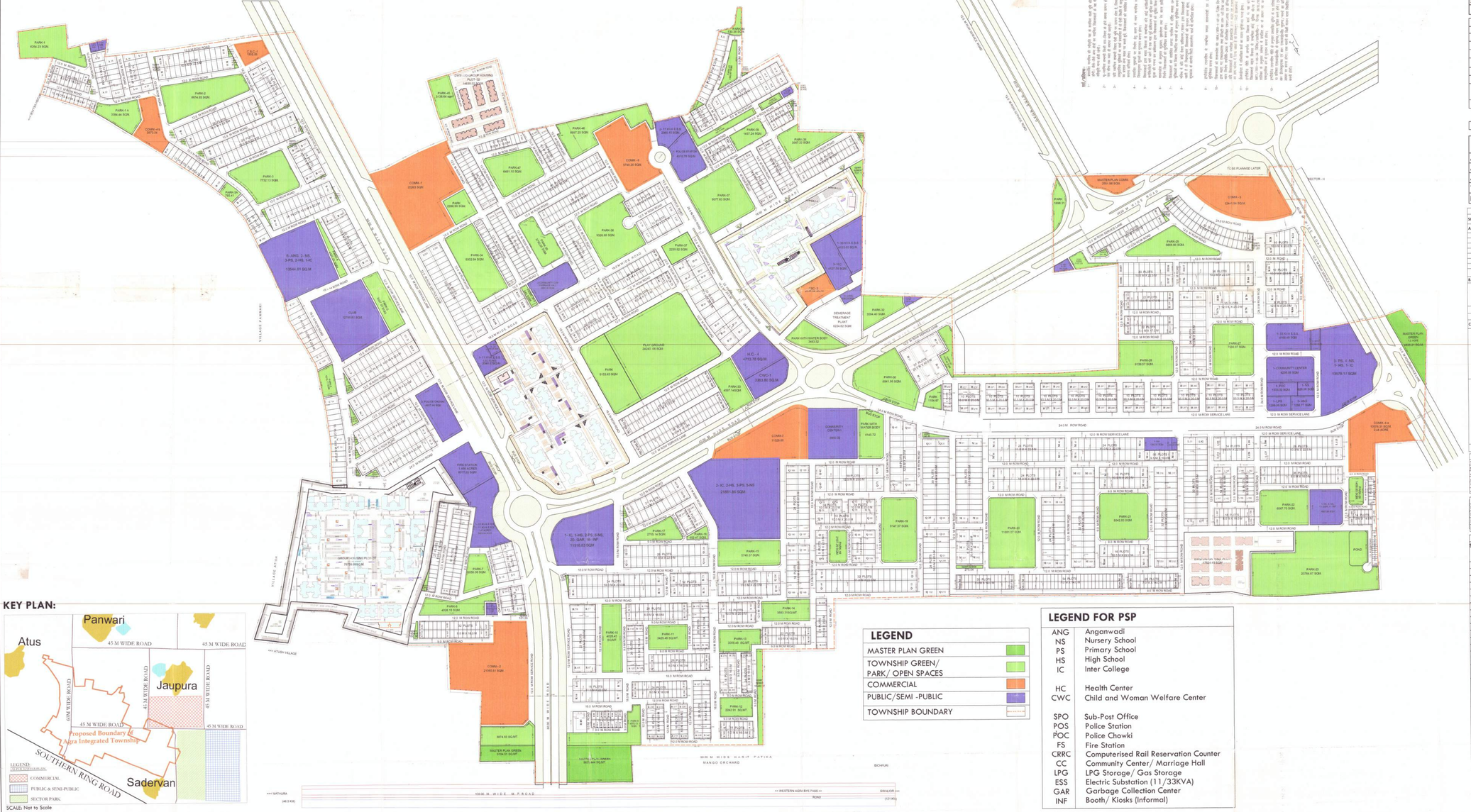

KEY PLAN:

SCALE: Not to Scale

LEGEND

MASTER PLAN GREEN	
TOWNSHIP GREEN/ PARK/ OPEN SPACES	
COMMERCIAL	
PUBLIC/SEMI -PUBLIC	
TOWNSHIP BOUNDARY	

LEGEND FOR PSP

ANG	Anganwadi
NS	Nursery School
PS	Primary School
HS	High School
IC	Inter College
HC	Health Center
CWC	Child and Woman Welfare Center
SPO	Sub-Post Office
POS	Police Station
POC	Police Chowki
FS	Fire Station
CRRC	Computerised Rail Reservation Counter
CC	Community Center/ Marriage Hall
LPG	LPG Storage/ Gas Storage
ESS	Electric Substation (11/33KVA)
GAR	Garbage Collection Center
INF	Booth/ Kiosks (Informal)

