ANNEXURE-X

PROJECT AREA STATEMENT:

A. LAND AREA DETAIL:

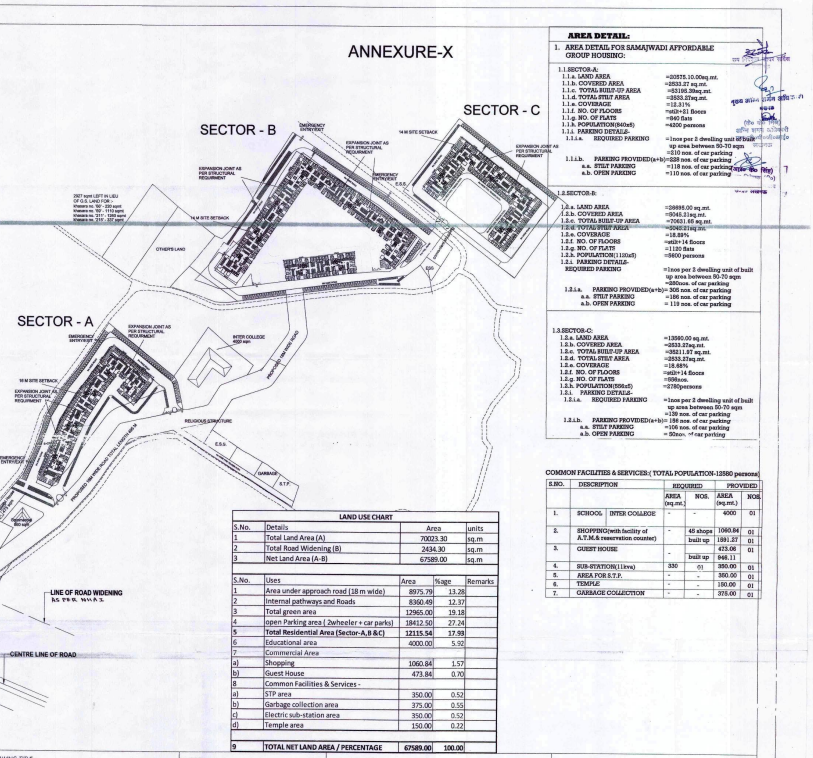
1. TOTAL PROJECT LAND AREA	=70023.30sq.mt.
1.1. AREA UNDER ROAD WIDENING	=2434.30sq.mt.
1.2.NET LAND AREA (excluding area under road widening & approach road)	=67589.00sq.mt.
2. LAND BREAKUP DETAIL	
2.1. SITE AREA FOR 10 acres	= 40468.23 sq.mt
2.2. SITE AREA ABOVE 10 ACRES	= 20381.87 sq.mt
2.3. TOTAL LAND AREA UNDER AFFORDABLE GROUP HOUSING(SECTOR-A,B & C)	= 60850.10 sq.mt (90% of net land area(1.2))
3. COMMERCIAL FACILITIES	
3.1. AREA UNDER INTER COLLEGE	= 4000.00 sq.mt.
3.2. AREA UNDER SHOPPING	= 1060.84 sq.mt.
3.3. AREA UNDER GUEST HOUSE	= 473.80 sq.mt.
3.4. TOTAL LAND AREA FOR COMMERCIAL FACILITIES	= 5533.90 sq.mt. (8.19% of net land area (1.2))
4. COMMON FACILITIES & SERVICES (not to be sold)	
4.1. AREA UNDER S.T.P.	= 350.00 sq.mt.
4.2. AREA UNDER SUB-STATION	= 350.00 sq.mt.
4.3. AREA UNDER TEMPLE	= 150.00 sq.mt
4.4. AREA UNDER GARBAGE COLLECTION	= 375.00 sq.mt.
4.5. TOTAL LAND AREA FOR COMMON FACILITIES & SERVICES	=1225.00 sq.mt. (1.81% of net land area (1.2))

