

DENSITY CALCULATION OF PHASE -1 (1275 ACRES)							
GROUP HOUSING							
Area of Group Housing		23436.57 Sqm (57,689 Acres)					
Permissible Ground Coverage		30%					
Permissible F.A.R.		2.5					
Permissible Density/Maximum		405 Persons Per Acre or 61 DUs Per Acre					
Permissible Units		4673					
Achieved Units		4673					
Achieved Population @ 5 Persons/Unit		23365					
GROUP HOUSING FOR EWS & LIG							
Area of Group Housing		6396.64 (15,806 Acres)					
Permissible Ground Coverage		50%					
Achieved Units EWS & LIG (As per DPR)		2900					
Achieved Population @ 3 persons/Unit		11300					
Achieved Density		728 persons per acre or 145.6 (146) DUs per acre					
Size		Area in Sqm		No. of Plots	No. of Des/ Plot	Persons/ DU	Population
14 X 31.1	435	90	4	5	2800		
12 X 25	300	144	3	5	1161		
10 X 25	250	228	3	5	940		
10 X 20	200	886	2	5	8560		
9X 171	129	216	2	5	9160		
7X 16.97	118.79	121	2	5	1210		
7X 14	98	604	2	5	6040		
Total		3000				32760	
Total Area of Phase						144,436 ares	
Achieved DUs						6922	
Permissible Density (Maximum)				304 Persons per Acre or 61 DUs per Acre			
Achieved Density				227 Person per Acre or 45 DUs per Acre			
TOTAL POPULATION							
Total	Population of Group Housing	Population of EWS/LIG	Population of Pledged	Total			
Population	23365	11300	3700	37625			
Achieved Gross Density (Including EWS & LIG)						118 Persons per Acre	
Proposed Gross Density in DPR (Including EWS & LIG)						121 Persons per Acre	

Note: Population of EWS/LIG shall not be counted towards density calculation of the township as per section no. 138B(1) & 138B(2) of the Act.

The image is a detailed site plan for Sector 43, Jait. It shows a layout of residential plots, roads, and landmarks. The plan is divided into several numbered plots, some of which are highlighted in green. The plan is titled 'SECTOR-43' and 'JAIT'.

Key features include:

- POCKET-4**: A cluster of plots in the upper left, with a green highlighted area labeled 'POCKET-4'.
- POCKET-5**: A cluster of plots in the lower left, with a green highlighted area labeled 'POCKET-5'.
- POCKET-6**: A cluster of plots in the upper right, with a green highlighted area labeled 'POCKET-6'.
- STP-III**: A small rectangular area in the lower center, labeled 'STP-III'.
- DSD H. NEE ROAD**: A road running horizontally across the middle of the plan.
- SECTOR-43**: The main title of the plan, located at the bottom left.
- JAIT**: The name of the area, located at the bottom center.

The plan also shows various other details such as plot numbers, dimensions, and specific landmarks like 'DSD H. NEE ROAD' and 'DSD H. NEE ROAD'.

Subarea Area Calculation of Group Hearing for PWS and US - Phase 1			
Estimated Plot of PWS & US	(15,806 Acres)		63864.5 sq
the policy policy page 13888-9-13-80 part 2020 dated 5/12/2013, PWS/US shall be			
Derivall norms			
and no. of PWS and US			2300 D/s
area required for 2300 D/s			
	12500 X 25 sq. m		287500 sq m
	12500 X 35 sq. m		437500 sq m
			690000 sq m
Area Area @ 20-15% (Say 15%)			103500 sq m
Subarea area achieved for Phase-2			733500 sq m
achieved for Phase-1			1.24
This normalizing FAR reserved for subsequent phases			

[illegible]

