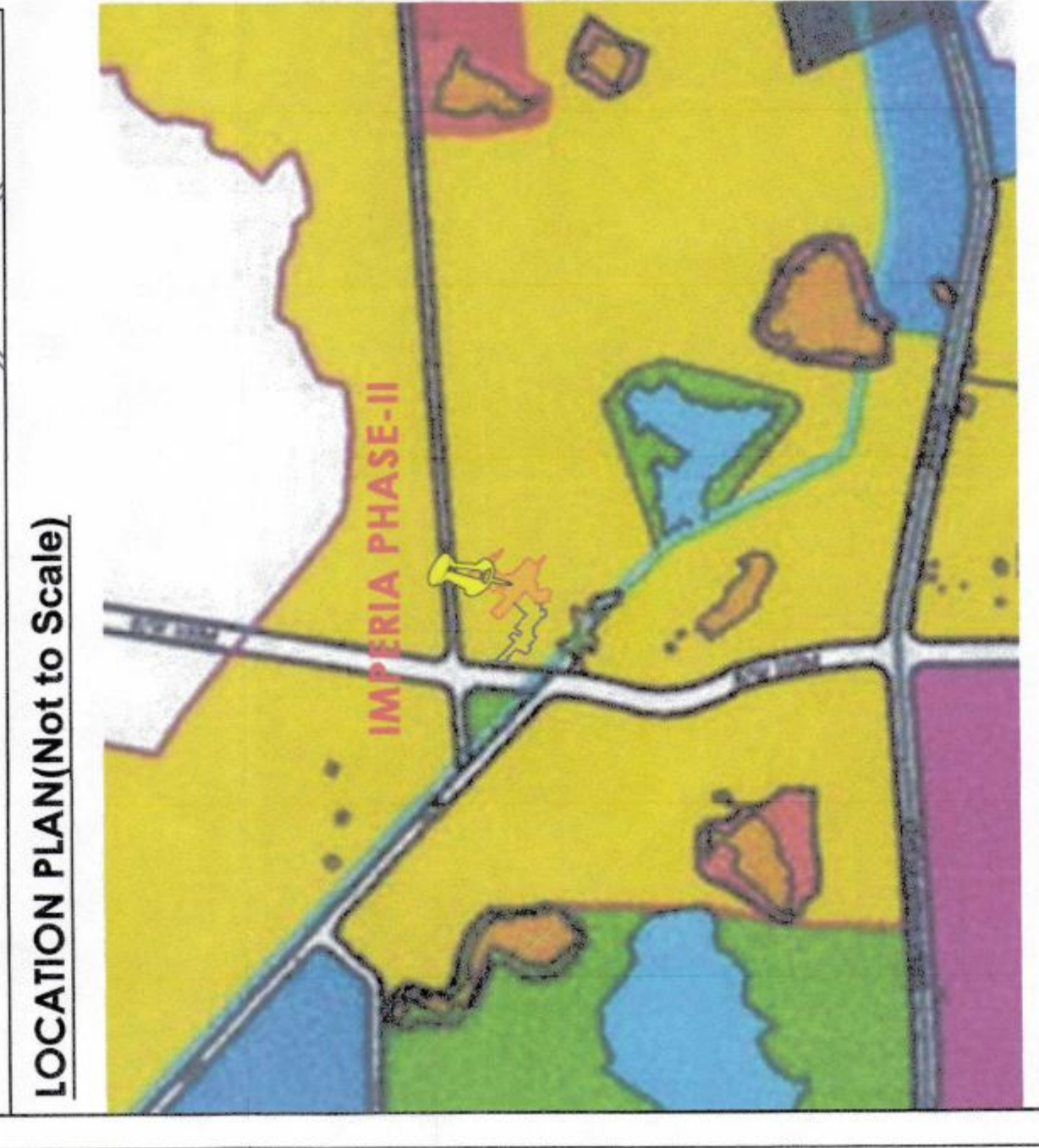
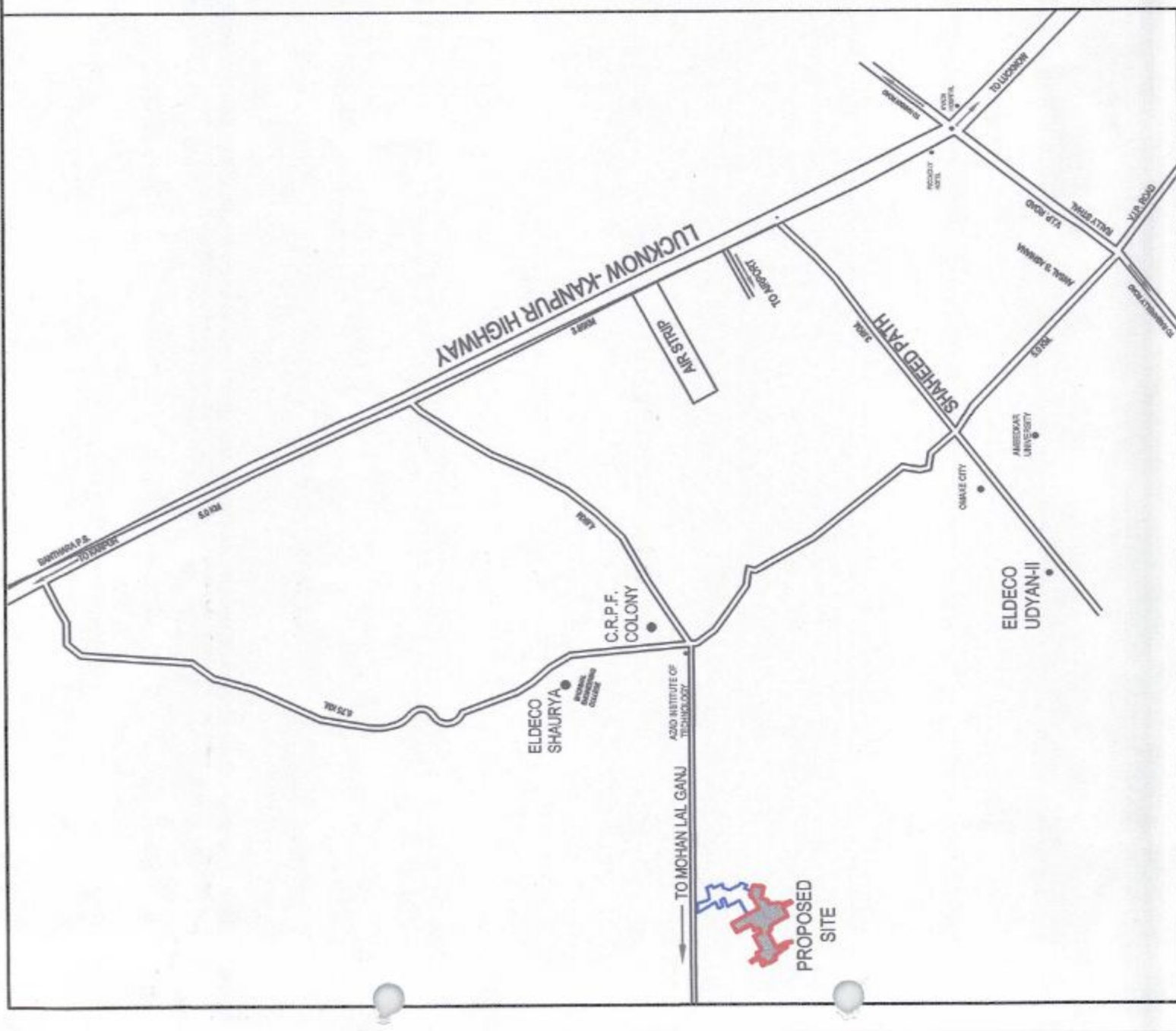


