

PERMISSIBLE NORMS OF DEVELOPMENT OF PLOT AREA=408545.00 SQ.M.T.			
DESCRIPTION	PERCENTAGE(%)	AREA(SQ.M.T.)	PERCENTAGE(%)
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.M.T.)	PERCENTAGE(%)	
A) RESIDENTIAL(PLOTTED/FLATTED)			
PLOTTED	95,361.329	2,09,810.368	51.36%
GROUP HOUSING-01	58,651.226		
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%	
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			
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A) RESIDENTIAL(PLOTTED/FLATTED)			
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COMMERCIAL-02	1,000.00		
COMMERCIAL-03	1,000.00		
COMMERCIAL-04	1,000.00		
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LANDSCAPE	61,290.000	15.00%	
ROADS & OPEN	94,590.132	23.15%	
TOTAL AREA	4,08,545.00	100.00%	

SOCIAL AND PHYSICAL INFRASTRUCTURE BASED ON RESIDENTIAL POPULATION					
S.NO.	USE PREMISES	SERVICE POPULATION PER UNIT	UNIT PLOT AREA (SQ.M.T.)	REQUIREMENT	PERSON
A)	EDUCATION				
	CRECHES & DAY CARE	5000-25000	1000	0.960	1
	NURSERY SCHOOL	5000-7500	1000	3.200	3
	PRIMARY SCHOOL	7500-15000	2000	1.600	2
	SENIOR SECONDARY SCHOOL	15000-35000	8000	0.960	1
B)	HEALTH				
	DISPENSARY	7500-15000	1000	1.600	2
	NURSING HOME	5000-7500	1000	3.200	3
C)	SHOPPING				
	CONV ENIENT SHOPPING CENTRE	7500-15000	5000	1.600	2
D)	OTHER COMMUNITY FACILITIES				
	COMMUNITY CENTRE	7500-15000	4000	1.600	2
	MILK & VEGETABLE BOOTH	5000-7500	200	3.20	3
E)	UTILITIES				
	ELECTRICAL SUB-STATION	AS PER REQUIREMENT	600	1	600
	AUTO CUM TAXI STAND	AS PER REQUIREMENT	500	1	500

