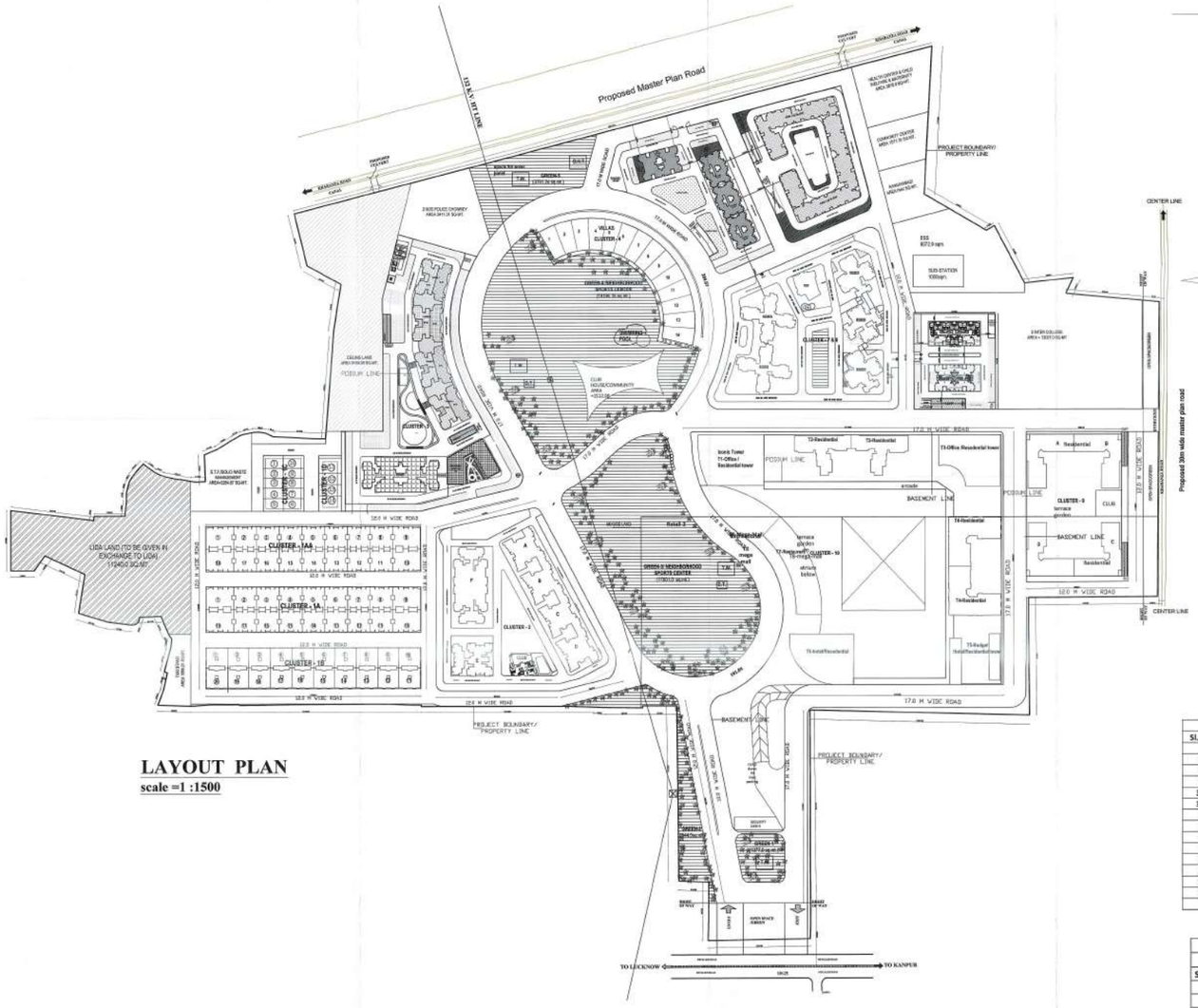
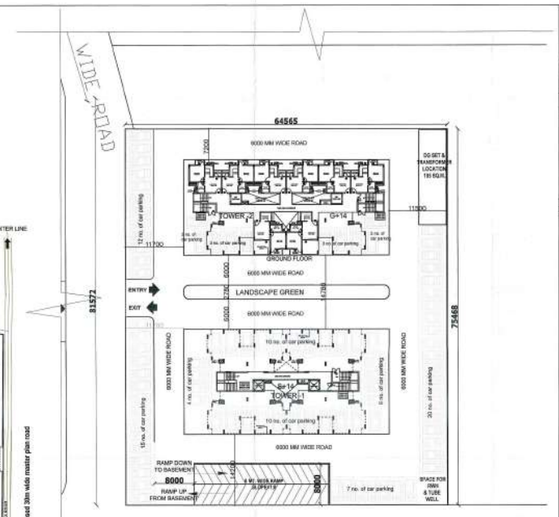