B. FAR AREA / BUILT-UP AREA DETAIL:

1. PERMISSIBLE FAR CALCULATION	
1.1. PERMISSIBLE FAR	=2.50
1.2. ADDITIONAL-5 % FAR ON 1.1 FOR COMMON AREA	=(2.5X5)/100 =0.125
1.3. ADDITIONAL-5 % FAR ON 1.1 FOR GREEN CERTIFIED BUILDINGS	=(2.5X5)/100 =0.125
1.4. TOTAL PERMISSIBLE FAR ON ENTIRE SITE (1.1+1.2+1.3)	=(2.5+0.125+.0125) = 2.75
2. PERMISSIBLE FAR AREA CALCULATION	
2.1. FAR 2.75 X 40468.23 = 111287.63sq.mt	= 2.75 X 40468.23 = 111287.63sq.mt
2.2. FAR 60 % OF 2.75 OF LIFT OVER LAND	= 2.2 X 20381.87 = 44796.11 sq.mt
2.3. FAR 60 % OF 2.00 OF ROAD WIDENING AREA(SUBJECT TO LDA APPROVAL)	= 1.65 X 2434.30 = 3045.875 sq.mt
2.4 TOTAL PERMISSIBLE FAR AREA ON ENTIRE SITE	= 159129.62 sq.mt
3. AFFORDABLE GROUP HOUSING	
3.1. BUILT-UP AREA OF SECTOR-A	=33195.39 sq.mt.
3.2. BUILT-UP AREA OF SECTOR-B	=20631.65 sq.mt
3.3. BUILT-UP AREA OF SECTOR-C	=35211.07 sq.mt
3.4. TOTAL BUILT-UP OF AFFORDABLE GROUP HOUSING	=189038.05 sq.mt. (86.05 % of (B))
4. COMMERCIAL FACILITIES	
4.1. BUILT-UP AREA OF SCHOOL @ 1.00	= 4000 sq.mt.
4.2 BUILT-UP AREA OF GUEST HOUSE @ 2.00	=946.1 sq.mt.
4.3 BUILT-UP AREA OF SHOPPING @ 1.50	=1591.27sq.mt.
4.4. TOTAL BUILT-UP OF COMMERCIAL FACILITIES	= 6537.38 sq.mt. (2.85 % of (B))
5. TOTAL BUILT- UP AREA	= 169278.50 sq.mt

C. GROUND COVERAGE DETAIL:

1. AFFORDABLE GROUP HOUSING:	
1.1. GROUND COVERAGE OF SECTOR-A	=8933.22sq.mt.
1.2. GROUND COVERAGE OF SECTOR-B	=6045.21sq.mt.
1.3. GROUND COVERAGE OF SECTOR-C	=8332.27sq.mt.
1.4.TOTAL GROUND COVERAGE OF AFFORDABLE GROUP HOUSING	=23311.20sq.mt. (39.02% of (3))
2.1 GROUND COVERAGE OF SCHOOL	= 800.00 sq.mt.
2.2 GROUND COVERAGE OF GUEST HOUSE	= 108.80 sq.mt.
2.3 GROUND COVERAGE OF SHOPPING	= 212.17 sq.mt.
2.4.TOTAL GROUND COVERAGE OF COMMERCIAL FACILITIES	=1120.97sq.mt. (8.88% of (B))
3. TOTAL GROUND COVERAGE AREA	= 11123.72sq.mt.



S.No.	Details	Area	units
1	Total Land Area (A)	70023.30	sq.m
2	Total Road Widening (B)	2434.30	sq.m
3	Net Land Area (A-B)	67589.00	sq.m

S.No.	Uses	Area	%age	Remarks
1	Area under approach road (18 m wide)	8975.79	13.28	
2	Internal pathways and Roads	8360.49	12.37	
3	Total green area	12965.00	19.18	
4	open Parking area (2wheeler + car parks)	18412.50	27.24	
5	**Total Residential Area (Sector-A,B &C)**	**12115.54**	**17.93**	
6	Educational area	4000.00	5.92	
7	Commercial Area			
a)	Shopping	1060.84	1.57	
b)	Guest House	473.84	0.70	
8	Common Facilities & Services -			
a)	STP area	350.00	0.52	
b)	Garbage collection area	375.00	0.55	
c)	Electric sub-station area	350.00	0.52	
d)	Temple area	150.00	0.22	
9	**TOTAL NET LAND AREA / PERCENTAGE**	**67589.00**	**100.00**	

AREA DETAIL:

