

GREEN AREA CALCULATION		
S.no	Green No	Area in Sq.Mtr
1	OPEN SPACE -1	396,190
2	OPEN SPACE -2	9481,330
3	OPEN SPACE -3	1024,857
4	OPEN SPACE -4	841,323
5	OPEN SPACE -5	396,190
6	OPEN SPACE -6	2899,490
7	OPEN SPACE -7	3008,090
8	OPEN SPACE -8	737,926
9	OPEN SPACE -9	1244,788
10	OPEN SPACE -10	1259,038
11	OPEN SPACE -11	937,494
12	OPEN SPACE -12	794,688
13	OPEN SPACE -13	447,813
14	OPEN SPACE -14	342,428
15	OPEN SPACE -15	422,470
16	OPEN SPACE -16	1257,100
17	OPEN SPACE -17	2099,955
18	OPEN SPACE -18	3572,746
19	OPEN SPACE -19	8800,086
20	OPEN SPACE -20	760,426
21	OPEN SPACE -21	1581,006
22	OPEN SPACE -22	1053,900
23	OPEN SPACE -23	3634,782
24	OPEN SPACE -24	1644,590
25	OPEN SPACE -25	1281,618
26	OPEN SPACE -26	1820,653
27	OPEN SPACE -27	271,864
28	OPEN SPACE -28	717,432
29	OPEN SPACE -29	844,118
30	OPEN SPACE -30	835,957
GREEN BELT		
1	GREEN BELT - 1	744,970
2	GREEN BELT - 2	751,090
3	GREEN BELT - 3	1,995,080
		57890,549
TOTAL		14,30 Acres (1=6) 15.01%

PUBLIC & SEMI-PUBLIC FACILITIES		
S.No.	PUBLIC & SEMI-PUBLIC FACILITY	AREA (IN SQ.M)
1	EDUCATION FACILITY-1	823,741
2	EDUCATION FACILITY-2	7537,079
3	EDUCATION FACILITY-3	2180,493
4	Agrowood - 3NG	1093,324
5	ESS -1 (66 KVS SUBSTATION)	21,640.12
6	POLICE CHOWKY-1	2295,245
7	SP-1	1294,220
8	SP-2	391,457
9	HEALTH CENTRE-1	4200,244
10	GC-1	771,166
11	IS-1	1325,761
12	COMMUNITY CENTRE/CLUB-1	5056,490
13	SPO-1	693,972
14	OH & UGT	1855,363
TOTAL		38979,271

COMMERCIAL		
PARTICULARS	AREA (IN SQ.M)	
COMMERCIAL-1	2725,213	
COMMERCIAL-2	1280,775	
COMMERCIAL-3	438,898	
COMMERCIAL-4	3639,248	
TOTAL		36405.53

GROUP HOUSING		
S.no	Green No.	Area in Sq.M
1	GROUP HOUSING-1	12297,11
2	GROUP HOUSING-2	2025,53
3	GROUP HOUSING-3	4994,99
4	GROUP HOUSING-4	3609,15
5	GROUP HOUSING-5	3609,15
TOTAL		66405.53

PROVISION MADE AS PER BYE LAMS INCLUDING EMS UG POPULATION				
Facility	Required for Persons	Required no. of Facilities	Provided no. of Facilities	
Primary	5000	4	4	
High School	7500	3	3	
Inter College	10000	2	2	
Agrovet	5000	4	4	
Health Center	5000	1	1	
Telecommunication and others	10000	2	2	
Sub Post Office	10000	1	1	
Police Chowky with residence for employees	15000	1	1	
11 KVA	15000	1	1	
Community center	25000	1	1	

