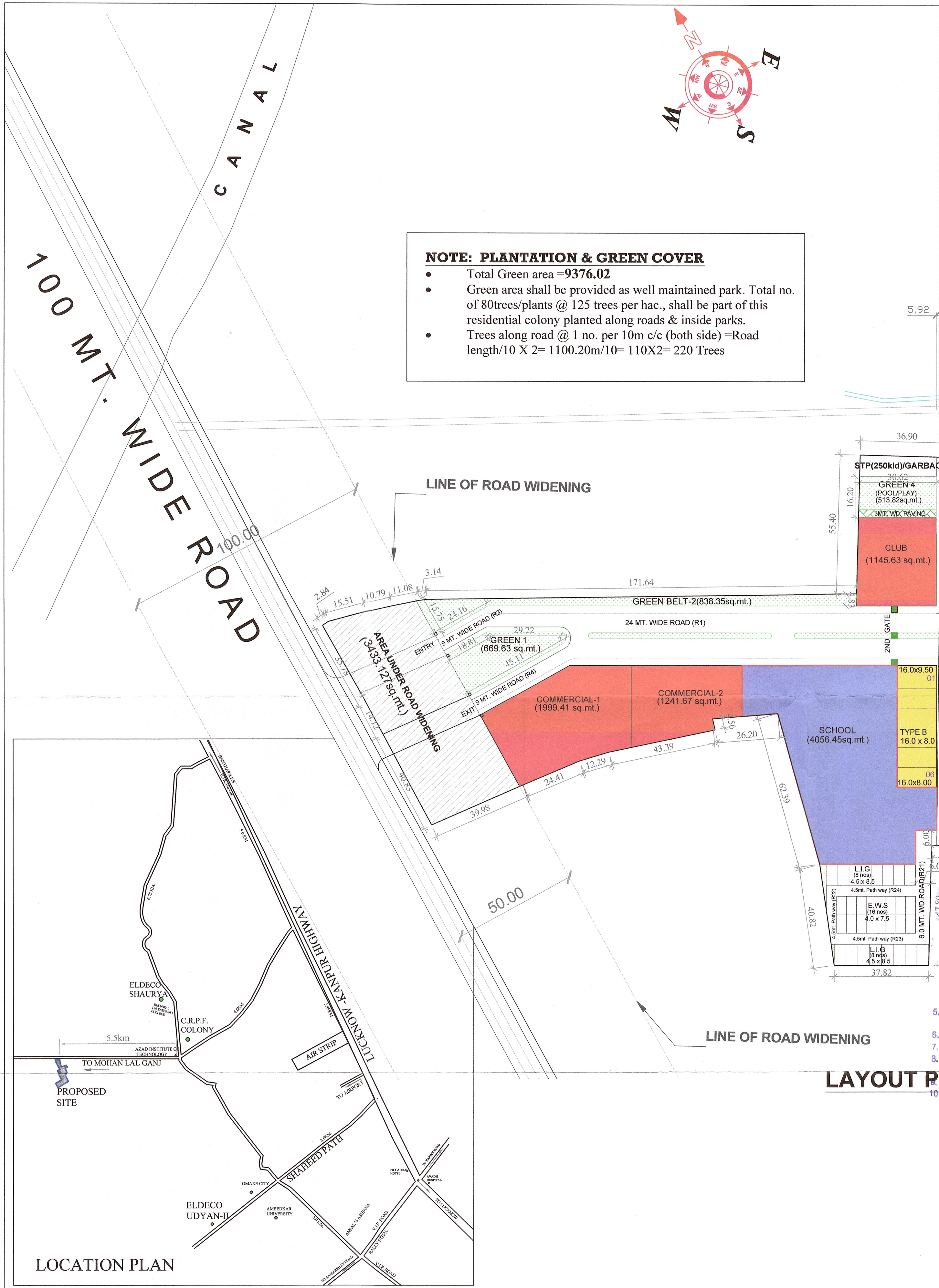




NOTE: PLANTATION & GREEN COVER

- Total Green area = 9376.02
- Green area shall be provided as well maintained park. Total no. of 80 trees/plants @ 125 trees per hac., shall be part of this residential colony planted along roads & inside parks.
- Trees along road @ 1 no. per 10m c/c (both side) = Road length/10 X 2 = 1100.20m/10 = 110 X 2 = 220 Trees

संकेत चिह्न - जिन्हें श्रवण जातिकरण के पक्ष में बाधक है।

LAYOUT PLAN

हिवेश कुमार मिश्रा
सहायक प्रबंधक (परि.)

ओ पी सिंह
प्रबंधक (परि.)

नीलेश सिंह कटियार
(सहायक नगर नियोजक)

आर ओ गौतम
सह-प्रबंधक (परि.)

GREEN AREA DETAIL:

S.NO.	DESCRIPTION	AREA(SQ.MT.)
1.	GREEN-01	669.63 sq.mt.
2.	GREEN-02	838.35 sq.mt.
3.	GREEN-03	1352.02 sq.mt.
4.	GREEN-04	513.82 sq.mt.
5.	GREEN-05	840.42 sq.mt.
6.	GREEN-06	846.35 sq.mt.
7.	GREEN-07	1663.70 sq.mt.
8.	GREEN-08	325.47 sq.mt.
9.	GREEN-09	1403.20 sq.mt.
10.	GREEN-10	923.07 sq.mt.
TOTAL GREEN AREA		9376.02 sq.mt.

