

PROJECT TITLE:-

UNIMAXX CITY, BAHRAICH
SITUATED AT-
GATA NO- 667,668,669,670,671,672,673,
674,675,676,677,678,679,680,681,683,685M,
689,109M,740,741,744,745,746,747,749,750,751,
753,754,755,756M,757,758,759,760,761,762,
763,764,765,766,767,769,770,771,748,752,
768 (VILL. SISAI HAIDER)

GATA NO- 850,851,852,853,854,856,857,
858,859,860,861,862,863,864,865,866,867,
868,869,870,871,872,873,874,878,879,880,
881,882,884,885,886,887,888,1055,1056,
1057,1060,1061,1064,1065,1066,1068,1069,
1070,1076,1078,1079,1093,131,855,856,868,
1056,1057,1058,1059,1063,
(VILL-SHIEKH DAHIR)

LOCATION IN MASTER PLAN:-



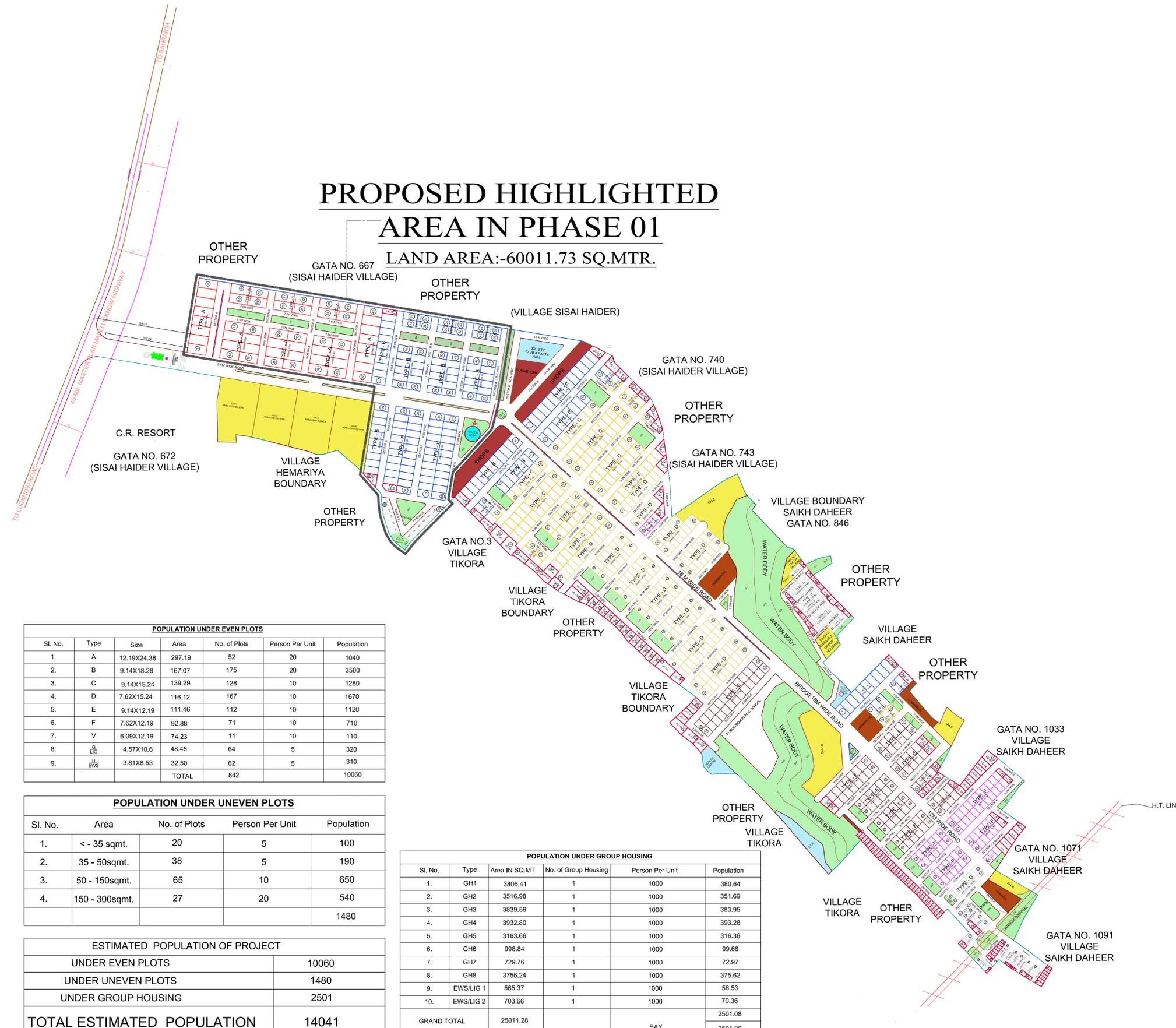
TOTAL PROJECT AREA 293853.90 SQ MT. 72.612 ACRE 29.385 HACT.

