

TOTAL PROJECT AREA		42.274	ACRE	17.1149776	HAC
DENSITY CALCULATION					
Group Housing For EWS & LG					
Area of Group Housing		8362.46	Sq.Mt.		
Permissible Ground Coverage		0.84	Hac.		
Permissible F.A.R.		2			
Permissible Density		@356 Unit/Hac. Or @1780 Persons/Hac.			
Permissible Units		299			
Achieved Population @ 5 Persons / Unit		1495			
Plotted					
Size	Area	No. of Plots	No. of units/Plot	Total no of Plots	Persons/unit
6.096 x 12.192	74.32	40	2	80	400
6.096 x 15.240	92.90	9	2	18	90
7.620 x 15.240	116.13	7	2	14	70
9.000 x 18.000	162.00	93	4	372	1860
10.000 x 20.000	200.00	151	4	604	3020
10.000 x 25.000	250.00	78	4	312	1560
TOTAL	378	1400		5580	
Total Population	Pop.Of Group housing	Pop.Of EWS/LIG	Pop.Of Plotted	Total	
	0	1495	5580	7075	

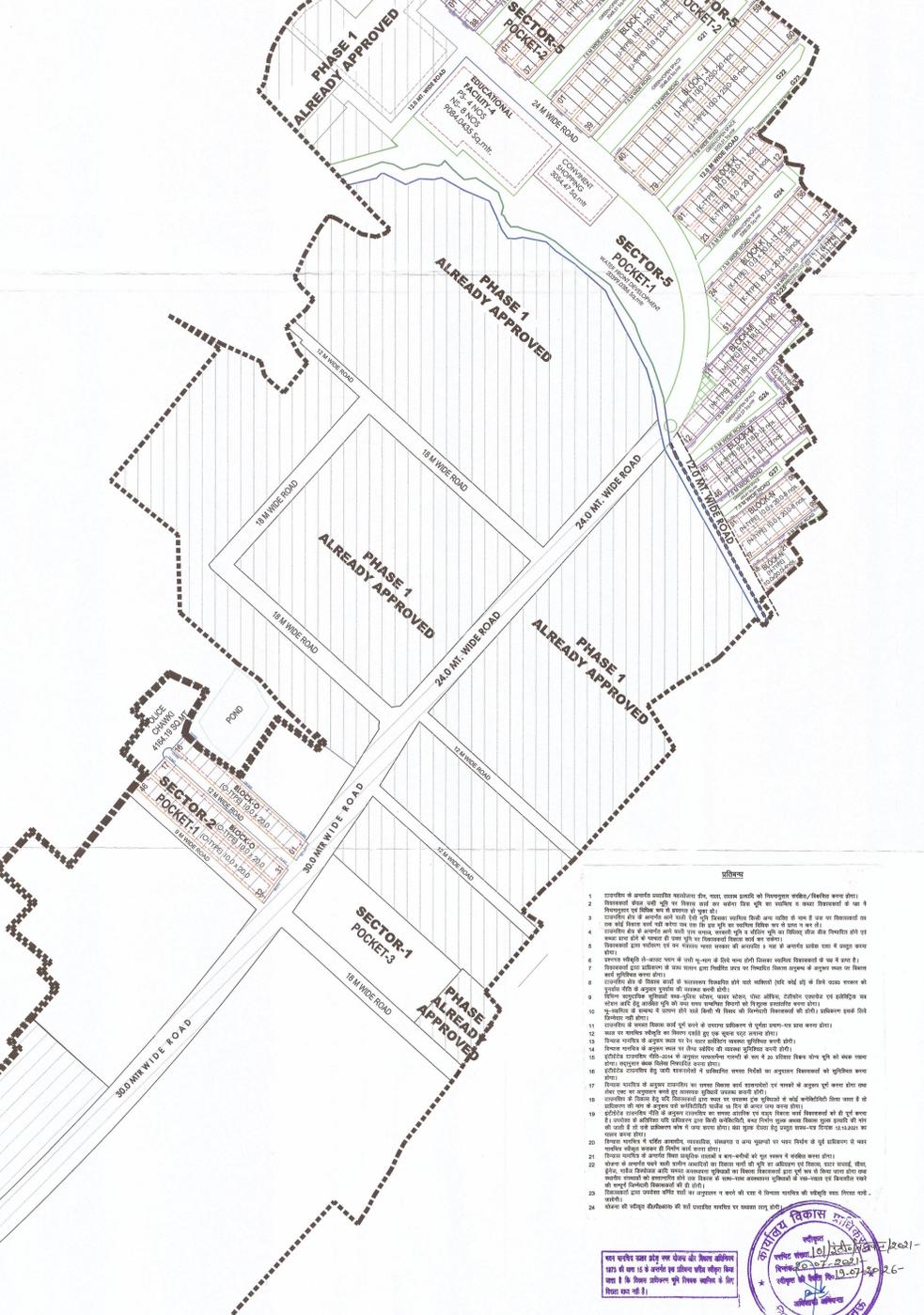
LAND USE DISTRIBUTION AS PER LAYOUT PLAN					
S.NO	DESCRIPTION	AREA IN SQ.MT.	AREA IN ACRE	% ACHIEVED	
1	RESIDENTIAL AREA				
	PLOTTED	73681.94	18.20		
	EWS & LG	8362.46	2.07		
	SUB TOTAL	82044.40	20.27	47.95	
2	COMMERCIAL				
	COMMERCIAL	3054.47	0.75		
	SUB TOTAL	3054.47	0.75	1.77	
3	PUBLIC - SEMI PUBLIC FACILITY				
	EDUCATIONAL FACILITY	9084.04	2.24		
	POLICE CHOWKY	4164.19	1.03		
	SUB TOTAL	13248.23	3.27	7.74	
4	GREEN COVER				
	PARKS & OPEN SPACES	16929.93	4.18		
	WATER FRONT DEVELOPMENT	20399.04	5.04		
	SUB TOTAL	37328.97	9.22	21.81	
5	ROADS				
	ROAD	35449.08	8.74		
	TOTAL	171125.15	42.27	100.00	

