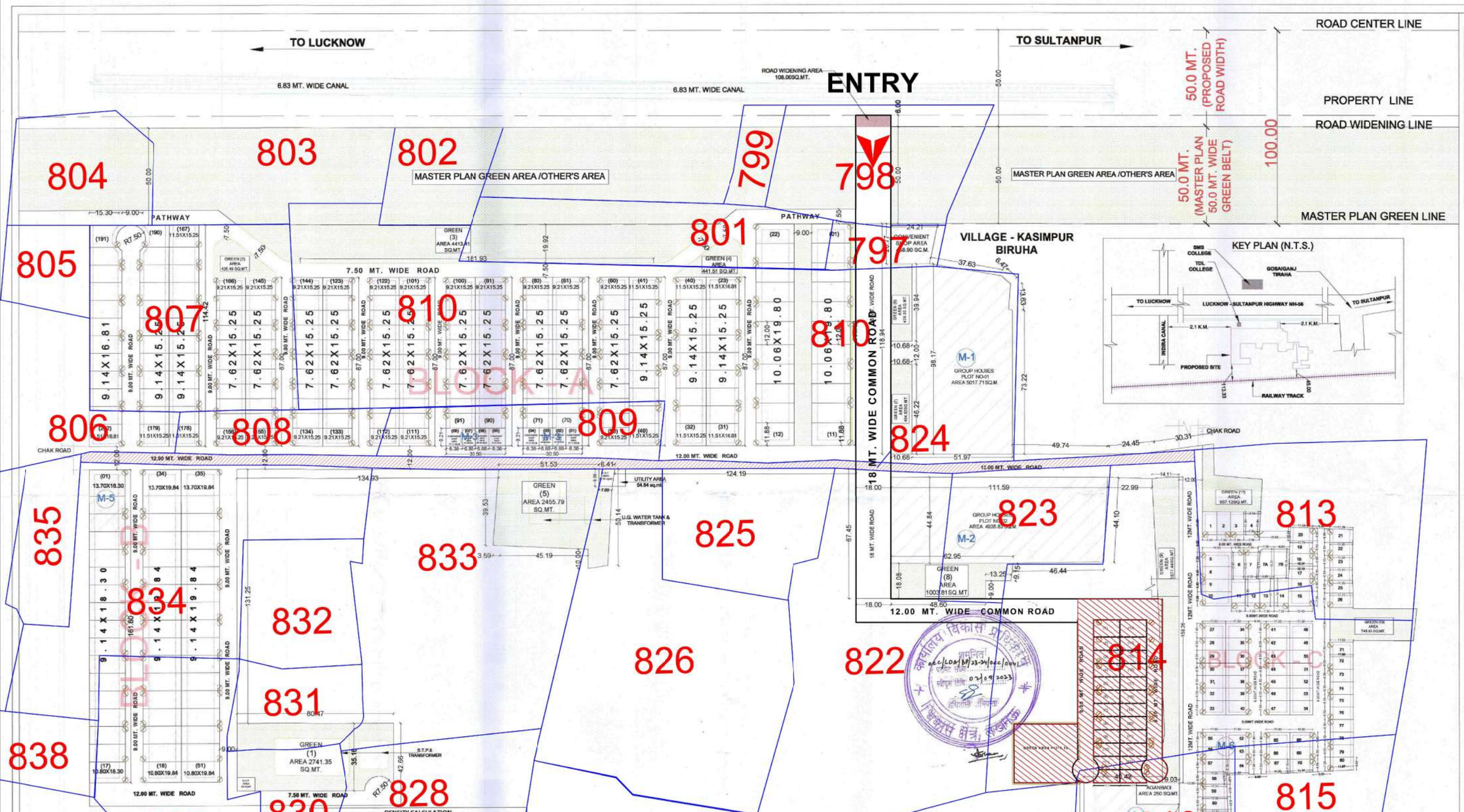
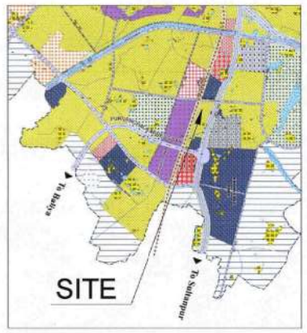


REVISED AND COMPOUNDING LAYOUT PLAN OF RESIDENTIAL TOWNSHIP FOR SAPPHIRE INFRAVENTURES PVT. LTD.

