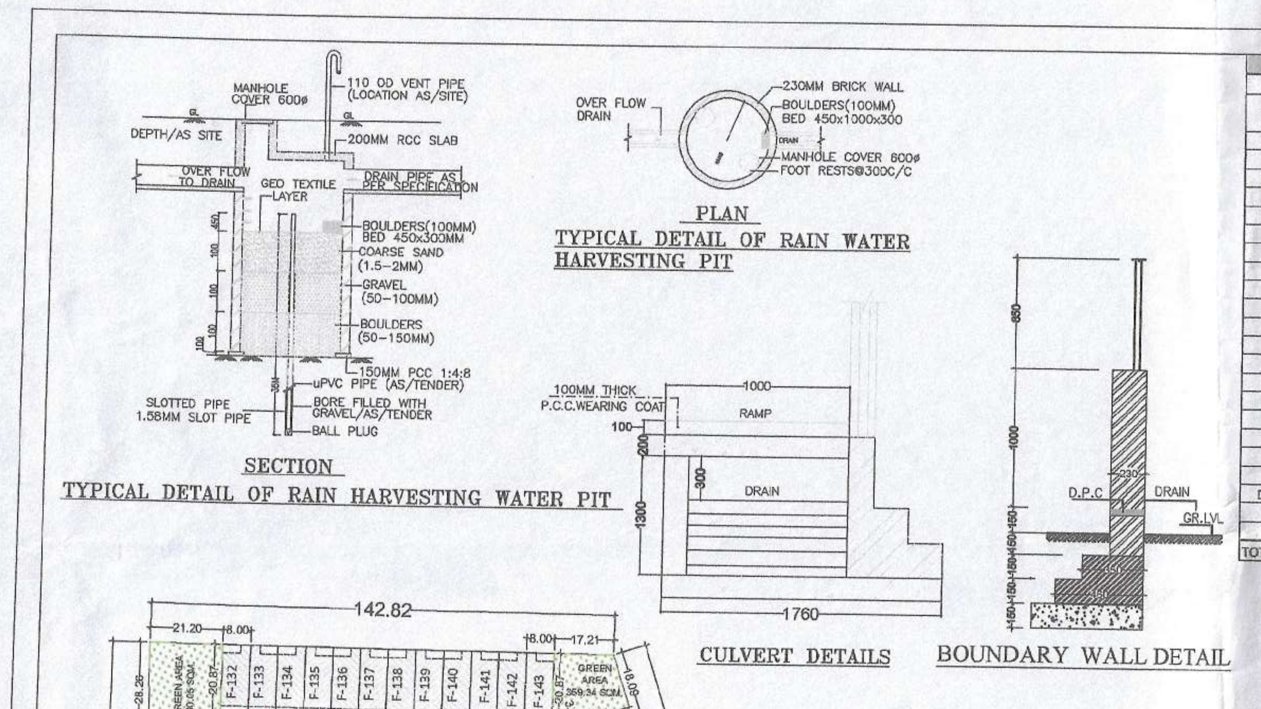

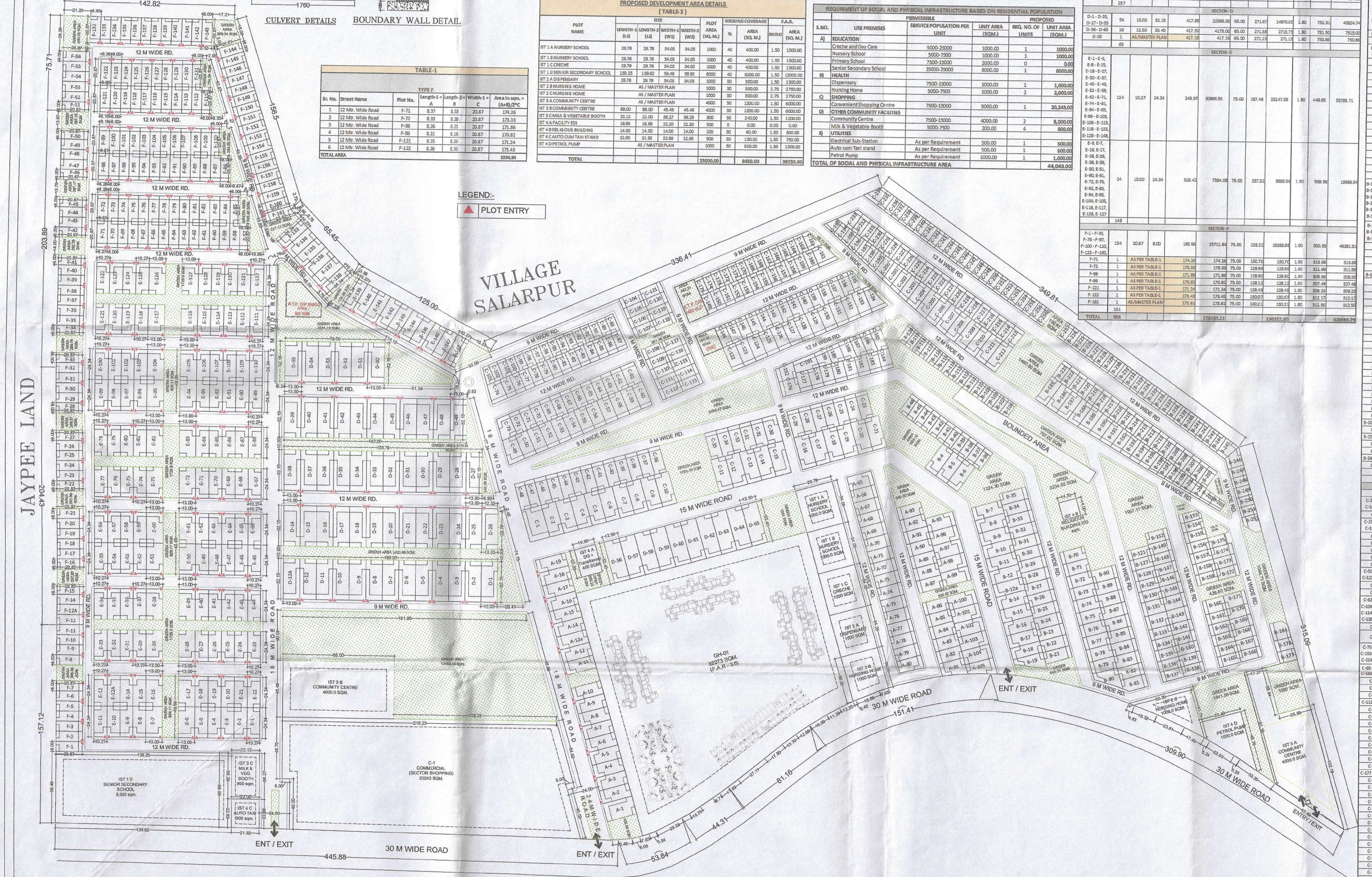

LEGEND:-

▲ PLOT ENTRY

TABLE-1

Sr. No.	Street Name	Plot No.	Length-1 = A	Length-2 = B	Width-1 = C	Area in sqm. = (A+B)/2*C
1	12 Mtr. Wide Road	F-71	8.37	8.33	20.87	174.26
2	12 Mtr. Wide Road	F-72	8.33	8.28	20.87	173.33
3	12 Mtr. Wide Road	F-98	8.26	8.21	20.87	171.86
4	12 Mtr. Wide Road	F-99	8.21	8.16	20.87	170.82
5	12 Mtr. Wide Road	F-121	8.15	8.26	20.87	171.24
6	12 Mtr. Wide Road	F-122	8.26	8.36	20.87	173.43
TOTAL AREA						1034.94

PROPOSED DEVELOPMENT

	DESCRIPTION	AREA (SQM.)	MAXIMUM FAR	MAXIMUM Gr. COVRAGE	TOTAL FAR	TOTAL Gr. COVERAGE	TOTAL PLOTS	%
A)	RESIDENTIAL (PLOTTED/FLATTED)							
	PLOTTED	1,78,163.22	AS/PLOT SIZE	AS/PLOT SIZE	3,20,693.79	130222.00	2,10,436.22	51.98%
	FLATTED GH-1	32,273.00	300	35	96,819.00	11295.55		
B)	COMMERCIAL							
	C-1 SECTOR SHOPPING	20,243.00	200	40	40,486.00	8097.20	20,243.00	5.00%
C)	INSTITUTIONAL & FACILITIES						25,000.00	6.17%
