



**MASTER PLAN**

M/S LOTUS GREENS CONSTRUCTIONS PVT. LTD.		
SC-02, SECTOR-150, NOIDA		
LAND		FAR 2.0
TOTAL LAND	1329745.92	2659491.84
LAND USE		
SPORTS 70%	930822.14	
GROUP HOUSING 29.5%	392275.05	
COMMERCIAL 0.5%	6648.73	
F.A.R	1329745.92	
SPORTS 40	372328.86	
USE ONLY	313600.52	313600.52
BAL. F.A.R	58728.34	
COMMERCIAL 200	13297.46	
USE ONLY	13297.46	13297.46
BAL. F.A.R	0.00	
GROUP HOUSING		
TOTAL F.A.R - SPORTS F.A.R - COMMERCIAL F.A.R	2659491.84-372328.86-13297.46	
BAL AVAILABLE SPORTS F.A.R.	58728.34	
BAL AVAILABLE COMM. F.A.R.	0.00	
TOTAL GH F.A.R (INC. SPORTS)	2332593.86	2332593.86
		2659491.84

DENSITY CALCULATION			
OVERALL PLOT AREA	=	1329745.92	SQM.
PERMISSIBLE RESIDENTIAL AREA (29.5%)	=	392275.05	SQM.
NO. OF PERSONS	=	(392275.05 x 1650) / 10000	
DENSITY WITH 1.5 FAR	=	64725.38	NO.S
DENSITY WITH 2.0 FAR	=	86300.51	NO.S
ADDITIONAL 5% DENSITY (AS PER BUILDING BYELAWS CLAUSE NO 24.8.4)	=	90615.54	DU'S
PERMISSIBLE NO. OF DWELLING UNITS	=	90615.54 / 4.5	DU'S
	=	20137	DU'S

SPORTS FACILITIES			
SUBSIDIARIES	PLOT NO.	FACILITIES TO BE PROVIDED IN LAND PARCEL	MIN. AMOUNT TO BE SPENT IN CRORES
M/S LOTUS GREENS CONSTRUCTIONS PVT. LTD.	SC-02/A, SEC-150	GOLF COURSE (9 HOLES) IT CENTER/ADMINISTRATIVE AREA CENTRE INDOOR MULTIPURPOSE HALLS SPORTS HALL INCLUDING GYMNASIUM/TABLE TENNIS/SQUASH/BASKET BALL/VOLLEYBALL BADMINTON, SQUASH, CUBICING SWIMMING CENTRE	900.00
M/S LAND KART BUILDERS PRIVATE LIMITED	SC-02/A1, SEC-150	TENNIS CENTRE -1	
M/S BRICK WALL BUILDERS PRIVATE LIMITED	SC-02/A2, SEC-150	MULTIPURPOSE PLAYFIELD	
M/S WIZTOWN PLANNERS PRIVATE LIMITED	SC-02/A3, SEC-150	PRO-SHOPS / FOOD AND BEVERAGE	
M/S GRAY WALL BUILDERS PRIVATE LIMITED	SC-02/A4, SEC-150	SENIOR LIVING	
M/S LOTUS GREENS CONSTRUCTIONS PVT. LTD. AND M/S GRAY BRICK DEVELOPERS PRIVATE LIMITED	SC-02/A5, SEC-150	HOSPITAL / MEDICINE CENTRE	
M/S BRICK TOWN DEVELOPERS PRIVATE LIMITED	SC-02/A6, SEC-150	BASKET BALL / BADMINTON COURT	
M/S WONDRIOUS BUILDSMART PRIVATE LIMITED	SC-02/A7, SEC-150	CRICKET ACADEMY	
M/S ALLURE DEVELOPERS PVT. LTD.	SC-02/A8, SEC-150	TENNIS CENTRE -2	
M/S REST HOMES DEVELOPERS PVT. LTD.	SC-02/A9, SEC-150	TENNIS CENTRE -3	
M/S REVERENT DEVELOPERS PVT. LTD.	SC-02/A10, SEC-150	SCHOOL	
M/S REVINT DEVELOPERS PVT. LTD.	SC-02/A11, SEC-150	INTERNAL ROADS & PARKS CIRCULATION SPACES, CARPENTRY, UTILITIES ETC	