GREEN AREA CALCULATION		
S.no	Green No	Area in Sq.Mtr
1	OPEN SPACE -19	2650.61
2	OPEN SPACE -20	3368.51
3	OPEN SPACE -21	3548.62
4	OPEN SPACE -22	2103.51
5	OPEN SPACE -23	403.03
6	OPEN SPACE -24	2280.09
7	OPEN SPACE -25	360.27
8	OPEN SPACE -26	1562.27
9	OPEN SPACE -27	653.01
Water Front Development		
10	W2	20399.04
		37328.97
TOTAL		9.22 Acres (i.e) 21.81% of Net Plot Area

NOTE:-
 • PLOT NUMBER 13 IS SKIPPED & REPLACED WITH 14 NUMBER

PUBLIC & SEMIPUBLIC FACILITIES		
S.No.	FACILITY	AREA (IN SQ.MT.)
1	EDUCATION-3 (IHS+IPS+INS)	9084.0435
2	POLICE CHOWKY	4164.19
TOTAL		13248.23

COMMERCIAL	
PARTICULARS	AREA (IN SQ.MT.)
CONVENIENT SHOPPING	3054.4725
TOTAL	3054.4725



S.NO	SIZES
1.	6.096X12.192
2.	6.096X15.240
3.	9.00X18.00
4.	10.00X20.00
5.	10.00X25.00

PARTICULARS	
1	RESIDENTIAL
2	COMMERCIAL
3	PUBLIC & SEMI PUBLIC
4	GREEN
5	MIXED USE

BOUNDARY OF LICENSE AREA	
PHASE-1 APPROVED	

APPROVED AREA CHART		
LICENSE AREA	200.000 ACRE	80.97 HAC
TOTAL PROJECT AREA	193.116 ACRE	78.18 HAC
DEDUCTIONS		
AREA UNDER ROAD WIDENING	0.395 ACRE	0.16 HAC
SUB TOTAL	0.395 ACRE	0.16 HAC
NET PROJECT AREA	192.721 ACRE	78.02 HAC

