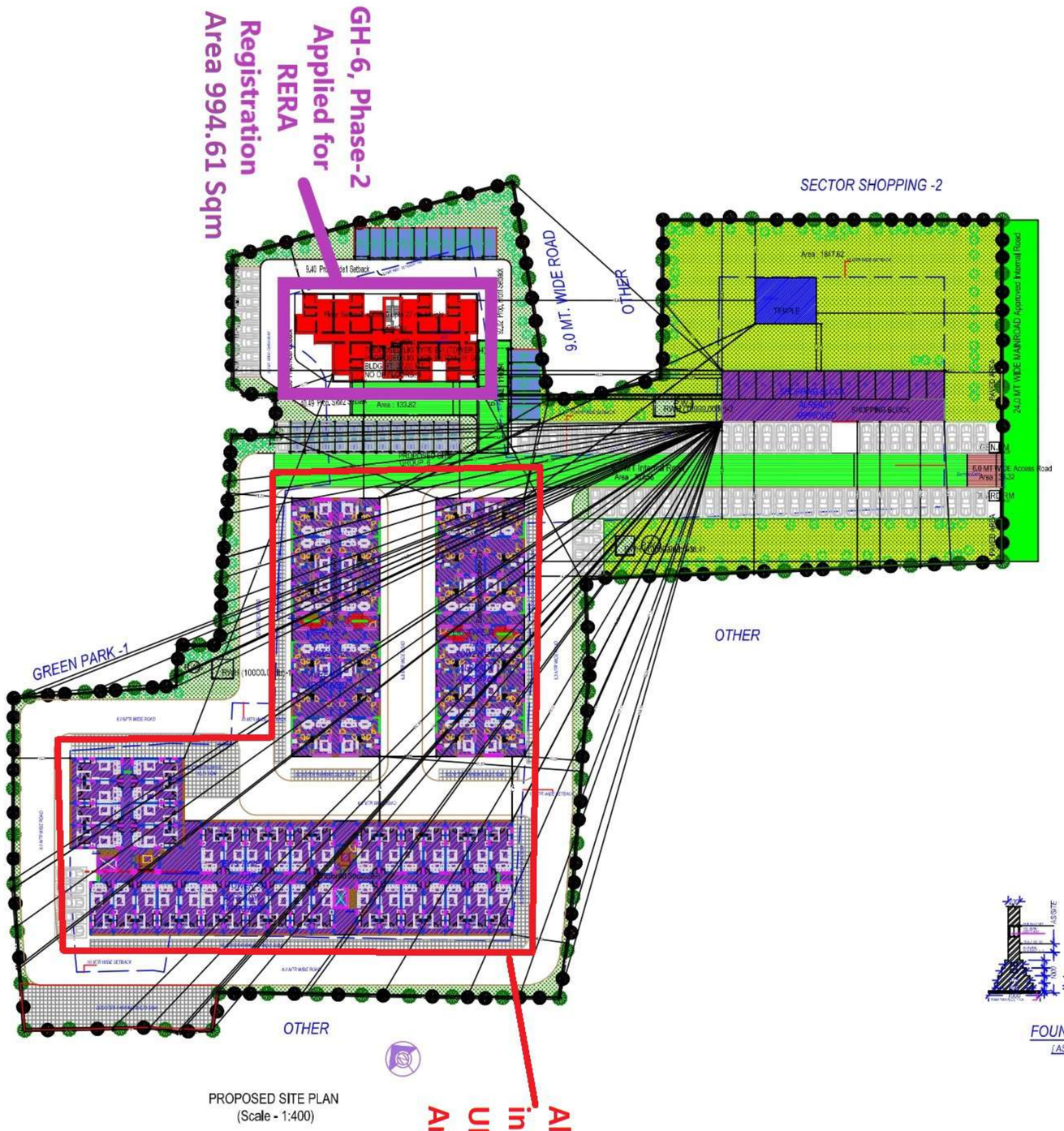
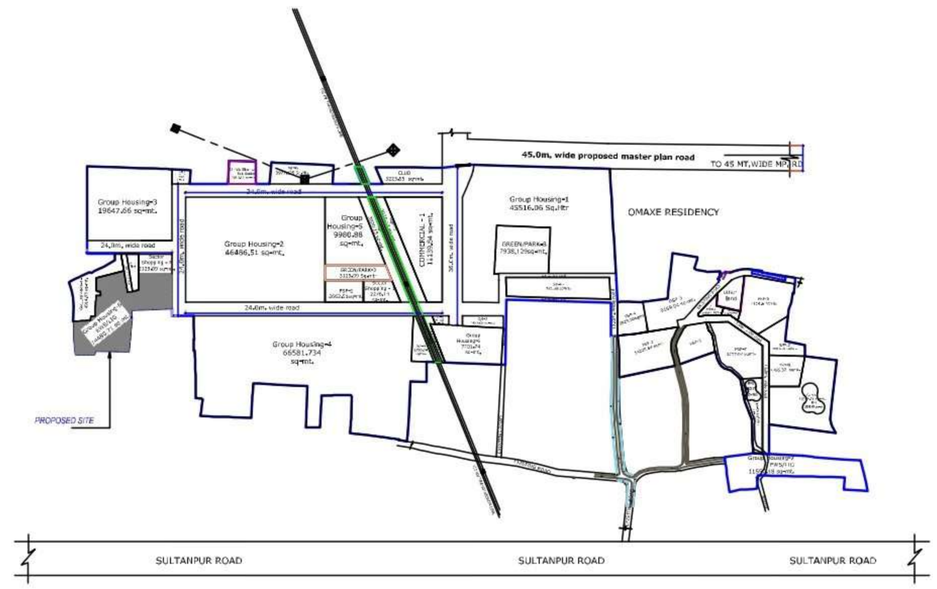
Project Title :PROPOSED SUBMISSION DRAWING FOR THE TOWER -4 TYPE -B GROUP HOUSING - 6 , (EWS / LIG) IN OMAXE INTEGRATED TOWNSHIP AT SULTANPUR ROAD, LUCKNOW , UTTAR PARDESHOWNER :- M/S OMAXE LIMITED

