

REVISED LAYOUT PLAN

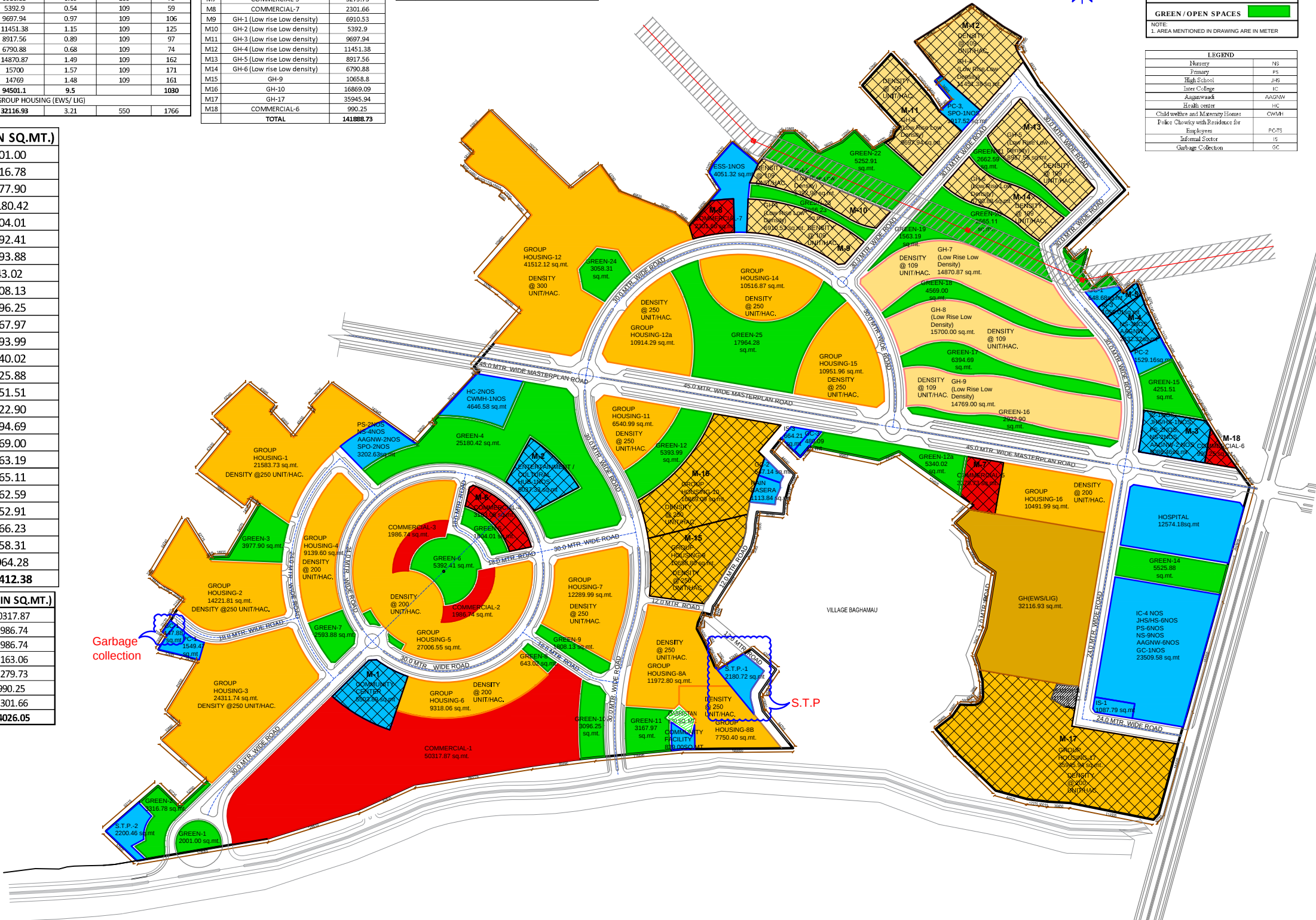
GROUP HOUSING				
PARTICULARS	AREA(IN SQ.MT.)	AREA(IN HAC.)	DENSITY RATE (UNIT / HAC.)	PROPOSED UNITS
GROUP HOUSING-1	21583.73	2.16	250	540
GROUP HOUSING-2	14221.81	1.42	250	355
GROUP HOUSING-3	24311.74	2.43	250	608
GROUP HOUSING-4	9139.6	0.91	200	182
GROUP HOUSING-5	27006.55	2.7	200	540
GROUP HOUSING-6	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)	32116.93	3.21	550	1766

