

LANDUSE GANGAPURAM		
RESIDENTIAL	189903.05	38.51%
MIXED-USE	52821.87	10.71%
COMMERCIAL	22225.02	4.51%
PARK & OPEN SPACE	74067.72	15.02%
PUBLIC SEMI-PUBLIC	12875.53	2.61%
PUBLIC UTILITIES	12683.68	2.57%
TRAFFIC & TRANSPORTATION	128589.13	26.07%

GANGAPURAM (PLOTS INVENTORY)		
Type	Type of Plot	Number of Plot
Residential Plot	Plot Up to 100 sqm	209
Residential Plot	Plot 100 to 150 sqm	307
Residential Plot	Plot 150 to 200 sqm	56
Residential Plot	Plot 200 to 250 sqm	168
Residential Plot	Plot 250 to 500 sqm	168
Residential Plot	Plot Above 500 sqm	0
Group Housing Plot	Plot Above 500 sqm	13
Mixed Use Plot	Plot Above 500 sqm	28

GANGAPURAM TOWNSHIP			
	Area	Unit	Percentage
A. Gross Site Area	493166.00	SQM.	
B. Area under Road Widening	100.00	SQM.	
C. NET SITE AREA (A-B)	493166.00	SQM.	
D. RESIDENTIAL AREA: Plotted Development			
Plots Up to 100 sqm	14970.47	SQM.	9.45%
Plots Above 100 to 150 sqm	43136.22	SQM.	27.22%
Plots Above 150 to 200 sqm	10969.69	SQM.	6.93%
Plots Above 200 to 250 sqm	38441.19	SQM.	24.26%
Plots Above 250 to 500 sqm	50914.51	SQM.	32.16%
Plots Above 500 sqm	0	SQM.	0.00%
	158885.48	SQM.	32.14%

E. RESIDENTIAL AREA: Plotted Development			
Group Housing-1	1609.56	SQM.	5.28%
Group Housing-2	1779.59	SQM.	5.46%
Group Housing-3	2170.73	SQM.	6.91%
Group Housing-4	2102.42	SQM.	6.89%
Group Housing-5	2151.60	SQM.	6.89%
Group Housing-6	2179.30	SQM.	6.94%
Group Housing-7	2151.60	SQM.	6.94%
Group Housing-8	2215.81	SQM.	7.25%
Group Housing-9	2151.60	SQM.	6.89%
Group Housing-10	2149.34	SQM.	6.84%
Group Housing-11	2147.20	SQM.	6.83%
Group Housing-12	4548.18	SQM.	14.48%
Group Housing-13	3925.75	SQM.	12.50%
Group Housing-14	31417.57	SQM.	6.37%

F. RESIDENTIAL AREA: EWS and LIG			
EWS - Group Housing (Sector - 1, 2, 3, 4, 5)	PROVIDED IN SECTION-02		
LIG - Group Housing (Sector - 1, 3, 4, 5)	PROVIDED IN SECTION-02		

G. MIXED LAND USE			
MU-01 to MU-28	52821.87	SQM.	10.71%
	52821.87	SQM.	10.71%

H. COMMERCIAL			
SECTOR MARKET-01	6469.03	SQM.	29.51%
SECTOR MARKET-02	7674.48	SQM.	34.33%
SECTOR MARKET-03	6479.40	SQM.	29.15%
VENDING ZONE-01	1386.79	SQM.	6.24%
VENDING ZONE-02	215.53	SQM.	0.37%
	22225.02	SQM.	4.51%

I. PUBLIC SEMI-PUBLIC			
JUNIOR HIGH SCHOOL/HIGH SCHOOL/INTER COLLEGE-1	2016.13	SQM.	15.66%
JUNIOR HIGH SCHOOL/HIGH SCHOOL/INTER COLLEGE-2	2932.31	SQM.	14.93%
NURSERY/PRIMARY SCHOOL-01	1200.11	SQM.	9.39%
NURSERY/PRIMARY SCHOOL-02	1200.06	SQM.	9.71%
COMMUNITY CENTER	1131.41	SQM.	8.79%
POLICE POST (with Staff Accommodation)	4083.67	SQM.	31.72%
HEALTH CENTER	1210.83	SQM.	9.81%
	13875.53	SQM.	2.83%

J. UTILITY AREA			
WATER TREATMENT PLANT	5184.44	SQM.	40.90%
SEWAGE TREATMENT PLANT	2669.74	SQM.	21.00%
WATER COLLECTION CENTER	1746.31	SQM.	29.54%
SEWAGE COLLECTION CENTER	1073.19	SQM.	8.46%
	12683.68	SQM.	2.57%

