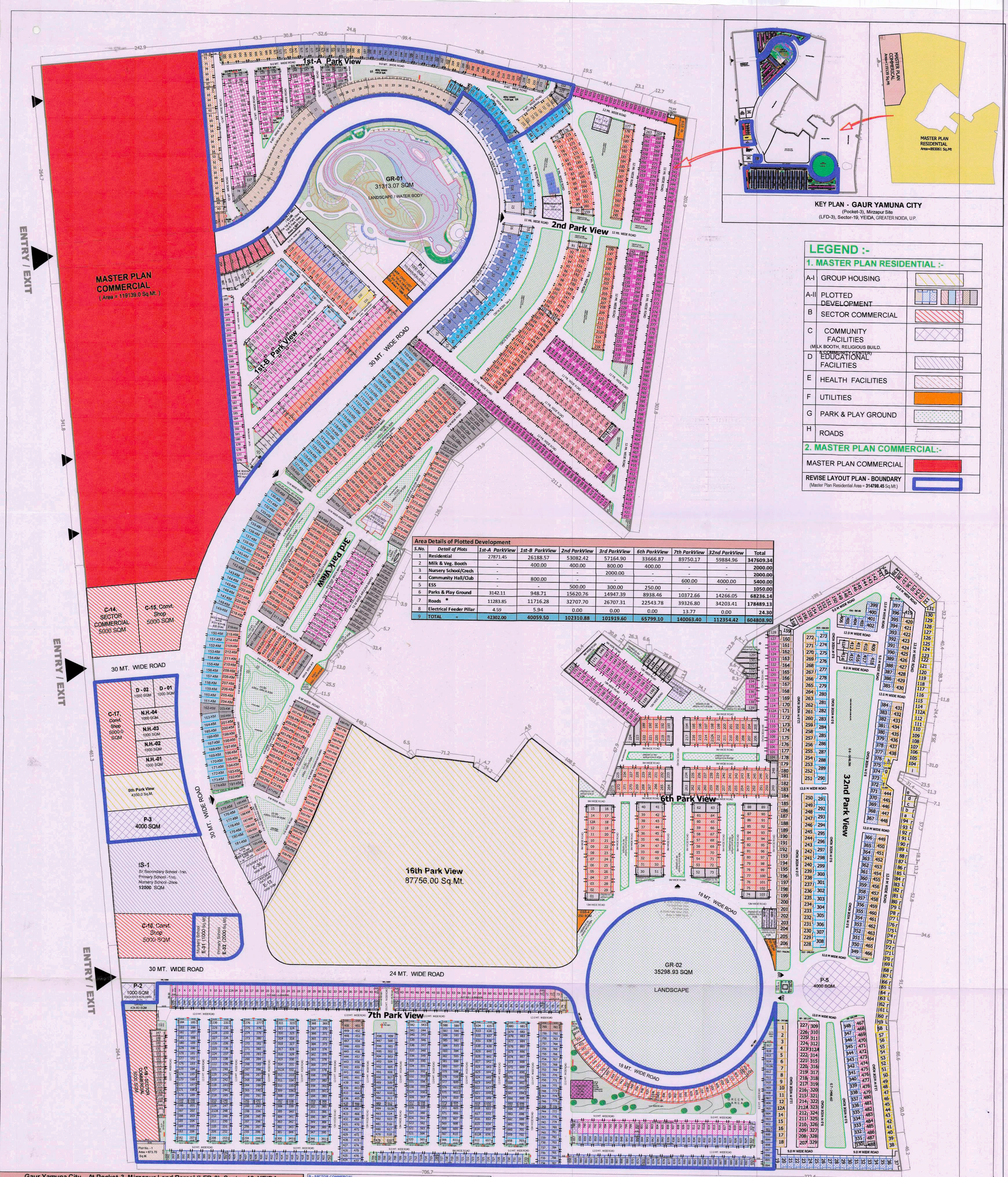

KEY PLAN - GAUR YAMUNA CITY
(Pocket-3), Mirzapur Site
(LFD-3), Sector-19, YEIDA, GREATER NOIDA, U.P.

