



Spring  
GARDEN



B - 46, Vibhuti Khand, Gomti Nagar,  
Lucknow - 226010, India



0522 - 4075520, +91 9235606063,  
+91 9235606080



contact@springgarden.in,  
springdevelopers@yahoo.in

To,  
Executive Engineer,  
U.P. Real Estate Regularity Authority,  
Naveen Bhavan, Rajya Niyojan Sansthan, Kalakankar House,  
Old Hyderabad, Lucknow – 226007

**Re: 1902192/U.P-RERA/Project Registration/2018-19, dated 19-02-2019**

**Sub: Ownership of Kh. No. 374-376, 380, 381, 383-387 in names of Sh. Nagendra Kumar Agarwal, Sh. Laxmi Narayan Agarwal, Smt. Sushila Bora, Smt. Alka Das, Smt. Laxmi Devi (point no. 2 of objection letter).**

Dear Sir,

In reference to your letter no., 1902192/U.P-RERA/Project Registration/2018-19, dated 19-02-2019, we would like to inform that:

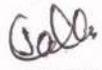
1. Late Smt. Laxmi Devi w/o Prabhati Lal Agarwal, mother of Mr. Nagendra Kumar Agarwal, is no more and Kh. No. 386 & Kh. No. 387 that was owned by her properly inherited by her son Sh. Nagendra Kumar Agarwal. Paka 11 and copy of latest khatauni attached herewith for your reference.
2. Properties as mentioned in objection letter in name of Sh. Nagendra Kumar Agarwal, Sh. Laxmi Narayan Agarwal, Smt. Sushila Bora belongs to our project. Now we are adding these peoples as co-promoter in our project (Spring Garden).
3. Kh. No. 407 owned by many persons and Smt. Alka Das is one of them but part of Smt. Alka Das not belongs to our project (Spring Garden). Smt. Alka Das in our neighbour only and area in name Smt. Alka Das properly demarcated in layout as "SHOW ROOM", out of our project boundary. Layout of project already uploaded by us.

Thanking You

For M/s. Spring Garden

For **SPRING GARDEN**

Jay Ram Jalan  
(Authorised Signatory)

  
**PARTNER**

Date: 25/02/2019

न्यायालय तहसीलदार सदर, तहसील, लखनऊ

1396  
1390  
5/10/13

अ-3  
1

नागेन्द्र कुमार अग्रवाल आदि  
बनाम  
प्रभाती लाल अग्रवाल

वाद सं०-3683 अन्तर्गत धारा 34  
यू०पी०लै०रे०एक्ट 1901 ग्राम-उत्तरधौना  
परगना, तहसील व जिला लखनऊ

प्रस्तुत वाद न्यायालय उप जिलाधिकारी, सदर, लखनऊ वाद संख्या 12/12-13 धारा-192 एल०आर०एक्ट नागेन्द्र कुमार अग्रवाल बनाम प्रभाती लाल अग्रवाल में पारित आदेश दिनांक 09.04.2013 के अनुपालन में न्यायालय नायब तहसीलदार चिनहट, के न्यायालय में गतिमान वाद संख्या-1306/3977/12, नागेन्द्र कुमार अग्रवाल बनाम प्रभाती लाल अग्रवाल व वाद संख्या-1305/3976/12, नागेन्द्र कुमार अग्रवाल बनाम श्रीमती लक्ष्मी देवी अन्तर्गत धारा 34 एल०आर०एक्ट, की पत्रावलिया स्थानान्तरित होकर सुनवाई हेतु इस न्यायालय को प्राप्त हुई।

पत्रावली प्राप्त होने पर नियमानुसार वाद दर्ज मिसिल बन्द कर सुनवाई हेतु तिथि नियत की गयी। नियत तिथि को वादी मय अधिवक्ता हाजिर आये। वादी द्वारा अपने कथन के समर्थन में मौखिक बहस की गयी।

