" Project Title : PROPOSED SUBMISSION DRAWING FOR THE GROUP HOUSING AT { COMMERCIAL BLOCK } GH-1, KHASRA NO- 400,401,402,403,404,405,406,407(P)408(P),409-410,411-412(P),480(P),497 & 446(G.S)
IN OMAXE INTEGRATED TOWNSHIP AT SULTANPUR ROAD , LUCKNOW U.P.
OWNER - M/S. OMAXE LIMITED

PROPOSED SITE PLAN
(Scale - 1:400)

RERA Details of Existing Projects & Proposed

GH-1 (Grand Omaxe Lucknow)

Total Plot Area of GH-1 as per Approved Layout of Integrated		45,516.06	Sqm
Project's Name	**RERA Registration No.**	**Project Area**	**Remarks**
GH-1 (Grand Omaxe) Phase-1	UPRERAPRJ809	8,623	Sqm
GH-1 (Grand Omaxe) Phase-2	UPRERAPRJ775	8,623	Sqm
GH-1 (Grand Omaxe) Phase-3	UPRERAPRJ1181	6,932	Sqm
GH-1 (Grand Omaxe) Phase-4	UPRERAPRJ1550	6,932	Sqm
GH-1 (Grand Omaxe) Phase-5	UPRERAPRJ892218	9,368	Sqm
GH-1 (Grand Omaxe) Phase-6	UPRERAPRJ283534	4,431	Sqm
Balance Land Area for Future Exp.		**607**	**Sqm**

Proposed new Project Grand Omaxe Regent (i/c Shops)	Proposed	229.75	Sqm
Proposed new Project Grand Omaxe Lincoln A & B	Proposed	377.49	Sqm

File No	LDA/BP/24-25/2254	Sheet	1 / 12
Submission Date	2024-12-05	Scale	1:100

A.	AREA STATEMENT	VERSION NO.: 1.0.96
		VERSION DATE: 28/10/2024
	PROJECT DETAIL:	
	Authority: Lucknow Development Authority	Plot Use: Residential
	AuthorityClass: Category A	Plot SubUse: Group Housing
	AuthorityGrade: Development Authority (DA)	Development Plan: Revised Layout Plan of OMAXE INTEGRATED TOWNSHIP at Sultanpur Road, Lucknow
	CaseTrack: Regular	Land Use Zone: Residential use Zone
	Project Type: Group Development	Land SubUse Zone: Residential Zone
	Nature of Development: ADDITION OR EXTENSION	Layout Type: NA
	Development Area: New Area	
	SubDevelopment Area: Metro City Area	
	Special Project: NA	
	Site Address: District:Lucknow, Tehsil:Lucknow, Village:NA	
	AREA DETAILS :	Sq.Mts.
1.	Area of Plot As per record	-
	Document Area	45516.06
	As per site condition	44976.55
	Area of Plot Considered	44976.55
2.	Deduction for	
	(a)Proposed roads	0.00
	(b)Any reservations	0.00
	Total(a + b)	0.00
3.	Net Area of plot (1 - 2) AREA OF PLOT	44976.55
	Plot Area For Coverage	44976.55
	Plot Area For FAR	44976.55
	Perm. FAR Area (2.50)	112441.38
	Perm. Paid FAR Area (1.25)	56220.68
	Total Perm. FAR area with Paid FAR (3.75)	168662.06
	Incentive FAR against EWS/LIG	3036.72
	Total Perm. FAR area (3.82)	171698.78
6.	Total Built up area permissible at:	
	Permissible Coverage area (35.00 %)	15741.79
	Proposed Coverage Area (4.33 %)	1948.26
	Existing Building Coverage area (19.86 %)	8931.90
	Total Prop. Coverage Area (24.19 %)	10878.16
	Balance coverage area (10.81 %)	4863.63

Proposed Area at:

