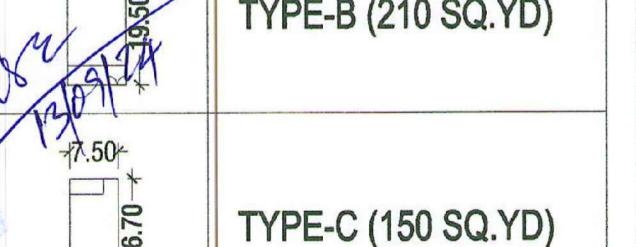
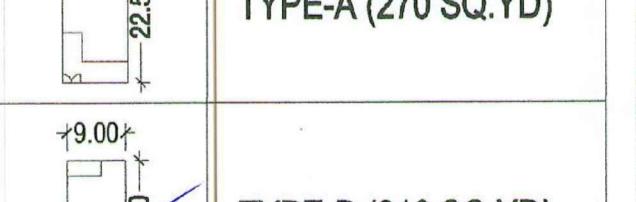
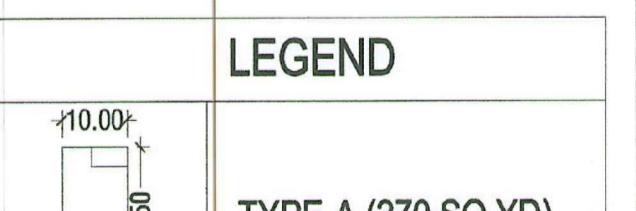
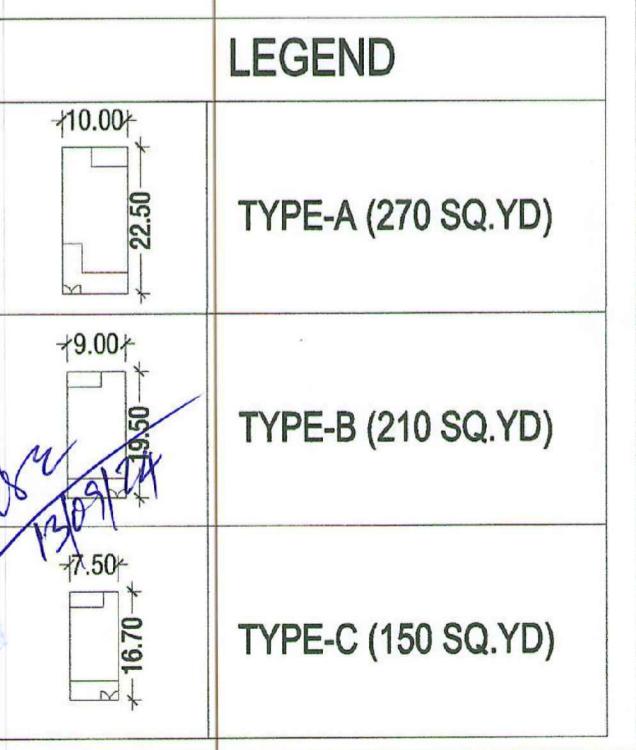


INSTITUTIONAL AREA DETAIL							
SI. No.	DESCRIPTION	AREA REQUIRED (Sqmt.)	NOS.	TOTAL PROPOSED AREA (Sqmt.)	FAR	TOTAL FAR (Sqmt.)	
1	Senior Secondary School	8000.00	1	8,000.00	1.5	12000.000	School 1
2	Primary School	2000.00	1	2,000.00	1.5	3000.000	
3	Nursery School	1000.00	1	1,000.00	1.5	1500.000	
4	Primary School - 2	2000.00	1	2,000.00	1.5	3000.000	
5	Nursery School - 2	1000.00	1	1,000.00	1.5	1500.000	School 2
6	Nursery School - 3	1000.00	1	1,000.00	1.5	1500.000	
7	NH- 1 (Nursing Home)	1000.00	1	1,000.00	2.75	2750.000	
8	NH- 2 (Nursing Home)	1000.00	1	1,000.00	2.75	2750.000	
9	NH- 3 (Nursing Home)	1000.00	1	1,000.00	2.75	2750.000	Facility 1
10	DS- 1 (Dispensary)	1000.00	1	1,000.00	1.5	1500.000	
11	COMMUNITY CENTER -CM1	4000.00	1.56	6,241.00	1.5	9361.500	
12	DS- 2 (Dispensary)	1000.00	1	1,000.00	1.5	1500.000	
13	CR-1 (Creche)	1000.00	1	1,000.00	1.5	1500.000	
14	MB-1 (Milk Booth)	200.00	1	200.00	2	400.000	
15	MB-2 (Milk Booth)	200.00	1	200.00	2	400.000	
16	MB-3 (Milk Booth)	200.00	1	200.00	2	400.000	
17	SERVICES-1		1	540.00	1	540.000	
18	SERVICES-2		8	300.00	1	300.000	
TOTAL AREA				28,681.00		46651.500	