File No	LDA/BP/21-22/2875	Sheet	1/4
Submission Date	2023-04-12	Scale	1:100

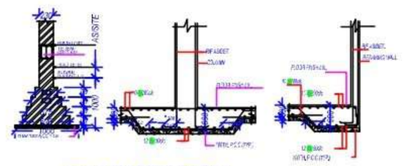


PROPOSED SITE PLAN
(Scale - 1:400)

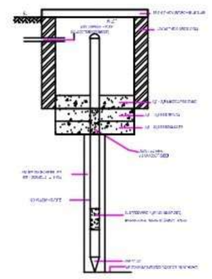


KEY PLAN
(NOT TO SCALE)

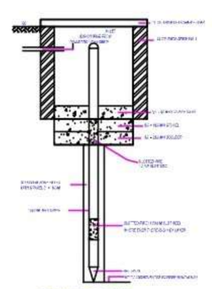
KEY PLAN



FOUNDATION DETAIL
(AS PER STRUCTURE DRG.)
(NOT TO SCALE)



PERCOLATION WELL DETAIL
(NOT TO SCALE)



RAIN WATER HARVESTING DETAIL
(NOT TO SCALE)

RAGHAVA ARCHITECTS
Architecture-Structure- Interiors -Valuers-Vastu
HEAD OFFICE:-
PLOT NO - CS-8, SECOND FLOOR , COMMERCIAL MARKET
GYAN KHAND -II, INDIRAPURAM, GHAZIABAD (UP) INDIA
(NEAR ST. THOMAS SCHOOL)
E mail :- raghavaarchitects@gmail.com; www.raghavaarchitects.com
Mob :- 91-120-7915, 9891140128

