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LAYOUT PLAN OF

ALPHA-I



- COMMERCIAL
- SCHOOL
- FACILITY
- COMMUNITY CENTER
- GROUP HOUSING
- NURSING HOME
- SHOPPING
- PARK
- 14M X 25M
- 12M X 23M
- 10M X 20M
- 8.32M X 18M
- 7.2M X 14M
- 6M X 10M

AREA STATEMENT	ALPHA-I
TOTAL AREA OF THE SECTOR INCLUDING	
HALF THE PERIPHERAL ROAD	762375 76.24
AREA UNDER HALF DEV.PLAN ROAD	128775 12.88
AREA OF THE SECTOR	633600 63.36 100
AREA UNDER REKLO PLOTS	232055 23.21 36.67
AREA UNDER GROUP HOUSING	76530 7.66 12.08
AREA UNDER COMMERCIAL	68960 6.89 0.88
AREA UNDER FACILITIES	53412 5.34 8.39
AREA UNDER ROADS	143272 14.33 22.63
AREA UNDER OPEN SPACES	17011 1.70 2.88
AREA UNDER M.P. GREEN BELT	42300 4.23 5.68

PLOTS	SIZE	NOS.
350	14.0X25.0	112
275	12.0X23.0	137
200	10.0X20.0	250
150	8.0X16.0	40
100	7.2X14.0	404
60	6.0X10.0	433

60 M WIDE ROAD SURAJPUR KASNA ROAD

60 M WIDE ROAD

75 M WIDE GREEN BELT

B

G-I

ROMAN CATHOLIC DOCESE
OF AGRA HR. SECONDARY
SCHOOL

D

AREA = 2.57HA = 6.35ACRES

10M X 20M

GREEN
BELT
G-2

AREA 7770 50M
ALPHA-I, GH-10

ALPHA-II

GROUP HOUSING SOCIETY -9

IRWO

GROUP
HOUSING-8

PTI
GROUP
HOUSING-7

80 M WIDE COMMERCIAL BELT

105 M WIDE ROAD



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LAYOUT PLAN OF

ALPHA-II

RESIDENTIAL SECTOR PART-I

60 M WIDE SECTOR ROAD

60 M WIDE ROAD

60 M WIDE ROAD

75 M WIDE GREEN BELT

66 M WIDE GREEN BELT

75 M WIDE GREEN BELT

BAPTIST MISSION
2.43 HA. /6.0 ACRE

70 M WIDE GROUP HOUSING
ALPHA-II GH-05
AREA-15320
COX AND KINGS
A-4000 SQM
ALPHA-II
GH-04

70 M WIDE GROUP HOUSING
ALPHA-II GH-01
KISHAN RESEARCH SOCIETY
3000 SQM
GH-03
TAJ SERVICES LTD. G.H.S.
AREA-6000 SQM
ALPHA-II GH-02

HIGHER SECONDARY SCHOOL
AREA-2.08 HAC.
F

80 M WIDE COMMERCIAL

80 M WIDE COMMERCIAL

50 M WIDE COMMERCIAL

50 M WIDE COMMERCIAL

AREA STATEMENT

TOTAL AREA OF THE SECTOR INCLUDING

HALF THE PERIPHERAL ROAD		
AREA UNDER HALF DEV. PLAN ROAD	754350	75.44
AREA OF THE SECTOR	120750	12.08
AREA UNDER REEKLO PLOTS	633600	63.36
AREA UNDER GROUP HOUSING	225525	22.55
AREA UNDER COMMERCIAL	38710	3.87
AREA UNDER FACILITIES	95710	9.57
AREA UNDER ROADS	81500	8.15
AREA UNDER OPEN SPACE	138054	13.81
AREA UNDER M.P. GREEN BELT	11625	1.16
	42528	4.25

PLOTS	SIZE	NOS.	
200	10.0X20.0	176	A
150	8.32X18.0	220	B
100	7.2X14.0	240	C
60	6.0X10.0	1076	D
40	4.0X10.0	672	E

- COMMERCIAL
- SCHOOL
- FACILITY
- COMMUNITY CENTER
- GROUP HOUSING
- NURSING HOME
- SHOPPING
- FACILITY
- PARK
- A
- B
- C
- D
- E



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105 M WIDE ROAD



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BETA-II

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AREA STATEMENTS

TOTAL AREA OF THE SECTOR INCLUDING

HALF THE PERIPHERAL ROADS			
AREA UNDER HALF DEV. PLAN ROADS			
NET AREA OF THE SECTOR	624098	62.4098	
AREA UNDER RESIDENTIAL PLOTS	185305	18.53	29.68
AREA UNDER GROUP HOUSING	38623	3.86	6.48
AREA UNDER STAFF HOUSING	5049	0.51	0.81
AREA UNDER FACILITIES	73059	7.30	11.71
AREA UNDER ROADS	145400	14.54	23.3
AREA UNDER OPEN SPACES	45400	4.54	7.27
AREA UNDER FOREST	27780	2.778	4.45
AREA UNDER ABADI	23452	2.35	3.75
AREA UNDER M.P. GREEN BELT	9299	0.93	1.50
AREA UNDER SPORTS COMPLEX	68900	6.89	11.05

PLOTS	SIZE	NOS
350	14.0 X 25.0	54
250	10.0 X 25.0	42
200	10.0 X 20.0	301
60	6.0 X 10.0	691
120	8.0 X 15.0	540
40	5.0 X 8.0	145



60 M WIDE ROAD



- 5M X 8M
- 6M X 10M
- 8M X 15M
- 10M X 20M
- 10M X 25M
- 14M X 25M
- COMMERCIAL
- SCHOOL
- CONV. SHOP
- HOSPITAL
- PARK

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BETA-II 60 M WIDE ROAD

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LAYOUT PLAN OF

BETA-II

SECTOR GAMMA 2

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- COMMERCIAL
- SCHOOL
- FACILITY
- COMMUNITY CENTER
- GROUP HOUSING
- NURSING HOME
- SHOPPING
- PARK

PLOTS	SIZE	NOS	TYPE	COLOUR
350	14.0MX25.0M	90	A	
250	10.0MX25.0M	96	B	
200	10.0MX20.0M	252	C	
120	8.00MX15M	448	D	
60	6.0MX10.0M	658	E	
40	4.0MX10.0M	234	F	

AREA STATEMENT

TOTAL AREA OF THE SECTOR INCLUDING		
HALF THE PERIPHERAL ROADS	877600	87.76
AREA UNDER HALF DEV. PLAN ROADS	103200	10.32
AREA UNDER FOREST	92348	9.24
NET AREA OF THE SECTOR	682052	68.21
AREA UNDER RESIDENTIAL PLOTS	269019	26.90
AREA UNDER GROUP HOUSING	26480	2.68
AREA UNDER COMMERCIAL (SECTOR)	29050	2.90
AREA UNDER FACILITIES	86063	8.61
AREA UNDER ROADS	118243	11.82
AREA UNDER OPEN SPACES	48336	4.83
AREA UNDER GREEN BELT	6720	0.67
AREA UNDER H.T. LINE	29785	2.98
AREA UNDER COMMUNITY CENTRE	68356	6.84



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BETA-I

24.0M WIDE ROAD

60.0M WIDE ROAD



60.0M WIDE ROAD

SECTOR ALPHA 2

COMMERCIAL
COMPLEX

337

24.0M WIDE ROAD

8.0M. WIDE COMMERCIAL

DELTA-II

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LAYOUT PLAN OF CHI-PHI EXTENSION

- 1022.40 SQM
- 764.40 SQM
- 504.63 SQM
- 356.50 SQM
- FACILITIES
- SCHOOL
- COMMERCIAL
- NURSING HOME
- GROUP HOUSING
- PARK
- KIOKS

S.NO.	PLOT NOS.	AREA (IN HA.)	MAX DENSITY	POPULATION
1.	GH 01	3.17	80	1268
2.	GH 02	3.17	150	2378
3.	GH 03	13.0%	70	4571
4.	GH 04	3.38	80	1352
5.	GH 05	3.49	150	2618
6.	GH 06	3.05	80	2020
TOTAL				-14207

PLOT	SIZE	NOS.
356.50 SQM.	14.13X25.23	299
504.63 SQM.	16.66X30.29	495
764.40 SQM.	20.19X37.86	88
1022.40 SQM	22.72X45.00	163
TOTAL PLOTS= 1045 NOS.		

