

TOTAL SALEBLE AREA	AREA (SQ. MT.)
Group Housing	465065.89
Commercial	40636.79
Educational	40063.42
Health Centre & Child Welfare & Maternity Centre	4645.89
Community Centre	10486.62
Facility Plot	1008.95
Hospital	12574.18
Informal Sector	2828.24
SUB TOTAL	575256.95
20% OF SALEBLE AREA	115051.39

S.No.	AREA TO BE PLEDGED	AREA(IN SQ.MT.)
M1	COMMERCIAL-1	3542.7
M2	COMMUNITY CENTER-1	5503.89
M3	COMMERCIAL-3	1986.74
M4	COMMERCIAL-4	1986.74
M5	Group Housing-20	4316.91
M6	Group Housing-9	7750.4
M7	Group Housing-15	14650.52
M8	Group Housing-16	15014.15
M9	Group Housing-18 (PARTIAL)	54682.75
M10	COMMUNITY CENTER/CLUB-2	4975.13
M11	IS-3	663.82
	TOTAL	115073.75

PUBLIC & SEMIPUBLIC FACILITIES		
S.No.	PUBLIC-SEMI PUBLIC FACILITY	AREA (IN SQ.MT.)
1	EDUCATION-1 (1PS+NS+2AGANWADI+2SP)	8094.97
2	EDUCATION-2 (4IC+4HS+6PS+9NS+6AGANWADI+1GC)	23509.58
3	EDUCATION-3 (1IC+1HS+2PS+5NS+3AGANWADI)	8458.87
4	HOSPITAL	12574.18
5	HC-2,CW,MH-1	4645.89
6	ESS-1	974.22
7	ESS-2	4053.74
8	PC-1	1549.47
9	PC-2	1501.43
10	PC-3,SP-O-1	1801.35
11	STP-1	2180.72
12	STP-2	3607.05
13	RAINE BASERA	1113.84
14	GC-1	147.88
15	GC-2	547.16
16	GC-3	479.77
17	GC-4	567.36
18	IS-1	1095.79
19	IS-2	1068.63
20	IS-3	663.82
21	FACILITY PLOT	1008.95
22	COMMUNITY CENTER-1	5511.49
23	COMMUNITY CENTRE/CLUB -2	4975.13
	TOTAL	88078.26

DETAIL OF SANCTIONED GROUP HOUSING			
S.no	Plot No	AREA (IN HAC.)	SANCTIONED UNITS
1	GROUP HOUSING-1 (Partial)	2.61	452
2	GROUP HOUSING-2	1.42	324
3	GROUP HOUSING-3 (Partial)	2.43	76
4	GROUP HOUSING-4	0.91	112
5	GROUP HOUSING-5	0.93	112

LAND USE DISTRIBUTION AS PER LAYOUT PLAN						
S.NO	DESCRIPTION		AREA			% ACHIEVED
			IN SQ.MT.	IN ACRE	HAC.	
1	RESIDENTIAL AREA	GROUP HOUSING	465065.89	114.888	46.507	
		EWS & LIG	32116.93	7.934	3.212	
		SUB TOTAL	497182.82	122.822	49.719	61.18
2	COMMERCIAL	COMMERCIAL	40636.79	10.039	4.064	
		SUB TOTAL	40636.79	10.039	4.064	5.00
3	PUBLIC - SEMI PUBLIC FACILITY	EDUCATIONAL FACILITY	40063.42	9.897	4.006	
		MEDICAL FACILITY	17220.07	4.254	1.722	
		COMMUNITY FACILITY	10486.62	2.591	1.049	
		FACILITY PLOT	1008.95	0.249	0.101	
		POLICE CHOWKY	4852.25	1.199	0.485	
		INFORMAL SECTOR	2828.24	0.699	0.283	
		GARBAGE DISPOSAL	1742.17	0.430	0.174	
		ELECTRIC SUB STATION	5027.96	1.242	0.503	
		STP	5787.77	1.430	0.579	
		RAINE BASERA	1113.84	0.275	0.111	
	SUB TOTAL	88078.26	21.758	8.808	10.84	
4	GREEN COVER	PARKS & OPEN	122186.20	30.184	12.219	
		SUB TOTAL	122186.20	30.184	12.219	15.04
5	ROADS	ROAD	64525.96	15.940	6.451	7.940
		TOTAL	812610.03	200.743	81.261	100.000

