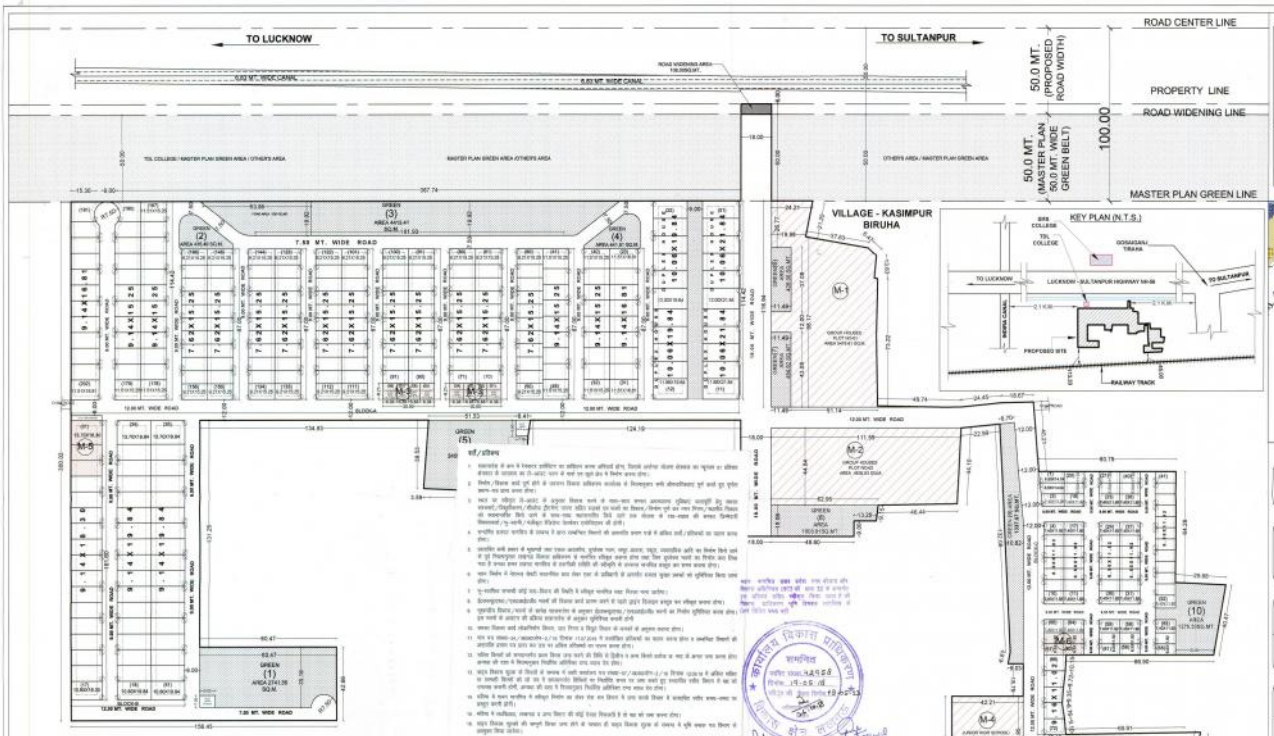
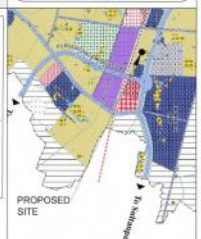


Project :-

LAYOUT PLAN OF RESIDENTIAL TOWNSHIP FOR SAPPHIRE INFRAVENTURES PVT. LTD.

AT KHASRA NO.:-808,809 (FULL AREA)
PART OF KHASRA NO.:-797,798, 801,806,807, 810,813,814,815,816,822,823,824,826, 828,830,831,833,834,838,839
VILLAGE KASIMPUR BIRUHA, PARGANA & TEHSIL MOHANLALGANJ , SULTANPUR ROAD,LUCKNOW.



LOCATION PLAN
(NOT TO SCALE)

THIS IS TO CERTIFY THAT PROPOSED PLAN IS PREPARED AS PER MASTER PLAN 2031 & BHAWAN UPVIDHI 2008

DRAWING TITLE:-
SITE LAYOUT PLAN

DATE:-

NORTH:-

SCALE:-
1:1000

architect's avenue
D-2/122,Sambhav Tower,Vibhuti Khand Gomti Nagar,Lucknow,U.P.
Architect

OWNER/DEVELOPER/PROMOTER

AHMAD KAMAL KHAN
(DIRECTOR)
SAPPHIRE INFRAVENTURES PVT. LTD.

S.NO.	DESCRIPTION	(SQ.M.)	sq.mt.		acre
1	NET TOWNSHIP AREA	100000.00	sq.mt.	24.71	acre
2	AREA UNDER ROAD WIDENING	0.00	sq.mt.	0.00	acre
3	AREA UNDER MASTER PLAN GREEN	0.00	sq.mt.	0.00	acre
4	TOTAL AREA AREA (situ+above (NNR REAL)	100000.00	sq.mt.	24.71	acre
5	AREA UNDER CANAL/ROAD	4000	sq.mt.	0.99	acre

