

**Details of the Proposed Master Layout Plan**

TOTAL AREA OF THE PROJECT =	14,07,327.68 Sqm	347.76 Acres
AREA UNDER ENCROACHMENT =	15,963.07 Sqm	3.94 Acres
ACTUAL AREA AVAILABLE =	13,91,364.61 Sqm	343.81 Acres

S.N.	DESCRIPTION	PERMISSIBLE AREA (%)	PERMISSIBLE AREA (SQM)	ACHIEVED AREA (%)	ACHIEVED AREA (IN SQM)
1	INSTITUTIONAL/ PUBLIC FACILITIES/ UTILITIES	12% (MAX)	166963.75	9.93	138139
2	RECREATIONAL PARKS AND OPEN SPACES	18% (MIN)	250445.63	19.57	272356
3	ROADS AND PUBLIC PARKING	20% (MIN)	278272.92	21.39	297624.61
4	RESIDENTIAL	50% (MAX)	695682.31	49.11	683245
5	PERMISSIBLE POPULATION @250 PPH GROSS POPULATION DENSITY =	34,784 PERSONS			
6	ACHIEVED POPULATION =	29,444 PERSONS			

**2. RECREATIONAL PARKS AND OPEN SPACES**

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

**4. RESIDENTIAL**

SYMBOL	DESCRIPTION	UNITS	Plot Area (in Sqm)	Total Area (in Sqm)	Total Area (in Acres)
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	10.67x20	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	

**4 RESIDENTIAL**

SYMBOL	CATEGORY	PLOT SIZE	UNITS	PLOT AREA (SQM)	TOTAL AREA (SQM)	TOTAL AREA (ACRE)
E1	500 Sqm	16.66X30	15	500	7500	125.6400
E2	15X30	15X30	100	450	45000	
E4	450 Sqm	16X30	11	482	5302	
F1	As per site	12 X 25	174	300	7200	
F2	12.5x25	12.5x25	48	312.5	15000	
F3	13x25	13x25	65	325	21125	
F4	As per site	As per site	10	344	3440	
F5	300 Sqm	14x25	79	350	27650	
F6	As per site	As per site	4	370	1480	
F7	16x25	16x25	9	400	3600	
F1-01	30 X 9.87	30 X 9.87	24	300	52200	
G1	250 SQM	10X25	213	250	53250	
G2	As per Site	As per Site	4	265	1060	
G3	11x25	11x25	18	275	4950	
G4	11.15x25	11.15x25	18	280	5040	
H1	200 sqm	10x20	139	210	29190	
H2	11x20	11x20	157	220	34540	
H3	12x20	12x20	52	240	12480	
H4						
	TOTAL		1494		401076	99.1100

SYMBOL	DESCRIPTION	UNITS	Plot Area (in Sqm)	Total Area (in Sqm)	Total Area (in Acres)
	TOTAL	1494		401076	99.1100

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**1. INSTITUTIONAL/ PUBLIC FACILITIES/ UTILITIES**

SYMBOL	DESCRIPTION	UNITS	AREA (SQM)	AREA (Acres)
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 Center / 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	2.54
1 q.	Solid Waste Management Centre	2	4883	0.74
	TOTAL		138139	34.13

**POPULATION ACCOMMODATED IN PLOTTED**

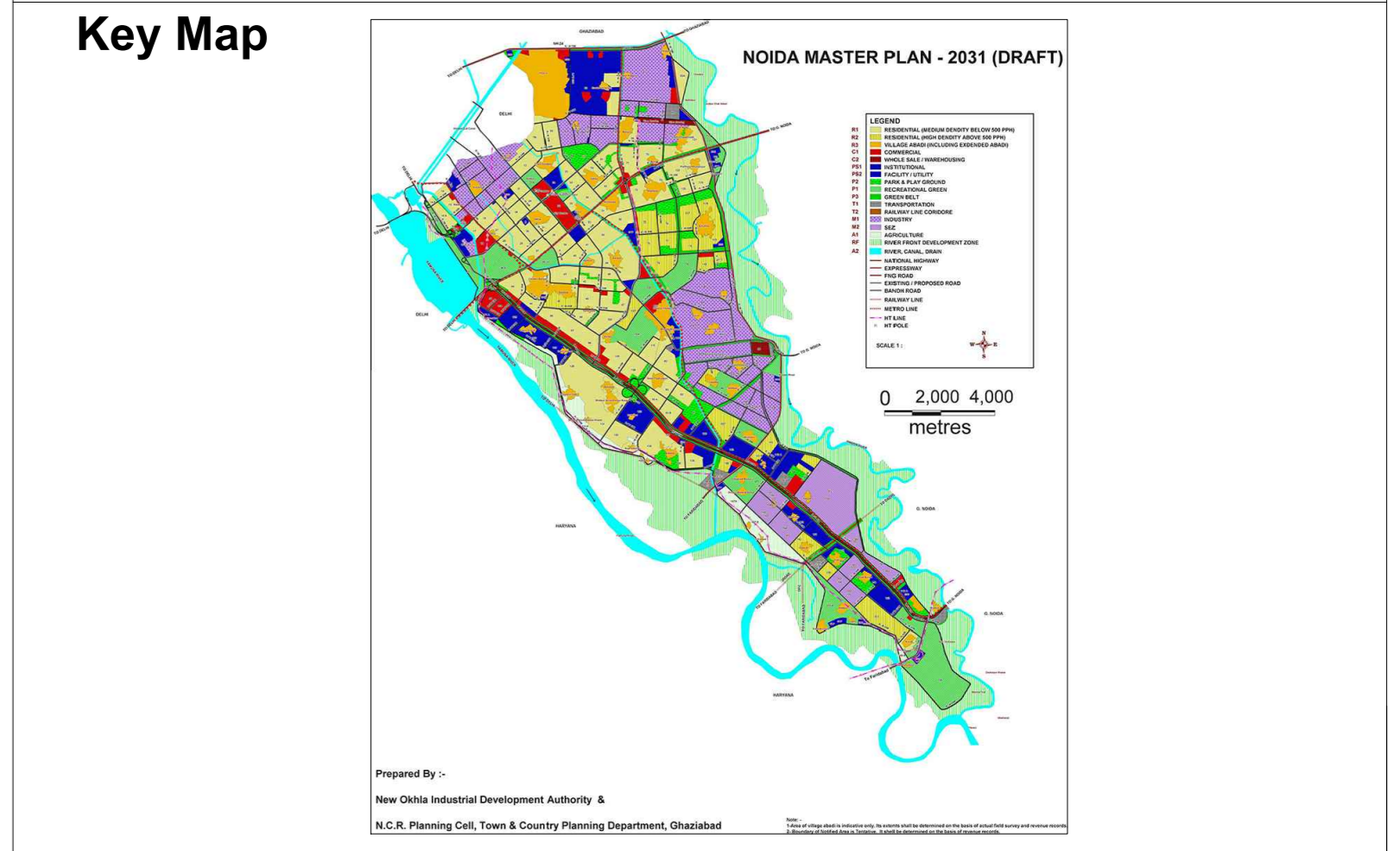
S.N.	PLOT SIZE	NUMBER OF PLOTS	UNITS PER PLOT	PERSONS PER UNIT	TOTAL
1	100-500 SQM	1899	3	4.5	25637 PERSONS
2	>500 SQM	7	4	4.5	126 PERSONS
	POPULATION PROPOSED	1906			25763 PERSONS

**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

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



Scale : 1:3500 Date: 20/04/2023  
 Drawing No. :- M-01

Prepared for: UNITECH ACACIA PROJECTS PVT. LTD.

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