LEGEND :-

1. MASTER PLAN RESIDENTIAL :-

A-I	GROUP HOUSING	
A-II	PLOTTED DEVELOPMENT	
B	SECTOR COMMERCIAL	
C	COMMUNITY FACILITIES (MILK BOOTH, RELIGIOUS BUILD. & COMMUNITY CENTER)	
D	EDUCATIONAL FACILITIES	
E	HEALTH FACILITIES	
F	UTILITIES	
G	PARK & PLAY GROUND	
H	ROADS	

2. MASTER PLAN COMMERCIAL:-

MASTER PLAN COMMERCIAL	
REVISE LAYOUT PLAN - BOUNDARY (Master Plan Residential Area = 314798.45 Sq.Mt.)	

Area Details of Plotted Development

S.No.	Detail of Plots	1st-A ParkView	1st-B ParkView	2nd ParkView	3rd ParkView	6th ParkView	7th ParkView	32nd ParkView	Total
1	Residential	27871.45	26188.57	53082.42	57164.90	33666.87	89750.17	59884.96	347609.34
2	Milk & Veg. Booth	-	400.00	400.00	800.00	400.00	-	-	2000.00
3	Nursery School/Crech	-		-	2000.00	-	-	-	2000.00
4	Community Hall/Club	-	800.00	-	-	-	600.00	4000.00	5400.00
5	ESS	-	-	500.00	300.00	250.00	-	-	1050.00
6	Parks & Play Ground	3142.11	948.71	15620.76	14947.39	8938.46	10372.66	14266.05	68236.14
7	Roads *	11283.85	11716.28	32707.70	26707.31	22543.78	39326.80	34203.41	178489.13
8	Electrical Feeder Pillar	4.59	5.94	0.00	0.00	0.00	13.77	0.00	24.30
9	TOTAL =	42302.00	40059.50	102310.88	101919.60	65799.10	140063.40	112354.42	604808.90

LAYOUT PLAN (Pocket - 3)

Gaur Yamuna City - At Pocket-3, Mirzapur Land Parcel (LFD-3), Sector-19, YEIDA

Planned Population 35000 Persons (Revised)

S.No	LAND USE	Area	FAR	Area In Sq.M. FAR Area
1	MASTER PLAN RESIDENTIAL ZONE	893061.00	1.17	1041744.00
2	MASTER PLAN COMMERCIAL ZONE	119139.00	4.00	476556.00
	TOTAL LAND AREA	1012200.00	1.50	1518300.00

AREA DETAILS OF MASTER PLAN RESIDENTIAL

S.NO.	LAND USE	Area	FAR	FAR Area
A	RESIDENTIAL	441115.34	2.05	902267.79
B	SECTOR COMMERCIAL	25000.00	1.84	46000.00
C	COMMUNITY FACILITIES	12000.00	1.23	14800.00
D	EDUCATIONAL FACILITIES	17000.00	1.50	25500.00
E	HEALTH FACILITIES	6000.00	2.33	14000.00
F	UTILITY	2324.30	0.10	230.00
G	PARKS & PLAY GROUND	135272.97		
H	ROADS	254348.39		
	TOTAL =	893061.00		1002797.79

A - RESIDENTIAL USE -

PLOT NO.	POCKET	Area	FAR	FAR Area	DUs	Plot Nos.
- PLOTTED DEVELOPMENT						
1	1st-A PARK VIEW	27871.45	As Per Layout	50168.61	298	248
2	1st-B PARK VIEW	26988.57	As Per Layout	48339.43	289	254
3	2nd PARK VIEW	53082.42	As Per Layout	94865.82	611	611
4	3rd PARK VIEW	57164.90	As Per Layout	102656.82	1181	410
5	6th PARK VIEW	33666.87	As Per Layout	60450.36	752	273
6	7th PARK VIEW	90350.17	As Per Layout	162188.20	964	954
7	32nd PARK VIEW	59884.96	As Per Layout	107280.55	480	480
	SUB TOTAL	349009.34		625949.79	4575	3230
I - GROUP HOUSING						
1	5th PARK VIEW	4350.00	3.00	13050.00	97	-
2	16th PARK VIEW	87756.00	3.00	263268.00	3104	-
	SUB TOTAL	92106.00		276318.00	3201	-
	TOTAL =	441115.34		902267.79	7776	-