	IST 1 A NURSERY SCHOOL	1,000.00	150	40	1,500.00	400.00		
	IST 1 B NURSERY SCHOOL	1,000.00	150	40	1,500.00	400.00		
	IST 1 C CRECHE	1,000.00	150	40	1,500.00	400.00		
	IST 1 D SENIOR SECONDARY SCHOOL	8,000.00	150	40	12,000.00	3200.00		
	IST 2 A DISPENSARY	1,000.00	150	30	1,500.00	300.00		
	IST 2 B NURSING HOME	1,000.00	275	30	2,750.00	300.00		
	IST 2 C NURSING HOME	1,000.00	275	30	2,750.00	300.00		
	IST 3 A COMMUNITY CENTRE	4,000.00	150	30	6,000.00	1200.00		
	IST 3 B COMMUNITY CENTRE	4,000.00	150	30	6,000.00	1200.00		
	IST 3 C MILK & VEGETABLE BOOTH	800.00	150	30	1,200.00	240.00		
	IST 4 A FACILITY ESS	500.00	0	0	0.00	0.00		
	IST 4 B RELIGIOUS BUILDING	200.00	150	30	300.00	60.00		
	IST 4 C AUTO CUM TAXI STAND	500.00	150	30	750.00	150.00		
	IST 4 D PETROL PUMP	1,000.00	150	30	1,500.00	300.00		
D)	ROADS, PARK & OPEN SPACES						149181.3835	36.85%
	ROADS	88,430.58						21.84%
	PARK	60,750.81						15.01%
TOTAL AREA					4,97,248.79	1,58,064.75	4,04,860.60	100.00%

PROPOSED DEVELOPMENT AREA DETAILS (TABLE-3)