पत्रावली पर अभिरक्षित लिखित तथा मौखिक कथन व आपत्ति का सम्यक भली प्रकार अवलोकन एवं मनन किया गया। जिससे स्पष्ट है कि वादीय प्रकरण राजस्व ग्राम उत्तरधौना, परगना, तहसील व जिला लखनऊ की खसरा संख्या 353स रकबा 0.536 हे० खातेदार प्रभाती लाल अग्रवाल पुत्र चिरंजीव लाल अग्रवाल निवासी-सेक्टर-सी-48, अलीगंज, लखनऊ व खसरा संख्या 386 रकबा 0.611 हे० व 387 रकबा 0.381 हे० खातेदारिया श्रीमती लक्ष्मी देवी पत्नी प्रभाती लाल अग्रवाल निवासिनी-ए-12, निराला नगर, लखनऊ से सम्बन्धित है, जिनकी मृत्यु हो चुकी है। लेखपाल द्वारा अपनी आख्या में वादी नागेन्द्र कुमार अग्रवाल के पिता का नाम राम स्वरूप अग्रवाल कथन अंकित कर आख्या दी। वादी नागेन्द्र कुमार अग्रवाल ने इस पर अपनी आपत्ति प्रस्तुत कर कहा कि वह प्रभाती लाल अग्रवाल पुत्र चिरंजीव लाल अग्रवाल के पुत्र है जिसके समर्थन में स्वयं अपना बयान व स्थाई लेखा, ग्राम पहाड़पुर, परगना महोना, तहसील बी०के०टी०, जिला लखनऊ की खतौनी वर्ष 1400 से 1405 फ० खाता संख्या 275/2, व ग्राम उत्तरधौना, की खतौनी खाता संख्या 150, 437, 290, 151 व जन्म प्रमाण पत्र व मृत्यु प्रमाण पत्र प्रस्तुत कर अपने को प्रभाती लाल अग्रवाल के पुत्र है, की पुष्टि करायी है। साक्ष्यों से वादी नागेन्द्र कुमार अग्रवाल मृतक प्रभाती लाल अग्रवाल पुत्र चिरंजीव लाल अग्रवाल व श्रीमती लक्ष्मी देवी पत्नी प्रभाती लाल अग्रवाल के जायज वारिस बतौर पुत्र साक्षीकृत हुए हैं। उपरोक्तानुसार प्रस्तुत साक्ष्यों के आधार पर वादी की नामांतरण प्रसूचना स्वीकार कर नामांतरण किया जाना न्याय संगत है।

आदेश

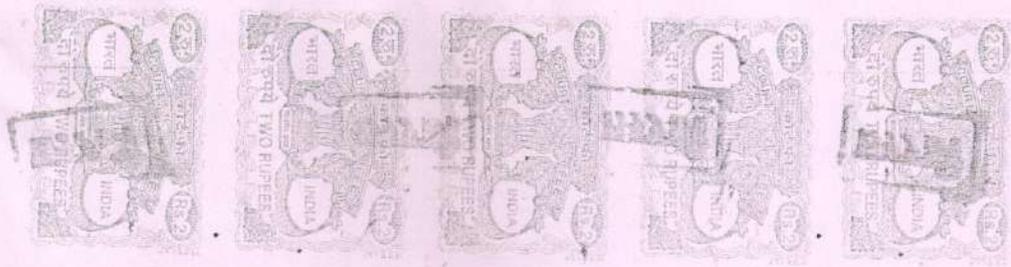
अतः आदेश दिया जाता है कि ग्राम-उत्तरधौना, परगना, तहसील व जिला लखनऊ की खतौनी 1419 से 1424 फर्सली के खाता संख्या 00162 गाटा संख्या 353स रकबा 0.536 हे० से मृतक प्रभाती लाल अग्रवाल पुत्र चिरंजीवलाल अग्रवाल निवासी-सो-सी०, 48, अलीगंज, लखनऊ व खाता संख्या 473 की गाटा संख्या 387 रकबा 0.381 हे० व खाता संख्या 474 की गाटा संख्या 386 रकबा 0.611 हे० से मृतक श्रीमती लक्ष्मी देवी पत्नी प्रभाती लाल अग्रवाल निवासी-ए-12, निराला नगर, लखनऊ का नाम निरस्त करके नागेन्द्र कुमार अग्रवाल पुत्र प्रभाती लाल अग्रवाल निवासी-ए-12, निराला नगर, लखनऊ का नाम बतौर वारिस वरासतन अंकित किया जाये। वाद अमलदरामद पत्रावली दाखिल दफतर हो।

दिनांक 17/4/2013

आर-6 के पुत्र सं० 305 के क्रमांक 215 पर दर्ज किया

तहसीलदार सदर  
लखनऊ

138  
5/10/13  
17/4/13  
साक्षर अग्रवाल  
न्यायालय जिलाधिकारी

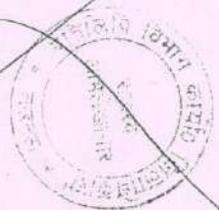


5  
10

1396  
1390  
5110/10

नकल आदेश दिनांक 17-4-13 वाड्ड  
1306/3937/12 मन्त्रालय धारण उपलब्ध  
नामोद्धार कुमार अणुवाल बका प्रभाती लाल  
अणुवाल, ग्राम उत्तरधौना परत ब तह व  
जिमा लखन न्यायालय लखन न्यायालय  
लखन