**LAND DETAILS**  
VILLAGE - JAITIKHERA, PARGANA - BIJNAUR, SAROJINI NAGAR, LUCKNOW

S.NO.	KHASRA NO.	AREA (HECT.)
1.	119	0.126
2.	122	1.459
3.	123	0.279
4.	124	0.501
5.	125	0.544
6.	126	0.508
7.	129	0.6125
8.	131	0.236
9.	138	0.525
10.	139	1.168
11.	140	0.754
12.	293Sa	1.0891
13.	84	0.490
14.	85	0.063
15.	75	0.025
16.	76	0.048
17.	80	0.038
18.	88	0.031
19.	72	0.063
20.	73	0.101
21.	84	0.063
22.	92	0.258
23.	90	0.139
24.	91	0.089
25.	86	0.034
26.	93	1.427
27.	82	0.0426
28.	101	0.063
29.	102	0.1895
30.	78	0.051
31.	88	0.025
32.	69	0.1785
33.	67	0.093
34.	77	0.013
35.	868a	0.057
36.	1068a	0.025
37.	1078a	0.025
38.	79	0.076
<b>TOTAL</b>		<b>11.4892 Hect.</b>



**GREEN AREA DETAIL**

S.NO.	DESCRIPTION	AREA (SQ.MT.)
1.	G-01	913.34 sq.mt.
2.	G-02	632.16 sq.mt.
3.	G-03	230.47 sq.mt.
4.	G-04	202.32 sq.mt.
5.	G-05	654.47 sq.mt.
6.	G-06	202.40 sq.mt.
7.	G-07	714.72 sq.mt.
8.	G-08	2910.57 sq.mt.
9.	G-09	2248.31 sq.mt.
10.	G-10	302.39 sq.mt.
11.	G-11	320.62 sq.mt.
12.	G-12	643.71 sq.mt.
13.	G-13	2483.71 sq.mt.
14.	G-14	1273.74 sq.mt.
15.	G-15	3550.45 sq.mt.
16.	G-16	1977.99 sq.mt.
<b>TOTAL GREEN AREA</b>		<b>19261.37 sq.mt.</b>