PLOT NAME	LENGTH-1 (L1)	LENGTH-2 (L2)	WIDTH-1 (W1)	WIDTH-2 (W2)	PLOT AREA (SQ. M.)	GROUND COVERAGE %	GROUND COVERAGE AREA (SQ. M.)	F.A.R. RATIO	F.A.R. AREA (SQ. M.)
IST 1 A NURSERY SCHOOL	29.78	29.78	34.05	34.05	1000	40	400.00	1.50	1500.00
IST 1 B NURSERY SCHOOL	29.78	29.78	34.05	34.05	1000	40	400.00	1.50	1500.00
IST 1 C CRECHE	29.78	29.78	34.05	34.05	1000	40	400.00	1.50	1500.00
IST 1 D SENIOR SECONDARY SCHOOL	139.25	139.62	56.46	58.92	8000	40	3200.00	1.50	12000.00
IST 2 A DISPENSARY	29.78	29.78	34.05	34.05	1000	30	300.00	1.50	1500.00
IST 2 B NURSING HOME	AS / MASTER PLAN				1000	30	300.00	2.75	2750.00
IST 2 C NURSING HOME	AS / MASTER PLAN				1000	30	300.00	2.75	2750.00
IST 3 A COMMUNITY CENTRE	AS / MASTER PLAN				4000	30	1200.00	1.50	6000.00
IST 3 B COMMUNITY CENTRE	88.00	88.00	45.48	45.48	4000	30	1200.00	1.50	6000.00
IST 3 C MILK & VEGETABLE BOOTH	22.12	22.00	36.27	36.29	800	30	240.00	1.50	1200.00
IST 4 A FACILITY ESS	16.93	16.93	22.20	22.20	500	0	0.00	0.00	0.00
IST 4 B RELIGIOUS BUILDING	14.30	14.30	14.00	14.00	200	30	60.00	1.50	300.00
IST 4 C AUTO CUM TAXI STAND	22.00	21.92	22.99	22.68	500	30	150.00	1.50	750.00
IST 4 D PETROL PUMP	AS / MASTER PLAN				1000	30	300.00	1.50	1500.00
TOTAL					25000.00		8450.00		39250.00

AREA SUMMARY

SR. NO.	DESCRIPTION		AREA IN ACRES	AREA IN SQMT.	AREA IN HECTARE
	TOTAL SITE AREA		100.043	4,04,860.60	40.486
1	PERMISSIBLE RESIDENTIAL (PLOTTED/FLATTED)	Max	55.00%	2,22,673.33	22.267
	PROPOSED RESIDENTIAL (PLOTTED/FLATTED)		51.98%	2,10,436.22	21.044
2	PERMISSIBLE COMMERCIAL	Max	5.00%	20,243.03	2.024
	PROPOSED COMMERCIAL		5.00%	20,243.00	2.024
3	PERMISSIBLE INSTITUTIONAL & FACILITIES	Min.	5.00%	20,243.03	2.024
	PROPOSED INSTITUTIONAL & FACILITIES		6.17%	25,000.00	2.500
4	PERMISSIBLE ROADS, PARK & OPEN SPACES	Min.	35.00%	1,41,701.21	14.170
	PROPOSED PARK & OPEN GREEN SPACES	Min. 15%	15.01%	60,750.81	6.075
	PROPOSED ROADS AREA	Min. 20%	21.84%	88,430.58	8.843

POPULATION DETAILS

Sl. No.	Building Amenities	Purposed No. of units	Permissible Occupancy/UN	Achived Occupancy	
a)	Plotted (0-100 sqm.)	24	9	216	Occupancy
b)	Plotted (100-500 sqm.)	862	13.5	11637	Occupancy
c)	Flatted GH-1	1456	4.5	6552	Occupancy
TOTAL POPULATION				18405	
a)	PERMISSIBLE DENSITY FOR RESIDENTIAL/HACTARE	Max.	1650 PPHa	36,741	PPHa
b)	PERMISSIBLE DENSITY FOR RESIDENTIAL/HACTARE	Min.	825 PPHa	18,371	PPHa
c)	TOTAL POPULATION			18,405	Population
d)	PROPOSED DENSITY FOR RESIDENTIAL/HACTARE			875	PPHa

REQUIREMENT OF SOCIAL AND PHYSICAL INFRASTRUCTURE BASED ON RESIDENTIAL POPULATION

S.NO.	USE PREMISES	PERMISSIBLE SERVICE POPULATION PER UNIT	UNIT AREA (SQM.)	REQ. NO. OF UNITS	PROPOSED UNIT AREA (SQM.)
A)	EDUCATION				
	Creche and Day Care	5000-10000	1000.00	1	1000.00
	Nursery School	5000-7500	1000.00	1	1000.00
	Primary School	7500-15000	2000.00	0	0.00
	Senior Secondary School	15000-25000	8000.00	1	8000.00
B)	HEALTH				
	Dispensary	7500-15000	1000.00	1	1,000.00
	Nursing Home	5000-7500	1000.00	2	2,000.00
C)	SHOPPING				
	Convenient Shopping Centre	7500-15000	5000.00	1	20,243.00
D)	OTHER COMMUNITY FACILITIES				
	Community Centre	7500-15000	4000.00	2	8,000.00
	Milk & Vegetable Booth	5000-7500	200.00	4	800.00
E)	UTILITIES				
	Electrical Sub-Station	As per Requirement	500.00	1	500.00
	Auto cum Taxi stand	As per Requirement	500.00	1	500.00
	Petrol Pump	As per Requirement	1000.00	1	1,000.00
TOTAL OF SOCIAL AND PHYSICAL INFRASTRUCTURE AREA					44,043.00

INDIVIDUAL PLOT AREA DETAIL SECTOR- A, B, C, D, E & F (TABLE-2)

