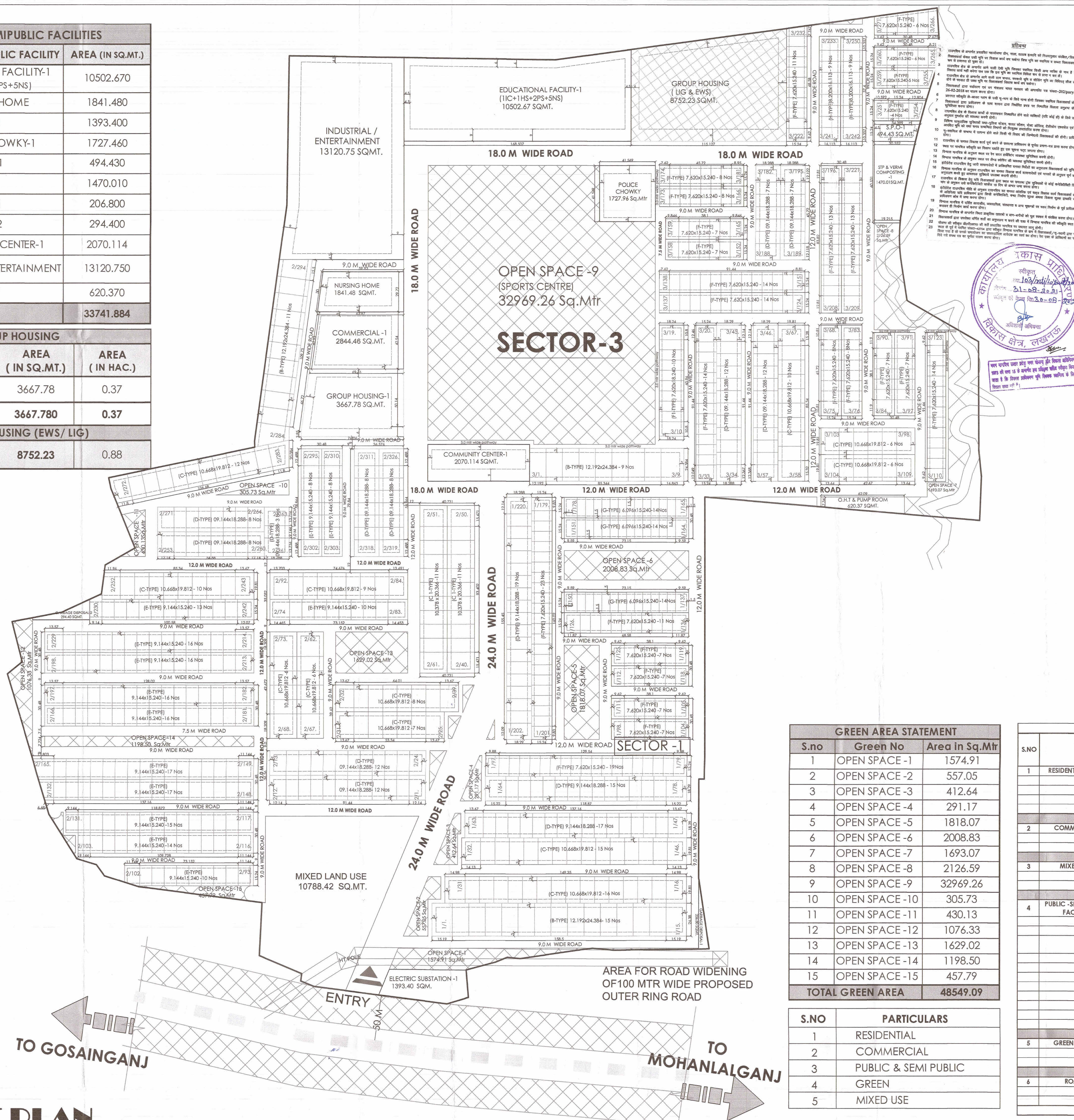


PUBLIC & SEMIPUBLIC FACILITIES		
S.No.	PUBLIC-SEMI PUBLIC FACILITY	AREA (IN SQ.MT.)
1	EDUCATIONAL FACILITY-1 (1 IC+1 HS+2PS+5NS)	10502.670
2	NURSING HOME	1841.480
3	ESS-1	1393.400
4	POLICE CHOWKY-1	1727.460
5	SPO-1	494.430
6	STP-1	1470.010
7	GC-1	206.800
8	GC-2	294.400
9	COMMUNITY CENTER-1	2070.114
10	INDUSTRIAL / ENTERTAINMENT	13120.750
11	OHT	620.370
TOTAL		33741.884

