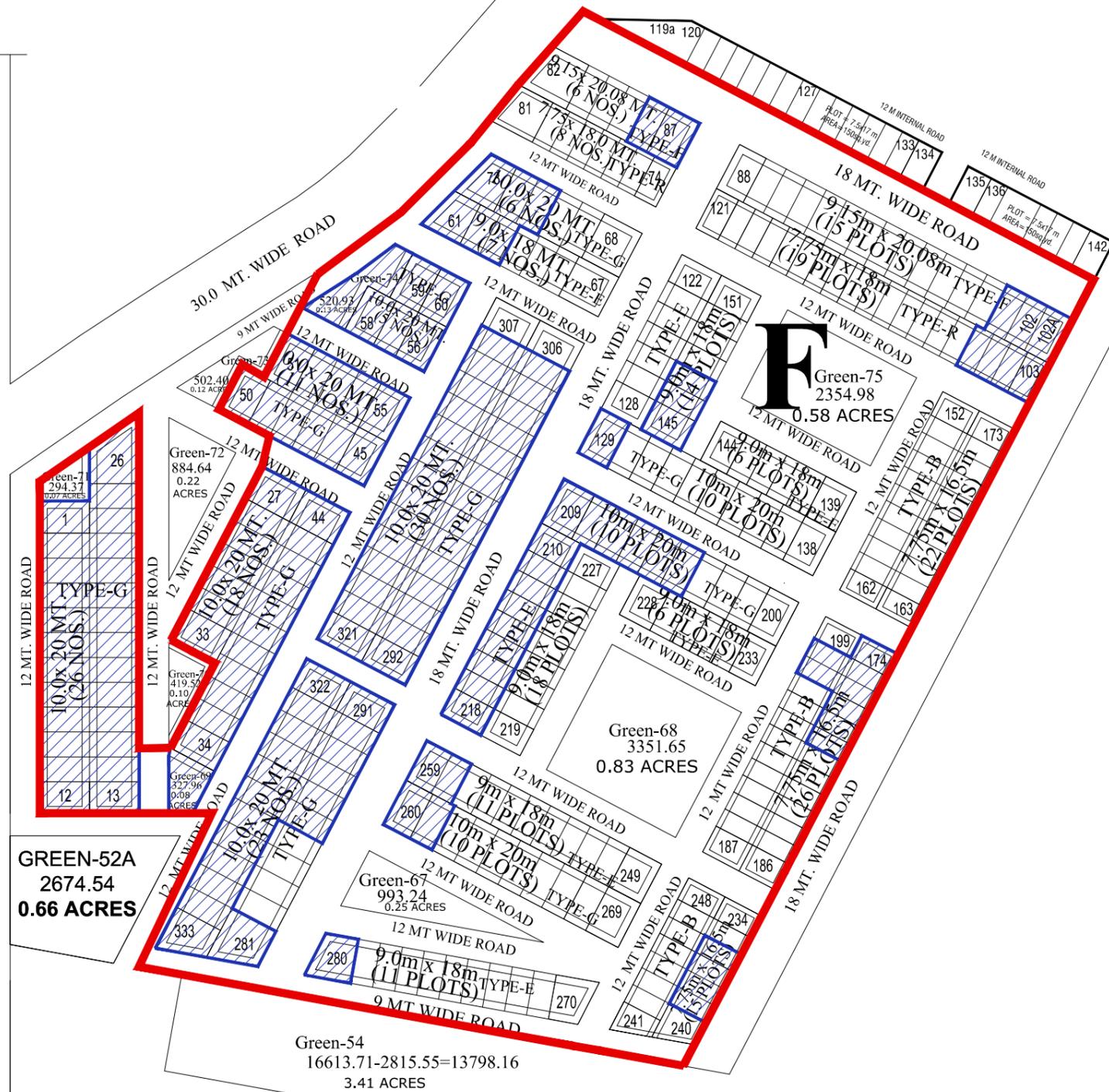


45.0 MT. MASTER PLAN ROAD



POCKET-7



PHASE - 7 BOUNDARY (AREA- 105674.09 SQ.MT. OR 26.11 ACRES)



THESE AREA'S ARE NOT THE PART OF PHASE - 7



KEY PLAN



KEY PLAN

SL. NO.	CONTENTS	Area Sq. Mtr.
1	SCHEME AREA	784.267
2	Areas to be deduct	
2a	ABADI	11.875
2b	PONDS	18.488
2c	JHEEL	0.425
2d	NAHAR	6.813
2e	DEVSTHAN	0.536
2f	REVIVLE LAND	3.860
3	TOTAL	42.077
4	NET PLOT AREA (1-3)	722.190

Net Plot Area = 722.190 Acre
Residential [A] = 659.352 Acre
Area under Land use Conversion [B] = 62.838 Acre

LEGEND	
PROJECT BOUNDARY	
EXISTING PHYSICAL FEATURE	
ABADI	
KHASARA POND	
CANAL	
JHEEL	
NALA	
H.T. LINE	
GRAVEYARD	
DEVSTHAN	
PRIMARY SCHOOL	
LAND OF FOREST	
SURVEY PONDS	
PROPOSED LAND USES	
GROUP HOUSING	
PLOTTED	
EWS/LIG	
INDUSTRIAL	
COMMERCIAL	
RECREATION	
PUBLIC SEMI PUBLIC	
ORCHARDS/GREEN	

NOTE:
1. AREA MENTIONED IN DRAWING ARE IN METER.

