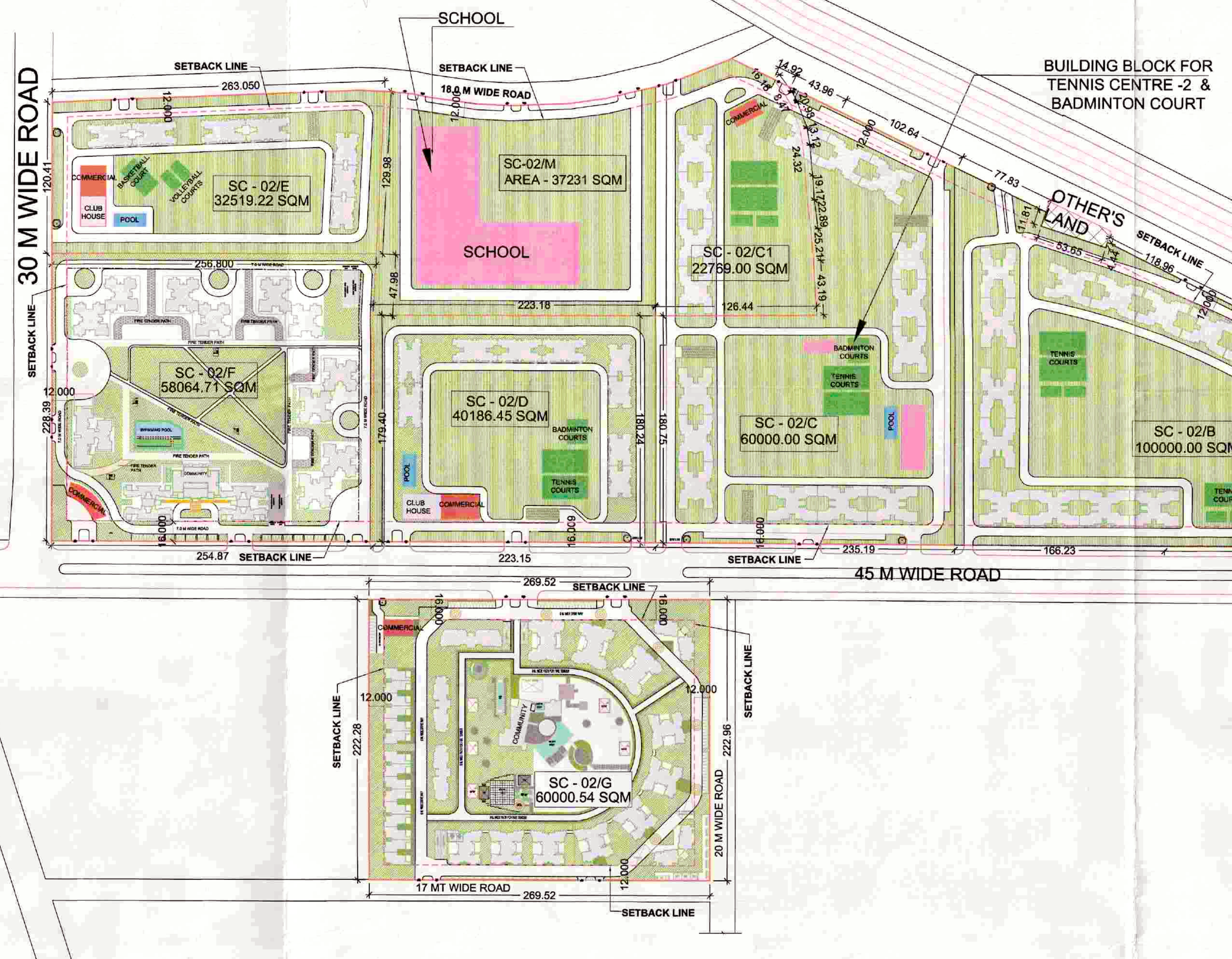
MASTER PLAN



[REVISED PLAN]

ARCHITECTURE & TOWN PLANNING DEPT. N.O.I.D.A. SANCTION

M/S LOTUS GREENS CONSTRUCTIONS PVT. LTD.		
SC-02, SECTOR-150, NOIDA		
LAND		FAR 2.0
TOTAL LAND	1329745.92	2659491.84
LAND USE		
SPORTS 70%	930822.14	
GROUP HOUSING 29.5%	392275.05	
COMMERCIAL 0.5%	6648.73	
	1329745.92	
F.A.R		
SPORTS 40	372328.86	
USE ONLY	313600.52	**313600.52**
BAL. F.A.R	**58728.34**	
COMMERCIAL 200	13297.46	
USE ONLY	13297.46	**13297.46**
BAL. F.A.R	**0.00**	
GROUP HOUSING		
TOTAL F.A.R - SPORTS F.A.R - COMMERICAL F.A.R	2659491.84-372328.86-13297.46	
	2273865.52	
BAL AVAILABLE SPORTS F.A.R.	58728.34	
BAL AVAILABLE COMM. F.A.R.	0.00	
TOTAL GH F.A.R (INC. SPORTS)	**2332593.86**	**2332593.86**
		2659491.84