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

TOTAL SALEABLE 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 SALEABLE 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,JHS/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



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	JHS
Inter College	IC
Anganwadi	AAGNW
Health center	HC
Child welfare and Maternity Homes	CWMH
Police Chowki with Residence for Employees	PC-3
Informal Sector	IS
Garbage Collection	GC

LAND DETAIL				
S.NO.		IN SQMT.	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	IN SQ.MT.	IN ACRE	% ACHIEVED
1	RESIDENTIAL AREA	291996.70	72.134	29.200
	GROUP HOUSING	418614.73	103.413	41.862
	LOW RISE HOUSING	94501.10	23.445	9.450
	EWS & LIG	32116.93	7.994	3.212
	SUB TOTAL	418614.73	103.413	41.862
2	COMMERCIAL	64026.05	15.817	6.403
	COMMERCIAL	64026.05	15.817	6.403
	SUB TOTAL	64026.05	15.817	6.403
3	PUBLIC-SEMI PUBLIC FACILITY	82409.26	20.358	8.241
	SUB TOTAL	82409.26	20.358	8.241
4	GREEN COVER	122412.38	30.240	12.241
	PARKS & OPEN SPACES	122412.38	30.240	12.241
	SUB TOTAL	122412.38	30.240	12.241
5	ROADS	121658.15	30.852	12.164
	ROAD	121658.15	30.852	12.164
	SUB TOTAL	121658.15	30.852	12.164
	TOTAL	809112.57	199.880	80.911
	TOTAL	809112.57	199.880	80.911

DENSITY CALCULATION		
Group Housing High Rise		
Area of Group Housing	291996.70	Sq.Mt.
Permissible Ground Coverage	29.2	Hac.
Permissible F.A.R.	35%	
Permissible Density	2.5	
Permissible Units	@ 330 unit/hac. Or @ 1650 Persons/Hac	
Population @ 5 Persons / Unit	9636	
Achieved Units	48180	
Proposed average Density	@ 242 unit/hac. Or @ 1210 Persons/Hac	
Population @ 5 Persons / Unit	7052	

Group Housing Low Rise Low Density		
Area of Group Housing	94501.10	Sq.Mt.
Permissible Ground Coverage	9.45	Hac.
Permissible F.A.R.	35%	
Permissible Density	2.5	
Permissible Units to be taken	@ 200 Unit/hac. Or @ 1000 Persons/Hac	
Proposed Density	1890	
Permissible Units to be taken	@ 109 Unit/hac. Or @ 545 Persons/Hac	
Population @ 5 Persons / Unit	1030	
Achieved Units	5150	

Group Housing For EWS & LIG		
Area of Group Housing	32116.93	Sq.Mt.
Permissible Ground Coverage	3.21	Hac.
Permissible F.A.R.	50%	
Achieved Density LIG/EWS	2.0	
Achieved Units	@ 530 unit/hac. Or @ 2650 Persons/Hac	
Proposed Density	1700	
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
EWS	808	10,517
Total Units	1616	1700

Total Population	Pop.Of Group housing	Pop.Of EWS/LIG	Total
40410	40410	8500	48910
Density Achieved (Excluding EWS/LIG)			
Total Population	Total Population		
40410	40410		
Population/Net plot Area	499,438		
Density Achieved	Say	499	Persons/Hac.
Density Achieved (Including EWS/LIG)			
Total Population	Total Population		
48910	48910		
Population/Net plot Area	604,491		
Density Achieved	Say	604	Persons/Hac.

PROVISION MADE AS PER BYE LAWS			
INCLUDING EWS/LIG POPULATION			
POPULATION	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
Anganwadi Center	5000	10	10
TOTAL			
Health			
Health center	15000	3	3
Child welfare and maternity homes	45000	1	1
TOTAL			
Telecommunication and others			
Sub Post Office	10000	5	5
Police Chowki 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 Basen			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.

CONSULTANT-
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