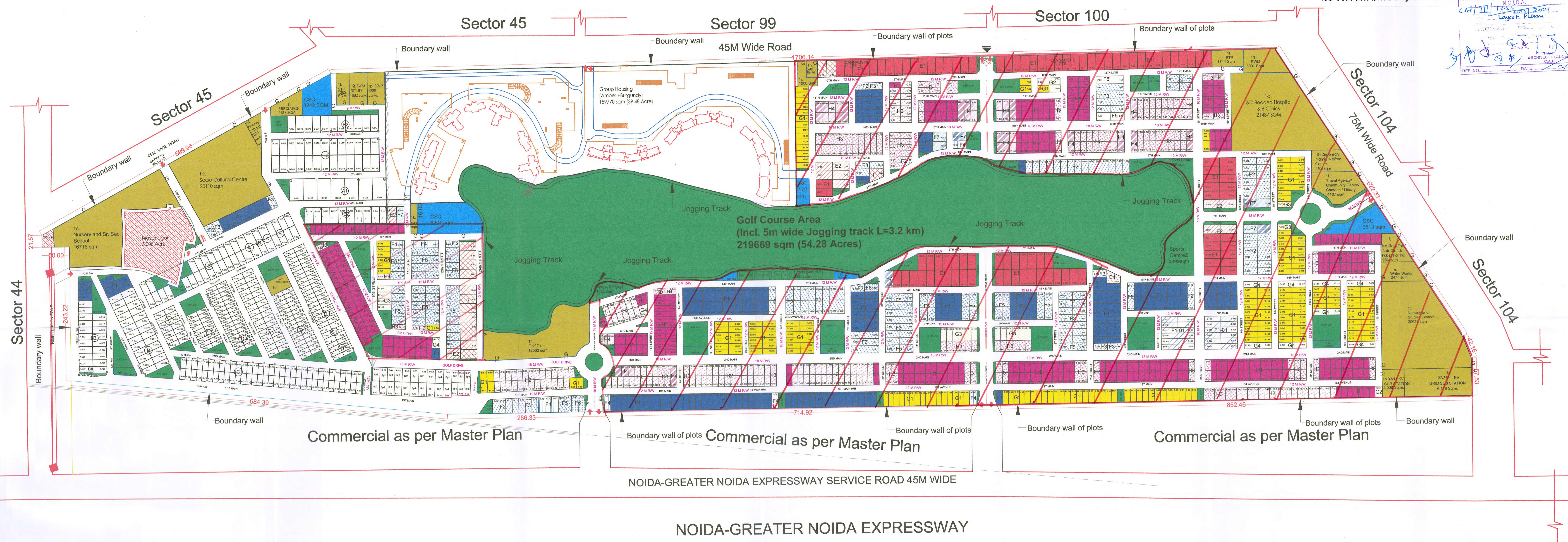


नोट- मानचित्र में विहित 7,28,180 वर्ग मीटर क्षेत्रफल (जो कि लाल रंग से दर्शाया गया है) को प्रकृतिक सौम्यता के अन्तर्गत रखा गया है। प्रकृतिक सौम्यता के अन्तर्गत आने वाली भूमि को अग्रे के उद्देश्य के अन्तर्गत 6,63,184.41 वर्ग मीटर को प्रकृतिक सौम्यता के अन्तर्गत रखा गया है एवं इस क्षेत्रफल हेतु विहित 30,00,00,000 की निकास अधिकांश प्राप्त करने के लिए निकास निकाय/अवस्य/2024/1986 में परामर्श करने के साथ मानचित्र स्वीकृति प्रदान की जाती है। जाल रंग से अंकित भाग सेक्टर 2 के अन्तर्गत आयेगा। इस क्षेत्रफल में किसी भी प्रकार के निर्माण/विकास की अनुमति प्रदान नहीं की जा सकती है।

ARCHITECTURE & TOWN PLANNING DEPT.
H.O.D.
DATE: 04/06/2024
REF. NO. 1255/2024
LAYOUT PLAN



Details of the Proposed Master Layout Plan

TOTAL AREA OF THE PROJECT=	1407327.88 SQM	347.76 ACRE
AREA UNDER ENCROACHMENT=	15963.07 SQM	3.84 ACRE
ACTUAL AREA AVAILABLE=	1391364.81 SQM	343.81 ACRE

S.N.	DESCRIPTION	PERMISSIBLE AREA (%)	PERMISSIBLE AREA (SQM)	ACHIEVED AREA (%)	ACHIEVED AREA (IN SQM)
1	INSTITUTIONAL/ PUBLIC FACILITIES/ UTILITIES	12% (MAX)	166983.75	9.93	138139
2	RECREATIONAL PARKS AND OPEN SPACES	18% (MIN)	250445.83	19.57	272356
3	ROADS AND PUBLIC PARKING	20% (MIN)	278272.92	21.39	297624.61
4	RESIDENTIAL	50% (MAX)	695682.31	49.11	693245
5	PERMISSIBLE POPULATION @250 PPH GROSS POPULATION DENSITY=	34784 PERSONS			
6	ACHIEVED POPULATION=	29444 PERSONS			