AREA STATEMENT		AREA		
		(IN SQM.)	(IN HA.)	%
A AREA UNDER M.P. USES				
TOTAL AREA OF THE SECTOR		3456725.31	345.67	
INCLUDING HALF THE PERIPHERAL ROAD		195453.54	19.54	
AREA UNDER HALF DEV. PLAN ROAD		440150.16	44.01	
AREA UNDER M.P. COMM. BELT		553700.85	55.37	
AREA UNDER M.P. NALA		37021.07	3.70	
AREA UNDER M.P. ROAD		206510.35	20.64	
B NET SCHEME AREA				
NET AREA OF THE SECTOR		2023989.34	202.40	100.0
BREAK UP LAND USES				
i) RES. (PLOTED DEV.)		596065.75	59.68	29.49
ii) INFORMAL SECTOR		51295.73	5.12	2.52
iii) GR. HOUSING		313378.00	31.33	15.48
iv) FACILITY		115281.71	11.52	5.69
v) SECTOR COMM.		58884.12	5.88	2.92
vi) SECTOR COMM. PARKING		16758.46	1.68	0.83
vii) PARK		96975.26	9.69	4.79
viii) SECTOR GREEN BELT		226364.46	22.63	11.18
ix) ROAD		483898.73	48.38	23.90
C POPULATION				
POPULATION = (NO. OF PLOTS X 10) = (1045 X 10) = 10450				
GROUP HOUSING POPULATION = (GR. HOUSING AREA X DENSITY)				
GROUP HOUSING POPULATION = 142075 NOS				
INFORMAL SECTOR POPULATION = 5.12 X 600 = 3072 PERSONS				
TOTAL DESIGN POPULATION = (10450 + 14207 + 3072) = 27729 PERSONS				

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LAYOUT PLAN OF

DELTA-I

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AREA STATEMENT

TOTAL AREA OF THE SECTOR INCLUDING HALF THE PERIPHERAL ROAD	641200	64.12	
AREA UNDER HALF DEV. PLAN ROADS	115600	11.56	
GROSS AREA OF THE SECTOR	525600	52.56	100
AREA UNDER COMMERCIAL	56960L	5.69	10.84
AREA UNDER SCHOOL AND EXCHANGE	48150	4.82	9.16
AREA UNDER GREEN BELT	44996	37.42	
NET AREA OF THE SECTOR	374234	37.42	
AREA UNDER RESIDENTIAL PLOTS	170490	17.05	32.44
AREA UNDER FACILITIES	24480	2.85	5.42
AREA UNDER ROADS	152214	15.22	28.96
AREA UNDER OPEN SPACES	24310	2.43	4.62

PLOTS	SIZE	NOS
60	6M X 10M	1812
120	8M X 15M	125
200	10M X 20M	167



- 6M X 10M
- 8M X 15M
- 10M X 20M
- COMMERCIAL
- SCHOOL
- CONV. SHOP
- FACILITIES
- PARK

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SECTOR-16

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80 M WIDE ROAD

60 M WIDE ROAD

60 M WIDE ROAD

SECTOR ALPHA-II

105 M WIDE ROAD

105 M WIDE ROAD



DELTA-II

-  8M X 15M
-  10M X 20M
-  COMMERCIAL
-  SCHOOL
-  FACILITIES
-  PARK



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LAYOUT PLAN OF DELTA-III REFIN-III

- 15M X 30M
- 14M X 25M
- 10M X 20M
- GROUP HOUSING
- COMMERCIAL
- SCHOOL
- FACILITY
- PARK
- CONV. SHOP



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SECTOR-4



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PLOTS 10.0M X 20.0M	200 SQM
PLOTS 12.0M X 25.0M	300 SQM
PLOTS 16.0M X 30.0M	495 SQM
PLOTS 22.5M X 45.0M	1012.50 SQM

SECTOR-ETA

60 M WIDE ROAD

60 M WIDE ROAD

60 M WIDE ROAD

TO NOIDA

GROUP HOUSING
425PPHA

GREEN BELT

130 M WIDE ROAD

LAYOUT PLAN OF

ETA-I



- 10M X 20M (200 SQM)
- 12M X 25M (300 SQM)
- 16.5M X 30M (495 SQM)
- 22.5M X 45M (1012.50 SQM)
- SCHOOL
- FACILITY
- PARK

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LAYOUT PLAN OF GAMMA-1

PLOT SIZE	NOS.	ALLOCA-TION
15.0MX30.0M= 450 SQM	22	A
14.0MX25.0M= 350 SQM	135	B
11.0MX25.0M= 275 SQM	107	C
10.0MX20.0M= 200 SQM	293	D
8.0MX15.0M= 120 SQM	326	E
6.0MX10.0M= 60 SQM	507	F

SURAJPUR KASMA ROAD

**USE
YET TO BE
DECIDED**

**USE
YET TO BE
DECIDED**

HIGHER SECONDARY SCHOOL
3315 SOMERSET

ABADI

60 M WIDE ROAD

G.B.

G.B.

G.B.

SECTOR BETA-1

H.S.S.

ABADI VILLAGE
RAMPUR JAGIR

60 M WIDE ROAD

SECTOR GAMA - 2

SECTOR BETA-2

	FACILITIES		
	NURSING HOME		15M X 30M
	COMMUNITY CENTER		14M X 15 M
	SCHOOL		11M X 25M
	SHOPPING CENTER		10M X 20M
	GROUP HOUSING		8M X 15M
	PARK		6M X 10M



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LAYOUT PLAN OF GAMMA-II

AREA STATEMENT

TOTAL AREA OF THE SECTOR	583227	58.32
AREA UNDER FOREST	128312	12.83
NET AREA OF THE SECTOR	454915	45.49
AREA UNDER RESIDENTIAL PLOTS	147480	14.75
AREA UNDER GROUP HOUSING	40915	4.09
AREA UNDER COMMERCIAL (SECTOR)	20100	2.01
AREA UNDER FACILITIES	22480	2.25
AREA UNDER ROADS	118240	11.82
AREA UNDER OPEN SPACES	36100	3.61
AREA UNDER WATER WORKS	9600	0.96
AREA UNDER SCHOOL	60000	6.0

DETAIL OF PLOTS

PLOTS	SIZE	COLOUR	NOS.
350	14MX25M	Red	89
200	10MX20M	Yellow	295
120	8MX15M	Blue	201
60	6MX10M	Light Blue	836



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**SITE ALLOCATED FOR INTEGRATED SCHOOL COMPLEX
15 ACRES**

GROUP HOUSING
8403 SQM

GROUP HOUSING
5928 SQM

60M WIDE ROAD

18M WIDE ROAD

18M WIDE ROAD

60M WIDE ROAD

BETA-II



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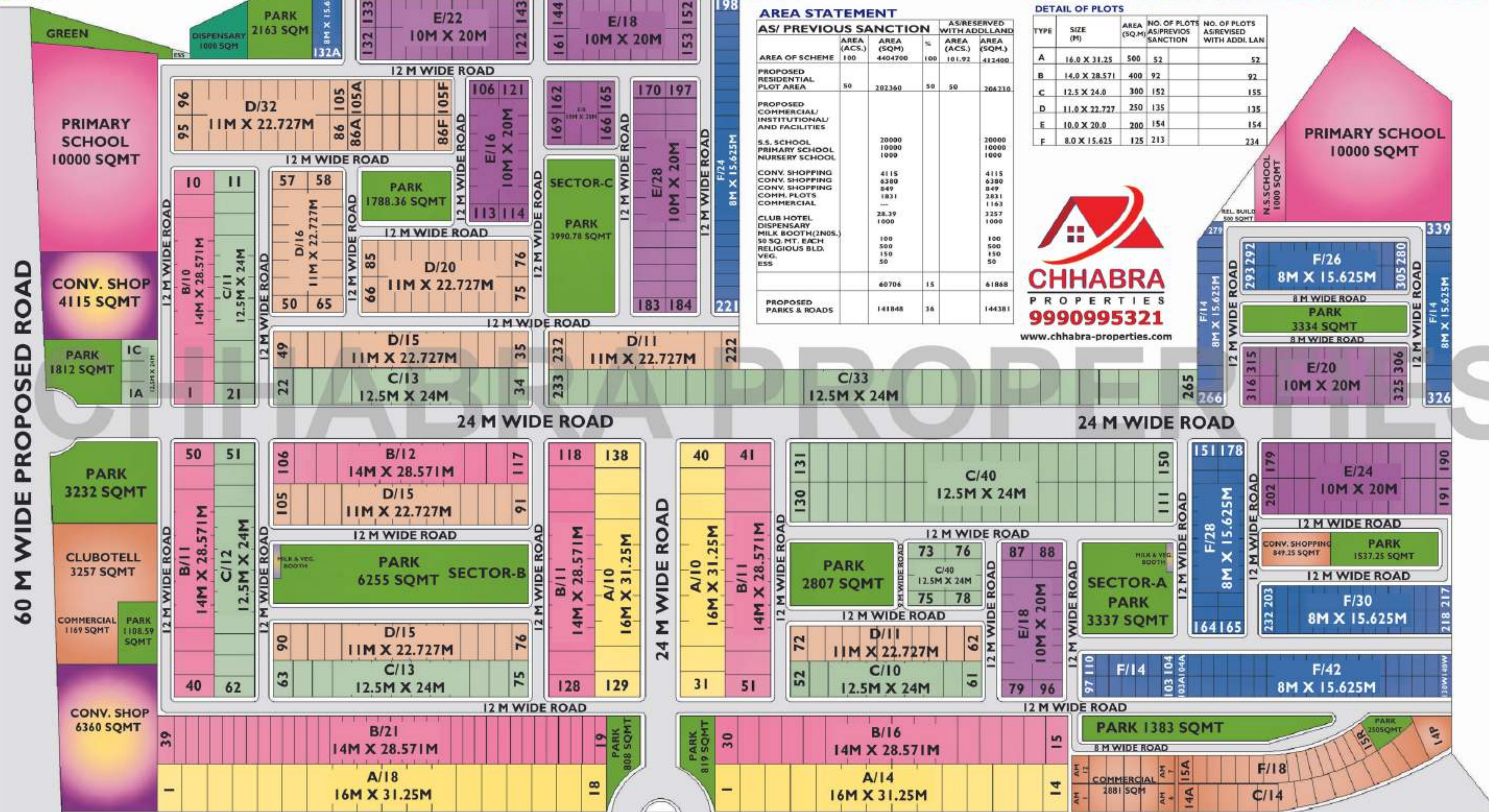
16M X 31.25M NOT TO SCALE
 14M X 28.571M केवल मार्ग दर्शन के लिए
 12.5M X 24M
 11M X 22.727M
 10M X 20M
 8M X 15.625M
 COMMERCIAL
 SCHOOL
 CONV. SHOP
 HOSPITAL
 PARK