VINAY SRIVASTAVA
ASSOCIATE MEMBER
AITP/2022/0546

17.5.2023

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Ar Gaurav Sood

For ATS Realty Pvt. Ltd.

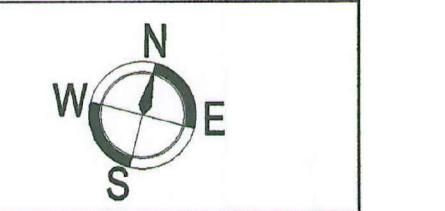
Authorised Signatory

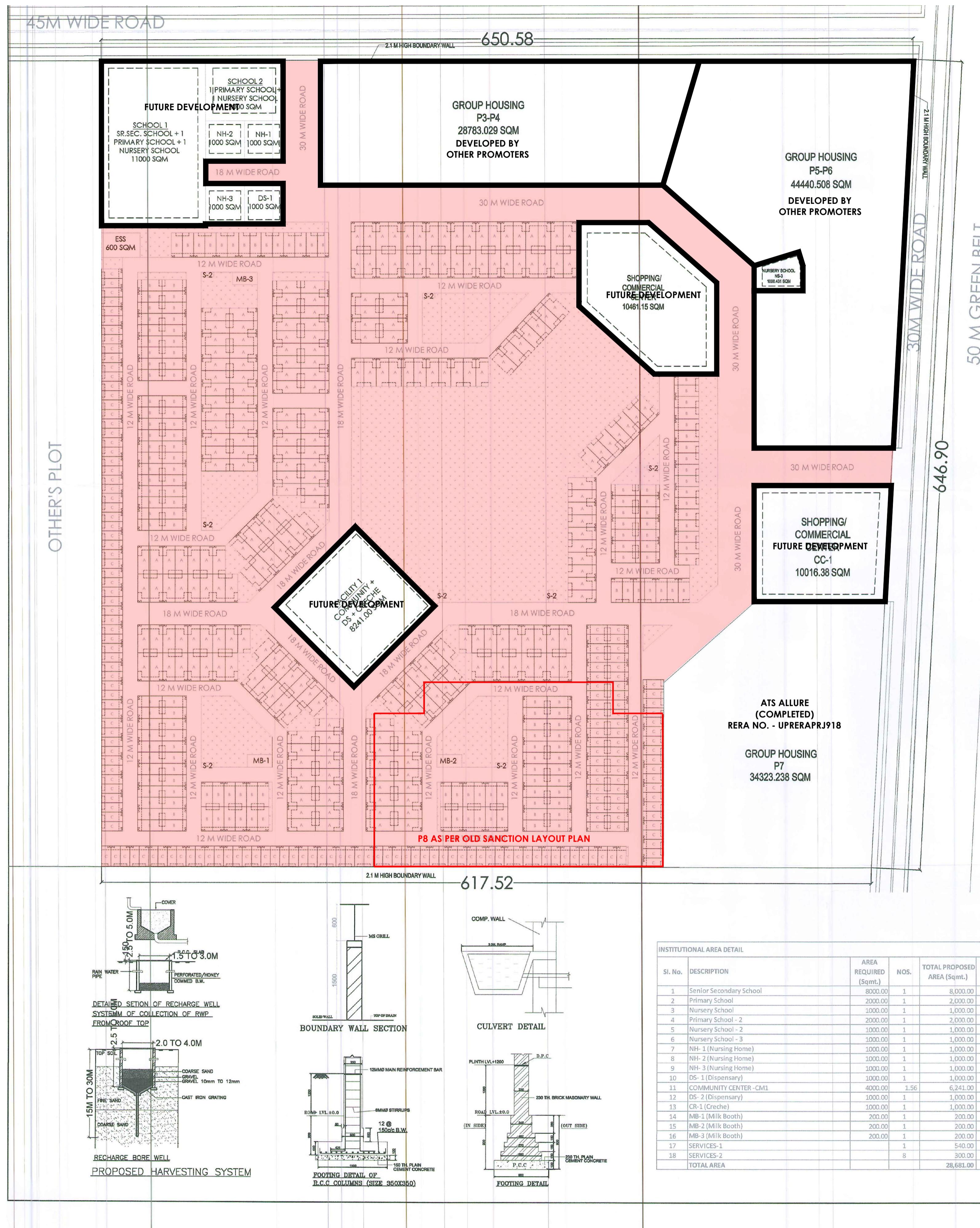
REVIEWED

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OUR PLAN





AREA DETAILS FOR 101.203 ACRES

MASTER PLAN		PROJECT AREA FOR MASTER PLAN		4,09,552.52 Sqmt	101.203 ACRES					
SI No.	DESCRIPTION	PERMISSIBLE		PROPOSED						
		%age	Area in sq.mts	Area in sq.mts	%age					
1	RESIDENTIAL (PLOTTED+FLATTED) (Max.)	55	2,25,253.88	2,17,049.78	53.00					
2	INSTITUTIONAL & FACILITIES (Min.)	5	20,477.63	28,681.00	7.00					
3	COMMERCIAL (Max.)	5	20,477.63	20,477.53	5.00					
4	ROAD, PARK & OPEN SPACES (Min.)	35	1,43,343.38	1,43,344.21	35.00					
	TOTAL	100	4,09,552.52	4,09,552.52	100.00					
PLOTTED										
PLOTS	SIZE IN Mts.		AREA IN SQ.MTS.	NO. OF PLOTS	TOTAL AREA IN SQ.MTS.	GROUND COVERAGE/PLOT		FAR	TOTAL FAR AREA IN SQ.MTS.	HE
	L	B				%	AREA			
TYPE C	16.70	7.50	125.25	180	22,545.00	75.00%	81.41	1.8	40,581.00	
TYPE B	19.50	9.00	175.50	166	29,133.00	75.00%	131.63	1.8	52,439.40	
TYPE A	22.50	10.00	225.00	257	57,825.00	75.00%	168.75	1.8	1,04,085.00	
			TOTAL	603	1,09,503.00	Sq.mts.			1,97,105.40	Sq.
GROUP HOUSING AREA DETAIL										
S. No.	DESCRIPTION	AREA (Sqmt.)	NOS.	TOTAL AREA (Sqmt.)	FAR	TOTAL FAR (Sqmt.)	AVG. APPARTMENT SIZE (In sq.mts)	NO.OF UNITS	%age	
1	P3-P4	28,783.03	1	28,783.03	3.5	1,00,740.60	93.35	1079		
2	P5-P6	44,440.51	1	44,440.51	3.5	1,55,541.78	133.40	1166		
3	P7	34,323.24	1	34,323.24	3	1,02,969.71	89.85	1146		
	TOTAL			1,07,546.78		3,59,252.09		3391	26.26%	
POPULATION DETAILS										
SI NO.	BUILDING AMENNITIES		NO. OF UNITS	OCCUPANCY LOAD		POPULATION				
				NUMBERS	(SQ.MTS/PAX)					
a)	PLOTTED UPTO 100S Q.MT		0	9						0
a)	PLOTTED ABOVE 100 SQ.MT		603	13.5						8,141
