PROJECT LANDS

OTHER'S PROPERTY

733.73 M.

OTHER'S PROPERTY

GATE NO.01 ENTRY/EXIT

CLUSTER-C

CLUSTER-C

89995

69615

GATE NO.05 ENTRY/EXIT

60 M WIDE ROAD

CLUSTER-B

CLUSTER-D

CLUSTER-D

GATE NO.04 ENTRY/EXIT

604.93 M.

268.91 M.

121.82 M.

60 M WIDE ROAD

GATE NO.02 ENTRY/EXIT

CLUSTER-A

SUPPORT FACILITY COMMERCIAL

38.40 M.

58.62 M.

91.50 M.

45.47 M.

60 M WIDE ROAD

199.42 M.

GATE NO.03 ENTRY/EXIT

37.98 M.

51.46 M.

238.26 M.

60 M WIDE ROAD

RAILING

BOUNDARY WALL

INTERNAL ROAD LVL. (-400)

R.C.C. SLAB WITH TOP SMOOTH FINISH

EXTERNAL ROAD @ 00.00

BRICK WALL AS/STRUCTURE

CULVERT SLAB AS/STRUCTURE

DRAIN

WALL TO SUPPORT CULVERT SLAB AS/STRUCTURE

150 TH P.C.C (1:4:8)

150 TH R.C.C. DRAIN

TYPCAL CULVERT DETAIL

18M WIDE TYPICAL SECTION

12M WIDE TYPICAL SECTION

PERMITTED ACTIVITIES IN RECREATIONAL AREA

1. GOLF COURSE 9 HOLE (GOLF COURSE, INTEGRATED SPORTS CENTRE, RESTAURANT, VILLAS, CLUB, SHOPPING MALL) (GOLF COURSE AREA= 76000 SQMT. TO 103000 SQMT.)
2. MULTIPURPOSE PLAY FIELD. AREA=1000 SQMT. TO 2000 SQMT.
3. TENNIS CENTRE. (TRAINERS ROOM,TOILET , ADMIN AREA 66 SQMT.) TENNIS COURT AREA= 1300SQMT. TO 2000SQMT.
4. SWIMMING CENTRE. (CHANGE ROOM . TOILET AREA= 100 SQMT TO 300 SQMT)
5. PRO-SHOP(FOOD)S AND BEVERAGES. (PROSHOP AREA= 16 SQMT. TO 28 SQMT)
6. IT CENTRE,ADMINISTRATION,MEDIA CENTRE. (ADMINISTRATION AREA 40 SQMT. TO 100 SQMT.)
7. INTERNAL ROADS & PARKS. (PARK AREA 6000 SQMT. TO 9000 SQMT.)
8. CIRCULATION SPACES, CARPETING, UTILITIES ETC. (UTILITIES AREA= 250 SQMT TO 500 SQMT.)
9. AMUSEMENT PARKS. AREA = 1000 SQMT. TO 2500 SQMT.
10. COMMUNITY CENTRE/AUDITORIUM. (COMMUNITY CENTRE AREA =200 SQMT TO 500 SQMT.)
11. DRIVE IN CINEMA. AREA =400 SQMT. TO 1000 SQMT.
12. OPEN AIR THEATRE. AREA = 600 SQMT. TO 1500 SQMT.
13. PUBLIC UTILITIES AND SERVICES FACILITIES. NOS. 2 AREA = 20 SQMT. TO 50 SQMT. EACH
14. RECREATIONAL CLUB (RECREATIONAL CLUB, SWIMMING POOL GUEST ROOMS, RESTAURANT, INDOOR AND OUTDOOR GAMES FACILITIES) (RECREATIONAL AREA = 100 SQMT. TO 600 SQMT. SWIMMING POOL AREA 1000 SQMT. TO 2500 SQMT.) 14A. (GUEST ROOM AREA =350SQMT. TO 850SQMT. & RESTAURANT AREA = 150 SQMT. TO 400 SQMT.)
15. SPECIALIZED PARK/THEME PARK AND GARDENS. (THEME PARK AREA 4000SQMT. TO 9000 SQMT.)
16. SPORTS COMPLEX (INDOOR & OUTDOOR) (INDOOR GAME TABLE TENNIS , SQUASH COURT, CAROM ROOM AREA 300 SQMT. TO 500 SQMT.) (OUT DOOR GAME 2NOS. BASKET BALL , 1NOS. TENNIS COURT)
17. CRECHARD. AREA = 300 SQMT. TO 700 SQMT.
18. FAIR GROUND (FAIR GROUND, EXHIBITION CENTRE). (FAIR GROUND AREA = 1000 SQMT. TO 2500 SQMT.)

