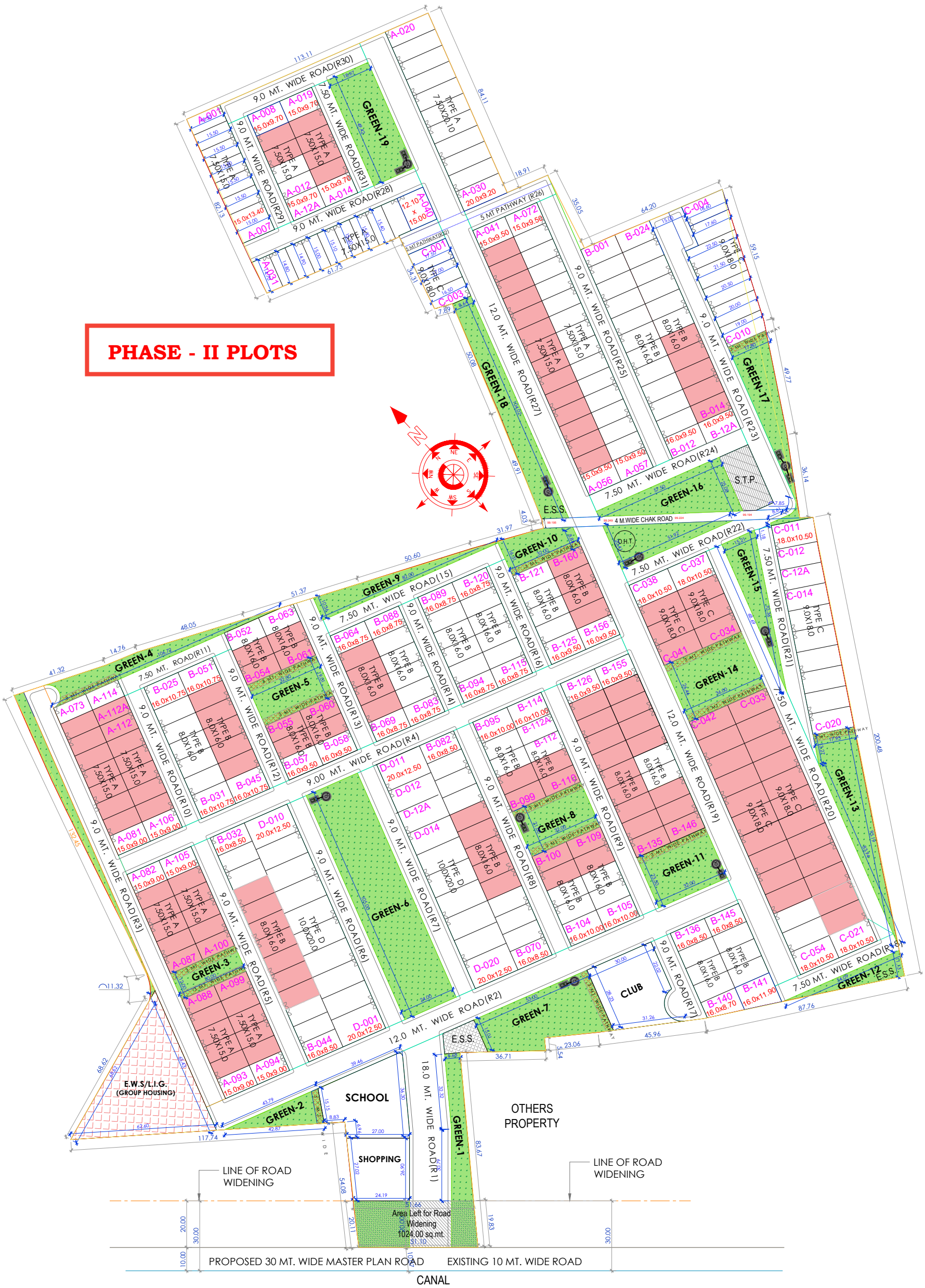
PHASE - II PLOTS



MAP Demarcation

Sl. No.	Project	Area (In Sqmt.)	Remarks
1	LJK VASTO Phase - I	32760.00	UPRERAPRJ172300
2	LJK VASTO Phase - II	61994.00	Marked with Light Red Colour
3	Future Phases	4326.40	
	Total Area (in Sqmt.)	**99080.40**	