CHHABRA
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LAYOUT PLAN OF GOLF LINK-I (P-8)

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AREA STATEMENT

AREA OF SCHEME	AS/ PREVIOUS SANCTION		AS/RESERVED WITH ADDLAND	
	AREA (ACS.)	AREA (SQM)	%	AREA (ACS.)
PROPOSED RESIDENTIAL PLOT AREA	50	202360	50	206230
PROPOSED COMMERCIAL/ INSTITUTIONAL/ AND FACILITIES				
S.S. SCHOOL		20000		20000
PRIMARY SCHOOL		10000		10000
NURSERY SCHOOL		1000		1000
CONV. SHOPPING		4115		4115
CONV. SHOPPING		6380		6380
CONV. SHOPPING		849		849
COMM. PLOTS		1831		2831
COMMERCIAL		—		1163
CLUB HOTEL		28.39		2257
DISPENSARY		1000		1000
MILK BOOTH(2NOS.)		100		100
50 SQ. MT. EACH		500		500
RELIGIOUS BLD.		150		150
VEG. ESS		50		50
PROPOSED PARKS & ROADS		60706	15	61868
		141848	36	144381

DETAIL OF PLOTS

TYPE	SIZE (M)	AREA (SQ.M)	NO. OF PLOTS AS/ PREVIOUS SANCTION	NO. OF PLOTS AS/ REVISED WITH ADD. LAN
A	16.0 X 31.25	500	52	52
B	14.0 X 28.571	400	92	92
C	12.5 X 24.0	300	152	155
D	11.0 X 22.727	250	135	135
E	10.0 X 20.0	200	154	154
F	8.0 X 15.625	125	213	234

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LAYOUT PLAN OF GOLF LINK-II

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TYPE	SIZE IN MXM=SQM	NOS.
A	16.0X31.25M=500SQM	13
B	14.0X28.57=400SQM	25
C	12.5X24M=300SQM	55
D	11.0X22.727M=250SQM	59
E	10.0X20.0=200SQM	84
F	8.0X15.625M=125SQM (COMMERCIAL PLOTS)	132
G	6.4X15.625M=100XSQM	37



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- 16M X 31.25M
- 14M X 28.571M
- 12.5M X 24M
- 11M X 22.727M
- 10M X 20M
- 8M X 15.625M
- 6.4M X 15.625M

- COMMERCIAL
- SCHOOL
- CLUB
- HOSPITAL
- PARK



UPSIDC HOUSING PLOTS

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60 M WIDE ROAD

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LAYOUT PLAN OF

SECTOR MU-1

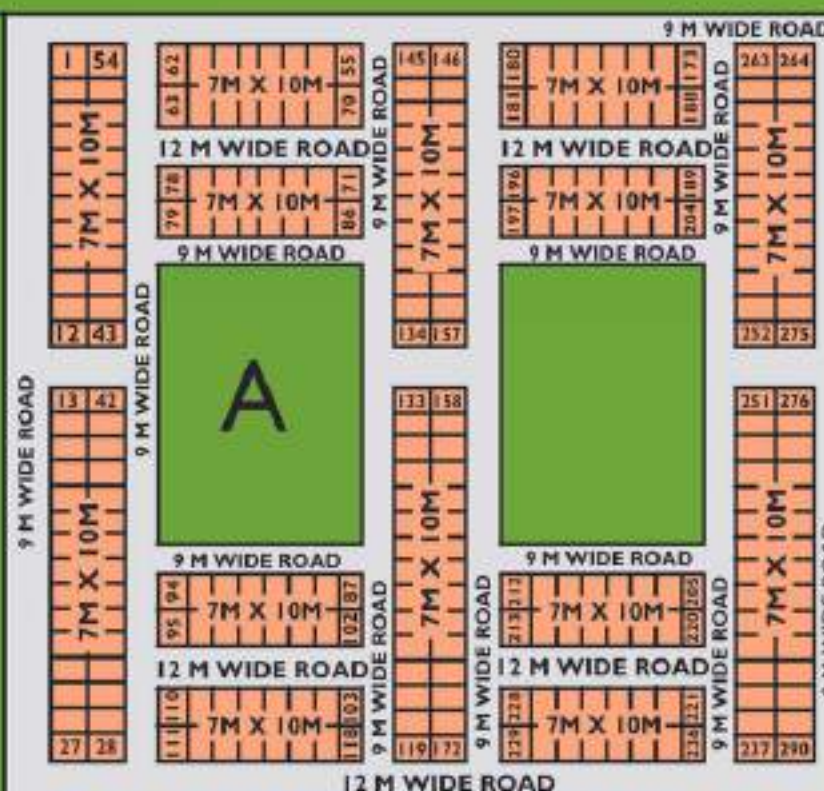
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DRY NALA

60 M WIDE ROAD

60 M WIDE ROAD

75 M WIDE MASTER PLAN GREEN
AREA 48314.6 SQM



INFORMAL SECTOR
17139.32 SQM



NH
AREA=1000
NS
AREA=1000
NH
AREA=1000

CONV.
SHOPPING
AREA=2483.71

FACILITY
2688.78 SQM

SE. SECONDARY
SCHOOL
AREA=9350.81 SQM

NS
AREA=1498.03

SECTOR SHOPPING
AREA=6073.59 SQM

COMMUNITY
CENTER
AREA=4047.93 SQM

DISPENSARY
AREA=5217.11 SQM

CRECHE
1004.84

FACILITY
637.80

CONV.
SHOPPING
AREA=2000.0
SQM

AT
734.87

100 M WIDE COMMERCIAL BELT
AREA=77343.6 SQM

18 M WIDE ROAD

12 M WIDE ROAD

9 M WIDE ROAD

7 M X 10M

7.5M X 12M

7.5M X 12M

7.5M X 12M

7.5M X 12M

7.5M X 12M

7.5M X 12M

7.5M X 12M

7.5M X 12M

AREA STATEMENT	AREA (IN SQM.)	(IN HA.)	%
A. AREA UNDER M.P. USES	537794.44	53.78	
GROSS AREA OF THE SECTOR (WITH HALF PERIPHERAL ROAD)	87522.42	8.75	
AREA UNDER HALF PERIPHERAL ROAD (WITHOUT PERIPHERAL ROAD)	450272.02	45.03	
TOTAL AREA OF THE SECTOR (WITHOUT PERIPHERAL ROAD)	40251.32	4.03	
AREA UNDER M.P. GREEN BELT	70922.67	7.09	
AREA UNDER COMM. BELT	20371.07	2.04	
AREA UNDER HIGH TENSION LINE	310726.96	31.07	100.0
NET AREA OF THE SECTOR			
BREAK UP LAND USE			
(I) AREA UNDER PLOTS	91281.56	9.13	29.38
(II) FACILITY	39117.52	3.92	12.62
(III) INFORMAL SECTOR	17139.32	1.71	5.50
(IV) SECTOR GREEN BELT	25385.04	2.54	8.18
(V) AREA UNDER PARK	22357.49	2.24	7.21
(VI) AREA UNDER ROAD	115246.93	11.53	37.11
SALEABLE AREA=(9.13+3.92+1.71)=14.76 HA.=47.50% OF NET SEC. AREA			
PLOTS - SIZE NOS.			
70 SQM. 7.0 X 10.0	666		
90 SQM. 7.5 X 12.0	324		
120 SQM. 8.0 X 15.0	125		
TOTAL PLOTS = 1115 X 10 NOS.			
C. POPULATION			
(I) PLOTTED DEV. = (NO. OF PLOTS X 10) = 1115 X 10			
= 11150 POPULATION			
(II) IN FOR. SEC. = (AREA X DENSITY)			
= (1.71 X 400) = 684 PERSONS			
TOTAL DESIGN POP. = (11150 + 684) = 11834 PERSONS			
DENSITY = TOTAL POPULATION/ NET SECTOR =			
12176 / 31.07 = 392 PPH/HA.			

