

PERMISSIBLE NORMS OF DEVELOPMENT OF PLOT AREA= 408545.00 SQ.MT.			
DESCRIPTION	PERCENTAGE(%)	AREA(SQ.MT.)	AREA(SQ.MT.)
A) RESIDENTIAL(PLOTTED/FLATTED)	MAX. 55%	224699.75	
B) COMMERCIAL	MAX. 5%	20427.25	
C) INSTITUTIONAL & FACILITIES	MIN. 5%	20427.25	
D) ROADS, PARK AND OPEN SPACES	MIN. 35%	142990.75	
TOTAL SITE AREA	100%	408545.000	

PROPOSED LANDUSE DISTRIBUTION				
DESCRIPTION	AREA(SQ.MT.)	PERCENTAGE(%)		
A) RESIDENTIAL(PLOTTED/FLATTED)				
PLOTTED	95,361.329	2,09,810.368	51.36%	
GROUP HOUSING-01	58,651.226			
GROUP HOUSING-02	55,797.813			
B) COMMERCIAL-01	17,354.50	20,354.50	4.98%	
COMMERCIAL-02	1,000.00			
COMMERCIAL-03	1,000.00			
COMMERCIAL-04	1,000.00			
C) INSTITUTIONAL & FACILITIES	22,500.00	22,500.00	5.51%	
D) ROADS, PARK AND OPEN SPACES	1,55,880.13			1,55,880.13
LANDSCAPE	61,290.00	15.00%		
ROADS & OPEN	94,590.132	23.15%		
TOTAL SITE AREA (A+B+C+D)	4,08,545.00	100.00%		

PROPOSED DEVELOPMENT				
DESCRIPTION	AREA(SQ.MT.)	TOTAL AREA(SQ.MT.)	PERCENTAGE(%)	
A) RESIDENTIAL(PLOTTED/FLATTED)				
PLOTTED	95,361.329	2,09,810.368	51.36%	
FLATTED GROUP HOUSING-01	58,651.226			
FLATTED GROUP HOUSING-02	55,797.813			
B) COMMERCIAL-01	17,354.50	20,354.50	4.98%	
COMMERCIAL-02	1,000.00			
COMMERCIAL-03	1,000.00			
COMMERCIAL-04	1,000.00			
C) INSTITUTIONAL & FACILITIES	22,500.00	22,500.00	5.51%	
INST.-01	1 SR. SECONDARY, 2 PRIMARY, 2 NURSERY SCHOOL & 1 CRECHE			15,000.00
INST.-02	DISPENSARY			2,000.00
INST.-03	MILK & VEGETABLE BOOTH			400.00
INST.-04	ELECTRIC SUBSTATION			600.00
INST.-05	AUTO TAXI STAND			500.00
INST.-06	NURSING HOME			3,000.00
D) ROADS, PARK AND OPEN SPACES	1,55,880.13	1,55,880.13	38.15%	
LANDSCAPE	61,290.00			15.00%
ROADS & OPEN	94,590.132			23.15%
TOTAL AREA	4,08,545.00	100.00%		

SOCIAL AND PHYSICAL INFRASTRUCTURE BASED ON RESIDENTIAL POPULATION						PERSON	
S.NO.	USE PREMISES	SERVICE POPULATION PER UNIT	UNIT PLOT AREA (SQ.MT.)	REQUIREMENT	PROPOSED FACILITIES	NOTE	
A)	EDUCATION						
	CRECHE/DAY CARE	5000-7500	1000	0.90	1	1000	PROVIDED IN INSTITUTIONAL FACILITY-01
	NURSERY SCHOOL	5000-7500	1000	3.20	3	3000	2 NOS PROVIDED IN INSTITUTIONAL FACILITY-06
	PRIMARY SCHOOL	7500-15000	2000	1.60	2	4000	1 NOS PROVIDED IN INSTITUTIONAL FACILITY-01
	SENIOR SECONDARY SCHOOL	15000-25000	8000	0.36	1	8000	2 NOS PROVIDED IN INSTITUTIONAL FACILITY-01
B)	HEALTH						
	DISPENSARY	7500-15000	1000	1.60	2	2000	PROVIDED IN INSTITUTIONAL FACILITY-02
	NURSING HOME	5000-7500	1000	3.20	3	3000	PROVIDED IN INSTITUTIONAL FACILITY-05
C)	SHOPPING						
	CONVENIENT SHOPPING CENTRE	7500-15000	5000	1.60	2	10000	PROVIDED IN COMMERCIALS
D)	OTHER COMMUNITY FACILITIES						
	COMMUNITY CENTRE	7500-15000	4000	1.60	1,600	6400	PROVIDED IN GROUP HOUSING-01 & 02
	MILK & VEGETABLE BOOTH	5000-7500	200	3.20	3	600	2 No.s PROVIDED IN INSTITUTIONAL FACILITY-03, 1 No.s PROVIDED IN COMMERCIAL-1.
E)	UTILITIES						
	ELECTRICAL SUB-STATION	AS PER REQUIREMENT	600	1	600	600	PROVIDED IN INSTITUTIONAL FACILITY-01
	AUTO CLIM TAXI STAND	AS PER REQUIREMENT	500	1	500	500	PROVIDED IN INSTITUTIONAL FACILITY-01