LAND USE DISTRIBUTION AS PER LAYOUT PLAN				
S.NO	DESCRIPTION	IN SQ.M	IN ACRE	%ACHIEVED
RESIDENTIAL AREA				
1	POTTED	97,148.87	24.00	
	GROUP HOUSING	66405.53	16.40	
	EMS & LUG	9962.04	2.44	
SUB TOTAL		173412.44	42.84	44.9%
COMMERCIAL				
	COMMERCIAL	36399.27	7.50	
SUB TOTAL		30059.248	7.5	7.97
MIXED USE				
	MIXED	27238.23	6.73	
SUB TOTAL		27238.217	6.73	7.06
PUBLIC & SEMI PUBLIC FACILITY				
	EDUCATIONAL FACILITY	17741.31	4.38	
	STP	1675.86	0.41	
	AGROWOOD	1095.32	0.27	
	COMMUNITY CENTRE/CLUB	5056.49	1.25	
	ELECTRIC SUB STATION	2164.01	0.53	
	HEALTH CENTRE	4200.26	1.04	
	SPO	693.99	0.17	
	POLICE CHOWKY	2295.27	0.57	
	INDUSTRIAL ZONE	1235.76	0.31	
	OH & UGT	1855.36	0.45	
SUB TOTAL		38979.271	9.58	10.05
GREEN COVER				
	PARKS & OPEN SPACES	54399.41	13.44	
	GREEN BELT	3491.14	0.86	
SUB TOTAL		57890.55	14.30	15.01
ROADS				
	ROAD	57993.61	14.33	15.04
TOTAL		386697.31	95.28	100.00

TOTAL PROJECT AREA			DEDUCTIONS		
AREA UNDER MASTER PLAN ROAD	4.72 ACRE		1.91 HAC		
SUB TOTAL			2.81 HAC		
NET PROJECT AREA	95.28 ACRE		38.58 HAC		
DENSITY CALCULATION					
Area of Group Housing			66405.53	SQ.M.	
Permissible Ground Coverage			6.44	40%	
Permissible Density			@ 330 unit/Hec. Or @1260 Person/Hec.		
Permissible Units			2191.2		
Achieved Population @ 3.5 Person/Unit			10760		
Area of Group Housing			9962.04	SQ.M.	
Permissible F.A.R.			0.98	Hec.	
Permissible Density			@ 350 unit/Hec. Or @750 Person/Hec.		
Permissible Units			350.3		
Achieved Population @ 3.5 Person/Unit			2150		
TOTAL UNITS INCLUDING EMS & LUG					
EMS	POTTED	HOUSING	TOTAL	PERCENTAGE	
UG	0	275	275	10.06	
Density Achieved (Excluding EMS/UG)					
Total Population - Population of EMS and UG		Total Population	EMS/UG	PERCENTAGE	
Net Population Density		509	2750	1835	
Density Achieved		509		509 Person/Hec.	
Net Population Density		Density Achieved (Including EMS/UG)			
Density Achieved		580.29	580	Person/Hec.	

