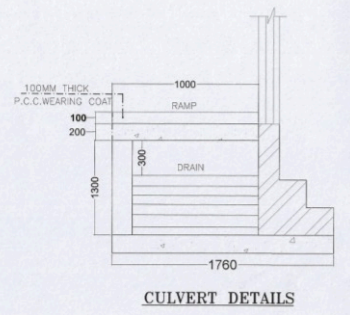
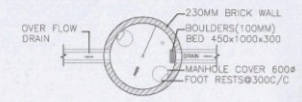


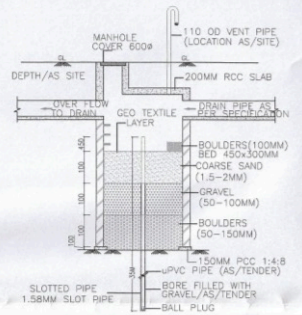
45.0M WIDE ROAD



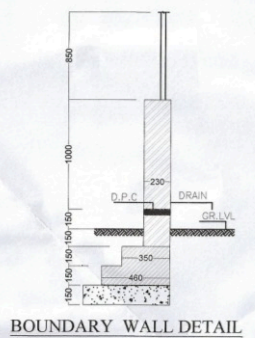
CULVERT DETAILS



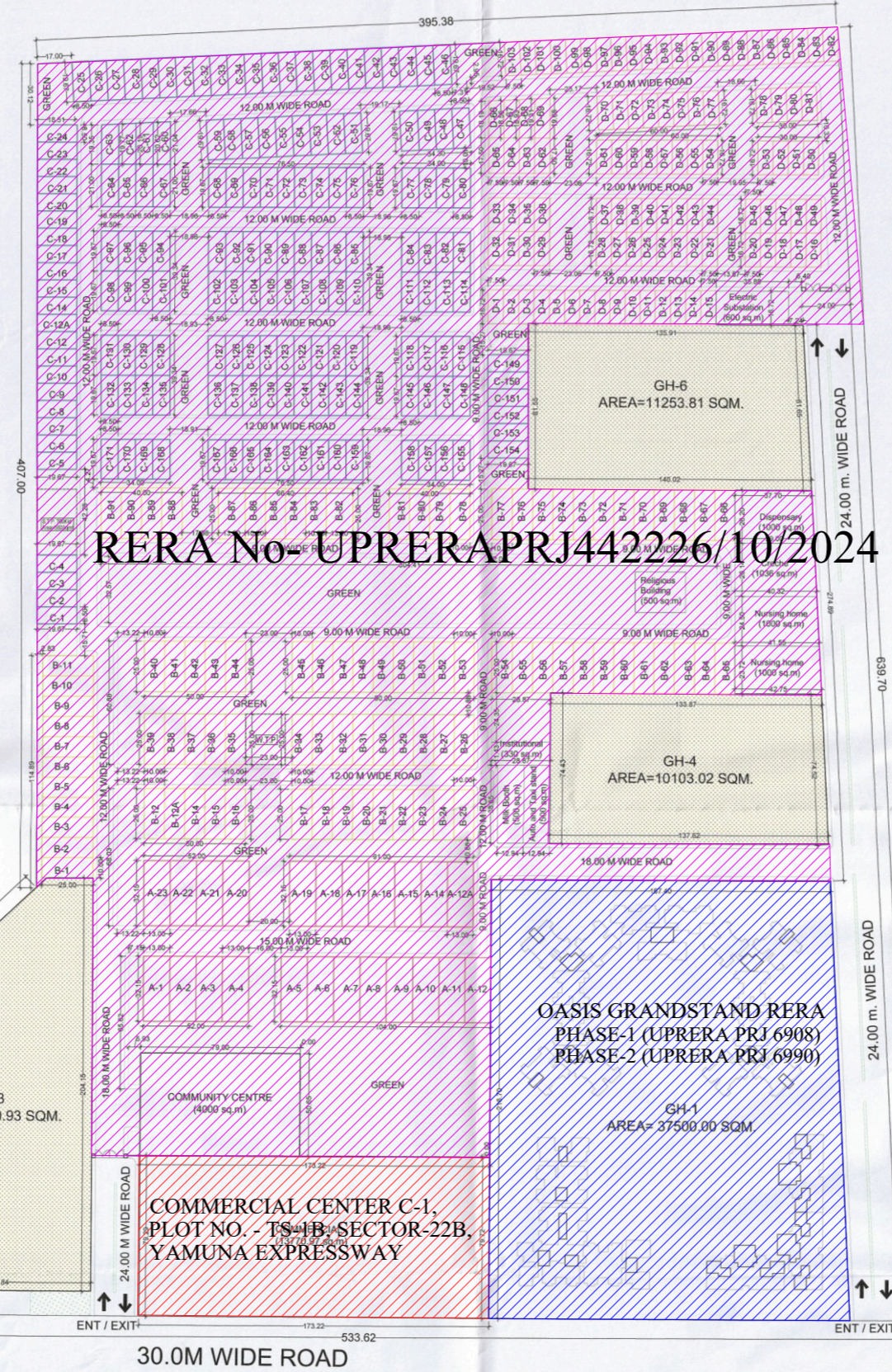
TYPICAL DETAIL OF RAIN WATER HARVESTING PIT