DENSITY CALCULATION			
OVERALL PLOT AREA	=	1329745.92	SQM.
PERMISSIBLE RESIDENTIAL AREA (29.5%)	=	392275.05	SQM.
NO. OF PERSONS	=	(392275.05 x 1650) / 10000	
DENSITY WITH 1.5 FAR	=	64725.38	NO.S
DENSITY WITH 2.0 FAR	=	86300.51	
ADDITIONAL 5% DENSITY (AS PER BUILDING BYELAWS CLAUSE NO 24.8.4)	=	90615.54	DU'S
	=	90615.54/ 4.5	
PERMISSIBLE NO. OF DWELLING UNITS	=	20137	DU'S

SPORTS FACILITIES

SUBSIDARIES	PLOT NO.	FACILITIES TO BE PROVIDED IN LAND PARCEL	MIN. AMOUNT TO BE SPENT IN CRORES
M/S LOTUS GREENS CONSTRUCTIONS PVT.LTD.	SC-02/A, SEC-150	GOLF COURSE (9 HOLE)	400.00
		IT CENTRE/ ADMINISTRATION/ MEDIA CENTRE	
		INDOOR MULTIPURPOSE HALL SPORTS HALL INCLUDING- GYMNASTIC, TABLE TENNIS, SQUASH, BASKET BALL, VOLLEYBALL BADMINTON, ROCK CLIMBING	
		SWIMMING CENTRE	
M/S LAND KART BUILDERS PRIVATE LIMITED	SC-02/A1, SEC-150	TENNIS CENTRE -1	
M/S BUILD WALL BUILDERS PRIVATE LIMITED	SC-02/A2, SEC-150	MULTIPURPOSE PLAYFIELD	
M/S WIZTOWN PLANNERS PRIVATE LIMITED	SC-02/A3, SEC-150	PRO-SHOPS / FOOD AND BEVERAGE	
M/S GRAY WALL DEVELOPERS PRIVATE LIMITED	SC-02/A4, SEC-150	SENIOR LIVING	
M/S LOTUS GREENS CONSTRUCTIONS PVT.LTD. AND M/S GRAY BRICK DEVELOPERS PRIVATE LIMITED	SC-02/A, SEC-150 AND SC-02/A5, SEC-150	HOSPITAL/ MEDICINE CENTRE	
M/S BRICK TOWN DEVELOPERS PRIVATE LIMITED	SC-02/A6, SEC-150	BASKET BALL/ BADMINTON COURT	
M/S WONDROUS BUILDMART PRIVATE LIMITED	SC-02/A9, SEC-150	CRICKET ACADEMY	
M/S ALLURE DEVELOPERS PVT.LTD.	SC-02/C, SEC-150	TENNIS CENTRE -2	
M/S FEST HOMES DEVELOPERS PVT. LTD.	SC-02/JK, SEC - 150	TENNIS CENTRE -3	
M/S REVERENT DEVELOPERS PVT. LTD.	SC-02/M, SEC-150	SCHOOL	
ALL	-	INTERNAL ROADS & PARKS	
ALL		CIRCULATION SPACES, CARPETING, UTILITIES ETC.	

PLOT NO. SC-02, SECTOR-150,NOIDA (U.P.)

