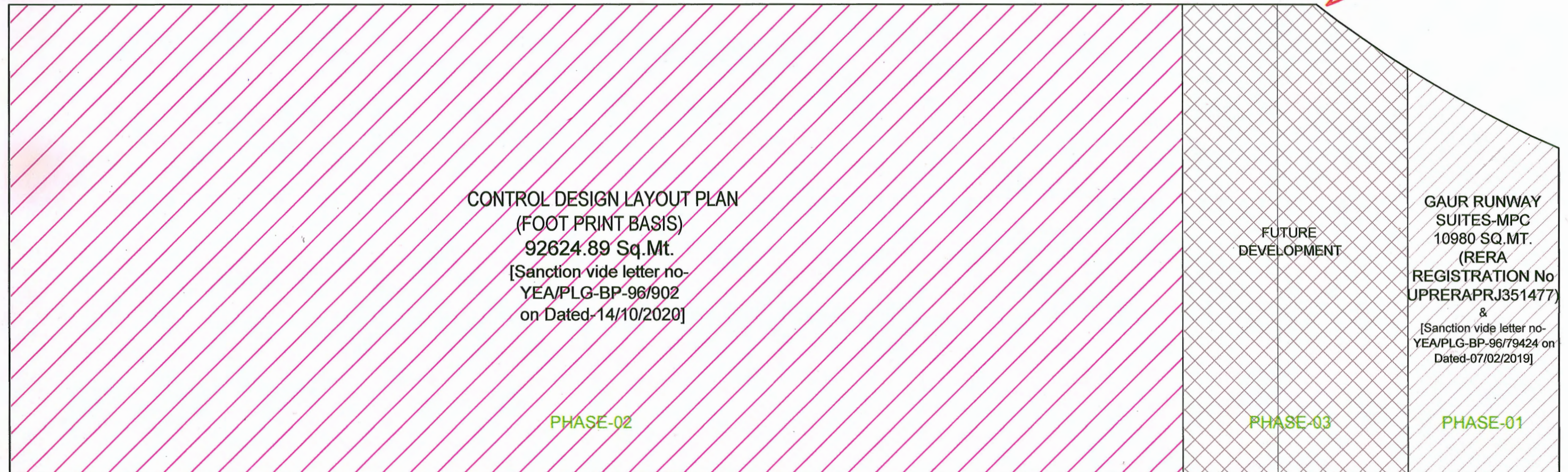
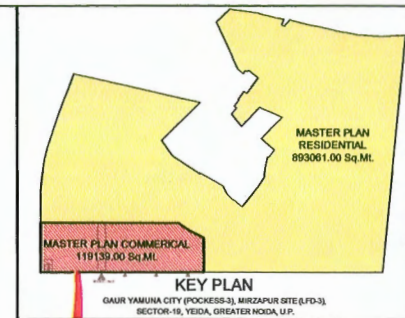




