

PROJECT
PROPOSED LAYOUT PLAN FOR "SANTUSTI CITY"
AT VILLAGE - PIPARSAND, PARAGANA - BIJNAUR,
TEHSIL & DISTRICT - LUCKNOW.

LAY - OUT PLAN

| OWNER'S NAME | KHASRA NOS. | AREA IN HECT. |
|----------------------|------------------|----------------|
| 01. S. S. CONSULTANT | 872 - JA (PART) | AS / SALE DEED |
| 02. SUNIL SAHNI | 872 - JHA (PART) | AS / SALE DEED |
| 03. ARVIND KUMAR | 872 / 2 (PART) | AS / SALE DEED |
| 04. TULIKA MEHROTRA | 891 (PART) | AS / SALE DEED |
| 04. NAMITA MEHROTRA | 893 (PART) | AS / SALE DEED |
| | 896 - KHA (PART) | AS / SALE DEED |
| | 900 (PART) | AS / SALE DEED |
| | 889 (PART) | AS / SALE DEED |
| | 890 - KA (PART) | AS / SALE DEED |
| | 892 (PART) | AS / SALE DEED |
| | 895 (PART) | AS / SALE DEED |
| | 896 - KA (PART) | AS / SALE DEED |
| | 898 (PART) | AS / SALE DEED |

AREA STATEMENTS :-

| | | |
|---|------------|-------------------|
| 01. TOTAL LAND AREA | = | 59,601.19 SQ. M. |
| 02. LEFT FOR FRONT ROAD WIDENING AREA | = | 1072.60 SQ. M. |
| 03. NET LAND AREA (AFTER ROAD WIDENING) | = | 58,528.59 SQ. M. |
| 04. PLOTTED AREA | = 59.125 % | = 34605.02 SQ. M. |
| 05. CLUB HOUSE AREA & CONVENIENCE SHOP AREA | = 1.1977 % | = 701.00 SQ. M. |
| 06. OPEN PARK AREA | = 15.00 % | = 8779.29 SQ. M. |
| 07. TOTAL ROAD AREA | = 23.784 % | = 13920.07 SQ. M. |
| 08. NURSING HOME AREA | = 0.894 % | = 523.21 SQ. M. |
| TOTAL PERCENTAGE | = | 100.00 % |


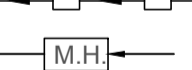
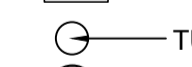





DETAIL OF PLOTS

NET LAND AREA = 58528.59 SQ.M. = 5.8529 HECTARE

| S.NO. | TYPE | SIZE OF PLOT IN METRE | NOS. OF PLOTS | PERSON /PLOTS | TOTAL PERSON | AREA OF EACH PLOT IN SQ. M. | SET BACK IN M. FRONT | REAR | SIDE | 10 |
|-------|------|-----------------------|---------------|---------------|--------------|-----------------------------|----------------------|------|------|----|
| 01 | A | 12.00 X 20.00 | 31 | 15 | 465 | 240.00 SQ. M. | 3.00 | 3.00 | | |
| 02 | B | 10.00 X 20.00 | 99 | 10 | 990 | 200.00 SQ. M. | 3.00 | 3.00 | | |
| 03 | C | 9.00 X 18.00 | 30 | 10 | 410 | 162.00 SQ. M. | 3.00 | 3.00 | | |
| 04 | D | 7.50 X 15.00 | 26 | 10 | 260 | 112.50 SQ. M. | 2.00 | 2.00 | | |
| 05 | E | 6.70 X 14.00 | 12 | 10 | 120 | 93.80 SQ. M. | 2.00 | 2.00 | | |

| | | |
|---|---|-----------------|
| 01. TOTAL PERSONS | = | 2125.00 |
| 02. MAXIMUM DENSITY 750.00 PERSONS / HECTARE | = | 4390.00 PERSONS |
| 03. ACHIEVED DENSITY 363.07 PERSONS / HECTARE | = | 2125.00 PERSONS |

REFERENCE :-

1. WATER HARVESTING SHOWN THUS 
2. SEWER LINE SHOWN THUS 
3. DRAIN LINE SHOWN THUS 
4. TUBE WELL SHOWN THUS 
5. OVER HEAD WATER TANK SHOWN THUS 
6. TREES SHOWN THUS AS PER NORMS 
7. SOAK PIT & SEPTIC TANK SHOWN THUS 
8. GAS PIPE LINE SHOWN THUS 

| | |
|----------------|------------------------|
| SCALE = 1:1000 | TOTAL NOS. OF SHEET 03 |
| DATE : | SHEET NO. 01 / 03 |

"THIS TO CERTIFY THAN BUILDING PLANS AND DETAILS HAS BEEN WORKED ON THE BASIS DIRECTION OF MASTER PLAN 2021 AND LIDA BUILDING BYE LAWS. "

FOR S S CONSULTANT

ARCHITECT'S SIGNATURE



LAY - OUT PLAN
 SCALE 1:1000