**FUTURE EXTENSION**

Handwritten notes in Hindi: "विशेष नोट: इस क्षेत्र में भविष्य में निवासियों के लिए अतिरिक्त इकाइयों का विकास किया जा सकता है।" (Special Note: Further development of units for residents in this area is possible.)

**DENSITY CALCULATION**

PLOT TYPE	PLOT SIZE	SET-BACKS		PERSONS / PLOT
		Front	side	
TYPE A1	9.50 x 20.00			06
TYPE A2	9.00 x 21.00			08
TYPE A	9.00 x 18.00			39
TYPE B	8.00 x 16.00			92
TYPE C	7.50 x 15.00			212
TYPE C1	7.50 x 18.00			07
TYPE C2	7.20 x 15.00			18
TYPE D	7.00 x 14.00			75
TYPE E	6.50 x 13.50			07
TYPE F	6.70 x 12.50			13
<b>TOTAL</b>				<b>477</b>

SET BACKS WILL BE AS PER TABLE NO.1 ON PAGE 33 OF LUCKNOW INDUSTRIAL DEVELOPMENT AUTHORITY BYE LAWS-2009.

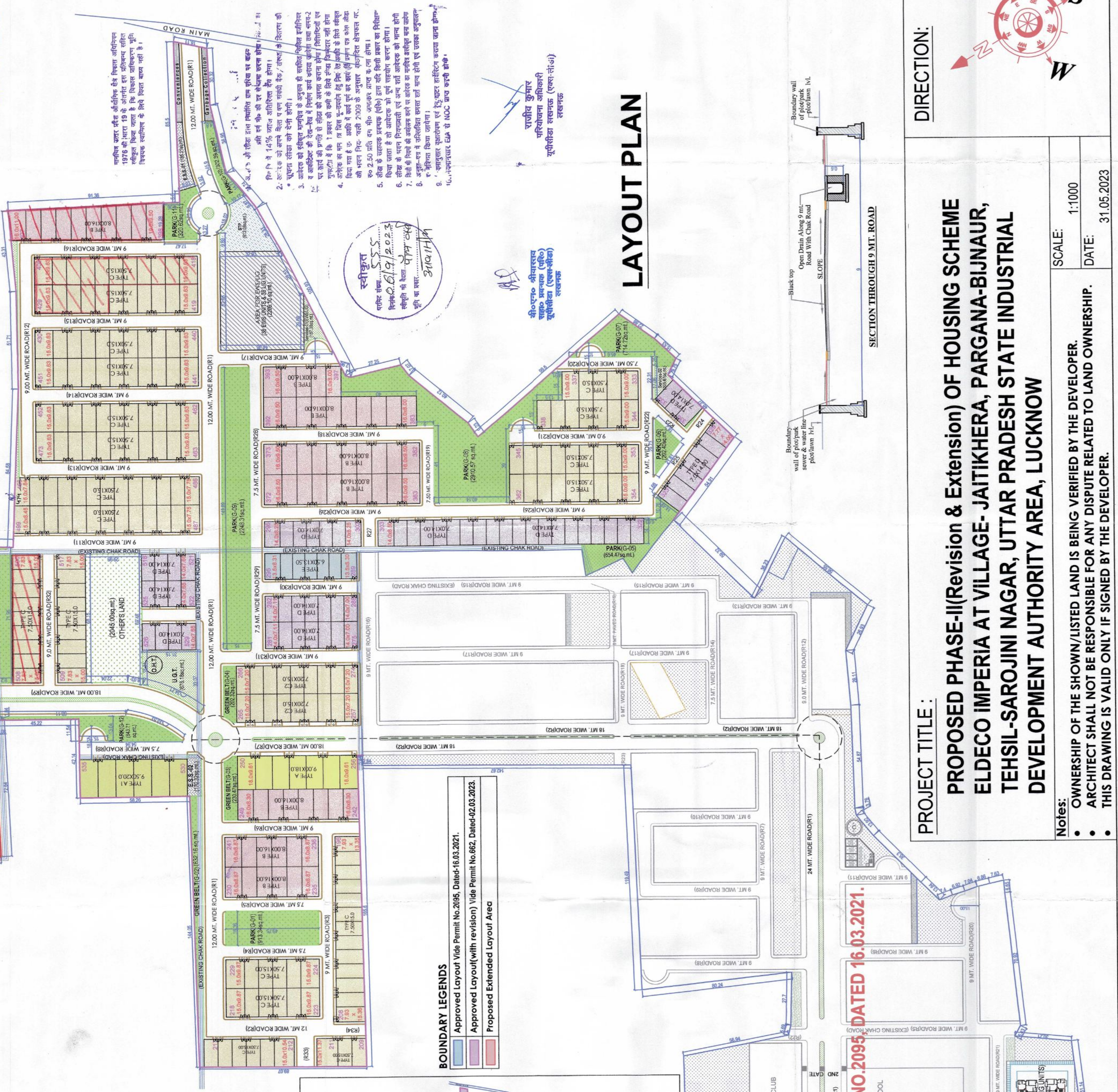
ACHIEVED POPULATION = 4770 PERSONS  
 ACHIEVED DENSITY = 4770/11.4892 = 415.17 PERSONS/HECTARE  
**PROVISION FOR E.W.S. & L.I.G.**  
 48 UNITS OF E.W.S. & 48 UNITS OF L.I.G. HAVE BEEN PROVIDED AGAINST 477 NOS. RESIDENTIAL PLOTS