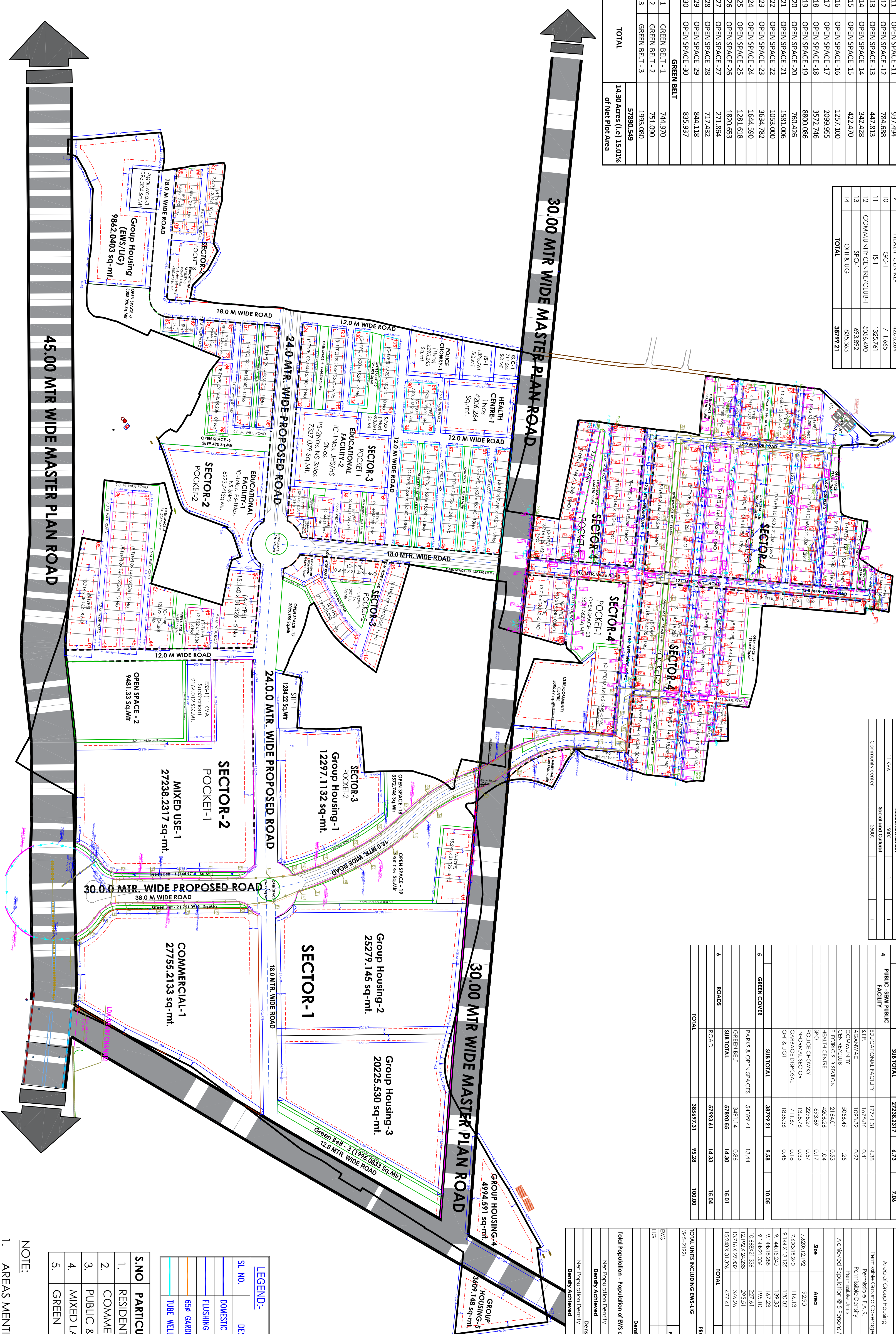
TOTAL UNITS INCLUDING EMS & LUG			
EMS	POTTED	HOUSING	TOTAL
UG	0	275	275
Density Achieved (Excluding EMS/UG)			
Total Population - Population of EMS and UG		Total Population	EMS/UG
Net Population Density		509	2750
Density Achieved		509	509 Person/Hec.
Net Population Density		Density Achieved (Including EMS/UG)	
Density Achieved		580.29	580 Person/Hec.

LEGEND:-			
SL NO.	DESCRIPTION	LEGENDS	
	DOMESTIC WATER LINE	STORM MANHOLE	
	FLUSHING WATER LINE	SEWER WATER LINE	
	65# GARDEN HYDRANT RING	SEWER MANHOLE	
	TUBE WELL LINE	SEWER PIPE LINE	

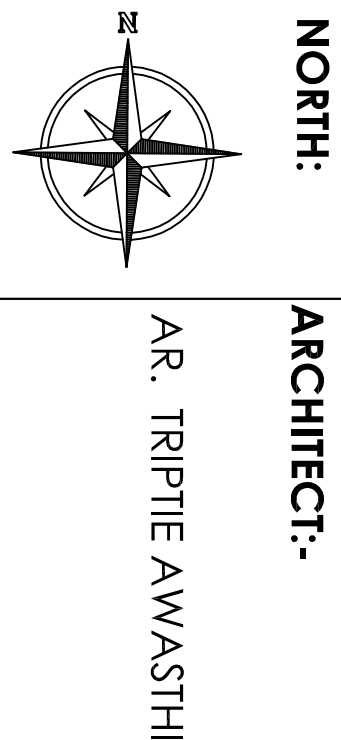
S.NO	PARTICULARS	
1.	RESIDENTIAL	
2.	COMMERCIAL	
3.	PUBLIC & SEMI PUBLIC SERVICES	
4.	MIXED LAND USE	
5.	GREEN	

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



NORTH:
ARCHITECT:-
AR. TRIPTE AWASTHI
DATE:-
18 JUNE 2021
SCALE:-
1:2000

CLIENT:-
M/S AMBRAWATI RESIDENCY PVT LTD
Regd Office:
498/143, Gopal Sada,
Faizabad Road, Near I.T crossing,
Lucknow-226020

