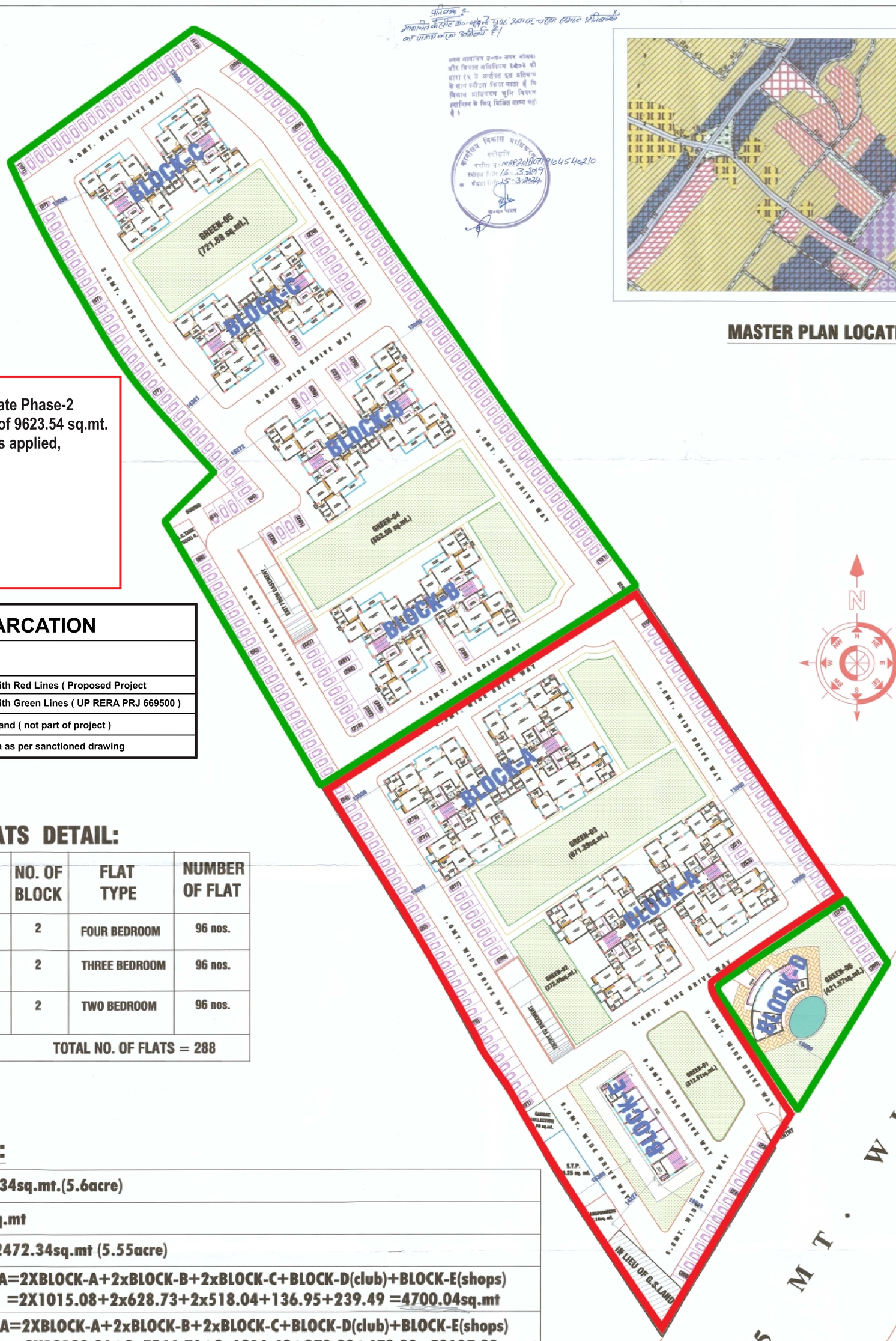
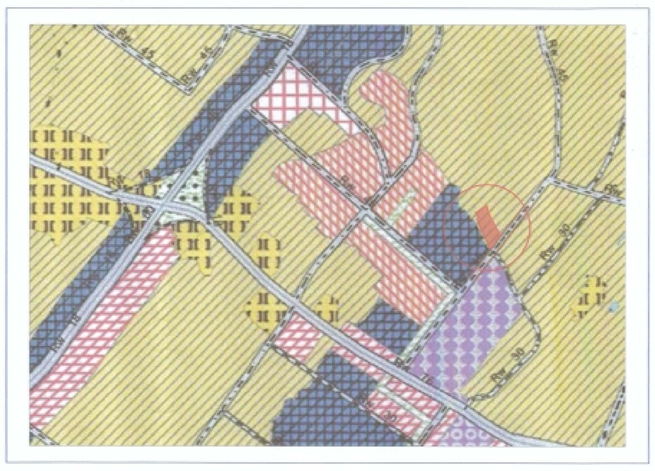




MASTER PLAN LOCATION

The Plot for Eiffel Vivassa Estate Phase-2 highlighted with Red Lines is of 9623.54 sq.mt. for which RERA registration is applied, boundaries are:

East : 18mt. Road
West : other land
North : Phase-1
South : 45 mt wide Road

MAP DEMARCATION

Particulars	Areas (sq. mt)	Remarks
Phase-2	9623.54	Demarcated with Red Lines (Proposed Project
Phase-1	12848.80	Demarcated with Green Lines (UP RERA PRJ 669500)
G. S. Land	190.00	Gram Samaj Land (not part of project)
TOTAL	22662.34	Total land area as per sanctioned drawing

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				

LAYOUT PLAN

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.)=
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:

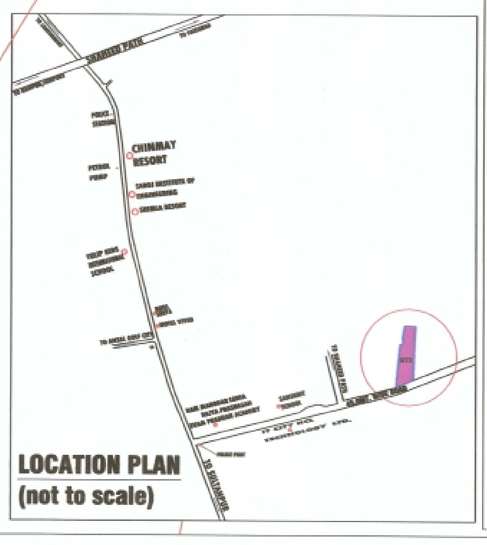
a.) OPEN PARKING:
- open car parking=282nos.

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%)



LOCATION PLAN
(not to scale)

PROMOTER/DEVELOPER:
Ph: 0522-4932200
DRG.NO. EIFFEL/VTVASSA /01
SCALE: 1:400

ARCHITECT
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Ar.Sanjay Kumar Gupta
108,F. Floor,Corporate Chamber-1,
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Ph.No.4065958,9415114589
email-espaces.arch@gmail.com

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.

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