PLOT NAME	NO. OF PLOTS	LENGTH	WIDTH	SINGLE PLOT AREA (SQ. M.)	TOTAL PLOTS AREA (SQ. M.)	%	G.C. AREA (SQ. M.)	TOTAL G.C. (SQ. M.)	F.A.R. RATIO	F.A.R. AREA (SQ. M.)	TOTAL F.A.R. (SQ. M.)
SECTOR- A											
C-201	1			152.17	152.17	75.00	114.13	114.13	1.80	273.91	273.91
C-202	1			161.57	161.57	75.00	121.08	121.08	1.80	290.47	290.47
C-203	1			168.90	168.90	75.00	126.68	126.68	1.80	304.02	304.02
C-204	1			200.67	200.67	75.00	150.50	150.50	1.80	361.21	361.21
C-205	1			209.08	209.08	75.00	156.77	156.77	1.80	376.25	376.25
C-206	1			217.59	217.59	75.00	163.04	163.04	1.80	391.50	391.50
C-207	1			224.92	224.92	75.00	168.69	168.69	1.80	404.86	404.86
C-208	1			231.61	231.61	75.00	173.71	173.71	1.80	416.90	416.90
C-209	1			234.95	234.95	75.00	176.21	176.21	1.80	422.91	422.91
C-210	1			236.92	236.92	75.00	177.69	177.69	1.80	426.46	426.46
C-211	1			238.29	238.29	75.00	178.72	178.72	1.80	428.92	428.92
C-212	1			234.95	234.95	75.00	176.21	176.21	1.80	422.91	422.91
C-219	1			142.98	142.98	75.00	107.24	107.24	1.80	257.36	257.36
C-233	1			159.70	159.70	75.00	119.78	119.78	1.80	287.46	287.46
C-234	1			194.62	194.62	75.00	100.97	100.97	1.80	242.82	242.92
C-235 - C-241, C-249 - C-257	22			155.45	2979.90	75.00	101.59	2234.95	1.80	243.81	5363.82
C-242	1			101.17	101.17	75.00	75.88	75.88	1.80	182.11	182.11
C-256b	1			91.60	91.60	75.00	68.70	68.70	1.80	164.88	164.88
	257										
SECTOR- D											
D-1 - D-25, D-27 - D-55	54	13.00	32.15	417.95	22569.30	65.00	271.67	14670.05	1.80	752.31	40624.74
D-56 - D-65	10	12.50	33.40	417.50	4175.00	65.00	271.38	2713.75	1.80	751.50	7515.00
D-26	1	AS/MASTER PLAN		417.16	417.16	65.00	271.15	271.15	1.80	750.88	750.88
	65										
SECTOR- E											
E-1 - E-5, E-18 - E-27, E-30 - E-37, E-40 - E-49, E-52 - E-59, E-62 - E-71, E-74 - E-81, E-84 - E-93, E-96 - E-103, E-106 - E-115, E-118 - E-125, E-128 - E-148	124	10.27	24.34	249.97	30996.50	75.00	187.48	23247.38	1.80	449.95	55793.71
E-6, E-7, E-16, E-17, E-28, E-29, E-38, E-39, E-50, E-51, E-60, E-61, E-72, E-73, E-82, E-83, E-94, E-95, E-104, E-105, E-116, E-117, E-126, E-127	24	13.00	24.34	316.42	7594.08	75.00	237.32	5695.56	1.80	569.56	13669.34
	148										
SECTOR- F											
F-1 - F-70, F-73 - F-97, F-100 - F-120, F-123 - F-160	154	20.87	8.00	166.96	25711.84	75.00	125.22	19283.88	1.80	300.53	46281.31
F-71	1	AS PER TABLE-1		174.26	174.26	75.00	130.70	130.70	1.80	313.68	313.68
F-72	1	AS PER TABLE-1		173.33	173.33	75.00	129.99	129.99	1.80	311.99	311.99
F-98	1	AS PER TABLE-1		171.86	171.86	75.00	128.90	128.90	1.80	309.96	309.96
F-99	1	AS PER TABLE-1		170.82	170.82	75.00	128.12	128.12	1.80	307.48	307.48
F-121	1	AS PER TABLE-1		171.24	171.24	75.00	128.43	128.43	1.80	308.23	308.23
F-122	1	AS PER TABLE-1		173.43	173.43	75.00	130.07	130.07	1.80	312.17	312.17
F-161	1	AS/MASTER PLAN		173.61	173.61	75.00	130.21	130.21	1.80	312.50	312.50
TOTAL	886				178163.22			130222.00			320693.79

INDIVIDUAL PLOT AREA DETAIL SECTOR- A, B, C, D, E & F (TABLE-2)