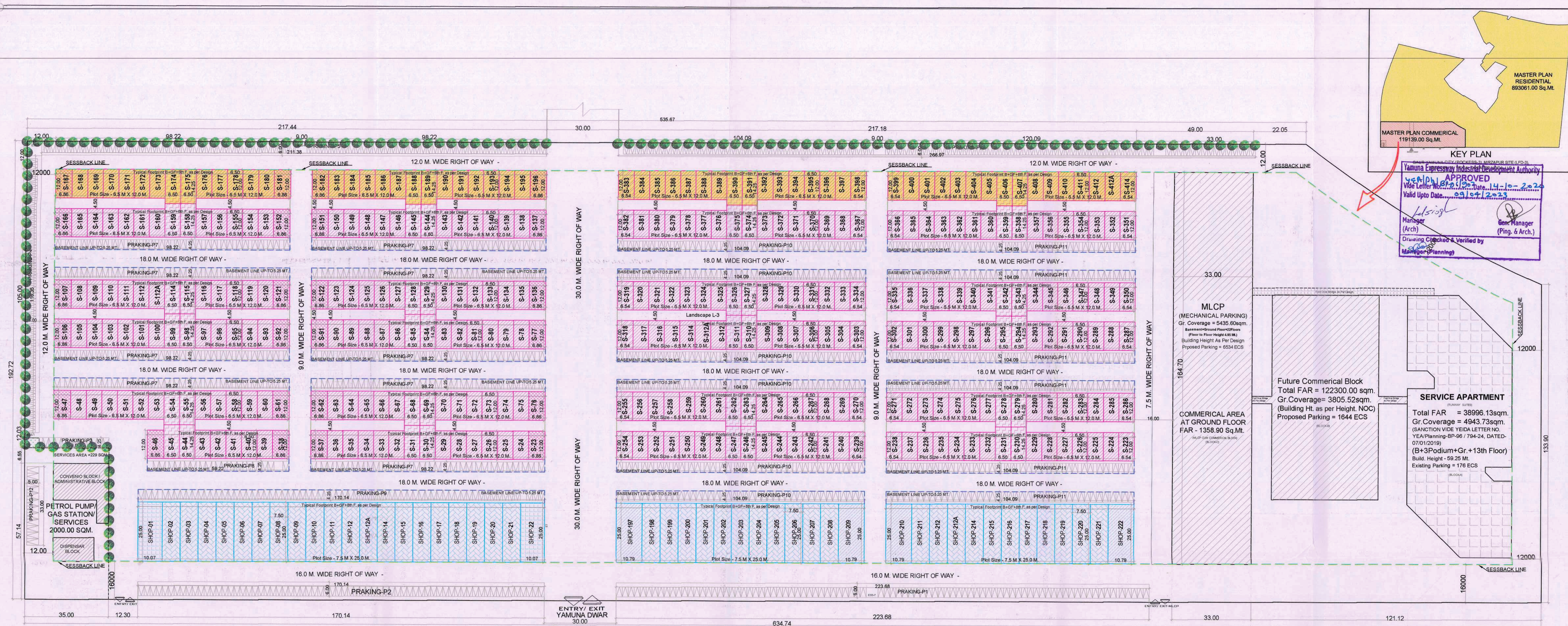
AREA DETAILS				
S.No	DETAILS	AREA	UNITS	REMARKS
1	RUNWAY SUITES (PHASE-01)	10980.00	Sq.Mt	UPRERAPRJ351477
2	CONTROL DESIGN LAYOUT PLAN (FOOT PRINT BASIS) (PHASE-02)	92624.89	Sq.Mt	AWAITED
3	FUTURE DEVELOPMENT (PHASE-03)	15534.11	Sq.Mt	FUTURE
TOTAL MASTER PLAN COMMERCIAL AREA		119139.00	Sq.Mt	

CLIENT :- GAURSONS REALTECH PRIVATE LIMITED GAUR BIZ PARK PLOT NO.-1, ABHAY KHAND-II, INDIRAPURAM, GHAZIABAD	
PROJECT :- PROPOSED MASTER PLAN COMMERCIAL, AT GAUR YAMUNA CITY (POCKESS-3), MIRZAPUR SITE (LFD-3), SECTOR-19, YEIDA, GREATER NOIDA, U.P.	
TITLE :- CONTROL DESIGN LAYOUT PLAN (FOOT PRINT BASIS)	
OWNER'S SIGN	ARCHITECT SIGN
CONTROL DESIGN LAYOUT PLAN (FOOT PRINT BASIS)	

For Gaursons Realtech Pvt. Ltd.

Authorized Signatory

AR. ATEESH AGARWAL
B. ARCH, DIP. PRGT, MGMT (LONDON)
F.I.I. V-CAT/I-A-187
M.C.A. - 2003/3121



NOTE: ALL DIMENSION OF THE LAYOUT PLAN ARE IN METRE.

A DETAILS OF MASTER PLAN COMMERCIAL AREA				
S.N.	Details		AREA	UNITS
1	Total plot Area	=	119139.00	Sq.Mt.
2	Total Permissible FAR (@ 4.0)	=	476556.00	Sq.Mt.
3	Total Proposed FAR	=	476492.30	Sq.Mt.
4	Permissible Ground Coverage @ 45% (With MLCP)	=	53612.55	Sq.Mt.
5	Proposed Ground Coverage	=	53607.55	Sq.Mt.

