

POPULATION DENSITY CALCULATION

Permissible ,

Plots ranging between 50-150 sq.mtrs. - 2 families
Plots ranging between 150-300 sq.mtrs. - 4 families

Achieved,

No. of plots between 50-150 sq.mtrs. = 51 Plots
No. of families in 51 Plots = (51X2) = 102 Families

No. of plots between 150-300 sq.mtrs. = 17 Plots
No. of families in 17 Plots = (17X4) = 68 Families

Total no. of families = (X+Y)
= 102+68
= 170 families

It is considered,
In 1 family = 5 persons

Hence,
No. of persons in 170 families = (170 X 5)
= 850 persons

Permissible ,

In 1 hectare = 750 persons

Therefore, in 2 hectares = 750x2

= 1500 persons

Achieved

Hence, in 2 hectares = $\frac{850}{2}$
= 425 persons per hectare

Project Title :

Plotted Development for Army Welfare Housing Organisation(A.W.H.O.),
at Sector IRW, Pocket -A Kalindipuram Awas Yojna, Kasari Masari, Prayagraj

AREA STATEMENT

S.NO.	DESCRIPTION	AREA IN SQ.MTRS.	%
1.	PLOT AREA	20,000.00	
2.	PLOTTED AREA	9,918.61	49.59
3.	GREEN AREA	3,007.85	15.03
4.	ROAD AREA	6,064.22	30.32
5.	PAVED AREA	506.22	2.53
6.	CONVENIENT SHOP AREA	62.45	0.31
7.	SECTOR SHOPPING AREA	125.51	0.62
8.	INFORMAL AREA KIOSK	61.00	0.30
9.	GARBAGE COLLECTION CENTRE 1	30.10	0.15
10.	GARBAGE COLLECTION CENTRE 2	30.50	0.15
11.	GUARD ROOM	01.60	0.008
TOTAL NO. OF PLOTS - 68			

MORTGAGE PLOTTED AREA WITH PDA

S.NO.	DESCRIPTION	AREA IN SQ.MTRS.	%
1.	PLOT AREA	20,000.00	
2.	MORTGAGE WITH PDA 20% OF TOTAL LAND PLOTTED AREA	4000	
3.	PLOT NO 30 TO 55	4081.74	20.40