B - SECTOR COMMERCIAL

S. No.	Description	Area	FAR	FAR Area
1	C-14	5000.00	2.00	10000.00
2	C-15	5000.00	1.20	6000.00
3	C-16	5000.00	2.00	10000.00
4	C-17	5000.00	2.00	10000.00
5	C-18	5000.00	2.00	10000.00
	TOTAL =	25000.00		46000.00

C - COMMUNITY FACILITIES

S. No.	Description	Area	FAR	FAR Area
1	MILK & VEGETABLE BOOTH, P-8	200.00	1.00	200.00
2	MILK & VEGETABLE BOOTH, P-10	200.00	1.00	200.00
3	MILK & VEGETABLE BOOTH, P-11	200.00	1.00	200.00
4	MILK & VEGETABLE BOOTH, P-14	200.00	1.00	200.00
5	MILK & VEGETABLE BOOTH, P-16	200.00	1.00	200.00
6	MILK & VEGETABLE BOOTH, P-17	200.00	1.00	200.00
7	MILK & VEGETABLE BOOTH, P-19	200.00	1.00	200.00
8	MILK & VEGETABLE BOOTH, P-22 A	200.00	1.00	200.00
9	MILK & VEGETABLE BOOTH, P-22 B	200.00	1.00	200.00
10	MILK & VEGETABLE BOOTH, P-23	200.00	1.00	200.00
11	RELIGIOUS BUILDING, P-1	1000.00	0.40	400.00
12	RELIGIOUS BUILDING, P-2	1000.00	0.40	400.00
13	COMMUNITY CENTRE, P-3	4000.00	1.50	6000.00
14	COMMUNITY CENTRE, P-5	4000.00	1.50	6000.00
	TOTAL =	12000.00		14800.00

D - EDUCATIONAL FACILITIES

S. No.	Description	Area	FAR	FAR Area
1	Integrated School, IS -1	12000.00	1.50	18000
i	SR. SECONDARY SCHOOL = 8000.00 Sq.mt)			
ii	PRIMARY SCHOOL = 2000.00 Sq.mt)			
iii	NURSERY SCHOOL = 1000.00 Sq.mt)			
iv	NURSERY SCHOOL = 1000.00 Sq.mt)			
4	CRECHE AND DAY CARE E-13	1000.00	1.50	1500.00
5	NURSERY SCHOOL E-30	1000.00	1.50	1500.00
6	NURSERY SCHOOL E-31	1000.00	1.50	1500.00
7	PRIMARY SCHOOL E-32	2000.00	1.50	3000.00
	TOTAL =	17000.00		25500.00

E - HEALTH FACILITIES

S. No.	Description	Area	FAR	FAR Area
1	NURSING HOME, NH-1	1000.00	2.75	2750.00
2	NURSING HOME, NH-2	1000.00	2.75	2750.00
3	NURSING HOME, NH-3	1000.00	2.75	2750.00
4	NURSING HOME, NH-4	1000.00	2.75	2750.00
5	DISPENSARY, D-1	1000.00	1.50	1500.00
6	DISPENSARY, D-4	1000.00	1.50	1500.00
	TOTAL =	6000.00		14000.00

F - UTILITIES

S. No.	Description	Area	FAR	FAR Area
1	ESS-1 (With Police Chowki - 2nd Park View)	500.00	0.10	50.00
2	ESS-2 (Near 32nd Park View)	250.00	0.10	25.00
3	ESS-4 (Near 6th Park View)	250.00	0.10	25.00
4	ESS-5 (Near 3rd Park View)	300.00	0.10	30.00
5	Electrical Feeder Pillar Area (0.60 x 0.450 =0.27 Sq.M.) (1-A Park View, 1-B Park View, & 7th Park View)	24.30	0	0
6	A.-STP / OWC / UGT For 2nd Park View & 3rd Park View, ESS	1000.00	0.10	100.00
	TOTAL LAND AREA UNDER UTILITY ESS =	2324.30		230.00