LAND USE DISTRIBUTION AS/ LAYOUT PLAN

S.NO.	DESCRIPTION		AREA (sq.mt.)	
	RESIDENTIAL AREA			
1	A	Residential Plotted	3850.00	38.50%
	B	Duplex Houses	4700.46	4.71%
	C	Group Housing (I general)	4878.61	4.47%
	D	Group Housing (I general)	4935.83	4.93%
	E	Group Housing (II SC,S,I.-I)	2220.44	2.22%
2	COMMERCIAL AREA			
	A	COMMERCIAL AREA	360.28	0.36%
3	School Area			
	A	School Area	2000	2.00%
4	UTILITY AREA			
	A	UTILITY AREA	54.44	0.05%
5	Park / Open Spaces			
	A	Park / Open Spaces	16037.98	16.03%
		Green zone Percentage	15037.98/100000.00 = 15.03%	
6	Neighbourhood Facility (N.A.F.)			
	A	GARBAGE DISPOSAL	397.20	0.39%
	B	ANGAN BADI	250	0.25%
7	Roads area			
	A	Roads	25422.71	25.42%

DENSITY CALCULATION

GROUP HOUSING-I	
AREA OF GROUP HOUSING-I	14878.46(SQ.MT.) 3.678(AC.)
MAXIMUM PERMISSIBLE GROUND COVERAGE	40%
MAXIMUM PERMISSIBLE F.A.R.	2.5
MAXIMUM PERMISSIBLE DENSITY	(@250 persons/hac. Or 1000 persons/hac.
MAXIMUM PERMISSIBLE UNITS	185
POPULATION @ 5 PERSONS/UNIT	925
GROUP HOUSING-II	
AREA OF GROUP HOUSING-II	22000.00(SQ.MT.) 5.435(AC.)
MAXIMUM PERMISSIBLE GROUND COVERAGE	40%
MAXIMUM PERMISSIBLE F.A.R.	2.5
MAXIMUM PERMISSIBLE DENSITY	(@250 persons/hac. Or 1250 persons/hac.
MAXIMUM PERMISSIBLE UNITS	272
POPULATION @ 5 PERSONS/UNIT	1360
GROUP HOUSING FOR E.W.S. & L.I.G.	
AREA OF GROUP HOUSING	20000.00(SQ.MT.) 4.942(AC.)
MAXIMUM PERMISSIBLE GROUND COVERAGE	50%
MAXIMUM PERMISSIBLE F.A.R.	3
MAXIMUM PERMISSIBLE DENSITY	(@375 persons/hac. Or 2875 persons/hac.
MAXIMUM PERMISSIBLE UNITS	296 (AS MAXIMUM)
PROPOSED EWS & LIG UNITS	296
POPULATION @ 5 PERSONS/UNIT	1480

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

TOTAL NO. OF UNITS (PLOTTED +GROUP HOUSING)	629	
	REQUIRED NO.	REQUIRED %
L.I.G.	252	10%
E.W.S.	252	10%

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

TOTAL POPULATION	6348	PERSONS
POPULATION / NET LAND AREA	6348/ 10.00	HAC.
DENSITY ACHIEVED	634	PERSONS/HAC.

Area Detail of Residential Plots

PLOT SIZE	SET BACK(IN MTS.) Front	Rear	Side	NOS.	PERSONS/ PLOT	PERSONS
9.24 X 30.40	3.00	3.00	-	21	20	420
9.24 X 26.25	3.00	2.00	-	42	20	420
7.62X15.25	2.00	2.00	-	117	10	1170
9.14 X 18.88	3.00	3.00	-	37	20	740
9.24 X 28.84	3.00	3.00	-	34	20	680
9.14 X 11.00	2.00	2.00	-	3	10	30
9.00 X11.50	1.50	1.50	-	67	10	670
TOTAL				320		3930

Area Detail of Duplex Houses

PLOT SIZE	SET BACK(IN MTS.) Front	Rear	Side	NOS.	PERSONS/ PLOT	PERSONS
10.00 X 19.00	3.00	3.00	-	9	20	180
10.00 X 21.00	3.00	3.00	-	9	20	180
10.00 X 19.00	3.00	3.00	-	1	20	20
12.00 X 21.00	3.00	3.00	-	1	20	20
11.00 X 19.00	3.00	3.00	3.00	1	20	20
11.00 X 21.00	3.00	3.00	3.00	1	20	20
TOTAL				22		440

GREEN AREA DETAIL

S.NO.	DESCRIPTION	AREA	UNIT
1	GREEN (1)	2741.08	SQ.MT.
2	GREEN (2)	1000.00	SQ.MT.
3	GREEN (3)	1000.00	SQ.MT.
4	GREEN (4)	1000.00	SQ.MT.
5	GREEN (5)	2000.00	SQ.MT.
6	GREEN (6)	1800.00	SQ.MT.
7	GREEN (7)	1000.00	SQ.MT.
8	GREEN (8)	1000.00	SQ.MT.
9	GREEN (9)	1000.00	SQ.MT.
10	GREEN (10)	1275.33	SQ.MT.
	TOTAL AREA	15817.08	SQ.MT.

MORTGAGED AREA DETAIL

S.NO.	DESCRIPTION	AREA (SQ.MT.)
1.	M-1	5476.81
2.	M-2	4835.03
3.	M-3	583.20
4.	M-4	2000.00
5.	M-5	585.23
6.	M-6	389.62
	TOTAL MORTGAGED AREA	13870.79

MORTGAGED AREA
(GROUP HOUSES PLOT NO.O-1&02, SCHOOL, COMMERCIAL, BLOCK-B PLOT NO. 1,2,38, BLOCK-C PLOT NO.40,EUWS&IT)