

PERMISSIBLE NORMS OF DEVELOPMENT OF PLOT AREA= 408545.00 SQ.MT.			
DESCRIPTION	PERCENTAGE(%)	AREA(SQ.MT.)	
A) RESIDENTIAL(PLOTTED/FLATTED)	MAX. 55%	224699.75	
B) COMMERCIAL	MAX. 5%	20427.25	
C) INSTITUTIONAL & FACILITIES	MIN. 5%	20427.25	
D) ROADS, PARK AND OPEN SPACES	MIN. 35%	142990.75	
TOTAL SITE AREA	100%	408545.000	

PROPOSED LANDUSE DISTRIBUTION			
DESCRIPTION	AREA(SQ.MT.)	PERCENTAGE(%)	
A) RESIDENTIAL(PLOTTED/FLATTED)			
PLOTTED	95,361.329		
GROUP HOUSING-01	58,651.226	2,09,810.368	
GROUP HOUSING-02	55,797.813		51.36%
B) COMMERCIAL-01	17,354.50		
COMMERCIAL-02	1,000.00	20,354.50	4.98%
COMMERCIAL-03	1,000.00		
COMMERCIAL-04	1,000.00		
C) INSTITUTIONAL & FACILITIES	22,500.00		5.51%
D) ROADS, PARK AND OPEN SPACES	1,55,880.13		38.15%
LANDSCAPE	61,290.000		15.00%
ROADS & OPEN	94,590.132		23.15%
TOTAL SITE AREA (A+B+C+D)	4,08,545.00		100.0%

PROPOSED DEVELOPMENT			
DESCRIPTION	AREA(SQ.MT.)	TOTAL AREA(SQ.MT.)	PERCENTAGE(%)
A) RESIDENTIAL(PLOTTED/FLATTED)		7,09,810.368	
PLOTTED	95,361.329		51.36%
FLATTED GROUP HOUSING-01	58,651.226		
FLATTED GROUP HOUSING-02	55,797.813		
B) COMMERCIAL-01	17,354.50	20,354.50	4.98%
COMMERCIAL-02	1,000.00		
COMMERCIAL-03	1,000.00		
COMMERCIAL-04	1,000.00		
C) INSTITUTIONAL & FACILITIES	22,500.00		5.51%
INST-01	1 SR. SECONDARY, 2 PRIMARY, 2 NURSERY SCHOOL & 1 CRECHE	15,000.00	
INST-02	DISPENSARY	2,000.00	
INST-03	MILK & VEGETABLE BOOTH	400.00	
INST-04	ELECTRIC SUBSTATION	600.00	
INST-05	AUTO TAXI STAND	500.00	
INST-06	NURSING HOME	3,000.00	
INST-07	NURSERY SCHOOL	1,000.00	
D) ROADS, PARK AND OPEN SPACES	1,55,880.13		38.15%
LANDSCAPE	61,290.000		15.00%
ROADS & OPEN	94,590.132		23.15%
TOTAL AREA	4,08,545.000		100.00%