**AREA STATEMENT - PHASE-II**

S.NO.	DESCRIPTION	AREA (sq.mt.)	AREA (hect.)
1.	LAND AREA OF APPROVED LAYOUT (with revision) (Vide Letter no-662/LDA/CEO/779, Dated 02.03.2023)	79861.00	7.9861
2.	PROPOSED EXTENDED LAND AREA	35031.00	3.5031
3.	<b>TOTAL LAND AREA</b>	<b>114892.00</b>	<b>11.4892</b>

**LAND USE DISTRIBUTION AS PER LAYOUT PLAN**

S.NO.	RESIDENTIAL AREA	AREA		% achieved
		in sq.mt.	in hect.	
1	RESIDENTIAL AREA	58703.57		
	E.W.S. & L.I.G.	2206.10		
	<b>SUB TOTAL</b>	<b>60909.67</b>	<b>6.9010</b>	<b>53.01%</b>
2	SERVICES			
	LOCAL SHOPPING	673.75		
	OHT/UGT	676.18		
	STP	612.08		
	ESS-01	185.21		
	ESS-02	170.32		
	ESS-03	95.90		
	ESS-04	97.23		
	GARBAGE	125.06		
	SERVICES-01	157.38		
	SERVICES-02	105.67		
	CONVENIENCES	126.86		
	<b>SUB TOTAL</b>	<b>3025.64</b>	<b>0.3026</b>	<b>2.63%</b>
3	GREEN COVER			
	GREEN/GREEN BELT	19261.37		
	<b>SUB TOTAL</b>	<b>19261.37</b>	<b>1.9261</b>	<b>16.77%</b>
4	ROAD AREA			
	ROAD AREA	31695.32		
	<b>SUB TOTAL</b>	<b>31695.32</b>	<b>3.1695</b>	<b>27.59%</b>



**BOUNDARY LEGENDS**

- Approved Layout (Vide Permit No. 2095, Dated 16.03.2021)
- Approved Layout (with revision) (Vide Permit No. 662, Dated 02.03.2023)
- Proposed Extended Layout Area

**DEVELOPER:** ELDECO HOUSING & INDUSTRIES LTD.  
**ARCHITECT:** Ar. Sajjay Kumar Gupta  
 108 First Floor, Corporate Chamber-1,  
 Vibhuti Khand Gauri Nagar, Lucknow-226010  
 Ph. No. 4065956 9415114589  
 email-espaces.arch@gmail.com