NO OF PLOTS:

- 8M X 15M 666
- 7.5M X 12M 324
- 7M X 10M 125
- SCHOOL
- FACILITIES
- DISPENSARY
- COMMERCIAL
- SHOPPING CENTER
- NALA
- PARK



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GOLF COURSE

80 M WIDE SURAJPUR KASNA ROAD

PARI CHOWK

KNOWLEDGE PARK I & II

80 M WIDE EXPRESS WAY

APPROACH FROM EXPRESS HIGHWAY
AS PER MASTER PLAN



LAYOUT PLAN OF NRI CITY

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DETAIL OF PLOTS

SIZE MTS.	AREA SQ. MTS.
19.02 X 41	780.23 (933 SQ YDS)
18.0 X 41	738.00 (882.32 SQ YDS)
12.5 X 32	400.00 (474.50 SQ YDS)
12 X 28	336.00 (401.86 SQ YDS)
27 X 13.42	362.34 (433.19 SQ YDS)
10 X 25	250.00 (299.00 SQ YDS)

- COMMERCIAL
- SCHOOL
- NURSING HOME
- GROUP HOUSING
- PARK
- ESS



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LAYOUT PLAN OF OMICRON - I

AREA STATEMENT

	AREA (IN SQM.)	(IN HA.)	%
A. AREA UNDER M.P. USES	998870.26	99.89	
TOTAL AREA OF THE SECTOR	153064.70	15.31	
AREA UNDER HALF PERIPHERAL ROADS	845805.17	84.58	
TOTAL AREA OF THE SECTOR	70365.17	7.04	
AREA UNDER M.P. GREEN BELT	33867.46	3.39	
AREA UNDER ABADI	290669.79	29.07	
AREA UNDER ABADI EXPANSION	27993.16	2.79	

B. NET SCHEME AREA			
NET AREA OF THE SECTOR	422889.21	42.29	100.00
BREAK UP			
LAND USE			
I) GROUP HOUSING	275858.97	27.60	65.26
II) FACILITY	47994.43	4.80	11.35
III) INFORMAL SECTOR	81558.02	8.15	11.35
IV) SECTOR GREEN	17481.12	1.74	4.12

SALEABLE AREA = (27.60+4.81+8.15)=40.55=94.88% OF NET SEC. AREA

C. POPULATION

(I) GROUP HOUSING POP=(AREA OF GR. HOUSING X 525)

=(27.60 X 525)=14490 PERSONS

(II) INFOR. SEC. POP.=(INFORM. SEC. AREA X DENSITY)

=(8.15 X 600) = 4890 PERSONS

TOTAL DESIGN POP.=(14490+4890)=19380 PERSONS

DENSITY=(19380 PERSONS/42.29 HA)= 458 PPH

FACILITIES PROVIDED IN FACILITY POCKET:

FACILITIES	NOS.	AREA
NS	1	0.1 HAC.
SR, SEC. SCHOOL	1	1.0 HAC.
DESPENSARY	1	0.5 HAC.
NH	1	0.1 HAC.
CS	2	0.4 HAC.
SEC. SHOPPING	1	0.6 HAC.
COM. CENTER	1	0.4 HAC.
MV	1	0.02 HAC.
AUTO TAXI STAND	1	0.05 HAC.

TOTAL = 3.17 HAC.

SIGMA-II

130 M WIDE ROAD

100 M WIDE M.P. GREEN BELT
AREA=70365.17 SQM

100 M WIDE M.P.
GREEN BELT

60 M WIDE ROAD

PLOT NO. GH-01
GROUP HOUSING
AREA=121442.80 SQM
= 12.15 HAC (30 ACRES)

PROVISIONS OF FACILITY POCKET AS PER MASTER PLAN NORMS.

PROVISIONS OF INFORMAL SECTOR HAVING MIN. AREA OF 0.61 HA. AND DENSITY 600-1500.

POPULATION = 6380 PERSONS.

FACILITY NAME	NOS.
NURSERY SCHOOL	1
NURSING HOME	1
CONV. SHOPPING	1
MILK BOOTH	1

PLOT NO. GH-02
GROUP HOUSING
AREA=80939.62 SQM
= 7.10 HAC (20 ACRES)

PROVISIONS OF FACILITY POCKET AS PER MASTER PLAN NORMS.

PROVISIONS OF INFORMAL SECTOR HAVING MIN. AREA OF 0.41 HA. AND DENSITY 600-1500.

POPULATION = 4255 PERSONS.

FACILITY NAME	NOS.
CONV. SHOPPING	1

SUPERTECH

PLOT NO. GH-02
GROUP HOUSING
AREA=80939.62 SQM
= 7.10 HAC (20 ACRES)

PROVISIONS OF FACILITY POCKET AS PER MASTER PLAN NORMS.

PROVISIONS OF INFORMAL SECTOR HAVING MIN. AREA OF 0.37 HA. AND DENSITY 600-1500.

POPULATION = 3860 PERSONS.

FACILITY NAME	NOS.
CONV. SHOPPING	1

ELDECO

FACILITY
25997.22 SQM
=2.60 HAC

60 M WIDE ROAD

OMICRON II

60 M WIDE ROAD

VILLAGE MATHURA PUR

SCHOOL

TEMPLE

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SPACE RESERVED FOR ABADI
EXPANSION FOR THE VILLAGE
290669.79 SQM

AREA=75694.09 SQM

SPACE RESERVED FOR INFORMAL
SECTOR 81558.02 SQM

FACILITY
21997.21 SQM
= 2.20 HAC

60 M WIDE ROAD

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- SCHOOL
- FACILITY
- TEMPLE
- PARK



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AREA STATEMENT		AREA (IN SQM.)	AREA (IN HA.)
A. AREA UNDER M.P. USES			
TOTAL AREA OF THE SECTOR (WITH HALF PERIPHERAL ROAD)		787102.33	78.71
AREA UNDER HALF PERIPHERAL ROADS		136998.49	13.70
TOTAL AREA OF THE SECTOR (WITHOUT PERIPHERAL ROAD)		650103.84	65.01
AREA UNDER M.P. GREEN BELT		146575.15	14.66
B. NET SCHEME AREA			
NET AREA OF THE SECTOR		503528.69	50.35
BREAK UP			
LAND USE			
I) RES. (PLOTTED DEV.)		184438.00	18.44
II) FACILITY		23655.55	2.37
III) PARK/PLAYGROUND		96959.10	9.70
IV) SECTOR GREEN BELT		46404.51	4.64
V) ROADS		152071.53	15.20
PLOTS SIZE NOS.			
90 SQM. 7.5 X 12.0		314	
120 SQM. 8.0 X 15.0		442	
250 SQM. 12.50 X 20.0		216	
500 SQM. 16.00 X 31.25		98	
C. POPULATION			
(I) PLOTTED POP. = (NO. OF PLOTS X 10) = 10700 X 10			
= 10700 POPULATION			
ACHIEVED DENSITY = 10700/50.35 = 213 PPH			



SIZE	NO
7.5M X 12M	314
8M X 15M	442
12.5M X 20M	216
16M X 31.25M	98

TEMPLE	COMMUNITY CENTER	SCHOOL	CONV. SHOP	HOSPITAL	PARK
--------	------------------	--------	------------	----------	------

SECTOR - 37

130 M WIDE ROAD

100 M WIDE M.P. GREEN BELT

60 M WIDE ROAD

75 M WIDE M.P. GREEN BELT

60 M WIDE ROAD

SECTOR-MU-II

60 M WIDE ROAD

60 M WIDE ROAD

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OMICRON-I

VILLAGE
MATHURAPUR



TEMPLE



POND



SCHOOL

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LAYOUT PLAN OF OMICRON - III

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RECREATIONAL GREEN

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SECTOR-PI-1&2

130 M WIDE ROAD

MASTER PLAN GREEN BELT 100 M WIDE

60 M WIDE ROAD

AREA STATEMENT

AREA	(IN SQM.)	(IN HA.)	%
A. AREA UNDER M.P. USES			
TOTAL AREA OF THE SECTOR (WITH HALF PERIPHERAL ROAD)	1125174.71	112.52	
TOTAL AREA OF THE SECTOR (WITHOUT PERIPHERAL ROAD)	958720.83	95.87	
AREA UNDER M.P. GREEN BELT	178198.72	17.81	
B. NET SCHEME AREA			
NET AREA OF THE SECTOR	780522.11	78.06	100.00
BREAK UP LAND USE			
I) RES. (PLOTTED DEV.)	154725.51	15.47	19.82
II) AREA FOR FUTURE	7501.16	0.75	0.96
III) GR. HOUSING	252467.14	25.25	32.35
IV) FACILITY	43651.91	4.37	5.60
V) INFORMAL SECTOR	31984.50	3.20	4.09
VI) PARK	59878.80	5.99	7.67
VII) SECTOR G. BELT	71653.27	7.17	9.19
VIII) ROAD	158640.82	15.86	20.32
SALEABLE AREA = (15.47+25.25+4.37+3.20) = 48.29 HA. = 61.86% OF NET SEC. AREA			
PLOTS	SIZE	NOS.	
60 SQM.	6.0 X 10.0	526	
90 SQM.	6.0 X 15.0	188	
112 SQM.	7.5 X 15.0	186	
120 SQM.	8.0 X 15.0	348	
162 SQM.	9.0 X 18.0	156	
200 SQM.	10.0 X 20.0	76	
TOTAL PLOTS = 1480 NOS.			
C. POPULATION			
(I) PLOTTED POP. = (NO. OF PLOTS X 10) = 1464 X 10 = 14600 PERSONS			
(II) GR. HOUS. POP. = (GR. HOUSE AREA X DENSITY) = (25.25 X 200) = 5050 PERSONS			
(III) INFORM. SEC. POP. = (INFORM. SEC. AREA X DENSITY) = (3.20 X 600) = 1920 PERSONS			
TOTAL DENSITY POP. = (14600+5050+1920) = 21770			
DENSITY = (21770 PERSONS/78.06 HA) = 278.88 PPHA			

