

LAND AREA DETAILS				
RAPTINAGAR EXT. TOWNSHIP YOJNA				
S.NO	DESCRIPTION	AREA (Sqm)	AREA(ACRE)	AREA(HA)
1	LAND USE: GREEN-OPEN AS PERMASTER PLAN	59451.56	14.69	5.95
2	SPORT CITY - (HOSTEL+HOTEL SCHOOL + SPORT ACADEMY)	122724.47	30.33	12.27
3	TOTAL AREA UNDER ROHINI	20848.40	5.15	2.08
4	TOTAL AREA UNDER BAZAAR STREET	45739.61	11.30	4.57
5	Net Planning Area (H+H)	549954.52	136.87	54.99
a	Total Planned Area in Township	528513.08	130.10	52.65
b	Total Area Under PHASE 2	23351.56	5.77	2.34
4	Total Area Under Facility Use	40922.27	10.11	4.09
a	Municipality (H+H) Public	31872.25	7.88	3.19
b	Total Area Under PHASE 2	9050.32	2.24	0.91
6	TOTAL LAND ACQUIRED	639551.23	207.48	83.96
a	Net Green area	95045.12	23.88	9.50
b	Green area in Township	79297.55	19.98	7.93
c	Green area in Facility zone	3697.35	0.91	0.37
d	Green area in Sport City	13688.22	3.38	1.37

PROPOSED LANDUSE DISTRIBUTION RAPTINAGAR EXT. TOWNSHIP YOJNA				
Area Chart (BIDDER'S PROPOSAL)				
Land Parcel	Sub Division	No.	Area (in Sqm)	Total Area (in Sqm)
PLOTTED DEVELOPMENT	Plot-1 (RTS-1/RTS-1/18) (Developer)	215	2872.90	2872.90
	Plot-2 (RTS-1/RTS-2/18) (Developer)	18	2699.18	2699.18
	Plot-3 (RTS-1/RTS-3/18) (Developer)	47	1132.28	1132.28
	Plot-4 (RTS-1/RTS-4/18) (Developer)	93	2633.08	2633.08
	Plot-5 (RTS-1/RTS-5/18) (Developer)	388	7826.39	24452.65
	Plot-6 (RTS-1/RTS-6/18) (Developer)	91	13281.73	13281.73
	Plot-7 (RTS-1/RTS-7/18) (Developer)	423	31712.14	31712.14
	Plot-8 (RTS-1/RTS-8/18) (Developer)	314	11599.72	11599.72
	Plot-9 (RTS-1/RTS-9/18) (Developer)	65	1781.38	1781.38
	Plot-10 (RTS-1/RTS-10/18) (Developer)	53	4687.38	4687.38
RESIDENTIAL GROUP HOUSING	Group Housing GH-1	1	6812.98	6812.98
	Group Housing GH-2	1	7079.37	7079.37
	Group Housing GH-3	1	7978.58	28356.46
	Group Housing GH-4	1	7385.68	7385.68
	WORSHIP PLACE	1	1413.13	1413.13
	Community Center	1	4295.83	4295.83
	Commercial - C-01	1	4295.83	4295.83
	Commercial - C-02 TO 05	4	3075.98	3075.98
	Commercial - C-06	1	4295.83	4295.83
	Commercial - C-07	1	617.90	617.90
PUBLIC	Commercial - C-08	1	844.57	844.57
	Commercial - C-09	1	844.57	844.57
	Commercial - C-10	1	844.57	844.57
	Commercial - C-11	1	432.48	28221.91
	Commercial - C-12	1	844.57	844.57
	Commercial - C-13	1	1197.74	1197.74
	Commercial - C-14	1	2380.56	2380.56
	Commercial - C-15 (SMA)	11	4338.78	4338.78
	Commercial - C-16	1	1800.20	1800.20
	Commercial - C-17	1	511.91	511.91
SERVICE	COMMERCIAL CONVENIENCE SHOP 01-03	3	4465.31	4465.31
	SERVICE-01	1	504.79	504.79
	SERVICE-02	1	3178.37	3178.37
	SERVICE-03	1	3265.82	3265.82
	SERVICE-04	1	3265.82	3265.82
	SERVICE-05	1	854.29	11265.94
	SERVICE-06	1	615.95	615.95
	SERVICE-07 (Aided Services)	1	1903.91	1903.91
	SERVICE-08 (STP)	1	1503.91	1503.91
	SERVICE-09 (EWS Future Ext)	1	1300.00	1300.00
ROADS UNDER TOWNSHIP	ROAD SECTOR-1	2	18943.41	18943.41
	ROAD SECTOR-2	2	22971.88	22971.88
	ROAD SECTOR-3	3	4440.89	4440.89
	ROAD SECTOR-4	1	6880.14	6880.14
	ROAD SECTOR-5	2	2411.87	2411.87
	ROAD SECTOR-6	1	7339.93	7339.93
	ROAD SECTOR-7	1	13844.28	13844.28
	ROAD SECTOR-8	3	3878.81	3878.81
	ROAD SECTOR-9	2	13423.48	13423.48
	ROAD SECTOR-10	1	2918.98	2918.98
GREEN	PL-01	11	13917.95	13917.95
	PL-02	4	2978.13	2978.13
	PL-03	4	2766.98	2766.98
	PL-04	1	141.32	141.32
	PL-05	14	31281.42	79287.55
	PL-06	4	4873.23	4873.23
	PL-07	8	3245.33	3245.33
	PL-08	5	4892.99	4892.99
	PL-09	1	562.46	562.46
	PL-10	1	562.46	562.46
TOTAL PLOT AREA		628513.08	100	100