CORNER & OTHER PLOTS AREA & SIZES

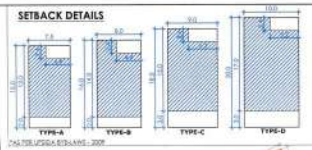
PLOT NO.	PLOT SIZE	PLOT AREA (sq.mt.)
A-001	15.50X7.50	116.25
A-002	15.50X7.50	116.25
A-003	15.50X7.50	116.25
A-004	15.50X7.50	116.25
A-005	15.50X7.50	116.25
A-006	15.50X7.50	116.25
A-007	15.00X13.40	201.00
A-008	15.00X9.70	145.50
A-12A	15.00X9.70	145.50
A-014	15.00X9.70	145.50
A-019	15.00X9.70	145.50
A-020	20.10X7.50	150.75
A-021	20.10X7.50	150.75
A-022	20.10X7.50	150.75
A-023	20.10X7.50	150.75
A-024	20.10X7.50	150.75
A-025	20.10X7.50	150.75
A-026	20.10X7.50	150.75
A-027	20.10X7.50	150.75
A-028	20.10X7.50	150.75
A-029	20.10X7.50	150.75
A-030	20.10X9.20	184.92
A-031	7.80X14.70	114.66
A-032	7.50X14.80	111.00
A-033	7.50X14.90	111.75
A-035	7.50X15.10	113.25
A-036	7.50X15.20	114.00
A-037	7.50X15.30	114.75
A-038	7.50X15.40	115.50
A-039	7.50X15.00	112.50
A-040	12.10X15.00	181.50
A-041	15.00X9.50	142.50
A-056	15.00X9.50	142.50
A-057	15.00X9.50	142.50
A-072	15.00X9.50	142.50
A-081	15.00X9.00	135.00
A-082	15.00X9.00	135.00
A-093	15.00X9.00	135.00
A-094	15.00X9.00	135.00
A-105	15.00X9.00	135.00
A-106	15.00X9.00	135.00
TOTAL PLOTS = 41 NOS.		

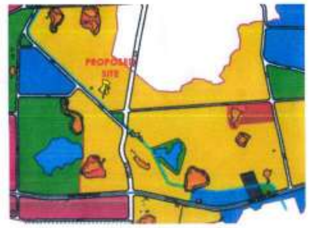
PLOT NO.	PLOT SIZE	PLOT AREA (sq.mt.)
B-012	16.00X9.50	152.00
B-012A	16.00X9.50	152.00
B-025	16.00X10.75	172.00
B-051	16.00X10.75	172.00
B-031	16.00X10.75	172.00
B-045	16.00X10.75	172.00
B-032	16.00X8.50	136.00
B-044	16.00X8.50	136.00
B-057	16.00X9.50	152.00
B-058	16.00X9.50	152.00
B-064	16.00X8.75	140.00
B-069	16.00X8.75	140.00
B-083	16.00X8.75	140.00
B-088	16.00X8.75	140.00
B-089	16.00X8.75	140.00
B-094	16.00X8.75	140.00
B-115	16.00X8.75	140.00
B-120	16.00X8.75	140.00
B-082	16.00X8.50	136.00
B-070	16.00X8.50	136.00
B-136	16.00X8.50	136.00
B-145	16.00X8.50	136.00
B-140	16.00X8.70	139.20
B-141	16.00X11.90	190.40
B-095	16.00X10.00	160.00
B-104	16.00X10.00	160.00
B-105	16.00X10.00	160.00
B-114	16.00X10.00	160.00
B-125	16.00X9.50	152.00
B-126	16.00X9.50	152.00
B-155	16.00X9.50	152.00
B-156	16.00X9.50	152.00
TOTAL PLOTS = 32 NOS.		

PLOT NO.	PLOT SIZE	PLOT AREA (sq.mt.)
C-001	17.50X9.00	157.50
C-002	17.00X9.00	153.00
C-003	16.50X9.00	148.50
C-004	18.60X9.00	167.40
C-005	17.60X9.00	158.40
C-006	22.50X9.00	202.50
C-007	21.50X9.00	193.50
C-008	20.50X9.00	184.50
C-009	20.00X9.00	180.00
C-010	19.00X9.00	171.00
C-011	18.00X10.50	189.00
C-021	18.00X10.50	189.00
C-037	18.00X10.50	189.00
C-038	18.00X10.50	189.00
C-054	18.00X10.50	189.00
TOTAL PLOTS = 15 NOS.		

PLOT NO.	PLOT SIZE	PLOT AREA (sq.mt.)
D-001	20.00X12.50	250.00
D-010	20.00X12.50	250.00
D-011	20.00X12.50	250.00
D-020	20.00X12.50	250.00
TOTAL PLOTS = 04 NOS.		