GROUP HOUSING				
PARTICULARS	AREA (IN SQ.MT.)	AREA (IN HAC.)	DENSITY RATE (UNIT / HAC.)	PROPOSED UNITS
GROUP HOUSING-1	26203.73	2.62	250	452
GROUP HOUSING-2	14221.81	1.42	250	324
GROUP HOUSING-3	24311.74	2.43	221	537
GROUP HOUSING-4	9147.42	0.91	125	112
GROUP HOUSING-5	27800.88	2.78	200	556
GROUP HOUSING-6	9318.06	0.93	125	112
GROUP HOUSING-7	14886.42	1.49	200	298
GROUP HOUSING-8	11972.8	1.2	200	240
GROUP HOUSING-9	7750.4	0.78	200	156
GROUP HOUSING-10	8927.43	0.89	200	178
GROUP HOUSING-11	16869.09	1.69	200	338
GROUP HOUSING-12	6540.99	0.65	200	130
GROUP HOUSING-13	14341.44	1.43	170	243
GROUP HOUSING-14	12592.32	1.26	200	252
GROUP HOUSING-15	14650.52	1.47	200	294
GROUP HOUSING-16	15014.15	1.5	200	300
GROUP HOUSING-17	72185.42	7.22	150	1083
GROUP HOUSING-18	143411.73	14.34	140	2008
GROUP HOUSING-19	9954.20	1	200	167
GROUP HOUSING-20	11442.70	1.14	150	167
TOTAL	465065.9	46.51		7807
GROUP HOUSING (EWS / LIG)				
GROUP HOUSING(EWS/ LIG)	32116.93	3.21	530	1700

COMMERCIAL	
PARTICULARS	AREA (IN SQ.MT.)
COMMERCIAL-1 (Zonal Shopping center)	32017.82
COMMERCIAL-2	1986.74
COMMERCIAL-3	1986.74
HOTEL	4645.49
TOTAL	40636.79

GREEN CALCULATIONS	
PARTICULARS	AREA(IN SQ.MT.)
GREEN-1	2001.00
GREEN-2	3719.46
GREEN-3	6135.81
GREEN-4	10532.34
GREEN-5	5136.23
GREEN-6	6072.03
GREEN-7	556.33
GREEN-8	2737.14
GREEN-9	787.72
GREEN-10	3417.42
GREEN-11	3637.51
GREEN-12	6207.42
GREEN-13	6523.80
GREEN-14	6396.80
GREEN-15	31712.19
GREEN-16	17362.09
GREEN-18	5676.70
GREEN-19	10912.92
GREEN-20	9484.04
TOTAL	122186.20

LAND DETAIL				
S.NO.		IN SQMT.	IN ACRES	IN HEC.
1	Total Project Area of Proposed Integrated Township Excluding Baghamau Village Abadi Area i.e 22.67 acres	860997.46	212.697	86.100
DEDUCTIONS				
2	AREA UNDER MASTER PLAN ROAD	46647.43	11.524	4.665
3	AREA UNDER SAMSHAN & GRAVEYARD	1740.00	0.430	0.174
4	NET AREA [1 -(2+3)]	812610.03	200.743	81.261

DENSITY CALCULATION	
Group Housing	
Area of Group Housing	465065.89 Sq.Mt.
Permissible Ground Coverage	46.51 Hac.
Permissible F.A.R.	35%
Permissible Density	@ 330 unit/hac. Or @1650 Persons/Hac.
Permissible Units	15348
Population @ 5 Persons / Unit	76740
Achieved Units	7807
Proposed average Density	@ 200 unit/hac. Or @1000 Persons/Hac.
Population @ 5 Persons / Unit	39035