**DIRECTION:**

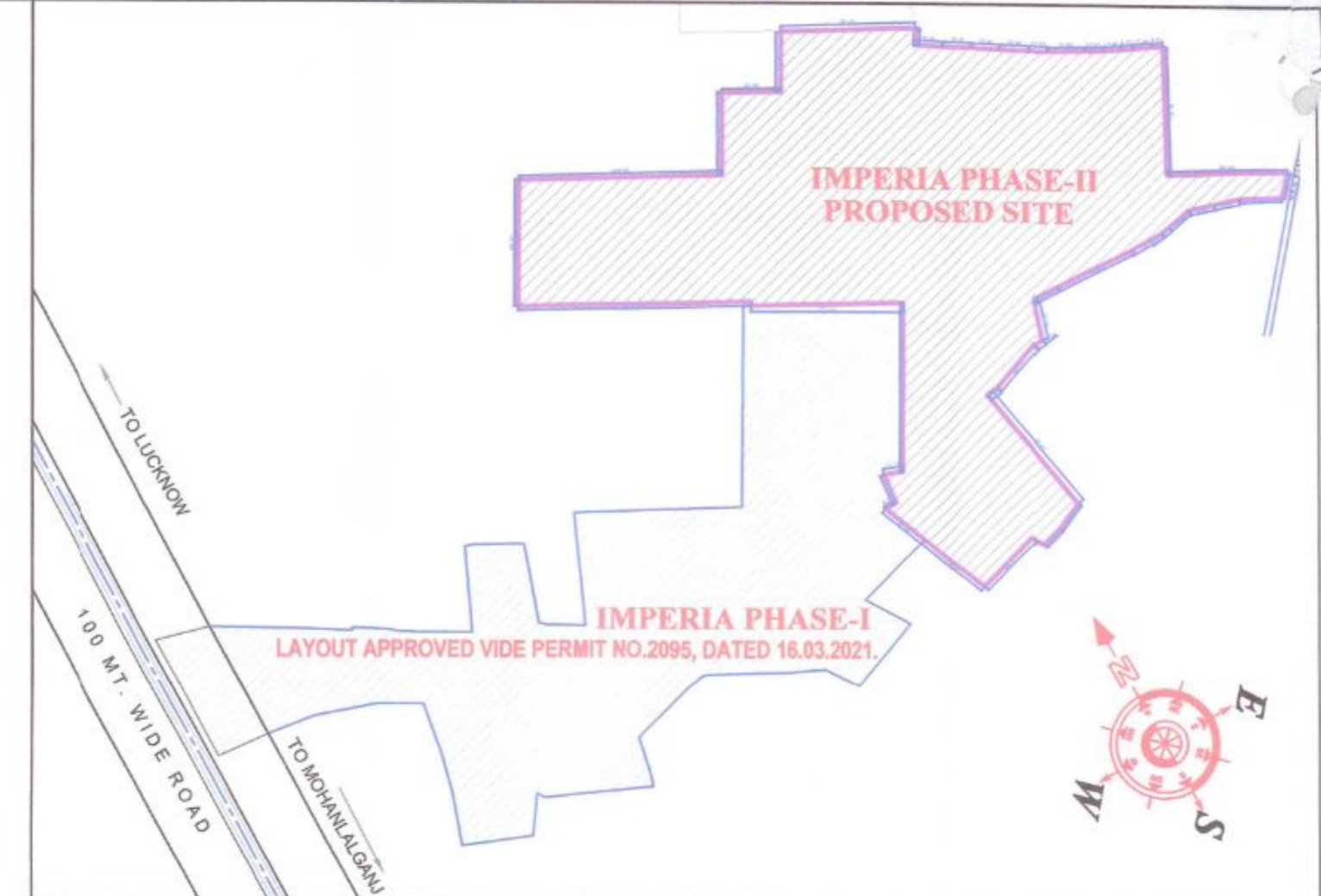
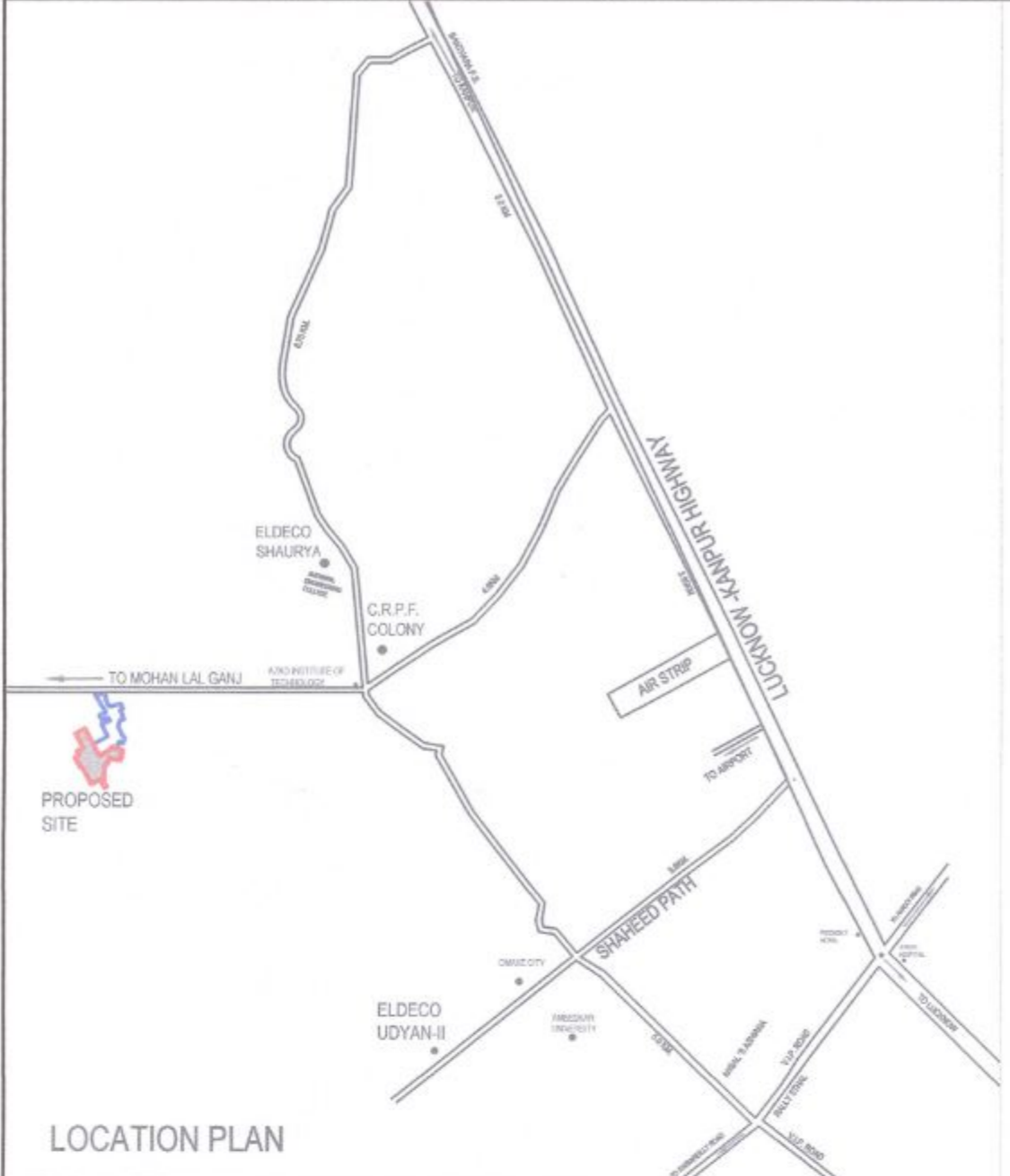
**PROJECT TITLE:**  
**PROPOSED PHASE-II (Revision & Extension) OF HOUSING SCHEME ELDECO IMPERIA AT VILLAGE - JAITIKHERA, PARGANA-BIJNAUR, TEHSIL-SAROJINI NAGAR, UTTAR PRADESH STATE INDUSTRIAL DEVELOPMENT AUTHORITY AREA, LUCKNOW**