1. AREA DETAIL FOR SAMAJWADI AFFORDABLE GROUP HOUSING:

1.1.SECTOR-A:	
1.1.a. LAND AREA	=20575.10.00sq.mt.
1.1.b. COVERED AREA	=2533.27 sq.mt.
1.1.c. TOTAL BUILT-UP AREA	=33195.39sq.mt.
1.1.d. TOTAL STILT AREA	=2533.27sq.mt.
1.1.e. COVERAGE	=12.31%
1.1.f. NO. OF FLOORS	=with+21 floors
1.1.g. NO. OF FLATS	=640 flats
1.1.h. POPULATION(640x6)	=4200 persons
1.1.i. PARKING DETAILS-	
1.1.i.a. REQUIRED PARKING	=1nos per 2 dwelling unit of built up area between 50-70 sqm
	=210 nos. of car parking
1.1.i.b. PARKING PROVIDED(a+b)	=228 nos. of car parking
a.a. STILT PARKING	=118 nos. of car parking
a.b. OPEN PARKING	=110 nos. of car parking
1.2.SECTOR-B:	
1.2.a. LAND AREA	=20498.00 sq.mt.
1.2.b. COVERED AREA	=3045.21sq.mt.
1.2.c. TOTAL BUILT-UP AREA	=20631.65 sq.mt.
1.2.d. TOTAL STILT AREA	=3045.21sq.mt.
1.2.e. COVERAGE	=18.88%
1.2.f. NO. OF FLOORS	=with+14 floors
1.2.g. NO. OF FLATS	=1120 flats
1.2.h. POPULATION(1120x3)	=3600 persons
1.2.i. PARKING DETAILS- REQUIRED PARKING	=1nos per 2 dwelling unit of built up area between 50-70 sqm
	=560nos. of car parking
1.2.i.a. PARKING PROVIDED(a+b)	=303 nos. of car parking
a.a. STILT PARKING	=184 nos. of car parking
a.b. OPEN PARKING	=119 nos. of car parking
1.3.SECTOR-C:	
1.3.a. LAND AREA	=13590.00 sq.mt.
1.3.b. COVERED AREA	=2533.27sq.mt.
1.3.c. TOTAL BUILT-UP AREA	=35211.07 sq.mt.
1.3.d. TOTAL STILT AREA	=2533.27sq.mt.
1.3.e. COVERAGE	=18.88%
1.3.f. NO. OF FLOORS	=with+14 floors
1.3.g. NO. OF FLATS	=598nos.
1.3.h. POPULATION(598x5)	=2390persons
1.3.i. PARKING DETAILS-	
1.3.i.a. REQUIRED PARKING	=1nos per 2 dwelling unit of built up area between 50-70 sqm
	=188 nos. of car parking
1.3.i.b. PARKING PROVIDED(a+b)	=186 nos. of car parking
a.a. STILT PARKING	=106 nos. of car parking
a.b. OPEN PARKING	=80nos. of car parking

COMMON FACILITIES & SERVICES:-(TOTAL POPULATION-13580 persons)

S.NO.	DESCRIPTION	REQUIRED		PROVIDED	
		AREA (sq.mt.)	NOS.	AREA (sq.mt.)	NOS.
1.	SCHOOL INTER COLLEGE	-	-	4000	01
2.	SHOPPING(with facility of A.T.M.& reservation counter)	-	45 shops built up	1060.84 1591.27	01 01
3.	GUEST HOUSE	-	built up	473.06 946.11	01
4.	SUB-STATION(11kva)	350	01	350.00	01
5.	AREA FOR S.T.P.	-	-	350.00	01
6.	TEMPLE	-	-	150.00	01
7.	GARBAGE COLLECTION	-	-	375.00	01

PROJECT TITLE: PROPOSED HOUSING PROJECT AT VILLAGES - MOAZZAMNAGAR ,KABIRPUR & DULARMAU, SULTANPUR ROAD - LUCKNOW.

DRAWING TITLE: SITE PLAN

NORTH: N

DEVELOPERS:- **SHREE HARI BARTER LTD.** ALPHADO ESTATE 3 MANGO LANE, ROOM NO. 223, IND FLOOR, KOLKATA.

ARCHITECTS:- Chapman Taylor India LLP
International Architects Masterplanners Designers
A-1/54 Safdarjung Enclave, New Delhi - 110029
Tel +91 (11) 24177973

For Shree Hari Barter Limited
Director