-	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
Basement First Floor	8884.09	0.00	0.00	0.00
Basement Second Floor	8747.10	0.00	0.00	0.00
Ground Floor	2138.33	0.00	1911.17	0.00
First Floor	1730.90	0.00	982.94	0.00
Second Floor	1322.91	0.00	1061.50	0.00
Third Floor	1275.38	0.00	1016.21	0.00
Fourth Floor	1275.38	0.00	1016.21	0.00
Fifth Floor	1275.38	0.00	1016.21	0.00
Sixth Floor	1275.38	0.00	1016.21	0.00
Seventh Floor	1275.38	0.00	1016.21	0.00
Eighth Floor	1275.38	0.00	1016.21	0.00
Ninth Floor	1275.38	0.00	1016.21	0.00
Tenth Floor	1275.38	0.00	1016.21	0.00
Eleventh Floor	1275.38	0.00	1016.21	0.00
Twelfth Floor	1275.38	0.00	1016.21	0.00
Thirteenth Floor	1275.38	0.00	1016.21	0.00
Fourteenth Floor	1275.38	0.00	1016.21	0.00
Fifteenth Floor	1275.38	0.00	1016.21	0.00
Sixteenth Floor	1275.38	0.00	1016.21	0.00
Seventeenth Floor	1275.38	0.00	1016.21	0.00
Eighteenth Floor	1306.70	0.00	913.87	0.00
Nineteenth Floor	1275.38	0.00	1016.21	0.00
Twentieth Floor	1275.38	0.00	1016.21	0.00
Twentyfirst Floor	1275.38	0.00	1016.21	0.00
Twentysecond Floor	1275.38	0.00	1016.21	0.00
Twentythird Floor	1275.38	0.00	1016.21	0.00
Terrace Floor	251.64	0.00	0.00	0.00
Total Area:	49899.27	0.00	25193.68	0.00
Proposed FAR Area:			25193.68	
Existing FAR Area:			136348.44	
Total Paid FAR Area:			46205.33	
Accessory/Ancilliary Area Added in BuiltUp Area:			235.22	
Built up area:			235.22	
Existing Building BUA Area:			145484.21	
Total BuiltUp Area:			195628.70	
Proposed FAR consumed:			3.59	
C.	Tenement Statement			
4.	Tenement Proposed At:			
	G.F.	13.00		
	All Floors	137.00		
5.	Total Tenements (3 + 4)	150		
E.	Parking Statement			
1.	Parking Space Required as per Regulations:		3327.50	
2.	Proposed Parking Space:		21622.02	

Color Notes

COLOR INDEX
PLOT BOUNDARY
ABUTTING ROAD
PROPOSED CONSTRUCTION
COMMON PLOT
ROAD ALIGNMENT (ROAD WIDENING AREA)
FUTURE T.P SCHEME DEDUCTION AREA
EXISTING (To be retained)
EXISTING (To be demolished)

Parking Check (Table 7b)

Vehicle Type	Reqd.			Prop.	
	No.	Reduced Reqd Parking (Incase of Plot having RW/Area surrendered FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	376	5170.00
Total Car	222	-	3052.50	376	5170.00
Visitor's Car Parking	20	-	275.00	25	343.75
Other Parking	-	-	-	-	13038.27
Total			3327.50		16452.02

Buildingwise Floor FSI Details

Floor Name	Building Name							
	PROPOSED TOWER (REGENT)		PROPOSED TOWER (LINCOLN A AND B)		PROPOSED (COMMERCIAL)		Total		
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Paid FAR Area (Sq.mt.)
Basement First Floor	0.00	0.00	8884.09	0.00	0.00	0.00	8884.09	0.00	0.00
Basement Second Floor	0.00	0.00	8747.10	0.00	0.00	0.00	8747.10	0.00	0.00
Ground Floor	572.97	405.72	1357.79	1297.88	207.57	207.57	2138.33	1911.17	1911.17
First Floor	492.60	348.11	1238.30	634.83	0.00	0.00	1730.90	982.94	982.94
Second Floor	492.60	390.55	830.31	670.95	0.00	0.00	1322.91	1061.50	1061.50
Third Floor	492.60	390.55	782.78	625.66	0.00	0.00	1275.38	1016.21	1016.21
Fourth Floor	492.60	390.55	782.78	625.66	0.00	0.00	1275.38	1016.21	1016.21
Fifth Floor	492.60	390.55	782.78	625.66	0.00	0.00	1275.38	1016.21	1016.21
Sixth Floor	492.60	390.55	782.78	625.66	0.00	0.00	1275.38	1016.21	1016.21
Seventh Floor	492.60	390.55	782.78	625.66	0.00	0.00	1275.38	1016.21	1016.21
Eighth Floor	492.60	390.55	782.78	625.66	0.00	0.00	1275.38	1016.21	1016.21
Ninth Floor	492.60	390.55	782.78	625.66	0.00	0.00	1275.38	1016.21	1016.21
Tenth Floor	492.60	390.55	782.78	625.66	0.00	0.00	1275.38	1016.21	1016.21
Eleventh Floor	492.60	390.55	782.78	625.66	0.00	0.00	1275.38	1016.21	1016.21
Twelfth Floor	492.60	390.55	782.78	625.66	0.00	0.00	1275.38	1016.21	1016.21
Thirteenth Floor	492.60	390.55	782.78	625.66	0.00	0.00	1275.38	1016.21	1016.21
Fourteenth Floor	492.60	390.55	782.78	625.66	0.00	0.00	1275.38	1016.21	1016.21
Fifteenth Floor	492.60	390.55	782.78	625.66	0.00	0.00	1275.38	1016.21	1016.21
Sixteenth Floor	492.60	390.55	782.78	625.66	0.00	0.00	1275.38	1016.21	1016.21
Seventeenth Floor	492.60	390.55	782.78	625.66	0.00	0.00	1275.38	1016.21	1016.21
Eighteenth Floor	520.04	369.14	786.66	544.73	0.00	0.00	1306.70	913.87	913.87
Nineteenth Floor	492.60	390.55	782.78	625.66	0.00	0.00	1275.38	1016.21	1016.21
Twentieth Floor	492.60	390.55	782.78	625.66	0.00	0.00	1275.38	1016.21	1016.21
Twentyfirst Floor	492.60	390.55	782.78	625.66	0.00	0.00	1275.38	1016.21	1016.21
Twentysecond Floor	492.60	390.55	782.78	625.66	0.00	0.00	1275.38	1016.21	1016.21
Twentythird Floor	492.60	390.55	782.78	625.66	0.00	0.00	1275.38	1016.21	1016.21
Terrace Floor	71.39	0.00	180.25	0.00	0.00	0.00	251.64	0.00	0.00
Total:	12001.60	9324.52	37690.10	15661.59	207.57	207.57	49899.27	25193.68	25193.68