**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: 31.05.2023





SITE PLAN (Not to Scale)

**ROAD AREA DETAIL**

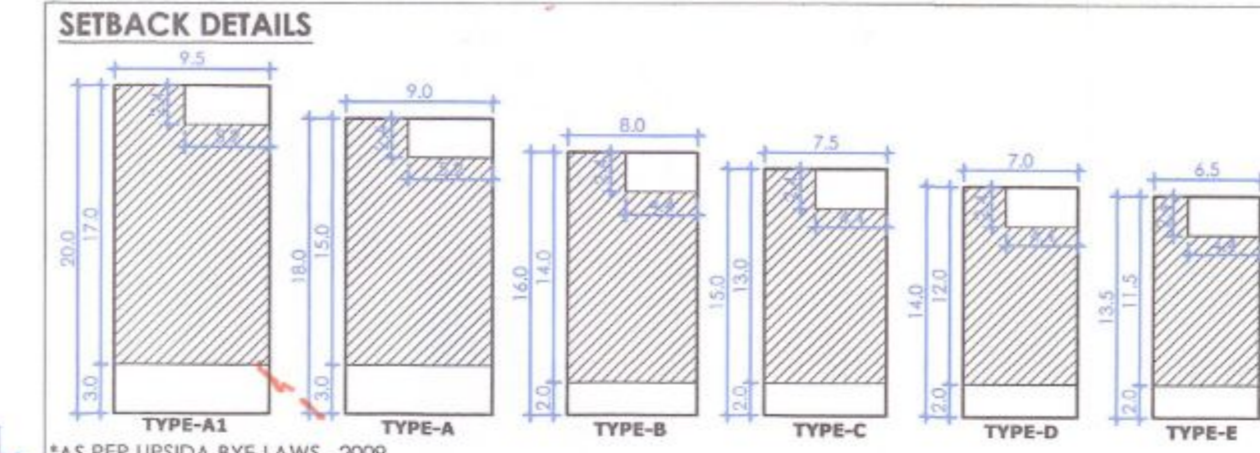
S.NO.	DESCRIPTION	LENGTH (MT.)	WIDTH (MT.)	AREA (SQ.MT.)
1.	18.0 MT. ROAD			
	R7	62.11	18.0	1117.98
	R9	97.01	18.0	1746.18
			TOTAL	2864.16
2.	12.0 MT. ROAD			
	R1	493.28	12.0	5919.36
	R2	55.10	12.0	661.20
	R33	13.00	12.0	156.00
			TOTAL	6736.56
3.	9.0 MT. ROAD			
	R3	76.14	9.0	685.26
	R6	57.62	9.0	518.58
	R10	76.90	9.0	692.10
	R11	85.20	9.0	766.80
	R12	107.40	9.0	966.60
	R13	68.50	9.0	616.50
	R14	68.50	9.0	616.50
	R15	68.50	9.0	616.50
	R16	68.50	9.0	616.50
	R17	44.30	9.0	398.70
	R18	76.70	9.0	690.30
	R21	58.10	9.0	522.90
	R22	67.20	9.0	604.80
	R24	11.26	9.0	101.34
	R26	170.06	9.0	1530.54
	R27	11.20	9.0	100.80
	R30	42.20	9.0	379.80
	R31	62.01	9.0	558.09
	R34	12.60	9.0	113.40
			TOTAL	11096.01
4.	7.5 MT. ROAD			
	R4	42.65	7.5	319.88
	R5	42.65	7.5	319.88
	R8	54.94	7.5	412.05
	R19	27.59	7.5	206.93
	R20	31.00	7.5	232.50
	R23	18.20	7.5	136.50
	R25	21.61	7.5	162.08
	R28	80.00	7.5	600.00
	R29	40.72	7.5	305.40
	R32	54.39	7.5	407.93
			TOTAL	3103.15
			TOTAL AREA OF ROAD	23799.88