B AREA DETAILS OF RUNWAY SUITES, FUTURE COMMERCIAL & MLCP				
Sl. No.	Details	FAR	Ground Coverage / Foot Prints	Units
1	SERVICE APPARTMENT (Block-A)	= 38996.13		4943.73 Sq.Mt.
2	FUTURE COMMERCIAL (Block-B)	= 122300.00		3805.52 Sq.Mt.
3	MLCP (Block-C)	= 1358.90		5435.60 Sq.Mt.
	Total	= 162655.03		14184.85 Sq.Mt.

C DETAIL OF BUILDING FOOT PRINTS AT				
Sl. No.	Details	FAR	Ground Coverage / Foot Prints	Units
1	BALANCE COMMERCIAL	= 313237.27		38822.70 Sq.Mt.

D DETAIL OF BUILDING FOOT PRINTS AT				
Sl. No.	Details	FAR	Ground Coverage / Foot Prints	Units
1	Petrol Pump	= 600.00		600.00 Sq.Mt.

E SUMMERY OF PROPOSED RUNWAY SUITES (Block-A), FUTURE COMMERCIAL (Block-B) MLCP (Block-C), BALANCE COMMERCIAL & PETROL PUMP AREAS				
Sl. No.	Details	FAR	Gr. Coverage /Foot Prints	Units
1	Services Apartment (Block-A), Future Commercial (Block-B) & MLCP (Block-C)	= 162655.03	14184.85	Sq.Mt.
2	Balace Commercial	= 313237.27	38822.70	Sq.Mt.
3	Petrol Pump	= 600.00	600.00	Sq.Mt.
	TOTAL	= 476492.30	53607.55	Sq.Mt.

F AREA DETAILS OF FOOT PRINT AT BALANCE COMMERCIAL AREA											
SL. No.	FOOT PRINT NO.	FOOT PRINTS									
		TYPE	LENGTH	WIDTH	AREA		ONE UNIT AREA (Sq.Mt.)		TOTAL UNIT AREA (Sq.Mt.)		
			(Mt.)	(Mt.)	(Sq.Mt.)	(Sq Yards)	FAR	GR. COVERAGE /FOOT PRINTS	Numbers OF UNITS	TOTAL GR. COVERAGE AREA (Sq.M)	TOTAL FAR AREA (Sq.M)
1	1 & 22	TYPE-A1	10.07	25.00	251.75	301.09	2327.29	251.75	2	503.50	4654.59
2	197, 209, 210, 222	TYPE-A2	10.79	25.00	269.75	322.62	2499.64	269.75	4	1079.00	9998.57
3	02 to 12, 12A, 14 to 21, 198 to 208, 211, 212, 212A, 214 to 221	TYPE-A3	7.50	25.00	187.50	224.25	1677.95	187.50	42	7875.00	70473.69
4	23,37,38,46,47,61,62,76,77,91,92,106,107, 121, 122, 136, 137, 151, 152,166	TYPE-B1	6.86	12.00	82.32	98.45	647.85	82.32	20	1646.40	12956.94
5	223, 238, 239, 254, 255, 270, 271, 286, 287, 302, 303, 318, 319, 334, 335, 350, 351, 366, 367, 382,	TYPE-B2	6.54	12.00	78.48	93.86	615.45	78.48	20	1569.60	12308.94
6	24 to 29, 32 to 36, 39 to 43, 48 to 53, 56 to 60, 63 to 67, 70 to 75, 78 to 83, 86 to 90, 93 to 97, 100 to 105, 108 to 112, 112A, 116 to 120, 123 to 127, 130 to 135, 138 to 143, 146 to 150, 153 to 157, 160 to 165, 224 to 229, 232 to 237, 240 to 245, 248 to 253, 256 to 261, 264 to 269, 272 to 277, 280 to 285, 288 to 293, 296 to 301, 304 to 309, 312, 312A, 314 to 317, 320 to 325, 328 to 333, 336 to 341, 344 to 349, 352 to 357, 360 to 365, 368 to 373, 376 to 381	TYPE-B3	6.50	12.00	78.00	93.29	611.40	78.00	224	17472.00	136952.93
8	167, 181, 182, 196	TYPE-B4	6.86	12.00	82.32	98.45	611.83	82.32	4	329.28	2447.33
	383, 398, 399, 414	TYPE-B5	6.54	12.00	78.48	93.86	581.11	78.48	4	313.92	2324.45
	168 to 173, 176 to 180, 183 to 187, 190 to 195, 384 to 389, 392 to 397, 400 to 405, 408 to 412, 412A	TYPE-B6	6.50	12.00	78.00	93.29	577.27	78.00	46	3588.00	26554.51
7	30,31, 44, 45, 54, 55, 68, 69, 84, 85, 98, 99, 114, 115, 128, 129, 144, 145, 158, 159, 230, 231, 346, 247, 262, 263, 278, 279, 294, 295, 310, 311, 326, 327, 342, 343, 358, 359, 374, 375	TYPE-C1	6.50	14.25	92.63	110.78	728.40	92.63	40	3705.00	29135.88
9	174, 175, 188, 189, 390, 391, 406, 407	TYPE-C2	6.50	14.25	92.63	110.78	678.68	92.63	8	741.00	5429.45