GROUP HOUSING		
PARTICULARS	AREA (IN SQ.MT.)	AREA (IN HAC.)
GROUP HOUSING-1	3667.78	0.37
TOTAL	3667.780	0.37
GROUP HOUSING (EWS/LIG)		
GROUP HOUSING (EWS/LIG)	8752.23	0.88



TOTAL PROJECT AREA	80.00 ACRE	32.39 HAC
DEDUCTIONS		
AREA UNDER ROAD WIDENING	1.13 ACRE	0.46 HAC
SUB TOTAL	1.13 ACRE	0.46 HAC
PROJECT AREA	78.87 ACRE	31.93 HAC

DENSITY CALCULATION		
Group Housing		
Area of Group Housing	3667.78	Sq.Mt.
Permissible Ground Coverage	0.37	Hac.
Permissible F.A.R.	40%	
Permissible Density	@ 250 unit/hac. Or @1250 Persons/Hac.	
Permissible Units	92.5	SA Y
Achieved Population @ 5 Persons / Unit	460	92
Group Housing For EWS & LIG		
Area of Group Housing	8752.23	Sq.Mt.
Permissible Ground Coverage	0.875	Hac.
Permissible F.A.R.	50%	
Permissible Density	@420unit/hac. Or @2100 Persons/Hac.	
Permissible Units	367.59	SA Y
Achieved Population @ 5 Persons / Unit	1840	368

Size	Area	No. of Plots	No. of Units	Total no of Units	Persons/unit	Population
6.09x15.240	92.90	42	2	84	5	420
7.62x15.240	116.13	255	2	510	5	2550
8.20x16.113	132.13	18	2	36	5	180
7.62x18.240	138.99	10	2	20	5	100
9.14x15.240	139.35	176	2	352	5	1760
9.14x18.288	167.23	148	4	592	5	2960
10.66x19.812	211.35	111	4	444	5	2220
10.37x20.366	211.36	22	4	88	5	440
12.19x24.384	297.29	35	4	140	5	700
TOTAL	817	2266	2266	11330		

PROVISION OF EWS AND LIG UNITS				
TOTAL UNITS INCLUDING EWS-LIG (92+368+817)				
	PLOTTED	GROUP HOUSING	TOTAL	PERCENTAGE
EWS	0	192	192	15.04
LIG	0	176	176	13.78
Density Achieved (Excluding EWS/LIG)				
Total Population - Population of EWS and LIG	Total Population	13630	Pop.Of EWS/LIG	1840
Net Population Density	369.23			11790
Density Achieved	say			369 persons/hac.
Density Achieved (Including EWS/LIG)				
Net Population Density	426.85			
Density Achieved	say			427 persons/hac.

PROVISION MADE AS PER BY LAWS INCLUDING EWS LIG POPULATION				
POPULATION	Facility	Required for Persons	13630	Provided no. of Facilities
Educational	Nursery	2500	5	5
	Primary	5000	2	2
	High School	7500	1	1
	Infer College	10000	1	1
Health	Health center	15000	1	1
Telecommunication and others	Sub Post Office	10000	1	1
	Police Chowky with residence for employees	15000	1	1
Social and Cultural	Community center	25000	1	1

GREEN AREA STATEMENT		
S.no	Green No	Area in Sq.Mtr
1	OPEN SPACE -1	1574.91
2	OPEN SPACE -2	557.05
3	OPEN SPACE -3	412.64
4	OPEN SPACE -4	291.17
5	OPEN SPACE -5	1818.07
6	OPEN SPACE -6	2008.83
7	OPEN SPACE -7	1693.07
8	OPEN SPACE -8	2126.59
9	OPEN SPACE -9	32969.26
10	OPEN SPACE -10	305.73
11	OPEN SPACE -11	430.13
12	OPEN SPACE -12	1076.33
13	OPEN SPACE -13	1629.02
14	OPEN SPACE -14	1198.50
15	OPEN SPACE -15	457.79
TOTAL GREEN AREA		48549.09