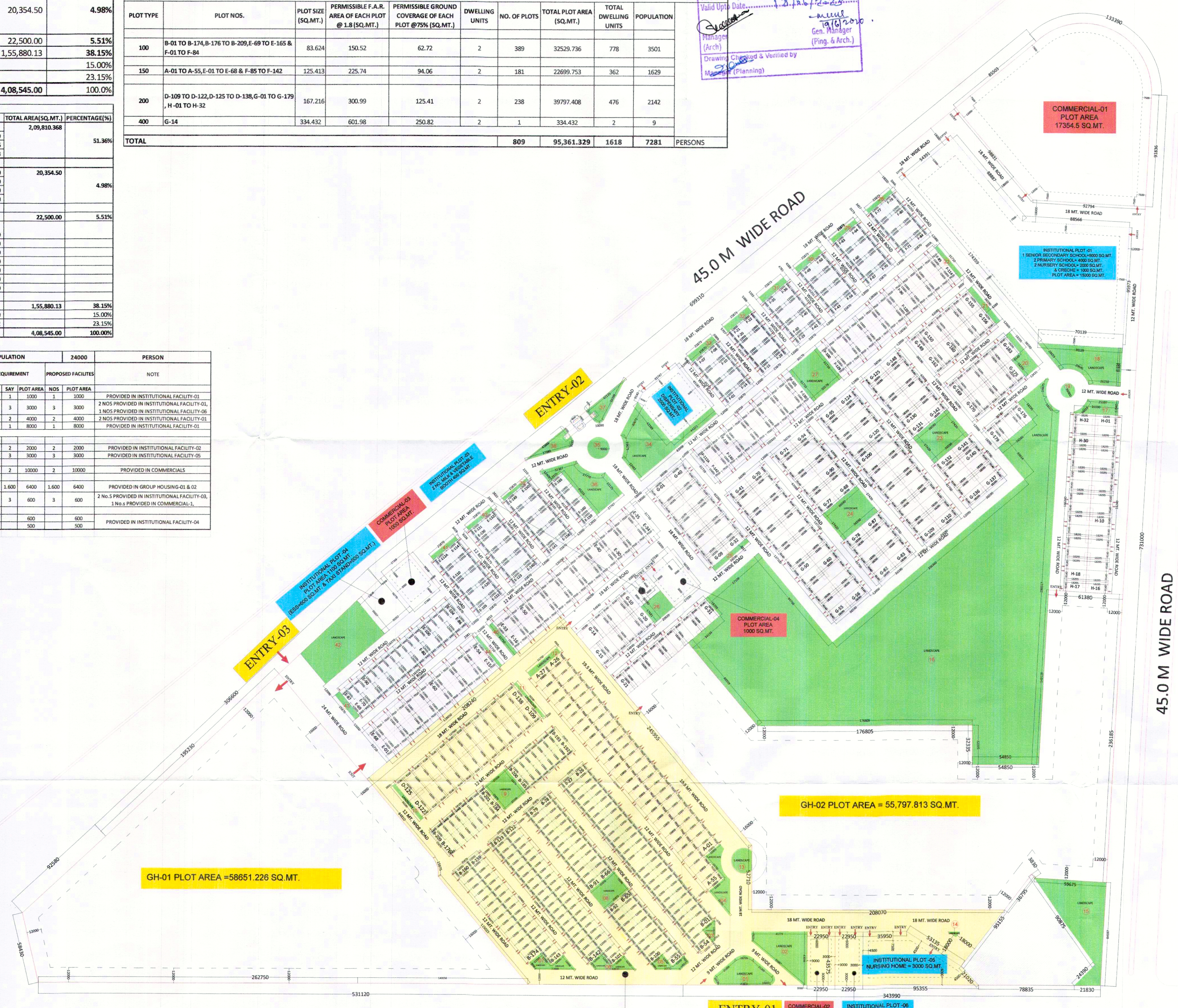
LANDSCAPE Nos.	LANDSCAPE AREA
LANDSCAPE - 01	850.57
LANDSCAPE - 02	1290.86
LANDSCAPE - 03	115.98
LANDSCAPE - 04	497.54
LANDSCAPE - 05	241.53
LANDSCAPE - 06	291.05
LANDSCAPE - 07	298.23
LANDSCAPE - 08	501.74
LANDSCAPE - 09	597.83
LANDSCAPE - 10	324.26
LANDSCAPE - 11	81.18
LANDSCAPE - 12	142.95
LANDSCAPE - 13	279.40
LANDSCAPE - 14	22.20
LANDSCAPE - 15	2454.68
LANDSCAPE - 16	40082.43
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	1003.29
LANDSCAPE - 24	1003.29
LANDSCAPE - 25	140.80
LANDSCAPE - 26	365.88
LANDSCAPE - 27	957.20
LANDSCAPE - 28	84.11
LANDSCAPE - 29	97.75
LANDSCAPE - 30	113.38
LANDSCAPE - 31	129.01
LANDSCAPE - 32	144.64
LANDSCAPE - 33	160.26
LANDSCAPE - 34	3445.13
LANDSCAPE - 35	254.46
LANDSCAPE - 36	1210.52
LANDSCAPE - 37	342.13
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.M.T.)	EXISTING NO.S	PROPOSED NO.S	TOTAL NO.S	OCCUPANCY	PLOT AREA (SQ.M.T.)	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	518	809			95361.329
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.M.T.)	PERMISSIBLE F.A.R. AREA OF EACH PLOT @ 1.8 (SQ.M.T.)	PERMISSIBLE GROUND COVERAGE OF EACH PLOT @ 75% (SQ.M.T.)	DWELLING UNITS	NO. OF PLOTS	TOTAL PLOT AREA (SQ.M.T.)	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

PROPOSED FACILITIES AREA DETAIL IN GROUP HOUSING PLOT (GH-01 & GH-02)					
S. NO.	PARTICULARS	PERMISSIBLE FAR	PLOT AREA AS PER 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 Left To Right 10/06/2020
 Valid Up To Date 31/06/2025
 Manager (Arch)
 Drawing Checked & Verified by
 Manager (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.)	%AGE	
			4,08,545.000
RESIDENTIAL			
PLOTTED	95,361.329	2,09,810.368	51.36%
GROUP HOUSING-01	58,651.226		
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	23.15%	

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

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

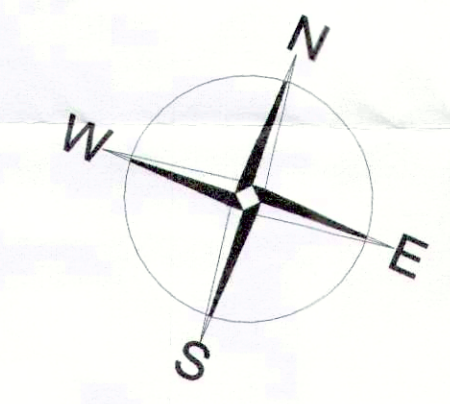
DRAWING TITLE :-
 LAYOUT PLAN WITH ALREADY
 TAKEN PART COMPLETION AREA

ARCHITECTS :-
 Space Designers International
 B - 34, SECTOR-67, NOIDA
 PH : +91 971 333747, 4848 4840
 Mob: 9811070999, 9811396231
 e-mail : spacedsi@gmail.com, www.spacedsi.com

DRAWN BY :- SANJAY CHECKED BY :- VISHAL SCALE : 1 : 2000 DATED :-

OWNER SIGNATURE: [Signature]

ARCHITECT'S SIGN. [Signature] DRG.NO. :- 02



45.0 M WIDE ROAD

ALREADY TAKEN PART COMPLETION

NON POSSESSION LAND