नकल आदेश की सापुर्ति लाने में प्रयत्न  
जातिवे निरस्त किया जाव है





### खाता विवरण (अप्रमाणित प्रति)

ग्राम का नाम : उत्तर धौना परगना : (लखनऊ) तहसील : लखनऊ जनपद : लखनऊ फसली वर्ष : 1425-1430 भाग : 1 खाता संख्या : 00152

| खातेदार का नाम / पिता पति संरक्षक का नाम / निवास स्थान                | खसरा संख्या | क्षेत्रफल (हे.) | आदेश   | टिप्पणी |
|---|-------------|-----------------|--|---------|
| श्रेणी : 1-क / भूमि जो संक्रमणीय भूमिधरो के अधिकार में हो।            |             |                 |  |         |
| नागेन्द्र कुमार अग्रवाल / प्रभातीलाल अग्रवाल / नि.ए. 12निरालानगर लखनऊ | 386         | 0.6110          | आदेश बहवाला खाता सं. 162 पर दर्ज है। ह.र.का. |         |
| योग   | 1           | 0.6110          |  |         |

**Disclaimer:** उक्त आँकड़े मात्र अवलोकनार्थ हैं, तहसील कम्प्यूटर केन्द्र एम सी.एस.सी/लोकवाणी केन्द्र से उद्घरण की प्रमाणित प्रति प्राप्त की जा सकती है।

**Software Powered By:** National Informatics Center, Uttar Pradesh State Unit, Lucknow.



**खाता विवरण (अप्रमाणित प्रति)**

|   |             |                 |      |         |
|---|-------------|-----------------|------|---------|
| ग्राम का नाम : उत्तर धौना परगना : (लखनऊ) तहसील : लखनऊ जनपद : लखनऊ फसली वर्ष : 1425-1430 भाग : 1 खाता संख्या : 00151   |             |                 |      |         |
| खातेदार का नाम / पिता पति संरक्षक का नाम / निवास स्थान  | खसरा संख्या | क्षेत्रफल (हे.) | आदेश | टिप्पणी |
| श्रेणी : 1-क / भूमि जो संक्रमणीय भूमिधरो के अधिकार में हो।  |             |                 |      |         |
| नागेन्द्र कुमार अग्रवाल / प्रभाती लाल अग्रवाल / नि.ए. 12 निरालानगर लखनऊ   | 387         | 0.3810          |      |         |
| योग   | 1           | 0.3810          |      |         |
| <p><b>Disclaimer:</b> उक्त आँकड़े मात्र अवलोकनार्थ हैं, तहसील कम्प्यूटर केन्द्र एवम सी.एस.सी/लोकवाणी केन्द्र से उद्धरण की प्रमाणित प्रति प्राप्त की जा सकती है।</p> <p>Software Powered By: National Informatics Center, Uttar Pradesh State Unit, Lucknow.</p> |             |                 |      |         |



# Project Report

for

## PROPOSED TOWNSHIP (SPRING GARDEN)

*AT KHASRA NO. (374-376,380,381,383-387,404-407,419-422)*

*VILLAGE UTTARDHAUNA*

**FAIZABAD ROAD, LUCKNOW**

PREPARED BY:

**AR. DEEPANKAR SHARMA**

*CA/2014/64728*

**VERSHA SINGH**

ARCHITECT



## Contents

|                             |    |
|-----------------------------|----|
| Introduction .....          | 3  |
| Location Advantages.....    | 4  |
| Concept Approach .....      | 5  |
| Layout Plan.....            | 6  |
| Land use Distribution ..... | 9  |
| Services .....              | 11 |

## Introduction

The proposed project involves the development of a **RESIDENTIAL TOWNSHIP** on a area of **20 acres**. The site is located on Lucknow--Faizabad Road, Lucknow, with Babu Banarasi Das University being the major nearest landmark to the site. The site for the proposed development lies at an approximate distance of about 800 mts from the proposed Ring road (Kisan Path).

### Land use as per Master Plan

The Landuse of Township is as per Master plan 2031 is residential.

