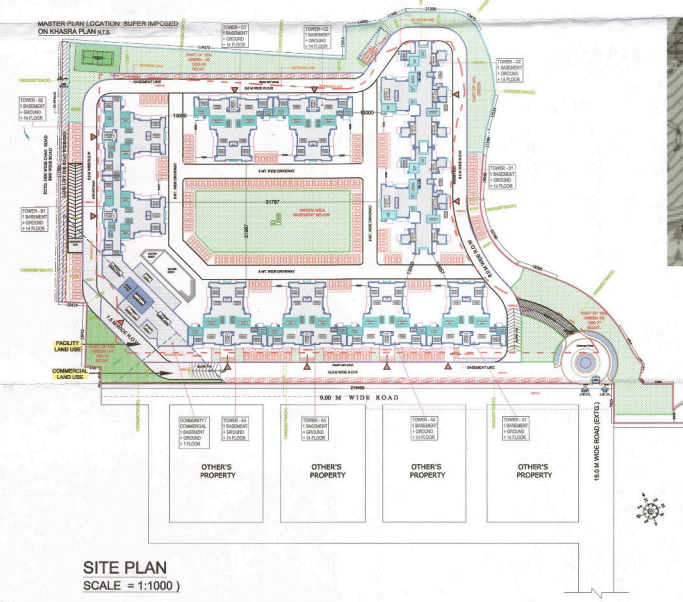
SHEET NO 1/12



LANDSCAPE & SERVICE PLAN
SCALE = 1:1000)



SITE PLAN
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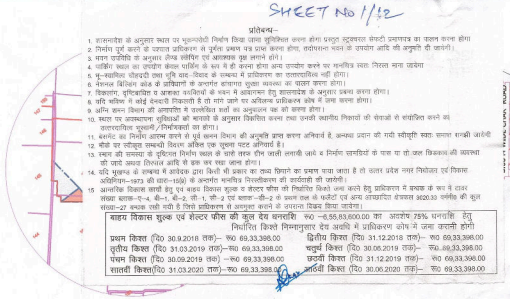
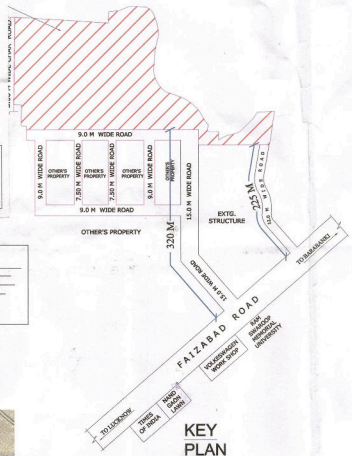
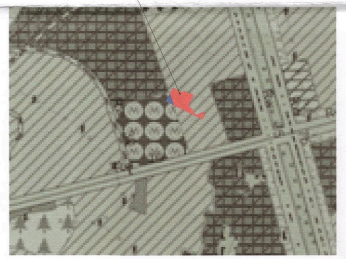




KEY PLAN
N.T.S.

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



MASTER PLAN LOCATION N.T.S.

PROPOSED SITE

PROPOSED SITE

PROPOSED SITE

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.
COVD. AREA ON 5th. FL.	= 5112.46 SQMT.
COVD. AREA ON 6th. FL.	= 5112.46 SQMT.
COVD. AREA ON 7th. FL.	= 5112.46 SQMT.
COVD. AREA ON 8th. FL.	= 5112.46 SQMT.
COVD. AREA ON 9th. FL.	= 5112.46 SQMT.
COVD. AREA ON 10th. FL.	= 5112.46 SQMT.
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 IN BASEMENT EQ TO = 4108.4/32	= 4108.4 SQMT. = 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 SHOP & CLUB	= 1496.80X2/100 = 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