Regd. Off.
B-27A SECTOR -B
AVAS VIKAS COLONY
Rajajpuram, LUCKNOW

GREEN AREA CALCULATION		
S.No	Green No	Area in Sq.Mtr
1	OPEN SPACE -1	396.190
2	OPEN SPACE -2	9481.330
3	OPEN SPACE -3	1024.837
4	OPEN SPACE -4	841.323
5	OPEN SPACE -5	396.190
6	OPEN SPACE -6	2899.490
7	OPEN SPACE -7	3008.090
8	OPEN SPACE -8	737.926
9	OPEN SPACE -9	1244.788
10	OPEN SPACE -10	1259.038
11	OPEN SPACE -11	937.494
12	OPEN SPACE -12	784.688
13	OPEN SPACE -13	447.813
14	OPEN SPACE -14	342.428
15	OPEN SPACE -15	422.470
16	OPEN SPACE -16	1257.100
17	OPEN SPACE -17	2099.955
18	OPEN SPACE -18	3572.746
19	OPEN SPACE -19	8800.086
20	OPEN SPACE -20	760.426
21	OPEN SPACE -21	1581.006
22	OPEN SPACE -22	1053.000
23	OPEN SPACE -23	3634.782
24	OPEN SPACE -24	1644.590
25	OPEN SPACE -25	1281.618
26	OPEN SPACE -26	1820.653
27	OPEN SPACE -27	271.864
28	OPEN SPACE -28	717.432
29	OPEN SPACE -29	844.118
30	OPEN SPACE -30	835.937
GREEN BELT		
1	GREEN BELT - 1	744.970
2	GREEN BELT - 2	751.090
3	GREEN BELT - 3	1995.080
		57890.549
TOTAL		14.30 Acres (1.e) 15.01% of Net Plot Area

PUBLIC & SEMI-PUBLIC FACILITIES		
S.No.	PUBLIC-SEMI PUBLIC FACILITY	AREA (IN SQ.M.)
1	EDUCATION FACILITY-1 (1 IC + 1 PS + 5 NS)	8223.741
2	EDUCATION FACILITY-2 (1 IC + 2 HS + 2 PS + 3 NS)	7337.079
3	EDUCATION FACILITY-3 (1 HS + 1 PS + 1 NS)	2180.493
4	Agarwadi - 3No	1093.324
5	ESS-1 (66 KVS SUBSTATION)	2164.012
6	POLICE CHOWKY-1	2295.265
7	STP-1	391.437
8	STP-2	391.437
9	HEALTH CENTRE-1	4206.264
10	OC-1	711.465
11	IS-1	1325.761
12	COMMUNITY CENTRE/CLUB-1	5056.490
13	SPO-1	693.892
14	CHT & UGT	1835.363
TOTAL		38799.21