SETBACK DETAILS





SITE LOCATION IN LIDA MASTER PLAN

LOCATION PLAN
(NOT TO SCALE)

LAND DETAIL OF VILLAGE - MAKHDOOMPUR KAITHI PARGANA BIJNAOR, LUCKNOW

S.NO.	COMPANY NAME	KHASRA NO.	AREA(HECT.)
1.	KRISHNA BIZ SOLUTIONS PRIVATE LIMITED	607KH	0.078
2.	TANKISH INFRATECH PVT. LTD.	590	2.629
3.	TANKISH INFRATECH PVT. LTD.	581	0.915
4.	TANKISH INFRATECH PVT. LTD.	587	0.115
5.	TANKISH INFRATECH PVT. LTD.	588	0.11
6.	SUSHMA REAL ESTATE TRADERS INDIA PVT. LTD.	598	3.308
7.	SUSHMA REAL ESTATE TRADERS INDIA PVT. LTD.	595	0.605
8.	SUSHMA REAL ESTATE TRADERS INDIA PVT. LTD.	596	0.095
9.	TIARA HOLDING PVT. LTD.	607Ka	2.312
10.	TANYA MODERATORS PVT. LTD.	593	0.025
11.	TANYA MODERATORS PVT. LTD.	594	0.164
	TOTAL LAND AREA(AS PER RECORD)		10.356 Hect. or 25.57932 Acres

GREEN AREA DETAIL:

S.NO.	DESCRIPTION	AREA(SQ.MT.)
1.	GREEN-01	462.90 sq.mt.
2.	GREEN-02	322.50 sq.mt.
3.	GREEN-03	360.00 sq.mt.
4.	GREEN-04	952.00 sq.mt.
5.	GREEN-05	608.30 sq.mt.
6.	GREEN-06	2520.00 sq.mt.
7.	GREEN-07	1166.00 sq.mt.
8.	GREEN-08	672.00 sq.mt.
9.	GREEN-09	468.00 sq.mt.
10.	GREEN-10	432.20 sq.mt.
11.	GREEN-11	752.00 sq.mt.
12.	GREEN-12	294.40 sq.mt.
13.	GREEN-13	770.70 sq.mt.
14.	GREEN-14	952.50 sq.mt.
15.	GREEN-15	424.50 sq.mt.
16.	GREEN-16	1321.80 sq.mt.
17.	GREEN-17	788.30 sq.mt.
18.	GREEN-18	966.80 sq.mt.
19.	GREEN-19	937.70 sq.mt.
	TOTAL GREEN AREA	15172.60 sq.mt.

DENSITY CALCULATION

PLOTTED DEVELOPMENT								
PLOT TYPE	PLOT SIZE/ TYPE	NOS.	TOTAL NOS.	PERSONS/PLOT	PERSONS	SETBACKS		
						FRONT	REAR	SIDE
TYPE A	7.50X15.00	73	114	10 NOS.	1140	SET BACKS WILL BE AS PER TABLE NO.1 ON PAGE 33 OF LUCKNOW INDUSTRIAL DEVELOPMENT AUTHORITY BYE LAWS-2009.		
CORNER & OTHERS PLOTS	TYPE A	41						
TYPE B	8.00X16.00	128	160	10 NOS.	1600			
CORNER & OTHERS PLOTS	TYPE B	32						
TYPE C	9.00X18.00	39	54	10 NOS.	540			
CORNER & OTHERS PLOTS	TYPE C	15						
TYPE D	10.00X20.00	16	20	10 NOS.	200			
CORNER & OTHERS PLOTS	TYPE D	04						
	TOTAL	348	348		3480			

ACHIEVED POPULATION = 3480 PERSONS

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

35 UNITS OF E.W.S. & 35 UNITS OF L.I.G. HAVE BEEN PROVIDED AGAINST 348 NOS. RESIDENTIAL PLOTS.

NOTE: PLANTATION & GREEN COVER

- Park area =15172.60 sq.mt.
- Green area shall be provided as well maintained park. Total no. of 1239trees/plants @ 125 trees per hac., shall be part of this residential colony planted along roads & inside parks.
- 18/12/9 mt. wide road shall be lined with evergreen trees @ 7.5mt.C/C.
- A Separate Landscape plan is attached showing plantation layout with the categories of trees.
- Refer landscape layout for trees/plants location.

ROAD AREA DETAIL:

