REVISED LAYOUT PLAN

GROUP HOUSING				
PARTICULARS	AREA(IN SQ.MT.)	AREA(IN HAC.)	DENSITY RATE (UNIT / HAC.)	PROPOSED UNITS
GROUP HOUSING-1	21583.73	2.16	250	540
GROUP HOUSING-2	14221.81	1.42	250	355
GROUP HOUSING-3	24311.74	2.43	250	608
GROUP HOUSING-4	9139.6	0.91	200	182
GROUP HOUSING-5	27006.55	2.7	200	540
GROUP HOUSING-6	9318.06	0.93	200	186
GROUP HOUSING-7	12289.99	1.23	250	308
GROUP HOUSING-8A	11972.8	1.2	250	300
GROUP HOUSING-8B	7750.4	0.78	250	195
GROUP HOUSING-9	10658.8	1.07	250	268
GROUP HOUSING-10	16869.09	1.69	250	423
GROUP HOUSING-11	6540.99	0.65	250	163
GROUP HOUSING-12	41512.12	4.15	300	1245
GROUP HOUSING-12a	10914.29	1.09	250	273
GROUP HOUSING-14	10516.87	1.05	250	263
GROUP HOUSING-15	10951.96	1.1	250	275
GROUP HOUSING-16	10491.99	1.05	200	210
GROUP HOUSING-17	35945.94	3.59	200	718
TOTAL	**291996.7**	**29.2**		**7052**
LOW DENSITY AND LOW RISE GROUP HOUSING				
GROUP HOUSING-1	6910.53	0.69	109	75
GROUP HOUSING-2	5392.9	0.54	109	59
GROUP HOUSING-3	9697.94	0.97	109	106
GROUP HOUSING-4	11451.38	1.15	109	125
GROUP HOUSING-5	8917.56	0.89	109	97
GROUP HOUSING-6	6790.88	0.68	109	74
GROUP HOUSING-7	14870.87	1.49	109	162
GROUP HOUSING-8	15700	1.57	109	171
GROUP HOUSING-9	14769	1.48	109	161
TOTAL	**94501.1**	**9.5**		**1030**
GROUP HOUSING (EWS/ LIG)				
GROUP HOUSING(EWS/ LIG)	**32116.93**	3.21	550	1766