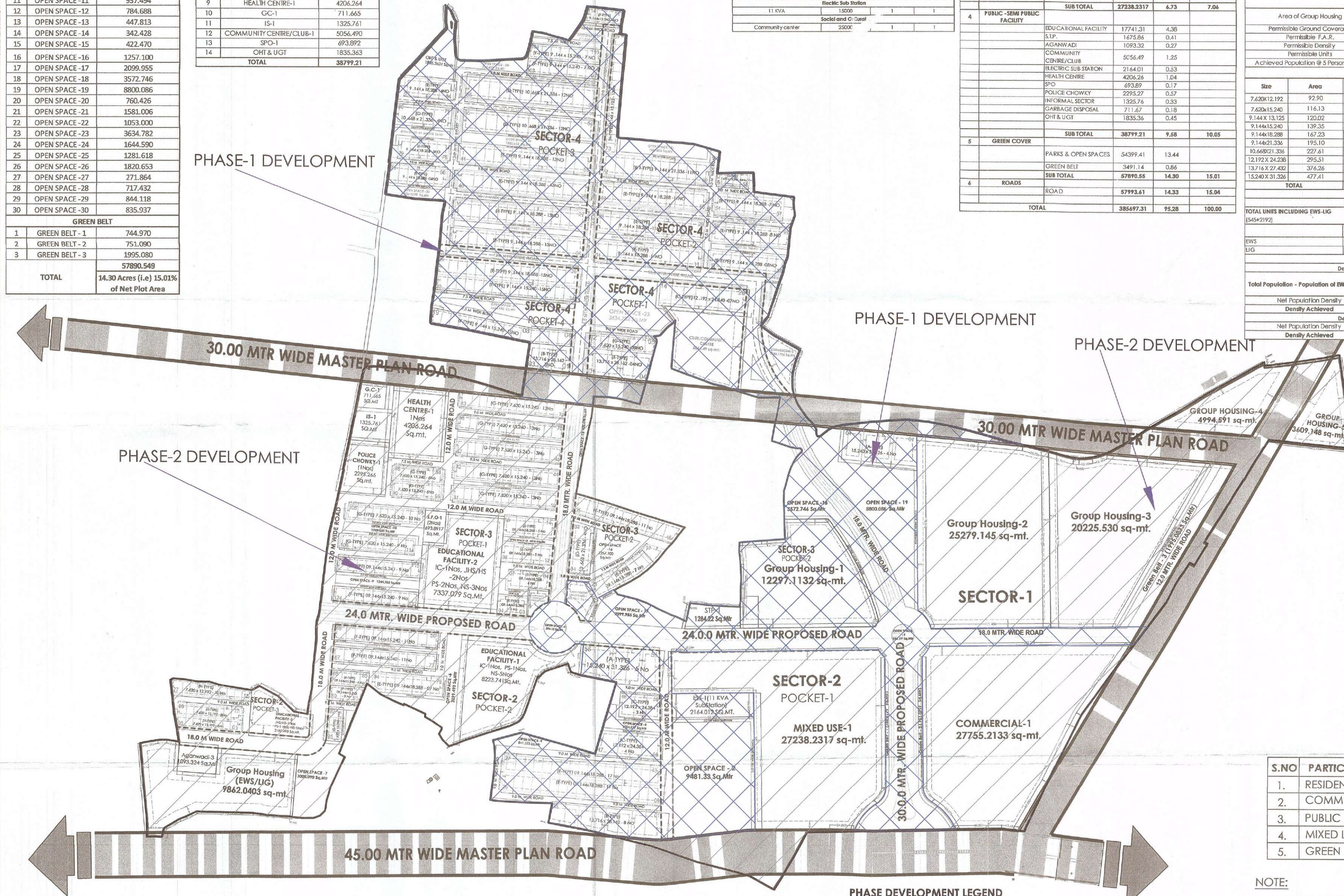
COMMERCIAL		
PARTICULARS	AREA (IN SQ.M.)	
COMMERCIAL-1	27755.213	
COMMERCIAL-2	1280.775	
CONVENIENT SHOPPING-1	408.191	
CONVENIENT SHOPPING-2	415.089	
TOTAL	30359.268	

GROUP HOUSING		
S.No	Green No	Area in Sq.Mtr
1	GROUP HOUSING-1	12297.11
2	GROUP HOUSING-2	25279.15
3	GROUP HOUSING-3	20225.53
4	GROUP HOUSING-4	4994.59
5	GROUP HOUSING-5	3609.15
TOTAL		66405.53

PROVISION MADE AS PER BYE LINES INCLUDING THIS LUG POPULATION				
Facility		Required for Persons	Required no. of Facilities	Provided no. of Facilities
Health				
Nursery	2500	9	9	9
Primary	5000	4	4	4
High School	7500	3	3	3
Inter College	10000	2	2	2
Agarwadi	5000	4	4	4
Health				
Health center	15000	1	1	1
Telecommunication and others				
Sub Post Office	10000	2	2	2
Police Chowky with residence for employees				
Police Chowky	15000	1	1	1
Electric Sub Station				
11 KV	15000	1	1	1
Social and Cultural				
Community center	25000	1	1	1

LAND USE DISTRIBUTION AS PER LAYOUT PLAN					
S.NO	DESCRIPTION	AREA			
		IN SQ.MT.	IN ACRE	% ACHIEVED	
1	RESIDENTIAL AREA	PLOTTED	97146.87	24.00	
		GROUP HOUSING	64405.53	16.40	
		EWS & LUG	9862.04	2.44	
		SUB TOTAL	173416.44	42.84	44.96
2	COMMERCIAL				
	COMMERCIAL	30359.27	7.50		
3	MIXED USE	SUB TOTAL	30359.268	7.5	7.87
		MIXED			
			27238.23	6.73	
4	PUBLIC - SEMI PUBLIC FACILITY	SUB TOTAL	27238.2317	6.73	7.06
		EDU/CAONAL FACILITY	17741.31	4.38	
		S.T.P.	1675.86	0.41	
		AGANWADI	1093.32	0.27	
		COMMUNITY CENTRE/CLUB	5056.49	1.25	
		ELECTRIC SUB STATION	2164.01	0.53	
		HEALTH CENTRE	4206.26	1.04	
		SPO	693.89	0.17	
		POLICE CHOWKY	2295.27	0.57	
		INFORMAL SECTOR	1325.76	0.33	
		GARBAGE DISPOSAL	711.67	0.18	
		CHT & LUGT	1835.36	0.45	
5	GREEN COVER	SUB TOTAL	38799.21	9.58	10.05
		PARKS & OPEN SPACES	54399.41	13.44	
		GREEN BELT	3491.14	0.86	
		SUB TOTAL	57890.55	14.30	15.01
6	ROADS	ROAD			
		ROAD	57793.61	14.33	15.04
TOTAL		385497.31	95.28	100.00	