G PARKING DETAIL				
Sl. No.	Details	PER. FAR (Sq.Mt.)	Req. Parking @50 Sqmt.	Proposed Parking Units
A	TOTAL REQUIRED CAR PARKING	= 476556.00	9531	9537 ECS
B	TOTAL PROPOSED CAR PARKING DETAILS			
1	Parking at Service Apartment (Block-A)			176 ECS
2	Parking at Future Commercial (Block-B)			1644 ECS
3	Parking at MLCP (Block-C)			6534 ECS
4	Open Parking			1171 ECS
5	Open Parking at Petrol Pump			12 ECS
	Total			9537 ECS

LEGEND: Commerical Foot Print area

10.07 M x 25.00 M -251.75 SQM / -301.09 SQYD	9.79 M x 25.00 M -244.75 SQM -292.72 SQYD
7.50 M x 25.00 M -187.50 SQM -224.25 SQYD	10.79 M x 25.00 M -269.88 SQM -322.77 SQYD
6.54 M x 12.00 M -78.48 SQM -93.86 SQYD	6.86 M x 12.00 M -82.32 SQM -98.45 SQYD
6.50 M x 12.00 M -78.00 SQM -93.29 SQYD	6.50 M x 14.25 M -92.63 SQM -110.78 SQYD

CLIENT:-
GAURSONS REALTECH PRIVATE LIMITED
GAUR BIZ PARK PLOT NO.-1, ABHAY KHAND-II,
INDIRAPURAM, GHAZIABAD

PROJECT:-
PROPOSED MASTER PLAN COMMERCIAL AT
GAUR YAMUNA CITY (POCKESS-3), MIRZAPUR
SITE (LFD-3), SECTOR-19, YEIDA, GREATER
NOIDA, U.P.

TITLE:- CONTROL DESIGN LAYOUT PLAN
(FOOT PRINT BASIS)

OWNER'S SIGN **ARCHITECT SIGN**

CONTROL DESIGN LAYOUT PLAN (FOOT PRINT BASIS) DRG. NO.:- **SD-MPC-01**

KEY PLAN

MASTER PLAN COMMERCIAL
119139.00 Sq.Mt.

MASTER PLAN RESIDENTIAL
893061.00 Sq.Mt.

APPROVED
Date: 14-10-2020
Valid upto Date: 14-10-2023

Manager (Arch)
Manager (Planning)

Future Commerical Block
Total FAR = 122300.00 sqm.
Gr. Coverage = 3805.52sqm.
(Building Ht. as per Height. NOC)
Proposed Parking = 1644 ECS

SERVICE APARTMENT
Total FAR = 38996.13sqm.
Gr. Coverage = 4943.73sqm.
(SANCTION VIDE YEIDA LETTER NO.
YE/Planning-BP-05 / 794-24, DATED:
07/01/2019)
(B+3Podium+Gr.+13th Floor)
Build. Height - 59.25 Mt.
Existing Parking = 176 ECS