130 M WIDE ROAD

MASTER PLAN GREEN BELT 100 M WIDE

ESS-8

GROUP HOUSING
PLOT NO.GH 02
52303.90 SQM

A

GROUP HOUSING
PLOT NO.GH 03
41265.84 SQM

ESS-1

TPH-3

GROUP HOUSING
PLOT NO.GH 01
73754.23 SQM

GROUP HOUSING
PLOT NO.GH 06
30532.66 SQM

SENIOR CITIZEN

GROUP HOUSING
PLOT NO.GH 07
20411.62 SQM

D

FACILITIES
16564.41 SQM

ESS-7

FOR FUTURE
DEVELOPMENT
AREA=7501.16 SQM

ESS-5

TPH-1

OHT

AREA=5000

ESS-3

TPH-2

ESS-4

ESS-6

ESS-7

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LAYOUT PLAN OF SECTOR PI-1 & PI-2

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PLOTS	SIZE	NOS.
300	12.0 X 25.0	95
500	16.0 X 31.25	94

TOTAL NO. OF PLOTS = 159

TOTAL POPN. OF SECTOR @ 10 PER./PLOT = 1590

TOTAL POPN. OF SECTOR 33 (NATIONAL) @ 350PPHA = 20300

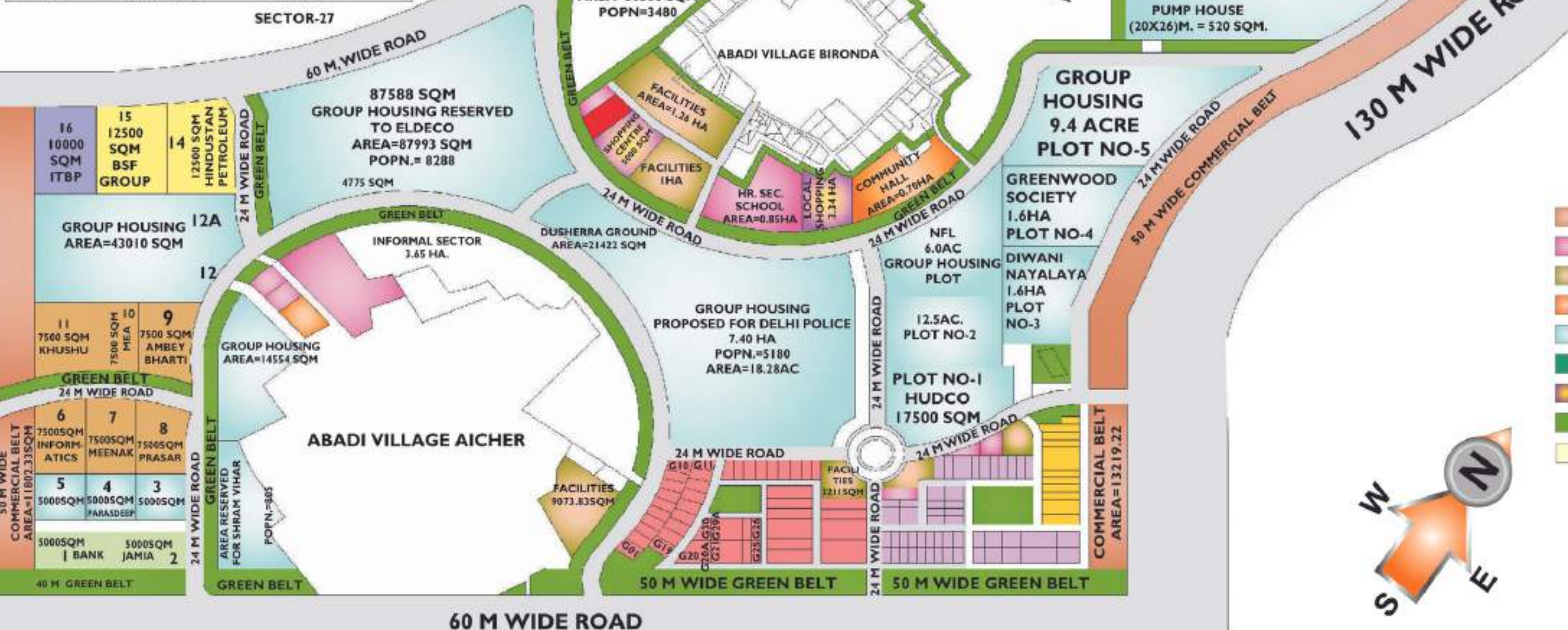
TOTAL POPN. OF SECTOR 32 (NATIONAL) @ 500PPHA = 27500

TOTAL POPN. OF SECTOR 32 & 33 (NATIONAL) = 47800

TOTAL POPN. OF SECTOR 32 & 33 (ACTUAL) = 47617

S. NO.	USE PREMISES	UNIT AREA (IN HA.)	NO. OF UNITS	TOTAL AREA (IN HA.)
1.	NURSERY SCHOOL	0.08	2	0.72
2.	HR. SEC. SCHOOL	2.00	6	8.0
3.	HEALTH FACILITIES	0.10	3	0.6
4.	CONVENIENT SHOPPING	0.15	3	1.35
5.	LOCAL SHOPPING	0.50	6	1.50
6.	RELIGIOUS BUILDING	0.005	10	0.045
7.	MILK BOOTH	0.050	3	0.40
8.	COMMUNITY HALL A	0.10	3	0.80
9.	COMMUNITY HALL B CUM. LIB.	0.25	6	0.75
10.	MILK & VEG. BOOTH	0.015	1	0.090
11.	AUTO CUM TAXI STAND	0.050	1	0.150
	TOTAL AREA			14.40

AREA STATEMENT	AREA (IN SQM.)	(IN HAC.)	%
TOTAL AREA OF THE SECTOR	3333693.102	333.37	
AREA UNDER PERIPHERAL ROAD OF THE SECTOR	322276.42	32.22	
TOTAL AREA OF THE SECTOR	3011416.68	301.14	
AREA UNDER ABADI VILLAGE AICHER	160419.83	16.04	
AREA UNDER ABADI VILLAGE BIRONDA	107816.41	10.78	
AREA UNDER ABADI VILLAGE BIRONDI	34549.82	34.55	
LAND FOR ABADI SETTLEMENT - BIRONDI	77506	7.75	
AREA UNDER H.P. GREEN BELT	52684.15	5.27	
AREA UNDER H.P. COMMERCIAL BELT	143738.50	14.37	
NET AREA OF THE SECTOR	2434702	243.47	
AREA UNDER GROUP HOUSING	1156334.16	115.63	100
AREA UNDER PLOTTED DEVELOPMENT	63986.01	6.4	47.5
AREA UNDER INFORMAL SECTOR	90312.23	9.03	2.63
AREA UNDER FACILITIES	215714.40	21.57	3.71
AREA UNDER ROAD	671110.21	67.11	8.06
AREA UNDER PARK & OPEN SPACE	160320.46	16.03	27.53
AREA UNDER SECTOR GREEN BELT	76914.52	7.7	6.61



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LAYOUT PLAN OF POCKET P-3

- INFORMAL SECTOR
- FACILITY
- PARK
- DRAIN

PLOT AREA	PLOT SIZE	NOS.
200	10.0 X 20.0	630
120	8.0 X 15.0	273
80	8.0 X 10.0	593



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UPSIDC LAND SECTOR 31

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KASNA ROAD

SURAJPUR ROAD

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45 M WIDE ROAD

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PLOT NO-10
AREA = 7.44AC

PLOT NO-11
AREA = 6.0025AC

PLOT NO-8
AREA = 25.65AC

LAYOUT PLAN OF POCKET P-4

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16 M WIDE ROAD

9 M WIDE ROAD

9 M WIDE ROAD

9 M WIDE ROAD

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9 M WIDE ROAD

9 M WIDE ROAD

9 M WIDE ROAD

9 M WIDE ROAD

9 M WIDE ROAD

9 M WIDE ROAD

9 M WIDE ROAD

9 M WIDE ROAD

9 M WIDE ROAD

9 M WIDE ROAD

PARK

PARK

PARK

PLOTS DETAIL :-

SIZE	AREA	NOS.
12.0MX25.0M	300SQM.	36
10.0MX20.0M	200SQM.	78
7.0MX14.0M	98SQM.	23
6.0MX10.0M	60SQM.	87
TOTAL		224

PLOT NO-7
GGHSO
AFNHB

- 6M X 10M
- 7M X 14M
- 10M X 20M
- 12M X 25M
- PARK



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LAYOUT PLAN OF SECTOR-2 (GREATER NOIDA)