K. PARK AND OPEN SPACES			
PARK AND OPEN SPACES	6323.20	SQM.	12.82%
RECREATIONAL	74067.72	SQM.	15.02%
	128589.13	SQM.	26.07%

L. AREA UNDER ROADS	128589.13	SQM.	26.07%
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Residential Plots (Irregular Sites)		
S.No	Plot Numbers	Plot Area (in Sqm.)
1	GP-01	15.9016.8
2	GP-02	15.9016.8
3	GP-03	15.9016.8
4	GP-04	15.9016.8
5	GP-05	15.9016.8
6	GP-06	15.9016.8
7	GP-07	15.9016.8
8	GP-08	15.9016.8
9	GP-09	15.9016.8
10	GP-10	15.9016.8
11	GP-11	15.9016.8
12	GP-12	15.9016.8
13	GP-13	15.9016.8
14	GP-14	15.9016.8
15	GP-15	15.9016.8
16	GP-16	15.9016.8
17	GP-17	15.9016.8
18	GP-18	15.9016.8
19	GP-19	15.9016.8
20	GP-20	15.9016.8
21	GP-21	15.9016.8
22	GP-22	15.9016.8
23	GP-23	15.9016.8
24	GP-24	15.9016.8
25	GP-25	15.9016.8
26	GP-26	15.9016.8
27	GP-27	15.9016.8
28	GP-28	15.9016.8
29	GP-29	15.9016.8
30	GP-30	15.9016.8
31	GP-31	15.9016.8
32	GP-32	15.9016.8
33	GP-33	15.9016.8
34	GP-34	15.9016.8
35	GP-35	15.9016.8
36	GP-36	15.9016.8
37	GP-37	15.9016.8
38	GP-38	15.9016.8
39	GP-39	15.9016.8
40	GP-40	15.9016.8
41	GP-41	15.9016.8
42	GP-42	15.9016.8
43	GP-43	15.9016.8
44	GP-44	15.9016.8
45	GP-45	15.9016.8
46	GP-46	15.9016.8
47	GP-47	15.9016.8
48	GP-48	15.9016.8
49	GP-49	15.9016.8
50	GP-50	15.9016.8
51	GP-51	15.9016.8
52	GP-52	15.9016.8
53	GP-53	15.9016.8
54	GP-54	15.9016.8
55	GP-55	15.9016.8
56	GP-56	15.9016.8
57	GP-57	15.9016.8
58	GP-58	15.9016.8
59	GP-59	15.9016.8
60	GP-60	15.9016.8
61	GP-61	15.9016.8
62	GP-62	15.9016.8
63	GP-63	15.9016.8
64	GP-64	15.9016.8
65	GP-65	15.9016.8
66	GP-66	15.9016.8
67	GP-67	15.9016.8
68	GP-68	15.9016.8
69	GP-69	15.9016.8
70	GP-70	15.9016.8
71	GP-71	15.9016.8
72	GP-72	15.9016.8
73	GP-73	15.9016.8
74	GP-74	15.9016.8
75	GP-75	15.9016.8
76	GP-76	15.9016.8
77	GP-77	15.9016.8
78	GP-78	15.9016.8
79	GP-79	15.9016.8
80	GP-80	15.9016.8
81	GP-81	15.9016.8
82	GP-82	15.9016.8
83	GP-83	15.9016.8
84	GP-84	15.9016.8
85	GP-85	15.9016.8
86	GP-86	15.9016.8
87	GP-87	15.9016.8
88	GP-88	15.9016.8
89	GP-89	15.9016.8
90	GP-90	15.9016.8
91	GP-91	15.9016.8
92	GP-92	15.9016.8
93	GP-93	15.9016.8
94	GP-94	15.9016.8
95	GP-95	15.9016.8
96	GP-96	15.9016.8
97	GP-97	15.9016.8
98	GP-98	15.9016.8
99	GP-99	15.9016.8
100	GP-100	15.9016.8

