



**AREA STATEMENT**

TOTAL PLOT AREA	= 31394.53 SQ.MT.
PLOT AREA UNDER COMMERCIAL	= 514.45 SQ.MT.
PLOT AREA UNDER FACILITIES	= 1646.08 SQ.MT.
TOTAL PLOT AREA UNDER COMMERCIAL/FACILITIES	= 2160.53 SQ.MT.
PLOT AREA UNDER RESIDENTIAL	= 29234.00 SQ.MT.
LAND LEFT FOR ROAD WIDENING UNDER RESIDENTIAL	= 288.60 SQ.MT.
LAND LEFT FOR ROAD WIDENING UNDER COMMERCIAL/FACILITIES	= 45.57 SQ.MT.
<b>RESIDENTIAL</b>	
NET PLOT AREA	= 28945.40 SQ.MT.
GREEN AREA (15.00%)	= 4341.81 SQ.MT.
PERMISSIBLE GROUND COVERAGE (40.00%)	= 11578.16 SQ.MT.
PERMISSIBLE F.A.R. (2.50)	= 72363.50 SQ.MT.
INCENTIVE F.A.R. LIEU OF SHELTER FEES FOR EWS/LIG	= 4560.00 SQ.MT.
TOTAL F.A.R.	= 76923.50 SQ.MT.
COVD. AREA ON BASEMENT	= 21548.28 SQ.MT.
COVD. AREA ON CR. COV. (INCLUDING LIFT AREA)	= 5522.42 SQ.MT.
OPEN AREA	= 23422.98 SQ.MT.
COVD. AREA ON GR. FL.	= 5322.46 SQ.MT.
COVD. AREA ON 1st. FL.	= 5112.46 SQ.MT.
COVD. AREA ON 2nd. FL.	= 5112.46 SQ.MT.
COVD. AREA ON 3rd. FL.	= 5112.46 SQ.MT.
COVD. AREA ON 4th. FL.	= 5112.46 SQ.MT.
COVD. AREA ON 5th. FL.	= 5112.46 SQ.MT.
COVD. AREA ON 6th. FL.	= 5112.46 SQ.MT.
COVD. AREA ON 7th. FL.	= 5112.46 SQ.MT.
COVD. AREA ON 8th. FL.	= 5112.46 SQ.MT.
COVD. AREA ON 9th. FL.	= 5112.46 SQ.MT.
COVD. AREA ON 10th. FL.	= 5112.46 SQ.MT.
COVD. AREA ON 11th. FL.	= 5112.46 SQ.MT.
COVD. AREA ON 12th. FL.	= 5112.46 SQ.MT.
COVD. AREA ON 13th. FL.	= 5112.46 SQ.MT.
COVD. AREA ON 14th. FL.	= 4750.74 SQ.MT.
TOTAL COVD. AREA	= 76745.18 SQ.MT.
F.A.R. = (2.65)	
MULTIPLY MECH RM. AREA	= 416.52 SQ.MT.
TOTAL PROPOSED COVD. AREA	= 98709.98 SQ.MT.
CAR PARKING REQUIRED	= (254 X 1 + 432 X 1.25) = 254 + 540 = 794 No.S.

S.No.	NO. OF UNITS	AREA
1	161	4710 SQ.MT.
2	162	4710 SQ.MT.
3	163	4710 SQ.MT.
4	164	4710 SQ.MT.
5	165 (PART)	463.18 SQ.MT.
6	167 (PART)	1711.16 SQ.MT.
7	169	441.52 SQ.MT.
8	171 (PART)	2388.93 SQ.MT.
TOTAL AREA		31394.53 SQ.MT.

**INCENTIVE FAR DETAIL**

TOTAL PLOT AREA	31394.53 SQ.MT.
PLOT AREA UNDER RESIDENTIAL	29234.00 SQ.MT.
LAND LEFT FOR ROAD WIDENING	288.60 SQ.MT.
NET PLOT AREA	28945.40 SQ.MT.
PERMISSIBLE UNITS (200/10000) = (28945.40 X 0.2)	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	41.50 SQ.MT.
TOTAL INCENTIVE FAR IN LIEU OF LIG UNITS	2460.00
PERMISSIBLE F.A.R. (2.50)	72363.50 SQ.MT.
INCENTIVE F.A.R. LIEU OF SHELTER FEES FOR EWS/LIG	4560.00 SQ.MT.
TOTAL F.A.R.	76923.50 SQ.MT.

**CAR PARKING PROVIDED**

CAR PARKING PROVIDED IN BASEMENT	= 478 No.S.
TWO WHEELER PARKING SPACE IN BASEMENT EQ TO = 4108.4/32	= 128 E.C.S.
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 SQ.MT.
LAND LEFT FOR ROAD WIDENING	= 45.57 SQ.MT.
NET PLOT AREA	= 2114.96 SQ.MT.
PERMISSIBLE GROUND COVERAGE (40.00%)	= 845.98 SQ.MT.
PERMISSIBLE F.A.R. (1.50)	= 3172.44 SQ.MT.
COVD. AREA ON G. FL.	= 5322.46 SQ.MT.
OPEN AREA	= 1366.56 SQ.MT.
COVD. AREA ON 1st. FL.	= 748.48 SQ.MT.
TOTAL COVD. AREA	= 1496.80 SQ.MT.
F.A.R.	= (0.71)
MULTIPLY AREA	= 18.15 SQ.MT.
CAR PARKING REQUIRED FOR SHOP & CLUB	= 1496.80 X 100 = 30 No.S.
TOTAL COVD. AREA	= 1515.95 SQ.MT.

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)



OWNER'S

ARCHITECT

THIS MAP HAS BEEN PREPARED UNDER MASTER PLAN 2031, BHAWANUPVIDHE 2008

ARCHITECT

Dr. PANKAJ MITTAL  
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DR. PANKAJ MITTAL ARCHITECTS  
Plot No. 42/2, Lucknow  
Pin - 226002





TOWER - D1  
 TOWER - D1 & D2 ARE SAME  
 ELEVATION - D

TOWER -D1 (TOWER - D1 & D2 ARE SAME)  
 SCALE = 1:150

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)



OWNER'S



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 2031, BHAWANUPVIDHE 2008  
 ARCHITECT