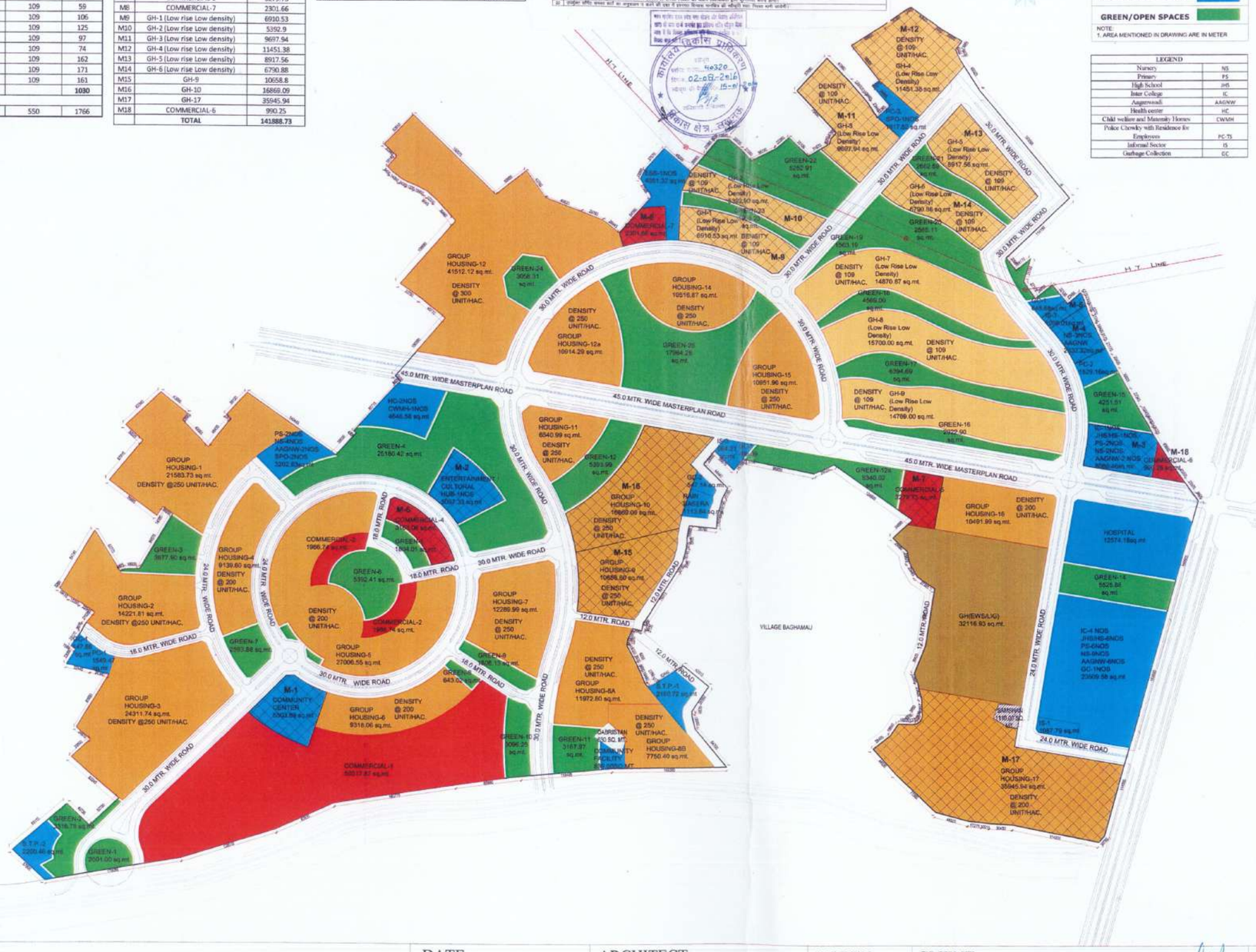
TOTAL SALEBLE AREA	AREA (SQ. MT.)
Group Housing	418614.73
Commercial	64026.05
Educational	34630.99
Health Centre & Child Welfare & Maternity Centre	4646.58
Community Centre	5503.89
Entertainment /Cultural Hub	5037.33
Hospital	12574.18
Informal Sector	2811.01
SUB TOTAL	**547844.76**
25% OF SALEBLE AREA	**136961.19**

S.No.	AREA TO BE PLEDGED	AREA(IN SQ.MT.)
M1	COMMUNITY CENTER	5503.89
M2	ENTERTAINMENT/ CULTURAL HUB	5037.33
M3	IC-1NOS,IHS/HS-1NOS,PS-2NOS,NS-2NOS,AAGNW-2 NOS	5086.46
M4	NS-5NOS,AAGNW-1NOS	2832.32
M5	IS-3	1059.01
M6	COMMERCIAL-4	3163.06
M7	COMMERCIAL-5	3279.73
M8	COMMERCIAL-7	2301.66
M9	GH-1 (Low rise Low density)	6910.53
M10	GH-2 (Low rise Low density)	5392.9
M11	GH-3 (Low rise Low density)	9697.94
M12	GH-4 (Low rise Low density)	11451.38
M13	GH-5 (Low rise Low density)	8917.56
M14	GH-6 (Low rise Low density)	6790.88
M15	GH-9	10658.8
M16	GH-10	16869.09
M17	GH-17	35945.94
M18	COMMERCIAL-6	990.25
	TOTAL	**141888.73**