SOCIAL AND PHYSICAL INFRASTRUCTURE BASED ON RESIDENTIAL POPULATION						24000	PERSON
S.NO.	USE PREMISES	SERVICE POPULATION PER UNIT	UNIT PLOT AREA (SQ.MT.)	REQUIREMENT	PROPOSED FACILITIES	NOTE	
A)	EDUCATION						
	CRECHE/DAY CARE	5000-20000	1000	0.500	1	1000	PROVIDED IN INSTITUTIONAL FACILITY-03
	NURSERY SCHOOL	5000-7500	1000	3.200	3	3000	2 NOS PROVIDED IN INSTITUTIONAL FACILITY-03
	PRIMARY SCHOOL	7500-15000	2000	1.600	2	4000	2 NOS PROVIDED IN INSTITUTIONAL FACILITY-06
	SENIOR SECONDARY SCHOOL	15000-25000	8000	0.96	1	8000	PROVIDED IN INSTITUTIONAL FACILITY-01
B)	HEALTH						
	DISPENSARY	7500-15000	1000	1.600	2	2000	PROVIDED IN INSTITUTIONAL FACILITY-02
	NURSING HOME	9000-15000	1000	3.200	3	3000	PROVIDED IN INSTITUTIONAL FACILITY-05
C)	SHOPPING						
	CONVENIENT SHOPPING CENTRE	7500-15000	5000	1.600	2	10000	2
	OTHER COMMUNITY FACILITIES	7500-15000	4000	1.600	1	6000	PROVIDED IN GROUP HOUSING-01 & 02
D)	COMMUNITY CENTRE	7500-15000	4000	1.600	1	6000	2 NOS PROVIDED IN INSTITUTIONAL FACILITY-05
	MILK & VEGETABLE BOOTH	5000-7500	200	3.20	3	600	1 No. PROVIDED IN COMMERCIAL-01
E)	UTILITIES						