**DENSITY CALCULATION**

PLOT TYPE	PLOT SIZE	SET-BACKS			NOS.	PERSONS / PLOT	
		front	rear	side		PERSONS / PLOT	PERSONS
TYPE A1	9.50 x 20.00				06	10 nos.	60
TYPE A	9.00 x 18.00	SET BACKS WILL BE AS PER TABLE NO.1 ON PAGE 33 OF LUCKNOW INDUSTRIAL DEVELOPMENT AUTHORITY BYE LAWS-2009.			07	10 nos.	70
TYPE B	8.00 x 16.00				70	10 nos.	700
TYPE C	7.50 x 15.00				167	10 nos.	1670
TYPE D	7.00 x 14.00				75	10 nos.	750
TYPE E	6.50 x 13.50				07	10 nos.	70
					TOTAL	332	3320

ACHIEVED POPULATION = 3320 PERSONS  
 ACHIEVED DENSITY = 3320/9861 = 415.72 PERSONS/HECTARE  
 PROVISION FOR E.W.S. & L.I.G.

34 UNITS OF E.W.S. & 34 UNITS OF L.I.G. HAVE BEEN PROVIDED AGAINST 332 NOS. RESIDENTIAL PLOTS



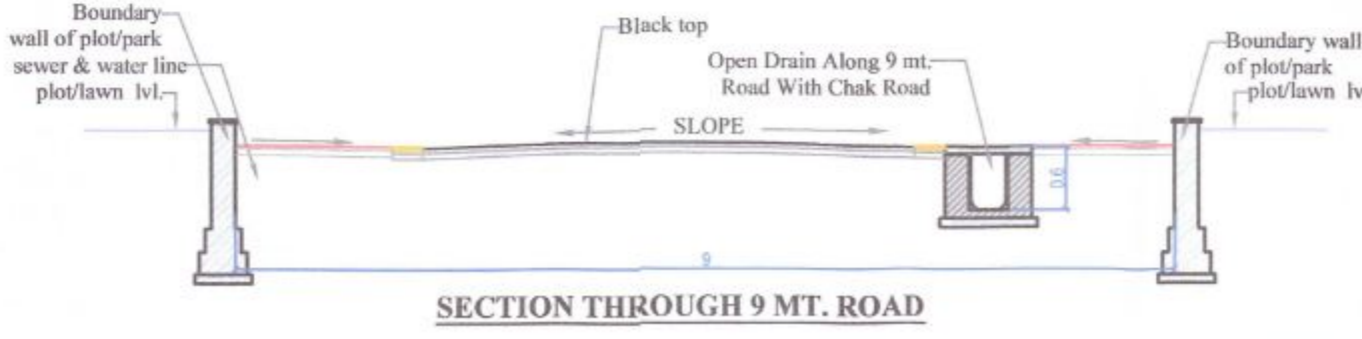
**LAND DETAILS**

VILLAGE - JAITIKHERA, PARGANA - BIJNAUR, SAROJINI NAGAR, LUCKNOW

S.NO.	KHASRA NO.	AREA (HECT.)
1.	119	0.126
2.	122	1.459
3.	123	0.279
4.	124	0.501
5.	125	0.544
6.	126	0.508
7.	129	0.817
8.	131	0.236
9.	138	0.525
10.	139	1.168
11.	140	0.754
12.	293Sa	1.0691
<b>TOTAL</b>		<b>7.9861 Hect.</b>



LAYOUT PLAN



PROJECT TITLE :  
 PROPOSED PHASE-II OF HOUSING SCHEME ELDECO IMPERIA AT VILLAGE - JAITIKHERA, PARGANA-BIJNAUR, TEHSIL-SAROJINI NAGAR, LUCKNOW INDUSTRIAL DEVELOPMENT AUTHORITY AREA, LUCKNOW

LAND DETAIL:  
 KHASRA NOS.:  
 119, 122, 123, 124, 125, 126, 129, 131, 138, 139, 140, 293Sa.