A.	AREA STATEMENT	VERSION NO.: 1.0.64 / VERSION DATE: 30/03/2023	
	PROJECT DETAIL		
	Authority: Lucknow Development Authority	Plot Use: Residential	
	Authority Class: Category A	Plot SubUse: Group Housing	
	Authority Grade: Development Authority (DA)	Development Plan: Revised Layout Plan of OMAXE INTEGRATED TOWNSHIP at Sultanpur Road, Lucknow	
	Case Type: 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: Non 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	-	
	NA		15148.10
	As per site condition		14480.66
	Area of Plot Considered		14480.66
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		14480.66
	Plot Area For Coverage		14480.66
	Plot Area For FAR		14480.66
	Permi. FAR Area (7.50)		3020.16
	Incentive FAR against RWS and LIG		6071.40
	Total Permi. FAR area (2,3,2)		4271.13
4.	Total Built up area permissible at:		
	Permissible Coverage area (30.00 %)		5068.23
	Proposed Coverage Area (7.49 %)		347.68
	Existing Building Coverage area (24.61 %)		3548.24
	Total Prop. Coverage Area (31.51 %)		3896.72
	Balance coverage area (5.09 %)		1171.49

	Proposed Area at:				
	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I	
Ground Floor	386.34	0.00	346.80	0.00	
First Floor	386.34	0.00	336.24	0.00	
Second Floor	386.34	0.00	336.24	0.00	
Third Floor	386.34	0.00	336.24	0.00	
Fourth Floor	386.34	0.00	336.24	0.00	
Fifth Floor	386.34	0.00	336.24	0.00	
Sixth Floor	386.34	0.00	336.24	0.00	
Seventh Floor	386.34	0.00	336.24	0.00	
Eighth Floor	386.34	0.00	336.24	0.00	
Terrace Floor	61.55	0.00	0.00	0.00	
Total Area:	3538.61	0.00	3036.72	0.00	
Existing Building FAR Area:				25157.01	
Total FAR Area:				22187.88	
Accessory Use Area Added in BuiltUp Area:				8.48	
Built up area:				8.48	
Existing Building BUA Area:				25425.54	
Total BuiltUp Area:				28911.04	
Proposed F.S.I. consumed:				1.53	
C.	Tenement Statement				
4.	Tenement Proposed At:				
	G.F.			7.00	
	All Floors			56.00	
5.	Total Tenements (3 + 4)			63	
D.	Parking Statement				
1.	Parking Space Required as per Regulations:				262.50
2.	Proposed Parking Space:				371.25

Color Notes:

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

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
PROPOSED LIG TYPE B (TOWER-04)	Residential	LIG Housing		-	Highrise	63	GROUND FLOOR PLAN	Residential	LIG Housing	Residential FAR	Residential	LIG Housing
							TYPICAL - 1,2,3,4,5,6,7&8 FLOOR PLAN	Residential	LIG Housing	Residential FAR	Residential	LIG Housing
							TERRACE FLOOR PLAN	Residential	LIG Housing	-	-	-

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.)		Total FAR Area (Sq.mt.)	No. of Unit
			Void			Mumty	Lift	Lift Machine	Balcony	Resi.			
PROPOSED LIG TYPE B (TOWER 04)	1	3549.23		10.62	3538.61	162.80	84.48	27.33	228.32	3036.72		3036.72	63
Grand Total:	1	3549.23		10.62	3538.61	162.80	84.48	27.33	228.32	3036.72		3036.72	63

Parking Check (Table 7b)

Vehicle Type	Reqd.				Prop.	
	No.	Reduced Reqd. Parking (Incase of Plot having R/W/Area surrendered FOC)	Area		No.	Area
Equivalent Car Space	-	-	-		27	371.25
Total Car	21	-	288.75		27	371.25
Total			288.75			371.25

Green and open space Area

Name	Prop. Area
GREEN -1	1847.82
GREEN -2	818.41

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PROPOSED SITE GROUP 6 (EWS / LIG)	Tree	73	135

Building Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
SHOPPING BLOCK	195.00	195.00
Sanctioned Structure-01	5471.57	5402.37
Sanctioned Structure-02	5471.57	5402.37
Sanctioned Structure-3	14297.40	14077.27
TEMPLE	80.00	80.00
Total:	25415.54	25157.01

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units			Car	
				Parking space reqd. for every	Prop.	Reqd./Unit	Reqd.	Prop.
PROPOSED LIG TYPE B (TOWER-04)	Residential	LIG Housing	> 9	3	63.00	1.00	21	-
Total			-	-	-	-	21	27