NOT TO SCALE
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- PARK & GREEN BELT
- COMMERCIAL & SHOPS
- FACILITY
- SCHOOL & N.S
- GROUP HOUSING
- ROAD

B. NET SCHEME AREA		AREA STATEMENT		AREA	
NET AREA OF THE SECTOR	(IN SQM)	A. AREA UNDER M.P. USES	(IN SQM)	(IN HA.)	(IN HA.)
LAND USED	1509104.93	TOTAL AREA OF SECTOR (WITH/OUT HALF PERIPHERAL ROAD)	2990731.15	300.78	
RES. (PLOTTED DEV.)	481639.21	AREA UNDER PERIPHERAL ROAD	346048.06	34.80	
AREA FOR GROUP HOUSING	128132.96	TOTAL AREA OF THE SECTOR (WITH/OUT HALF PERIPHERAL ROAD)	2643704.15	266.37	
AREA FOR INFORMAL USE	108013.8	AREA UNDER M.P. GREEN BELT	123925.23	12.39	
FACILITY	349236.64	AREA UNDER ABADI EXPANSION	40092.80	40.09	
PARK/GREEN BELT	367899.42				
ROADS					

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60 M WIDE ROAD



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C. POPULATION

1. PLOTTED POP. = (NO. OF PLOTS X 10) = (2597 X 10) = 25970 PERSONS.
2. FLATTED POP. @ 1650 PERSONS/HA = 12.81 X 1650 = 21137 PERSONS.
3. INFORMAL SECTOR @ 1650 PERSONS/HA = 7.42 X 1650 = 12243 PERSONS.

PLOTS	SIZE	NOS.
162 SQM.	9.0X18.0	1575
220 SQM.	11.0X20.0	1022
TOTAL = 2597		

SECTOR-1

60 M WIDE ROAD

GREEN BELT

INFORMAL AREA
AREA=18294 SQM

75 M WIDE COMMERCIAL BELT



AREA STATEMENT	AREA (IN SQM)	(IN HA)	%
A. AREA UNDER M.P. USES			
TOTAL AREA OF THE SECTOR (WITH HALF PERIPHERAL ROAD)	1535569.95	153.55	
AREA UNDER HALF PERIPHERAL ROAD	227157.45	22.72	
TOTAL AREA OF THE SECTOR (WITHOUT PERIPHERAL ROAD)	1308412.30	130.84	
AREA UNDER MP GREEN BELT	59311.85	5.93	
AREA UNDER MP COMMERCIAL BELT	158121.0	15.81	
B. NET SCHEME AREA			
NET AREA OF THE SECTOR	1090979.45	109.10	
BREAK UP			
RESL. (PLOTED DEV.)	409627.0	40.96	37.55
AREA TO BE PLANNED IN FUTURE	53098.0	5.31	4.87
AREA FOR INFORMAL USE	59652.0	5.97	5.47
FACILITY	55968.0	5.60	5.13
PARK/GREEN AREA	128200.0	12.82	11.75
SECTOR G. BELT ROADS	56276.0	5.63	
	328158.45		

SECTOR-2

80 M WIDE ROAD

INFORMAL AREA=41358 SQM

FACILITY
AREA=8360 SQM

FACILITY

75 M WIDE COMMERCIAL BELT

80 M WIDE ROAD

KP-V

LAYOUT PLAN OF SECTOR - 3

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FACILITY
AREA
21615 SQM

AREA TO BE PLANNED IN FUTURE
AREA=53098 SQM

FACILITY
AREA
9483 SQM

75 M WIDE COMMERCIAL BELT

130 M WIDE ROAD

GREEN BELT

- 8M X 15M = 120SQM
- 10M X 20M = 200 SQM
- FACILITIES
- COMMERCIAL
- PARK

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LAYOUT PLAN OF SECTOR-36

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AREA STATEMENT TOTAL AREA OF THE SECTOR INCLUDING

HALF THE PERIPHERAL ROADS	671800	67.18
AREA UNDER HALF DEV. PLAN ROADS	102400	10.24
NET AREA OF THE SECTOR	569400	56.91
AREA UNDER RESIDENTIAL PLOTS	227290	22.73
AREA UNDER GROUP HOUSING	23768	2.33
AREA UNDER COMMERCIAL (SECTOR)	3700	3.57
AREA UNDER FACILITIES	74948	7.49
AREA UNDER ROADS	133573	13.36
AREA UNDER OPEN SPACES	24601	2.45
AREA UNDER GREEN BELT	49520	4.95
SALEABLE AREA	361706	36.17
NONSALEABLE AREA	207694	20.77

- COMMERCIAL
- SCHOOL
- FACILITY
- COMMUNITY CENTER
- GROUP HOUSING
- NURSING HOME
- SHOPPING
- PARK



PLOTS	SIZE	NOS	COLOUR
350	14.0 X 25.0	46	
300	12.0 X 25.0	21	
275	11.0 X 25.0	105	
200	10.0 X 20.0	164	
162	9.0 X 18.0	121	
	8.1 X 20.0		
120	8.0 X 15.0	328	
112	6.25 X 15.0	85	
90	6.0 X 15.0	165	
60	6.0 X 10.0	500	
40	4.0 X 10.0	156	



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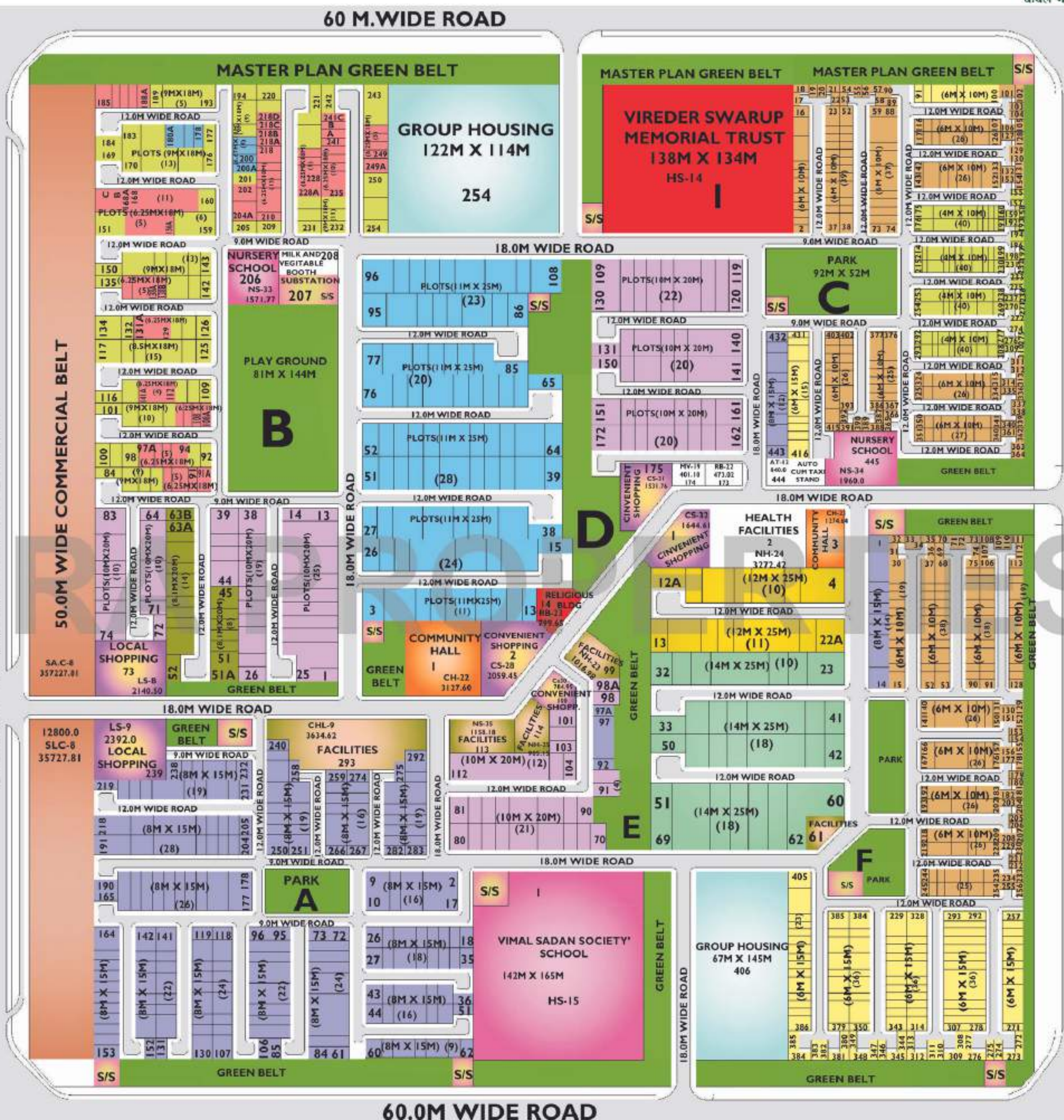
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SECTOR 31