DENSITY CALCULATION							
	TYPE	SIZE (SQ.MT.)	EXISTING NO.S	PROPOSED NO.S	TOTAL NO.S	OCCUPANCY	POPULATION
	PLOTTED	100	83.624	208	181	389	3501
	PLOTTED	150	125.413	55	126	181	1629
	PLOTTED	200	167.216	28	210	238	2142
	PLOTTED	400	334.432	0	1	1	9
TOTAL			291	518	809		7281 PERSONS
	GROUP HOUSING-01				3498	4.5	58651.226 DENSITY AS/LEASE DEED
	GROUP HOUSING-02				217	4.5	55797.813 DENSITY AS/LEASE DEED
TOTAL					209810.368		

PLOTTED DEVELOPMENT									
PLOT TYPE	PLOT NOS.	PLOT SIZE (SQ.MT.)	PERMISSIBLE F.A.R. AREA OF EACH PLOT @ 1.8 (SQ.MT.)	PERMISSIBLE GROUND COVERAGE OF EACH PLOT @ 75% (SQ.MT.)	DWELLING UNITS	NO. OF PLOTS	TOTAL PLOT AREA (SQ.MT.)	TOTAL DWELLING UNITS	POPULATION
100	B-01 TO B-174, B-176 TO B-209, E-69 TO E-165 & F-01 TO F-84	83.624	150.52	62.72	2	389	32529.736	778	3501
150	A-01 TO A-55, E-01 TO E-68 & F-85 TO F-142	125.413	225.74	94.06	2	181	22699.753	362	1629
200	D-109 TO D-122, D-125 TO D-138, G-01 TO G-179, H-01 TO H-32	167.216	300.99	125.41	2	238	39797.408	476	2142
400	G-14	334.432	601.98	250.82	2	1	334.432	2	9
TOTAL						809	95,361.329	1618	7281 PERSONS

PROPOSED FACILITIES AREA DETAIL IN GROUP HOUSING PLOT (GH-01 & GH-02)					
S. NO.	PARTICULARS	PERMISSIBLE FAR	PLOT AREA AS PER REQUIREMENT	REQUIREMENT	PERMISSIBLE FAR AREA
1	COMMUNITY CENTRE	150	4000	1.6	6400
	TOTAL				9600

S.NO.	PLOT DESCRIPTION
01	TYPE- 100 SIZE - 83.624 SQ.MT. (100 SQ.YDS.)
02	TYPE- 150 SIZE - 125.413 SQ.MT. (150 SQ.YDS.)
03	TYPE- 200 SIZE - 167.216 SQ.MT. (200.00 SQ.YDS.)
04	TYPE- 400 SIZE - 334.432 SQ.MT. (400 SQ.YDS.)