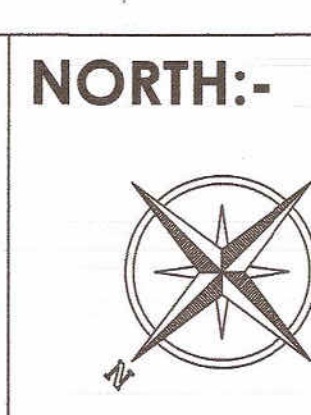
S.NO	PARTICULARS
1	RESIDENTIAL
2	COMMERCIAL
3	PUBLIC & SEMI PUBLIC
4	GREEN
5	MIXED USE

LAND USE DISTRIBUTION AS PER LAYOUT PLAN							
S.NO	DESCRIPTION	AREA					
		IN SQ.MT.	IN ACRE	% ACHIEVED	Sanctioned %	Required %	
1	RESIDENTIAL AREA	PLOTTED	133533.279	32.990			
		GROUP HOUSING	3667.780	0.910			
		EWS & LIG	8752.230	2.160			
		SUB TOTAL	145953.289	36.060	45.72	41.46	Max - 50
2	COMMERCIAL	COMMERCIAL	2844.460	0.700			
		SUB TOTAL	2844.460	0.700	0.89	1.19	Max - 10
3	MIXED USE	MIXED	10788.420	2.670			
		SUB TOTAL	10788.420	2.670	3.39	9.51	Max - 20
4	PUBLIC -SEMI PUBLIC FACILITY	EDUCATIONAL FACILITY	10502.670	2.590			
		S.T.P.	1470.010	0.360			
		INDUSTRIAL / ENTERTAINMENT	13120.750	3.240			
		COMMUNITY CENTRE	2070.114	0.510			
		ELECTRIC SUB STATION	1393.400	0.340			
		OHT	620.370	0.150			
		SPO	494.430	0.120			
		POLICE CHOWKY	1727.460	0.430			
		GARBAGE DISPOSAL	501.200	0.120			
		NURSING HOME	1841.480	0.450			
SUB TOTAL	33741.884	8.310	10.54	10.82	Min - 10		
5	GREEN COVER	PARKS & OPEN SPACES	15579.830	3.850			
		SPORTS CENTRE	32969.260	8.140			
		SUB TOTAL	48549.090	11.990	15.20	15.03	Min - 15
6	ROADS	ROAD	77390.897	19.141	24.27	22.00	Min - 15
		TOTAL	319268.040	78.871	100.00		

LAYOUT PLAN

SIGNATURE PARK

AN INTEGRATED TOWNSHIP AT SULTANPUR ROAD,LUCKNOW.