NOTE:
A-1 FOLLOWING ARE THE FACILITIES THAT SHALL BE PROVIDED IN COMMERCIAL AND FACILITY AREA:
1. Sub Post Office
2. Computerized mail reservation Centre
3. Taxation Centre with ATM

A-2 COMPENSATORY FARB SHALL BE UTILIZED AT THE TIME OF SUBMISSION OF BUILDING PLANS
A-3 PROVISION OF FIRE-LOCHS BE MADE @ 10% OF THE TOTAL PROVIDED PROPORTION.

TOTAL SALEABLE LAND	
DESCRIPTION	IN Sq-Mtr.
PLOTTED	320046.50
GROUP HOUSING	827796.44
COMMERCIAL	167900.52
EDUCATION	186436.50
HEALTH	49743.26
TOTAL	1544321.12
SUM OF TOTAL SALEABLE LAND	

AREAS TO BE PLEDGED	
M1 Group Housing	26331.36
M2 Group Housing	59986.35
M3 Commercial	51052.89
M4 Group Housing	151075.87
M5 Group Housing	35764.34
M6 Education Facility	8421.83
M7 Education Facility	5033.26
M8 Education Facility	5840.93
M9 Education Facility	21634.68
M10 Health Facility	21218.38
TOTAL [A]	586340.89

Land Mortgage against Short Fall in EWS/LIG Land	
X1 Group Housing	65042.63
X2 Group Housing	58066.49
X3 Education Facility	16775.04
TOTAL [B]	140424.16
GRAND TOTAL [A+B]	
	726765.05

Land Mortgage
Land Mortgage against short fall in EWS/LIG Land Ownership.

Area under Land use Conversion Required [B]



FACILITY PROVIDED IN LAYOUT PLAN		PROVIDED NO. IN DA-1
LEGEND		
Nursery	NS	52
Primary	PS	34
High School	JHS	25
Inter College	INTER	19
Degree College	DEGREE COLLEGE	2
Health center	HC	7
Child welfare and university homes	CW&MH	2
General hospital	GEN. HOSPITAL	1
Telephone exchange	TELE EX.	1
Police station with residence for employees	POLICE STN.	2
Taxi Stand	TS	9
Police Chowky with residence	PC	9
Fire Station with residence for employees	FIRE STATION	0
ESS 66 kva	ESS	3
ESS 220 kva	ESS 220 KVA	1
Informal Sector	IS	10
Garbage Disposal	GD	10
Community center	CC	3
Bus Terminal	BT	2
L.P.O Store	LPG STORE	2

LAND USE DISTRIBUTION AS PER LAYOUT PLAN (DA-1)					
S.NO.	DESCRIPTION	IN SQ.MTR.	IN ACRES	IN %	% ALLOWED
1	RESIDENTIAL AREA				
	PLOTTED	320046.50	79.86	33.08	
	GROUP HOUSING	827796.44	204.58	86.92	
	(EWS & LIG)	15000.14	3.67	1.64	100.00
2	COMMERCIAL				
	COMMERCIAL	167900.52	41.60	18.00	
	RECREATION	186436.50	46.00	19.60	5.48
	RECREATION	49743.26	12.25	5.32	
3	PUBLIC SEMI PUBLIC FACILITIES				
	Education Facility	10422.59	25.69	11.24	
	Health Facility	49743.26	12.25	5.32	
	Police Station and others	14775.04	3.61	1.59	
4	GREEN COVER				
	Public and Open Spaces	47520.06	11.68	5.15	16.24
	RECREATION	47520.06	11.68	5.15	
	ROADS				
ROAD	24050.00	5.92	2.57	34.81	
TOTAL	722190.14	178.17	78.24		

PROPOSED LAYOUT PLAN OF D.A - 1 OF OMAXE HI-TECH CITY , AT LUCKNOW

DATE:- 12.08.2011 SCALE:- 1:4000
 ASST. ARCHITECT:- VERSHA ARCHITECT:- Ar.RAJENDRA
 CHECKED BY:- Ar.VIRESH KUMAR

TOWN PLANNER
J.P. BHARGAVA

CLIENT:- M/s GARV BUILDTECH Pvt.Ltd. M/s OMAXE Ltd. Lead Member
 10 LSC KALKAJI NEW DELHI - 110019

CONSULTANT:- RUDRABHISHEK ENTERPRISES PVT. LTD.
 TOWN & COUNTRY PLANNERS, ARCHITECTS & INTERIOR DESIGNERS, SURVEY CIVIC SERVICES DESIGNERS,
 GROUND FLOOR, YUVA BHAWAN, YMCRA COMPLEX, RAKA PRATAP MARG, LUCKNOW
 CALL:- (0522) 2206185
 info@ruprabhishkek.com