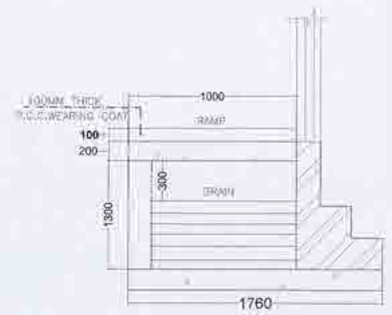
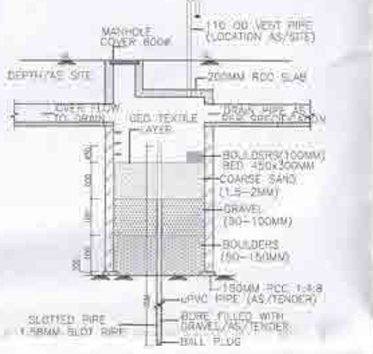
Yamuna Expressway Industrial Development Authority
APPROVED
Vide Letter No. YEA/NOC 22 — 28-06-2022
Valid Upto Date 23-06-2023



CULVERT DETAILS

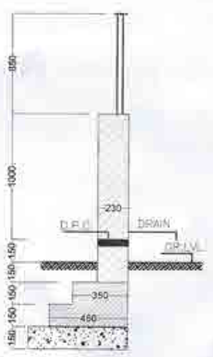
PLAN

TYPICAL DETAIL OF RAIN WATER HARVESTING PIT



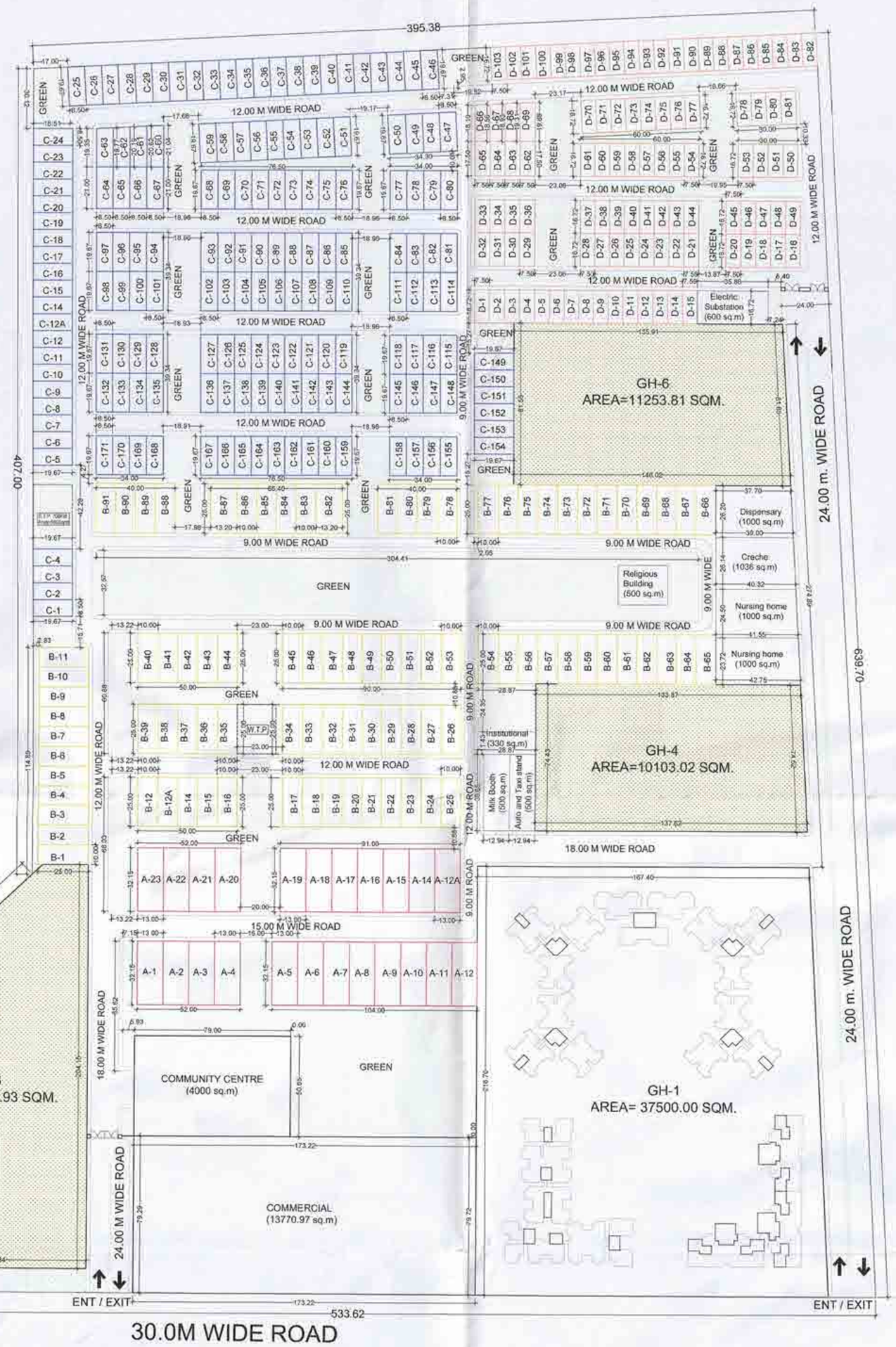
SECTION

TYPICAL DETAIL OF RAIN WATER HARVESTING PIT



BOUNDARY WALL DETAIL

45.0M WIDE ROAD



30.0M WIDE ROAD

50.0 M WIDE GREEN BELT

100.0 M WIDE YAMUNA EXPRESSWAY

68 ACRES SUMMERY					
SR. NO.	DESCRIPTION		AREA IN ACRES	AREA IN SQMT.	AREA IN HECTARE
	TOTAL SITE AREA		68.058	2,75,419.44	27.542
1	PERMISSIBLE RESIDENTIAL(PLOTTED/FLATTED)	Max	55.00%	1,51,480.69	15.148
	PROPOSED RESIDENTIAL(PLOTTED/FLATTED)		55.00%	1,51,480.24	15.148
2	PERMISSIBLE COMMERCIAL	Max	5.00%	13,770.97	1.377
	PROPOSED COMMERCIAL		5.00%	13,770.97	1.377