PLOT NAME	NO. OF PLOTS	LENGTH	WIDTH	SINGLE PLOT AREA (SQ. M.)	TOTAL PLOTS AREA (SQ. M.)	%	G.C. AREA (SQ. M.)	TOTAL G.C. (SQ. M.)	F.A.R. RATIO	F.A.R. AREA (SQ. M.)	TOTAL F.A.R. (SQ. M.)
SECTOR- A											
A-1	1			397.00	397.00	65.00	258.05	258.05	1.80	714.60	714.60
A-2 - A-10, A-12 - A-19	16			250.84	4013.44	75.00	188.13	3010.08	1.80	451.51	7224.19
A-11	1			259.20	259.20	75.00	194.40	194.40	1.80	466.56	466.56
A-65	1			223.24	223.24	75.00	167.43	167.43	1.80	401.83	401.83
A-66 - A-79, A-82 - A-93	26			199.83	5195.58	75.00	149.87	3896.69	1.80	359.69	9352.04
A-80	1			205.69	205.69	75.00	154.27	154.27	1.80	370.24	370.24
A-81	1			226.59	226.59	75.00	169.94	169.94	1.80	407.86	407.86
A-95 - A-104, A-12A	11			250.84	2759.24	75.00	188.13	2069.43	1.80	451.51	4966.63
A-105	1			219.06	219.06	75.00	164.30	164.30	1.80	394.31	394.31
	59										
SECTOR- B											
B-4 - B-17	14			250.84	3511.76	75.00	188.13	2633.82	1.80	451.51	6321.17
B-18	1			214.88	214.88	75.00	161.16	161.16	1.80	386.78	386.78
B-19	1			230.77	230.77	75.00	173.08	173.08	1.80	415.39	415.39
B-21 - B-22, B-25 - B-35, B-70 - B-73, B-76 - B-79, B-81 - B-85, B-88 - B-90	29			199.83	5795.07	75.00	149.87	4346.30	1.80	359.69	10431.13
B-23 & B-24	2			198.16	396.32	75.00	148.62	297.24	1.80	356.69	713.38
B-36 - B-46	11			124.58	1370.38	75.00	93.44	1027.79	1.80	224.24	2466.63
B-74 - B-75, B-86 - B-87	4			198.16	792.64	75.00	148.62	594.48	1.80	356.69	1426.75
B-80	1			217.39	217.39	75.00	163.04	163.04	1.80	391.30	391.30
B-105	1			98.66	98.66	75.00	74.00	74.00	1.80	177.59	177.59
B-107	1			96.99	96.99	75.00	72.74	72.74	1.80	174.58	174.58
B-108	1			93.65	93.65	75.00	70.24	70.24	1.80	168.57	168.57
B-109	1			91.97	91.97	75.00	68.98	68.98	1.80	165.55	165.55
B-110	1			91.14	91.14	75.00	68.36	68.36	1.80	164.05	164.05
B-111	1			91.97	91.97	75.00	68.98	68.98	1.80	165.55	165.55
B-112	1			91.97	91.97	75.00	68.98	68.98	1.80	165.55	165.55
B-113	1			91.97	91.97	75.00	68.98	68.98	1.80	165.55	165.55
B-114	1			92.81	92.81	75.00	69.61	69.61	1.80	167.06	167.06
B-115	1			93.65	93.65	75.00	70.24	70.24	1.80	168.57	168.57
B-116	1			96.15	96.15	75.00	72.11	72.11	1.80	173.07	173.07
B-117	1			98.66	98.66	75.00	74.00	74.00	1.80	177.59	177.59
B-118	1			102.84	102.84	75.00	77.13	77.13	1.80	185.11	185.11
B-119	1			107.02	107.02	75.00	80.27	80.27	1.80	192.64	192.64
B-120	1			111.20	111.20	75.00	83.40	83.40	1.80	200.16	200.16
B-121	1			142.14	142.14	75.00	106.61	106.61	1.80	255.85	255.85
B-127 - B-130, B-133 - B-142, B-145 - B-149, B-155 - B-159, B-161 - B-170, B-172 - B-174	37			151.34	5599.58	75.00	113.51	4199.69	1.80	272.41	10079.24
B-131, B-132, B-143, B-144, B-160, B-171	6			190.64	1143.84	75.00	142.98	857.88	1.80	343.15	2058.91
B-152	1			157.03	157.03	75.00	117.77	117.77	1.80	282.65	282.65
B-153	1			120.40	120.40	75.00	90.30	90.30	1.80	216.72	216.72
B-154	1			132.94	132.94	75.00	99.71	99.71	1.80	239.29	239.29
B-175	1			148.83	148.83	75.00	111.62	111.62	1.80	267.89	267.89
B-177 - B-178	2			124.58	249.16	75.00	93.44	186.87	1.80	224.24	448.49
B-184	1			183.95	183.95	75.00	137.96	137.96	1.80	331.11	331.11
B-185	1			219.90	219.90	75.00	164.93	164.93	1.80	395.82	395.82
B-186	1			218.23	218.23	75.00	163.67	163.67	1.80	392.81	392.81
B-187	1			214.05	214.05	75.00	160.54	160.54	1.80	385.29	385.29
B-188	1			208.19	208.19	75.00	156.14	156.14	1.80	374.74	374.74
B-189	1			199.00	199.00	75.00	149.25	149.25	1.80	358.20	358.20
B-190	1			190.64	190.64	75.00	142.98	142.98	1.80	343.15	343.15
B-191	1			183.11	183.11	75.00	137.33	137.33	1.80	329.60	329.60
B-192	1			152.17	152.17	75.00	114.13	114.13	1.80	273.91	273.91
B-193	1			146.32	146.32	75.00	109.74	109.74	1.80	263.38	263.38
B-194	1			132.94	132.94	75.00	99.71	99.71	1.80	239.29	239.29
B-195	1			139.63	139.63	75.00	104.72	104.72	1.80	251.33	251.33
B-196	1			102.84	102.84	75.00	77.13	77.13	1.80	185.11	185.11
B-197	1			97.83	97.83	75.00	73.37	73.37	1.80	176.09	176.09
B-198	1			92.81	92.81	75.00	69.61	69.61	1.80	167.06	167.06