TYPICAL DETAIL OF RAIN WATER HARVESTING PIT



BOUNDARY WALL DETAIL



RERA No- UPRER APRJ442226/10/2024

**68 ACRES SUMMARY**

SR.	DESCRIPTION	AREA IN ACRES	AREA IN SQMT.	AREA IN HECTARE
1	PERMISSIBLE RESIDENTIAL (PLOTTED/FLATTED)	Max	68.058	2,75,419.44
2	PERMISSIBLE COMMERCIAL	Max	5.000	13,770.97
3	PERMISSIBLE INSTITUTIONAL & FACILITIES	Min.	5.000	13,770.97
4	PERMISSIBLE PARK & OPEN SPACES	Min.	35.000	96,896.80
	PROPOSED PARK & OPEN GREEN SPACES	Min. 15%	10.209	26,323.33
	PROPOSED ROADS AREA	Min. 20%	13.612	34,841.34

**INDIVIDUAL PLOT AREA DETAIL**

PLOT NAME	NO. OF PLOTS	SIZE (SQ. M)	TOTAL PLOT AREA (SQ. M)		GROUND COVERAGE (%)		F.A.R.		
			AREA (SQ. M)	%	AREA (SQ. M)	%	TOTAL F.A.R.	TOTAL F.A.R. (SQ. M)	
A-1 to A-23	23	35.15	13.00	417.85	95.82	65	271.67	1.85	752.31
B-1 to B-23	23	35.15	13.00	290.00	2220.00	75	187.50	1.85	400.00
C-1 to C-24	24	21.00	8.50	330.00	690.00	65	214.50	1.85	1186.50
D-1 to D-24	24	21.00	8.50	178.00	714.00	75	133.80	1.85	321.30
GH-1	1	37500.00	100.00	137.31	137.31	1.85	250.98	1.85	338.10
GH-2	1	11253.81	31.51	127.37	127.37	1.85	235.88	1.85	308.68
GH-3	1	18440.93	51.22	124.74	124.74	1.85	229.97	1.85	299.97
GH-4	1	10103.02	28.06	124.44	124.44	1.85	229.97	1.85	299.97
GH-6	1	11253.81	31.51	127.37	127.37	1.85	250.98	1.85	338.10
TOTAL AREA	388	74922.24	214.22	546.13	546.13		1339.63		1339.63

**TABLE-1**

Sr. No.	Street Name	Plot No.	Length			Area in sqm. = (A+B)/2 * C
			= A	= B	= C	
1	12 Mtr. Wide Road	C-60	20.62	21.04	8.50	177.06
2	12 Mtr. Wide Road	C-61	20.19	20.82	8.50	173.44
3	12 Mtr. Wide Road	C-62	19.77	20.19	8.50	169.83
4	12 Mtr. Wide Road	C-63	19.35	19.77	8.50	166.28
<b>TOTAL AREA</b>						<b>686.58</b>

**TABLE-2**

Sr. No.	Street Name	Plot No.	Length			Area in sqm. = (A+B)/2 * C
			= A	= B	= C	
1	12 Mtr. Wide Road	D-66	18.19	18.56	7.50	127.81
2	12 Mtr. Wide Road	D-67	18.56	18.93	7.50	140.59
3	12 Mtr. Wide Road	D-68	18.93	19.31	7.50	143.40
4	12 Mtr. Wide Road	D-69	19.31	19.68	7.50	146.21
<b>TOTAL AREA</b>						<b>568.01</b>

- A TYPE A - 500 SQ.YD  
13.0M x 32.15M
- B TYPE B - 300 SQ.YD  
10.0M x 25.0M
- C TYPE C - 200 SQ.YD  
8.5M x 19.67M
- D TYPE D - 150 SQ.YD  
7.5M x 16.72M

**POPULATION DETAILS**

Sr. No.	Building Amenities	Perposed No. of Units	Permissible Occupancy/UN	Achived Occupancy
a)	Plotted Residential	378	11.5	5238
b)	Plotted Residential & Vegetation	378	4.5	1736
c)	Plotted Commercial	390	4.5	1620
d)	Plotted GH-6	396	4.5	1782
<b>TOTAL POPULATION</b>				<b>17564</b>
a)	PERMISSIBLE DENSITY FOR RESIDENTIAL/HACTARE	Max	1650 PPHa	24,994 PPHa
b)	TOTAL POPULATION			17,564 Population
c)	PROPOSED DENSITY FOR RESIDENTIAL/HACTARE			1,159 PPHa