LAYOUT PLAN
scale =1 :1500

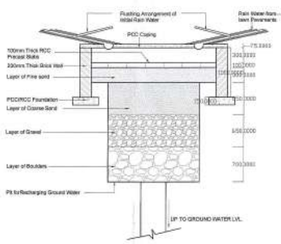


SITE PLAN
scale =1 :400
no of cars = 66 nos

CALCULATION OF REVISED LAYOUT PLAN FOR GROUP HOUSING AT VILLAGE MIRANPUR PINWAT, KANPUR ROAD, LUCKNOW				
Sl. No.	Description	Residential (sq.mt)	Mix Landuse (sq.mt)	Total (sq.mt)
1	Total Plot Area	248433.0	71744.0	320177.000
2	**Plot area in Acres**	**61.372**	**17.723**	**79.095**
3	**Deductions**			
3.1	Ceiling land	9100.0		
3.2	LIDA land	11240.0		
4	Gross Plot area after deduction	228093.0	71744.0	**299837.000**
5	**Gross Plot Area In Acres**	**56.35**	**17.72**	**74.070**
6	Required Green Area 15% of Residential Plot Area	34213.95	7174.4	**41388.350**
7	Net Plot Area for FAR (After Deducting Green Area)	193879.050	64569.6	**258448.650**
8	**Permissible Ground Coverage 35 %**	**79832.55**	**25110.4**	**104942.950**
9	Permissible FAR @ 2.5 of Net Plot Area	484697.63	161424.00	**646121.625**
10	Insentive FAR against(460 EWS+460 LIG)Units	**51827.87**		
11	**Total Permissible FAR**	**536525.50**	**161424.00**	**697949.498**