3	PERMISSIBLE INSTITUTIONAL & FACILITIES	Min	5.00%	13,770.97	1.377
	PROPOSED INSTITUTIONAL & FACILITIES		5.00%	13,770.97	1.377
4	PERMISSIBLE ROADS,PARK & OPEN SPACES	Min.	35.00%	96,396.80	9.640
	PROPOSED PARK & OPEN GREEN SPACES	Min. 15%	15.00%	41,312.93	4.131
	PROPOSED ROADS AREA	Min. 20%	20.00%	55,084.34	5.508

POPULATION DETAILS					
Sl. No.	Building Amenities	Perposed No. of units	Permissible Occupancy/UN	Achived Occupancy	
a)	Plotted (300-500 sqm.)	388 (Plots & Villa)	13.5	5238	Occupancy
b)	Flats Allotted Cancelled & Vested by	1375	4.5	6188	Occupancy
d)	Flats Allotted (Pending)	608	4.5	2736	Occupancy
d)	Flatted SC/A	360	4.5	1620	Occupancy
e)	Flatted GH-6	396	4.5	1782	Occupancy
TOTAL POPULATION				17564	
a)	PERMISSIBLE DENSITY FOR RESIDENTIAL/HACTARE	Max	1650 PPHa	24,994	PPHa
b)	TOTAL POPULATION			17,564	Population
c)	PROPOSED DENSITY FOR RESIDENTIAL/HACTARE			1,159	PPHa

