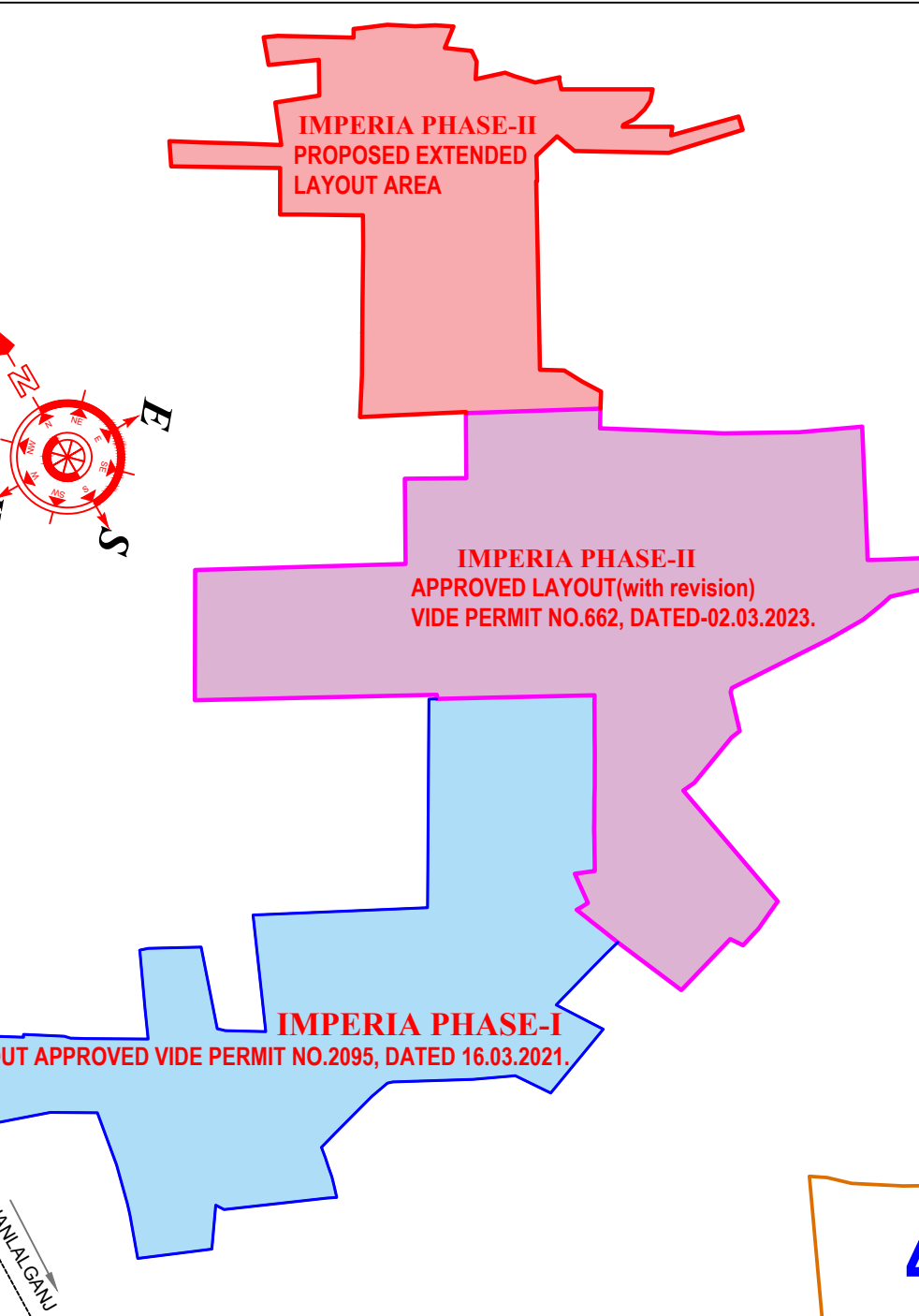


LAND DETAILS

VILLAGE - JAITIKHERA, PARGANA - BIJNAUR, SAROJINI NAGAR, LUCKNOW

S.NO.	KHASRA NO.	AREA(HECT.)
1.	119	0.126
2.	122	1.459
3.	123	0.279
4.	124	0.501
5.	125	0.544
6.	126	0.508
7.	129	0.6125
8.	131	0.236
9.	138	0.525
10.	139	1.168
11.	140	0.754
12.	293Sa	1.0691
13.	94	0.490
14.	85	0.063
15.	75	0.025
16.	76	0.048
17.	80	0.038
18.	89	0.031
19.	72	0.063
20.	73	0.101
21.	84	0.063
22.	92	0.258
23.	90	0.139
24.	91	0.089
25.	86	0.034
26.	93	1.427
27.	82	0.0426
28.	101	0.063
29.	102	0.1895
30.	78	0.051
31.	88	0.025
32.	69	0.1785
33.	67	0.093
34.	77	0.013
35.	86sa	0.057
36.	106sa	0.025
37.	107sa	0.025
38.	79	0.076
TOTAL		11.4892 Hect.