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
PROPOSED TOWER (REGENT)	Residential	Group Housing	0 - 50	1	-	-	-	-	-	-	-
			50 - 100	1	-	1.00	-	-	-	-	-
			100 - 150	1	6.00	1.25	8	-	-	-	-
			> 150	1	42.00	1.50	63	-	-	-	-
			> 0	1	-	-	-	-	1.00	8	-
	Community Facility	Public Purpose Building	> 0	100	65.10	2.00	2	-	-	-	-
PROPOSED TOWER (LINCOLN A AND B)	Community Facility	Public Purpose Building	> 0	100	1555.94	2.00	32	-	-	-	-
	Residential	Group Housing	0 - 50	1	-	-	-	-	-	-	-
			50 - 100	1	4.00	1.00	4	-	-	-	-
			100 - 150	1	86.00	1.25	108	-	-	-	-
			> 150	1	-	1.50	-	-	-	-	-
			> 0	1	-	-	-	-	1.00	12	-
PROPOSED (COMMERCIAL)	Commercial	Convenience Store	> 0	100	207.57	2.00	5	-	-	-	-
	Total :		-	-	-	-	222	376	-	20	25

Existing Building Details

Name	Use	SubUse	Structure	Height	Floor No	FAR Area	BUA Area
Sanctioned Structure-1BLOCK A1	Residential	Group Housing	Highrise	1.00	19	1.00	1.00
Sanctioned StructureBLOCK -A	Residential	Group Housing	Highrise	62.00	19	54009.56	57962.84
Sanctioned Structure-4BLOCK -D	Residential	Group Housing	Highrise	72.50	24	21810.07	24654.36
Sanctioned Structure-3BLOCK -C	Residential	Group Housing	Highrise	72.50	24	13548.85	14254.05
Sanctioned Structure-2BLOCK-B	Residential	Group Housing	Highrise	62.00	19	46978.96	48621.96

Building USE/SUBUSE Details

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
PROPOSED TOWER (REGENT)	Residential	Group Housing	-	-	Highrise	48	1	GROUND FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
											Community Facility	Community Facility	Public Purpose Building
								FIRST FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TYPICAL -2-17, 19-23 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								EIGHTEENTH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-
PROPOSED TOWER (LINCOLN A AND B)	Residential	Group Housing	-	-	Highrise	90	2	BASEMENT SECOND FLOOR PLAN	Residential + Parking +STP +PUMP RM	Group Housing	-	-	-
								BASEMENT FIRST FLOOR PLAN	Residential + Parking +STP +PUMP RM +AC PLANT	Group Housing	-	-	-
								GROUND FLOOR PLAN	Community Facility	Public Purpose Building	Community Facility	Community Facility	Public Purpose Building
								FIRST FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
											Residential FAR	Residential	Group Housing
											Community Facility	Community Facility	Public Purpose Building
								SECOND FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
											Residential FAR	Residential	Group Housing
								TYPICAL -3-17, 19-23 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
											Residential FAR	Residential	Group Housing
								EIGHTEENTH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
											Residential FAR	Residential	Group Housing
								TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-
PROPOSED (COMMERCIAL)	Commercial	Convenience Store		-	Lowrise Building	0	9	GROUND FLOOR PLAN	Commercial	Convenience Store	Commercial	Commercial	Convenience Store
								TERRACE FLOOR PLAN	Commercial	Convenience Store			

