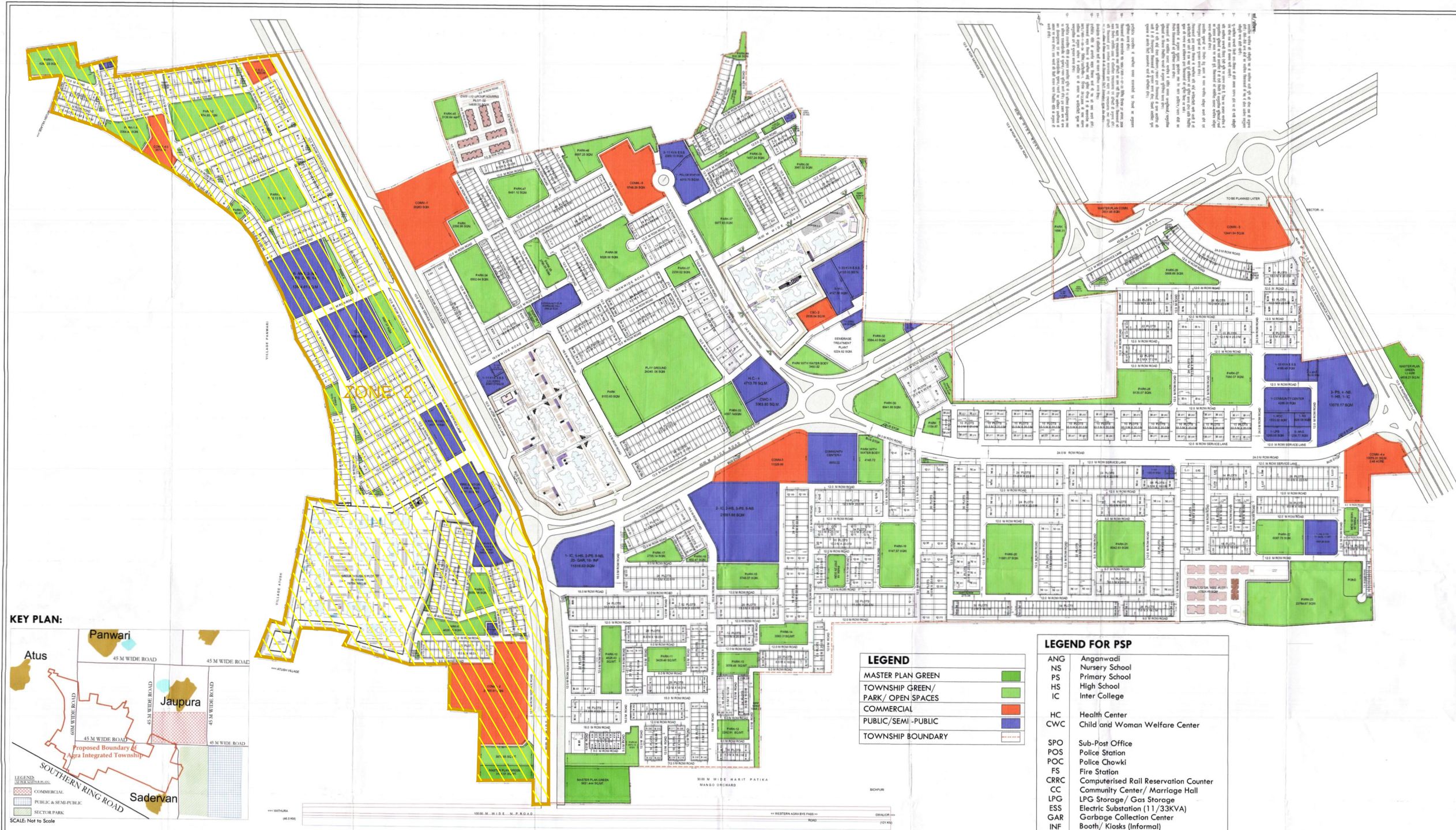




SITE AREA ANALYSIS				
Sl. No.	Particulars	Area in Sq.mt.	Area in Acre	
1	Planning Area	1932442.5	477.50	
LAND USE ANALYSIS				
Sl. No.	Particulars	Area in Sq.mt.	Area in Acre	Percentage
1	Residential	735087.41	168.64	36.57
a	Plotted Development	533006.09	121.70	25.45
b	Group Housing	169717.82	41.94	8.85
c	EVWS/LIG Group Housing	32363.50	8.00	1.66
2	Commercial	96693.47	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.	Units Allowed	Population
A. Plotted Development				
1	200 x 200 m.	40000	1	100
2	200 x 200 m.	13870	2	277
3	200 x 200 m.	1181	3	354
4	200 x 200 m.	106	4	212
5	200 x 200 m.	78	5	156
6	200 x 200 m.	78	6	156
7	200 x 200 m.	78	7	156
8	200 x 200 m.	78	8	156
Total (A)				2874
B. Group Housing				
9	Group Housing	169717.82	888 Units in Gr. Housing-1 + 748 Units in Gr. Housing-2 + 492 Units in Gr. Housing-3	2148
Total (B)				2148
TOTAL (A+B)				8996
C. EVWS/LIG Group Housing Provided				
10	EVWS/LIG Group Housing	32363.50	1136 Units in EVWS/LIG Group Housing-1 + 756 Units in EVWS/LIG Group Housing-2 + 128 Units in EVWS/LIG Group Housing-3	1136
TOTAL (C)				2296
TOTAL (A+B+C)				11392
POPULATION DENSITY				
Total Population (A+B+C)				11392
Net Area				431.52
As per Master Plan Allowed Density (X)				2500/PPH
Additional Density allowed on Net Area (Y)				1000/PPH
Total Permissible Density (X+Y)				3500/PPH
Allowed Density (PPH) Permissible Density				3500/PPH
CALCULATION FOR EVWS/LIG				
Required EVWS Units				897
Provided EVWS Units				1136
Required LIG Units				897
Provided LIG Units				1136
PUBLIC AND SEMI-PUBLIC FACILITIES				
Sl. No.	Social Facilities	Population Threshold	Min. Area required per Unit	No. Required Area in Sq.m.
1 Educational				
1	Anganwadi	5,000	250	9
2	Nursery School	2,500	500	18
3	Primary School	5,000	1,000	9
4	Jr. High School/ High School	7,500	2,000	6
5	Inter College	10,000	4,000	4
2 Medical Facility				
1	Health Center	7,500	800	6
2	Child & Maternity Hospital	45,000	3,000	1
3 Communication Facility				
1	Sub Post Office	10,000	100	4
2	Police Station with residential facility	50,000	4,000	1
3	Police Chowki with residential facility	15,000	1,500	3
4 Fire Station				
1	Fire Station	400,000	-	-
5 Computerised Railway Reservation Counter				
1	Computerised Railway Reservation Counter	5,000	50	9
6 Electric Substations				
1	11 KVA	15,000	500	3
2	33 KVA	15,000	4,047	3
7 Community Facilities				
1	Marriage Hall/ Community Center	25,000	1,500	2
2	LPG/ Gas Godowns	50,000	1,000	1
8 Other Facilities				
1	Garbage Collection Center	500	1.5	89
2	Booth/ Kiosks (Informal)	500	7.5	89

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				