



SITE AREA ANALYSIS				
Sl. No.	Particulars	Area in Sq.mt.	Area in Acre	Percentage
1	Planning Area	1932442.5	477.50	100.00

LAND USE ANALYSIS				
Sl. No.	Particulars	Area in Sq.mt.	Area in Acre	Percentage
1	Residential	735087.41	181.64	93.75
a	Plotted Development	533006.09	131.70	65.57
b	Group Housing	169717.82	41.94	22.18
c	EWS/LIG Group Housing	32363.50	8.00	4.13
2	Commercial	96493.47	23.89	5.00
3	Public/ Semi-public	150654.56	37.23	7.80
4	Township Green/ Park/ Open spaces	292400.81	72.25	15.13
5	Master Plan Green	16574.17	4.10	0.86
6	Roads	641032.08	158.40	33.17
Total Planning Area		1932442.50	477.50	100.00

Particulars		Area in Acre
Area Under Master Plan Road		41.24
Area Under Master Plan Green		4.10
Area Under Master Plan Commercial		0.64
Total		45.98
Net area (Township area-deductions)		431.52

POPULATION CALCULATION					
Sl. No.	Plot Type	Area in Sq.m.	No. provided	Units Allowed	Population
A. Plotted Development					
1	Plot 20 m.	400	1	1	4
2	Plot 20 m x 200 m.	4000	1	1	40
3	Plot 20 m x 300 m.	6000	1	1	60
4	Plot 20 m x 400 m.	8000	1	1	80
5	Plot 20 m x 500 m.	10000	1	1	100
6	Plot 20 m x 600 m.	12000	1	1	120
7	Plot 20 m x 700 m.	14000	1	1	140
8	Plot 20 m x 800 m.	16000	1	1	160
9	Plot 20 m x 900 m.	18000	1	1	180
10	Plot 20 m x 1000 m.	20000	1	1	200
Total (A)		8874	10	10	400

B. Group Housing					
1	Group Housing	169717.82	Provided 888 Units in Gr. Housing-1	2148	10740
Total (B)				2148	10740
TOTAL (A+B)				8908	44300

C. EWS/LIG Group Housing Provided					
1	EWS Group Housing		1136	5680	
2	LIG Group Housing		1134	5620	
TOTAL (C)			2270	11300	

POPULATION DENSITY		
Total Population (A+B)		44300
Net Area		431.52
As per Master Plan Allowed Density (X)		100/PPH
Additional Density allowed on Net Area (Y)		100/PPH
Total Permissible Density (X+Y)		200/PPH
Actual Density (PPH) Permitted Master		200/PPH

CALCULATION FOR EWS/LIG		
Required EWS Units		8911
Provided EWS Units		1136
Required LIG Units		8911
Provided LIG Units		1134

PUBLIC AND SEMI-PUBLIC FACILITIES					
Sl. No.	Social Facilities	Population	Min. Area required per Unit	Required No.	Area in Sq.m.
1. Educational					
1	Anganwadi	5,000	250	9	2,250
2	Nursery School	2,500	500	18	9,000
3	Primary School	5,000	1,000	9	9,000
4	Jr. High School/ High School	7,500	2,000	6	12,000
5	Inter College	10,000	4,000	4	16,000
2. Medical Facility					
1	Health Center	7,500	800	6	4,800
2	Child & Maternity Hospital	45,000	3,000	1	3,000
3. Communication Facility					
1	Sub Post Office	10,000	100	4	400
2	Police Station with residential facility	50,000	4,000	1	4,000
3	Police Chowki with residential facility	15,000	1,500	3	4,500
4. Fire Station					
1	Fire Station	400,000	-	-	-
5. Computerised Railway Reservation Counter					
1	Computerised Railway Reservation Counter	5,000	50	9	450
6. Electric Substations					
1	11 KVA	15,000	500	3	1,500
2	33 KVA	15,000	4,047	3	12,141
7. Community Facilities					
1	Marriage Hall/ Community Center	25,000	1,500	2	3,000
2	LPG/ Gas Godowns	50,000	1,000	-	-
8. Other Facilities					
1	Garbage Collection Center	500	1.5	89	1,335
2	Booth/ Kiosks (Informal)	500	7.5	89	668

PROJECT NAME:	CLIENT:	CONSULTANT:	DRAWING TITLE:	DRAWING NO.:	SCALE	DATE	NORTH	OWNER'S SIGN.	TOWN PLANNER'S SIGN.
INTEGRATED TOWNSHIP AT AGRA	ANSAL PROPERTIES & INFRASTRUCTURE LTD. NO.- 115, SANJAY PLAZA, BEHIND OF SANJAY TALKIES SANJAY PLACE, AGRA- 282002 TEL: 0562-2522110, 2522112 DELHI OFFICE: 115, ANSAL BHAWAN 16 KASTURBA GANDHI MARG, NEW DELHI	RUDRABHISHEK ENTERPRISES PVT. LTD. TOWN & COUNTRY PLANNERS, ARCHITECTS & INTERIOR, DESIGNERS,SURVEY, CIVIC SERVICES A-6,SECTOR-58,NOIDA, UP	REVISED LAYOUT PLAN	ANSAL/AGRA/004/SUBMISSION DWG./LAYOUT/002	1:2000				