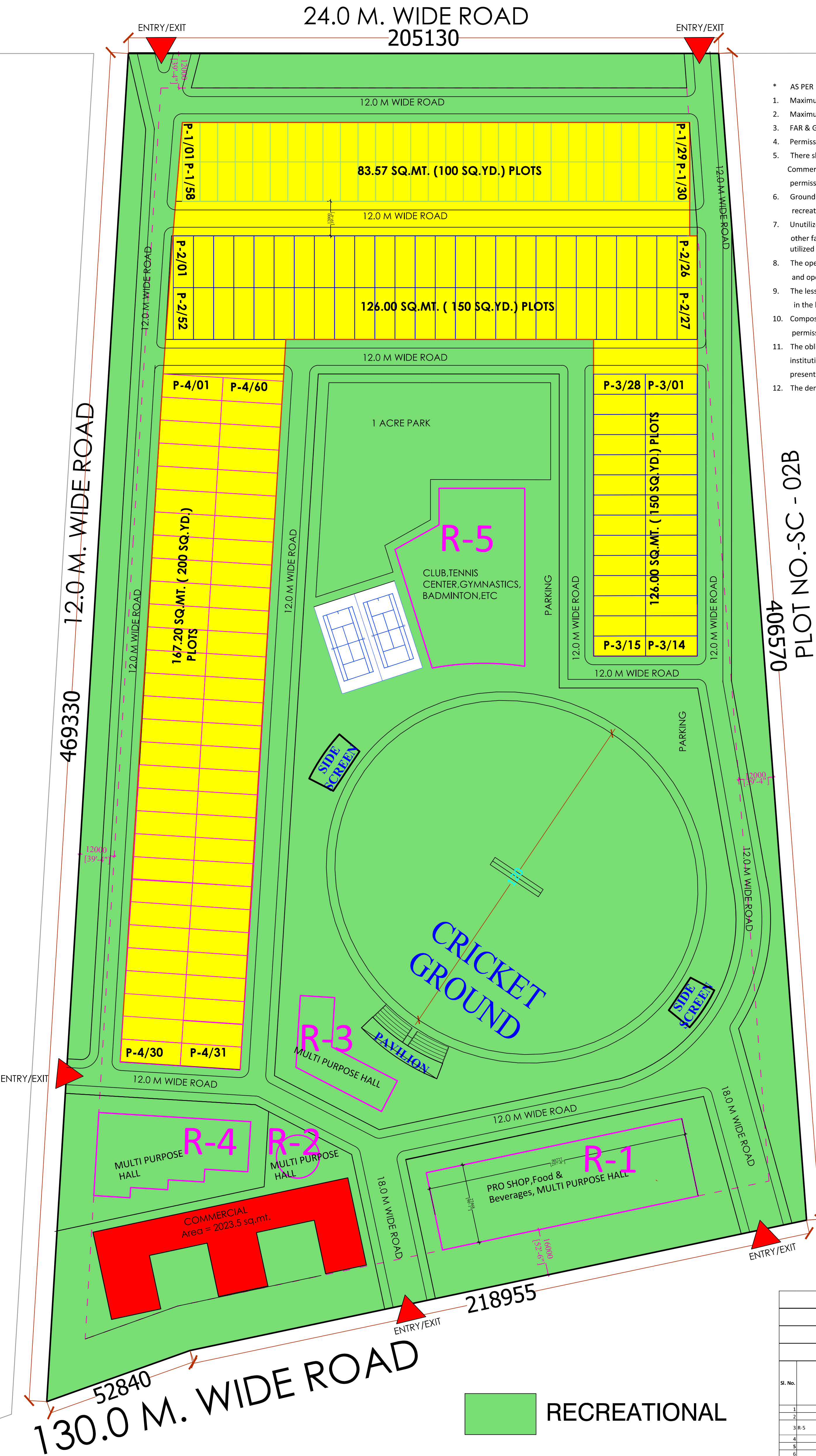


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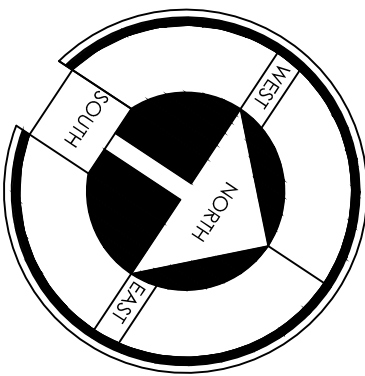
- * AS PER BROCHURE FOLLOWING PLANNING NORMS SHALL BE APPLICABLE
1. Maximum permissible ground coverage of the entire land of 1,01,175.18 SQ.MT. shall be 30%
 2. Maximum permissible FAR on total land of 1,01,175.18 SQ.MT. acres shall be 1.5.
 3. FAR & Ground Coverage in recreational land uses shall be as per prevailing bye-laws.
 4. Permissible FAR for land use shall be allowed in the entire area within set back lines.
 5. There shall be no restrictions on the ground coverage and FAR in residential including Group Housing and Commercial land use within the overall permissible limit of 30% ground coverage and 1.5 FAR on total land of 1,01,175.18 SQ.MT.
 6. Ground coverage and FAR permissible for commercial use can be utilized for recreational and residential (group housing activities).
 7. Unutilized portion of FAR of recreational component on completion of sports, institutional, other facilities and open area can be utilized towards residential development.
 8. The open/green areas on the recreational components (i.e. sports activities such as Golf Course stadium etc., and open spaces) will be considered as open/green areas for entire land of 1,01,175.18 SQ.MT.