FACILITY LANDUSE DISTRIBUTION RAPTINAGAR EXT. TOWNSHIP & SPORTS CITY YOJNA				
Area Chart (BIDDER'S PROPOSAL)				
Land Parcel	Sub Division	No.	Area (in Sqm)	Total Area (in Sqm)
FACILITY	FACILITY PLOT-S-01-04	4	4112.80	4112.80
	HOSPITAL H-1	1	580.34	580.34
	HOSPITAL H-2	1	649.25	10773.76
	HOSPITAL H-3	1	724.29	724.29
	HOSPITAL H-4	1	774.40	774.40
PUBLIC	HOSPITAL H-5	1	3932.55	3932.55
	OTHER COMMERCIAL (C-C-18)	1	2380.56	740
SCHOOL	SCHOOL	1	4048.03	4048.03
SERVICES	FS-1 POLICE STATION	1	4048.03	1270
ROADS	Road Area	1	6948.03	6948.03
COMMON GREENS	Common Greens	4	3697.35	11.80
TOTAL PLANNED AREA		31872.25	31872.25	100

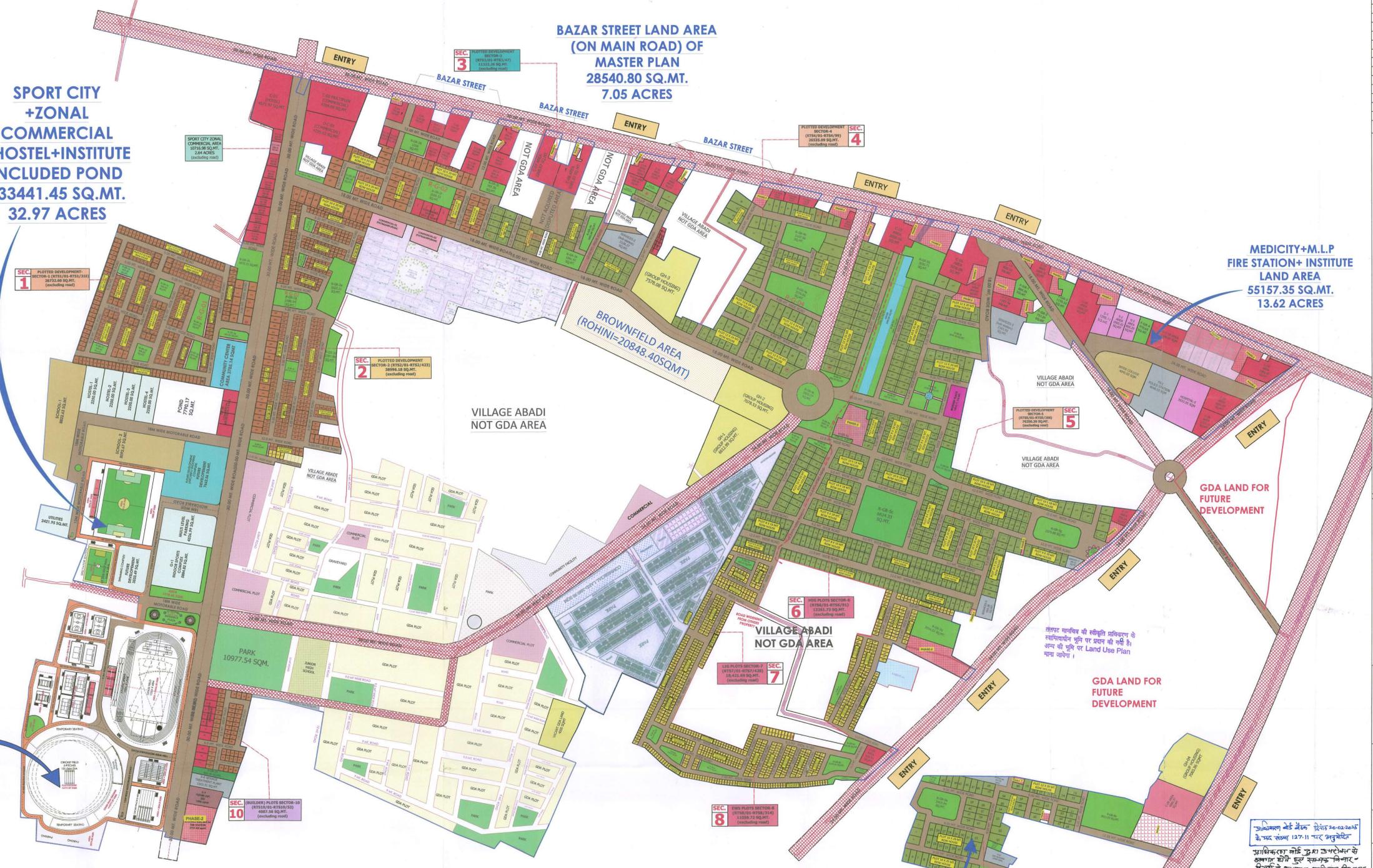
**GREEN AREA OF MASTER PLAN**  
59451.56 SQ.MT.  
14.69 ACRES

