

UPAVP

ARCHITECTURE AND PLANNING UNIT-1
NEELGIRI COMPLEX,
INDIRA NAGAR LUCKNOW

DRG. SET NO.: UPHDB/APPD/UNIT-1/VRIND.V./PARAMETERS/COMMERCIAL & HOTEL PLOTS/SEC-20/LKO-1/246/2024
FILE NO.: APD/UNIT-1/VRIND.V./SEC-20/GEN/LKO-1/228

NOTE:-

1. THIS PART LAY OUT PLAN HAS BEEN PREPARED ON THE BASIS OF DECISION TAKEN IN REVIEW MEETING DATED-25.01.2022 HEADED BY H.C.
2. THE PART LAY OUT PLAN HAS BEEN SENT TO DIVISION OFFICE THROUGH AP UNIT-5, VIDE HIS LETTER NO. 671 DATED-01.04.2022.
3. THIS PART LAY OUT PLAN HAS BEEN REVISED ON THE BASIS OF VIABILITY RECEIVED FROM SE (VRINDAVAN) VIDE HIS LETTER NO. 2500 DATED - 12.07.2023.
4. THIS PART LAY OUT PLAN HAS BEEN FINALIZED ON THE BASIS OF FEASIBILITY AND RECOMMENDATION RECEIVED FROM SE (VRINDAVAN) VIDE HIS LETTER NO. 3784 DATED - 04.10.2023 AND EE CD LKO-01 VIDE HIS LETTER NO. 2018 DATED - 04.10.2023.
5. THIS PART LAY OUT PLAN HAS BEEN FINALIZED ON THE BASIS OF INFORMATION RECEIVED FROM E.E. CD LKO-01, VIDE HIS LETTER NO.-2543, DATED-02.12.2023, LETTER NO. 111 DATED-05.01.2024 AND RECOMMENDATION RECEIVED FROM SE (VRINDAVAN), VIDE HIS LETTER NO. - 90, DATED - 05.01.2024.

NOTE DATED -19.07.2024

1. THIS PART LAY OUT PLAN HAS BEEN REVISED ON THE BASIS OF FEASIBILITY RECEIVED FROM S.E.VRINDAVAN LKO-1 VIDE HIS LETTER NO-2733/M-20/178 DT.- 10.07.2024 & INSTRUCTIONS GIVEN BY CAP ON FILE ON DATED 18.07.2024

LAND USE OF PROPOSED PART LAY OUT PLAN SECTOR - 20,
VRINDAVAN YOJNA, LUCKNOW.

TOTAL POCKET AREA= 137727.82 SQM. (13.77 HA)

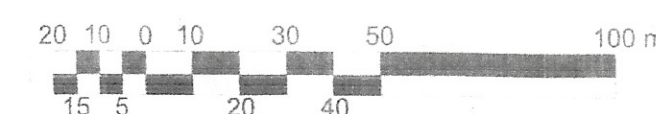
S.NO.	PROPERTY	AREA		%AGE
		SQM	HA	
1.	RESIDENTIAL	59793.34	5.98	43.41
2.	COMMERCIAL	17123.25	1.71	12.43
3.	COMM./HOTEL	7119.63	0.71	05.17
4.	PARK / GREEN BELT	21010.49	2.10	15.26
5.	AREA UNDER ROADS	32681.11	3.27	23.73
	TOTAL	137727.82	13.77	100.00

PROPERTY DETAIL :-

S.NO.	PROPERTY TYPE	SIZE (M)	AREA (SQM)	NUMBERS
1.	COMMERCIAL			
	COMM. PLOTS	21.50X31.50	677.25	24
2.	COMM./HOTEL	63.00X113.01	7119.63	01
3.	RESIDENTIAL			
	(A) RESIDENTIAL PLOTS	10.00X20.00	200.00	132
	(B) RESIDENTIAL PLOTS	08.60X16.00	137.60	82
	(C) RESIDENTIAL PLOTS	08.60X17.20	147.92	24
	(D) RESIDENTIAL PLOTS	12.00X25.00	300.00	50
	TOTAL			313

VRINDAVAN YOJNA NO-04, LUCKNOW.

PROPOSED PART LAY OUT PLAN, NUMBERING
PARAMETERS AND CONTROL PLAN OF SECTOR -20



DATE 22.07.2024

KARN KUMAR
D/MAN (CIVIL)