DENSITY CALCULATION					
Group Housing					
Area of Group Housing		15901.04	Sq.Mt.		
Permissible Ground Coverage		15.9	Hac.		
Permissible F.A.R.		35%			
Permissible Density		@ 330 unit/Hac. Or @1650 Persons/Hac.			
Achieved Units		5247			
Achieved Population @ 5 Persons / Unit		26235			
Group Housing For EWS & LG					
Area of Group Housing		31624.72	Sq.Mt.		
Permissible Ground Coverage		3.16	Hac.		
Permissible F.A.R.		50%			
Permissible Density		@ 575unit/Hac. Or @2875 Persons/Hac.			
Permissible Units		1817			
Achieved Population @ 5 Persons / Unit		9085			
Plotted					
Size	Area	No. of Plots	No. of units/Plot	Total no of Plots	Persons/unit
9.00x18.00	162.00	188	2	376	5
10.00x20.00	200.00	136	2	272	5
10.00x25.00	250.00	149	3	447	5
12.00x28.00	336.00	123	4	492	5
15.00x28.00	420.00	68	4	272	5
20.00x42.00	840.00	27	6	162	5
TOTAL	481	27	6	2001	10005
Total Population	Pop.Of Group housing	Pop.Of EWS/LIG	Pop.Of Plotted	Total	
	26235	9085	10005	45325	

PROVISION OF EWS AND LIG UNITS			
	FLOTTED	GROUP HOUSING	TOTAL
EWS	0	908	908
LIG	0	908	908
Density Achieved (Excluding EWS/LIG)			
Total Population - Population of EWS and LIG	45325	9085	36240
Population on Net plot Area	464.47		
Density Achieved	say		464 persons/hac.

PROVISION MADE AS PER BYELAWS INCLUDING EWS/LIG POPULATION			
Facility	Required for Persons	Required no. of Facilities	Provided no. of Facilities
Educational			
Nursery	2500	18	18
Primary	5000	9	9
High School	7500	6	6
Inter College	10000	4	4
Degree College	100000	0	0
Health			
Health center	15000	3	3
Child welfare and maternity homes	45000	1	1
General hospital	100000	0	0
Telecommunication and others			
Police Chowky with residence for employees	15000	3	3
Social and Cultural			
Community center/Club	25000	2	2

LAND USE DISTRIBUTION AS PER LAYOUT PLAN					
AREA 192.72 ACRES					
S.NO	DESCRIPTION	AREA IN SQ.MT.	AREA IN ACRE	% ACHIEVED	
1	RESIDENTIAL AREA				
	PLOTTED	199205.59	49.24		
	GROUP HOUSING	15901.04	39.28		
	EWS & LG	31624.72	7.81		
	SUB TOTAL	389947.35	96.33	49.98	
2	COMMERCIAL				
	COMMERCIAL	43123.41	10.65		
	SUB TOTAL	43123.41	10.65	5.83	
3	MIXED USE				
	MIXED (DISPUTED LAND AREA)	0.00	0.00		
	SUB TOTAL	0	0	0.00	
4	PUBLIC - SEMI PUBLIC FACILITY				
	EDUCATIONAL FACILITY	48820.12	12.06		
	S.T.P.	4309.22	1.06		
	ELECTRIC SUB STATION	2972.26	0.73		
	CLUB	6521.68	1.61		
	LPG STORE	1018.12	0.25		
	LIGHT INDUSTRY	4672.94	1.15		
	HEALTH CENTRE & CHILD WELFARE & MATERNITY HOMES	4470.38	1.10		
	ANGANWADI	2205.07	0.54		
	POLICE CHOWKY	4048.00	1.00		
	INFORMAL SECTOR	794.80	0.20		
	GARBAGE DISPOSAL	2456.01	0.61		
	SUB TOTAL	82288.52	20.31	10.54	
5	GREEN COVER				
	PARKS & OPEN SPACES	44198.60	10.92		
	WATER FRONT DEVELOPMENT	44577.35	11.01		
	SPORTS CENTRE	36356.99	8.98		
	SUB TOTAL	125132.94	30.91	16.04	
6	ROADS				
	ROAD	139442.39	34.52		
	TOTAL	780134.61	192.72	100.00	