S.No.	PUBLIC-SEMI PUBLIC FACILITY	AREA (IN SQ.MT.)
1	EDUCATION-1	3202.63
2	EDUCATION-2	2832.32
3	EDUCATION-3	5086.46
4	EDUCATION-4	23509.58
5	COMMUNITY CENTER	5503.89
6	ENTERTAINMENT/CULTURAL HUB-1 NOS	5037.33
7	HOSPITAL	12574.18
8	HC-2,CWMH-1	4646.58
9	ESS-1	4051.32
10	COMMUNITY FACILITY	839.00
11	PC-1	1549.47
12	PC-2	1529.16
13	PC-3, SPO-1	1917.52
14	STP-1	2200.46
15	STP-2	2180.72
16	RAIN BASERA	1113.84
17	GC-1	147.88
18	GC-2	547.14
19	GC-3	480.09
20	GC-4	648.68
21	IS-1	1087.79
22	IS-2	1059.01
23	IS-3	664.21
24	**TOTAL**	**82409.26**

GREEN	AREA(IN SQ.MT.)
GREEN-1	2001.00
GREEN-2	3316.78
GREEN-3	3977.90
GREEN-4	25180.42
GREEN-5	1804.01
GREEN-6	5392.41
GREEN-7	2593.88
GREEN-8	643.02
GREEN-9	1808.13
GREEN-10	3096.25
GREEN-11	3167.97
GREEN-12	5393.99
GREEN-13	5340.02
GREEN-14	5525.88
GREEN-15	4251.51
GREEN-16	2922.90
GREEN-17	6394.69
GREEN-18	4569.00
GREEN-19	1563.19
GREEN-20	2565.11
GREEN-21	2662.59
GREEN-22	5252.91
GREEN-23	1966.23
GREEN-24	3058.31
GREEN-25	17964.28
TOTAL	**122412.38**

COMMERCIAL	AREA(IN SQ.MT.)
COMMERCIAL-1	50317.87
COMMERCIAL-2	1986.74
COMMERCIAL-3	1986.74
COMMERCIAL-4	3163.06
COMMERCIAL-5	3279.73
COMMERCIAL-6	990.25
COMMERCIAL-7	2301.66
TOTAL	**64026.05**



LEGEND

- PROJECT BOUNDARY
- GRAVEYARD
- H.T. LINE
- GROUP HOUSING
- LOW RISE
- EWS/LIG
- COMMERCIAL
- PUBLIC SEMI PUBLIC
- GREEN/OPEN SPACES

NOTE:
1. AREA MENTIONED IN DRAWING ARE IN METER

LEGEND	
Nursery	NS
Primary	PS
High School	HS
Inter College	IC
Anganwadi	AAGNW
Health center	HC
Child welfare and Maternity Homes	CWMH
Police Chowky with Residence for Employees	PC-TS
Informal Sector	IS
Garbage Collection	GC

LAND DETAIL				
S.NO.		IN SQ.MT.	IN ACRES	IN HEC.
1	Total Project Area of Proposed Integrated Township Excluding Baghamau Village Abadi Area i.e 22.67 acres	857500.00	211.833	85.750
	DEDUCTIONS			
2	AREA UNDER MASTER PLAN ROAD	46647.43	11.524	4.665
3	AREA UNDER SAMSHAN & GRAVEYARD	1740.00	0.430	0.174
4	**NET AREA [1 -(2+3)]**	**809112.57**	**199.879**	**80.911**

LAND USE DISTRIBUTION AS PER LAYOUT PLAN					
S.NO	DESCRIPTION		AREA		
			IN SQ.MT.	IN ACRE	HAC.	% ACHIEVED
1	RESIDENTIAL AREA	GROUP HOUSING	291996.70	72.134	29.200	
		LOW RISE HOUSING	94501.10	23.345	9.450	
		EWS & LIG	32116.93	7.934	3.212	
		SUB TOTAL	418614.73	103.413	41.862	51.738
2	COMMERCIAL	COMMERCIAL	64026.05	15.817	6.403	
		SUB TOTAL	64026.05	15.817	6.402	7.913
3	PUBLIC -SEMI PUBLIC FACILITY	SUB TOTAL	82409.26	20.350	8.241	10.185
4	GREEN COVER	PARKS & OPEN	122412.38	30.240	12.241	
		SUB TOTAL	122412.38	30.240	12.241	15.129
5	ROADS	ROAD	121650.15	30.052	12.164	15.035
		SUB TOTAL	809112.57	199.880	80.911	100.000
		TOTAL	809112.57	199.880	80.911	100.000