VIKASH KUMAR MOGHA
DIP. ARCH.
ASSTT.Arch. PLANNER

PRABHAVATI SURI
A.I.A.
ARCHITECT PLANNER

SANJEEV KASHYAP
B.PLANNING, M.PLANNING (ENVIRONMENTAL) A.I.T.P.
SENIOR ARCHITECT PLANNER

SANJEEV KASHYAP
B.PLANNING, M.PLANNING (ENVIRONMENTAL) A.I.T.P.
CHIEF ARCHITECT PLANNER

DR.BALKAR SINGH
I. A. S.
AVAS AYUKT

22/7/24

22/07/24

22/07/24

23/07/24

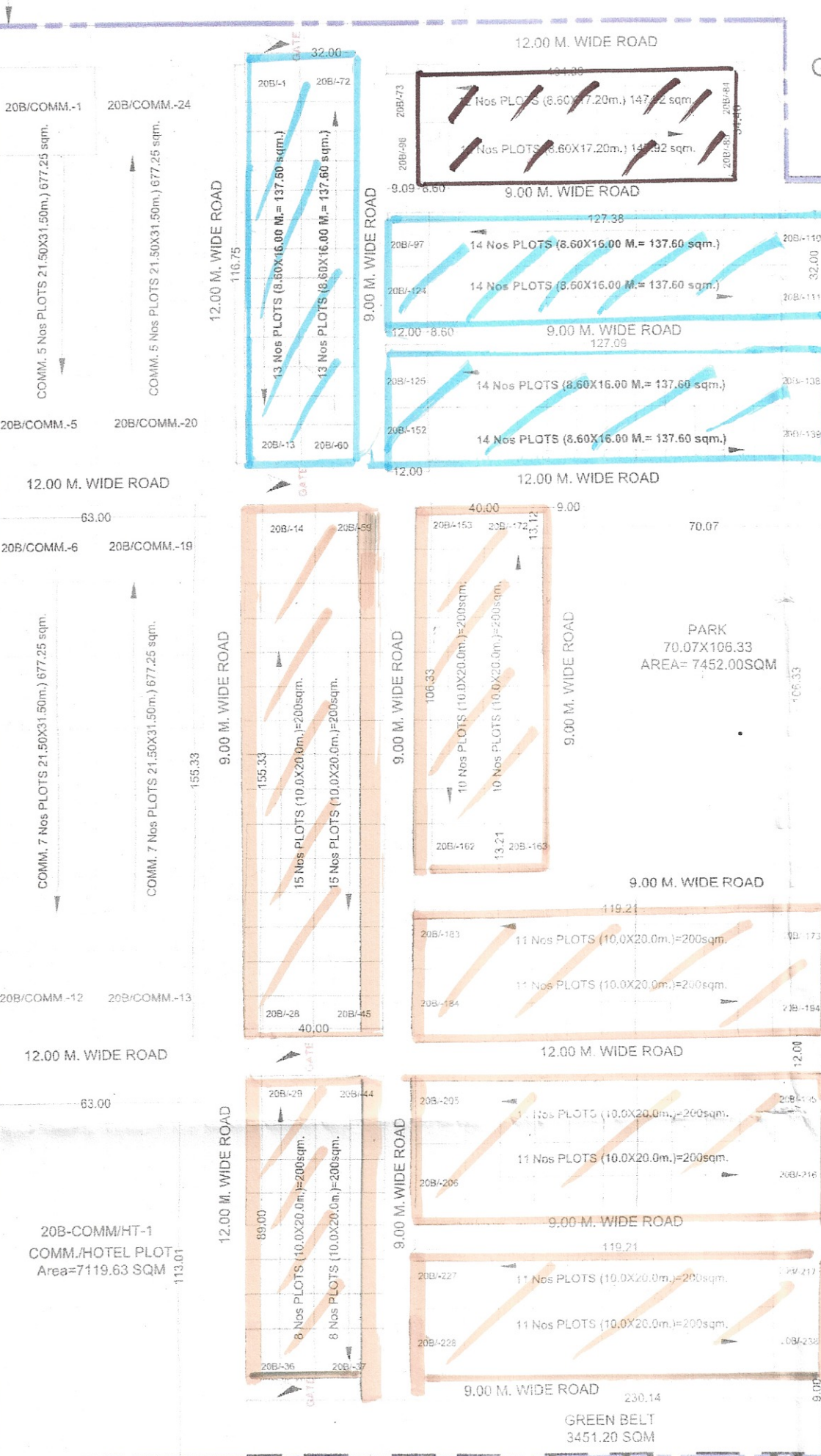
23/07/24

23/07/24

23-07-24

30.00 M. WIDE ROAD

PROJECT BOUNDARY



24.00 M. WIDE ROAD

PARK(TO BE PLANNED)
area 51140.46

POND

GOVERDHAN ENCLAVE
PARKING

SCHEME BOUNDARY

GREEN BELT
10336.42 SQM

PROJECT BOUNDARY

Index of Residential Plots

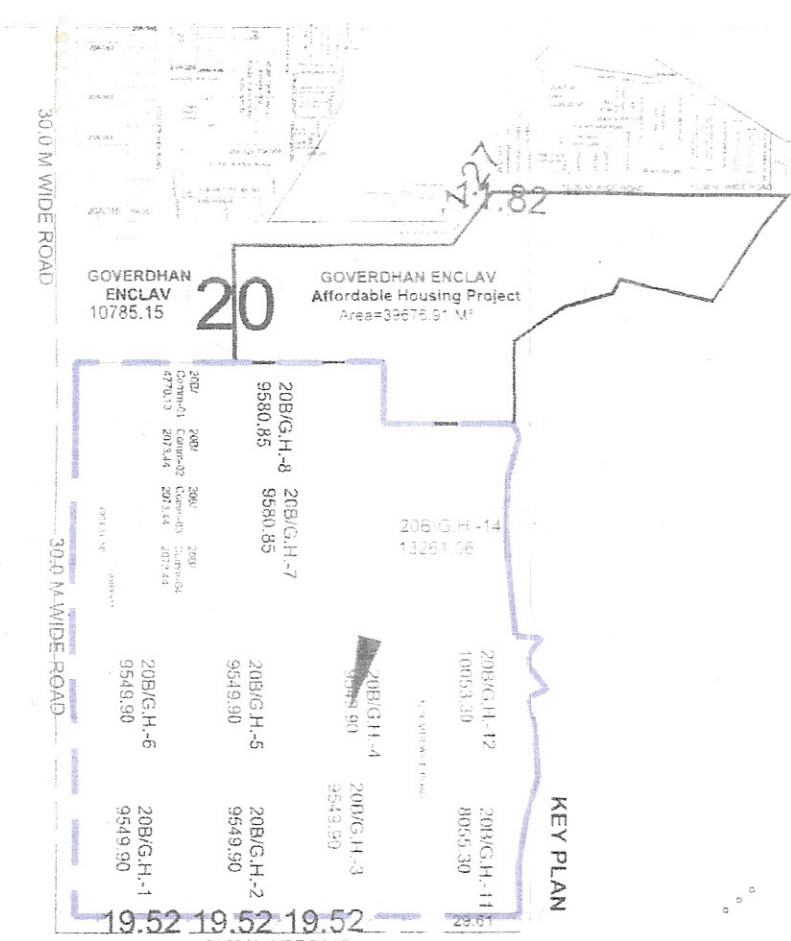
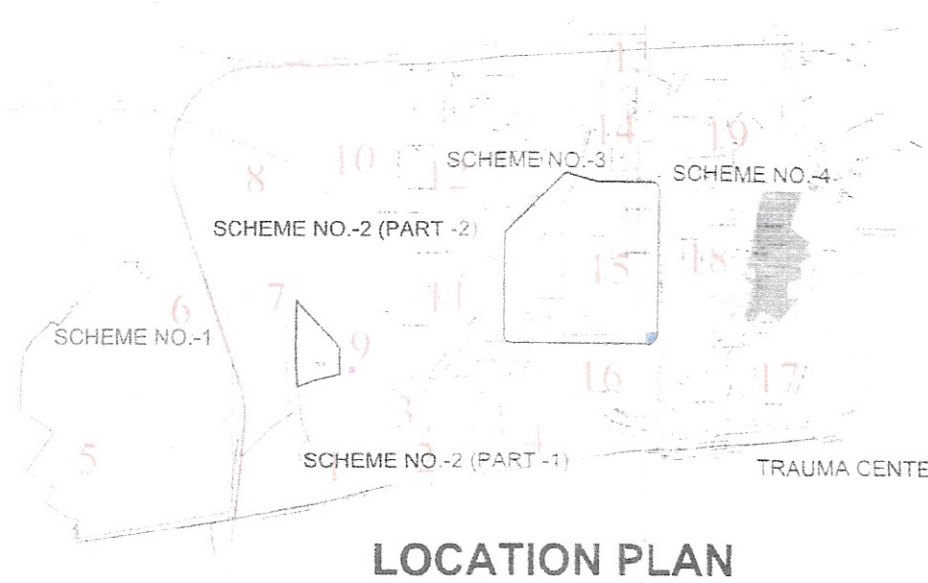
- 1) 300m² — 50No.
- ii) 200m² — 132No.
- iii) 147.92 m² — 20No.