Building Name	Built Up Area (Sq. Mt.)	FAR Area (Sq.mt.)
Sanctioned Structure-1BLOCK A1	1.00	1.00
Sanctioned StructureBLOCK -A	57962.84	54009.56
Sanctioned Structure-4BLOCK -D	24654.36	21810.07
Sanctioned Structure-3BLOCK -C	14254.05	13548.85
Sanctioned Structure-2BLOCK-B	48621.96	46978.96
Total :	145484.21	136348.44

Additional Coverage Area

Plot name	Area covered under	Proposed Area	Total Coverage Area	Permissible Coverage Area
GH-1 OMAXE	GUARD RM	9.86	19.72	100
	GUARD RM	9.86		

Additional PermissibleFAR

Total Permissible FAR	Permissible FAR	Proposed FAR	5% Additional FAR	Sum of Non FAR Area	Balance Non FAR Area	Sum of FAR Area	Balance FAR Area	Total Proposed FAR
168662.06	112441.38	161542.10	0.00	432.03	432.03	573.36	141.33	161683.43

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
GH-1 OMAXE	Tree	225	234

FAR& Unit Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)			Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)											Proposed FAR Area (Sq.mt.)			Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
			VShaft	Void	Ramp		Mumty	Lift	Lift Machine	Lift Lobby	Balcony	Double Height	Accessory Use	Archi Proj (Canopy)	Ramp	Refuge Area	Parking	Covered Terrace	Resi.	Commercial	Amenities	Stair		
PROPOSED TOWER (REGENT)	1	12079.91	37.27	41.04	0.00	12001.60	534.53	348.91	49.00	196.56	1345.67	42.43	0.00	41.85	0.00	48.85	0.00	71.88	9259.41	0.00	65.10	0.00	9324.52	49
PROPOSED TOWER (LINCOLN A AND B)	1	38060.82	106.51	48.19	216.01	37690.10	1436.09	788.09	88.32	424.58	1485.15	480.86	323.10	74.02	215.99	84.81	16633.70	0.00	14060.36	0.00	1555.94	45.29	15661.59	92
PROPOSED (COMMERCIAL)	1	207.57	0.00	0.00	0.00	207.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	207.57	0.00	0.00	207.57	09
Grand Total :	3	50348.30	143.78	89.23	216.01	49899.27	1970.62	1137.00	137.32	621.14	2830.82	523.29	323.10	115.87	215.99	133.66	16633.70	71.88	23319.77	207.57	1621.05	45.29	25193.68	150

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

Total Plot Area: - 44976.55	Total FAR Area: - 25193.68
Total Coverage Area: - 10878.16	Total BUA Area: - 195628.70

OWNER'S NAME AND SIGNATURE
M/S OMAXE LIMITED, dhirendrasingh1@omaxe.com, 8795333302