DEVELOPER:  
 ELDECO HOUSING & INDUSTRIES LTD.

ARCHITECT:  
 Ar. Sanjay Kumar Gupta  
 108, First Floor, Corporate Chamber-1  
 Vibhuti Khand, Gomti Nagar, Lucknow-226010  
 Ph. No. 052258.94151/4389  
 email-espaces.arch@gmail.com

स्वीकृत  
 राजकमल सिंह  
 प्रबन्धक (सिविल/परि)  
 राजकीय लखनऊ (एक्स-सी-2)

राजीव कुमार  
 परियोजना अधिकारी  
 राजकीय लखनऊ (एक्स-सी-2)

**नियम एवं शर्तें**

- आवेदक को सीमा द्वारा निर्धारित मान प्रतिवर्ष पर कक्षा प्रति वर्ग मीटर की दर से कक्षों का प्रस्ताव देना होगा।
- आवेदक को अपने प्लान पर एक संकीर्ण नैर्ऋत के विस्तार की सुचना लेना को देनी होगी।
- आवेदक को स्वयं निर्धारित के अनुसार ही सड़क किनारे पर आर्किटेक्चर की रेखा-रेखा में निर्माण कार्य करना होगा।
- आवेदक को प्लान में दिए गए सभी शर्तों का पालन करना होगा।
- आवेदक को प्लान में दिए गए सभी शर्तों का पालन करना होगा।
- आवेदक को प्लान में दिए गए सभी शर्तों का पालन करना होगा।
- आवेदक को प्लान में दिए गए सभी शर्तों का पालन करना होगा।
- आवेदक को प्लान में दिए गए सभी शर्तों का पालन करना होगा।
- आवेदक को प्लान में दिए गए सभी शर्तों का पालन करना होगा।
- आवेदक को प्लान में दिए गए सभी शर्तों का पालन करना होगा।

**AREA STATEMENT**

S.NO.	DESCRIPTION	खसरा नं.	AREA (sq.mt.)	AREA (hect.)
1.	LAND AREA		79861.00	7.9861

**LAND USE DISTRIBUTION AS PER LAYOUT PLAN**

S.NO	DESCRIPTION	AREA		
		in sq.mt.	in hect.	% achieved
1	RESIDENTIAL AREA			
	PLOTTED	38454.22		
	E.W.S. & L.I.G.	1588.09		
	SUB TOTAL	40042.31	4.0042	50.14%
2	FACILITIES			
	SHOPPING	894.43		1.12%
	COMMUNITY FACILITIES	1347.42		1.69%
	ESS-01	185.21		0.23%
	ESS-02	170.32		0.21%
	STP	335.76		0.42%
	UGT & OHT	546.32		0.68%
	GARBAGE	125.06		0.16%
	SERVICES-01	157.38		0.20%
	SERVICES-02	105.67		0.13%
	CONVENIENCES	126.86		0.16%
	SUB TOTAL	3994.43	0.3994	5.00%
3	GREEN COVER			
	GREEN/GREEN BELT	12024.38		
	SUB TOTAL	12024.38	1.2024	15.06%
4	ROAD AREA			
	ROAD AREA	23799.88		
	SUB TOTAL	23799.88	2.3799	29.80%

**GREEN AREA DETAIL**

S.NO.	DESCRIPTION	AREA (SQ.MT.)
1.	G-01	913.34 sq.mt.
2.	G-02	632.16 sq.mt.
3.	G-03	230.47 sq.mt.
4.	G-04	202.32 sq.mt.
5.	G-05	353.39 sq.mt.
6.	G-06	824.30 sq.mt.
7.	G-07	757.50 sq.mt.
8.	G-08	757.50 sq.mt.
9.	G-09	320.62 sq.mt.
10.	G-10	302.31 sq.mt.
11.	G-11	2248.31 sq.mt.
12.	G-12	2910.57 sq.mt.
13.	G-13	714.72 sq.mt.
14.	G-14	202.40 sq.mt.
15.	G-15	654.47 sq.mt.
	TOTAL GREEN AREA	12024.38 sq.mt.