S.NO	COMPANY	PLOT NO.	PLOT AREA GIVEN TO EACH COMPANY IN SQ. M	FAR TO BE DEVELOPED BY EACH COMPANY IN SQ. M	PROPOSED GROUND COVERAGE (SQM.) OPEN/GREEN (IN SQM.)	(PERC.) %	RESIDENTIAL (IN SQM.) (A)	(PERC.) %	COMMERCIAL (IN SQ.M) (B)	(PERC.) %	SPORTS (IN SQ.M) (C)	(PERC.) %	TOTAL (IN SQ.M) (E=A+B+C)	(PERC.) %	PROPOSED FAR (SQM.) RESIDENTIAL (I N SQM.) (P)	COMMERCIAL (IN SQM.) (Q)	SPORTS (IN SQ.M) (R)	TOTAL (IN SQM.) (S=P+Q+R)	15% SERVICE DETAILS (SQM.) 15% SERVICES	POPULATION DETAILS NO. OF PERSONS	DU's
1	M/S LOTUS GREENS CONSTRUCTIONS PVT.LTD.	SC-02/A, SEC-150	134441.00	166857.48	94108.70	70.00	25642.30	19.07	190.00	0.14	14500.00	10.79	40332.30	30.00	150964.93	371.45	15521.10	166857.48	25028.62	5400	1200
2	M/S LAND KART BUILDERS PRIVATE LIMITED	SC-02/A1, SEC-150	83970.00	195796.00	58779.00	70.00	24255.00	28.89	436.00	0.52	500.00	0.60	25191.00	30.00	193910.02	435.08	1450.90	195796.00	29369.40	10206	2268
3	M/S BUILD WALL BUILDERS PRIVATE LIMITED	SC-02/A2, SEC-150	65331.00	131643.92	45731.70	70.00	19157.30	29.32	180.00	0.28	262.00	0.40	19599.30	30.00	131023.72	360.00	260.20	131643.92	19746.59	3564	792
4	M/S WIZTOWN PLANNERS PRIVATE LIMITED	SC-02/A3, SEC-150	27185.00	31326.09	18700.05	68.79	0.00	0.00	2212.01	8.14	6272.94	23.08	8484.95	31.21	0.00	5136.70	26189.40	31326.09	4698.91	0	0
5	M/S GRAY WALL DEVELOPERS PRIVATE LIMITED	SC-02/A4, SEC-150	46846.00	115406.36	32792.20	70.00	0.00	0.00	185.73	0.40	13868.08	29.60	14053.80	30.00	0.00	371.46	115034.90	115406.36	17310.95	0	0
6	M/S GRAY BRICK DEVELOPERS PRIVATE LIMITED	SC-02/A5, SEC-150	8080.00	36428.53	3232.00	40.00	0.00	0.00	0.00	0.00	4848.00	60.00	4848.00	60.00	0.00	0.00	36428.53	36428.53	5464.28	0	0
7	M/S BRICK TOWN DEVELOPERS PRIVATE LIMITED	SC-02/A6, SEC-150	37915.00	105853.08	26540.50	70.00	11244.50	29.66	130.00	0.34	0.00	0.00	11374.50	30.00	105600.21	252.87	0.00	105853.08	15877.96	3960	880
8	M/S STRONGBIZ PROPBUILD PRIVATE LIMITED	SC-02/A7, SEC-150	50790.00	99818.81	35553.00	70.00	15057.00	29.65	180.00	0.35	0.00	0.00	15237.00	30.00	99470.12	348.69	0.00	99818.81	14972.82	3015	670
9	M/S WISH LAND BUILDZONE PRIVATE LIMITED	SC-02/A8, SEC-150	50560.00	110323.36	35392.00	70.00	14944.00	29.56	224.00	0.44	0.00	0.00	15168.00	30.00	110101.31	222.06	0.00	110323.36	16548.50	3204	712
10	M/S WONDROUS BUILDMART PRIVATE LIMITED	SC-02/A9, SEC-150	80857.00	138020.50	56599.90	70.00	23695.10	29.30	100.00	0.12	462.00	0.57	24257.10	30.00	137398.42	185.73	436.35	138020.50	20703.08	7722	1716
11	M/S ESCARPMENT BUILDCRAFT PRIVATE LIMITED	SC-02/A10, SEC-150	108135.00	162309.32	78118.50	72.24	29826.50	27.58	190.00	0.18	0.00	0.00	30016.50	27.76	161937.87	371.45	0.00	162309.32	24346.40	4842	1076
12	M/S ELATE REALTORS PVT.LTD.	SC-02/B, SEC-150	100000.00	200000.00	70000.00	70.00	29500.00	29.50	500.00	0.50	0.00	0.00	30000.00	30.00	199000.00	1000.00	0.00	200000.00	30000.00	6813	1514
13	M/S ALLURE DEVELOPERS PVT.LTD.	SC-02/C, SEC-150	60000.00	120000.00	42000.00	70.00	17400.00	29.00	300.00	0.50	300.00	0.50	18000.00	30.00	118800.00	600.00	600.00	120000.00	18000.00	4091	909