INDIVIDUAL PLOT AREA DETAIL
SECTOR-A, B, C & D

PLOT NABE	NO. OF PLOTS	SIZE LENGTH	SIZE WEDTH	SINGLE PLOT AREA (SQ.M.)	TOTAL PLOTS AREA (SQ.M.)	GROUND COVERAGE %	GROUND COVERAGE AREA (SQ.M.)	GROUND COVERAGE TOTAL G.C (SQ.M.)	F.A.R. RATIO	F.A.R. AREA (SQ.M.)	F.A.R. TOTAL F.A.R. (SQ.M.)
A.1 to A.23	23	30.48	13.00	437.88	8812.98	65	271.67	6244.26	1.80	792.24	17820.52
B-1 to B-81, B-83 to B-86, B-88 to B-91	89	25.00	10.00	250.00	22250.00	75	187.50	16687.50	1.80	450.00	40050.00
B-82 & B-87	2	26.00	13.00	338.00	676.00	65	219.90	439.80	1.80	684.00	1368.00
C-1 to C-66, C-68 to C-171	169	18.97	8.50	161.20	27252.79	75	120.90	20439.66	1.80	290.16	49059.84
C-67 to C-87	4	21.00	8.50	178.50	714.00	75	133.88	535.50	1.80	321.30	1285.20
C-88	1	AS PER TABLE-1		177.06	177.06	75	132.79	132.79	1.80	318.73	318.73
C-91	1	AS PER TABLE-1		171.64	171.64	75	128.73	128.73	1.80	312.20	312.20
C-92	1	AS PER TABLE-1		169.83	169.83	75	127.37	127.37	1.80	305.84	305.84
C-93	1	AS PER TABLE-1		166.26	166.26	75	124.70	124.70	1.80	299.27	299.27
D-1 to D-81, D-70 to D-109	99	16.72	7.5	125.40	12413.00	75	94.05	9309.78	1.80	225.72	22343.46
D-82 - D-68	4	17.5	7.5	131.25	525.00	75	98.44	393.75	1.80	236.25	945.00
D-69	1	AS PER TABLE-1		137.81	137.81	75	103.36	103.36	1.80	248.06	248.06
D-87	1	AS PER TABLE-1		140.08	140.08	75	105.46	105.46	1.80	252.08	252.08
D-88	1	AS PER TABLE-1		143.40	143.40	75	108.58	108.58	1.80	261.82	261.82
D-89	1	AS PER TABLE-1		144.21	144.21	77	112.08	112.08	1.80	259.61	259.61
TOTAL	388				74192.24			54613.75			133962.85

REQUIREMENT OF SOCIAL AND PHYSICAL INFRASTRUCTURE BASED ON RESIDENTIAL POPULATION					
		PERMISSIBLE		PROPOSED	
S.NO.	USE PREMISES	SERVICE POPULATION PER UNIT	UNIT AREA (SQM.)	REQ. NO. OF UNITS	UNIT AREA (SQM.)
A)	EDUCATION				
	Creche and Day Care	5000-25000	1000.00	1	1000.00
	Nursery School	5000-7500	1000.00	1	1000.00
	Primary School	7500-15000	2000.00	1	2000.00
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	13,770.97
D)	OTHER COMMUNITY FACILITIES				
	Community Centre	7500-15000	6000.00	1	4,000.00
	Milk & Vegetable Booth	5000-7500	200.00	2	400.00
E)	UTILITIES				
	Electrical Sub-Station	As per Requirement	1000.00	1	1,000.00
	Auto cum Taxi stand	As per Requirement	500.00	1	500.00
TOTAL OF SOCIAL AND PHYSICAL INFRASTRUCTURE AREA					26,670.97

TABLE-1

TYPE C

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	C-60	20.62	21.04	8.50	177.08
2	12 Mtr. Wide Road	C-61	20.19	20.62	8.50	173.44
3	12 Mtr. Wide Road	C-62	19.77	20.19	8.50	169.93
4	12 Mtr. Wide Road	C-63	19.35	19.77	8.50	166.20
TOTAL AREA						686.99