PLOT NO. SC-02, SECTOR-150, NOIDA (U.P.)																					
S.NO	COMPANY	PLOT NO.	PLOT AREA GIVEN TO EACH COMPANY	FAR TO BE DEVELOPED BY EACH COMPANY	PROPOSED GROUND COVERAGE (SQM.)								PROPOSED FAR (SQM.)			15% SERVICE DETAILS (SQM.)		POPULATION DETAILS			
					IN SQ.M.	IN SQ.M.	OPEN/GREEN (IN SQ.M.)	(PERC.)	RESIDENTIAL (IN SQ.M.)	(PERC.)	COMMERCIAL (IN SQ.M.)	(PERC.)	SPORTS (IN SQ.M.)	(PERC.)	TOTAL (IN SQ.M.)	(PERC.)	RESIDENTIAL (IN SQ.M.)	COMMERCIAL (IN SQ.M.)	SPORTS (IN SQ.M.)	15% SERVICES	NO. OF PERSONS
1	M/S LOTUS GREENS CONSTRUCTIONS PVT. LTD.	SC-02/A, SEC-150	134441.00	166857.48	94108.70	70.00	25642.30	19.07	190.00	0.14	14500.00	10.79	40332.30	30.00	150964.93	371.45	15521.10	166857.48	25028.62	5400	1200
2	M/S LAND KART BUILDERS PRIVATE LIMITED	SC-02/A1, SEC-150	83970.00	195796.00	58779.00	70.00	24255.00	28.89	436.00	0.52	500.00	0.60	25191.00	30.00	193910.02	435.08	1450.90	195796.00	29369.40	10026	2268
3	M/S BRICK WALL BUILDERS PRIVATE LIMITED	SC-02/A2, SEC-150	65331.00	131643.92	45731.70	70.00	19157.30	29.32	180.00	0.28	262.00	0.40	19599.30	30.00	131023.72	360.00	260.20	131643.92	19746.59	3564	792
4	M/S WIZTOWN PLANNERS PRIVATE LIMITED	SC-02/A3, SEC-150	27185.00	131206.09	18700.05	68.79	0.00	0.00	2212.01	8.14	6272.94	23.08	8484.95	31.21	0.00	5136.70	26189.40	13376.09	4698.91	0	0
5	M/S GRAY WALL BUILDERS PRIVATE LIMITED	SC-02/A4, SEC-150	46846.00	115456.36	32792.20	70.00	0.00	0.00	185.73	0.40	13808.08	29.60	14053.80	30.00	0.00	371.46	115034.90	115456.36	17310.95	0	0
6	M/S GRAY BRICK DEVELOPERS PRIVATE LIMITED	SC-02/A5, SEC-150	8280.00	36428.53	3273.00	40.00	0.00	0.00	0.00	0.00	4848.00	60.00	4848.00	60.00	0.00	36428.53	36428.53	5464.28	0	0	
7	M/S BRICK TOWN DEVELOPERS PRIVATE LIMITED	SC-02/A6, SEC-150	37915.00	105853.08	36540.50	70.00	11244.50	29.66	130.00	0.34	0.00	11374.50	30.00	105600.21	252.87	0.00	105853.08	15877.96	3960	880	
8	M/S STRONGHOLD PROPRIETOR PRIVATE LIMITED	SC-02/A7, SEC-150	92790.00	99818.81	35553.00	70.00	15057.00	29.65	180.00	0.35	0.00	15237.00	30.00	99470.12	348.69	0.00	99818.81	14972.82	3015	670	
9	M/S WISH LAND BUILDINGS PRIVATE LIMITED	SC-02/A8, SEC-150	52560.00	110223.36	35392.00	70.00	14944.00	29.58	224.00	0.44	0.00	15168.00	30.00	110223.36	222.06	0.00	110223.36	16548.50	3204	716	
10	M/S WONDRIOUS BUILDSMART PRIVATE LIMITED	SC-02/A9, SEC-150	80857.00	138020.50	65599.90	70.00	23985.10	29.30	100.00	0.12	462.00	0.57	24277.10	30.00	137398.42	185.73	436.35	138020.50	20703.08	7722	1716
11	M/S ESCARPMENT BUILDSMART PRIVATE LIMITED	SC-02/A10, SEC-150	108135.00	162309.32	78118.50	72.24	29826.50	27.58	190.00	0.18	0.00	30016.50	27.76	161937.87	371.45	0.00	162309.32	24346.40	4842	1076	
12	M/S ELATE REALTORS PVT.LTD.	SC-02/B, SEC-150	100000.00	200000.00	70000.00	70.00	29500.00	29.50	500.00	0.50	0.00	30000.00	30.00	199000.00	1000.00	0.00	200000.00	30000.00	6813	1514	