- iv) 137.60 m² — 82No.

Total Plots = 284 No.

CONSTRUCTION PARAMETERS FOR COMMERCIAL & HOTEL PLOTS

SL. NO.	PROPERTY NOS.	AREA (SqM.) (Approx)	SETBACK (MINIMUM)				GROUND COVERAGE (MAX)	F.A.R.	HEIGHT (MAX.)
			Front	Rear	Side-1	Side-2			
(1)	20B/COMM.-1 TO 24	677.25	6.0 m	3.0 m	3.0 m	3.0 m	50%	1.75	15.00 M.
(2)	20B-COMM./HT-1	7119.59	9.0 m	3.0 m	3.0 m	9.0 m	40%	2.50	12.50 M.

1. PARKING AND FIRE NORMS AS PER BUILDING BYE LAWS AND N.B.C.
2. THE ABOVE SET BACKS ON COMMERCIAL PLOTS ARE FOR BUILDINGS UP TO 15.0MT HEIGHT AND SET BACKS FOR HOTEL PLOT ARE FOR BUILDINGS UP TO 12.5 MT HEIGHT
3. ABOVE SET BACK SHALL VARY FOR BUILDINGS ABOVE PERMISSIBLE HEIGHT AS PER CLAUSE 3.4.5 (1) OF UP VIDHI-2018



KEY PLAN

निर्गम हेतु प्रमाणित
Prabhavati Suri
26/07/24
वास्तुविद् नियोजक
इकाई प्रथम.