Existing Building Details

Name	Use	SubUse	Structure	Height	Floor No.	FAR Area	BUA Area
SHOPPING BLOCK	Commercial	Convenience Store	Highrise	3.60	1	195.00	195.00
Sanctioned Structure-01	Residential	LIG Housing	Highrise	30.00	10	5402.37	5471.57
Sanctioned Structure-02	Residential	LIG Housing	Highrise	30.00	10	5402.37	5471.57
Sanctioned Structure-3	Residential	Group Housing	Highrise	30.00	10	14077.27	14297.40
TEMPLE	Assembly	Temple	Highrise	9.00	1	80.00	80.00

Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	PROPOSED LIG TYPE B (TOWER 04)			
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	386.34	346.80	386.34	346.80
First Floor	386.34	336.24	386.34	336.24
Second Floor	386.34	336.24	386.34	336.24
Third Floor	386.34	336.24	386.34	336.24
Fourth Floor	386.34	336.24	386.34	336.24
Fifth Floor	386.34	336.24	386.34	336.24
Sixth Floor	386.34	336.24	386.34	336.24
Seventh Floor	386.34	336.24	386.34	336.24
Eighth Floor	386.34	336.24	386.34	336.24
Terrace Floor	61.55	0.00	61.55	0.00
Total:	3538.61	3036.72	3538.61	3036.72

UnitBUA Table for Building :PROPOSED LIG TYPE B (TOWER 04)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)					Carpet Area	No. of Unit
						Balcony	Door	Window	External Wall			
GROUND FLOOR PLAN	UNIT A	LIG UNIT	41.21	41.21	41.21	3.58	0.40	0.97	4.12		32.66	07
	UNIT B	LIG UNIT	41.21	41.21	41.21	3.58	0.40	0.97	3.51		33.27	
	UNIT C	LIG UNIT	42.51	42.51	42.51	3.79	0.40	0.97	4.25		33.19	
	UNIT D	LIG UNIT	42.01	42.01	42.01	3.58	0.40	0.97	4.41		32.65	
	UNIT E	LIG UNIT	42.13	42.13	42.13	3.79	0.40	0.97	4.41		32.65	
	UNIT F	LIG UNIT	42.13	42.13	42.13	3.79	0.40	0.97	4.41		32.65	
	UNIT G	LIG UNIT	42.01	42.01	42.01	3.58	0.40	0.97	4.41		32.64	
	Total:		294.21	294.21	294.21	25.39	2.80	6.79	29.52		229.71	07
	Total per Floor:	Typical Floor x 1										
		Total:	294.21	294.21	294.21	25.39	2.80	6.79	29.52		229.71	07
TYPICAL - 1,2,3,4,5,6,7&8 FLOOR PLAN	UNIT A 01	LIG UNIT	41.21	41.21	41.21	3.58	0.40	0.97	4.12		32.66	07
	UNIT B 02	LIG UNIT	41.21	41.21	41.21	3.58	0.40	0.97	3.51		33.27	
	UNIT C 03	LIG UNIT	42.51	42.51	42.51	3.79	0.40	0.97	4.25		33.19	
	UNIT D 04	LIG UNIT	42.01	42.01	42.01	3.58	0.40	0.97	4.40		32.66	
	UNIT E 05	LIG UNIT	42.13	42.13	42.13	3.79	0.40	0.97	4.41		32.65	
	UNIT F 06	LIG UNIT	42.13	42.13	42.13	3.79	0.40	0.97	4.41		32.65	
	UNIT G 07	LIG UNIT	42.01	42.01	42.01	3.58	0.40	0.97	4.41		32.64	
	Total:		294.21	294.21	294.21	25.39	2.80	6.79	29.51		229.72	07
	Total per Floor:	Typical Floor x 8										
		Total:	2353.68	2353.68	2353.68	203.12	22.40	54.32	236.08		1837.76	56
-												
Total:	-	-	2647.89	2647.89	2647.89	228.32	25.36	60.00	265.60		2067.47	63