B-199	1			87.89	87.89	75.00	65.92	65.92	1.80	158.20	158.20
B-200	1			102.01	102.01	75.00	76.51	76.51	1.80	183.62	183.62
B-201	1			92.81	92.81	75.00	69.61	69.61	1.80	167.06	167.06
B-202	1			85.28	85.28	75.00	63.96	63.96	1.80	153.50	153.50
B-203	1			88.63	88.63	75.00	66.47	66.47	1.80	159.53	159.53
B-205 - B-222	18			124.58	2242.44	75.00	93.44	1681.83	1.80	224.24	4036.39
B-223	1			122.91	122.91	75.00	92.18	92.18	1.80	221.24	221.24
B-224 - B-244	21			101.17	2124.57	75.00	75.88	1593.43	1.80	182.11	3824.23
B-245	1			144.65	144.65	75.00	108.49	108.49	1.80	260.37	260.37
B-246	1			148.83	148.83	75.00	111.62	111.62	1.80	267.89	267.89
B-247 - B-251	5			101.17	505.85	75.00	75.88	379.39	1.80	182.11	910.55
B-252	1			146.32	146.32	75.00	109.74	109.74	1.80	263.38	263.38
	196										
SECTOR-C											
C-1	1			414.72	414.72	65.00	269.57	269.57	1.80	746.50	746.50
C-2 - C-14, C-16 - C-21	19			300.17	5703.23	65.00	195.11	3707.10	1.80	540.31	10265.81
C-15	1			327.76	327.76	65.00	213.04	213.04	1.80	589.97	589.97
C-23 - C-28, C-31 - C-46	22			199.83	4396.26	75.00	149.87	3297.20	1.80	359.69	7913.27
C-29	1			198.16	198.16	75.00	148.62	148.62	1.80	356.69	356.69
C-30	1			245.82	245.82	75.00	184.37	184.37	1.80	442.48	442.48
C-47	1			172.24	172.24	75.00	129.18	129.18	1.80	310.03	310.03
C-48	1			172.24	172.24	75.00	129.18	129.18	1.80	310.03	310.03
C-49	1			241.64	241.64	75.00	181.23	181.23	1.80	434.95	434.95
C-50 - C-59, C-123 - C-133	21			199.83	4196.43	75.00	149.87	3147.32	1.80	359.69	7553.57
C-60	1			182.27	182.27	75.00	136.70	136.70	1.80	328.09	328.09
C-61	1			199.00	199.00	75.00	149.25	149.25	1.80	358.20	358.20
C-62 - C-72, C-104 - C-111, C-114 - C-121, C-136 - C-147	39			151.34	5902.26	75.00	113.51	4426.70	1.80	272.41	10624.07
C-73	1			199.83	199.83	75.00	149.87	149.87	1.80	359.69	359.69
C-74	1			188.13	188.13	75.00	141.10	141.10	1.80	338.63	338.63
C-75 - C-86, C-150 - C-160, C-214 - C-232	42			124.58	5232.36	75.00	93.44	3924.27	1.80	224.24	9418.25
C-89 - C-102, C-163 - C-174	26			101.17	2630.42	75.00	75.88	1972.82	1.80	182.11	4734.76
C-87	1			122.91	122.91	75.00	92.18	92.18	1.80	221.24	221.24
C-88	1			98.66	98.66	75.00	74.00	74.00	1.80	177.59	177.59
C-103	1			86.12	86.12	75.00	64.59	64.59	1.80	155.02	155.02
C-112, C-113	2			148.83	297.66	75.00	111.62	223.25	1.80	267.89	535.79
C-122	1			198.16	198.16	75.00	148.62	148.62	1.80	356.69	356.69
C-134	1			173.91	173.91	75.00	130.43	130.43	1.80	313.04	313.04
C-135	1			132.11	132.11	75.00	99.08	99.08	1.80	237.80	237.80
C-148	1			148.83	148.83	75.00	111.62	111.62	1.80	267.89	267.89
C-149	1			122.91	122.91	75.00	92.18	92.18	1.80	221.24	221.24
C-161	1			197.32	197.32	75.00	147.99	147.99	1.80	355.18	355.18
C-162	1			123.75	123.75	75.00	92.81	92.81	1.80	222.75	222.75
C-175	1			96.66	96.66	75.00	72.50	72.50	1.80	173.99	173.99
C-176	1			178.93	178.93	75.00	134.20	134.20	1.80	322.07	322.07
C-177 - C-183	7			151.34	1059.38	75.00	113.51	794.54	1.80	272.41	1906.88
C-184	1			124.42	124.42	75.00	93.32	93.32	1.80	223.96	223.96
C-185	1			164.72	164.72	75.00	123.54	123.54	1.80	296.50	296.50
C-186	1			154.68	154.68	75.00	116.01	116.01	1.80	278.42	278.42
C-187	1			143.81	143.81	75.00	107.86	107.86	1.80	258.86	258.86
C-188	1			147.99	147.99	75.00	110.99	110.99	1.80	266.38	266.38
C-189	1			142.98	142.98	75.00	107.24	107.24	1.80	257.36	257.36
C-190	1			127.93	127.93	75.00	95.95	95.95	1.80	230.27	230.27
C-191	1			193.14	193.14	75.00	144.86	144.86	1.80	347.65	347.65
C-192	1			168.06	168.06	75.00	126.05	126.05	1.80	302.51	302.51
C-193	1			76.92	76.92	75.00	57.69	57.69	1.80	138.46	138.46
C-194	1			86.96	86.96	75.00	65.22	65.22	1.80	156.53	156.53
C-195	1			92.81	92.81	75.00	69.61	69.61	1.80	167.06	167.06
C-196	1			100.33	100.33	75.00	75.25	75.25	1.80	180.59	180.59
C-197	1			98.66	98.66	75.00	74.00	74.00	1.80	177.59	177.59
C-198	1			105.35	105.35	75.00	79.01	79.01	1.80	189.63	189.63
C-199	1			111.20	111.20	75.00	83.40	83.40	1.80	200.16	200.16
C-200	1			142.98	142.98	75.00	107.24	107.24	1.80	257.36	257.36