PROPOSED LANDUSE DISTRIBUTION RAPTINAGAR EXT. SPORTS CITY YOJNA				
Area Chart (BIDDER'S PROPOSAL)				
Land Parcel	Sub Division	No.	Area (in Sqm)	Total Area (in Sqm)
INDOOR GAMES FACILITY	ARCHERY & SHOOTING COMPLEX	1	3862.92	3862.92
	Indoor Sports complex	1	5884.82	17224.46
	Swimming Pool	1	3877.58	3877.58
PUBLIC FACILITY	SCHOOL - S-1 & 2	2	19919.30	32874.24
	HOTEL 1 to 4	4	8000.00	8000.00
ROADS UNDER TOWNSHIP	MULTI LEVEL PARKING	1	4588.99	4588.99
	OTHER UTILITIES BLOCK	1	2421.95	2421.95
SPORTS FACILITIES	Road & Footpath area	1	21052.58	17.15
	Football Facilities	1	13994.55	13994.55
COMMON GREENS	SA Size Football	1	3462.43	3462.43
	Volley Ball Court	1	3113.69	37889.97
GREEN	Baseball Ball Court	1	2994.05	2994.05
	TRACK & FIELD GROUND	1	13720.25	13720.25
GREEN	Common Greens	1	3862.24	3862.24
	Open Area	1	7782.12	13683.22
TOTAL PLOT AREA	ENTRANCE PLAZA, PERGOLA, ETC.	1	2040.81	2040.81
			122724.47	122724.47

GREEN LANDUSE DISTRIBUTION RAPTINAGAR EXT. YOJNA AS PER MASTER PLAN GREEN				
Area Chart (BIDDER'S PROPOSAL)				
Land Parcel	Sub Division	No.	Area (in Sqm)	Total Area (in Sqm)
COMMON GREENS	Open Area	1	7782.12	7782.12
	Open Area	1	1579.22	1579.22
URBAN LANDSCAPE	Open Area	1	9719.80	9719.80
	Open Area	1	22884.4	22884.4
URBAN LANDSCAPE	Open Area	1	2764.38	2764.38
	Open Area	1	1429.1	1429.1
URBAN LANDSCAPE	Open Area	1	2462.62	2462.62
	Open Area	1	2284.00	2284.00
TOTAL PLOT AREA	Open Area	1	8461.56	8461.56
			14.69	100