TYPE D

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	D-66	18.19	18.56	7.50	137.81
2	12 Mtr. Wide Road	D-67	18.56	18.93	7.50	140.59
3	12 Mtr. Wide Road	D-68	18.93	19.31	7.50	143.40
4	12 Mtr. Wide Road	D-69	19.31	19.68	7.50	146.21
TOTAL AREA						568.01

PROPOSED DEVELOPMENT (ACE EB ACRE YAMUNA EXPRESSWAY)								
	DESCRIPTION	AREA (SQM.)	TOTAL FAR & GROUND COVERAGE AREA (SQM.)				TOTAL PLOTS	%
A)	RESIDENTIAL (PLOTTED/FLATTED)		MAXIMUM FAR	MAXIMUM Gr. COVRAGE	TOTAL FAR	TOTAL Gr. COVERAGE	1,51,480.24	55.00%
	PLOTTED	74,182.24	AS/PLOT SIZE	AS/PLOT SIZE	1,33,963.85	54613.75		
	FLATTED GH-1	37,500.00	300	35	1,12,500.00	13125.00		
	FLATTED GH-3	18,441.00	300	35	55,323.00	6454.35		
	FLATTED GH-4	10,103.00	300	35	30,309.00	3536.05		
	FLATTED GH-6	11,254.00	300	35	33,762.00	3938.90		
B)	COMMERCIAL						13,770.97	5.00%
	C-1 (SECTOR SHOPPING)	13,770.97	200	40	27,541.94	5508.39		
C)	INSTITUTIONAL & FACILITIES						13,770.97	5.00%
	CRECHE	1,036.00	150	40	1,554.00	414.40		
	NURSERY SCHOOL	1,025.00	150	40	1,537.50	410.00		
	PRIMARY SCHOOL	2,280.00	150	40	3,420.00	912.00		
	DISPENSARY	1,000.00	150	40	1,500.00	400.00		
	NURSING HOME	1,000.00	275	30	2,750.00	300.00		
	NURSING HOME	1,000.00	275	30	2,750.00	300.00		
	COMMUNITY CENTRE	4,000.00	150	30	6,000.00	1200.00		
	MILK & VEGETABLE BOOTH	500.00	150	30	750.00	150.00		
	FACILITY ESS	600.00	0	0	0.00	0.00		
	AUTO CUM TAXI STAND	500.00	150	30	750.00	150.00		
	RELIGIOUS BUILDING	500.00	150	30	750.00	150.00		
	INSTITUTIONAL AREA	329.97	150	30	494.96	98.99		
D)	ROADS,PARK & OPEN SPACES						96397.265	35.00%
	ROADS	55,084.34						20.00%
	PARK	41,312.93						15.00%
TOTAL AREA					4,15,656.24	91,661.83	2,75,419.44	100.00%

TYPE A - 500 SQ.YD
13.0M x 32.15M

TYPE B - 300 SQ.YD
10.0M x 25.0M

TYPE C - 200 SQ.YD
8.5M x 19.67M

TYPE D - 150 SQ.YD
7.5M x 16.72M

OWNER
M/S LOGIX BUILDESTATE PVT. LTD.

SUBMISSION DRAWING

TOWN PLANNERS SIGN

OWNERS SIGN
LOGIX BUILDESTATE PVT. LTD.
Authorized Signatory

ARCHITECTS SIGN
VISHAL SHARMA ARCHITECT CA/96/32261 9310164888 NEW DELHI

PROJECT
MASTER PLAN FOR M/S LOGIX BUILDESTATE PVT. LTD. PLOT NO. TS-1B, SECTOR 22-D, YAMUNA EXPRESSWAY, GREATER NOIDA,(U.P.)

DATE	PROJECT INCH.	CHECKED BY
17 - 05 -2024	BALRAJ SINGH	BALRAJ SINGH
SCALE	DEALT BY	APPROVED BY
1:1500	DEVENDER SINGH	VISHAL SHARMA

DRAWING TITLE
SITE PLAN

ARCHITECTS
Confluence
NEW DELHI , INDIA

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architecture urban design hospitality interiors

DRAWING NO. S-01
REVISION