NOTES-

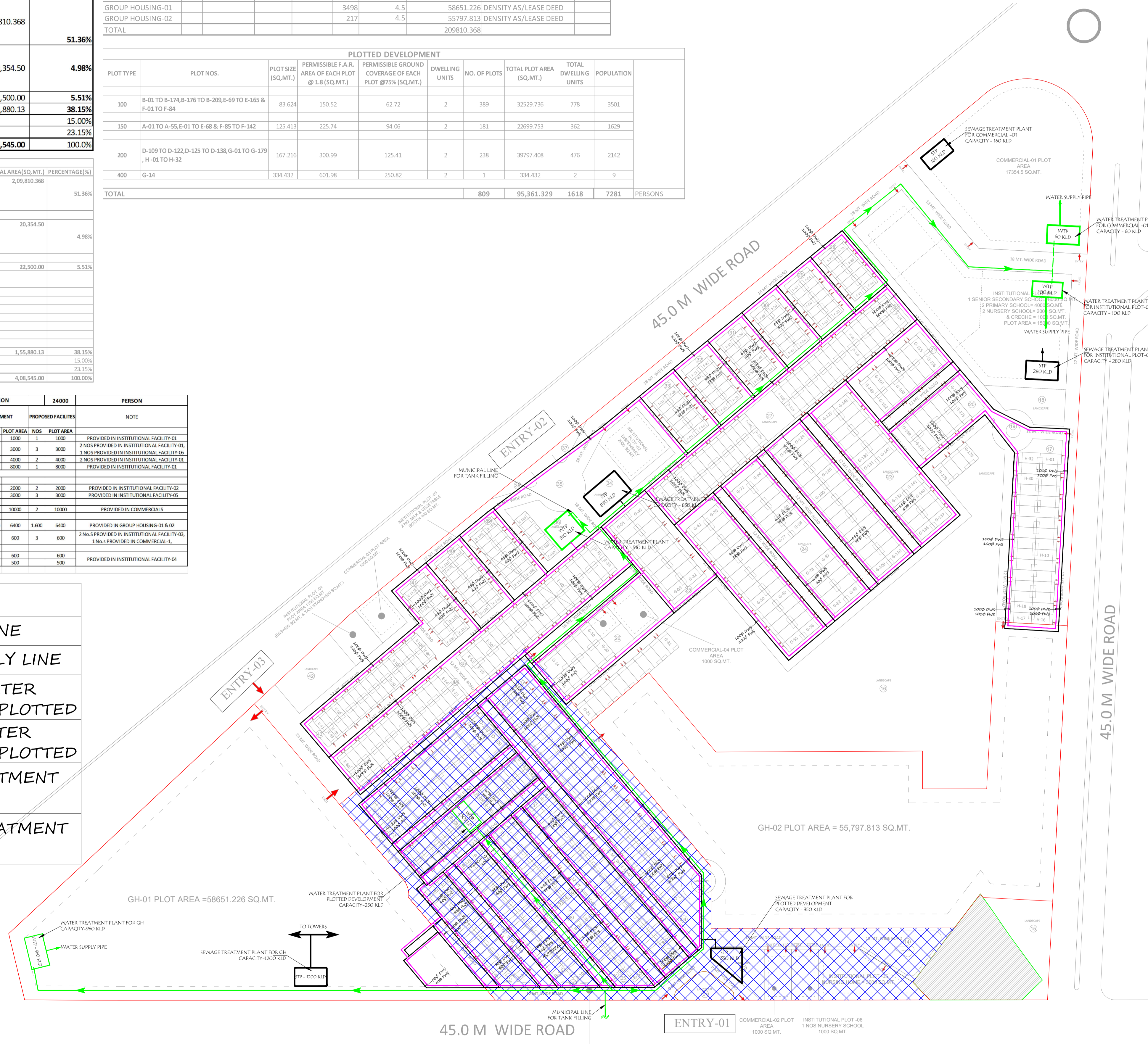
1-For all types of plots setback, ground coverage, building height and F.A.R. as per Yamuna Express Way prevailing byelaws.

2-On 18.0 meter and 24.0 meter wide road, alternate variety of everLANDSCAPE and ornamental trees shall be planted @ 7.5 meter center to center.

3-On road upto 12 meter ornamental trees will be planted @ 5 meter center to center of single variety in each pocket.

LANDUSE DISTRIBUTION			
PLOT AREA(SQ.MTS.)	AREA(SQ.MTS.)	%AGE	
			4,08,545,000
RESIDENTIAL			
PLOTTED	95,361.329	2,09,810.368	51.36%
GROUP HOUSING-01	58,651.226		
GROUP HOUSING-02	55,797.813		
COMMERCIAL	20,354.500	4.98%	
INSTITUTIONAL	22,500.000	5.51%	
ROADS, PARK & OPEN SPACES			
LANDSCAPE	61290.000	15.00%	
ROADS & OPEN	94590.132	23.15%	

LEGEND	DESCRIPTION
	MUNICIPAL LINE
	WATER SUPPLY LINE
	DOMESTIC WATER SUPPLY LINE PLOTTED
	FLUSHING WATER SUPPLY LINE PLOTTED
	WATER TREATMENT PLANT
	SEWAGE TREATMENT PLANT



ALREADY TAKEN PART COMPLETION

NON POSSESSION LAND

PROJECT :- " GOLF COUNTRY "
 AT PLOT NO. TS-05, SECT-22(D).
 AT YAMUNA EXPRESS WAY.

BUILDERS & PROMOTER :-
 M/s SUPERTech TOWNSHIP PROJECT LTD.
 Off. :- B-28,29, SECTOR-58, NOIDA (U.P.)

DRAWING TITLE :-
 SITE PLAN - WATER SUPPLY LAYOUT

ARCHITECTS :-
 Space Designers International
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DRAWN BY :- SANJAY **CHECKED BY :-** VISHAL **SCALE** 1 : 2000 **DATED :-**

ARCHITECT'S SIGN.
 OWNER SIGNATURE DRG.NO.-PC-WS-04