TOTAL PROJECT AREA		100.00 ACRE	40.49 HAC
AREA UNDER MASTER PLAN ROAD		4.72 ACRE	1.91 HAC
SUB TOTAL		4.72 ACRE	1.91 HAC
NET PROJECT AREA		95.28 ACRE	38.58 HAC
DENSITY CALCULATION			
Group Housing			
Area of Group Housing	64405.53	Sq.Mt.	
Permissible Ground Coverage	6.64	40%	
Permissible F.A.R.	2.5		
Permissible Density	@ 330 unit/hac. Or @ 1650 Persons/hac.		
Permissible Units	2191.2	SAY	2192
Achieved Population @ 5 Persons / Unit	10956		
Group Housing For EWS & LUG			
Area of Group Housing	9862.04	Sq.Mt.	
Permissible Ground Coverage	0.986	50%	
Permissible F.A.R.	2		
Permissible Density	@ 550 unit/hac. Or @ 2750 Persons/hac.		
Permissible Units	550.3	SAY	550
Achieved Population @ 5 Persons / Unit	2750		
Plotted			
Size	Area	No. of Plots	No. of Units
7.620x12.192	92.90	26	2
7.620x15.240	116.13	112	2
9.144x15.240	139.35	80	2
9.144x18.288	167.23	229	4
9.144x21.336	195.10	11	4
10.668x21.336	227.61	32	4
12.172x24.258	295.51	14	4
13.716x27.452	374.26	15	5
15.240x31.326	477.41	9	6
TOTAL	541	1735	8475
PROVISION OF EWS AND LUG UNITS			
TOTAL UNITS INCLUDING EWS-LUG			
(545492192)			
Size	Area	No. of Plots	No. of Units
7.620x12.192	92.90	26	2
7.620x15.240	116.13	112	2
9.144x15.240	139.35	80	2
9.144x18.288	167.23	229	4
9.144x21.336	195.10	11	4
10.668x21.336	227.61	32	4
12.172x24.258	295.51	14	4
13.716x27.452	374.26	15	5
15.240x31.326	477.41	9	6
TOTAL	541	1735	8475
Density Achieved (Excluding EWS/LUG)			
Total Population - Population of EWS and LUG	22285	Pop. Of EWS/LUG	19435
Net Population Density	509		509 persons/hac.
Density Achieved	509		509 persons/hac.
Net Population Density	580.29		580 persons/hac.
Density Achieved	580.29		580 persons/hac.



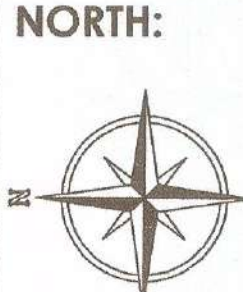
S.NO	PARTICULARS
1.	RESIDENTIAL
2.	COMMERCIAL
3.	PUBLIC & SEMI PUBLIC SERVICES
4.	MIXED LAND USE
5.	GREEN

NOTE:

- AREAS MENTIONED IN DRAWING ARE IN METER
- 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. TRIPATHI ANAND
Architect
Regd. No.: CA/2007/40395