Notes

MASTER AREA STATEMENT

S.NO.	PARTICULAR	PERMISSIBLE / REQUIRED	IN %	PROPOSED	IN %
1	PLOT AREA				
	PLOT AREA	409575.000 Sq.M.	100%		
	RECREATION PLOT	309681.750 Sq.M.	75%	369257.580 Sq.M.	90.166%
	SUPPORT FACILITY RESIDENTIAL& COMMERCIAL PLOT	102893.750 Sq.M.	25%	35317.980 Sq.M.	8.753%
2	F.A.R.				
	A. PERMISSIBLE FAR (0.4%)	163430.000 Sq.M.	40.000%		
	D. SUPPORT FACILITY RESIDENTIAL FAR			73478.980 Sq.M.	
	E. SUPPORT FACILITY COMMERCIAL FAR			1840.000 Sq.M.	
	TOTAL (D+E)=			75318.980 Sq.M.	18.393%
	RECREATION FAR			88341.992 Sq.M.	21.582%
	B. PURCHASED FAR	73318.810 Sq.M.	17.910%		
	SUPPORT FACILITY RESIDENTIAL FAR	18879.652 Sq.M.	4.482%	18879.652 Sq.M.	4.482%
	RECREATIONAL FAR	54438.958 Sq.M.	13.440%	54438.958 Sq.M.	13.440%
	TOTAL RECREATIONAL FAR (A+D+E)	163760.610 Sq.M.			
	TOTAL RECREATIONAL FAR			143279.982 Sq.M.	35.022%
	TOTAL SUPPORT FACILITY RESIDENTIAL FAR			20032.632 Sq.M.	4.895%
	C. PURCHASED RECREATIONAL FAR	73318.810 Sq.M.	17.910%	73318.810 Sq.M.	
	D. ADDITIONAL FAR FOR GREEN BUILDING@5% (2.00%) RECREATIONAL	19305.360 Sq.M.		7314.602 Sq.M.	
	TOTAL (C+D) =	87621.971 Sq.M.	21.712%	79633.212 Sq.M.	
	TOTAL F.A.R.	251382.581 Sq.M.	61.712%	223913.194 Sq.M.	54.917%
3	15% F.A.R.				
	F. 15% FOR RECREATIONAL	32234.785 Sq.M.	15.000%	32234.000	
	G. 15% FOR SUPPORT FACILITY RESIDENTIAL	13451.796 Sq.M.	15.000%	13056.000	
	H. 15% FOR SUPPORT FACILITY COMMERCIAL	241.5 Sq.M.	15.000%	186.000	
	15% FAR ON 0.6% (F+G+H)	45928.081 Sq.M.	11%	44668.596 Sq.M.	10.917%
4	GROUND COVERAGE				
	GROUND COVERAGE FOR RECREATIONAL			74340.897 Sq.M.	18.421%
	GROUND COVERAGE FOR SUPPORT FACILITY RESIDENTIAL			5382.5 Sq.M.	1.358%
	GROUND COVERAGE FOR SUPPORT FACILITY COMMERCIAL			5382.5 Sq.M.	0.296%
	TOTAL GROUND COVERAGE	80715.000 Sq.M.	20%	85105.897 Sq.M.	21.075%
5	DENSE PLANTATION AREA				
	DENSE PLANTATION AREA @25% OF PLOT AREA	102393.750 Sq.M.	25%	101379.720 Sq.M.	25.139%
6	GREEN AREA				
	GREEN AREA @ 55% OF OPEN AREA	181434.854 Sq.M.	55.000%	162908.612 Sq.M.	40.406%
7	AREA				
	TOTAL	78651	8250.828		8668.808
8	BASEMENT				
	BASEMENT AREA @30% max.	80715.000 Sq.M.	20.000%		
	BASEMENT AREA UNDER SUPPORT FACILITY RESIDENTIAL			20133.00 Sq.M.	
	BASEMENT AREA UNDER SUPPORT FACILITY COMMERCIAL			870.00 Sq.M.	
	BASEMENT AREA UNDER RECREATIONAL			54838.37 Sq.M.	
	TOTAL			75841.370 Sq.M.	18.550%
9	PARKING				
	F. PARKING FOR SUPPORT FACILITY RESIDENTIAL @ 40/1000	1119 ECS			
	G. PARKING FOR SUPPORT FACILITY COMMERCIAL @50/1000	50			
	G. PARKING FOR RECREATIONAL @ 20/1000	4295			
	G. PARKING FOR BALANCED PERMISSIBLE AFAR @ 50/1000	6433 ECS			
	TOTAL (F+G+H)	8000 ECS		10400 ECS	

TOWN PLANNER'S SIGNATURE

Key Plan

LEGEND

PLOT LINE
SETBACK LINE
BASEMENT LINE
BUILT FORM PROFILE

VILLA - V1 100 SQ. YD.
VILLA - V2 125 SQ. YD.
VILLA - V3 150 SQ. YD.
VILLA - V4 180 SQ. YD.
VILLA - V5 220 SQ. YD.
VILLA - V6 300 SQ. YD.
VILLA - V7 500 SQ. YD.
VILLA - V8 1000 SQ. YD.
SUPPORT FACILITY RESIDENTIAL
FUTURE DEVELOPMENT
COMMERCIAL
CLUB
MEP SERVICES
GUARD ROOM
GEORGE PLANTATION
GREEN AREA

Architects Signature

Asha, Architect
Council of Architecture
Registration No. CA/2001/40122

Greater Noida Industrial Development Authority
APPROVED
Vide Letter No. 233 Dated 13/1/21
Valid upto 5 years

Owner's Signature
A.R LANDCRAFT LLP
Authorised Signatory

Clients
M/S AR Landcraft LLP

Services Consultant
Consultants Engineering Services (P) Ltd.
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Architects
AROOP ASSOCIATES
A-15, PAMPOSH ENCLAVE
New Delhi-110 048

Project title
PROPOSED RECREATIONAL ENTERTAINMENT PARK AT PLOT NO. REP 1 SECTOR - 27 GREATER NOIDA,(U.P.) BELONGING TO M/S A R LANDCRAFT LLP

Drawing Title
MASTER PLAN & MASTER AREA CALCULATION

A/C No.	Drawing No.
Drawn: RAVINDRA	Checked: LATEST
Date: 05.11.2020	Scale: 1:2000

A-01

AR Landcraft LLP Gurgaon