Group Housing For EWS & LIG	
Area of Group Housing	32116.93 Sq.Mt.
Permissible Ground Coverage	3.21 Hac.
Permissible F.A.R.	50%
Permissible Density LIG/EWS	@ 550 unit/hac. Or @2750 Persons/Hac.
Permissible Units	1766
Proposed Density LIG/EWS	@ 530 unit/hac. Or @2650 Persons/Hac.
Achieved Units	1700
Achieved Population @ 5 Persons / Unit	8500

Provision of EWS and LIG Units			
Total Units Proposed			7807
Required no.@10 %		Provided no.	
LIG	781	850	10.888 %
EWS	781	850	10.888 %
Total Units	1561	1700	

Total Population	Pop.Of Group housing	Pop.Of EWS/LIG	Total
	39035	8500	47535
Density Achieved (Excluding EWS/LIG)			
Total Population	Total Population		
	39035		
Population/Net plot Area	480.367		
Density/Achieved	Say	480	Persons/Hac.
Density Achieved (Including EWS/LIG)			
Total Population	Total Population		
	47535		
Population/Net plot Area	584.969		
Density/Achieved	Say	585	Persons/Hac.

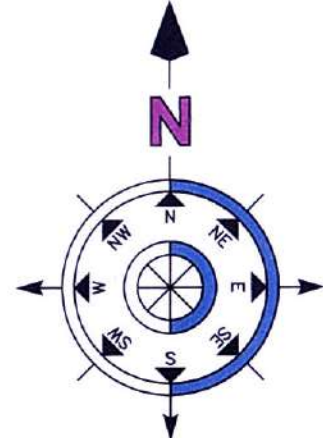
PROVISION MADE AS PER BYE LAWS INCLUDING EWS/LIG POPULATION			
POPULATION	47535		
Facility	Required for Persons	Required no. of Facilities	Provided no. of Facilities
Educational			
Nursery	2500	19	20
Primary	5000	10	10
High School	7500	6	7
Inter College	10000	5	5
Aganwadi Center	5000	10	11
Health			
Health center	15000	3	3
Child welfare and maternity homes	45000	1	1
Telecommunication and others			
Sub Post Office	10000	5	5
Police Chowky with residence for employees	15000	3	3
ESS 11 kva	15000	2	2
ESS 33 kva	30000	1	1
Informal Sector or IS	-	-	3
Garbage Disposal [GC]	-	-	4
Rain Basera	-	-	1
Social and Cultural			
Community center	25000	2	2

RECHARGE POND @ 1% OF PROJECT AREA			
Total Project Area	860997.46	Sq.mtr	0.00 A cre
Area of Water Body Required	8609.97	Sq.mtr	2.13 A cre
Area of Water Body PROVIDED	8652.97	Sq.mtr	2.14 A cre

NOTE:
1. AREAS MENTIONED IN DRAWING ARE IN METER

PROPOSED REVISED LAYOUT PLAN OF AN INTEGRATED TOWNSHIP AT BAGHAMAU VILLAGE ,LUCKNOW

NORTH:



ARCHITECT:-

AR. TRIPTI AWASTHI

Tripti Awasthi
Arch.
Reg. No. CA/2007/49385

DATE:-

10 SEPTEMBER 2019

SCALE:-

1:2000

CLIENT:-

M/S. ANS DEVELOPERS PVT. LTD.
Director

M/S. ANS DEVELOPERS PVT. LTD

Regd. Office: 308, Tulsiani Chambers, Nariman Point, Mumbai- 400021.