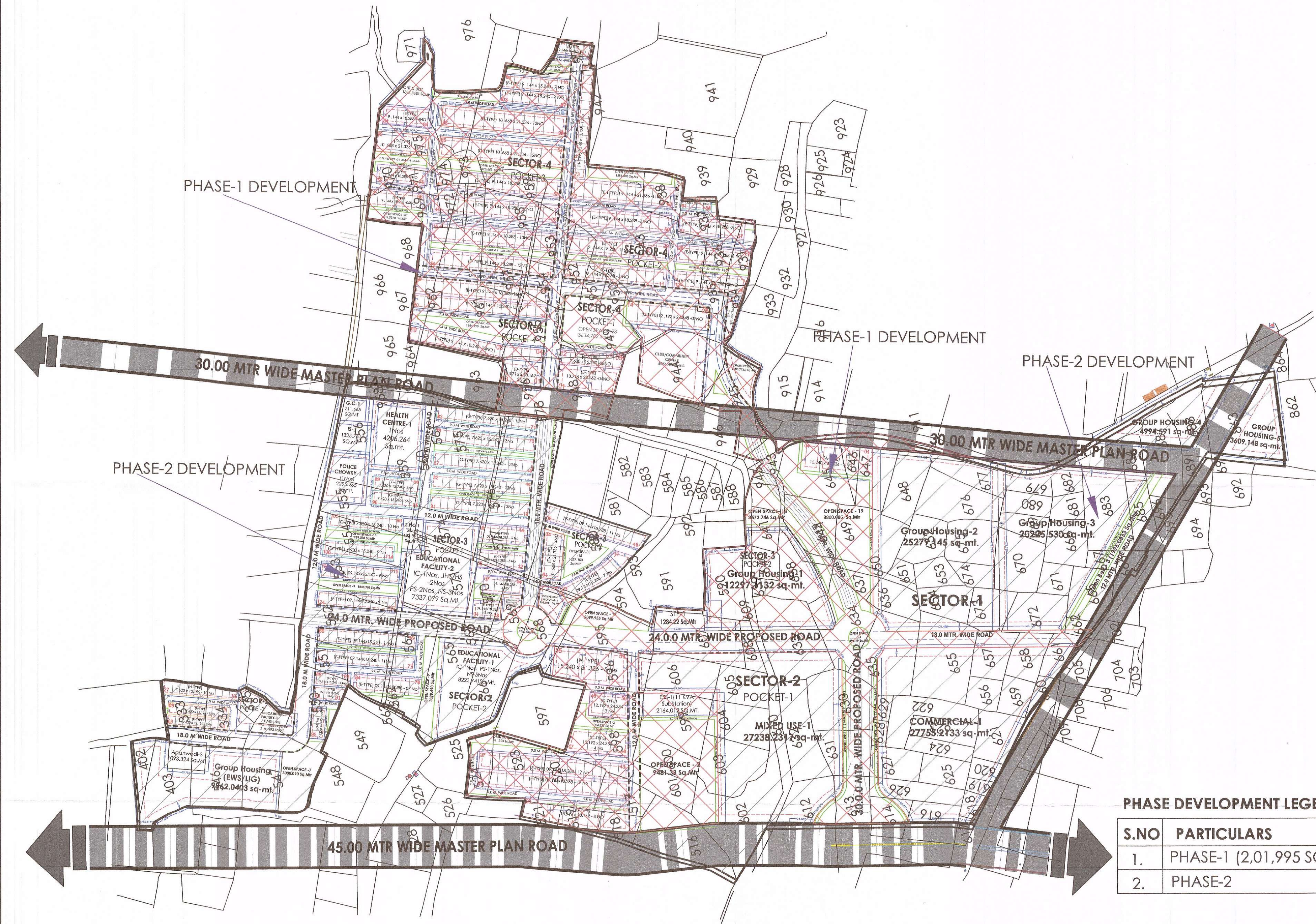
DATE:-
18 JUNE 2021
SCALE:-
1:2000

CLIENT:-
M/S AMRAWATI RESIDENCY PVT LTD
Regd Office:
498/143, Gopal Sadan,
Faizabad Road, Near I.T crossing,
Lucknow-226020

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



नगर विकास प्राधिकरण
लखनऊ
आवास विकास क्षेत्र, लखनऊ



PHASE DEVELOPMENT LEGEND

S.NO	PARTICULARS	
1.	PHASE-1 (2,01,995 SQ.MTR)	
2.	PHASE-2	

PLAN SHOWING SHAJRA SUPERIMPOSED ON LAYOUT WITH LAND POSSESSION

**PROPOSED BOUNDARY OF AN INTEGRATED TOWNSHIP
SUPERIMPOSED ON SHAJRA PLAN OF VILLAGE
BAKKAS & MASTEMAU ,LUCKNOW**

NORTH:



ARCHITECT:-

TRIPTIE AWASTHI
Architect
Regd. No. : CA/2007/40386
AR. TRIPTIE AWASTHI

DATE:-

18 JUNE 2021

SCALE:-

N.T.S

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.
Authorised Signatory

CONSULTANT:-

ISHRITA
Ventures

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