AREA STATEMENT OF INDIVIDUAL PLOTS

S.NO.	PARTICULARS	WIDTH	LENGTH	AREA IN SQ.MTRS.	Front Setback	Rear Setback	Side 1 Setback	Side 2 Setback	S.NO.	PARTICULARS	WIDTH	LENGTH	AREA IN SQ.MTRS.	Front Setback	Rear Setback	Side 1 Setback	Side 2 Setback
1.	PLOT 1	08.60	14.80	126.00	02.00	02.00	00.00	00.00	35.	PLOT 35	10.10	14.70	148.20	02.00	02.00	00.00	00.00
2.	PLOT 2	08.60	14.80	126.00	02.00	02.00	00.00	00.00	36.	PLOT 36	10.10	14.70	148.20	02.00	02.00	00.00	00.00
3.	PLOT 3	08.60	14.80	126.00	02.00	02.00	00.00	00.00	37.	PLOT 37	10.10	14.70	148.20	02.00	02.00	00.00	00.00
4.	PLOT 4	08.60	14.80	126.00	02.00	02.00	00.00	00.00	38.	PLOT 38	10.10	14.70	148.20	02.00	02.00	00.00	00.00
5.	PLOT 5	08.60	14.80	126.00	02.00	02.00	00.00	00.00	39.	PLOT 39	10.10	14.70	148.20	02.00	02.00	00.00	00.00
6.	PLOT 6	08.60	14.80	126.00	02.00	02.00	00.00	00.00	40.	PLOT 40	09.40	14.70	133.62	02.00	02.00	02.00	00.00
7.	PLOT 7	08.60	14.80	126.00	02.00	02.00	00.00	00.00	41.	PLOT 41	09.40	14.70	137.43	02.00	02.00	00.00	00.00
8.	PLOT 8	08.60	14.80	126.00	02.00	02.00	00.00	00.00	42.	PLOT 42	09.40	14.70	137.43	02.00	02.00	00.00	00.00
9.	PLOT 9	08.60	14.80	126.00	02.00	02.00	00.00	00.00	43.	PLOT 43	09.40	14.70	137.43	02.00	02.00	00.00	00.00
10.	PLOT 10	08.60	14.80	126.00	02.00	02.00	00.00	00.00	44.	PLOT 44	09.20	14.70	137.43	02.00	02.00	02.00	00.00
11.	PLOT 11	08.60	14.80	126.00	02.00	02.00	00.00	00.00	45.	PLOT 45	09.20	14.70	138.22	02.00	02.00	02.00	00.00
12.	PLOT 12	08.60	14.80	126.00	02.00	02.00	00.00	00.00	46.	PLOT 46	09.20	14.70	134.37	02.00	02.00	00.00	00.00
13.	PLOT 13	08.60	14.80	126.00	02.00	02.00	00.00	00.00	47.	PLOT 47	09.20	14.70	134.37	02.00	02.00	00.00	00.00
14.	PLOT 14	08.60	14.80	126.00	02.00	02.00	00.00	00.00	48.	PLOT 48	09.20	14.70	134.37	02.00	02.00	00.00	00.00
15.	PLOT 15	08.60	14.80	126.00	02.00	02.00	00.00	00.00	49.	PLOT 49	09.20	14.70	134.37	02.00	02.00	02.00	00.00
16.	PLOT 16	13.90	14.70	179.10	02.00	02.00	02.00	00.00	50.	PLOT 50	11.00	24.50	250.00	03.00	03.00	00.00	00.00
17.	PLOT 17	08.10	14.70	119.60	02.00	02.00	00.00	00.00	51.	PLOT 51	11.00	22.80	239.50	03.00	03.00	00.00	00.00
18.	PLOT 18	08.10	14.70	119.60	02.00	02.00	00.00	00.00	52.	PLOT 52	11.00	20.90	218.40	03.00	03.00	00.00	00.00
19.	PLOT 19	08.10	14.70	119.60	02.00	02.00	02.00	00.00	53.	PLOT 53	11.00	18.90	197.30	03.00	03.00	00.00	00.00
20.	PLOT 20	9.10	14.70	133.60	02.00	02.00	00.00	00.00	54.	PLOT 54	11.00	17.60	176.20	03.00	03.00	00.00	00.00
21.	PLOT 21	9.10	14.70	133.60	02.00	02.00	00.00	00.00	55.	PLOT 55	11.00	15.10	165.40	03.00	03.00	00.00	00.00
22.	PLOT 22	9.10	14.70	133.60	02.00	02.00	00.00	00.00	56.	PLOT 56	09.60	16.10	158.30	03.00	03.00	00.00	00.00
23.	PLOT 23	9.10	14.70	133.60	02.00	02.00	00.00	00.00	57.	PLOT 57	09.60	15.30	150.20	03.00	03.00	00.00	00.00
24.	PLOT 24	9.10	14.70	133.60	02.00	02.00	00.00	00.00	58.	PLOT 58	09.60	14.60	142.20	03.00	02.00	00.00	00.00
25.	PLOT 25	9.10	14.70	133.60	02.00	02.00	00.00	00.00	59.	PLOT 59	09.60	17.40	158.80	03.00	03.00	00.00	00.00
26.	PLOT 26	9.10	14.70	133.60	02.00	02.00	00.00	00.00	60.	PLOT 60	09.60	17.30	166.30	03.00	03.00	00.00	00.00
27.	PLOT 27	9.10	14.70	133.60	02.00	02.00	02.00	00.00	61.	PLOT 61	09.60	17.20	165.50	03.00	03.00	00.00	00.00
28.	PLOT 28	10.00	14.70	146.60	02.00	02.00	00.00	00.00	62.	PLOT 62	09.60	17.10	164.70	03.00	03.00	00.00	00.00
29.	PLOT 29	10.00	14.70	146.60	02.00	02.00	00.00	00.00	63.	PLOT 63	09.60	17.10	163.90	03.00	03.00	00.00	00.00
30.	PLOT 30	10.00	14.70	146.60	02.00	02.00	00.00	00.00	64.	PLOT 64	09.60	17.00	163.20	03.00	03.00	00.00	00.00
31.	PLOT 31	10.00	14.70	146.60	02.00	02.00	00.00	00.00	65.	PLOT 65	09.60	16.90	162.40	03.00	03.00	00.00	00.00
32.	PLOT 32	10.00	14.70	146.60	02.00	02.00	00.00	00.00	66.	PLOT 66	09.60	16.00	157.80	03.00	03.00	00.00	00.00
33.	PLOT 33	10.00	14.70	146.60	02.00	02.00	00.00	00.00	67.	PLOT 67	09.60	15.20	149.60	03.00	02.00	00.00	00.00
34.	PLOT 34	10.10	14.70	148.50	02.00	02.00	02.00	00.00	68.	PLOT 68	09.60	14.50	143.10	03.00	02.00	00.00	00.00
TOTAL NO. OF PLOTS = 68																	