b)	GROUP HOUSING	P3-P4	1079	4.5						4,856
d)	GROUP HOUSING	P5-P6	1166	4.5						5,247
f)	GROUP HOUSING	P7	1146	4.5						5,157
				TOTAL						23,401
PERMISSIBLE RESIDENTIAL AREA (PLOTTED + FLATTED)						22.53	Ha			
PERMISSIBLE MAX. DENSITY FOR RESIDENTIAL (@+10% OF 1650 PPHa)						1815	PPHa			
PERMISSIBLE MAX. POPULATION						40,883.58				
MINIMUM PERMISSIBLE DENSITY (@-50% OF 1650 PPHa)						908	PPHa			
PERMISSIBLE MINIMUM POPULATION						20,441.79				
PROPOSED RESIDENTIAL AREA (PLOTTED + FLATTED)						21.70	Ha			
PROPOSED MAXIMUM POPULATION						23,401				
AS PER PROPOSED MAX. DENSITY FOR RESIDENTIAL						1078	PPHa			
						65.34%				
COMMERCIAL AREA DETAIL										
Sl. No.	DESCRIPTION		AREA (Sqmt.)	NOS.	TOTAL AREA (Sqmt.)	FAR	TOTAL FAR (Sqmt.)			
1	SHOPPING/COMMERCIAL CENTER CC-1		10016.380	1	10,016.38	2	20,032.76			
2	SHOPPING/COMMERCIAL CENTER CC-2		10461.150	1	10,461.15	2	20,922.30			
	TOTAL AREA				20,477.53		40,955.06			
Social And Physical Infrastructure at Sector Level										
S.No.	Use Premises		Service Population Per Unit	Unit Area (In Sq.M.)	No. of Units	No. of Units				
				Required		Proposed				
a)	Education									
1	Creche & Day Care centre		5000- 25000	1000	1					1
2	Nursery School		5000- 7500	1000	3					3
3	Primary School		7500- 15000	2000	2					2
4	Senior Secondary School		15000- 25000	8000	1					1
b)	Health									
1	Dispensary		7500- 15000	1000	2					2
2	Nursing Home		5000- 7500	1000	3					3
c)	Other Community Facilities									
1	Community Centre		7500- 15000	4000	1.56					1.56
2	Milk & Vegetable Booth		5000- 7500	200	3					3
PROJECT AREA FOR MASTER PLAN						4,09,552.52 Sqmt				
SI.No.	DESCRIPTION		FAR PERMISSIBLE	AREA IN SQ.MTR.						
1	RESIDENTIAL (PLOTTED+FLATTED)		5,56,357.49							
2	INSTITUTIONAL & FACILITIES		46,651.50							
3	COMMERCIAL		40,955.06							
	TOTAL		6,43,964.05	1.57						