60.0M WIDE ROAD



60.0M WIDE ROAD

SECTOR 42

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LAYOUT PLAN OF SECTOR-37



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- 10M X 20M
- 8M X 15M
- FACILITIES
- SPORTS COMPLEX
- COMMERCIAL
- SHOPPING CENTER
- WATER WORKS
- PARK



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GREEN BELT

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WATER
WORK

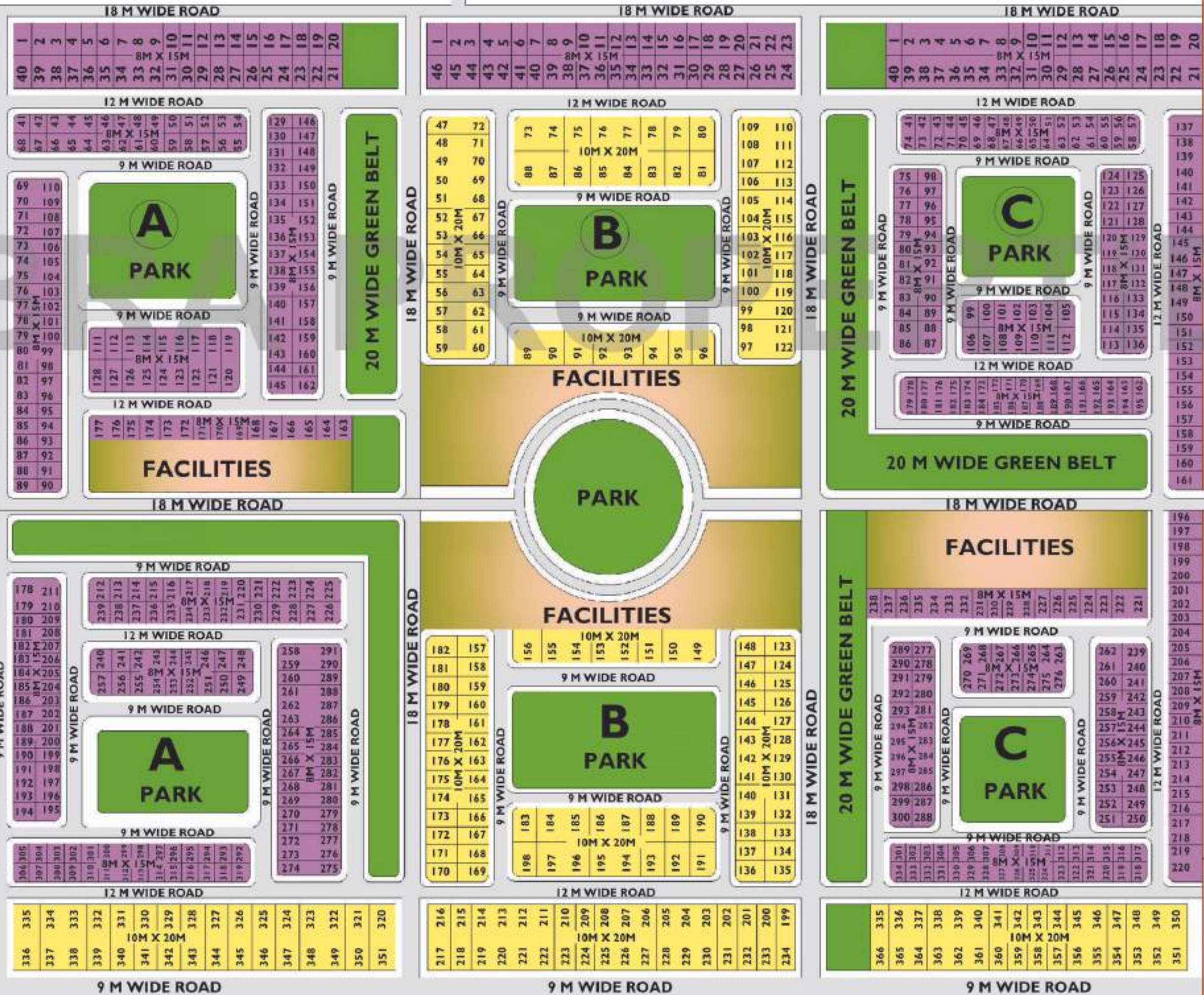
SPORTS COMPLEX

GREEN BELT 50 M WIDE

ZONAL SHOPPING COMPLEX

75 M WIDE GREEN BELT

75 M WIDE GREEN BELT



50 M WIDE COMMERCIAL BELT

50 M WIDE COMMERCIAL BELT

60 M WIDE ROAD

NOT TO SCALE
केवल मार्ग दर्शन के लिए

AREA STATEMENT AREA IN SQM.

TOTAL AREA OF THE SECTOR INCLUDING CROSS AREA UNDER SECTOR	1198140.00	
AREA UNDER MASTER PLAN COMMERCIAL	1004985.00	
AREA UNDER ABADI	70494.54	
MASTER PLAN GREEN BELT	28633.96	
NET AREA UNDER SECTOR	46367.99	
AREA UNDER RESIDENTIAL DEVELOPMENT	859488.50	
AREA UNDER PLOTTED DEVELOPMENT	412650.81	
AREA UNDER INFORMAL	390141.47	%
AREA UNDER FACILITIES	22509.34	
AREA UNDER GREEN	66002.72	
AREA UNDER PARKS	150338.54	
AREA UNDER ROAD SIDE GREEN BELT & OTHER	76786.03	
AREA UNDER ROAD	73552.51	
	230496.44	
TOTAL NOS OF PLOTS	1045	
TOTAL NOS OF 500 SQ. PLOTS	297	
TOTAL NOS OF 300 SQ. M.PLOTS	748	
SALEABLE AREA IN SQM.	478653.53	55.69 %
NON SALEABLE AREA IN SQM.	380834.98	44.31 %
POPULATION IN PLOTTED DEV.	10450	NOS
POPULATION IN INFORMAL SECTOR	1125	90.28 %
0500 PER/HA		9.72 %
TOTAL POPULATION DENSITY	11575	PPHO

- 24M X 12.5M
- 31.25M X 16M
- COMMERCIAL
- SCHOOL
- FACILITY
- COMMUNITY CENTER
- PARK



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60 M WIDE ROAD

80 M WIDE ROAD

80 M WIDE ROAD

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INTEGRATED SCHOOL COMPLEX
AREA 4574 HA

A

PARK

PARK

PARK

FACILITY

18 M WIDE ROAD

PARK

B

PARK

NURSERY SCHOOL

FACILITY

PARK

FACILITY

PARK

GREEN BELT

GREEN BELT

MASTER PLAN COMMERCIAL BELT
AREA= 21581.41

MASTER PLAN COMMERCIAL BELT
AREA= 15651.11

LAYOUT PLAN OF SIGMA-II

- 24M X 12.5M
- 31.26M X 16M
- COMMERCIAL
- SCHOOL
- NURSING HOME
- COMMUNITY CENTER
- PARK



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SECTOR 37 (RHO-2, RI SCHEME)