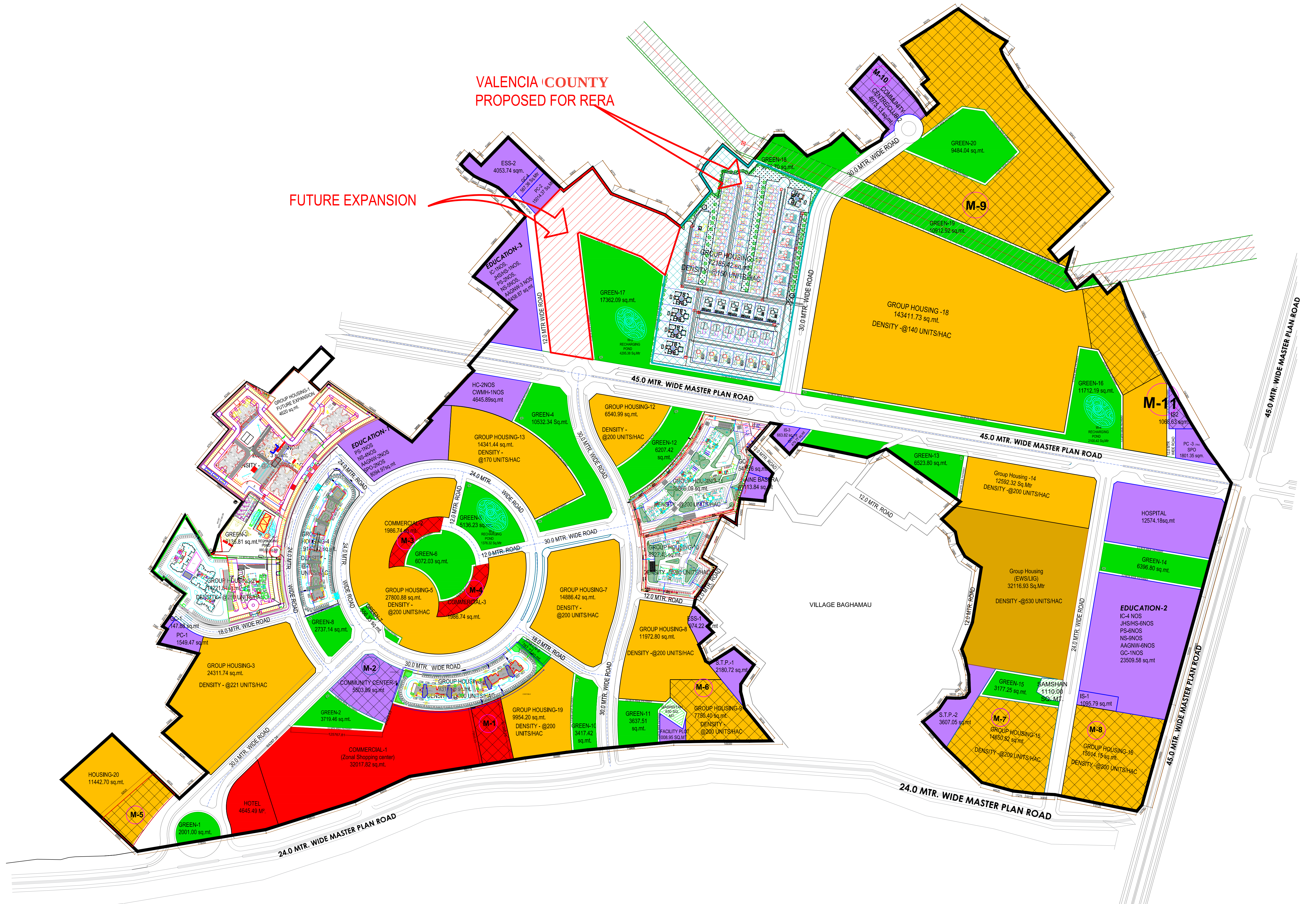
CONSULTANT:-

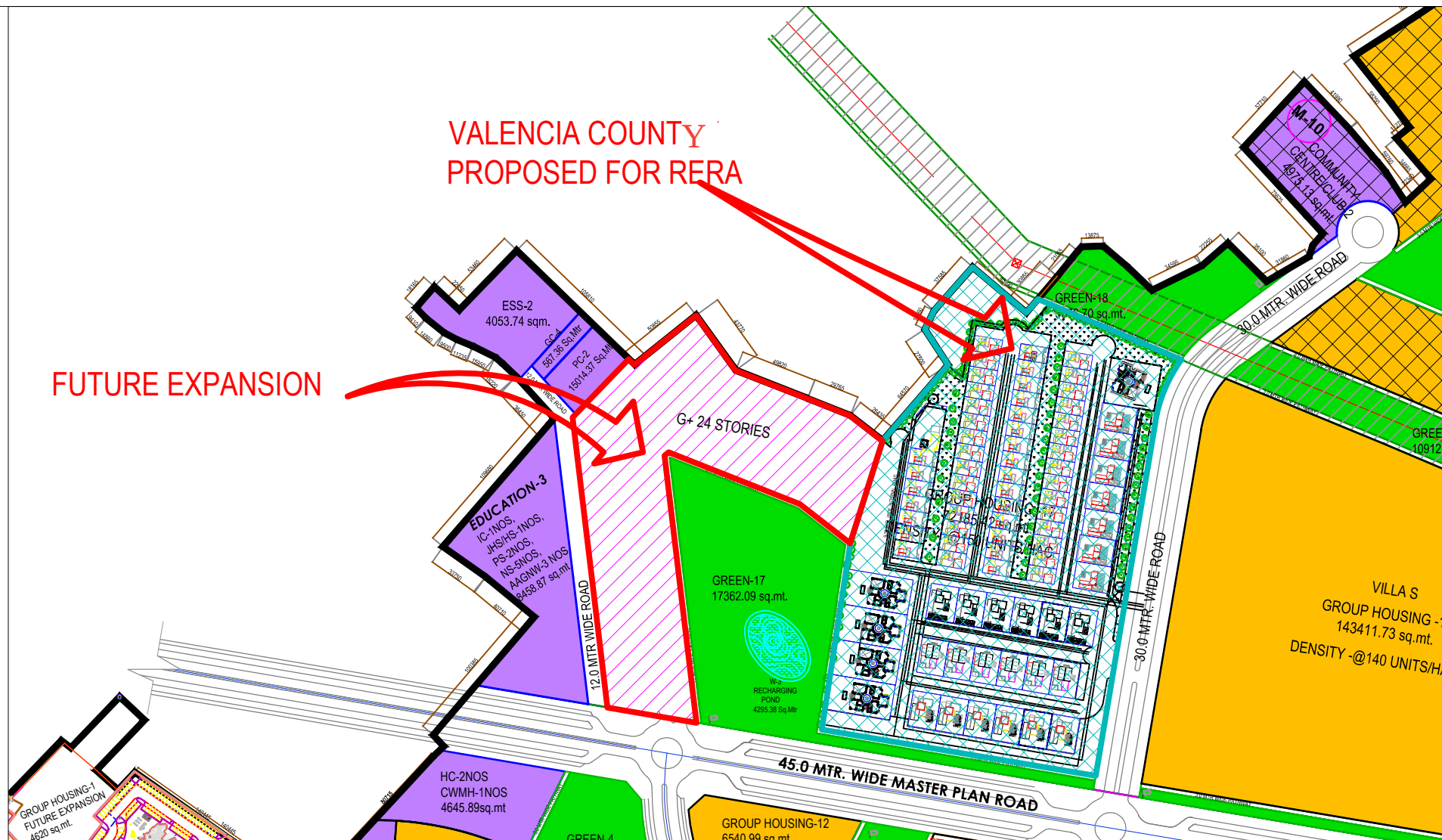
इन्फॉरिटा
Ventures

Regd. Off:
B-274 SECTOR -B
AVAS VIKAS COLONY
Rajajipuram, LUCKNOW

VALENCIA COUNTY
PROPOSED FOR RERA

FUTURE EXPANSION





LAND AREA OF GH-17	72185.42 SQ.M
APPLIED FOR VALENCIA COUNTY	49641.89 SQ.M
FUTURE EXPANSION	22543.53 SQ.M