APPROVED PHASE-1 AREA CHART

TOTAL PROJECT AREA OF PHASE-1		111.4413 ACRE	48.12 HAC
DENSITY CALCULATION			
Group Housing			
Area of Group Housing		28593.91	Sq.Mt.
Permissible Ground Coverage		2.86	Hac.
Permissible F.A.R.		2.5	
Permissible Density		@ 330 unit/Hac. Or @1650 Persons/Hac.	
Achieved Units		944	
Achieved Population @ 5 Persons / Unit		4720	
Group Housing For EWS & LG			
Area of Group Housing		12210.33	Sq.Mt.
Permissible Ground Coverage		1.22	Hac.
Permissible F.A.R.		2	
Permissible Density		@ 575unit/Hac. Or @2875 Persons/Hac.	
Permissible Units		702	
Achieved Population @ 5 Persons / Unit		3508	
Plotted			
Size	Area	No. of Plots	No. of units/Plot
9.00x18.00	162.00	115	2
10.00x20.00	200.00	111	2
10.00x25.00	250.00	87	3
12.00x28.00	336.00	139	4
20.00x42.00	840.00	19	6
TOTAL	471	471	1383
Total Population	Pop.Of Group housing	Pop.Of EWS/LIG	Pop.Of Plotted
	4720	3508	6915
TOTAL	9440	7020	15143
PROVISION OF EWS AND LIG UNITS			
	FLOTTED	GROUP HOUSING	TOTAL
EWS	0	351	351
LIG	0	351	351
Density Achieved (Excluding EWS/LIG)			
Total Population - Population of EWS and LIG	15143	3508	11635
Population on Net plot Area	257.88		
Density Achieved	say		258 persons/hac.

LAND USE DISTRIBUTION AS PER LAYOUT PLAN					
AREA OF Phase-1 - 111.44 ACRES					
S.NO	DESCRIPTION	AREA IN SQ.MT.	AREA IN ACRE	% ACHIEVED	
1	RESIDENTIAL AREA				
	PLOTTED	138666.00	34.26		
	GROUP HOUSING	28593.91	7.06		
	EWS & LG	12210.33	3.02		
	SUB TOTAL	179470.24	44.34	39.79	
2	COMMERCIAL				
	COMMERCIAL	40164.14	9.92		
	SUB TOTAL	40164.137	9.92	8.90	
3	MIXED USE				
	MIXED (DISPUTED LAND AREA)	0.00	0.00		
	SUB TOTAL	0	0	0.00	
4	PUBLIC - SEMI PUBLIC FACILITY				
	EDUCATIONAL FACILITY	19978.98	4.94		
	S.T.P.	4293.73	1.06		
	ELECTRIC SUB STATION	4047.30	1.00		
	CLUB	6521.68	1.61		
	LPG STORE	1018.12	0.25		
	LIGHT INDUSTRY	4672.94	1.15		
	HEALTH CENTRE & CHILD WELFARE & MATERNITY HOMES	4470.38	1.10		
	ANGANWADI	2310.58	0.57		
	GARBAGE DISPOSAL	2456.24	0.61		
	SUB TOTAL	49770.14	12.29	11.03	
5	GREEN COVER				
	PARKS & OPEN SPACES	28375.77	7.01		
	WATER FRONT DEVELOPMENT	16087.49	3.97		
	SPORTS CENTRE	6295.58	1.56		
	SUB TOTAL	50758.84	12.54	11.25	
6	ROADS				
	ROAD	130951.03	32.35		
	TOTAL	45114.38	111.44	100.00	

LAYOUT PLAN OF PHASE-2

PARK CITY
 AN INTEGRATED TOWNSHIP AT SULTANPUR ROAD,LUCKNOW.