AT KHASRA NO.:-808,809 (FULL AREA)
PART OF KHASRA NO.:-797,798, 801,806,807, 810,813,814,815,816,822,823,824,826, 828,830,831,833,834,838,839
VILLAGE KASIMPUR BIRUHA, PARGANA & TEHSIL-MOHANLALGANJ , SULTANPUR ROAD,LUCKNOW.



LOCATION PLAN
(NOT TO SCALE)

THIS IS TO CERTIFY THAT PROPOSED PLAN IS PREPARED AS PER MASTER PLAN 2031 & BHAWAN UPVIDHI 2008

DRAWING TITLE:-
SITE LAYOUT PLAN

* ALL DIMENSIONS ARE METER

DATE:-
SCALE:- 1:1000
NORTH:-

architect's avenue
D-2/122,Sambhav Tower,Vibhuti Khand Gomti Nagar,Lucknow,U.P.
Architect

NET TOWNSHIP AREA	100976.00	sq.mt.	24.95	acre
AREA UNDER ROAD WIDENING	108	sq.mt.	0.03	acre
AREA UNDER MASTER PLAN GREEN	900	sq.mt.	0.22	acre
TOTAL LAND AREA (EXCLUDING CHAK ROAD)	**101984**	**sq.mt.**	**25.20**	**acre**
AREA UNDER CHAK ROAD	4203	sq.mt.	1.04	acre

LAND USE DISTRIBUTION AS/ LAYOUT PLAN

S.NO		DESCRIPTION	AREA (sq.mt.)	
1		RESIDENTIAL AREA		
	A	Residential Plotted	39900.09	39.51%
	B	Single residential unit	4531.00	4.49%
	C	Group Housing-1 (general)	5017.71	4.97%
	D	Group Housing-2 (general)	4935.83	4.89%
	E	Group Housing (E.W.S./L.I.G)	2420.44	2.40%
2		COMMERCIAL AREA		
	A	COMMERCIAL AREA	1022.10	1.01%
3		School Area		
	A	School Area	2303	2.28%
4		UTILITY AREA		
	A	UTILITY AREA	54.84	0.05%
5		Park / Open Spaces		
	A	Park / Open Spaces	15492.77	
		Green cover Percentage	15492.77/ 100976 =	15.17%
6		Neighbourhood Facility (N.H.F.)		
	A	GARBAGE DISPOSAL	197.28	0.20%
	B	AGAN BADI	250	0.25%
7		Roads area		
	A	Roads	23842.94	23.61%

DENSITY CALCULATION

GROUP HOUSING-1		
AREA OF GROUP HOUSING-1	5017.71	SQ.MT.
	0.50	HAC.
MAXIMUM PERMISSIBLE GROUND COVERAGE	40%	
MAXIMUM PERMISSIBLE F.A.R.	2.5	
MAXIMUM PERMISSIBLE DENSITY	@250 units/hac. Or 1250person/hac.	
MAXIMUM PERMISSIBLE UNITS	125	
POPULATION @ 5 PERSONS /UNIT	627	
GROUP HOUSING-2		
AREA OF GROUP HOUSING-1	4935.83	SQ.MT.
	0.49	HAC.
MAXIMUM PERMISSIBLE GROUND COVERAGE	40%	
MAXIMUM PERMISSIBLE F.A.R.	2.5	
MAXIMUM PERMISSIBLE DENSITY	@250 units/hac. Or 1250 persons/hac.	
MAXIMUM PERMISSIBLE UNITS	123	
POPULATION @ 5 PERSONS /UNIT	615	
GROUP HOUSING FOR E.W.S. & L.I.G.		
AREA OF GROUP HOUSING	2420.44	SQ.MT.
	0.24	HAC.
MAXIMUM PERMISSIBLE GROUND COVERAGE	50%	
MAXIMUM PERMISSIBLE F.A.R.	2	
MAXIMUM PERMISSIBLE DENSITY	@575 units/hac. Or 2875	
MAXIMUM PERMISSIBLE UNITS	138	(MAXIMUM)
PROPOSED EWS & LIG UNITS	118	
POPULATION @ 5 PERSONS /UNIT	590	
PROVISION FOR E.W.S.& L.I.G. UNITS		
TOTAL NO. OF UNITS (PLOTTED +GROUP HOUSING)	584	