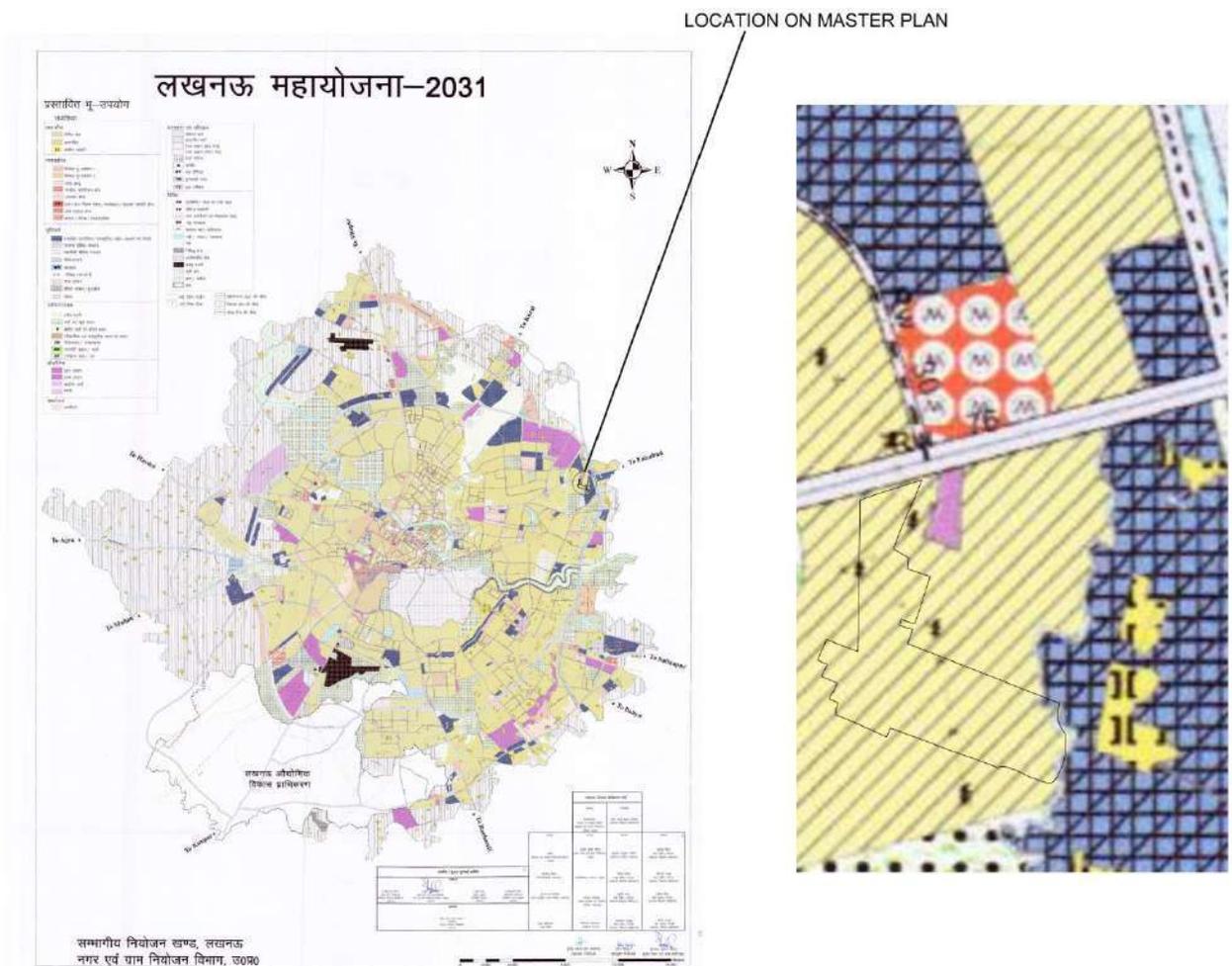


Figure 1 Location of the site for proposed development on the map of Lucknow Master Plan 2031

## Location Advantages

The site is located on Lucknow Faizabad Highway (National Highway 28). The site lies in proximity to the proposed Kisan Path (Ring Road) and is well connected to other major state highways via the Shaheed Path. The airport is about 28 kms from the proposed site and is well connected via the Shaheed Path. Major commercial district of the city, Patrakarpuram, Gomti Nagar



Figure 2 Location of site in context to Faizabad Road, Lucknow

## Concept Approach

The concept of the design proposal majorly revolves around the good practices in urban townships development. The entire township has been divided into three sectors namely Sector- A, Sector-B and Sector-C which are based on the hierarchy of sizes of the different plot types.

Large open spaces for parks and public/semipublic activities have been provided as per the required norms. Road widths of the approach road to the plots have been provided as per the standards. A large piece of commercial land plot of 4005 sq m has been provided right next to the entry gate of the township for better utilization of the commercial potential of site owing to the prime location.