DENSITY CALCULATION

PLOTTED DEVELOPMENT

PLOT SIZE	SET-BACKS			NOS.	PERSONS / PLOT	PERSONS	
	front	rear	side				
10.00x24.00	SET BACKS WILL BE AS PER TABLE NO.1 ON PAGE 33 OF LUCKNOW INDUSTRIAL DEVELOPMENT AUTHORITY BYE LAWS-2009.			07	10 nos.	70	
9.00 x 20.00				10	10 nos.	100	
9.00 x 18.00				10	10 nos.	100	
8.00 x 16.00				69	10 nos.	690	
7.50 x 15.00				32	10 nos.	320	
7.00 x 14.00				22	10 nos.	220	
TOTAL				150		1500	
ACHIEVED POPULATION =1500 PERSONS							
PROVISION FOR E.W.S. & L.I.G.							
TYPE	PLOT SIZE	SET-BACKS			NOS.	PERSONS / PLOT	PERSONS
		front	rear	side			
E.W.S.	4.00 x 7.50				16	5 nos.	80
L.I.G.	4.50 x 8.50				16	5 nos.	80
TOTAL					32		160
ACHIEVED POPULATION					= 160 PERSONS		
• 16 UNITS OF E.W.S. & 16 UNITS OF L.I.G. HAVE BEEN PROVIDED AGAINST 150 NOS. RESIDENTIAL PLOTS.							
DENSITY ACHIEVED (INCLUDING E.W.S./L.I.G.)							
DESCRIPTION				PROPOSED			
TOTAL POPULATION				1660 PERSONS			
POPULATION /NET LAND AREA				1660/6.24 hect.			
DENSITY ACHIEVED				266 Persons/ hect.			

ROAD AREA DETAIL:

S.NO.	DESCRIPTION	LENGTH(MT.)	WIDTH(MT.)	AREA(SQ.MT.)
1.	24.0 MT. ROAD			
	R1	345.18	24.0	8284.32
			TOTAL	8284.32
2.	18.0 MT. ROAD			
	R2	216.57	18.0	3898.26
			TOTAL	3898.26
3.	9.0 MT. ROAD			
	R3	54.81	9.0	493.29
	R4	43.67	9.0	393.03
	R5	72.65	9.0	653.85
	R6	50.01	9.0	450.09
	R7	114.00	9.0	1026.00
	R8	78.88	9.0	709.92
	R9	55.27	9.0	497.43
	R10	55.27	9.0	497.43
	R11	69.70	9.0	627.30
	R12	78.52	9.0	706.68
	R13	76.24	9.0	686.16
	R14	120.91	9.0	1088.19
	R15	129.33	9.0	1163.97
	R16	67.32	9.0	605.88
			TOTAL	9599.22
4.	7.5 MT. ROAD			
	R17	45.16	7.5	338.70
	R18	72.88	7.5	546.60
			TOTAL	885.30
5.	6.0 MT. PAVED ROAD			
	R19	28.04	6.0	168.24
	R20	58.16	6.0	348.96
	R21	44.80	6.0	268.77
			TOTAL	785.97
6.	4.5 MT. PATHWAY			
	R22	14.50	4.5	65.25
	R23	32.00	4.5	144.00
	R24	32.00	4.5	144.00
			TOTAL	353.25
TOTAL AREA OF ROAD				23806.32

AREA STATEMENT

S.NO.	DESCRIPTION	AREA(sq.mt.)	AREA(hect.)
1.	LAND AREA	68240	6.824
AREA TO BE DEDUCTED			
2.	AREA UNDER ROAD WIDENING	3433.127	0.352
3.	AREA UNDER GRAM SAMAJ LAND & CHAK ROADS	2320.00	0.232
4.	NET LAND AREA{1-(2+3)}	62446.873	6.24

LAND USE DISTRIBUTION AS PER LAYOUT PLAN

S.NO	DESCRIPTION	AREA		
		in sq.mt.	in hect.	% achieved
1	RESIDENTIAL AREA	21255.94		
	PLOTTED			
	E.W.S. & L.I.G.	1111.83		
	SUB TOTAL	22367.77	2.23	35.81%
2	COMMERCIAL			
	Commercial-1	1999.41		
	Commercial-2	1241.67		
	SUB TOTAL	3241.08	0.32	5.19%
3	EDUCATIONAL FACILITY			
	SCHOOL	4056.45		
	SUB TOTAL	4056.45	0.40	6.49%
4	CLUB			
	CLUB	1145.63		
	SUB TOTAL	1145.63	0.11	1.83%
5	SERVICES			
	ESS	91.59		
	S.T.P./GARBAGE	257.76		
	SUB TOTAL	349.35	0.034	0.56%
6	GREEN COVER			
	GREEN/GREEN BELT	9376.02		
	SUB TOTAL	9376.02	0.93	15.01%

PROJECT TITLE:
PROPOSED HOUSING SCHEME AT VILLAGE- JAITIKHERA, PARGANA-BIJNAUR, TEHSIL-SAROJNI NAGAR, LUCKNOW INDUSTRIAL DEVELOPMENT AUTHORITY AREA, LUCKNOW

NOTE: PROFILE AND LAND DETAIL PROVIDED BY DEVELOPER.

SCALE: 1:1000

DATE: 11.03.2019

LAND DETAIL:

KHASRA NOS.:

30,31,32,33,34,35,36,37Ba,37Sa,42,43,44,142,149,150,151,152,153,155,293Sa,293/2,148,154,62,146 & 147

DEVELOPER:

ARCHITECT:

ELDECO HOUSING & INDUSTRIES LTD.

espaaces

Ar. SANJAY KR. GUPTA
108, CORPORATE CHAMBER-I,
VIBHUTI KHAND, GOMTI NAGAR,
LUCKNOW
ph. no. - 0522-4065958, 09415114589