LEGEND	
PROJECT BOUNDARY	---
EXISTING PHYSICAL FEATURE	
H.T. LINE	---
WATER BODY	---
PROPOSED LAND USES	
GROUP HOUSING	---
PLOTTED	---
EWS/LIG	---
COMMERCIAL	---
PUBLIC/SEMI PUBLIC	---
GREEN OPEN	---

LAND USE DISTRIBUTION AS PER LAYOUT PLAN			
SL. NO.	DESCRIPTION	IN SQ.MT.	% ACHIEVED
1	RESIDENTIAL		
	PLOTTED	114221.99	38.87
	GROUP HOUSING	25011.28	8.51
	EWS/LIG	8134.44	2.76
	SUB TOTAL	147367.71	50.14%
2	COMMERCIAL		
	COMMERCIAL	5299.79	1.80
	SHOPS	4126.76	1.40
	SUB TOTAL	9426.55	3.21%
3	PUBLIC/ SEMI PUBLIC		
	EDUCATIONAL	4267.37	
	HEALTH	850.13	
	COMMUNITY	1334.65	
	33 KVA ELECTRICAL SUB STATION	401.208	
	S.T.P	1243.65	
SUB TOTAL	8097.00	2.76%	
4	GREEN AREA		
	GREEN/OPEN	44092.45	
	SUB TOTAL	44592.45	15.18%
5	ROAD		
	ROAD	84870.19	
SUB TOTAL	84370.19	28.71%	
GRAND TOTAL		293853.9	100%

PROPOSED HIGHLIGHTED AREA IN PHASE 01

LAND AREA:-60011.73 SQ.MTR.



POPULATION UNDER EVEN PLOTS						
Sl. No.	Type	Size	Area	No. of Plots	Person Per Unit	Population
1.	A	12.19X24.38	297.19	52	20	1040
2.	B	9.14X18.28	167.07	175	20	3500
3.	C	9.14X15.24	139.29	128	10	1280
4.	D	7.62X15.24	116.12	167	10	1670
5.	E	9.14X12.19	111.46	112	10	1120
6.	F	7.62X12.19	92.88	71	10	710
7.	V	6.09X12.19	74.23	11	10	110
8.	DRS	4.57X10.6	48.45	64	5	320
9.	EWS	3.81X8.53	32.50	62	5	310
				TOTAL		10060

POPULATION UNDER UNEVEN PLOTS				
Sl. No.	Area	No. of Plots	Person Per Unit	Population
1.	< - 35 sqmt.	20	5	100
2.	35 - 50sqmt.	38	5	190
3.	50 - 150sqmt.	65	10	650
4.	150 - 300sqmt.	27	20	540
				1480

ESTIMATED POPULATION OF PROJECT	
UNDER EVEN PLOTS	10060
UNDER UNEVEN PLOTS	1480
UNDER GROUP HOUSING	2501
TOTAL ESTIMATED POPULATION	14041

POPULATION UNDER GROUP HOUSING					
Sl. No.	Type	Area IN SQ.MT	No. of Group Housing	Person Per Unit	Population
1.	GH1	3806.41	1	1000	380.64
2.	GH2	3516.98	1	1000	351.69
3.	GH3	3839.56	1	1000	383.95
4.	GH4	3932.80	1	1000	393.28
5.	GH5	3163.66	1	1000	316.36
6.	GH6	996.84	1	1000	99.68
7.	GH7	729.76	1	1000	72.97
8.	GH8	3756.24	1	1000	375.62
9.	EWS/LIG 1	565.37	1	1000	56.53
10.	EWS/LIG 2	703.66	1	1000	70.36
					2501.08
GRAND TOTAL		25011.28		SAY	2501.00

LAYOUT PLAN

UNIMAXX CITY, BAHRAICH
AT BAHRAICH - LUCKNOW MAIN ROAD
NEAR HARIYALI RESORT, BAHRAICH UP

DEVELOPERS:-
M/S UNIMAXX CITY BAHRAICH PVT. LTD.
ADD.- 1/67- VIRAM KHAND, GOMTINAGAR
LUCKNOW (U.P.) 226010

DEVELOPERS SIGN:-

SCALE:- 1:1000

DATE:- MAR 2022