**SPORT CITY +ZONAL COMMERCIAL +HOSTEL+INSTITUTE INCLUDED POND**  
133441.45 SQ.MT.  
32.97 ACRES

PROPOSED LANDUSE DISTRIBUTION RAPTINAGAR EXT. TOWNSHIP & SPORT CITY YOJNA				
Area Chart : BAZAAR STREET				
Land Parcel	Sub Division	No.	Area (in Sqm)	Total Area (in Sqm)
BAZAAR STREET ON MAIN ROAD	HOTEL - C-01	1	4571.97	4571.97
	MULTI-PLEX - C-02	1	4304.09	4304.09
	COMMERCIAL - C-03	1	793.49	793.49
	COMMERCIAL - C-04	1	1122.50	1122.50
	COMMERCIAL - C-05	1	1281.63	1281.63
	COMMERCIAL - C-06	1	890.23	890.23
	COMMERCIAL - C-07 & 08	2	4658.50	4658.50
	COMMERCIAL - C-9 TO 11	3	2789.63	2789.63
	COMMERCIAL - C-12,13,14	3	1122.29	1122.29
	COMMERCIAL - C-15 & 16	2	5116.25	5116.25
	COMMERCIAL - C-17	1	832.12	832.12
	COMMERCIAL - C-18	1	1064.76	1064.76
	COMMERCIAL - C-19	1	3560.32	3560.32
	COMMERCIAL - C-20	1	588.87	588.87
	COMMERCIAL - C-21	1	640.76	640.76
	COMMERCIAL - C-22	1	684.40	684.40
	COMMERCIAL - C-23	1	633.84	633.84
COMMERCIAL - C-24	1	2261.67	2261.67	
COMMERCIAL - C-25	1	1681.07	1681.07	
COMMERCIAL - C-26	1	1203.12	1203.12	
COMMERCIAL - C-27	1	795.84	795.84	
COMMERCIAL - C-28	1	818.91	818.91	
COMMERCIAL - C-29	1	4993.37	4993.37	
TOTAL PLOT AREA		45789.55	45789.55	



LEGEND		
S. NO.	PLOT DESCRIPTION	SYMBOL
01.	ABADI AREA OUTSIDE PLOT LINE	
02.	BAZAAR STREET	
03.	WATER BODIES	
04.	LAND UNDER ROAD WIDENING	
05.	GROUP HOUSING	
06.	GROUP HOUSING-EWS	
07.	GROUP HOUSING-LIG	
08.	COMMERCIAL	
09.	EDUCATION (SCHOOL/ TRAINING SCHOOL)	
10.	MEDICAL (HOSPITAL/ NURSING HOME)	
11.	PUBLIC/ SEMI PUBLIC AREAS	
12.	SERVICE AREAS	
13.	ZONAL GREEN AREAS	
14.	LAND FOR FUTURE DEVELOPMENT	
15.	AREA UNDER PHASE -2	

NOTE:-  
1. AREA UNDER PHASE 2 SURVEYED BY ENGG. DEPT. & WILL BE ELIMINATED AFTER DISCUSSION.  
2. ACTIVITIES WILL BE PERMISSIBLE IN PROPOSED PARK LAND USE IN MASTER PLAN AS PER THE PROVISIONS OF GORAKHPUR MASTER PLAN 2031.  
3. TOTAL POPULATION  
i) POPULATION UNDER PATRAKARPURAM, ROHINI, RAPTINAGAR PHASE-I, PLAY = 14500  
ii) PROPOSED RAPTINAGAR EXTENSION = 12700  
iii) RESIDENTIAL GROUP HOUSING = 16200  
iv) SPORT CITY = 7000  
TOTAL = 50400

**PROJECT TITLE:**  
DEVELOPMENT OF RAPTINAGAR EXT. TOWNSHIP & SPORTS-CITY, GORAKHPUR, UTTAR PRADESH

**GORAKHPUR DEVELOPMENT AUTHORITY**  
GORAKHPUR, UTTAR PRADESH

Arjan Surveyor  
Tehsildar(Arjan)  
Draftsman  
Jr. Eng.(Engg)  
Assist. Eng.(Map)  
Assist. Eng.(Engg)  
I/C Planning  
Ex. Engineer  
Supt. Engineer  
Secretary  
Vice Chairman

**DRAWING TITLE:**  
LAYOUT PLAN (Revised - 01)

**DRAWING NUMBER:**

**DEALT BY:** **DATE:** **REV. NO.**

**CHECKED BY:** **SCALE:** **NORTH**

उत्तर प्रदेश में 12.11.2024 को  
के.एस. 127.11 पर अनुमति  
प्रमाणित करने के लिए उत्तर प्रदेश के  
सर्वेक्षण विभाग द्वारा जारी किया गया है।  
सर्वेक्षण विभाग के अधिकारी का  
अनुमति व प्रमाणित किया गया।