A detailed description of the area statement of the proposed township and the support services such as water supply, sewerage system, electric system has been discussed in detail along with the drawings further in the report.



| Area Calculation (in sq.mt.)      |                 |               |
|-----------------------------------|-----------------|---------------|
| <b>Total Plot Area (A)</b>        | <b>82833.23</b> |               |
| Area under Road Widening          | 1482.51         |               |
| Area under Chak road              | 1029.89         |               |
| Area under Gram Smaj              | 209.58          |               |
| <b>Sub Total ( B)</b>             | <b>2721.98</b>  |               |
| <b>Net Plot Area (A-B)</b>        | <b>80111.25</b> |               |
|                                   |                 |               |
| <b>Land Use</b>                   | <b>Area</b>     | <b>%age</b>   |
| Residential (Plotted Development) | 40037.3         | 49.98         |
| Group Housing (for ews/lig)       | 2324.84         | 2.90          |
| Commercial                        | 4005.37         | 5.00          |
| Public/ SemiPublic Facility       | 514.03          | 0.64          |
| Green                             | 12118.52        | 15.13         |
| Road                              | 21111.19        | 26.35         |
| <b>Total</b>                      | <b>80111.25</b> | <b>100.00</b> |

Figure 4 Table showing area calculation

| Density Calculation                             |                |             |              |
|---|----------------|-------------|--------------|
| Type  | Size           | Area        | No. of Plots |
| Type-A  | 9.144 X 18.288 | 167.255     | 55           |
| Type-B  | 9.144 X 15.240 | 139.25      | 91           |
| Type-C  | 7.31X15.249    | 111.47      | 140          |
| <b>No. of Plots (A)</b>                         |                |             | <b>286</b>   |
| Provision of E.W.S./ L.I.G @ 20% of total Units |                |             |              |
| Type  | Required       | Provided    | %age         |
| E.W.S Units                                     | 36             | 36          | 10           |
| L.I.G Units                                     | 36             | 36          | 10           |
| <b>No. of Units (B)</b>                         |                | <b>72</b>   | <b>20</b>    |
| <b>Total no. of Units in Town Ship (A+B)</b>    |                |             | <b>358</b>   |
| Population                                      |                |             |              |
| <b>Considering 2 units / plot (AX2)</b>         |                |             | <b>572</b>   |
| Population @ 5 persons / unit                   |                |             |              |
| <b>No. of Persons</b>                           |                | <b>2860</b> |              |

Figure 5 Table showing density calculation

| Commercial Area Details |          |            |                  |          |      |        |        |
|-------------------------|----------|------------|------------------|----------|------|--------|--------|
| Plot Detail             |          |            |                  | Set Back |      |        |        |
| Sl. No.                 | Location | Name       | Area (in sq.mt.) | Front    | Rear | Side-1 | Side-2 |
| 1                       | Sector-A | Commercial | 4005.37          | 6        | 3    | 3      | 3      |
| <b>Total Area</b>       |          |            | <b>4005.37</b>   |          |      |        |        |

Figure 6 Table showing commercial area distribution

| Public / Semi Public Area Details |          |        |                  |          |      |        |        |
|-----------------------------------|----------|--------|------------------|----------|------|--------|--------|
| Plot Detail                       |          |        |                  | Set Back |      |        |        |
| Sl. No.                           | Location | Name   | Area (in sq.mt.) | Front    | Rear | Side-1 | Side-2 |
| 1                                 | Sector-C | School | 514.03           | 6.00     | 3.00 | 3.00   |        |
| <b>Total Area</b>                 |          |        | <b>514.03</b>    |          |      |        |        |

Figure 7 Table showing public/semipublic area details

| Green Area Calculation |          |          |                  |
|------------------------|----------|----------|------------------|
| Sl. No.                | Location | Name     | Area (in sq.mt.) |
| 1                      | Sector-A | Green-1  | 289.44           |
| 2                      | Sector-A | Green-2  | 325.66           |
| 3                      | Sector-A | Green-3  | 544.39           |
| 4                      | Sector-A | Green-4  | 1192.23          |
| 5                      | Sector-A | Green-5  | 256.66           |
| 6                      | Sector-B | Green-6  | 203.17           |
| 7                      | Sector-B | Green-7  | 2023.710         |
| 8                      | Sector-B | Green-8  | 200.100          |
| 9                      | Sector-B | Green-9  | 451.220          |
| 10                     | Sector-C | Green-10 | 925.340          |
| 11                     | Sector-C | Green-11 | 1480.400         |
| 12                     | Sector-C | Green-12 | 1107.970         |
| 13                     | Sector-C | Green-13 | 3118.230         |
| <b>Total Area</b>      |          |          | <b>12118.52</b>  |

Figure 8 Table showing green area distribution calculation

## Land use Distribution

The proposed land use distribution of the township has been proposed as per the norms of the Approving Authority.