G - PARKS AND PLAY GROUND AREA

S. No.	Description	Area
1	1st-A PARK VIEW	3142.11
2	1st-B PARK VIEW	948.71
3	2nd PARK VIEW	15620.76
4	3rd PARK VIEW	14947.39
5	6th PARK VIEW	8938.46
6	7th PARK VIEW	10372.66
7	32nd PARK VIEW	14266.05
8	GR- 01	31313.07
9	GR- 02	35298.93
10	GR- 03	424.83
	TOTAL PARKS AND PLAY GROUND AREA =	135272.97

H - ROADS

S. No.	Description	Area
1	1st-A PARK VIEW	11283.85
2	1st-B PARK VIEW	11716.28
3	2nd PARK VIEW	32707.70
4	3rd PARK VIEW	26707.31
5	6th PARK VIEW	22543.78
6	7th PARK VIEW	39326.80
7	32nd PARK VIEW	34203.41
8	Road Area - OTHERS	75859.26
	TOTAL LAND AREA UNDER ROADS =	254348.39

Yamuna Expressway Industrial Development Authority
APPROVED
YEIDA/PLA/ DP-62 /190 Vide Letter No. ..... Date 14-10-2020
Valid Upto Date 13-10-2025
Manager (Arch) — Gen. Manager (Ping. & Arch.)
Drawing Checked & Verified by
Manager (Planning)

DEVENDRA BHANDAR
FELLOW MEMBER
TPI (1980 - 86)

Provision of Social and Physical Infrastructure at Gaur Yamuna City 'Township' Level (Zone-R)

DETAILS OF PROPOSED FACILITIES				Remarks
Master Plan Residential Plot Area	=	893061.00	Sq.M.	-
Design Population	=	34992	Nos.	With Permissible Variation of ± 5 % i.e 33242 to 36738
Design Dus.	=	7776	Dus.	With Permissible Variation of ± 5 % i.e 7387 to 8164
Proposed Population	=	34992	Nos.	-
Proposed Dus.	=	7776	Dus.	-

S. No.	Facilities	Service Population Per Unit (Max.)	Unit Area in Sq.Mt.	Required	Proposed
A	EDUCATION :-				
1	Creche and Day Care	25000	1000	1	1
2	Nursery School	7500	1000	4	4
3	Primary School	15000	2000	2	2
4	Senior sec. School	25000	8000	1	1
B	HEALTH :-				
5	Dispensary	15000	1000	2	2
6	Nursing Home	7500	1000	4	4
C	SHOPPING :-				
7	Convenient Shopping Center	15000	5000	2	5
8	Community Center	15000	4000	2	2
9	Milk and Vegetable Booth	7500	200	4	10
D	OTHER COMMUNITY :-				
10	Religious Building	NA	1000	0	2
11	Police Chowki	NA	N.A.	0	1
12	Petrol Pump	NA	N.A.	0	1
E	UTILITIES :-				
13	ESS	As Reqd.	N.A.	As per requirement	4

Note- All the proposed facilities are based upon the maximum limit of the Service Population requirement

CLIENT : -
GAURSONS REALTECH PRIVATE LIMITED
Gaur Biz Park Plot No.-1, Abhay Khand-II, Indirapuram, Ghaziabad

PROJECT : -
REVISE LAYOUT PLAN
Gaur Yamuna City (Pocket-3), Mirzapur Site (LFD-3), Sector-19, YEIDA, GREATER NOIDA, U.P.

REVISE LAYOUT PLAN

TITLE : -
REVISE LAYOUT PLAN
(Master Plan Residential)

OWNER SIGN — For Gaursons Realtech Pvt. Ltd. — Authorised Signatory

ARCHITECT SIGN — AR. ATEESH AGARWAL
B. ARCH, DIP. PRCT, MGMT (LONDON)
F.I.I.V-CAT/I-A-1879
M.C.A.-2093/3121/2

Rev. LAYOUT PLAN- GYC

SCALE : -

DRG. NO. :- SD-01