

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

PUBLIC & SEMI-PUBLIC FACILITIES		
S.No.	PUBLIC SEMI-PUBLIC FACILITY	AREA (IN SQ.M)
1	EDUCATION FACILITY-1 (0.45 x 0.35 x 0.35)	823.951
2	EDUCATION FACILITY-2 (1.15 x 0.65 x 0.75 x 0.30)	7397.679
3	EDUCATION FACILITY-3 (1.15 x 1.35 x 0.15)	2180.493
4	Aggravated - Nil	0.000
5	BS-1 (55-FVS SUBSTATION)	1154.324
6	POLICE CHOWKI-1	2295.245
7	SP-1 SP-2	1264.220
8	HEALTH CENTRE-1	381.637
9	DC-1	711.665
10	OC-1	1322.761
11	COMMUNITY CENTRE/CLUB-1	5056.489
12	SFO-1	493.882
13	CHIEF OF POLICE	1833.563
14	TOTAL	36777.21

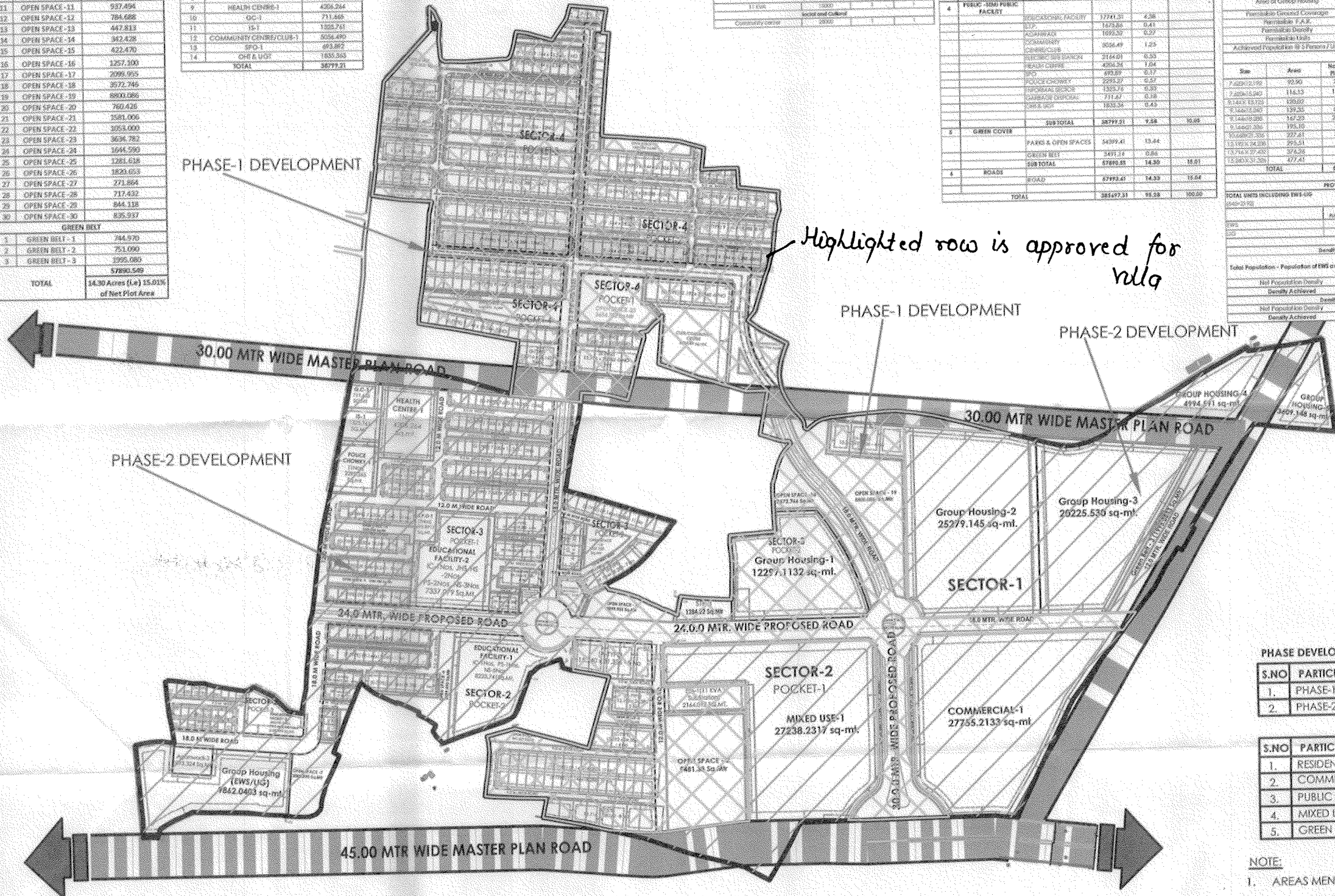
COMMERCIAL	
PARTY NAME	AREA (SQM)
CORPORATE	2780.63
BANKING	1230.75
INDUSTRIAL & TRADE	970.37
GOVERNMENT	410.00
TOTAL	5391.75



GROUP HOUSING		
S no	Group No	Area in Sq. Mtr
1	GROUP HOUSING-1	12299.55
2	GROUP HOUSING-2	23277.53
3	GROUP HOUSING-3	20325.53
4	GROUP HOUSING-4	4094.98
5	GROUP HOUSING-5	3629.15