 9. The lessee shall plan development of SPORTS CITY by adhering to the land use percentage as mentioned in the brochure and as per building regulations.
 10. Composite floor area Ratio (FAR), of 1.5 on the total gross area of the allotted land will be permissible, which is fungible/ transferable in deferent land use components as prescribed.
 11. The obligation of the developer allottee with respect to the development of sports, institutional and other facilities alongwith their specifications are presented in annexure 2 of this document.
 12. The density will be 2100 persons per hectare for residential use only.

PLOT 2A AREA DETAILS				
PERMISSIBLE LANDUSE AREA DETAIL				
		PERCENTAGE	AREA	
1	TOTAL PLOT AREA		101175.18	SQ.MT.
2	COMMERCIAL LANDUSE	2%	2023.50	SQ.MT.
3	RESIDENTIAL LANDUSE	28%	28329.05	SQ.MT.
4	RECREATIONAL LANDUSE	70%	70822.63	SQ.MT.
PROPOSED LANDUSE AREA DETAIL				
5	COMMERCIAL LANDUSE	2%	2023.50	SQ.MT.
6	RESIDENTIAL LANDUSE	28%	28329.05	SQ.MT.
7	RECREATIONAL LANDUSE	70%	70822.63	SQ.MT.

GROUND COVERAGE AND FAR AREA DETAILS				
			AREA	
1	TOTAL PLOT AREA		101175.18	SQ.MT.
2	PERMISSIBLE GROUND COVERAGE ON TOTAL PLOT OF ALL LAND USE AS PER LEES DEED.	30%	30352.55	SQ.MT.
3	PERMISSIBLE FAR AREA ON TOTAL PLOT OF ALL LAND USE AS PER LEES DEED.	1.5	151762.77	SQ.MT.
4	PROPOSED FAR AREA ON TOTAL PLOT OF ALL LAND USE	0.74	74663.62	SQ.MT.