### **Residential**

Out of the 82833.33sqmt area of the township, 40037.3 sqmt (49.7%) and 2324.84 sqmt (2.90%) has been allocated to plotted residential development and group housing respectively.

Sector A of the township includes the commercial plot along with type A plots of size (30x60) 1800 sq ft.

Sector B of the township has type B plots of size (30x50) 1500 sq ft. Along with type B plots a green park of area 2000 sqmt has been provided.

Sector C of the township has type C plots of size (24x50) 1200 sq ft. A plot of area 2324 sqmt has been provided for EWS/LIG housing.

### **Provision of E.W.S. L.I.G.**

**10% E.W.S. & 10 % L.I.G. TOTAL 20 % units** against total provided no of the plots according to cross subsidization method has been provided to fulfill the mandatory requirement.

### **Commercial**

Area of 4005 sqmt (5%) has been allocated for commercial activities it has been proposed at the main entry of the proposed township. The commercial plot is a corner plot with a 30 mt wide road in the front and 18 mt wide road at the side.

### **Public Semipublic**

A plot of area 514.03 sqmt (0.64%) for primary school has been provided as per the required norms to fulfill the requirement of projected population of the township.

## **Landscape Development**

12118.53 sqmt (15.13%) has been provided for green and landscape development. The state of the art landscaping shall be done in the township. Provision of fountains, ornamental trees and shrubs have been made. Interlocking pavers shall be used for pavements inside the parks; a separate space will be allocated for children play area. Tree guards with MS railing shall be provided around the parks and shrubs.

## **Roads**

Metalled roads as per approved road cross sections / MORT specifications shall be built by us in the township.

The following widths of roads have been proposed in the design scheme.

18.0 mt. wide road

12 mt. wide road

9.0 mt. wide road

7.5 mt. wide roads

## Services

### **WATER SUPPLY**

#### **Water Supply**

Rate of Water Supply = @ 172.5 lpcd

Total Water Consumption = 3542 x 172.5

= 610995 liter

= 610.9 KL / day

#### **Say 250 KL For 10 Hour Storage**

Tubewells = 3 Nos. @ 500 lpm (for about 20 hrs. running)



## SEWERAGE SYSTEM

For designing the Sewerage Scheme, it has been assumed at 75% of the total water requirement will reach the Sewerage Network and a design factor at the rate of 3 times of DWF has been taken into account. The complete network has been designed by using S.W. pipes of appropriate size (minimum size of SW pipes has been considered as 8" as per norms) and by considering half running full, with a self-cleaning velocity of 2.5 feet per second.

### Sewage Generation

Peak Factor = 3.00

Interception Factor = 0.80

Peak Sewage Discharge =  $3542 \times 172.5 \times 3 \times 0.80$  liter / day

$Q_p = 407.3$  liter / sec.

Average Sewage Generated =  $618 \text{ m}^3$  / day (.618 MLD)

Minimum Pipe Diameter = 200 mm dia R.C.C.(NP<sub>2</sub>)

Maximum Pipe Diameter = 250 mm dia R.C.C.(NP<sub>2</sub>)

Starting Depth of Manhole = 900 mm

### Storm Water Drainage

Area of plot = 20 Acre

Average runoff coeff. = 0.50

Average Rain Fall = 25 mm / hr

Total Run Off =  $20 \times 4047 \times 0.50 \times 0.025$

=  $1011 \text{ m}^3$ /hr

## SEWAGE TREATMENT PLANT (STP)

The firm will install a treatment plant of required capacity to treat the sewage water and reuse it for dual plumbing, greenery and other uses. Surplus water will be disposed in the sewer maintained by the Corporation by laying a sewerage line upto the MC sewerage.