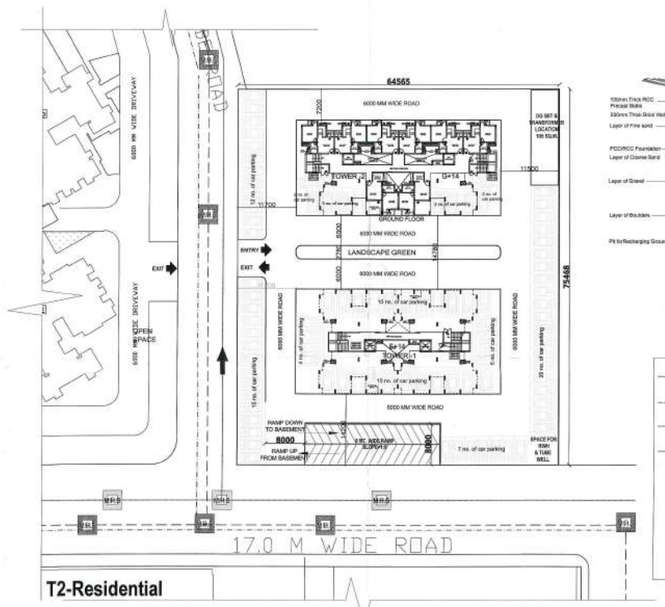
CALCULATIONS OF AREAS UTILIZED IN RESIDENTIAL				
		AREA		
SL. NO.	DESCRIPTION	(sq.m.)	(acres)	%
	FOR GROUND COVERAGE			
1	PERMISSIBLE GROUND COVERAGE(35 %)	79,832.550	19.72	35
2	ACHIEVED GROUND COVERAGE FOR CLUSTER 1-A ,AA & 1B	14,793.580	3.65	6.49
3	ACHIEVED GROUND COVERAGE FOR CLUSTER 2	3,912.700	0.97	1.72
4	ACHIEVED GROUND COVERAGE FOR CLUSTER 7 & 8	3,127.840	0.77	1.37
5	ACHIEVED GROUND COVERAGE FOR CLUSTER 3	4,262.880	1.05	1.87
6	ACHIEVED GROUND COVERAGE FOR CLUSTER 5	1,462.500	0.36	0.64
7	PROPOSED GROUND COVERAGE FOR CLUSTER 9	2,587.631	0.64	1.13
8	PROPOSED GROUND COVERAGE FOR HUMMING RETREAT	959.330	0.24	0.42
9	**REMAINING PERMISSIBLE GROUND COVERAGE AREA TO BE UTILIZED**	**48,726.089**	**12.040**	**21.36**
	FOR FAR			
1	PERMISSIBLE FAR (484697.63) i.e. 2.5	4,84,697.630	119.74	2.50
2	ACHIEVED FAR FOR CLUSTER 1A, 1AA & 1B	59,241.570	14.63	0.31
3	ACHIEVED FAR FOR CLUSTER 2	47,826.770	11.81	0.25
4	ACHIEVED FAR FOR CLUSTER 7 & 8	64,649.770	15.97	0.33
5	ACHIEVED FAR FOR CLUSTER 3	66,651.480	16.47	0.34
6	ACHIEVED FAR FOR CLUSTER 5	21,073.560	5.21	0.11
7	PROPOSED FAR FOR CLUSTER 9	51,203.741	12.65	0.26
8	ACHIEVED FAR FOR HUMMING RETREAT	13,524.400	3.34	0.07
9	**REMAINING PERMISSIBLE FAR AREA TO BE UTILIZED**	**1,60,526.339**	**39.660**	**0.828**

PARKING REQUIRED				
S.NO.	UNIT AREA (SQ.MT)	NO OF UNITS	ECS/UNIT	REQUIRED AREA FOR PARKING
1	Below 50 sq.mt.	92	@2sqmt / unit	184
	10 % PARKING FOR VISITORS			18
	SPACE REQUIRED FOR 2 WHEELER (SQ.MT)			202
S.NO.	UNIT AREA (SQ.MT)	NO OF UNITS	ECS/UNIT	REQUIRED NO. OF PARKING
1	50-100	168	1.00	168
	10 % PARKING FOR VISITORS			17
	PARKING REQUIRED (NOS)			185



RAIN WATER HARVESTING

PARKING CALCULATION		
CAR PARKING PROVIDED	**186**	**CARS**
2 wheeler PARKING AREA PROVIDED	**434.93**	**SQ.MT**
CAR PARKING		
PARKING ON SURFACE	68	CARS
PARKING IN STILT	26	CARS
PARKING IN BASEMENT	92	CARS
TOTAL	**186**	**CARS**
2 WHEELER PARKING		
P1	393.1	SQ.MT.
P2	41.83	SQ.MT.
TOTAL	**434.93**	**SQ.MT.**



SERVICES PLAN
scale =1 400

- HT LINE
- DRAIN LINE
- WATER SUPPLY LINE
- SEWER LINE
- MAN HOLE
- RAIN WATER HARVESTING PIT
- T.W. TUBE WELL [4 NOS]