<p>1 Dimensions on the drawing are to be read, not scaled. 2 All dimensions area in meters unless noted otherwise</p>											
<p style="text-align: center;">Yamuna Expressway Industrial Development Authority</p> <p style="text-align: center;">APPROVED</p> <p style="text-align: center;">Vide Letter No. YEA/PLNG/ 6.86/2 Date .. 23-09-2019</p> <p style="text-align: center;">Valid Upto Date - 5 years</p> <p style="text-align: center;">R Manager (Arch)</p> <p style="text-align: center;">Drawing Checked & Verified by Manager (Planning)</p> <p style="text-align: right;">23.09.19 Gen. Manager (Plng. & Arch.)</p>											
<table border="1"> <tr> <td>IGHT IN MTS.</td> <td>%age</td> </tr> <tr> <td>15.0</td> <td></td> </tr> <tr> <td>15.0</td> <td></td> </tr> <tr> <td>15.0</td> <td></td> </tr> <tr> <td>mts.</td> <td>26.74%</td> </tr> </table>		IGHT IN MTS.	%age	15.0		15.0		15.0		mts.	26.74%
IGHT IN MTS.	%age										
15.0											
15.0											
15.0											
mts.	26.74%										
<p>AUTHORITY</p>											
<p>TOWNPLANNER</p>											
<p>ARCHITECT'S SIGNATURE</p> <p>Ar. Gaurav Sood CA/2011/52656</p>											
<p>AUTHORIZED SIGNATORY</p> <p>ATS Realty Pvt. Ltd. Authorised Signatory</p>											
<p>CLIENT</p> <p>ATS REALTY PVT. LTD</p>											
<p>PROJECT NAME PROVINCE DE OLYMPIA PLOT NO.: TS-02A, SEC.: 22D, AT YAMUNA EXPRESSWAY</p>											
<p>SHEET TITLE MASTER PLAN</p>											