1. INSTITUTIONAL/ PUBLIC FACILITIES/ UTILITIES

SYMBOL	DESCRIPTION	UNITS	AREA (SQM)	AREA (Acre)
1 a.	250 Bedded Hospital and 6 Clinics	1	21487	5.31
1 b.	Medical Complex 1 (Dispensary, Family Welfare Centre, Chemist Shops, Public Toilets)	1	2606	0.64
1 c.	Nursery and Sr. Sec School	2	37341	9.23
1 d.	Nursery School	1	1012	0.25
1 e.	Socio-cultural Centre	1	20110	4.97
1 f.	Travel Agency / Community Centre / Canteen / Library	1	4167	1.03
1 g.	Fire Station	1	1817	0.32
1 h.	Golf Club (incl. Golf Maintenance Room)	1	12062	2.98
1 i.	Religious Building	1	1000	0.25
1 j.	Bus Stop / Taxi / Auto Stand / Parking	1	2206	0.67
1 k.	Bank, Post Office Counter, ATM, Gym & Health club	1	641	0.16
1 l.	Sewage Treatment Plant (STP)	2	3126	0.77
1 m.	Area for Electrical Distribution - Transformers as required	15	11553	2.85
1 n.	Telephone Exchange / Police Post	1	596	0.15
1 o.	Water Works / Water Treatment Plant (WTP)	2	3520	0.51
1 p.	Electric Sub Station	2	10012	2.94
1 q.	Solid Waste Management Centre	2	4893	0.74
	TOTAL		138139	34.13

2. RECREATIONAL PARKS AND OPEN SPACES

SYMBOL	DESCRIPTION	AREA (SQM)	AREA (Acre)
2 a.	Golf Course (inclusive of Jogging Track)	219669	54.28
2 b.	Parks and Green Spaces	40000	9.88
2 c.	Sports Centre	12687	3.14
	Total	272356	67.30

3. ROADS AND PUBLIC PARKING

SYMBOL	DESCRIPTION	AREA (SQM)	AREA (Acre)
3 a.	Roads	297625	73.54
	Total	297625	73.54

4. RESIDENTIAL

SYMBOL	DESCRIPTION	UNITS	PLOT AREA (SQM)	TOTAL AREA (SQM)	TOTAL AREA (ACRE)
4 a.	PLOTTED	1906		508466	125.6400
WILLOWS AREA					
A	16x25	6	400	2400	
A1	25x40	7	1000	7000	
B	12x25	79	300	23700	
B1	10x25	1	250	250	
B2	15x30	47	450	21150	
C	10x20	112	200	22400	
C1	10.87x20	6	213	1280	
D	8x20	128	160	20480	
Sp1	15x25	12	375	4500	
Sp2	13.5x25	8	337	2700	
Sp3	11.3x22.5	6	255	1530	
	Total	412		107390	26.54

POPULATION ACCOMMODATED IN PLOTTED

S.N.	PLOT SIZE	NUMBER OF PLOTS	UNITS PER PLOT	PERSONS PER UNIT	TOTAL
1	100-500 SQM	1899	3	4.5	25637 PERSONS
2	>500 SQM	7	4	4.5	126 PERSONS
	POPULATION PROPOSED	1906			25763 PERSONS

POPULATION ACCOMMODATED IN GROUP HOUSING

S.N.	GROUP HOUSING	NUMBER OF FLATS	PERSONS PER FLAT	TOTAL
1	AMBER	422	4.5	1899 PERSONS
2	BURGANDY	396	4.5	1782 PERSONS
	POPULATION PROPOSED	818		3681 PERSONS
	TOTAL POPULATION PROPOSED (INCL. GROUP HOUSING AND PLOTTED)=			29444 PERSONS
	ACHIEVED POPULATION DENSITY=			211.62 PPH