SITE PLAN(Not to Scale)

LAYOUT APPROVED VIDE PERMIT NO.2095, DATED 16.03.2021.

COMMERCIAL-1

NURSERY-PRIMARY-HIGH SCHOOL

CLUB

100 MT. WIDE ROAD

EXISTING ROAD WIDTH 13-14 MT

CENTER LINE OF ROAD

LINE OF ROAD WIDENING

50.00

50.00

50.00

50.00

50.00

50.00

50.00

50.00

50.00

GREEN AREA DETAIL

S.NO.	DESCRIPTION	AREA(SQ.MT.)
1.	G-01	913.34 sq.mt.
2.	G-02	632.16 sq.mt.
3.	G-03	230.47 sq.mt.
4.	G-04	202.32 sq.mt.
5.	G-05	654.47 sq.mt.
6.	G-06	202.40 sq.mt.
7.	G-07	714.72 sq.mt.
8.	G-08	2910.57 sq.mt.
9.	G-09	2248.31 sq.mt.
10.	G-10	302.39 sq.mt.
11.	G-11	320.62 sq.mt.
12.	G-12	643.71 sq.mt.
13.	G-13	2483.71 sq.mt.
14.	G-14	1273.74 sq.mt.
15.	G-15	3550.45 sq.mt.
16.	G-16	1977.99 sq.mt.
TOTAL GREEN AREA		19261.37 sq.mt.

DENSITY CALCULATION

PLOTTED DEVELOPMENT						
PLOT TYPE	PLOT SIZE	SET-BACKS			NOS.	PERSONS / PLOT
		front	rear	side		
TYPE A1	9.50 x 20.00	SET BACKS WILL BE AS PER TABLE NO.1 ON PAGE 33 OF LUCKNOW INDUSTRIAL DEVELOPMENT AUTHORITY BYE LAWS-2009.			06	10 nos.
TYPE A2	9.00 x 21.00				08	10 nos.
TYPE A	9.00 x 18.00				39	10 nos.
TYPE B	8.00 x 16.00				87	10 nos.
TYPE C	7.50 x 15.00				229	10 nos.
TYPE C1	7.50 x 18.00				07	10 nos.
TYPE C2	7.20 x 15.00				18	10 nos.
TYPE D	7.00 x 14.00				63	10 nos.
TYPE E	6.50 x 13.50				07	10 nos.
TYPE F	6.70 x 12.50				13	10 nos.
TOTAL					477	10 nos.