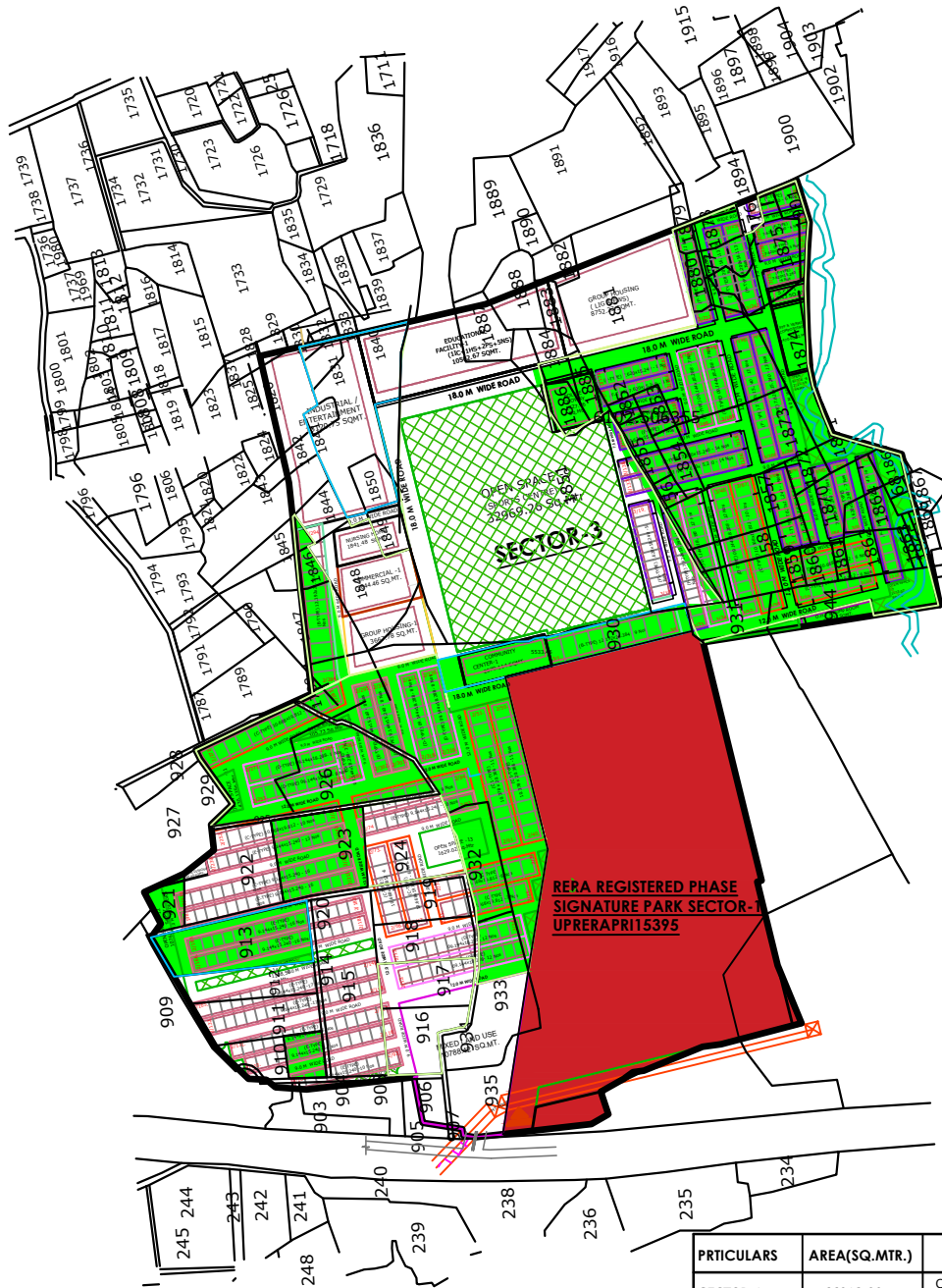


DATE:- 19 FEBRUARY 2020
SCALE:- 1:1000

ARCHITECT PLANNER
AR. TRIPTEE AWASTHI

CLIENT:- M/S SWASTIK MULTITRADE PVT LTD
(A Unit of SID group of Companies)
Registered Office:- 1/51, JIVEK KHAND, GOMTI NAGAR, LUCKNOW, 226010

CONSULTANT:- Ishrfito
Regd. Off:- B-274 SECTOR - B AVAS VIKAS COLONY Rajajipuram, LUCKNOW



1. This plan is prepared in accordance with the provisions of the Town and Country Planning Act, 1973 and the Town and Country Planning (Amendment) Act, 2008.

2. The land shown in this plan is situated in the Township of Sultanpur Road, Lucknow.

3. The land is being developed for residential purposes.

4. The plan is subject to the approval of the competent authority.

5. The plan is prepared by the Architect Planner, M/S Swastik Multitrade Pvt Ltd.

6. The plan is prepared on the basis of the information provided by the client.

7. The plan is prepared in accordance with the provisions of the Town and Country Planning Act, 1973 and the Town and Country Planning (Amendment) Act, 2008.

8. The plan is subject to the approval of the competent authority.

9. The plan is prepared by the Architect Planner, M/S Swastik Multitrade Pvt Ltd.

10. The plan is prepared on the basis of the information provided by the client.



PRTICULARS	AREA(SQ.MTR.)	REMARK
SECTOR-1	66012.00	COVERD WITH RED PORTION(UPRERAPRI15395)
SECTOR-2&3	119522.54	COVERD WITH GREEN PORTION (APPLIED FOR REGISTRATION)
FUTURE PHASE	138365.46	TO BE APPLIED IN FUTURE FOR REGISTRATION
TOTAL	323900.00	TOTAL AREA OF TOWNSHIP

SIGNATURE PARK

AN INTEGRATED TOWNSHIP AT SULTANPUR ROAD,LUCKNOW.



NORTH-
DATE:-
SCALE:-
N.T.S

ARCHITECT PLANNER
M/S SWASTIK MULTITRADE PVT LTD
Lucknow

CLIENT:-
M/S SWASTIK MULTITRADE PVT LTD
(A U.K. & S.I. GROUP OF COMPANIES)
Registered Office:-
F-01, VIKAS ENCLAVE,
IGTCL NAGAR,
LUCKNOW-226019

CONSULTANT:-
iShuffle
Sd/-
S274 BISTO-6
AYAZ VIKAS COLONY,
Rajapur, Lucknow