AREA SCHEDULE OF MLP HOUSING																								
BLOCK NAME	PARTICULARS	STILT FLOOR NOT IN INCLUDE F.A.R AREA	GROUND FLOOR/STILT FLOOR	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	13th	14th (मीट० पी० सिंह) कार्यपालक अभियन्ता (भवन)	GROUND COVERAGE	TOTAL FAR AREA	No. Of Flats	No. of Person@ 5P/flat	Mumtyalyl/Machine room	Fire tower	Total Area For fees
TOWER-1	AREA	400.98	70.99	463.080	463.080	463.080	463.080	463.080	463.080	463.080	463.080	463.080	463.080	463.080	463.080	463.080	463.080	471.970	6354.110	112	560	96.530	336.540	7358.150
	2BHK			8	8	8	8	8	8	8	8	8	8	8	8	8	8							
TOWER-2	AREA	177.61	318.36	475.710	475.710	475.710	475.710	475.710	475.710	475.710	475.710	475.710	475.710	475.710	475.710	475.710	475.710	487.360	6973.290	148	740	87.420	336.540	7541.260
	1BHK&2BHK		8	10	10	10	10	10	10	10	10	10	10	10	10	10	10							
BASEMENT									4734.75															4734.750
TOTAL																		959.33	13324.40	260	1300	184	613	19634.16

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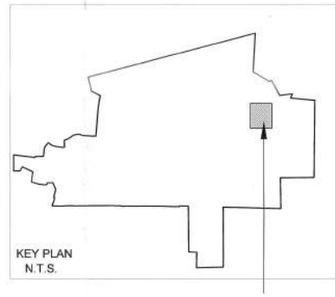
NOTES

PROJECT **Revised Layout Plan for Group Housing at Village-Miranpur Pinwat , Kanpur Road , Lucknow**

On Khasra No - 121P,122P,130,131,132,133,134, 135,136,137,138,139,140,141,142,143,144,145, 146,147,148,149,150,151,152,153,154,166,167, 178,179P,180,181,182,183,184,185P,185SA,186, 187SA,188SA,187P,188P,189,190,191,192,193, 194,195,196,197,198,199,200,201,202,203P, 203SA,204,205,206P,206SA,207,209,210,211, 212,213,214,215,216,217,218,219,220,220/701, 221,222,223,224,225,226,227,228,229,233SA ,236SA,239,240,248P,254P,259P,261,262,263, 264,265,266,267,268

at Village-Miranpur Pinwat Pargana-Bijnour, Tahsil & District- Lucknow



PROPOSED CLUSTER

SUBMISSION DRAWING OF HUMMING RETREAT ON KHASRA NO. 224 P & 225P

DESIGNED BY

DRAWING TITLE

SITE & SERVICES PLAN

DEALT BY	CHECKED BY	NORTH
PRAVEEN	SHAILENDRA	N
SCALE	DATE	DRAWING NUMBER
AS SHOWN	NOV-2016	80 ACRE/SUB.-01/HR-01

यह मानचित्र लीडा महायोजना–2031 एवं सम्यक शासनादेश के अनुरूप तैयार किया गया है।

Land Owner: FOUR LEAF DEVELOPERS Private Limited

Developed By:
M/S PAARTH INFRA BUILD PVT.LTD., PLOT NO. 73, GROUND FLOOR, PATPARGANJ, INDUSTRIAL AREA , NEW DELHI-110092

Signature

CONSULTANTS
REPL
RUDRABHISHEK ENTERPRISES PVT. LTD.
TOWN & COUNTRY PLANNERS, ARCHITECTS & INTERIOR DESIGNERS, SURVEY CIVIC, SERVICES DESIGNERS.
GROUND FLOOR, YUVA BHAWAN, YMCA COMPLEX, 13 RANA PRATAP MARG LUCKNOW.
CALL:- (0522) 2296185

Architect Regd. No.: CA/2000/35491

Signature