ACHIEVED POPULATION =4770 PERSONS

ACHIEVED DENSITY = 4770/11.4892 = 415.17 PERSONS/HECTARE

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

48 UNITS OF E.W.S. & 48 UNITS OF L.I.G. HAVE BEEN PROVIDED AGAINST 477 NOS. RESIDENTIAL PLOTS

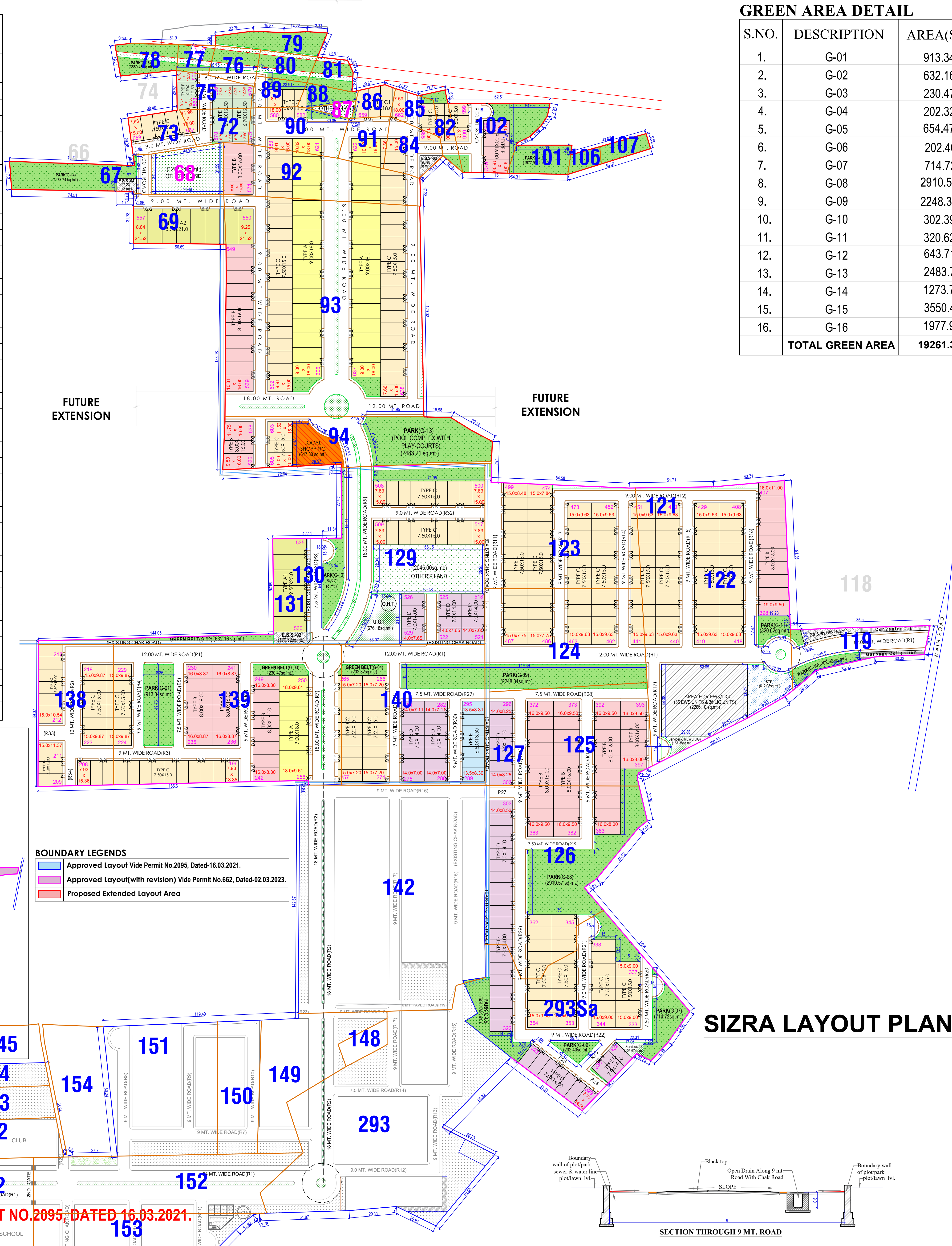
AREA STATEMENT - PHASE-II

S.NO.	DESCRIPTION	AREA(sq.mt.)	AREA(hect.)
1.	LAND AREA OF APPROVED LAYOUT(with revision) (Vide Letter no.-662/LIDA/CEO/779, Dated:02.03.2023)	79861.00	7.9861
2.	PROPOSED EXTENDED LAND AREA	35031.00	3.5031
3.	TOTAL LAND AREA	114892.00	11.4892

LAND USE DISTRIBUTION AS PER LAYOUT PLAN

S.NO.	DESCRIPTION		AREA		
			in sq.mt.	in hect.	% achieved
1	RESIDENTIAL AREA	PLOTTED	58703.57		
		E.W.S. & L.I.G.	2206.10		
		SUB TOTAL	60909.67	6.9010	53.01%
2	SERVICES	LOCAL SHOPPING	673.75		
		OHT/UGT	676.18		
		STP	612.08		
		ESS-01	185.21		
		ESS-02	170.32		
		ESS-03	95.90		
		ESS-04	97.23		
		GARBAGE	125.06		
		SERVICES-01	157.38		
		SERVICES-02	105.67		
3	GREEN COVER	GREEN/GREEN BELT	19261.37		
		SUB TOTAL	19261.37	1.9261	16.77%
4	ROAD AREA	ROAD AREA	31695.32		
		SUB TOTAL	31695.32	3.1695	27.59%

SIZRA LAYOUT PLAN



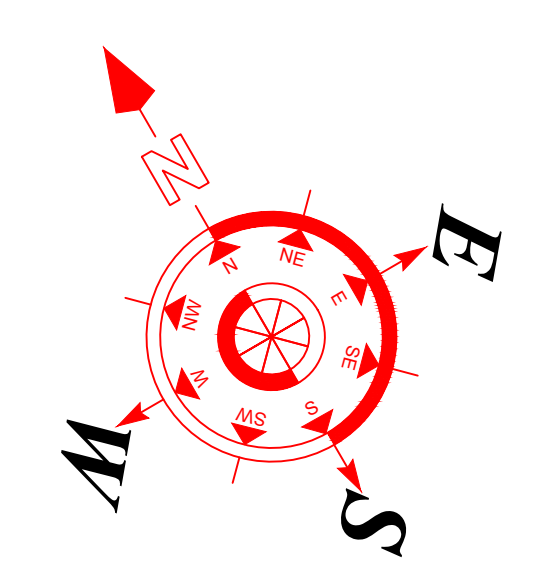
PROJECT TITLE :

PROPOSED PHASE-II(Revision & Extension) OF HOUSING SCHEME ELDECO IMPERIA AT VILLAGE- JAITIKHERA, PARGANA-BIJNAUR, TEHSIL-SAROJINI NAGAR, UTTAR PRADESH STATE INDUSTRIAL DEVELOPMENT AUTHORITY AREA, LUCKNOW

- Notes:
- OWNERSHIP OF THE SHOWN/LISTED LAND IS BEING VERIFIED BY THE DEVELOPER.
 - ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DISPUTE RELATED TO LAND OWNERSHIP.
 - THIS DRAWING IS VALID ONLY IF SIGNED BY THE DEVELOPER.

SCALE: 1:1000
DATE: 31.05.2023

DIRECTION:



DEVELOPER:

ELDECO HOUSING & INDUSTRIES LTD.

ARCHITECT:

Ar.Sanjay Kumar Gupta
108, First Floor, Corporate Chamber-1,
Vibhuti Khand, Gomti Nagar, Lucknow-226010
Ph.No.4065958, 9415114589
email-espaces.arch@gmail.com