TOTAL SITE AREA

GROSS AREA (A) =406226.15 SQM.
BOUNDED AREA (B) = 1365.55 SQM.
NET AREA (A-B) =404860.60 SQM.

Yamuna Expressway Industrial Development Authority
APPROVED
Vide Letter No. YEA/PLNG/ 639/24 Date 01-10-2024
Valid Upto Date : 5 years
Manager (Arch)
Drawing Checked & Verified By

NORTH

OWNER
M/S THREE C HOMES PVT. LTD.

SUBMISSION DRAWING

TOWN PLANNERS SIGN

Ar. Shweta Srivastava B.Arch, M. Planning (Urban Planning) Membership No.- 027- 2014 9991002164

OWNERS SIGN | ARCHITECTS SIGN

THREE C HOMES PVT. LTD. Authorised Signatory

VISHAL SHARMA NEW DELHI

PROJECT
REVISED MASTER PLAN FOR M/S THREE C HOMES PVT. LTD. PLOT NO. TS - 01, SECTOR 22-A, YAMUNA EXPRESSWAY, (U.P.)

DATE	PROJECT INCH.	CHECKED BY
06 - 08 -2024	BALRAJ SINGH	BALRAJ SINGH
SCALE	DEALT BY	APPROVED BY
1:1600	DEVENDER SINGH	VISHAL SHARMA

DRAWING TITLE
SITE PLAN

ARCHITECTS
Confluence NEW DELHI, INDIA
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Ph- +91-11-40504768 www.inconfluence.com ISO - 9001 : 2000
architecture urban design hospitality interiors

DRAWING NO. S-01 | REVISION

280

GREEN AREA STATEMENT

Sr. No.	A	B	C	A x B x C
01	6.02	30.76	1	185.18
02	12.82	48.67	3	1871.85
03	20.87	12.73	1	265.68
04	12.82	24.34	6	1872.23
05	131.27	8.35	3	3288.31
06	20.87	12.22	1	255.03
07	20.87	13.95	1	291.14
08	20.87	13.94	1	290.93
09	20.87	13.88	1	289.68
10	20.87	14.00	1	292.18
11	20.87	13.76	1	287.17
12	20.87	13.89	1	289.88
13	20.87	27.93	1	582.90
14	20.87	0.33	0.5	3.44
15	16.35	5.40	0.5	44.15
16	19.81	6.54	0.5	64.78
17	16.85	14.41	1	235.66
18	20.87	3.68	1	76.86
19	2.93	15.85	1	46.44
20	5.08	15.85	0.5	40.26
21	8.00	5.05	1	40.40
22	25.93	8.30	0.5	107.61
23	4.10	12.18	1	49.94
24	3.90	12.18	0.5	23.75
25	8.00	8.72	1	69.76
26	29.09	5.47	0.5	140.11
27	5.30	8.42	1	44.63
28	2.70	8.42	0.5	11.37
29	8.00	12.45	1	99.60
30	10.66	33.38	0.5	177.76
31	23.42	7.59	0.5	88.18
32	24.34	3.43	0.5	41.74
33	24.34	3.76	1	91.52
34	24.34	3.75	1	91.28
35	3.58	24.34	1	87.14
36	3.71	1.26	0.67	3.13
37	3.49	1.38	0.5	2.41
38	3.49	34.00	1	118.76
39	33.68	35.41	0.5	596.30
40	37.10	26.90	1	997.99
41	6.35	32.15	1	204.15
42	48.71	26.90	0.5	655.15
43	1.47	32.15	1	47.26
44	51.29	28.40	0.5	728.32
45	50.32	3.75	1	188.70
46	0.97	3.75	0.5	1.82
47	1.87	1.50	0.67	3.88
47a	24.34	18.51	0.5	225.27
48	143.00	10.00	1	1430.00
49	0.83	42.15	1	34.98
50	11.96	42.15	0.5	252.06
51	8.92	31.42	0.5	140.13
52	169.00	10.00	1	1690.00
53	20.41	71.91	0.5	733.84
54	88.00	40.00	1	3520.28
55	103.96	85.52	1	8890.66
56	24.27	85.52	0.5	1037.78
57	6.00	33.79	1	202.74
58	6.00	1.86	0.5	5.58
59	23.90	14.85	1	354.92
60	9.26	3.17	1	29.35
61	14.65	3.17	0.5	23.22
62	23.90	11.08	1	264.81
63	31.85	11.29	1	359.27
64	7.77	22.14	1	172.03
65	7.15	22.13	1	158.23
66	31.85	33.42	1	1064.43
67	34.85	28.00	1	906.35
68	97.88	81.50	1	7976.73
69	195.82	27.56	0.5	2698.40
70	16.07	37.40	1	601.02
71	34.85	10.10	1	351.48
72	16.08	30.00	1	482.40
73	3.29	32.50	1	106.92
74	3.29	41.02	1	134.96
75	18.88	8.32	1	157.16
76	4.16	8.32	0.5	17.06
77	22.68	13.58	0.5	154.16
78	11.24	5.71	1	64.18
79	4.58	5.71	0.5	13.02
80	4.77	5.58	0.5	14.26
81	56.78	15.80	1	897.12
82	1.36	15.80	0.5	10.74
83	24.98	19.84	1	495.60
84	15.51	12.37	0.5	95.93
85	4.14	1.66	1	6.87
86	6.04	27.66	1	167.07
87	8.50	27.66	0.5	117.56
88	16.32	23.90	0.5	195.02
89	30.90	23.90	1	738.51
90	4.17	33.91	1	141.40
91	27.06	33.91	0.5	458.80
92	11.23	14.00	1	157.22
93	11.17	14.00	0.5	78.19
94	23.90	11.37	1	271.74
95	23.90	8.37	1	200.04
96	23.90	6.65	1	158.94
97	7.88	9.88	0.5	38.98
98	17.20	27.94	1	483.36
99	13.61	10.68	0.5	72.68
100	42.40	8.00	1	339.20
101	3.82	9.00	0.5	17.19
102	22.27	9.00	1	200.43
103	4.34	8.00	0.5	17.36
104	21.50	14.27	1	306.81
105	21.93	11.31	0.5	121.58
106	83.62	4.71	1	394.04
107	49.78	5.67	0.5	140.90
108	8.78	10.37	0.5	45.32
109	14.03	25.13	1	351.82
110	22.81	25.13	0.5	286.86
111	40.00	8.97	1	358.80
112	10.00	14.00	1	140.00
113	15.79	14.00	1	219.80
114	40.00	24.00	1	960.00
115	20.00	20.61	1	412.20
116	34.80	35.11	0.5	610.91
117	34.80	33.90	1	1179.72
118	17.40	9.60	1	167.04
119	14.21	14.23	0.5	101.10
120	17.40	17.67	0.5	153.78
121	17.40	2.59	1	45.07
122	15.91	19.85	0.5	157.91
123	8.13	8.95	0.5	36.38
124	7.49	8.86	0.5	33.18
125	1.10	8.86	1	9.75
126	13.68	72.97	1	998.23
127	34.80	12.60	1	438.48
128	4.01	4.00	0.5	8.02
129	25.68	38.94	1	999.98
130	44.50	29.31	1	1304.30
131	11.00	48.69	1	535.59
132	11.00	13.15	0.5	72.33
133	14.20	13.55	1	192.41
134	38.19	38.00	1	1451.22
135	1.55	38.00	0.5	29.45
136	12.08	0.89	0.5	5.38
137	1.00	62.79	0.5	31.40
138	10.34	62.79	1	649.25
139	10.34	11.16	0.5	57.70
TOTAL GREEN AREA =				60750.81

