

PLOT - TS 03

45M WIDE ROAD

650.58

AREA DETAILS FOR 101.203 ACRES

MASTER PLAN						
PROJECT AREA FOR MASTER PLAN			4,09,552.52	Sqmt	101.203	ACRES
Sl No.	DESCRIPTION	PERMISSIBLE		PROPOSED		
		%age	Area In sq.mts	Area In sq.mts	%age	
1	RESIDENTIAL (PLOTTED+FLATTED) (Max.)	55	2,25,253.88	27,049.78	53.75	
2	INSTITUTIONAL & FACILITIES (Min.)	5	20,477.63	26,881.00	78.95	
3	COMMERCIAL (Max.)	5	20,477.63	20,477.53	50.00	
4	ROAD, PARK & OPEN SPACES (Min.)	35	1,43,363.38	1,43,364.21	89.95	
5	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.	HEIGHT IN MTS.	%age
	L	B				%	AREA				
TYPE C	16.70	7.50	125.25	180	22,545.00	75.00%	81.41	1.8	40,581.00	15.0	
TYPE B	19.50	9.00	175.50	166	29,133.00	75.00%	151.63	1.8	52,439.40	15.0	
TYPE A	22.50	10.00	225.00	257	57,825.00	75.00%	168.75	1.8	1,04,085.00	15.0	
			TOTAL	593	1,09,503.00	50 mts.			1,97,105.40	50 mts.	75%

GROUP HOUSING AREA DETAIL									
S. No.	DESCRIPTION	AREA (Sqmt.)	NOS.	TOTAL AREA (Sqmt.)	FAR	TOTAL FAR (Sqmt.)	AVG. APARTMENT SIZE (in sq.mts)	NO.OF UNITS	%age
1	P3-P4	28,783.03	1	28,783.03	3.5	1,00,740.60	28.35	1079	
2	P5-P6	44,460.51	1	44,460.51	3.5	1,55,541.78	33.40	1169	
3	P7	34,323.24	1	34,323.24	3	1,02,969.71	89.85	1146	
	TOTAL			1,07,566.78		3,59,252.09		3381	26.28

POPULATION DETAILS			NO. OF UNITS	OCCUPANCY LOAD		POPULATION
SI NO.	BUILDING AMENITIES			NUMBERS	(SQ.MTS/PAX)	
a)	PLOTTED UPTO 100S Q.MT		0	9		
b)	PLOTTED ABOVE 100 SQ.MT		603	13.5		8.19
a)	GROUP HOUSING	P3-P4	1079	4.5		4.85
d)	GROUP HOUSING	P5-P6	1166	4.5		5.25
f)	GROUP HOUSING	P7	1146	4.5		5.16
			TOTAL	73		23.45

PERMISSIBLE RESIDENTIAL AREA (PLOTTED + FLATTED)	72.53	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

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 Required	No. of Units Proposed
a)	Education				
1	Crèche & Day Care centre	5000 - 25000	1000	1	
2	Nursery School	5000 - 7500	1000	3	
3	Primary School	7500 - 15000	2000	2	
4	Senior Secondary School	15000 - 25000	8000	1	
b)	Health				
1	Dispensary	7500 - 15000	1000	2	
2	Nursing Home	5000 - 7500	1000	3	
c)	Other Community Facilities				
1	Community Centre	7500 - 15000	4000	1.56	1
2	Milk & Vegetable Booth	5000 - 7500	200	3	

PROJECT AREA FOR MASTER PLAN		4,09,552.52	Sqmt
Sl.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

INSTITUTIONAL AREA DETAIL						
Sl. 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	12000.00
2	Primary School	2000.00	1	2,000.00	1.5	3000.00
3	Nursery School	1000.00	1	1,000.00	1.5	1500.00
4	Primary School - 2	2000.00	1	2,000.00	1.5	3000.00
5	Nursery School - 2	1000.00	1	1,000.00	1.5	1500.00
6	Nursery School - 3	1000.00	1	1,000.00	1.5	1500.00
7	NH- 1 (Nursing Home)	1000.00	1	1,000.00	2.75	2750.00
8	NH- 2 (Nursing Home)	1000.00	1	1,000.00	2.75	2750.00
9	NH- 3 (Nursing Home)	1000.00	1	1,000.00	2.75	2750.00
10	DS - 1 (Dispensary)	1000.00	1	1,000.00	1.5	1500.00
11	COMMUNITY CENTER -CM1	4000.00	1.56	6,241.00	1.5	9361.500
12	DS - 1 (Dispensary)	1000.00	1	1,000.00	1.5	1500.00
13	CP-1 (Croche)	1000.00	1	1,000.00	1.5	1500.00
14	MB-1 (Milk Booth)	200.00	1	200.00	2	400.00
15	MB-2 (Milk Booth)	200.00	1	200.00	2	400.00
16	MB-3 (Milk Booth)	200.00	1	200.00	2	400.00
17	SERVICES-1		1	540.00	1	540.00
18	SERVICES-2		8	800.00	1	800.00
TOTAL AREA				78,681.00		16651.500

