



DHANUSHKOTI
Builder & Developers

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Address : 7-C/12, Vrindavan Yojna, Raebareli Road, Lucknow - 226025

E-mail : dbd41022@gmail.com

Mobile : +91 9936710007

GSTIN : 09AAUFD3412D1ZJ

PROJECT SPECIFICATIONS

AVIKALP ESTATE BY DHANUSHKOTI BUILDER AND DEVELOPERS

Makhdoompur Kaithi, Tehsil Sarojini Nagar, District Lucknow

1. Project Overview

This document outlines the detailed specifications of **AVIKALP ESTATE**, a residential plotted development situated at **Makhdoompur Kaithi**, Tehsil: Sarojini Nagar, District: Lucknow. The project covers multiple Khasra numbers and conforms to the approved layout sanctioned by **UPSIDA (EX-LIDA)**.

Khasra Numbers:

502, 507, 533, 498, 504, 505, 501, 526, 529, 503, 508, 509, 532 Ka, 532 Kha & 510

Total Net Plot Area: 51,941 Sq. Meters

2. Plot Distribution

The project comprises a total of **320 plots**, categorized as follows:

- **Residential Plots:** 180
- **LIG Plots:** 53
- **EWS Plots:** 83
- **Commercial Plots:** 04

3. Sanctioned Map Details

- **Permit No.:** 1101
- **Approving Authority:** UPSIDA (Uttar Pradesh State Industrial Development Authority – EX-LIDA)
- **Approval Date:** 31 December 2025

The sanctioned map confirms the layout, design standards, road network, and amenities planned within the project.

4. Demarcation & Layout Plan

- Each plot is demarcated with approved dimensions and boundaries as per UPSIDA norms.
- The layout includes an organized network of internal roads, green spaces, amenities, and commercial zones.
- Plot numbering and boundary specifications follow the official approved plan.

5. Internal Development Works (Infrastructure)

a) Roads

- **12-meter-wide** main approach road.
- **9/7.5/6-meter-wide** internal bituminous (metal) roads.
- Tree-lined pathways along the road network to enhance greenery and aesthetics.

b) Water Supply System

- Overhead **RCC water tank of 100 KL capacity**.
- Water distribution network integrated with pump house.





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c) Sewage System

- Underground sewage pipeline network.
- **Sewage Treatment Plant (STP) – 160 KLD capacity** to treat wastewater as per environmental norms.

d) Drainage System

- Surface water drainage channels.
- Multiple rainwater harvesting pits installed for groundwater recharge.

e) Electrical Infrastructure

- Street lighting along internal roads and common areas.
- Overhead electrical transmission lines.
- **Three (03) transformers of 400 KVA capacity each** for reliable power supply.

6. Amenities

The project includes **nine (09) landscaped green parks** offering:

- Open Gym Facilities
- Children's Play Area with modern play station equipment
- Walking/Jogging Tracks
- Senior Citizen Gossip Benches for leisure and relaxation

These amenities ensure a healthy, recreational, and community-friendly environment.

7. Community Block / Commercial Zone

- A dedicated cluster of **four commercial plots** has been planned adjacent to the project's entry gate.
- These plots are intended to cater to the daily needs and services of residents, ensuring convenience within the project.

8. Security Provisions

- A robust **2.3-meter-high pre-cast boundary wall** surrounds the entire project.
- Controlled **single entry and exit gate** for effective access management.
- Deployment of trained **Security Guards**.
- Installation of **CCTV cameras** at key entry points and common areas

9. Project Timeline

- The project completion deadline as per UPSIDA approval is **31 December 2030**.
- Development work will be executed in a **phased manner**, strictly adhering to **UP-RERA** guidelines and timelines.
- All infrastructure and amenities will be delivered within the stipulated approved timeframe.

