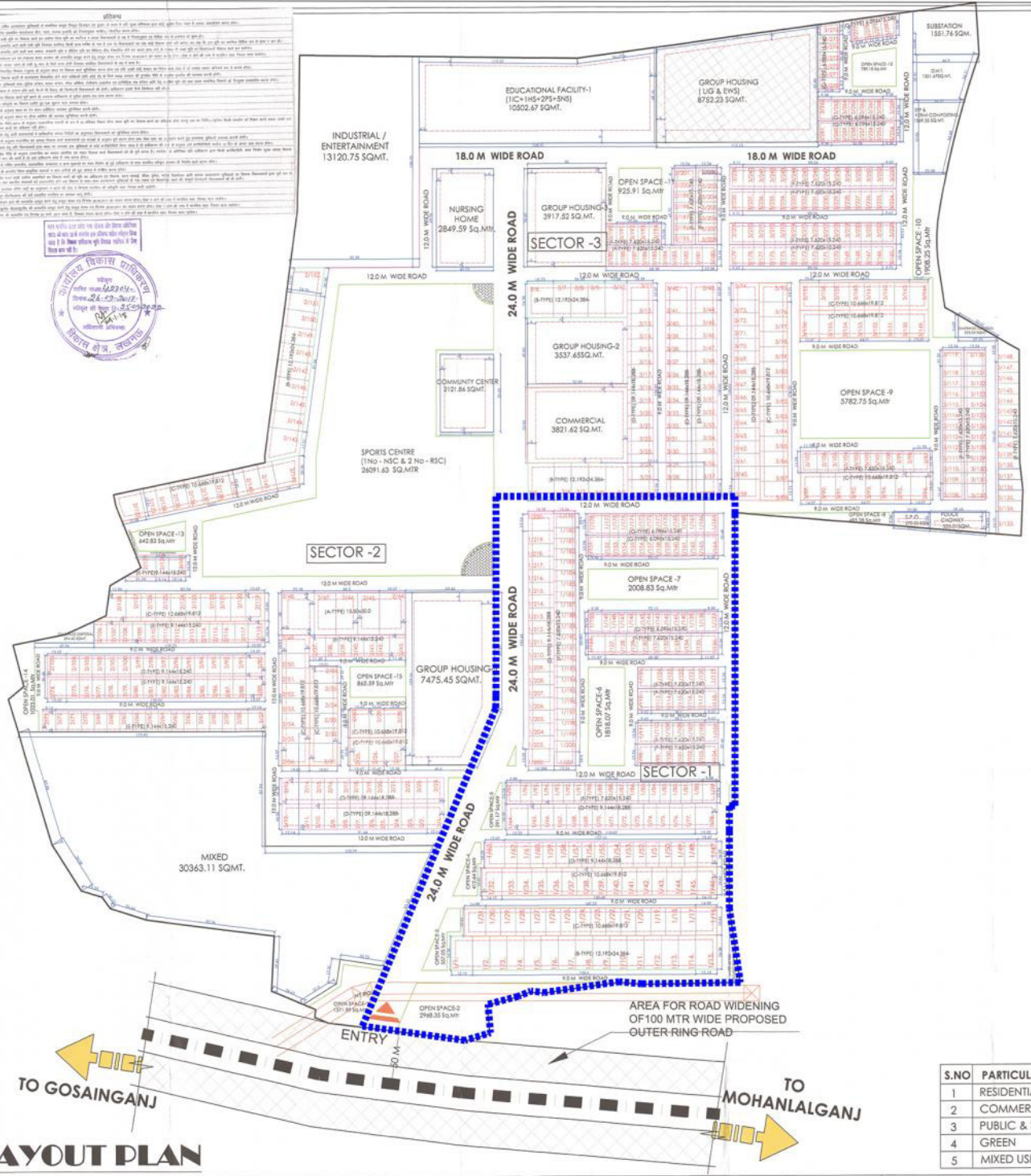

LAYOUT PLAN

TOTAL PROJECT AREA	80.00 ACRE	32.39 HAC
DEDUCTIONS		
AREA UNDER ROAD WIDENING	1.13 ACRE	0.46 HAC
SUB TOTAL	1.13 ACRE	0.46 HAC
NET PROJECT AREA	78.87 ACRE	31.93 HAC

DENSITY CALCULATION

Group Housing

Area of Group Housing	14930.62 1.49	Sq.Mt. Hac.
Permissible Ground Coverage	40%	
Permissible F.A.R.	2.5	
Permissible Density	@ 330 unit/hac. Or @1650 Persons/Hac.	
Permissible Units	491.7 SAY 492	
Achieved Population @ 5 Persons / Unit	2460	

