PUBLIC & SEMIPUBLIC FACILITIES

S.No.	PUBLIC-SEMI PUBLIC FACILITY		AREA (IN SQ.MT.)
1	EDUCATION-1	(1IC+1JHS+1PS+4NS)	8094.97
2	EDUCATION-2A (1IC+1JHS+1PS+2NS)		5431.38
	EDUCATION-2B (1IC+1JHS+1PS+1NS+1AAGNW)		4036.02
	EDUCATION-2C (1JHS+1PS+1NS+1AAGNW)		2004.78
	EDUCATION-2D (1IC+1JHS+1PS+1NS+1AAGNW)		4032.78
	EDUCATION-2E (1IC+1JHS+1PS+1NS+1AAGNW		4055.31
	EDUCATION-2F (1IC+1JHS+1PS+1NS+1AAGNW+1GC		2436.52
	EDUCATION-2G 1NS		506.05
	EDUCATION-2H 1NS		506.05
	EDUCATION-2I (1NS+1AGANWADI)		500.56
3	EDUCATION 3 Primary -1, N.S.-3, AgAnw.-2 SPO-1		2540.50
4	H.C-2 Nos.		2787.02
5	ESS-2		4053.74
6	PC-1		1549.47
7	PC-2,		1553.48
8	SPO-2		209.66
9	STP-1		974.22
11	GC-1		147.88
12	GC-2		810.50
13	GC-3		157.00
15	IS-1		1095.79
16	IS2		681.46
17	FACILITY PLOT		1008.95
18	COMMUNITY CENTER-1		5511.49
19	COMMUNITY CENTRE/CLUB -2		4975.13
	TOTAL		59660.71

DETAIL OF SANCTIONED GROUP HOUSING

S.no	Plot No	AREA (IN HAC.)	SANCTIONED UNITS
1	GROUP HOUSING-1	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-6	0.93	112
6	GROUP HOUSING-10	0.89	131
7	GROUP HOUSING-11	1.69	188
9	GROUP HOUSING-12	0.65	90
10	GROUP HOUSING-14	1.26	219
11	GROUP HOUSING -17 PARTIAL	9.26	83
12	GROUP HOUSING 18 (PARTIAL)	13.91	51

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	7557.19
GREEN-14	5706.94
GREEN-15	7703.20
GREEN-16	10712.14
GREEN-17	17362.09
GREEN-18	5676.70
GREEN-19	10912.92
GREEN-20	8733.33
GREEN-21	2348.83
GREEN-22	970.76
TOTAL	128624.51

GROUP HOUSING

PARTICULARS	AREA (IN SQ.MT.)	AREA (IN HAC.)	DENSITY RATE (UNIT / HAC.)	PROPOSED UNITS
GROUP HOUSING-1	21583.73	2.16	209.5	453
GROUP HOUSING-2	14221.81	1.42	228	324
GROUP HOUSING-3	24311.74	2.43	131	318
GROUP HOUSING-4	9147.42	0.91	123	112
GROUP HOUSING-5	27800.88	2.78	131	364
GROUP HOUSING-6	9318.06	0.93	120	112
GROUP HOUSING-7	14886.42	1.49	135	201
GROUP HOUSING-8	14153.52	1.42	135	192
GROUP HOUSING-9	7750.40	0.78	135	105
GROUP HOUSING-10	8927.43	0.89	147	131
GROUP HOUSING-11	16869.09	1.69	112	189
GROUP HOUSING-12	6540.99	0.65	138	90
GROUP HOUSING-13	16196.31	1.62	135	219
GROUP HOUSING-14	12592.32	1.26	174	219
GROUP HOUSING-15	19828.49	1.98	150	297
GROUP HOUSING-16	16569.45	1.66	140	232
GROUP HOUSING-17	93652.81	9.37	90	843
GROUP HOUSING-18	139113.05	13.91	111	1544
GROUP HOUSING-18A	10000.00	1	135	135
GROUP HOUSING-19	13032.86	1.3	135	176
GROUP HOUSING-20	22682.36	2.27	135	306
GROUP HOUSING-21	13256.37	1.33	165	219
GROUP HOUSING-22	7165.06	0.72	65	47
RO1	1661.00	0.17	0	16
RO3	1531.48	0.15		15
TOTAL	542793.1	54.29		6860.00
GROUP HOUSING (EWS/ LIG)				
GROUP HOUSING(EWS/ LIG)	25333.38	2.53	545	1378.00

S.No.	AREA TO BE PLEDGED	AREA(IN SQ.MT.)
M1	COMMERCIAL-1 (PARTIAL)	6178.42
M2	Education- 3	2540.50
M3	IS-1	681.46
M4	EDUCATION-2F (1IC+1JHS+1PS+1NS+1AAGNW+1GC	2436.52
	EDUCATION-2G 1NS	506.05
	EDUCATION-2 I (1NS+1AGANWADI)	500.56
M5	Group Housing 20	8458.00
M6	Group Housing-9	7750.40
M7	Group Housing-15	19278.66
M8	Group Housing-16	15014.15
M 9	Group Housing-18 (PARTIAL)	52155.12
M10	COMMUNITY CENTER/CLUB-2	4975.13
M11	IS-1	1095.79
M12	Group Housing-19	6895.00
	TOTAL	128465.76