PROFESSION BURDEN AS PER THE LATEST INCLUDING ENDING POPULATION			
POPULATION	Required for Exams	Available in Facilities	Prevalence in Ex-200
Educational			
Ministry	2600	10	9
Primary	2600	4	6
High School	2600	1	1
Open College	10000	3	2
Open Acad	3000	4	4
Health			
Health Center	10000	3	1
Telecommunication and other			
City Hall Office	10000	2	1
Police Control and resistance for emergencies	10000	3	3
Health Sub-Station			
11-600	10000		
Social and Cultural			
Community center	20000		

LAND USE DISTRIBUTION AS PER LAYOUT PLAN					
S.NO	DESCRIPTION		IN SQ.MT.	IN ACRES	%ACREAGE
1	RESIDENTIAL AREA				
		PLOTTED	97148.87	24.00	
		GROUP HOUSING	86405.33	16.40	
		EDUS & HGS	9689.64	2.44	
		SUB TOTAL	173643.84	42.84	48.76
2	COMMERCIAL	COMMERCIAL	30339.57	7.50	
		SUB TOTAL	30339.58	7.5	7.87
3	MIXED USE	HOUSES	27558.25	6.73	
		SUB TOTAL	27558.25	6.73	7.04
4	PUBLIC, SEMI PUBLIC, FACILITY	SPECIAL FACILITY	17741.51	4.38	
		SLIP	1819.85	0.45	
		COMMON	1189.53	0.29	
		COMMON	3026.49	1.25	
		CHURCH/CLUB			
		RECREATION GARDEN	2164.01	0.53	
		BEACH CLIFFS	4562.34	1.14	
		POOL	493.89	0.12	
		POLICE CHURCH	2293.27	0.57	
		INDUSTRIAL GROUND	1523.76	0.39	
		GARDEN/INDUSTRIAL	7111.67	1.78	
		WATER W/UP	1833.36	0.45	
		SUB TOTAL	58777.51	14.58	10.05
		5	GREEN COVER		
PARKS & OPEN SPACES	54399.41			13.44	
GREEN BELT	5491.74			0.86	
	SUB TOTAL	59891.15	14.30	10.01	
6	ROADS	ROAD	47993.43	11.93	
		SUB TOTAL	47993.43	11.93	10.00
TOTAL			385497.31	95.09	100.00

TOTAL PROJECT AREA	106.50 ACRES	DEVELOPERS	40.49 HAC
AREA UNDER MASTER PLAN ROAD	4.72 ACRES		1.91 HAC
20% TOTAL	4.72 ACRES		1.91 HAC
NET PROJECT AREA	15.28 ACRES		38.88 HAC
DENSITY CALCULATION			
Area of Group Housing	Group Housing	6448.53	Sq.Mt.
Permissible Ground Coverage		6.64	Hacs.
Permissible F.A.R.		4.05	
Permissible Density		2.5	
Permissible Units		16380 (Based on 330 and 1650 Permissible Units)	
Achieved Population @ 5 Persons / Unit		27912	541
Group Housing For DWS & LUG			
Area of Group Housing		9622.24	Sq.Mt.
Permissible Ground Coverage		0.964	Hacs.
Permissible F.A.R.		306	
Permissible Density		6530 (Based on 330 and 1650 Permissible Units)	
Permissible Units		5813	556
Achieved Population @ 5 Persons / Unit		2752	
Plotwise			
Size	Area	No. of Plots	Total no. of Units
7.560/22.259	92.60	26	32
7.208/21.943	116.13	112	224
5.144/21.172	120.69	15	60
7.144/21.282	139.55	30	120
8.444/21.282	147.23	22	88
5.144/21.282	199.10	4	16
10.600/21.334	207.41	32	128
13.191/24.236	239.51	14	56
17.191/27.482	324.29	18	72
17.267/27.517	377.41	9	36
TOTAL		641	1745
PROVISION OF EWS AND LUG UNITS			
TOTAL UNITS INCLUDING EWS-LUG			
6449+2012			27912
	APPROX	GROUP HOUSING	TOTAL
20%	0	375	PERMISSIBLE UNITS
20%	0	275	275
Summary Achieved (Excluding EWS/LUG)			
Total Population - Population of EWS and LUG	Total Population	Pop. Of EWS/LUG	19435
Net Population Achieved	5813		
Net Population Density	any	507 persons/Hac	
Summary Achieved (Including EWS/LUG)			
Net Population Density	5813/9		



PHASE DEVELOPMENT LEGEND		
S.NO	PARTICULARS	
1.	PHASE-1 - 201995.00 Sq. Mtr.	
2	PHASE-2	

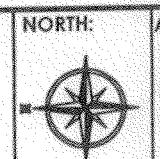
S.NO	PARTICULARS	
1.	RESIDENTIAL	■ ■ ■
2.	COMMERCIAL	■ ■ ■
3.	PUBLIC & SEMI PUBLIC SERVICES	■ ■ ■
4.	MIXED LAND USE	■ ■ ■
5.	GREEN	■ ■ ■

NOTE:

1. AREAS MENTIONED IN DRAWING ARE IN METER
2. 13NO PLOT IS NOT MENTIONED IN THE DRAWING AND REPLACED WITH 14 NO

LAYOUT PLAN

PROPOSED LAYOUT PLAN OF AN INTEGRATED
TOWNSHIP AT VILLAGE BAKKAS & MASTEMAU,LUCKNOW



ARCHITECT:-
AR. ~~TRIPNE AWASTHI~~
Regd. No. - 042222-00000

DATE:-	18 JUNE 2021
SCALE:-	

CLIENT:-
M/S AMRAWATI RESIDENCY PVT LTD

Regd Office:
498/143, Gopal Sadan,
Faizabad Road, Near I.T crossing,
Lucknow-226020

Amrawati Residency Pvt.Ltd.
(Signature)
Authorized Signatory

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Ventures

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Rajajipuram, LUCKNOW