LEGEND

TYPE-A (270 SQ.YD)

TYPE-B (210 SQ.YD)

TYPE-C (150 SQ.YD)



NOTES :

- 1 Dimensions on the drawing are to be read, not scaled
- 2 All dimensions are in meters unless noted otherwise

Yamuna Expressway Industrial Development Authority

APPROVED

Vide Letter No. YE/PLNGI/ 686125 Date **23/11/2011**

Valid Upto Date - 5 years

R/
Manager
(Arch)

**Gen. Manager
(Pln & Arch)**

**Drawing Prepared & Verified by
(Signature)**

AUTHORIT

TOWNPLANNER

ARCHITECT'S SIGNATURE _____

Ar. Gaurav Soo
CA/2011/5265

AUTHORIZED SIGNATORY **ATS Realty Pvt. Ltd.**

Authorized Signatory

	CLIENT
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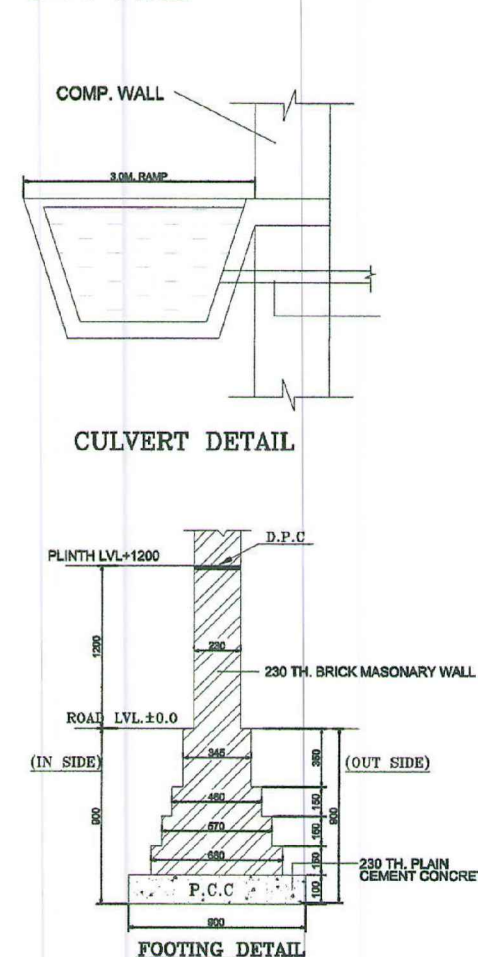
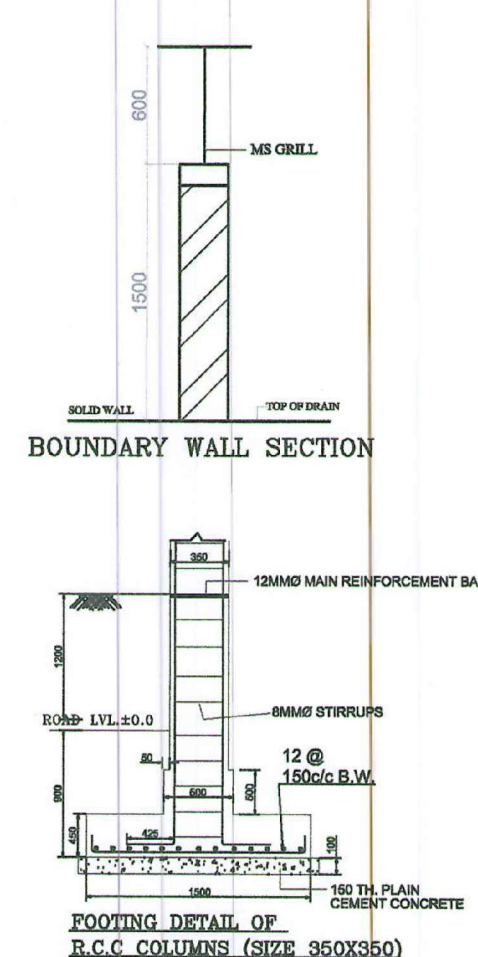
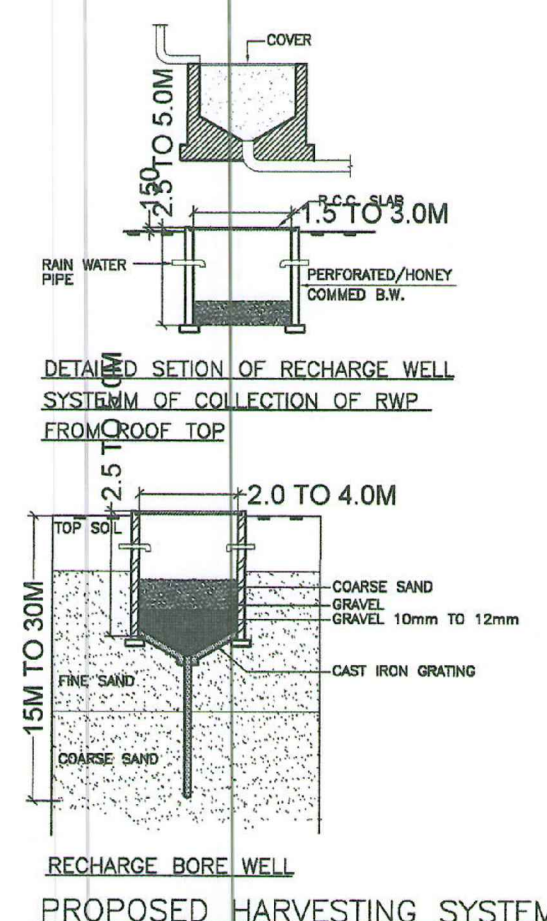
ATS REALTY PVT. LTD