LAND USE DISTRIBUTION AS PER LAYOUT PLAN

S.NO	DESCRIPTION		AREA IN SQ.MT.	AREA IN ACRE	AREA HAC.	% ACHIEVED
1	RESIDENTIAL AREA	GROUP HOUSING	542793.05	134.089	54.279	
		EWS & LIG	25333.38	6.258	2.533	
		SUB TOTAL	568126.43	140.347	56.813	66.34
2	COMMERCIAL	COMMERCIAL	41189.46	10.175	4.119	
		SUB TOTAL	41189.46	10.175	4.119	4.81
3	PUBLIC -SEMI PUBLIC FACILITY	EDUCATIONAL FACILITY	34144.92	8.435	3.414	
		MEDICAL FACILITY	2787.02	0.688	0.279	
		COMMUNITY FACILITY	10486.62	2.591	1.049	
		FACILITY PLOT	1008.95	0.249	0.101	
		POLICE CHOWKY	3102.95	0.767	0.310	
		INFORMAL SECTOR	1777.25	0.439	0.178	
		GARBAGE DISPOSAL	1115.38	0.276	0.112	
		ELECTRIC SUB STATION	4053.74	1.001	0.405	
		STP	974.22	0.241	0.097	
		S.P.O.	209.66	0.052	0.021	
		SUB TOTAL	59660.71	14.738	5.966	6.97
4	GREEN COVER	PARKS & OPEN	128624.51	31.775	12.862	
		SUB TOTAL	128624.51	31.775	12.862	15.02
5	ROADS	ROAD	58809.13	14.528	5.881	6.868
		TOTAL	856410.24	211.564	85.641	100.000
		TOTAL	856410.24	211.564	85.641	100.000

COMMERCIAL

PARTICULARS	AREA (IN SQ.MT.)
COMMERCIAL-1 (Zonal Shopping center)	32570.49
COMMERCIAL-2	1986.74
COMMERCIAL-3	1986.74
HOTEL	4645.49
TOTAL	41189.46

LAND DETAIL

S.No.		IN SQMT.	IN ACRES	IN HEC.
1	Previous Project Area of Proposed Integrated Township Excluding BadamauVillage Abadi Area i.e 22.67 acres	860997.46	212.697	86.100
2	Added Area	43800.21	10.820	4.380
A	TOTAL AREA	904797.67	223.517	90.480
	DEDUCTIONS			
3	AREA UNDER MASTER PLAN ROAD	46647.43	11.524	4.665
4	AREA UNDER SAMSHAN & GRAVEYARD	1740	0.430	0.174
B	TOATAL AREA	48387.43	11.953	4.839
C	NET AREA (A-B)	856410.24	211.564	85.641

DENSITY CALCULATION

Group Housing

Area of Group Housing	542793.05 54.28	Sq.Mt. Hac.
Permissible Ground Coverage	35%	
Permissible F.A.R.	2.5	
Permissible Density	@ 330 unit/hac. Or @1650 Persons/Hac.	
Permissible Units	17912	
Population @ 5 Persons / Unit	89560	
Achieved Units	6860	
Proposed average Density	@ 133 unit/hac. Or @665 Persons/Hac.	
Population @ 5 Persons / Unit	34300	

Group Housing For EWS & LIG

Area of Group Housing (EWS / LIG -1)	25333.38 2.53	Sq.Mt. Hac.
Permissible F.A.R.	2.0	
Permissible Density LIG/EWS	@ 550 unit/hac. Or @2750 Persons/Hac.	
Permissible Units	1392	
Proposed Density LIG/EWS	@ 545 unit/hac. Or @2650 Persons/Hac.	
Achieved Units	1378	
Achieved Population @ 5 Persons / Unit	6890	

Provision of EWS and LIG Units

Total Units Proposed				6860
	Required no.@10 %		Provided no.	
LIG	686	689	10.044	%
EWS	686	689	10.044	%
Total Units	1372	1378		

Total Population	Pop.Of Group housing	Pop.Of EWS/LIG	Total
	34300	6890	41190

Density Achieved (Excluding EWS/LIG)

Total Population	Total Population	
	34300	
Population/Net plot Area	422.098	
Density Achieved	Say 422	Persons/Hac.