**REQUIREMENT OF SOCIAL AND PHYSICAL INFRASTRUCTURE BASED ON RESIDENTIAL POPULATION**

S.NO.	USE PREMISES	PERMISSIBLE		PROPOSED	
		SERVICE POPULATION PER UNIT	UNIT AREA (SQ.M)	REQ. NO. OF UNITS	UNIT AREA (SQ.M)
A) EDUCATION	Creche and Day Care	5000-25000	1000.00	1	1000.00
	Nursery School	5000-7500	1000.00	1	1000.00
	Primary School	7500-15000	2000.00	1	2000.00
B) HEALTH	Dispensary	7500-15000	1000.00	1	1,000.00
	Nursing Home	5000-7500	1000.00	2	2,000.00
C) SHOPPING	Convenient Shopping Centre	7500-15000	5000.00	1	13,770.97
D) OTHER COMMUNITY FACILITIES	Community Centre	7500-15000	4000.00	1	4,000.00
	Milk & Vegetable Booth	5000-7500	200.00	2	400.00
E) UTILITIES	Electrical Sub-Station	As per Requirement	1000.00	1	1,000.00
	Auto cum Taxi stand	As per Requirement	500.00	1	500.00
<b>TOTAL OF SOCIAL AND PHYSICAL INFRASTRUCTURE AREA</b>				<b>26,670.97</b>	

**PROPOSED DEVELOPMENT (ACE 60 ACRE YAMUNA EXPRESSWAY)**

DESCRIPTION	AREA (SQM)	TOTAL FAR & GROUND COVERAGE AREA (SQM.)		TOTAL PLOTS	%
		MAXIMUM FAR	MAXIMUM G. COVERAGE		
A) RESIDENTIAL (PLOTTED/FLATTED)	74,182.24	AS/PLOT SIZE	AS/PLOT SIZE	1,51,480.24	55.00%
PLOTTED				54613.75	
FLATTED GH-1	37,500.00	300	35	1,12,500.00	13125.00
FLATTED GH-3	18,440.93	300	35	55,323.00	6484.35
FLATTED GH-4	10,103.02	300	35	30,309.00	3536.00
FLATTED GH-6	11,254.00	300	35	33,762.00	3938.90
B) COMMERCIAL	13,770.97	200	40	27,541.94	5526.39
C) INSTITUTIONAL & FACILITIES	1,036.00	150	40	1,554.00	414.40
CRECHE	1,025.00	150	40	1,537.50	410.00
NURSERY SCHOOL	2,280.00	150	40	3,420.00	912.00
DISPENSARY	1,000.00	150	40	1,500.00	400.00
NURSING HOME	1,000.00	275	30	2,750.00	300.00
COMMUNITY CENTRE	4,000.00	150	30	6,000.00	1200.00
MILK & VEGETABLE BOOTH	500.00	150	30	750.00	150.00
FACILITY ESS	600.00	0	0	0.00	0.00
AUTO CUM TAXI STAND	500.00	150	30	750.00	150.00
RELIGIOUS BUILDING	329.97	150	30	494.96	98.99
D) ROADS, PARK & OPEN SPACES	55,084.24			96397.265	35.00%
ROADS	41,312.93				15.00%
PARKS					
<b>TOTAL AREA</b>		<b>4,15,656.24</b>	<b>91,661.83</b>	<b>2,75,419.44</b>	<b>100.00%</b>

OWNER  
**M/S LOGIX BUILDESTATE PVT. LTD.**

SUBMISSION DRAWING

TOWN PLANNERS SIGN

OWNERS SIGN

ARCHITECTS SIGN

LOGIX BUILDESTATE PVT. LTD.  
 Authorized Signatory

VISHAL SHARMA  
 ARCHITECT  
 CA-9822981  
 9310164886  
 NEW DELHI

**PROJECT**  
 MASTER PLAN FOR M/S LOGIX BUILDESTATE PVT. LTD. PLOT NO. TS-1B, SECTOR 22-D, YAMUNA EXPRESSWAY, GREATER NOIDA, (U.P.)

DATE	PROJECT INCH.	CHECKED BY
17-05-2024	BALRAJ SINGH	BALRAJ SINGH
SCALE	DEALT BY	APPROVED BY
1:1500	DEVENDER SINGH	VISHAL SHARMA

DRAWING TITLE  
**SITE PLAN**

ARCHITECTS  
**Confluence**  
 NEW DELHI, INDIA

DRAWING NO. **S-01** REVISION

8-21, NFC Ph-01-11-20925688 con@confluence.com Member of IGCB  
 D-45, INDIA Ph-01-11-45564798 www.confluence.com ISO-9001:2000  
 architecture urban design hospitality interiors