DENSITY CALCULATION			
Group Housing High Rise			
Area of Group Housing	291996.70 29.2		Sq.Mt. Hac.
Permissible Ground Coverage	35%		
Permissible F.A.R.	2.5		
Permissible Density	@ 330 unit/hac. Or @1650 Persons/Hac.		
Permissible Units	**9636**		
Population @ 5 Persons / Unit	**48180**		
Achieved Units	**7052**		
Proposed average Density	@ 242 unit/hac. Or @1210 Persons/Hac.		
Population @ 5 Persons / Unit	**35260**		
Group Housing Low Rise Low Density			
Area of Group Housing	94501.10 9.45		Sq.Mt. Hac.
Permissible Ground Coverage	35%		
Permissible F.A.R.	2.5		
Permissible Density	@200 Unit/hac. Or @ 1000 Persons/Hac.		
Permissible Units to be taken	**1890**		
Proposed Density	@109 Unit/hac. Or @ 545 Persons/Hac.		
Permissible Units to be taken	**1030**		
Population @ 5 Persons / Unit	**5150**		
Group Housing For EWS & LIG			
Area of Group Housing	32116.93 3.21		Sq.Mt. Hac.
Permissible Ground Coverage	50%		
Permissible F.A.R.	2.0		
Achieved Density LIG/EWS	@530unit/hac. Or @ 2650 Persons/Hac.		
Achieved Units	**1700**		
Proposed Density	@550 Unit/hac. Or @ 2750 Persons/Hac.		
Achieved Population @ 5 Persons / Unit	**8500**		
Provision of EWS and LIG Units			
Total Units Proposed (7052+1030)			**8082**
Required no.@10 %		**Provided no.**	
LIG	808	850	10.517 %
EWS	808	850	10.517 %
Total Units	**1616**	**1700**	
Total Population	Pop.Of Group housing	Pop.Of EWS/LIG	**Total**
	40410	**8500**	**48910**
Density Achieved (Excluding EWS/LIG)			
Total Population	Total Population **40410**		
Population/Net plot Area	499.438		
Density Achieved	**Say**	**499**	**Persons/Hac.**
Density Achieved (Including EWS/LIG)			
Total Population	Total Population **48910**		
Population/Net plot Area	604.491		
Density Achieved	**Say**	**604**	**Persons/Hac.**

PROVISION MADE AS PER BYE LAWS			
INCLUDING EWS/LIG POPULATION			
POPULATION	**48910**		
Facility	Required for Persons	Required no. of Facilities	Provided no. of Facilities
Educational			
Nursery	2500	20	20-5-2-3=10
Primary	5000	10	10-5-2=3
High School	7500	7	7-5=2
Inter College	10000	5	5
Aaganwadi Center.	5000	10	10
TOTAL			
Health			
Health center	15000	3	3
Child wellare and maternity homes	45000	1	1
TOTAL			
Telecommunication and others			
Sub Post Office	10000	5	5
Police Chowky with residence for employees	15000	3	3
Computerized rail reservation counter	5000	10	10
Extension counter with ATM	15000	3	3
ESS 33 kva	30000	2	1
Informal Sector [IS]			3
Garbage Disposal [GC]			5
Rain Basera			1
TOTAL			
Social and Cultural			
Community center	25000	2	2

REVISED LAYOUT OF INTEGRATED TOWNSHIP AT BAGHAMAU VILLAGE ,LUCKNOW

DATE:- 10.12.2015

SCALE:- 1:2000

ARCHITECT:- VIRESH KUMAR

Drg. No.:- ANS/LKO/LOP/01

NORTH:

CLIENT:-
M/S. ANS Developers Pvt. Ltd.
(Lead Member of Consortium of ANS Constructions Ltd.)
Regd. Office: 308, Tulsiani Chambers, Nariman Point, Mumbai- 400021.

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