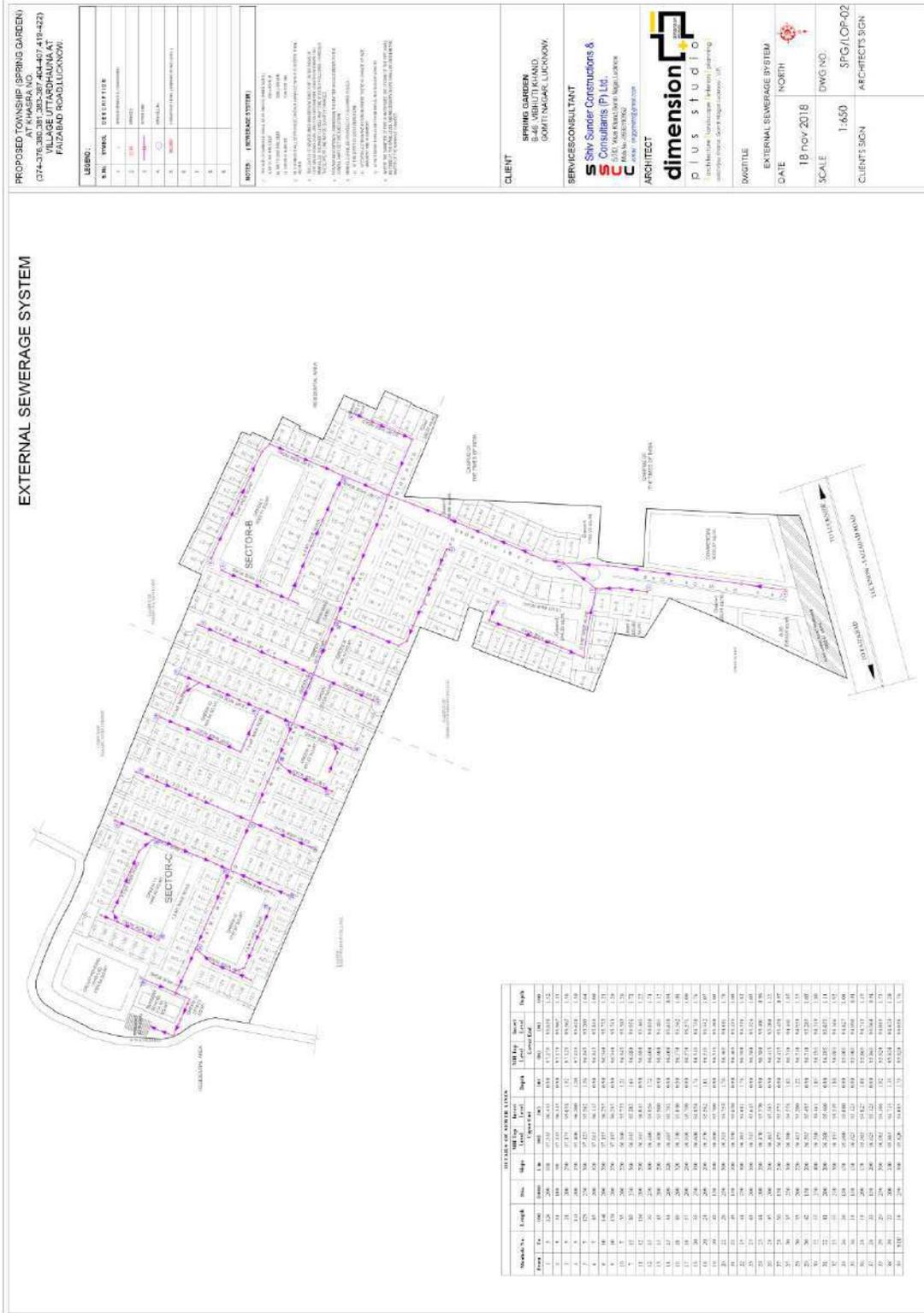


Figure 10 Plan showing the proposed external sewerage system scheme

**ELECTRIFICATION**

Sub Head (A) - Plots

TYPE- A. = 55 nos. @ 14.64 kw = 805 KW

TYPE - B = 91 nos. @ 12.20 kw = 1110 KW

TYPE - C. = 140 nos. @ 9.76 kw = 1366 KW

**Total = 3281 KW**

By taking 50% Diversity Factor  $\Sigma$  = **1641 KW**

**Electrical load = 1640 KW**

Sub Head (B) - EWS / LIG

L I G. = 36 nos. @ 3 kw = 108 KW

E W S. = 36 nos. @ 2 kw = 72 KW

Common Area = = 1 KW

**Total = 181 KW**

By taking 50% Diversity Factor = **181 KW**

**Electrical load = 91 KW**

Sub Head (C) - Common Facilities