Yamuna Expressway Industrial Development Authority
APPROVED
Vide Letter No. YEA/PLNG/699/24 Date 01-10-2024
Valid Upto Data - 5 years
Manager (Arch)
Sen. Manager (Plng.&Arch.)
Drawing Checked & Verified by (Town Planning)

NORTH

OWNER
M/S THREE C HOMES PVT. LTD.

SUBMISSION DRAWING

TOWN PLANNERS SIGN

Membership No. 0215
Mob:- 9891502151

OWNERS SIGN

THREE C HOMES PVT. LTD.
Authorised Signatory

ARCHITECTS SIGN

VISHAL SHARMA
ARCHITECT
REGISTRATION
NO. CA/1997/21

PROJECT
REVISED MASTER PLAN FOR M/S THREE C HOMES PVT. LTD. PLOT NO. TS - 01, SECTOR 22-A, YAMUNA EXPRESSWAY, (U.P.)

DATE	PROJECT INCH.	CHECKED BY
06 - 06 -2024	BALRAJ SINGH	BALRAJ SINGH
SCALE	DEALT BY	APPROVED BY
1:1600	DEVENDER SINGH	VISHAL SHARMA

DRAWING TITLE
SITE PLAN_GREEN AREA

ARCHITECTS
Confluence
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architecture urban design hospitality interiors

DRAWING NO. S-02
REVISION

TOTAL SITE ZONING LEGEND		
	ZONE	PERCENTAGE
1.	RESIDENTIAL (PLOTTED & FLATTED)	51.98%
2.	COMMERCIAL	5%
3.	INSTITUTIONAL & FACILITIES	6.17%
4.	PARK & OPEN SPACE	15.01%
5.	ROAD	21.84%
	TOTAL	100%

Yamuna Expressway Industrial Development Authority
APPROVED
Letter No. 699/25 Date 01-10-2025
Valid Upto Date - 5 years
Manager (Arch)
Deputy Planner (Town Planning)
Drawing Checked & Verified by
Manager (Town Planning)

NORTH

OWNER
M/S THREE C HOMES PVT. LTD.

SUBMISSION DRAWING

TOWN PLANNERS SIGN
Town Planner
Town Planning
Membership No- 027- 20
Mob:- 9891002184

OWNERS SIGN
THREE C HOMES PVT. LTD.
Authorised Signatory

ARCHITECTS SIGN
VISHAL BALRAJ SINGH
ARCHITECT
CA/88/22351
UR/01/9184
NEW DELHI

PROJECT
REVISED MASTER PLAN FOR M/S THREE C HOMES PVT. LTD. PLOT NO. TS - 01, SECTOR 22-A, YAMUNA EXPRESSWAY, (U.P.)

DATE	PROJECT INCH.	CHECKED BY
08 - 08 -2024	BALRAJ SINGH	BALRAJ SINGH
SCALE	DEALT BY	APPROVED BY
1:1500	DEVENDER SINGH	VISHAL SHARMA

DRAWING TITLE
SITE PLAN ZONING

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DRAWING NO. S-03
REVISION