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	181.64	38.04
a	Plotted Development	533006.09	131.70	27.58
b	Group Housing	169717.82	41.94	8.78
c	EWS/LIG Group Housing	32363.50	8.00	1.67
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 Sqm.	No. provided	Units Allowed	Total Units	Population
A. Plotted Development						
1	Upto 50 sqm.		16	1	16	80
2	51 to 200 sqm.		1363	2	2726	13630
3	201 to 300 sqm.		1181	3	3543	17718
4	301 to 500 sqm.		106	4	424	2120
5	Above 501 sqm.					
5A	800 sqm.		7	6	42	210
5B	1000 sqm.		1	7	7	35
	Total (A)		**3674**		**6758**	**33790**
B. Group Housing						
5	Group Housing	169717.82	Provided 888 Units in Gr. Housing-1 = 768 Units in Gr. Housing-2 = 192 Units in Gr. Housing-3		2148	10740
	Total (B)				**2148**	**10740**
	TOTAL (A+B)				**8906**	**44530**
C. EWS/ LIG Group Housing Provided						
6	EWS Group Housing		1) G+6- 9 nos. of Block @ 112 units per block = 1008 units in EWS/LIG Gr. Hsg. 2) 128 Units in Group Housing-1 Plot		1136	5680
7	LIG Group Housing		1) G+8- 7 nos. of Block @ 108 Units per block is = 756 units in LIG Group housing 2) G+5- 1 block @ 72 units in EWS/LIG - Group housing. 3) 128 units in Group housing-1 4) G+6-2 blocks. @ 84units per block is. 168 units in Group Housing-3 Plot		1124	5620
	TOTAL (C)				**2260**	**11300**

POPULATION DENSITY

Total Population (A+B)		44530 NOS
Net Area		431.52 ACRE
As per Master Plan Allowed Density (X)		200 PPH
Additional Density allowed on Net Area (Y)	= (30% of X)	60 PPH
Total Permissible Density (X+Y)		**260 PPH**
Achived Density (PPH) Person/Hectare		**255 PPH**

CALCULATION FOR EWS/ LIG

Required EWS Units	891
Provided EWS Units	1136
Required LIG Units	891
Provided LIG Units	1124

PUBLIC AND SEMI-PUBLIC FACILITIES

Sl. No.	Social Facilities	Threshold Population	Min. Area required per Unit	Required No.	Required Area in sqm.	Nos./Area Provided (in sqm)
1	**Educational**					
	Anganwadi	5,000	250	9	2,250	11
	Nursery School	2,500	500	18	9,000	22
	Primary School	5,000	1,000	9	9,000	11
	Jr. High School/ High School	7,500	2,000	6	12,000	7
	Inter College	10,000	4,000	4	16,000	5
2	**Medical Facility**					
	Health Center	7,500	800	6	4,800	7
	Child & Maternity Hospital	45,000	2,000	1	2,000	1
3	**Communication Facility**					
	Sub Post Office	10,000	100	4	400	5
	Police Station with residential facility	50,000	4,000	-	4,000	1
	Police Chowki with residential facility	15,000	1,500	3	4,500	4
	Fire Station	400,000	-	-	-	1 (Not required as per threshold population, but provided as per ADA requirement)
	Computerised Railway Reservation Counter	5,000	50	9	450	11
	STP					Provided in Green Area
4	**Electric Substations**					
	11 KVA	15,000	500	3	1,500	4
	33 KVA	15,000	4,047	3	12,141	4
5	**Community Facilities**					
	Marriage Hall/ Community Center	25,000	1,500	2	3,000	2
	LPG/ Gas Godowns	50,000	1,000	-	-	-
6	**Other Facilities**					
	Garbage Collection Center	500	15	89	1,335	108
	Booth/ Kiosks (Informal)	500	7.5	89	668	108

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	**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**			FOR ANSAL PROPERTIES & INFRASTRUCTURE LIMITED AUTHORISED SIGNATORY	

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