Commertial = 1470 KW

Hotel = 450 KW

School = 30 KW

**Total = 1950 KW**

By taking 75% Diversity Factor  $\Sigma$  = **1463 KW**

**Electrical load = 1463 KW**

Sub Head (D) - Common Services

Tubewell /Pumps (3 x 20 KW) = 60 KW

STP = 50 KW

External / Gate / Landscape lighting = 10 KW

**Total = 120 KW**

By taking 90% Diversity Factor  $\Sigma$  = **108 KW**

**Electrical load = 110 KW**

**Total Electrical Load (A+B+C+D) = 3300 KW**

**By taking Power Factor .90 => 3670 KVA**

**TOTAL ELECTRICAL LOAD = 3670 KVA**

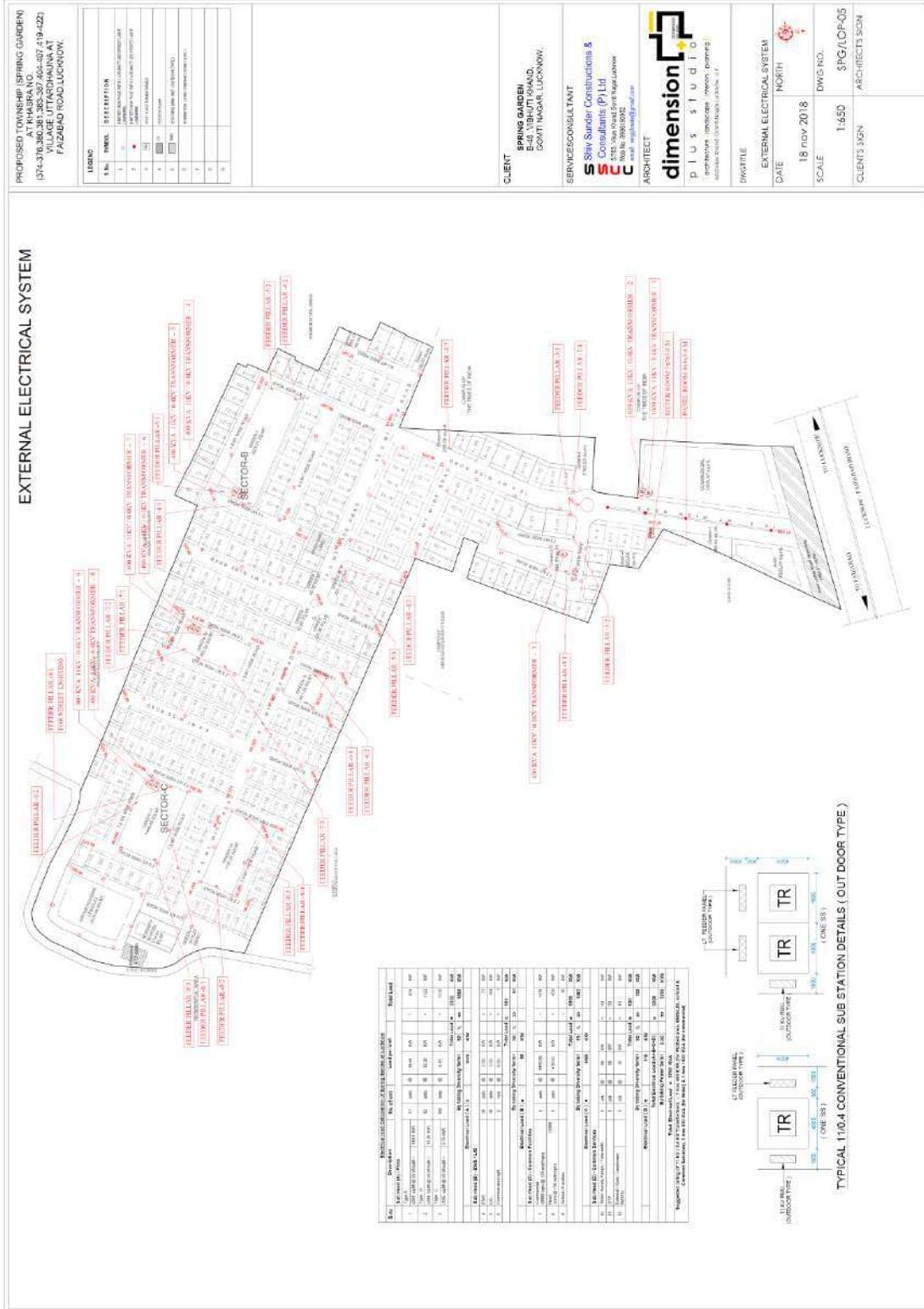


Figure 11 Plan showing the proposed external electric supply scheme



