

NOTE: PLANTATION & GREEN COVER

- Park area = 1018.89 sq.mt.
- Green area shall be provided as well maintained park. Total no. of 98 trees/plants @ 125 trees per hac., shall be part of this residential colony planted along roads & inside parks.
- 12/9 mt. wide road shall be lined with evergreen trees @ 7.5mt./C.C.
- A Separate Landscape plan is attached showing plantation layout with the categories of trees.
- Refer landscape layout for trees/plants location.

LAND DETAILS

KHASRA NUMBERS		AREA FOR SUBMISSION
322	PART	209.107 SQ.MT.
323	PART	590.892 SQ.MT.
336	PART	629.275 SQ.MT.
338	PART	5555.726 SQ.MT.
TOTAL		6985.000 SQ.MT.

Note:

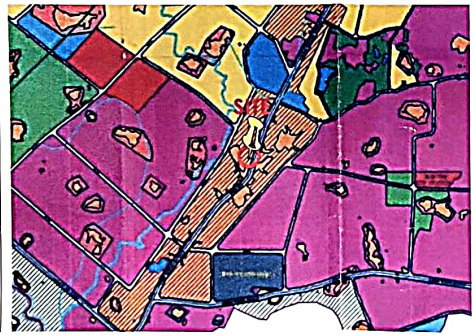
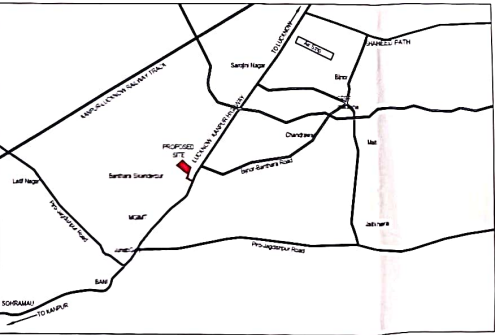
- INTERNAL SETBACKS OF THE PLOTS WILL BE AS PER I.D.A. BUILDING BYE LAWS 2009.

*हिंदू कृषि परियोजना कार्यालय,
ग्रामीण विकास-लखनऊ के पत्र के बंधन
में। इनका मुख्य उद्देश्य-लखनऊ जवमुक्त
किंगडम के उपरांत ही किंगडम जयेंगा।*

LAYOUT PLAN

SIZRA LAYOUT PLAN

LANDSCAPE LAYOUT



LOCATION PLAN (Not to scale)

SITE LOCATION IN MASTER PLAN

DENSITY CALCULATION

PLOT TYPE	PLOT SIZE	SET-BACKS			NOS.	PERSONS/PLOT	PERSONS
		front	rear	side			
TYPE A	8.00 x 21.00	SET BACKS WILL BE AS PER TABLE NO.1 ON PAGE 33 OF LUCKNOW INDUSTRIAL DEVELOPMENT AUTHORITY BYE LAWS-2009.			08	10 nos.	80
TYPE B	7.50 x 16.00				12	10 nos.	120
TOTAL					20	10 nos.	200

ACHIEVED POPULATION = 200 PERSONS
 ACHIEVED DENSITY = 190/0.6618933 = 302.16 PERSONS/HECTARE

AREA STATEMENT

S.NO.	DESCRIPTION	AREA(sq. mt.)	AREA(hect.)
1.	TOTAL LAND AREA	6985.000	0.6985000
2.	AREA UNDER ROAD WIDENING	366.07	0.036607
3.	NET LAND AREA	6618.93	0.661893

LAND USE DISTRIBUTION AS PER LAYOUT PLAN

S.NO.	DESCRIPTION	PLOT	AREA		
			in sq.mt.	in hect.	% achieved
1	RESIDENTIAL AREA	PLOTTED	2916.97		
		SUB TOTAL	2916.97	0.291697	44.07%
2	COMMERCIAL	SHOPPING-01	330.09		
		SUB TOTAL	330.09	0.033009	4.99%
3	SERVICES	STP	166.43		
		ESS	64.88		
		SUB TOTAL	231.31	0.023131	3.49%
4	GREEN COVER	GREEN/GREEN BELT	1026.75		
		SUB TOTAL	1026.75	0.102675	15.51%
5	ROAD AREA	ROAD AREA	2113.81		
		SUB TOTAL	2113.81	0.211381	31.94%

PROJECT TITLE:
 PROPOSED RESIDENTIAL HOUSING SCHEME FOR JOHN BUSINESS CONSULTANTS PVT. LTD. ON KHASRA NO. 322, 323, 336, 338 AT VILLAGE- BANTHARA SIKANDARPUR, TEHSIL-SAROJINI NAGAR, UTTAR PRADESH STATE INDUSTRIAL DEVELOPMENT AUTHORITY AREA, LUCKNOW.

Notes:

- OWNERSHIP OF THE SHOWN/LISTED LAND IS BEING VERIFIED BY THE DEVELOPER.
- ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DISPUTE RELATED TO LAND OWNERSHIP.
- THIS DRAWING IS VALID ONLY IF SIGNED BY THE DEVELOPER.

SCALE: 1:1000
DATE: 09.12.2024

DIRECTION:

DEVELOPER: For, JOHN BUSINESS CONSULTANTS PVT. LTD.

ARCHITECT:

JOHN BUSINESS CONSULTANTS PVT. LTD.