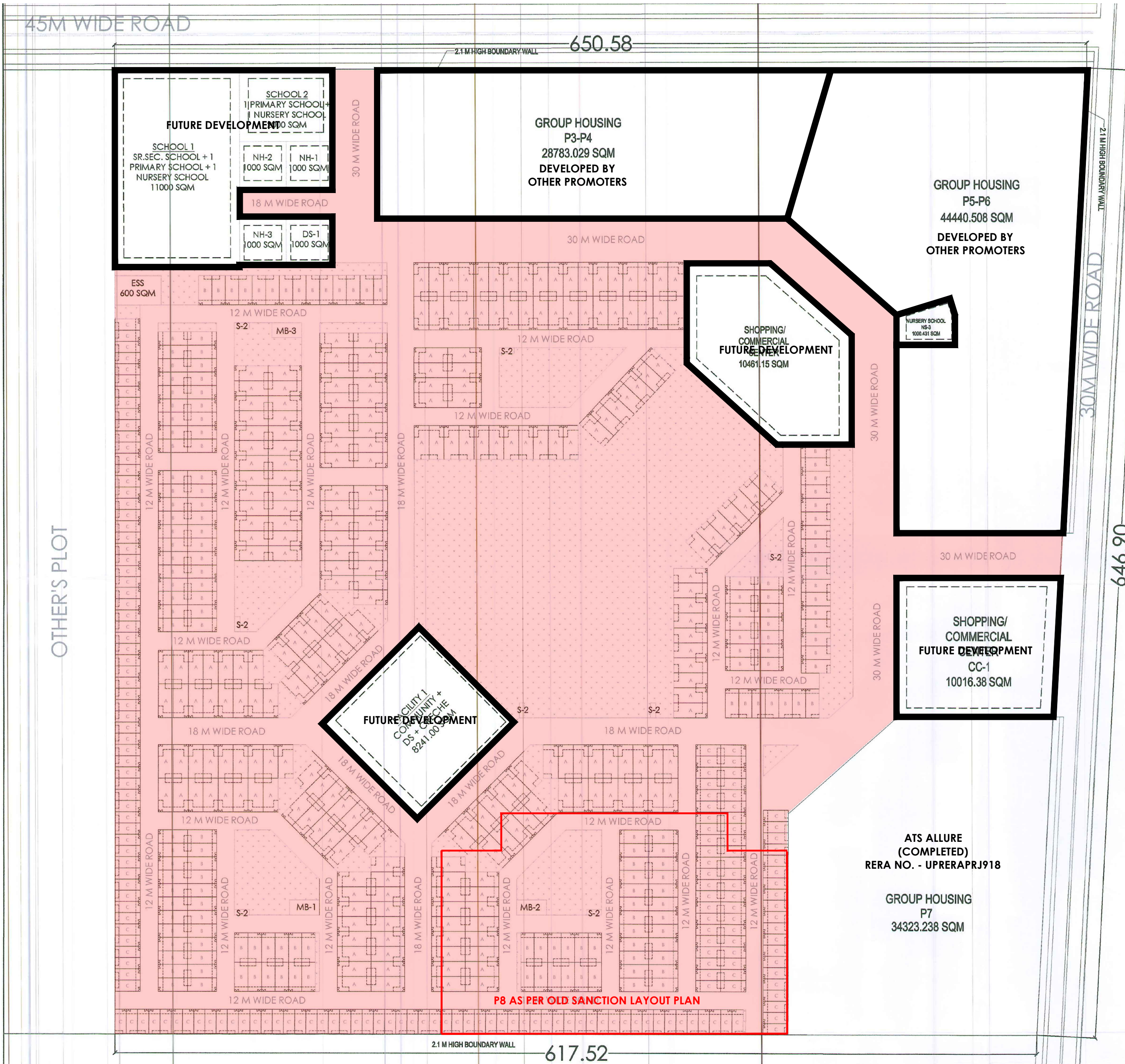
PROJECT NAME	
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PROVINCE DE OLYMPIA
PLOT NO : TS-02A SEC : 22D