60M WIDE ROAD

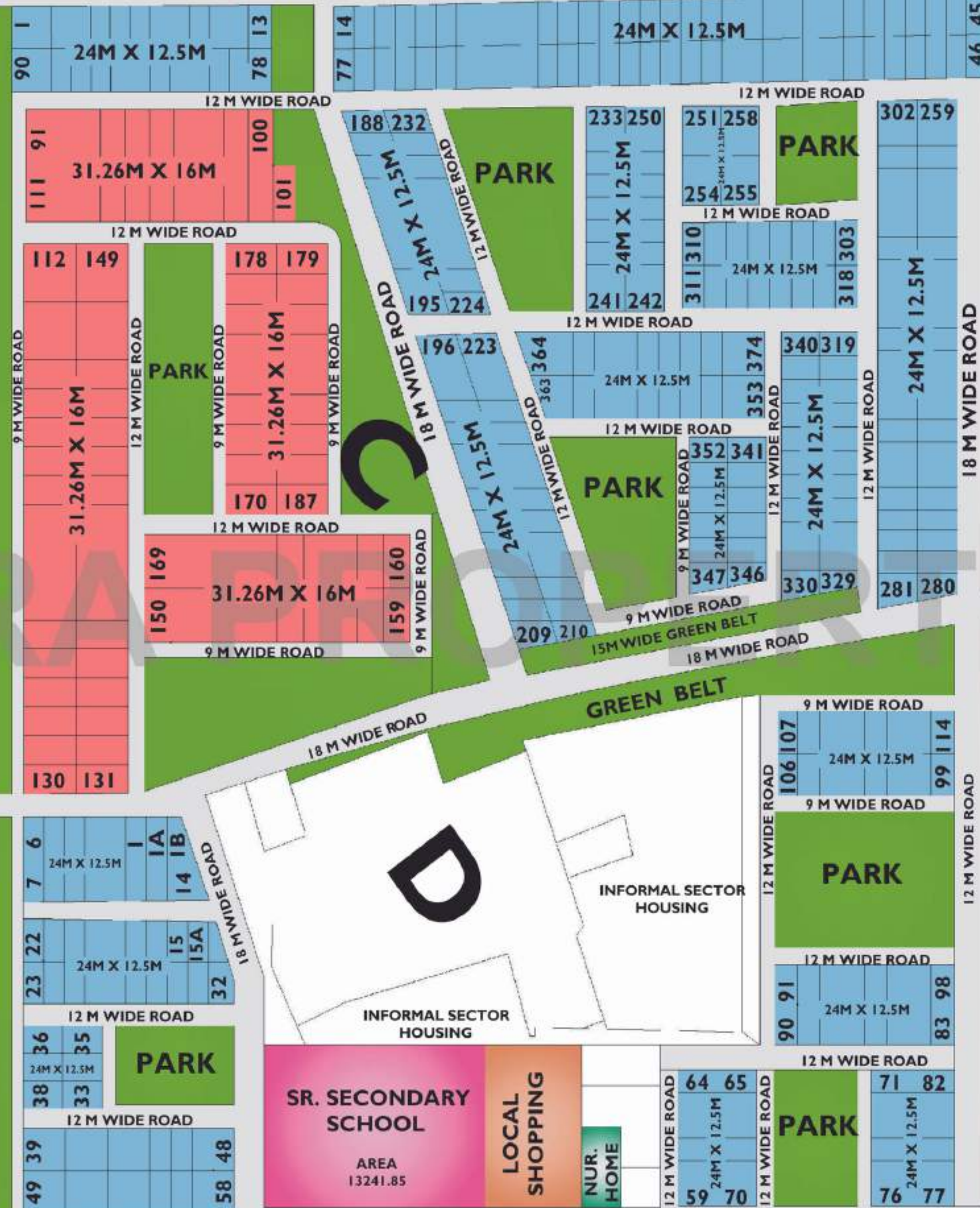
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SECTOR - 42 (SIGMA-I)

80M WIDE ROAD

GREEN BELT



COMMERCIAL

60 M WIDE ROAD

SECTOR - 44

COMMERCIAL

80M WIDE ROAD

GREEN BELT

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LAYOUT PLAN OF SIGMA-IV

SIGMA I

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SIGMA II

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- AUSTONIA (20M X 11M)
- CASSIA SEMIA ESTATE (20M X 11M)
- CHOROSIA ESTATE (20M X 11M)
- COMMERCIAL
- SCHOOL
- NURSING HOME
- GROUP HOUSING
- PARK
- ESS



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SIGMA III

60 M WIDE ROAD CORRIDOR

80 M WIDE ROAD CORRIDOR

60 M WIDE ROAD CORRIDOR

130 M WIDE ROAD



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60 M WIDE ROAD

- COMMERCIAL
- SCHOOL
- FACILITY
- COMMUNITY CENTER
- GROUP HOUSING
- NURSING HOME
- SHOPPING
- PARK
- 10.0X20.0
- 8.0X15.0
- 7.5X12.0



AREA STATEMENT	AREA		
AREA UNDER M.P. USES	(IN SQM.)	(IN HA.)	% AGE
GROSS AREA OF THE SECTOR (WITH HALF PERIPHERAL ROAD)	547431.06	54.74	100.00
AREA UNDER HALF PERIPHERAL ROAD	92084.30		
TOTAL AREA OF THE SECTOR (WITHOUT PERIPHERAL ROAD)	455346.76	45.53	
AREA UNDER COMMERCIAL BELT	65313.49	6.53	
AREA UNDER HIGH TENSION LINE	2582.61	0.26	
B. NET SCHEME AREA			
NET SCHEME AREA OF THE SECTOR	387450.66	38.74	100.00
BREAK UP			
LAND USED			
(I) AREA UNDER PLOTS	126681.00	12.67	32.71
(II) FACILITY	27949.45	2.79	7.20
(III) INFORMAL SECTOR	20386.73	2.04	5.26
(IV) SECTOR GREEN BELT	46724.42	4.67	12.05
(V) AREA UNDER PARK	36336.65	3.63	9.37
(VI) AREA UNDER ROAD	129372.41	12.94	33.40

200 SQM. 10.00 X 20.00 M	360 NOS.
120 SQM. 8.00X 15.00 M	343 NOS.
90 SQM. 7.50X 12.00 M	264 NOS.
TOTAL NO. OF PLOTS	913 NOS.

LAYOUT PLAN OF SECTOR-XU1

SECTOR-XU1

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LAYOUT PLAN OF SECTOR XU-III

AREA STATEMENT		
	IN SQM.	IN HA.
AREA UNDER M.P. USES		
TOTAL AREA OF THE SECTOR (WITH HALF PERIPHERAL ROAD)	1133329.00	133.33
AREA UNDER HALF PERIPHERAL ROAD	57248.50	5.72
TOTAL AREA OF THE SECTOR (WITH OUT PERIPHERAL ROAD)	1076080.50	107.61
AREA UNDER POND	13231.90	1.32
AREA UNDER NALA	12183.95	1.22
AREA UNDER VILLAGE ABADI	224157.57	22.42
AREA UNDER ABADI EXPANTION	250648.69	25.06
NET SCHEME AREA		
NET AREA OF THE SECTOR	575858.39	57.59
BREAK UP		% AGE
LAND USED		
(I) RES. (PLOTED DEV.)	182040.00	18.20
(II) INFORMAL SECTOR	31763.00	3.18
(III) FACILITY	23438.60	2.34
(IV) PARK / GREEN AREA	42709.00	4.27
(V) SECTOR GREEN BELT	128810.00	12.89
(VI) ROADS	167097.79	16.71
TOTAL SALEABLE AREA=23.72 HAC =41.19%OF NET AREA		
PLOTS	SIZE	NOS.
120 SQM.	8.0X15.0	1517
POPULATION		
(I) PLOTED POP.=(NO OF PLOTS X 10)=(1517 X 10)=15170 PERSONS.		
(II) GROUP HOUSING POP. =(AREA X DENSITY)		
=3.18 HAC X 1200 = 3816 PERSONS		
ACHIEVED DENSITY =330 PPH		



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- COMMERCIAL
- SCHOOL
- FACILITY
- COMMUNITY CENTER
- GROUP HOUSING
- NURSING HOME
- SHOPPING
- PARK
- 8.0X15.0



LAYOUT PLAN OF UPSIDC SURAJPUR SITE-C (RESIDENTIAL)

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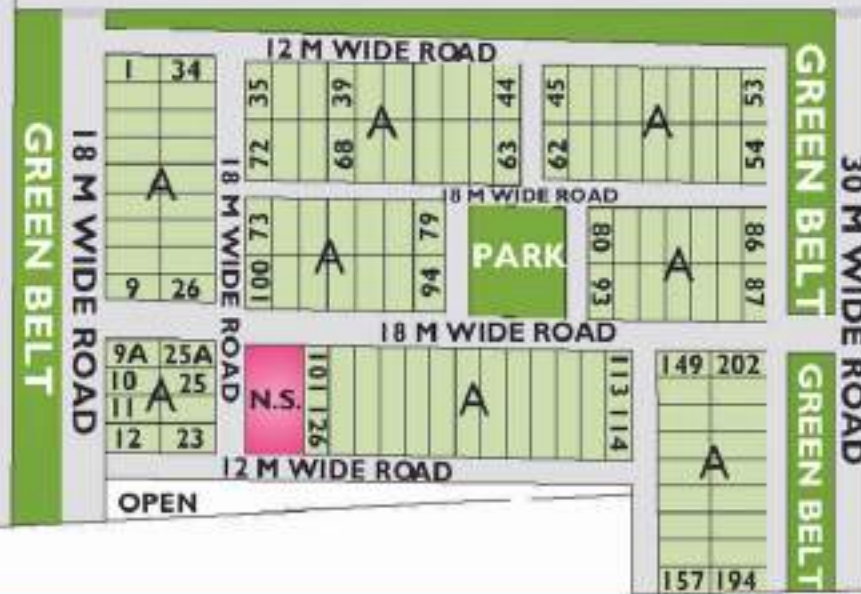


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EXISTING FACTORY OF
DENSO

ANSAL'S
GOLF LINK - II

DADRI
Noida Road
GREEN BELT
OPEN



- | | |
|------------------|------------|
| GROUP HOUSING | 12M X 25M |
| SCHOOL | 10M X 20M |
| COMMUNITY CENTER | 7M X 14M |
| DISPENSARY | 8M X 20M |
| TOT LOT | SHOPS |
| PARK | COMMERCIAL |



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