	REQUIRED NO.	REQUIRED %
L.I.G.	59	10%
E.W.S.	59	10%

DENSITY ACHIEVED (INCLUDING E.W.S./L.I.G.)		
TOTAL POPULATION	6125	PERSONS
POPULATION / NET LAND AREA	6125/10.10	HAC.
DENSITY ACHIEVED	606	PERSONS/HAC.

Area Detail of Residential Plots

PLOT SIZE	SET BACK(IN MT.) Front	Rear	Side	NOS.	PERSONS/ PLOT	PERSONS
9.14 X 16.81	3.00	3.00	-	21	20	420
9.14 X 15.25	2.00	2.00	-	42	10	420
7.62X15.25	2.00	2.00	-	119	10	1190
9.14 X 18.30	3.00	3.00	-	17	20	340
9.14 X 19.84	3.00	3.00	-	34	20	680
7.0X11.92	2.00	2.00	-	4	10	40
6.50 X14.93	1.50	1.50	-	9	10	90
6.50 X11.92	1.50	1.50	-	67	10	670
10.06 X 19.80	3.00	3.00	-	18	20	360
11.88 X 19.80	3.00	3.00	3.00	2	20	40
12.00x19.80	3.00	3.00		2	20	40
TOTAL				335		4390

GREEN AREA DETAIL

S.NO.	DESCRIPTION	AREA	UNIT
1	GREEN (1)	2741.35	SQ.MT.
2	GREEN (2)	435.49	SQ.MT.
3	GREEN (3)	4413.41	SQ.MT.
4	GREEN (4)	441.51	SQ.MT.
5	GREEN (5)	2455.79	SQ.MT.
6	GREEN (6)	426	SQ.MT.
7	GREEN (7)	494.92	SQ.MT.
8	GREEN (8)	1003.81	SQ.MT.
9	GREEN (9)	1677.44	SQ.MT.
10	GREEN (10)	745.93	SQ.MT.
11	GREEN (11)	657.12	SQ.MT.
	TOTAL AREA	15492.77	SQ.MT.

AREA VARIATION

	NEW LAND AREA (SQ.MT.)	OLD LAND AREA (SQ.MT.)
A	1199	
B	589 (b)	1079
C	1226	
D	271	
E	169	
F	54.84	
TOTAL	3508.84	1079
TOTAL DIFFERENCE AREA =	2429.84 SQ.MT.	

MORTGAGED AREA DETAIL

S.NO.	DESCRIPTION	AREA (SQ.MT.)
1.	M-1	5476.61
2.	M-2	4935.83
3.	M-3	563.20
4.	M-4	2000.00
5.	M-5 13.70X18.30, 1 PLOT=250.71 SQ.MT. 9.14X18.30, 2 PLOT=334.52 SQ.MT.	585.23
6.	M-6 5.50X11.92, 4 PLOT=309.92 SQ.MT.	309.92
	TOTAL MORTGAGED AREA	13870.79

MORTGAGED AREA
(GROUP HOUSES PLOT NO-01&02, SCHOOL,COMMERCIAL, BLOCK-B PLOT NO. 1,2,3& BLOCK-C PLOT NO 62,63,66&67)

OWNER/DEVELOPER/PROMOTER

SAPPHIRE INFRAVENTURES (P) LTD.
DIRECTOR

AHMAD KAMAL KHAN
(DIRECTOR)
SAPPHIRE INFRAVENTURES PVT. LTD.