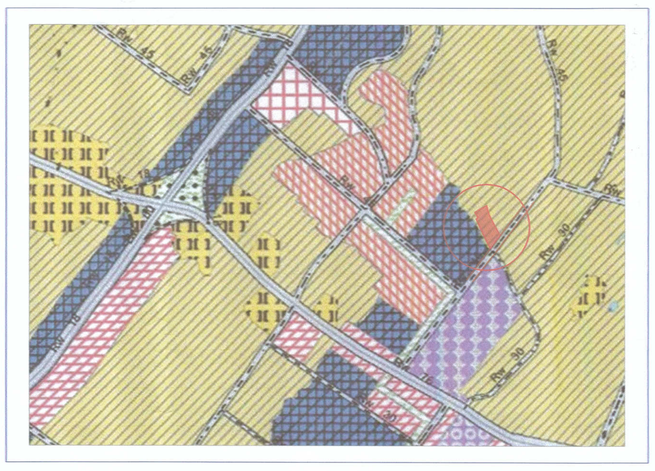


MASTER PLAN LOCATION

GREEN AREA DETAIL:

S.NO.	GREEN NO.	AREA (sq.mt.)
1.	GREEN-01	312.82sq.mt.
2.	GREEN-02	272.40 sq.mt.
3.	GREEN-03	971.39 sq.mt.
4.	GREEN-04	863.56 sq.mt.
5.	GREEN-05	721.89 sq.mt.
6.	GREEN-06	421.57 sq.mt.
TOTAL GREEN AREA		3563.62 sq.mt.

FLATS DETAIL:

S.NO.	BLOCK TYPE	NO. OF BLOCK	FLAT TYPE	NUMBER OF FLAT
1.	BLOCK-A (G+11)	2	FOUR BEDROOM	96 nos.
2.	BLOCK-B (G+11)	2	THREE BEDROOM	96 nos.
3.	BLOCK-C (G+11)	2	TWO BEDROOM	96 nos.
TOTAL NO. OF FLATS = 288				

AREA STATEMENT:

1.) LAND AREA=22662.34sq.mt.(5.6acre)

2.) G.S.LAND=190.00sq.mt

3.) NET LAND AREA=22472.34sq.mt (5.55acre)

4.) TOTAL COVERED AREA=2XBLOCK-A+2xBLOCK-B+2xBLOCK-C+BLOCK-D(club)+BLOCK-E(shops)
=2X1015.08+2x628.73+2x518.04+136.95+239.49 =4700.04sq.mt

5.) TOTAL BUILT-UP AREA=2XBLOCK-A+2xBLOCK-B+2xBLOCK-C+BLOCK-D(club)+BLOCK-E(shops)
(FOR F.A.R) =2X12180.96+2x7544.76+2x6216.48+273.90+478.98=52637.28sq.mt

6.) COVERAGE=20.91%

8.) F.A.R. CALCULATION:
- F.A.R.(permissible) =2.5
- F.A.R (achieved) =2.342

9. TOTAL MUMTY AREA=27.24sq.mt.

10. TOTAL MACHINE ROOM AREA=100.02sq.mt.

11. TOTAL BASEMENT AREA=7672.47sq.mt.

12.) TOTAL NO. OF FLATS=96+96+96=288nos.

13.) PARKING DETAILS:

A. PARKING REQUIRED:

No. of flats(with built-up area 50 to 100 sq.mt.)= 0
No. of flats(with built-up area 100 to 150 sq.mt.)=192nos.x1.25=240nos.
No. of flats(with built-up area 150 sq.mt. and above)=96nos.x1.50=144nos.
Required parking=384nos.
10% parking for visitors=39nos.
TOTAL REQUIRED PARKING=423nos.

B. PARKING PROVIDED:

a.) OPEN PARKING:
- open car parking=282nos.

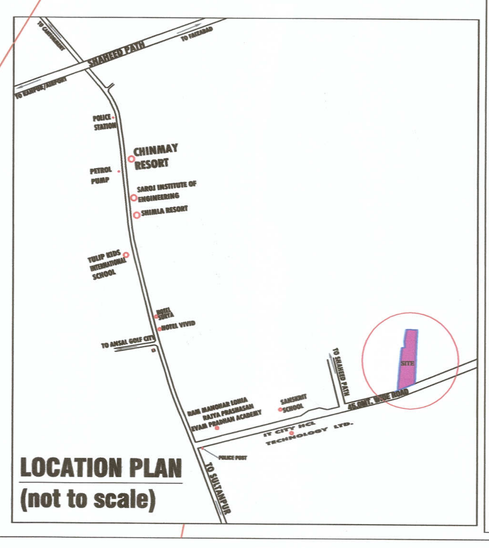
b.) COVERED PARKING(basement lvl.)
- no. of car parking= 142nos.

TOTAL CAR PARKING PROVIDED= 424nos.

14.) POPULATION=280x5=1440 persons

15.) GREEN AREA=3563.62sq.mt(15.85%)

NOTE: LEGAL POSSESSION/OWNERSHIP OF LAND TO BE VERIFIED BY THE DEVELOPER.



LOCATION PLAN
(not to scale)

LAYOUT PLAN

PROMOTER/DEVELOPER:

Ph: 0522-4932200

DRG.NO. EIFFEL/VIVASSA /01

SCALE: 1:400

ARCHITECT

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PROPOSED GROUP HOUSING "VIVASSA ESTATE"
ON KHASRA NO.481,480KA,479KA,477,615,
614(part),616(part),617(part),VILLAGE-MASTEMAU,
SULTANPUR ROAD,LUCKNOW.

PROMOTER:
EIFFEL INFRADEVELOPERS PVT. LTD.
10TH FLOOR, 1001,ELDECO CORPORATE CHAMBER-II,
PLOT NO. TC-58-V-59-V,GOMTI NAGAR,LUCKNOW.