TOTAL PLOT AREA				101175.18
LANDUSE DETAIL				
			SQ.MT.	FAR AREA SQ.MT.
1	A	PROPOSED RESIDENTIAL LANDUSE	28329.05	
		POCKET FOR PLOTTED		44926.308
		TOTAL		44926.308
2		PROPOSED COMMERCIAL LANDUSE	2023.50	4047.0072
3		RECREATION LANDUSE	70822.63	25690.3
4	TOTAL PROPOSED FAR AREA OF TOTAL LAND			74663.615
5	TOTAL PROPOSED GROUND COVER. AREA OF TOTAL LAND			

PLOTTED POCKET					28329.05	
PLOT No.5	EACH PLOT AREA (SQ.MT.)	EACH PLOT SIZE (MT.)	EACH PLOT FAR AREA (SQ.MT)	No.5 OF PLOT	TOTAL FAR AREA OF ALL PLOTS (SQ.MT)	TOTAL PLOT AREA IN SQ.MT.
PLOT P1-01 TO P1-58	83.57	6.10X13.70	150.426	58	8724.708	4847.06
PLOT P2-01 TO P2-52 AND P3-01 TO P3-28	126.00	7.00X18.00	226.800	80	18144.000	10080.00
PLOT P4-01 TO P4-60	167.20	8.00X20.90	300.960	60	18057.600	10032.00
				198	44926.308	24959.06



ROAD 12.0 M 167.20 M 130.0 M	SETBACK OF 167.20 SQ.MT. PLOTS
ROAD 12.0 M 126.00 M 130.0 M	SETBACK OF 126.00 SQ.MT. PLOTS
ROAD 12.0 M 83.57 M 130.0 M	SETBACK OF 83.57 SQ.MT. PLOTS

PROPOSED PROVISION OF FACILITIES PLOT SC-02A (AS PER ANNEXURE 2 OF THE TENDER)									
RECREATIONAL LAND USE AREA			70822.63	SQ.MT.					
PERM. GROUND COVERAGE @ 20%			14164.53	SQ.MT.					
PERM. FAR AREA @ 0.6			42493.58	SQ.MT.					
Sl. No.	Facility	Covered Activity Area				PROSHOPS / FOOD & BEVERAGES (SQ.MT.)	OTHER ACTIVITIES (SQ.MT.)		
		Prop Gr Cov (SQ.MT.)	Prop FAR (SQ.MT.)	PERM. Height (MT.)					
1	CRICKET ACADEMY	950	3800	24 MT.			3800		
2	PAVALIANS	1650.00	5610.00	24 MT.			5610.00		
3	R-5 CLUB TENNIS CENTER, GYMNASIICS, BADMINTON, MULTIPURPOSE HALLS ETC.	2250.00	7650.00	24 MT.			7650.00		
4	GATE	350.00	700.00				700.00		
5	Internal Roads & Parks								
6	Circulation Spaces, Carpeting, Utilities etc.								
7	R-1 ADMIN, MULTIPURPOSE HALL PRO SHOP , Food & Beverages	2400.00	6549.30	24 MT.		4249.3	2300		
8	R-2 ADMIN OFFICE, MULTIPURPOSE HALL	200.00	200.00	24 MT.			200		
9	R-3 ADMIN OFFICE, MULTIPURPOSE HALL	450.00	450.00	24 MT.			450.00		
10	R-4 ADMIN OFFICE, MULTIPURPOSE HALL	700.00	700.00	24 MT.			700.00		
	TOTAL	8950.00	25669.30			4249.3	21410		
		12.64%	0.36	FAR					

DEVELOPERS:-

M/s AMETEK BUILDTECH INDIA PVT. LTD.
E SQUARE PLOT NO.-C 6, SECTOR-96 NOIDA

APPROVAL PLAN FOR SPORTS CITY AT
PLOT NO. SC 02A, SPORTS CITY, NEAR SECTOR
K-P-V OF SECTOR 27, GREATER NOIDA

DRAWING TITLE:
SPORTSCITY AT GREATER NOIDA
(PART - 02A)
LAY OUT PLAN WITH RECREATIONAL

DRAWING No. 3

SCALE

OWNER'S SIGN:

ARCHITECTS:
Space Designers International
B-34, Sector-67, NOIDA-201301
PH :91-9711633717,18
e-mail : info@spacedi.com
web:-www.spacedi.com