४०१ (12A-मासिक) ३०/११/१६ को भिन्न (मार्ग) जारी गर्ने

10/1-16-77

मानवीकरण संस्था

यह स्वीकृति जगत् प्रवेश योजना और विकास अभियान 1973 (चतुष्पक्षि अभियान संस्था-11-1973) को धारा 15 अनुसार 3 पक्षों द्वारा विषय में सम्मतिपत्र मिली। ठीक वही पक्षों के अनुसार नहीं है। इस स्वीकृति से आगे की कृति विशेष अधिकार प्राप्त नहीं होगा। इस स्वीकृति से आगे की प्रथम समीक्षा सम्मन्धी किसी अधिकार पर नहीं पड़ता और न ही कोई कानूनी बाधा है।

सचिव उपस्थित

यह स्वीकृति-वृत्तान्त विकास प्राधिकरण, मयूर।

निष्कर्ष

8/2/75

मैंने मैसूरि मानचित्र का पता- भौति परीक्षण क
लिखा है।।

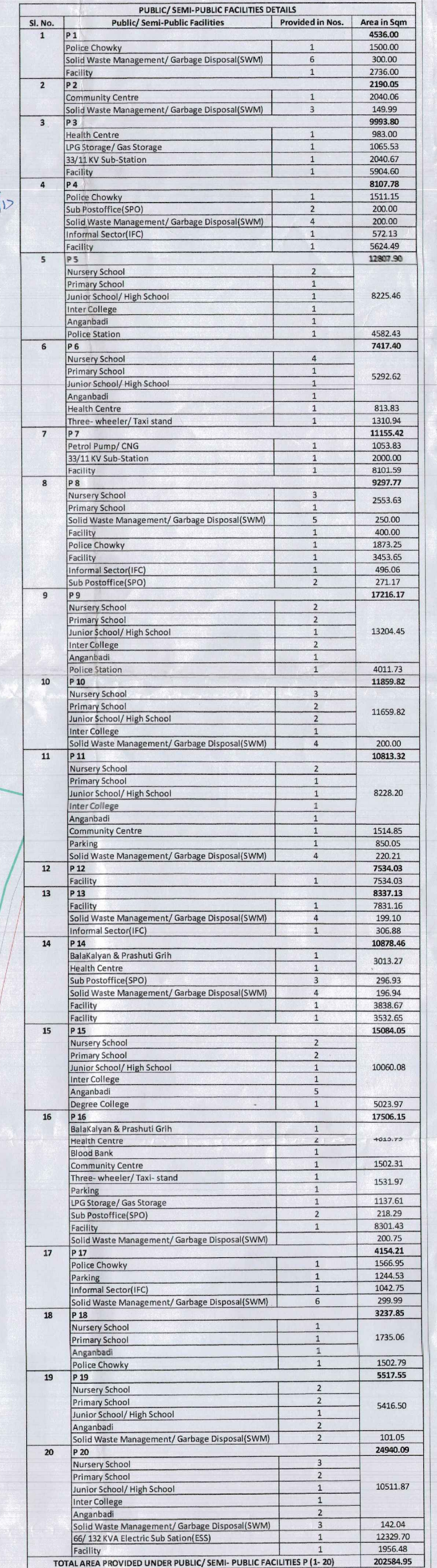
मानचित्र उत्तर प्रदेश नगर योजना एवं विकास
अधिनियम 1973 को धारा 15/निर्माण उपविधि व
अनुसार है तथा स्वीकृत योग्य है।

Shende

अवर अभियन्ता

20/10
स्थायी अभियन्ता

सीट नं० ७१/०३ पर क्या सभी
शर्तें मान्य होगी!



Key Plan

Project Name: **HI-TECH CITY- MATHURA**

Developer: **SUNCITY HI-TECH PROJECTS PVT. LTD.**
Sector-54, Golf course Road,
Gurgaon Haryana-002

DETAILED LAYOUT PLAN (575 Acres)

Drq. No:

Scale:



For Suncity Hi-Tech Projects Pvt. Ltd.

James

Kishen M. Seshadri
Architect & Town Planner