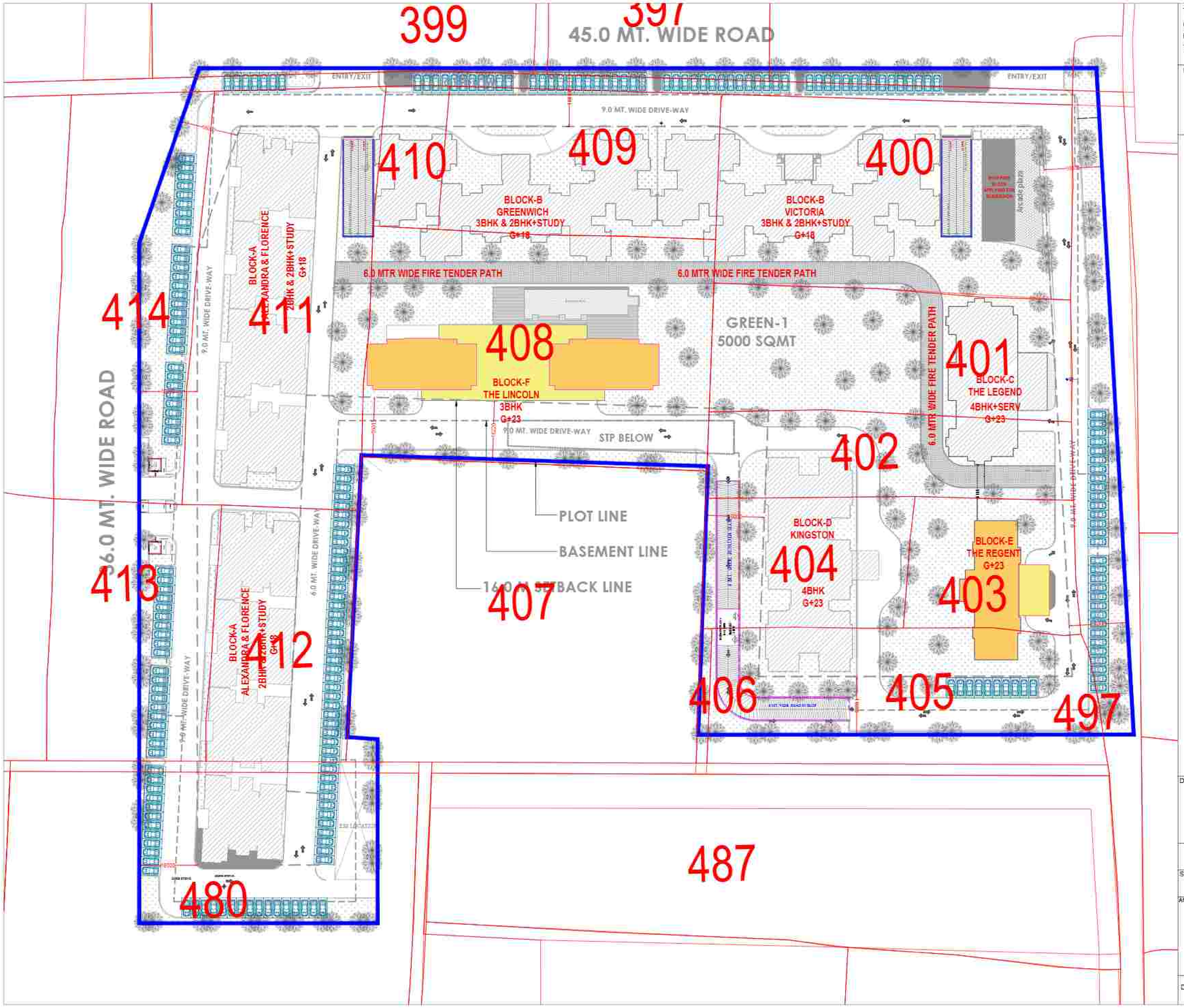
ARCHI/ENG'S NAME AND SIGNA : ENGINEER
Rajneesh Kumar
CA/2017/86949
Signature Not Verified
Digitally signed by Rajneesh Kumar
Date: 20 Dec 2024 12:11:07
Designation : Architect

Lucknow Development Authority
Signature Not Verified
Digitally signed by Lucknow Development Authority
Date: 20 Dec 2024 15:11:07
Designation : Approver

Building Plan Application Number
LDA/BP/24-25/2254
Sanctioned On
15 Dec 2024
Valid Till
18 Mar 2032
Approved By
Vice Chairman (Vice Chairman)
Examined By
IMTIAZ AHMAD (Junior engineer)
Satish Kumar Yadav (Junior engineer)
Atul Sharma (Assistant Engineer)
Ajeet Kumar (Executive engineer/Town Planner)
kaushvendra kumar Gautam (Chief Town Planner)
Gyanendra Verma (Additional Secretary)

ISO_A0_(841.00_x_1189.00_MM)

The correctness and accuracy of Proposal Information and drawing is a responsibility of PORowner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.



This drawing is a "COPYRIGHT" contents of this drawing or part thereof may not be used or reproduced without the permission of the Architect

NORTH:

PROJECT

PROPOSED GROUP HOUSING-1, AT KHASRA NO.400,401,402,403,404,405,406,407(P)408(P), 409-410,411-412(P),480(P),497 & 446(G.S) IN OMAXE INTEGRATED TOWNSHIP AT SULTANPUR ROAD , LUCKNOW U.P.

DRAWING TITLE

SAJRA SUPERIMPOSED PLAN

SCALE	DATE
N.T.S.	JAN - 2025

ARCHITECT

CLIENT/ OWNERS

DRAWING NUMBER-