13	M/S ALLURE DEVELOPERS PVT.LTD.	SC-02/C, SEC-150	60000.00	120000.00	42000.00	70.00	17400.00	29.00	300.00	0.50	300.00	0.50	18000.00	30.00	118800.00	600.00	600.00	120000.00	18000.00	4091	909
14	M/S SAMRIDDHI INFRA SQUARE PVT. LTD.	SC-02/D, SEC-150	40186.45	80372.90	28130.52	70.00	11855.00	29.50	200.93	0.50	0.00	12055.94	30.00	79971.04	401.86	0.00	80372.90	12055.94	4163	925	
15	M/S SAMRIDDHI BUILDSMART PVT. LTD.	SC-02/E, SEC-150	32519.22	65038.44	22763.45	70.00	9593.17	29.50	162.60	0.50	0.00	9755.77	30.00	64713.25	325.19	0.00	65038.44	9755.77	2889	642	
16	M/S CREST PROMOTERS PVT.LTD.	SC-02/F, SEC-150	58064.71	116129.42	40645.30	70.00	17129.09	29.50	290.32	0.50	0.00	17419.41	30.00	115448.77	580.65	0.00	116129.42	17419.41	3956	879	
17	M/S CREST PROMOTERS PVT.LTD.	SC-02/G, SEC-150	60000.54	120001.08	42000.38	70.00	17700.16	29.50	300.00	0.50	0.00	18000.16	30.00	119401.07	600.01	0.00	120001.08	18000.16	4091	909	
18	M/S BRICK WISE DEVELOPERS PVT. LTD.	SC-02/H, SEC-150	72000.00	144000.00	50400.00	70.00	21240.00	29.50	360.00	0.50	0.00	21600.00	30.00	143280.00	720.00	0.00	144000.00	21600.00	4905	1050	
19	M/S REST HOMES DEVELOPERS PVT. LTD.	SC-02/I, SEC-150	72000.00	144000.00	50400.00	70.00	21240.00	29.50	360.00	0.50	0.00	21600.00	30.00	143280.00	720.00	0.00	144000.00	21600.00	4905	1050	
20	M/S THREE C INFRASTRUCTURE PVT. LTD.	SC-02/J, SEC-150	42658.00	85316.00	28860.00	70.00	12584.11	29.50	213.29	0.50	0.00	12797.40	30.00	84888.42	426.58	0.00	85316.00	12797.40	2907	646	
21	M/S ALLURE DEVELOPERS PVT.LTD.	SC-02/K, SEC-150	22769.00	45538.00	15938.30	70.00	6716.86	29.50	113.85	0.50	0.00	6892.70	30.00	45310.31	227.69	0.00	45538.00	6892.70	1558	345	
22	M/S REVERENT DEVELOPERS PVT.LTD.	SC-02/L, SEC-150	37281.00	117679.14	26391.15	70.88	0.00	0.00	0.00	0.00	10899.85	29.12	10899.85	29.12	0.00	117679.14	117679.14	17651.82	0	0	
23	M/S ESCARPMENT BUILDSMART PRIVATE LIMITED	SC-02/M, SEC-150	20864.00	41726.00	14640.10	70.00	6258.90	30.00	0.00	0.00	0.00	6258.90	30.00	41726.00	0.00	0.00	41726.00	6258.90	2453	545	
24	M/S VLETA TECH DEVELOPERS PVT.LTD.	SC-02/N, SEC-150	13440.00	34688.00	12140.80	70.00	5203.20	30.00	0.00	0.00	0.00	5203.20	30.00	34688.00	0.00	0.00	34688.00	5203.20	2039	453	
PROPOSED DEVELOPMENT			1329745.92	2659491.84	930822.14	70.00	340422.18	25.60	6648.73	0.50	51852.87	3.90	398923.78	30.00	2332593.86	13297.46	313600.52	2659491.84	398923.78	90617	20137
PERMISSIBLE DEVELOPMENT			1329745.92	2659491.84	930822.14	70.00	392275.05	29.50	6648.73	0.50			398923.78	30.00	2332593.86	13297.46	313600.52	2659491.84	398923.78	90617	20137

**MASTER PLAN & AREA CHART FOR M/S LOTUS GREENS CONSTRUCTIONS PVT. LTD. AT PLOT NO. SC-02, SECTOR- 150, NOIDA**

OWNERS SIGN	ARCHITECTS SIGN	TOWN PLANNERS SIGN	CONSULTANT
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