	ELECTRICAL SUB-STATION	AS PER REQUIREMENT	600	1	1	600	PROVIDED IN INSTITUTIONAL FACILITY-04
	AUTO CUM TAXI STAND	AS PER REQUIREMENT	500	1	1	500	

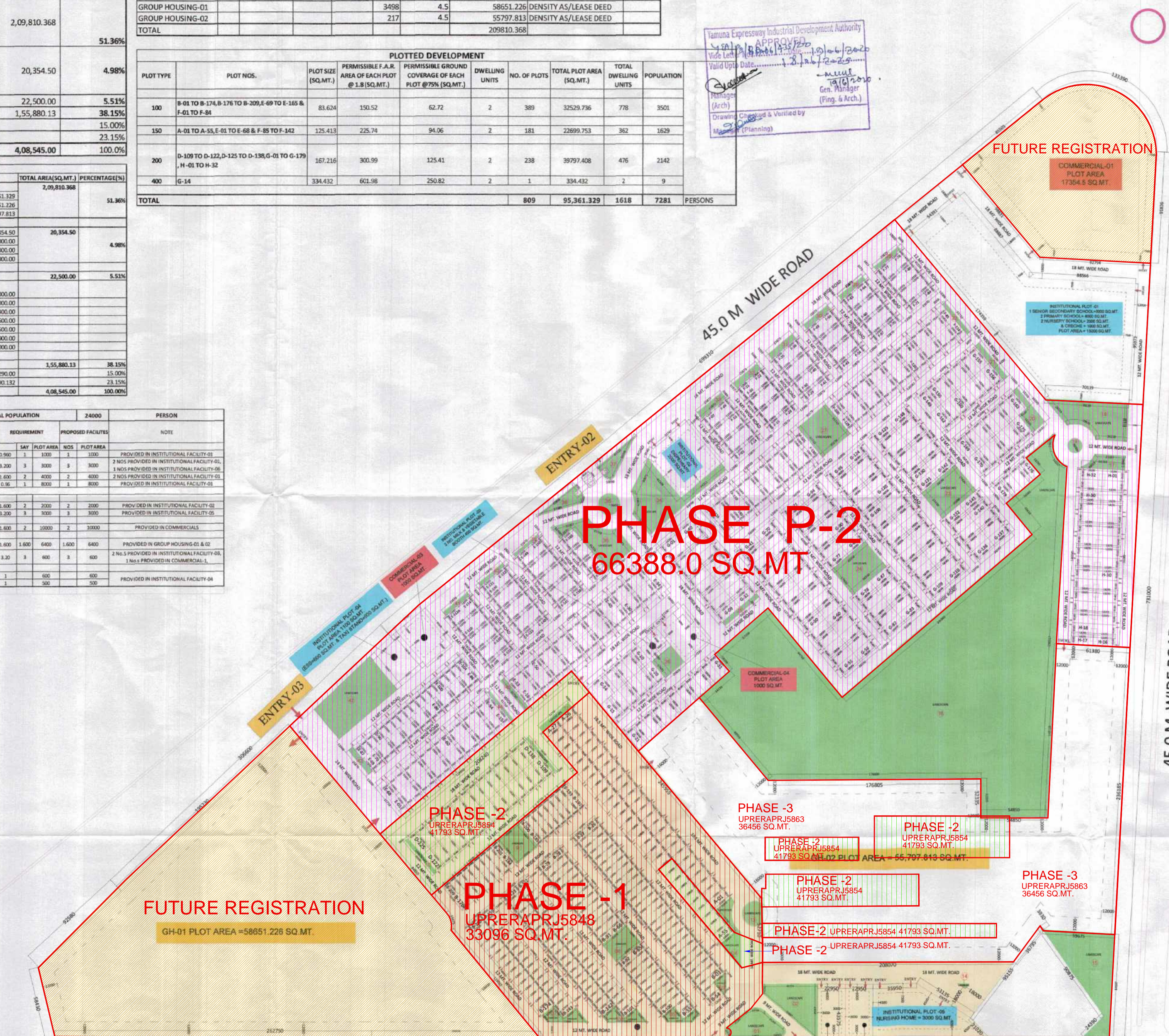
LANDSCAPE No.	LANDSCAPE AREA
LANDSCAPE-01	850.57
LANDSCAPE-02	220.86
LANDSCAPE-03	115.98
LANDSCAPE-04	497.54
LANDSCAPE-05	241.51
LANDSCAPE-06	291.05
LANDSCAPE-07	298.23
LANDSCAPE-08	600.74
LANDSCAPE-09	597.83
LANDSCAPE-10	104.26
LANDSCAPE-11	81.18
LANDSCAPE-12	142.95
LANDSCAPE-13	279.40
LANDSCAPE-14	22.20
LANDSCAPE-15	2454.68
LANDSCAPE-16	40083.43
LANDSCAPE-17	357.80
LANDSCAPE-18	1554.35
LANDSCAPE-19	113.09
LANDSCAPE-20	324.21
LANDSCAPE-21	156.94
LANDSCAPE-22	97.05
LANDSCAPE-23	3003.29
LANDSCAPE-24	3003.29
LANDSCAPE-25	140.80
LANDSCAPE-26	360.88
LANDSCAPE-27	957.20
LANDSCAPE-28	84.11
LANDSCAPE-29	97.75
LANDSCAPE-30	113.38
LANDSCAPE-31	128.01
LANDSCAPE-32	144.64
LANDSCAPE-33	160.26
LANDSCAPE-34	1845.13
LANDSCAPE-35	254.46
LANDSCAPE-36	3210.32
LANDSCAPE-37	340.13
LANDSCAPE-38	337.00
LANDSCAPE-39	62.50
LANDSCAPE-40	78.13
LANDSCAPE-41	93.78
LANDSCAPE-42	2158.64
LANDSCAPE-43	120.63
LANDSCAPE-44	75.47
LANDSCAPE-45	115.15
TOTAL	61290.00