14	M/S SAMRIDHI INFRA SQUARE PVT. LTD.	SC-02/D, SEC-150	40186.45	80372.90	28130.52	70.00	11855.00	29.50	200.93	0.50	0.00	0.00	12055.94	30.00	79971.04	401.86	0.00	80372.90	12055.94	4163	925
15	M/S SAMRIDHI BUILDMART PVT.LTD.	SC-02/E, SEC-150	32519.22	65038.44	22763.45	70.00	9593.17	29.50	162.60	0.50	0.00	0.00	9755.77	30.00	64713.25	325.19	0.00	65038.44	9755.77	2889	642
16	M/S CREST PROMOTERS PVT.LTD.	SC-02/F, SEC-150	58064.71	116129.42	40645.30	70.00	17129.09	29.50	290.32	0.50	0.00	0.00	17419.41	30.00	115548.77	580.65	0.00	116129.42	17419.41	3956	879
17	M/S CREST PROMOTERS PVT.LTD.	SC-02/G, SEC-150	60000.54	120001.08	42000.38	70.00	17700.16	29.50	300.00	0.50	0.00	0.00	18000.16	30.00	119401.07	600.01	0.00	120001.08	18000.16	4091	909
18	M/S BRICK RISE DEVELOPERS PVT. LTD.	SC-02/HI, SEC-150	72000.00	144000.00	50400.00	70.00	21240.00	29.50	360.00	0.50	0.00	0.00	21600.00	30.00	143280.00	720.00	0.00	144000.00	21600.00	4905	1090
19	M/S FEST HOMES DEVELOPERS PVT. LTD.	SC-02/JK, SEC-150	72000.00	195219.39	50400.00	70.00	21420.00	29.75	180.00	0.25	0.00	0.00	21600.00	30.00	194859.39	360.00	0.00	195219.39	29282.91	8847	1966
20	M/S THREE C INFRASTRUCTURE PVT.LTD.	SC-02/L, SEC-150	42658.00	85316.00	29860.60	70.00	12584.11	29.50	213.29	0.50	0.00	0.00	12797.40	30.00	84889.42	426.58	0.00	85316.00	12797.40	2907	646
21	M/S ALLURE DEVELOPERS PVT.LTD.	SC-02/C1, SEC-150	22769.00	45538.00	15938.30	70.00	6716.86	29.50	113.85	0.50	0.00	0.00	6830.70	30.00	45310.31	227.69	0.00	45538.00	6830.70	1558	345
22	M/S REVERENT DEVELOPERS PVT.LTD.	SC-02/M, SEC-150	37231.00	117679.14	26391.15	70.88	0.00	0.00	0.00	0.00	10839.85	29.12	10839.85	29.12	0.00	0.00	117679.14	117679.14	17651.87	0	0
23	M/S VILLA STONE PROPBUILD PVT.LTD.	SC-02/N, SEC-150	20863.00	41726.00	14604.10	70.00	6258.90	30.00	0.00	0.00	0.00	0.00	6258.90	30.00	41726.00	0.00	0.00	41726.00	6258.90	2453	545
24	M/S VICETECH DEVELOPERS PVT.LTD.	SC-02/P, SEC-150	17344.00	34688.00	12140.80	70.00	5203.20	30.00	0.00	0.00	0.00	0.00	5203.20	30.00	34688.00	0.00	0.00	34688.00	5203.20	2039	453
	PROPOSED DEVELOPMENT		**1329745.92**	**2659491.84**	**930822.14**	**70.00**	**340422.18**	**25.60**	**6648.73**	**0.50**	**51852.87**	**3.90**	**398923.78**	**30.00**	**2332593.86**	**13297.46**	**313600.52**	**2659491.84**	**398923.78**	**90617**	**20137**
	PERMISSIBLE DEVELOPMENT		**1329745.92**	**2659491.84**	**930822.14**	**70.00**	**392275.05**	**29.50**	**6648.73**	**0.50**			**398923.78**	**30.00**	**2332593.86**	**13297.46**	**313600.52**	**2659491.84**	**398923.78**	**90617**	**20137**

MASTER PLAN & AREA CHART FOR M/S LOTUS GREENS CONSTRUCTIONS PVT. LTD. AT PLOT NO. SC-02, SECTOR- 150, NOIDA

OWNERS SIGN	ARCHITECTS SIGN	TOWN PLANNERS SIGN	CONSULTANT
For Lotus Greens Constructions Private Limited Director/ Authorised Signatory		SAT PERK. SH B.ARCH, P.G. DIP (T & CP)	STRUCTURE INDIA Consulting Engineers, Architects & Valuers C-22/28, SECTOR -57, NOIDA Tel : +91-0120-4214189/4212613/3295351 Email Id:goyalnoida@gmail.com