



- * AS PER BROCHURE FOLLOWING PLANNING NORMS SHALL BE APPLICABLE
1. Maximum permissible ground coverage of the entire land of 1,01,175.18 SQ.MT. shall be 30%
 2. Maximum permissible FAR on total land of 1,01,175.18 SQ.MT. acres shall be 1.5.
 3. FAR & Ground Coverage in recreational land uses shall be as per prevailing bye-laws.
 4. Permissible FAR for land use shall be allowed in the entire area within set back lines.
 5. There shall be no restrictions on the ground coverage and FAR in residential including Group Housing and Commercial land use within the overall permissible limit of 30% ground coverage and 1.5 FAR on total land of 1,01,175.18 SQ.MT.
 6. Ground coverage and FAR permissible for commercial use can be utilized for recreational and residential (group housing activities).
 7. Unutilized portion of FAR of recreational component on completion of sports, institutional, other facilities and open area can be utilized towards residential development.
 8. The open/green areas on the recreational components (i.e. sports activities such as Golf Course stadium etc., and open spaces) will be considered as open/green areas for entire land of 1,01,175.18 SQ.MT.
 9. The lessee shall plan development of SPORTS CITY by adhering to the land use percentage as mentioned in the brochure and as per building regulations.
 10. Composite floor area Ratio (FAR), of 1.5 on the total gross area of the allotted land will be permissible, which is fungible/ transferable in deferent land use components as prescribed.
 11. The obligation of the developer allottee with respect to the development of sports, institutional and other facilities alongwith their specifications are presented in annexure 2 of this document.
 12. The density will be 2100 persons per hectare for residential use only.

	ROAD SETBACK OF 167.20 SQ.MT. PLOTS
	ROAD SETBACK OF 126.00 SQ.MT. PLOTS
	ROAD SETBACK OF 83.57 SQ.MT. PLOTS