Density Achieved (Including EWS/LIG)

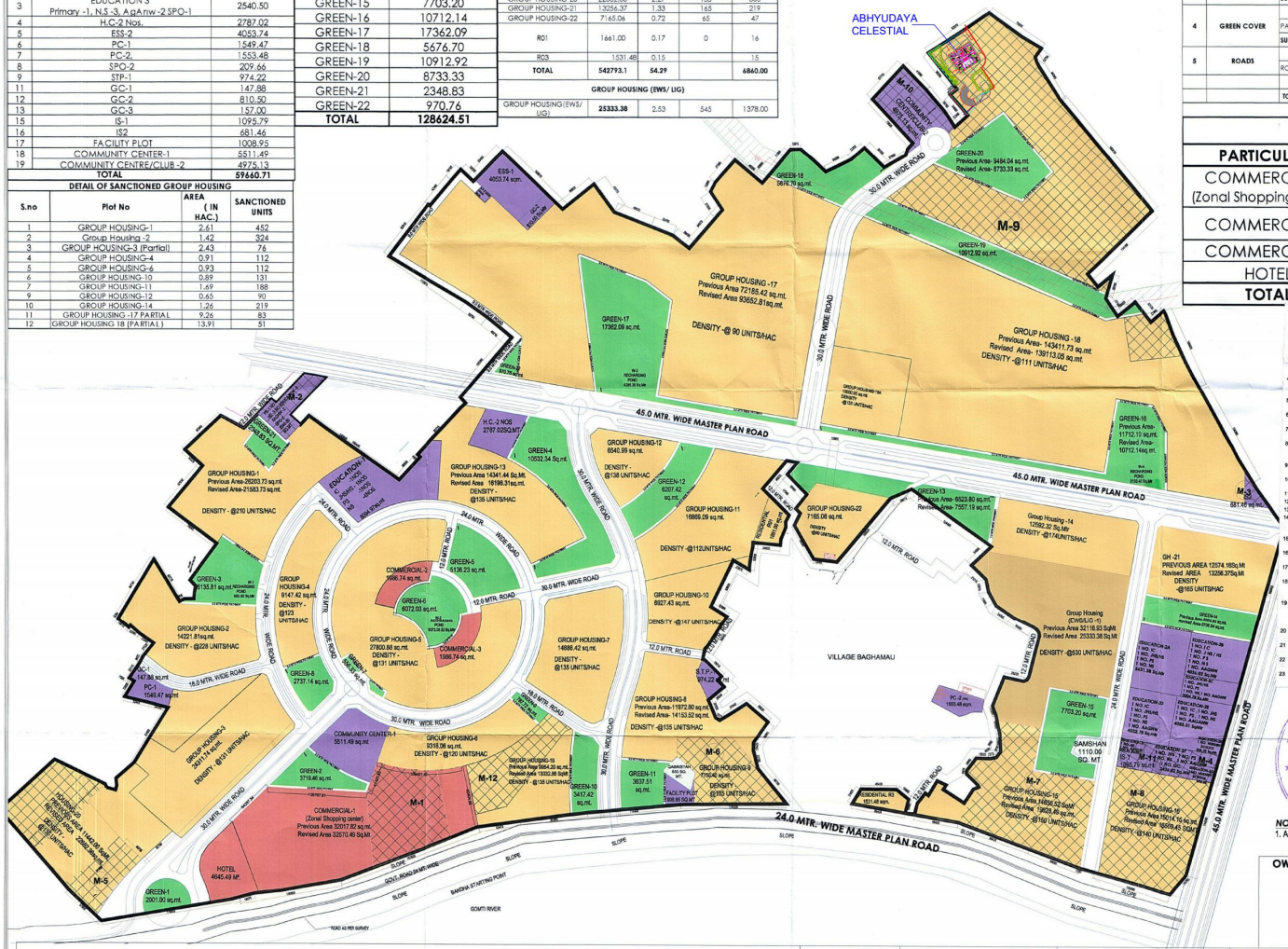
Total Population	Total Population	
	41190	
Population/Net plot Area	506.887	
Density Achieved	Say 507	Persons/Hac.

PROVISION MADE AS PER BYE LAWS INCLUDING EWS/LIG POPULATION

POPULATION	41190	
Facility	Required for Persons	Required no. of Facilities	Provided no. of Facilities
Educational			
Nursery	2500	16	16
Primary	5000	8	8
High School	7500	5	6
Inter College	10000	4	5
Aaganwadi Center	5000	8	8
Health			
Health center	15000	2	2
Telecommunication and others			
Sub Post Office	10000	4	4
Police Chowky with residence for employees	15000	2	2
ESS 11 kva	15000	2	2
ESS 33 kva	30000	1	1
Informal Sector [IS]	-	-	2
Garbage Disposal [GC]	-	-	3
Social and Cultural			
Community center	25000	2	2

RECHARGE POND @ 1 % OF PROJECT AREA

Total Project Area	904797.67	Sq.mtr	223.52 Acre
Area of Water Body Required	9047.98	Sq.mtr	2.24 Acre
Area of Water Body PROVIDED	10153.26	Sq.mtr	2.51 Acre



NOTE:
1. AREAS MENTIONED IN DRAWING ARE IN METER

OWNER SIGN:-
ANS DEVELOPERS PVT. LTD.
Authorised Signatory

ARCHITECT SIGN:-

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

NORTH: N

ARCHITECT:-
AR. AHMAD MIYAN

DATE:-
11 APRIL 2022

SCALE:-
1:1500

CLIENT:-
M/S. ANS DEVELOPERS PVT. LTD
Regd. Office: 11TH FLOOR, SHALIMAR CORPORATE TOWER , VIBHUTI KHAND, LUCKNOW

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