DETAILED AREA STATEMENT		
S.No.	Category	Area (Ha)
A	Gross Site Area	138.537
B	Area under Existing Nala & Nali	1.177
C	Area of Scheme	137.360
D	Phase -1 Area	44.837

PHASE-1 AREA BREAK UP		
	Area in Ha	Percentage
Sector 1	13.080	29.17%
Sector 2	7.210	16.08%
Sector 3	12.190	27.19%
Roads	10.252	22.87%
Utilities	2.105	4.69%
Total	44.837	

PHASE-1 LAND USE BREAKUP		
Land Use	Area in Ha	Percentage
Residential	14.804	33.02%
Commercial	0.510	1.14%
PSP	1.450	3.23%
Parks & Open Spaces	5.185	11.57%
Other Open Areas	0.261	0.58%
Utilities	3.504	7.81%
Transportation	19.123	42.65%
Total Area	44.837	

PLOTTED DEVELOPMENT					
Plot Size in sqm	No of Plots	G.C	FAR	DU Allowed	Population
0-35	78	75.00	2.00	1.00	390
36-50	81	75.00	2.00	1.00	405
51-100	75	75.00	2.00	2.00	750
101-150	172	65.00	1.75	2.00	1720
151-300	209	65.00	1.75	4.00	4180
301-400	49	55.00	1.50	4.00	980
401-500	11	55.00	1.50	5.00	275
Above 500	22	45.00	1.25	5.00	550
Total	615				9250

GROUP HOUSING				
Sector	Plot No	Density DU/Ha	No of units	Population
Sector 3	GH-2	@ 330 units / Ha.	133	665
Sector 1	GH-3, GH-5 to GH-7	@ 250 units / Ha.	412	2060
Sector 3	GH-1		126	630
Sector 1	GH-4	@ 200 units / Ha.	78	390
Sector 2	GH-1 & GH-2	@ 650 units / Ha.	224	1120
Sector 3	GH-2	@ 500 unit/Ha	112	560
Total			1085	5425

TOTAL PHASE 1 POPULATION	14675

SECTOR 1	
Land Uses	Area in Sqm
Residential Plots	22477.906
Group Housing	
GH 1	6152.450
GH 2	3937.740
GH 3	4157.560
GH 4	3136.970
GH 5	3335.860
GH 6	6713.180
GH 7	2261.750
Total	29695.510
Commercial	
C-1	878.824
Public Semi public	
PSP 1	1947.000
PSP 2	3245.000
PSP 3	2700.500
Total	7892.500
Utility	
UT-1	5250.270
UT-2	4653.330
Total	9903.600
Green	
G-1	253.864
G-2	979.678
G-3	209.000
G-4	209.000
G-5	209.000
G-6	4393.370
G-7	226.041
G-8	6195.241
G-9	251.784
G-10	211.383
G-11	1161.119
G-12	4608.465
G-13	1690.085
G-14	484.328
Total	21082.358
Other green areas	2505.440
Road	36371.532
Grand Total	130807.670
Sector 1 Area - 13.08 Ha	

SECTOR 2	
Land Uses	Area in Sqm
Residential Plots	41499.271
Commercial	
C-1	608.565
Public Semi Public	
PSP 1	2603.000
Green	
G-1	200.712
G-2	273.175
G-3	904.288
G-4	5415.331
G-5	261.691
G-6	1045.193
Total	8100.390
Other green areas	102.001
Road	19208.118
Grand Total	72121.345
Sector 2 Area - 7.21 Ha	

SECTOR 3	
Land Uses	Area in Sqm
Residential Plots	45309.211
Group Housing	
GH 1	5038.160
GH 2	4023.228
Total	9061.388
Commercial	
C-1	1023.900
C-2	1206.220
C-3	1386.260
Total	3616.380
Utility	
UT-1	4083.000
Public Semi public	
PSP 1	4007.020
Green	
G-1	11874.565
G-2	503.223
G-3	400.000
G-4	6570.123
G-5	3322.414
Total	22670.325
Road	33188.857
Grand Total	121936.181
Sector 3 Area - 12.19 Ha	

LEGEND

- RESIDENTIAL
- GROUP HOUSING
- PSP
- COMMERCIAL
- GARBAGE COLLECTION CENTER
- SECTOR BOUNDARY
- SECTOR NUMBER
- GREEN (BUFFER)
- GREEN (TOWNSHIP)
- UTILITIES
- DETENTION POND
- AREA RESERVED FOR ROAD WIDENING (37.5m from rd. c/l), GREEN BELT(30m)
- SITE BOUNDARY
- Pathways
- PHASE - I

Note: Set back has been provided as per Section 3.4.1 of Agra Bye laws

ROAD LEGEND

- 7M Road
- 9M Road
- 12M Road
- 18M Road
- 24M Road
- 30M Road
- 36M Road
- 45M Road

AGRA DEVELOPMENT AUTHORITY ADA
RATAN MUNI RD, JAIPUR HOUSE, JAIPUR HOUSE COLONY, AGRA, UTTAR PRADESH 282010

PROJECT TITLE: **PROPOSED LAYOUT PLAN OF ATAL PURAM SCHEME, SITUATED AT KAKUA & BHANDAI VILLAGE, GWALIOR ROAD, AGRA.**

DRAWING TITLE: **DETAILED LAYOUT PLAN PHASE- 1**

N W E S

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