

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

SECTOR-99

SECTOR-100

SECTOR-44

SECTOR-45

SECTOR-104

LAND TO SURRENDERED = 654092.36 SQM. (161.63 Acs)

MASTER PLAN COMMERCIAL

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<NOIDA-GREATER NOIDA EXPRESSWAY>

LEGEND:	
SSS	Senior Secondary School
NPS	Nursery Cum Primary School
TX	Telephone Exchange
CH	Community Hall and Library
ESS	Electrical sub station
STP	Sewage Treatment Plant
RB	Religious Building
CS	Convenient Shopping
R	Residential

TOTAL AREA OF LAND		753200.00 SQM (186.12 Acre)	
DESCRIPTION			PERMISSIBLE AREA
		AREA (%)	AREA IN SQM.
1.	Institutional/ Public Facilities/ Utility	12 %	90383.88
2.	Recreational Parks and open space	18 %	135576.00
3.	Road, and Public Parking	20 %	150640.00
4.	Residential	50 %	376600.00
5.	POPULATION DENSITY (GROSS)	* Max. Permissible Gross Residential Density @ 250 persons per Hectare * Max. Permissible Population = 75.32 Hc. x 250 Pph = 18830 Persons	

1. INSTITUTIONAL / PUBLIC FACILITIES / UTILITY (I)			
LEGEND	DESCRIPTION	EACH AREA IN SQM.	LAND USE IN %
	RESIDENTIAL (G.H)	@ 161874 SQM.	21.49
	FUTURE DEVELOPMENT	@ 109231 SQM.	14.51
	PLOTTED DEVELOPMENT	@ 105494 SQM.	14.00
	RECREATIONAL	@ 164017 SQM	21.77
	INSTITUTIONAL	@ 90383.88 SQM.	12.00
	ROADS	@ 65682.81 SQM.	16.23
	TOTAL		100

Amber				
Tower wise details (sqm)	FAR	Gr. Cov.	total no. of units	no. of floors
Tower 1	18196	735.50	86	30
Tower 2	14907	655.88	52	27
Tower 3	15831	678.30	81	28
Tower 4	9784	480.60	48	25
Tower 5	13235	735.50	59	21
Tower 6	8533	480.60	42	22
Tower 7	10744	678.30	54	19
Total	91230	4444.68	422	
Achieved Density	1899			
Parking Req. @100	912			
Basement area provided (single level)		27610	sqm	
Basement area - service area		23468.5		
no. of parking in basement @ 29		782	cars	
no. of parking at surface		130	cars	
Total Car Parking Provided		912	cars	

Plotted Development				
Willows- Developed Plots				
Total no. of Plots				
Type	Plot Size (m)	Plot Area (sqm)	No. of plots	Total Area (sqm)
A	16x25m	400	6	2400
A1	25x40m	1000	7	7000
A2	27x50m	1350	2	2700
A3	120.6x50m	6030	1	6030
B	12x25m	300	66	19800
B1	10x25m	250	1	250
B2	15x30m	450	47	21150
C	10x20m	200	138	27600
C1	10.67x20m	213.33	6	1279.98
C2	10x20.172m	201.72	7	1412.04
C3	8.739x20.172m	176.22	1	176.22
C4	10.393x20m	207.86	2	415.72
D	8x20m	160	128	20480
Total area in Sqm			412	110694

date	_____	drawn by	_____
project	LAYOUT PLAN NOIDA EXPRESS CITY SECTOR 96, 97 & SECTOR 98 NOIDA, U.P. INDIA		
client	M/S. SUNITECH ACACIA PROJECTS PVT. LTD. (SPECIAL PURPOSE COMPANY) Consisting of M/S. UNITECH HITECH DEVELOPERS LTD. & M/S. C.I.G. INFRASTRUCTURE PVT. LTD. CONSORTIUM, 6, COMMUNITY CENTRE, SAKET, NEW DELHI - 110017		
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ARCHITECT	OWNER		
drawn no.	scale: 1:3500 date: JUNE 2017 drawn:		
M-02	N		