Group Housing For EWS & LIG

Area of Group Housing	8752.23 0.875	Sq.Mt. Hac.
Permissible Ground Coverage	50%	
Permissible F.A.R.	2	
Permissible Density	@560unit/hac. Or @2800 Persons/Hac.	
Permissible Units	490	
Achieved Population @ 5 Persons / Unit	2451	

Plotted

Size	Area	No. of Plots	No. of Units	Total no of Units	Persons/unit	Population
6.096x15.240	92.90	65	2	130	5	650
7.620x15.240	116.13	223	2	446	5	2230
9.144x15.240	139.35	72	2	144	5	720
9.144x18.288	167.23	139	2	278	5	1390
10.668x19.812	211.35	110	3	330	5	1650
12.192x24.384	297.29	35	3	105	5	525
15.90 X 30.0	465.00	5	4	20	5	100
TOTAL		649		1453		7265

PROVISION OF EWS AND LIG UNITS

TOTAL UNITS INCLUDING EWS-LIG (492+490=1453)		-	-	3435
	PLOTTED	GROUP HOUSING	TOTAL	PERCENTAGE
EWS	0	245	245	100%
LIG	0	245	245	100%

Density Achieved (Excluding EWS/LIG)

Total Population - Population of EWS and LIG	Total Population		Pop.Of EWS/LIG	
	12176		2451	9725
Net Population Density	304.56			
Density Achieved	say			305 persons/hac.

Density Achieved (Including EWS/LIG)

Net Population Density	381.31	
Density Achieved	say	381 persons/hac.

PROVISION MADE AS PER BYE LAWS INCLUDING EWS LIG POPULATION

POPULATION		12176	
Facility	Required for Persons	Required no. of Facilities	Provided no. of Facilities
Educational			
Nursery	2500	5	5
Primary	5000	2	2
High School	7500	1	1
Inter College	10000	1	1
Health			
Health center	15000	1	1
Telecommunication and others			
Sub Post Office	10000	1	1
Police Chowky with residence for employees	15000	1	1
Social and Cultural			
Community center	25000	1	1
Sports			
Neighbourhood sports center	15000	1	1
Sports centre in residential units	5000	2	2

LAND USE DISTRIBUTION AS PER LAYOUT PLAN

S.NO	DESCRIPTION		AREA IN SQ.MT.	AREA IN ACRE	% ACHIEVED
1	RESIDENTIAL AREA				
		PLOTTED	108707.75	26.85	
		GROUP HOUSING	14930.62	3.69	
		EWS & LIG	8752.23	2.16	
		SUB TOTAL	132390.60	32.70	41.46
2	COMMERCIAL				
		COMMERCIAL	3821.62	0.94	
		SUB TOTAL	3821.62	0.94	1.19
3	MIXED USE				
		MIXED	30363.11	7.50	
		SUB TOTAL	30363.11	7.5	9.51
4	PUBLIC -SEMI PUBLIC FACILITY				
		EDUCATIONAL FACILITY	10502.67	2.59	
		S.T.P.	1569.35	0.39	
		LIGHT INDUSTRY/ FACILITY PLOT	13120.75	3.24	
		COMMUNITY CENTRE	2121.86	0.52	
		ELECTRIC SUB STATION	1551.76	0.38	
		HEALTH CENTRE	2849.59	0.70	
		OHT	1351.67	0.33	
		SPO	270.25	0.07	
		POLICE CHOWKY	525.01	0.13	
		GARBAGE DISPOSAL	724.23	0.18	
		SUB TOTAL	34587.14	8.53	10.82
5	GREEN COVER				
		PARKS & OPEN SPACES	21848.90	5.40	
		SPORTS CENTRE	26091.63	6.45	
		SUB TOTAL	47940.53	11.85	15.03
6	ROADS				
		ROAD	70165.04	17.35	22.00
	TOTAL		319268.04	78.87	100.00

S.NO	PARTICULARS
1	RESIDENTIAL
2	COMMERCIAL
3	PUBLIC & SEMI PUBLIC
4	GREEN
5	MIXED USE

SIGNATURE PARK

AN INTEGRATED TOWNSHIP AT SULTANPUR ROAD,LUCKNOW.

NORTH:-

DATE:-

SCALE:- 1:1000

ARCHITECT PLANNER

AR . TRIPTIE AWASTHI

CLIENT:-

M/S SWASTIK MULTITRADE PVT LTD
(A Unit of SID group of Companies)

Registered Office:-
1.51, VIVEK KHAND
GOMTI NAGAR
LUCKNOW, 226010

Swastik Multitrade Pvt. Ltd.
Director

CONSULTANT:-

ishrrito Ventures

Regd. Off:
B-274 SECTOR :-B
AVAS VIKAS COLONY
Rajajipuram, LUCKNOW