Building :PROPOSED LIG TYPE B (TOWER 04)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	No. of Unit
		Void			Mumty	Lift	Lift Machine	Balcony	Resi.			
Ground Floor	387.52	1.18	386.34	14.17	0.00	0.00	25.37		346.80		346.80	07
First Floor	387.52	1.18	386.34	14.17	10.56	0.00	25.37		336.24		336.24	07
Second Floor	387.52	1.18	386.34	14.17	10.56	0.00	25.37		336.24		336.24	07
Third Floor	387.52	1.18	386.34	14.17	10.56	0.00	25.37		336.24		336.24	07
Fourth Floor	387.52	1.18	386.34	14.17	10.56	0.00	25.37		336.24		336.24	07
Fifth Floor	387.52	1.18	386.34	14.17	10.56	0.00	25.37		336.24		336.24	07
Sixth Floor	387.52	1.18	386.34	14.17	10.56	0.00	25.37		336.24		336.24	07
Seventh Floor	387.52	1.18	386.34	14.17	10.56	0.00	25.37		336.24		336.24	07
Eighth Floor	387.52	1.18	386.34	14.17	10.56	0.00	25.37		336.24		336.24	07
Terrace Floor	61.55	0.00	61.55	35.40	0.00	27.33	0.00		0.00		0.00	00
Total:	3549.24	10.62	3538.62	162.80	84.48	27.33	228.33		3036.72		3036.73	63
Total Number of Same Buildings:	1											
Total:	3549.24	10.62	3538.62	162.80	84.48	27.33	228.33		3036.72		3036.73	63

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
GROUND FLOOR PLAN	1.20 X 2.97 X 2 X 1	7.12	25.62
	1.20 X 3.00 X 5 X 1	18.00	
TYPICAL - 1,2,3,4,5,6,7&8 FLOOR PLAN	1.20 X 2.97 X 2 X 8	56.88	204.80
	1.20 X 3.00 X 5 X 8	148.00	
Total:	-	-	230.42

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED LIG TYPE B (TOWER 04)	D3	0.75	2.10	126
PROPOSED LIG TYPE B (TOWER 04)	D2	0.90	2.10	126
PROPOSED LIG TYPE B (TOWER 04)	ENTRY1	0.90	2.10	18
PROPOSED LIG TYPE B (TOWER 04)	D1	1.00	2.10	63
PROPOSED LIG TYPE B (TOWER 04)	ENTRY	1.20	2.10	09

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED LIG TYPE B (TOWER 04)	V1	0.60	1.00	63
PROPOSED LIG TYPE B (TOWER 04)	W1	0.90	1.20	63
PROPOSED LIG TYPE B (TOWER 04)	W2	1.21	2.10	63
PROPOSED LIG TYPE B (TOWER 04)	W3	1.50	1.20	36
PROPOSED LIG TYPE B (TOWER 04)	D/W	1.50	2.10	63

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	Fire Escape Staircase	1.20	0.300	0.148	1.00
	STAIRCASE	1.20	0.300	0.148	1.00
TYPICAL - 1,2,3,4,5,6,7&8 FLOOR PLAN	Fire Escape Staircase	1.20	0.300	0.148	1.00
	STAIRCASE	1.20	0.300	0.148	1.00
TERRACE FLOOR PLAN	STAIRCASE HEAD ROOM	1.20	0.300	0.000	1.00
	Fire Escape Staircase	1.20	0.300	0.000	1.00

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: -	14480.66	Total FAR Area: -	3036.72
Total Coverage Area: -	3896.73	Total BUA Area: -	3538.61

OWNER'S NAME AND SIGNATURE
OMAXE LIMITED,krishnasingh@omaxe.com,8853002162

ARCHITECT'S NAME AND SIGNATURE / STRUCTURE ENGINEER
Rajneesh Kumar
CA/2017/86549

Lucknow Development Authority

Building Plan Application Number
LDA/BP/21-22/2875
Sanctioned On
27 Apr 2023
Valid Till
16 Aug 2028
Approved By
Vice Chairman (Vice Chairman)
Examined By
Atul Sharma (Junior engineer)
Rajesh Sharma (Assistant Engineer)
Kaushlyendra Kumar Gautam (Executive engineer/Town Planner)
Gyanendra Verma (Chief Town Planner)
Pawan kumar Gangwar (Secretory)
Vice Chairman (Vice Chairman)

ISO_A0_(841.00_X_1189.00_MM)

The correctness and accuracy of Proposal information and drawing is a responsibility of PORtowner, 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.