

Group Housing & Retail Shopping, Lucknow
Experion Developers Pvt. Ltd & Experion Hospitality Pvt.

PLAN OF DEVELOPMENT

Plot No. TCG 1-A/V6 & TCG 1A/V-7 at Vibhuti Khand, Phase-I, Gomti
Nagar, Lucknow.

ARCHITECTURE DESCRIPTION

The project site admeasuring is located adjacent to the new high court complex towards south and Indira Gandhi Pratishthan Bhawna towards east at Gomti Nagar Lucknow. The site is well connected with Airport through Shaheed Path & Railway station through Bypass road.

The site is accessible from the existing Pickup Bhawan road 30m wide towards South & another connecting 24m wide road towards East which connects with Amar Shaheed Path.

The drive from the main gates to the drop off zones is planned with a double height canopy.

BUILDING DESCRIPTION

THE PROJECT SHALL BE A MIXED USE DEVELOPMENT ON LAND AREA OF 27573.95 sqm COMPRISING OF RESIDENTIAL APARTMENTS IN A CONDOMINIUM SETTING AND A COMMERCIAL COMPLEX WITH SHOPS & OFFICE SPACES. THE CONDOMINIUM COMPONENT SHALL COMPRISE OF 4 RESIDENTIAL TOWERS T1, T2, T3, T6 AND A CLUBHOUSE. THE COMMERCIAL COMPONENT SHALL HAVE SHOPS AND OFFICE SPACES. THERE SHALL BE A SINGLE LEVEL BASEMENT BELOW THE RESIDENTIAL SIDE AND DOUBLE BASEMENT BELOW THE COMMERCIAL BLOCK FOR PARKING AND SERVICES OF BOTH RESIDENTIAL AND COMMERCIAL COMPONENT. THE PARKING FOR COMMERCIAL WILL ALSO BE TOWARDS RESIDENTIAL PART OF THE BASEMENT AS IT IS A MIXED USED PROJECT.

THE CLUBHOUSE SHALL BE DEVELOPED IN G+1 CONFIGURATION AND SHALL BE PART OF THE COMMON AREAS FOR THE GROUP HOUSING COMPONENT. THE CLUB HOUSE IS MEANT FOR EXCLUSIVE USE OF THE RESIDENTS/OCCUPANTS OF THE GROUP HOUSING. THERE ARE TWO SHOPS IN CLUB WHICH IS COMMERCIAL COMPONENT AND IS HAVING SEPARATE ACCESS FROM 24 M ROAD.. THESE TWO SOPS WILL BE SOLD / LEASED TO PROSPECTIVE BUYERS.

REGISTRATION UNDER THE REAL ESTATE (REGULATION & DEVELOPMENT) ACT, 2016 HAS BEEN APPLIED FOR PHASE-I . AREA APPLIED FOR PHASE -1 COMPRISES OF FOLLOWING ON LAND AREA OF 14486.78 sqm

RESIDENTIAL TOWERS – 2 NOS.-

NO. OF UNITS = 136

1. TOWER- T1 (G+16)-

No of units - 3BHK compact or 2bhk + study – (67 NOS.) and 1 bhk unit (1 NO.) = 68 UNITS

2. TOWER -T2 (G+16)

No of units - 3BHK +servant– (67 NOS.) and 1 bhk unit (1 NO.) = 68 units

COMMERCIAL BLOCK (G+6)

NO. OF UNITS =192 Units

1. GROUND FLOOR –SHOPS.
2. FIRST FLOOR –SHOPS.

3. SECOND FLOOR TO SIXTH FLOOR (OFFICE)

CLUB COMMERCIAL SHOPS– 2 SHOPS

The construction and development of the Project is proposed in a phase wise manner and therefore the development of the common areas, services, amenities and facilities shall also be done in phase wise manner. There shall be some designated common areas and facilities meant for exclusive use by the residents/occupants of the group housing complex. Similarly, there shall be certain designated common areas and facilities meant for exclusive use by the residents/occupants of the commercial complex. The parking for commercial will also be towards residential side. of the basement as it is a mixed used project so all the amenities cannot be segregated.

Environment friendly design:

- Rainwater harvesting for recharge of groundwater.
- Water supply, sewage treatment and reuse of treated sewage water for flushing and horticulture.
- Energy conservation measures like use of solar energy in street lighting at 20% of overall street lights.
- Use of fly-ash in construction work as permitted under National Codes.
- Provision of natural light and ventilation as per statutory norms.

Earthquake Resistance Design

Design Criteria-

- The area is classified as Zone III as per the BIS classification.
- The building design will be earthquake resistant structure as per NBC.
- Structure with ductile detailing is considered as per IS: 13920, IS 13827, IS 13935, 4326 & IS 1893
- Escape routes and standard response in case of earthquake will be displayed through signage.

Sullage water

- STP will be provided to treat sewage and treated water will be used for flushing and gardening.

Power requirement & backup

Direct supply of electricity shall be supplied by UPPCL.

100% power backup (subject to applicable diversity factor) will provided by DG sets. .

Fire Fighting System

As per the National Building Code (NBC-2005, part IV), the basic minimum requirement for Fire Fighting Installation shall be provided for the proposed Project.

- Fire alarms in case of fire

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- Display of emergency exits, emergency phone nos.
- Overhead tanks and underground tank of reserve water for firefighting.
- Fire hydrants and Hose reels.
- Sprinklers shall be provided as per NBC.
- Portable fire extinguishers shall be provided as per fire norms.

Energy conservation

- Lighting and ventilation will be energy efficient along with installation of LEDs and CFLs
- Use of solar lights in open areas and landscaped area as per local norms.

Domestic water

Municipal supplied water from Jal kal Vibhag will be treated for domestic purposes as per norms.

Emergency Evacuation Plan

Fire staircase will be provided as per approved plan and proper signage will be provided for emergency evacuation.

Storm water

Storm water shall be collected and recharged in ground. Final overflow to be connected with municipal drainage system if required.