

1. All the details of the project shall be as per the approved layout plan and the same shall be maintained throughout the project.

2. The layout plan shall be approved by the competent authority and the same shall be followed strictly.

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TOTAL PROJECT AREA		DEDUCTIONS		NET PROJECT AREA	
80.00	ACRE	1.13	ACRE	78.87	ACRE
1.13	ACRE	1.13	ACRE	78.87	ACRE
32.37	HAC	0.46	HAC	31.91	HAC
1.13	ACRE	0.46	HAC	0.67	ACRE
78.87	ACRE	31.91	HAC	46.96	ACRE

DENSITY CALCULATION	
Area of Group Housing	14932.62
Permissible Ground Coverage	40%
Permissible F.A.R.	2.5
Permissible Density	@ 330 unit/Hac. Or @ 1450 Persons/Hac.
Permissible Unit	491.7
Achieved Population @ 2 Persons / Unit	2440

PROVISION OF EWS AND LIG UNITS	
Area of Group Housing	8752.23
Permissible Ground Coverage	0.875
Permissible F.A.R.	50%
Permissible Density	@ 500 unit/Hac. Or @ 2000 Persons/Hac.
Permissible Unit	491
Achieved Population @ 2 Persons / Unit	2451

TOTAL UNITS INCLUDING EWS-LIG		PERCENTAGE	
GROUP HOUSING	245	245	100%
EWS	0	0	0%
LIG	0	0	0%
TOTAL	245	245	100%

TOTAL POPULATION - POPULATION OF EWS AND LIG		PERCENTAGE	
NET Population Density	304.56	304.56	72%
NET Population Density	1217.6	1217.6	28%
NET Population Density	304.56	304.56	72%
NET Population Density	1217.6	1217.6	28%

PROVISION MADE AS PER BYE LAWS INCLUDING EWS LIG POPULATION	
Facility	Required no. of Facilities
Nursery	5
Primary	2
High School	1
Infir College	1
Health center	1
Sub Post Office	1
Police Chowky with residence for employees	1
Community center	1
Neighbourhood sports center	1
Sports centre in residential units	2

LAND USE DISTRIBUTION AS PER LAYOUT PLAN				
S.NO	DESCRIPTION	IN SQ.MT.	IN ACRE	% ACHIEVED
1	RESIDENTIAL AREA	108707.75	26.65	
	GROUP HOUSING	14930.62	3.69	
	EWS & LIG	8752.23	2.16	
	SUB TOTAL	132390.40	32.70	41.46
2	COMMERCIAL	3821.62	0.94	
	SUB TOTAL	3821.62	0.94	1.19
3	MIXED USE	30363.11	7.50	
	SUB TOTAL	30363.11	7.5	9.51
4	PUBLIC - SEMI PUBLIC FACILITY	10502.67	2.59	
	EDUCATIONAL FACILITY	1569.35	0.39	
	S.T.P.	13120.75	3.24	
	LIGHT INDUSTRY FACILITY	2121.86	0.50	
	COMMUNITY CENTRE	1551.76	0.38	
	ELECTRIC SUB STATION	2849.59	0.70	
	HEALTH CENTRE	1351.67	0.33	
	OH	270.25	0.07	
	SPO	525.01	0.13	
	POLICE CHOWKY	724.23	0.18	
	GARBAGE DISPOSAL	724.23	0.18	
	SUB TOTAL	34587.14	8.53	10.82
5	GREEN COVER	21848.90	5.40	
	PARKS & OPEN SPACES	24091.63	6.45	
	SPORTS CENTRE	47940.85	11.85	15.03
	SUB TOTAL	70145.04	17.35	22.00
6	ROADS	319248.04	78.87	100.00
	TOTAL			

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

CLIENT:- M/S SWASTIK MULTITRADE PVT LTD
(A Unit of SID group of Companies)
Registered Office:- Swastik Multitrade Pvt. Ltd., AVAS VIKAS COLONY, RAJAJIPURAM, LUCKNOW.

ARCHITECT PLANNER AR. TRIPTE AWASTHI
Registered Office:- TRIPTE AWASTHI, AVAS VIKAS COLONY, RAJAJIPURAM, LUCKNOW.

DATE:- _____

SCALE:- 1:1000

NORTH:-

CONSULTANT:-

REGD. OFF.: B-274 SECTOR - B AVAS VIKAS COLONY RAJAJIPURAM, LUCKNOW

LAYOUT PLAN

SIGNATURE PARK

AN INTEGRATED TOWNSHIP AT SULTANPUR ROAD, LUCKNOW.