DENSITY CALCULATION							
TYPE	SIZE (SQ.MT.)	EXISTING NO.S	PROPOSED NO.S	TOTAL NO.S	OCCUPANCY	PLOT AREA (SQ.MT.)	POPULATION
PLOTTED	100	83.624	208	181	389	9	32529.736
PLOTTED	150	125.413	55	126	181	9	22699.753
PLOTTED	200	167.216	28	210	238	9	39797.408
PLOTTED	400	334.432	0	1	1	9	334.432
TOTAL			291	516	809		95361.329
							7281 PERSONS
GROUP HOUSING-01					3498	4.5	58651.226 DENSITY AS/LEASE DEED
GROUP HOUSING-02					217	4.5	55797.813 DENSITY AS/LEASE DEED
TOTAL							209810.368

PLOTTED DEVELOPMENT									
PLOT TYPE	PLOT NOS.	PLOT SIZE (SQ.MT.)	PERMISSIBLE F.A.R. AREA OF EACH PLOT @ 1.8 (SQ.MT.)	PERMISSIBLE GROUND COVERAGE OF EACH PLOT @ 75% (SQ.MT.)	DWELLING UNITS	NO. OF PLOTS	TOTAL PLOT AREA (SQ.MT.)	TOTAL DWELLING UNITS	POPULATION
100	B-01 TO B-174, B-176 TO B-209, E-69 TO E-165 & F-01 TO F-84	83.624	150.52	62.72	2	389	32529.736	778	3501
150	A-01 TO A-55, E-01 TO E-68 & F-85 TO F-142	125.413	225.74	94.06	2	181	22699.753	362	1629
200	D-109 TO D-122, D-125 TO D-138, G-01 TO G-179, H-01 TO H-32	167.216	300.99	125.41	2	238	39797.408	476	2142
400	G-14	334.432	601.98	250.82	2	1	334.432	2	9
TOTAL						809	95,361.329	1618	7281 PERSONS

PROPOSED FACILITIES AREA DETAIL IN GROUP HOUSING PLOT (GH-01 & GH-02)					
S. NO.	PARTICULARS	PERMISSIBLE FAR	PLOT AREA AS PER REQUIREMENT	REQUIREMENT PLOT AREA AS PER REQUIREMENT	PERMISSIBLE FAR AREA
1	COMMUNITY CENTRE	150	4000	1.6	6400
	TOTAL				9600

Yamuna Expressway Industrial Development Authority
 APPROVED
 Valid Upto Date: 1.2.2025
 Manager (Arch)
 Drawing Checked & Verified by
 (Planning)



S.NO.	PLOT DESCRIPTION
01	TYPE- 100 SIZE - 83.624 SQ.MT. (100 SQ.YDS.)
02	TYPE- 150 SIZE - 125.413 SQ.MT. (150 SQ.YDS.)
03	TYPE- 200 SIZE - 167.216 SQ.MT. (200.00 SQ.YDS.)
04	TYPE- 400 SIZE - 334.432 SQ.MT. (400 SQ.YDS.)
05	ENTRY OF PLOT

NOTES-
 1-For all types of plots setback, ground coverage, building height and F.A.R. as per Yamuna Express Way prevailing byelaws.
 2-On 18.0 meter and 24.0 meter wide road, alternate variety of everLANDSCAPE and ornamental trees shall be planted @ 7.5 meter center to center.
 3-On road upto 12 meter ornamental trees will be planted @ 5 meter-center to center of single variety in each pocket.

LANDUSE DISTRIBUTION			
PLOT AREA(SQ.MTS.)	AREA(SQ.MTS.)	PERCENTAGE	
			4,08,545.000
RESIDENTIAL			
PLOTTED	95,361.329		
GROUP HOUSING-01	58,651.226	2,09,810.368	51.36%
GROUP HOUSING-02	55,797.813		
COMMERCIAL			
	20,354.500		4.98%
INSTITUTIONAL			
	22,500.000		5.51%
ROADS, PARK & OPEN SPACES			
LANDSCAPE	61290.000		15.00%
ROADS & OPEN	94590.132	1,55,880.132	38.15%

PROJECT :- " GOLF COUNTRY"
 AT PLOT NO. TS-05, SECT-22(D).
 AT YAMUNA EXPRESS WAY.

BUILDERS & PROMOTER :-
 M/s SUPRETECH TOWNSHIP PROJECT LTD.
 Off. :- B-28,29, SECTOR-58, NOIDA (U.P.)

DRAWING TITLE :-
 LAYOUT PLAN WITH ALREADY
 TAKEN PART COMPLETION AREA

ARCHITECTS:
 Space Designers International
 B - 34, SECTOR-67, NOIDA
 PH: +91 9710333717, 18 18 18 20
 Mob: 9811070399, 9811396231
 e-mail: spacedsi@gmail.com, www.spacedsi.com

DRAWN BY: [Signature] CHECKED BY: [Signature] SCALE: 1:2000 DATED: [Date]

OWNER SIGNATURE: [Signature] ARCHITECT'S SIGN: [Signature]

DRG.NO. - 02

45.0 M WIDE ROAD

ALREADY TAKEN PART COMPLETION

NON POSSESSION LAND