	AT YAMUNA EXP
	0 1 1 6 8 7 9 0 1 2 3 4 5

MASTER PLAN





OTHER'S PLOT

650.58

646.90

50 M GREEN BELT

YAMUNA EXPRESSWAY

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	%age	Area in sq.mts				
1	RESIDENTIAL (PLOTTED+FLATTED) (Max.)	55	2,25,253.88	55	2,17,049.78				
2	INSTITUTIONAL & FACILITIES (Min.)	5	20,477.63	5	28,681.00				
3	COMMERCIAL (Max.)	5	20,477.63	5	22,753.50				
4	ROAD, PARK & OPEN SPACES (Min.)	35	1,43,343.38	35	1,43,344.21				
TOTAL		100	4,09,552.52	100	4,09,552.52				
PLOTTED									
PLOTS	SIZE IN Mts.		AREA IN SQ.MTS.	NO. OF PLOTS	TOTAL AREA IN SQ.MTS.	GROUND COVERAGE/PLOT		FAR	
	L	B				%	AREA		
TYPE C	16.70	7.50	125.25	180	22,545.00	75.00%	81.41	1.8	
TYPE B	19.50	9.00	175.50	166	29,133.00	75.00%	131.63	1.8	
TYPE A	22.50	10.00	225.00	257	57,825.00	75.00%	168.75	1.8	
		TOTAL		603	1,09,503.00	Sq.mts.			
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	26.29%
POPULATION DETAILS									
SI NO.	BUILDING AMENINITIES	NO. OF UNITS		OCCUPANCY LOAD		POPULATION			
				NUMBERS		(SQ.MTS/PAX)			
a)	PLOTTED UP TO 1000 Q.MT			9		0			
b)	PLOTTED ABOVE 100 SQ.MT	603		13.5		8,141			
c)	GROUP HOUSING	P3-P4		1079		4.5		4,856	
d)	GROUP HOUSING	P5-P6		1166		4.5		5,247	
e)	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									
SI. No.	DESCRIPTION	AREA (Sqmt.)	NOS.	TOTAL AREA (Sqmt.)	FAR	TOTAL FAR (Sqmt.)			
1	SHOPPING/COMMERCIAL CENTER CC-1	10016.38	1	10,016.38	2	20,032.76			
2	SHOPPING/COMMERCIAL CENTER CC-2	10461.15	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 Required	No. of Units 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									
SI.No.	DESCRIPTION	4,09,552.52 Sqmt		FAR PERMISSIBLE					
		AREA IN SQ.MTR.							
1	RESIDENTIAL (PLOTTED+FLATTED)			5,56,357.49					
2	INSTITUTIONAL & FACILITIES			48,651.50					
3	COMMERCIAL			40,955.06					
TOTAL		6,43,964.05		1.57					

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

LEGEND

AREA APPLIED FOR RERA REGISTRATION

LEGEND	
TYPE-A (270 SQ.YD)	
TYPE-B (210 SQ.YD)	
TYPE-C (150 SQ.YD)	

1. Dimensions on the drawing are to be read, not scaled.

2. All dimensions are in meters unless stated otherwise.

Yamuna Expressway Industrial Development Authority

APPROVED

Vide Letter No. YEAP/INGI/686/2023 Date: 23-05-2024

Valid Upto Date: 03 years

Manager (Arch)

Checked and Verified by: [Signature]

Authority

Town Planner

Architect's Signature: Ar. Gaurav Sood CA/2011/52656

Authorized Signatory: [Signature] Authorised Signatory

Client: ATS REALTY PVT. LTD

Project Name: PROVINCE DE OLYMPIA

PLOT NO.: TS-02A, SEC.: 22D, AT YAMUNA EXPRESSWAY

Sheet Title: MASTER PLAN

North Arrow