LAYOUT PLAN
(Scale - 1:1500)

CONSULTANT:

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File No		PDALD/22-23/0605		Sheet		1 / 8	
Submission Date		2024-04-16		Scale		1:100	
A. AREA STATEMENT				VERSION NO: 1.0/04			
				VERSION DATE: 05/04/2024			
PROJECT DETAIL:							
Authority: Prayagraj Development Authority				Plot Use: Residential			
Authority Class: Category B				Plot Sub Use: Plotted Res development / Plotted Housing			
Authority/Grade: Development Authority (DA)				Development Plan: Kalindipuram Housing Scheme			
Case/Track: Regular				Land Use Zone: Residential use Zone			
Project Type: Layout Development				Land Sub Use Zone: Residential Zone			
Nature of Development: NEW				Layout Type: NA			
Development Area: Developed Area							
Sub Development Area: Metro City Area							
Special Project: NA							
Site Address: District Prayagraj, Tehsil Allahabad, Village/Abdul Wahabpur							
AREA DETAILS:				Sq.Mts			
1. Area of Plot As per record							
Document Area				20000.00			
As per site condition				20000.43			
Area of Plot Considered				20000.00			
2. Deduction for							
a) Proposed roads				0.00			
b) Dry season water				0.00			
Total (a + b)				0.00			
3. Net Area of plot (1 - 2) AREA OF PLOT				20000.00			
Green and open space				3232.38			
Plot Area For Coverage				20000.00			
Plot Area For FAR				20000.00			
Perm. FAR Area (1.25)				25000.00			
Total Perm. FAR area (1.25)				25000.00			
6. Total Built up area permissible at:							
Permissible Coverage Area (45.00 %)				9000.00			
Proposed Coverage Area (%)				0.00			
Total Prop. Coverage Area (%)				0.00			
Balance coverage area (45.00 %)				9000.00			
				Proposed Area at:			
Proposed Built up				0.00	Proposed FAR	0.00	
Existing Built up				0.00	Existing FAR	0.00	
Total Area:				0.00	Proposed FAR	0.00	
Total FAR Area:				0.00	Proposed FAR	0.00	
Accessory Use Area Added in BuiltUp Area:				0.00	Proposed FAR	0.00	
Total BuiltUp Area:				0.00	Proposed FAR	0.00	
Processed FAR consumed:				0.00	Proposed FAR	0.00	
C. Termination Statement:							
4. Termination Proposed At:							
Color Notes:							
COLOR INDEX							
PLOT BOUNDARY							
ABUTTING ROAD							
PROPOSED CONSTRUCTION							
COMMON PLOT							
ROAD ALIGNMENT (ROAD WIDENING AREA)							
FUTURE T.P. SCHEME DEDUCTION AREA							
EXISTING (To be retained)							
EXISTING (To be demolished)							

Number of EVS/LIG unit required

Sl. No.	Plot Type	No. of Plot	No. of unit in one plot	Total Number of unit	Proposed LIG/WS Unit
1.	Single Dwelling Unit	68	1	68	-
Total :		68		68	-
Number of EVS/LIG unit required (10% LIG)	7.00				
Number of EVS/LIG unit required (10% EVS)	7.00				
Total :		68		68	-

Tenements Density Check

Net housing density	No. Of Tenements				No. Of Persons			
	Reqd	Perm	Prop	Perm	Reqd	Perm	Prop	Perm
750/Hec:	-	300	170	-	1500	850	-	850

Green and open space Area

Name	Prop. Area
GREEN 1438.30	463.18
GREEN 1651.50	688.38
GREEN 4838.20	884.85
GREEN 21130.20	1195.97

Individual Amenity Check b)

Name	Minimum Area	Reqd	Minimum Count	Prop
Convenient Shops	20.00	62.45	-	1.00
Sector Shopping	100.00	125.51	-	1.00
For Informal Area	15.00	61.01	-	1.00
Kiosk/booth/Platform	15.00	60.56	1.00	2.00

Land use analysis/Area distribution (Table 2c)

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