

S.NO.	DESCRIPTION	AREA(SQ.MT.)
1.	GREEN-1	608.20 sq.mt.
2.	GREEN-2	446.80sq.mt
3.	GREEN-2A	330.90sqmt
4.	GREEN-3	481.40sq.mt.
5.	GREEN-4	454.60sq.mt.
6.	GREEN-5	7079.70sq.mt.
7.	GREEN-6	867.80sq.mt.
8.	GREEN-7	748.00sq.mt.
9.	GREEN-8	393.20sq.mt.
10.	GREEN-9	79.40sq.mt.
11.	GREEN-10	717.20sq.mt.
12.	GREEN-11	951.36sq.mt.
	TOTAL GREEN AREA	13158.56sq.mt.

[illegible]

1. TOTAL LAND AREA=102350sq.mt.(25.29acre)
2. LESS GRAM SAMAJ LAND/NAGAR NIGAM LAND=1340sq.mt.
3. PROJECT NET LAND AREA=101010.00sq.mt.(24.96acre)

S.NO.	DESCRIPTION	AREA(sq.mtr.)
1.	Residential area	
	Residential Plotted	46344.70(45.88%)
	Group housing (general)	10951.60(10.84%)
	Group Housing(e.w.s./l.i.g.)	2568.50(2.54%)
2.	Commercial area	1025.00(1.01%)
3.	School Area	1510.30(1.50%)
4.	Parks/Open Spaces	
	Parks/Open Spaces	13158.56
	Total land under plotted development (Net land area-Group housings area)	101010.00-13620.1=87489.90
	Green cover percentage	13158.56/87489.90=15.04%
15% GREEN AREA FOR LAND UNDER GROUP HOUSING SHALL BE PROVIDED ON EACH G.H. PLOT.		
5.	Neighbourhood Facility	
	Area for services (S.T.P.,Transformer, Garbage & others)	758.80(0.75%)
6.	Roads Area	
	Roads	24692.54(24.45%)

5.	Neighbourhood Facility		
	Area for services (S.T.P.,Transformer, Garbage & others)		758.80(0.75%)

6.	Roads Area		
		Roads	24692.54(24.45%)

PROPOSED SITE



LOCATION IN MASTER PLAN
{NOT TO SCALE}

GROUP HOUSING

AREA OF GROUP HOUSING	10951.60	SQ.MT.
	1.095	HAC.
PERMISSIBLE GROUND COVERAGE	40%	
PERMISSIBLE F.A.R.	2.5	
PERMISSIBLE DENSITY	@200 units/hac. or 1000 persons/hac.	
PERMISSIBLE UNITS	219	
ACHIEVED POPULATION @5 PERSONS/UNIT	1095	

GROUP HOUSING FOR E.W.S. & L.I.G.

AREA OF GROUP HOUSING	2868.50	SQ.MT.
	0.257	HAC.
PERMISSIBLE GROUND COVERAGE	50 %	
PERMISSIBLE DENSITY	@370 units/hac. or 1850 persons/hac.	
PERMISSIBLE UNITS	95(maximum)	
ACHIEVED POPULATION @5 PERSONS/UNIT	475	

PROVISION FOR FOR E.W.S. & L.I.G. UNITS

TOTAL NO. OF UNITS (PLOTTED +GROUP HOUSING +E.W.S /L.I.G.)=638nos.

	REQUIRED NO.	REQUIRED %
L.I.G.	64	10%
E.W.S.	64	10%

PLOTTED DEVELOPMENT

PLOT SIZE	SET-BACKS			NOS.	PERSONS / PLOT	PERSONS
	front	rear	side			
7.50 x 15.00	2.00	2.00	-	128	10 nos.	1280
8.00 x 16.00	2.00	2.00	-	94	10 nos.	940
9.00x18.00	3.00	3.00	-	101	10 nos.	1010
TOTAL				324		3240

ACHIEVED POPULATION = 3240 PERSONS

DENSITY ACHIEVED (INCLUDING E.W.S./L.I.G.)

TOTAL POPULATION	4810 PERSONS
POPULATION /NET LAND AREA	4810/10.10 hac.
DENSITY ACHIEVED	476 Persons/hac.



LAYOUT PLAN
{SCALE - 1:1000}

**PROJECT MINI TOWNSHIP-ORO CITY,
JANKIPURAM EXTENSION, GRAM-MADIAON,
TEHSHIL-BAKSHI KA TALAB,KURSI ROAD,LUCKNOW**

SCALE: 1:1000

VILLAGE- MADIAON
KHASRA NOS.:

610,611,607,606,605,601,593,586,
587,588SA,592,641,637,636,635,
634,633,632,631,630,629,627,652

AJIT MAURYA & OTHERS

ORO Constructions Pvt. Ltd.
Ramch
Director

M/S ORO CONSTRUCTIONS PVT. LTD.

 SPRINGER

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