S.NO.	DESCRIPTION	LENGTH (MT.)	WIDTH (MT.)	AREA (SQ.MT.)
1.	18.0 MT. ROAD			
	R1	68.07	18.0	1225.20
			TOTAL	1225.20
2.	12.0 MT. ROAD			
	R2	243.86	12.0	2926.30
	R19	212.73	12.0	2552.70
	R27	224.78	12.0	2697.30
			TOTAL	8176.30
3.	9.0 MT. ROAD			
	R3	198.64	9.0	1787.80
	R4	235.00	9.0	2115.00
	R5	105.00	9.0	945.00
	R6	105.00	9.0	945.00
	R7	105.00	9.0	945.00
	R8	105.00	9.0	945.00
	R9	105.00	9.0	945.00
	R10	61.50	9.0	553.50
	R12	61.50	9.0	553.50
	R13	67.88	9.0	610.90
	R14	49.50	9.0	445.50
	R16	49.50	9.0	445.50
	R17	45.78	9.0	412.10
	R20	182.40	9.0	1641.50
	R23	150.37	9.0	1341.70
	R25	124.03	9.0	1116.30
	R28	80.28	9.0	722.50
	R29	49.25	9.0	443.30
	R30	68.47	9.0	589.30
			TOTAL	17503.40
4.	7.5 MT. ROAD			
	R11	50.00	7.5	375.00
	R15	82.00	7.5	615.00
	R18	55.40	7.5	415.50
	R21	81.22	7.5	609.20
	R22	61.67	7.5	462.50
	R24	71.00	7.5	532.50
	R31	49.41	7.5	370.60
			TOTAL	3380.30
5.	5.0 MT. PATHWAY			
	R26	39.00	5.0	195.20
	R32	18.44	5.0	92.20
			TOTAL	287.40
		TOTAL AREA OF ROAD		30572.60

नियम एवं शर्तें

स्थिति में 14% वार्षिक अतिरिक्त ब्याज देय होगा।

(बी० एन श्रीवास्तव)
सहायक प्रबन्धक (सिविल/परि०)
यूपीसीडा लखनऊ (एल-लीडा)
लखनऊ

(राजकमल सिंह)
प्रबन्धक (सिविल/परि०)
यूपीसीडा लखनऊ (एल-लीडा)
लखनऊ

राजीव कुमार
परियोजना अधिकारी
यूपीसीडा लखनऊ (एल-लीडा)
लखनऊ

स्वीकृत
स्वीकृति संख्या 545
दिनांक 20/01/2023
स्वीकृति की वैधता 05 वर्ष

चिन्हित भूखण्ड एल-लीडा के पक्ष में बंधक हैं। इनका विक्रय एल-लीडा द्वारा अनुमुक्त किये जाने के उपरान्त ही किया जायेगा।

AREA STATEMENT(AS PER SITE)

S.NO.	DESCRIPTION	AREA(sq.mt.)	AREA(hect.)
1.	TOTAL LAND AREA(AS PER SITE)	100104.40	10.01044
2.	AREA UNDER ROAD WIDENING	1024.00	0.10240
3.	NET LAND AREA	99080.40	9.90804

LAND USE DISTRIBUTION AS PER LAYOUT PLAN

S.NO.	DESCRIPTION		AREA in sq.mt.	in hect.	% achieved
1	RESIDENTIAL AREA	PLOTTED	48246.00		
		E.W.S. & L.I.G.	1921.30		
		SUB TOTAL	50167.30	5.0167	50.63%
2	COMMERCIAL	SHOPPING	688.40		
		SUB TOTAL	688.40	0.0688	0.70%
3	CLUB	CLUB BUILDING	911.70		
		SUB TOTAL	911.70	0.0912	0.92%
4	SCHOOL	SCHOOL	1018.60		
		SUB TOTAL	1018.60	0.1019	1.03%
5	GREEN COVER	GREEN/GREEN BELT	15172.60		
		SUB TOTAL	15172.60	1.5173	15.31%
6	SERVICES	E.S.S.	187.90		
		S.T.P.	361.30		
		SUB TOTAL	549.20	0.0549	0.55%
7	ROAD AREA	ROAD AREA	30572.60		
		SUB TOTAL	30572.60	3.0573	30.86%

Rain Water Harvesting with Recharge Pit(09 Nos.)

NOTE:
- Refer MEP drawing for details of R.W.H., Septic Tank, Recharge Pit etc.
- Total Required Electrical load = 1545.19 KW.

PROJECT: **PROPOSED MINI TOWNSHIP FOR LJK CONSTRUCTION INDIA PVT. LTD. AT MAKHDOOMPUR KAITHI, LUCKNOW**

TITLE: **SUBMISSION DRAWING**

SCALE: 1:1000

DATE: 16.12.2022

NORTH:

DEVELOPER/PROMOTER: For LJK CONSTRUCTION INDIA PVT. LTD. Authorised Signatory — LJK CONSTRUCTION INDIA PVT. LTD.

ARCHITECT: AR. SANJAY KR. GUPTA — espaces

NOTES:
- PROFILE AND LAND OWNERSHIP DETAILS PROVIDED & VERIFIED BY THE DEVELOPER.
- THIS DRAWING IS VALID ONLY IF SIGNED BY THE DEVELOPER.
- SIZRA PLAN DETAILS IS BEING VERIFIED BY THE DEVELOPER FOR IT'S ACCURACY. ARCHITECT IS NOT RESPONSIBLE FOR THE SAME.