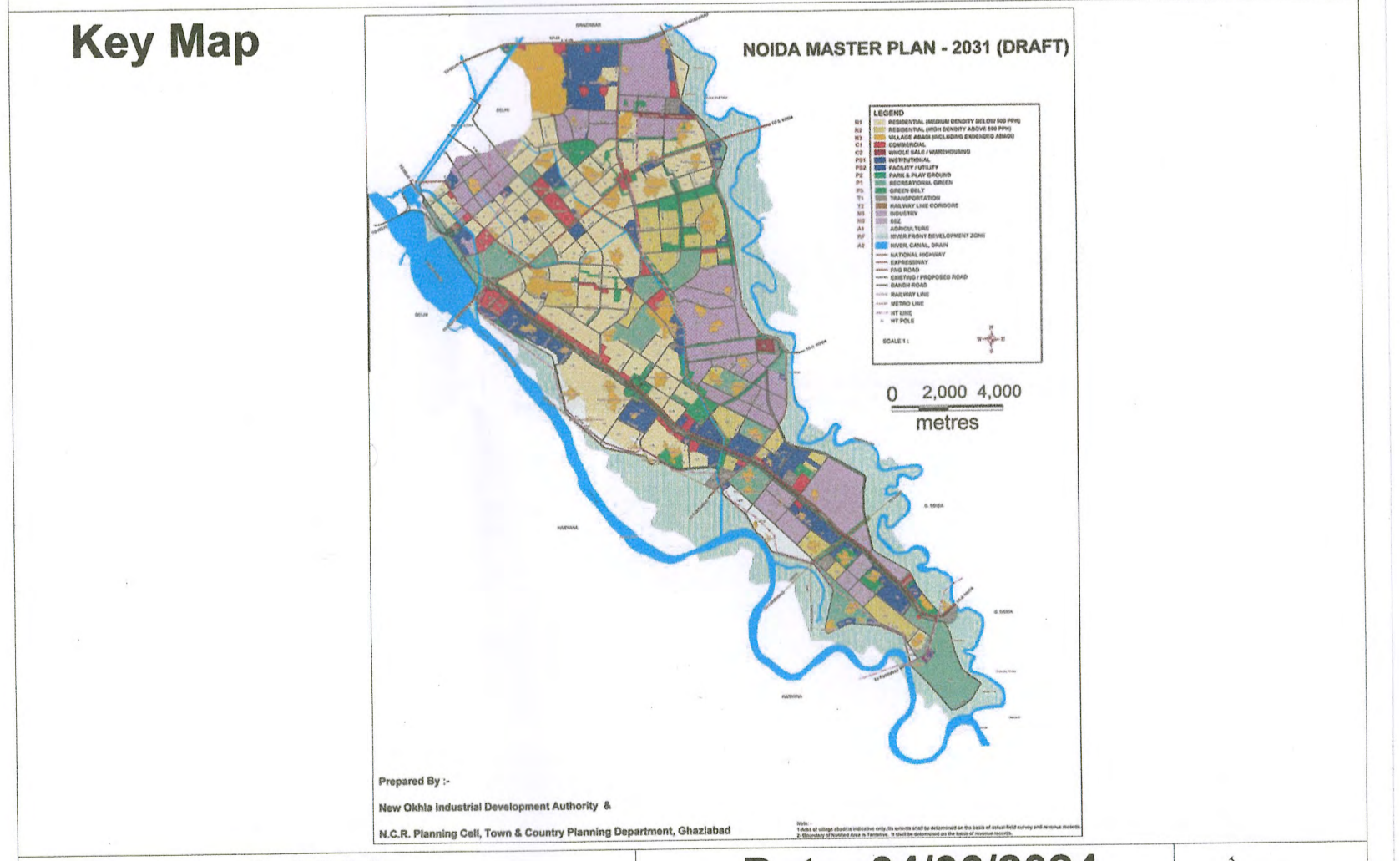
4. RESIDENTIAL

SYMBOL	CATEGORY	PLOT SIZE	UNITS	PLOT AREA (SQM)	TOTAL AREA (SQM)	TOTAL AREA (ACRE)
I	500 SQM	16.65x30	15	500	7500	125.6400
E1	450 SQM	15x30	100	450	45000	
E2		16x30	11	482	5302	
E4		As per site	1	469	469	
F1		12 X 25	174	300	7200	
F2	300 sqm	12.5x25	48	312.5	15000	
F3		13x25	65	325	21125	
F4		As per site	10	344	3440	
F5		14x25	79	350	27650	
F6	250 SQM	As per site	4	370	1480	
F7		16x25	9	400	3600	
F1-01		30 X 9.87	24	300	52200	
G1		10x25	213	250	53250	
G2	As per Site	As per Site	4	265	1060	
G3		11x25	18	275	4950	
G4		11.15x25	18	280	5040	
H1		10x20	353	200	70000	
H2	200 sqm	10.5x20	139	210	29190	
H3		11x20	157	220	34540	
H4		12x20	52	240	12480	
	TOTAL		1494		401076	99.1100

Group Housing

TOTAL AREA UNDER GROUP HOUSING (AMBER + BURGUNDY)	159770	39.4800
AREA UNDER CONVENIENT SHOPPING CENTRE=	15009	
TOTAL AREA UNDER RESIDENTIAL=	683245	168.8300

REVISED MASTER LAYOUT PLAN
UNITECH GOLF AND COUNTRY CLUB (UGCC)
LOCATED AT SECTOR 96, 97 & 98
NOIDA, U.P. INDIA



Drawing No. :- M-01

Prepared for: UNITECH ACACIA PROJECTS PVT. LTD.

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Radhika Mathur
B.Arch
CI.Registration No. C/20202048

For UNITECH LIMITED
AUTHORISED SIGNATORIES

UNITECH GOLF AND COUNTRY CLUB

G Proposed Gate location