Residential Plots (Regular Sites)		
S.No	Plot Numbers	Plot Area (in Sqm.)
1	GP-01	15.9016.8
2	GP-02	15.9016.8
3	GP-03	15.9016.8
4	GP-04	15.9016.8
5	GP-05	15.9016.8
6	GP-06	15.9016.8
7	GP-07	15.9016.8
8	GP-08	15.9016.8
9	GP-09	15.9016.8
10	GP-10	15.9016.8
11	GP-11	15.9016.8
12	GP-12	15.9016.8
13	GP-13	15.9016.8
14	GP-14	15.9016.8
15	GP-15	15.9016.8
16	GP-16	15.9016.8
17	GP-17	15.9016.8
18	GP-18	15.9016.8
19	GP-19	15.9016.8
20	GP-20	15.9016.8
21	GP-21	15.9016.8
22	GP-22	15.9016.8
23	GP-23	15.9016.8
24	GP-24	15.9016.8
25	GP-25	15.9016.8
26	GP-26	15.9016.8
27	GP-27	15.9016.8
28	GP-28	15.9016.8
29	GP-29	15.9016.8
30	GP-30	15.9016.8
31	GP-31	15.9016.8
32	GP-32	15.9016.8
33	GP-33	15.9016.8
34	GP-34	15.9016.8
35	GP-35	15.9016.8
36	GP-36	15.9016.8
37	GP-37	15.9016.8
38	GP-38	15.9016.8
39	GP-39	15.9016.8
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41	GP-41	15.9016.8
42	GP-42	15.9016.8
43	GP-43	15.9016.8
44	GP-44	15.9016.8
45	GP-45	15.9016.8
46	GP-46	15.9016.8
47	GP-47	15.9016.8
48	GP-48	15.9016.8
49	GP-49	15.9016.8
50	GP-50	15.9016.8
51	GP-51	15.9016.8
52	GP-52	15.9016.8
53	GP-53	15.9016.8
54	GP-54	15.9016.8
55	GP-55	15.9016.8
56	GP-56	15.9016.8
57	GP-57	15.9016.8
58	GP-58	15.9016.8
59	GP-59	15.9016.8
60	GP-60	15.9016.8
61	GP-61	15.9016.8
62	GP-62	15.9016.8
63	GP-63	15.9016.8
64	GP-64	15.9016.8
65	GP-65	15.9016.8
66	GP-66	15.9016.8
67	GP-67	15.9016.8
68	GP-68	15.9016.8
69	GP-69	15.9016.8
70	GP-70	15.9016.8
71	GP-71	15.9016.8
72	GP-72	15.9016.8
73	GP-73	15.9016.8
74	GP-74	15.9016.8
75	GP-75	15.9016.8
76	GP-76	15.9016.8
77	GP-77	15.9016.8
78	GP-78	15.9016.8
79	GP-79	15.9016.8
80	GP-80	15.9016.8
81	GP-81	15.9016.8
82	GP-82	15.9016.8
83	GP-83	15.9016.8
84	GP-84	15.9016.8
85	GP-85	15.9016.8
86	GP-86	15.9016.8
87	GP-87	15.9016.8
88	GP-88	15.9016.8
89	GP-89	15.9016.8
90	GP-90	15.9016.8
91	GP-91	15.9016.8
92	GP-92	15.9016.8
93	GP-93	15.9016.8
94	GP-94	15.9016.8
95	GP-95	15.9016.8
96	GP-96	15.9016.8
97	GP-97	15.9016.8
98	GP-98	15.9016.8
99	GP-99	15.9016.8
100	GP-100	15.9016.8

LEGEND :-		
—	Township Boundary (Indicative)	
■	Mixed Use	
■	Commercial	
■	Public Semi-Public	
■	Parks & Open Spaces	
■	Recreational	
■	Water Body	
■	Public Utilities	
■	Traffic & Transportation	
■	Group Housing	

ROADS LEGEND	
—	45 M ROW
—	30 M ROW
—	24 M ROW
—	18 M ROW
—	12 M ROW
—	09 M ROW

NOTE -

- MINIMUM 7.5 METER FRONT SETBACK WILL BE MANDATORY FOR ALL PLOTS ABUTTING ON 45 METER WIDE ROAD.
- FOR REMAINING PLOTS, SETBACK SHOULD BE AS PER PREVAILING BUILDING BYELAWS

PROJECT TITLE: PROPOSED LAYOUT PLAN OF GANGAPURAM TOWNSHIP ON KHASRA NO. 282-287, 304-306, 333-346 OF VILLAGE RAHANKALAN AND KHASRA NO. 484, 486, 501, 511-531, 601-615, 639, 641-645 OF VILLAGE RAIPUR, AGRA, UP.

DRAWING TITLE: LAYOUT PLAN

SHEET NO. : 1/7

DRAWN BY :

ARCHITECT AND URBAN PLANNER

SAHIL KATYAL
(Architect & Urban Planner)SCALE
0 25 50 100
Meters

DRAFTSMAN

J.E.

A.E.

T.P.

V.C.L.A.

SECRETARY

VICE CHAIRMAN

Agra Development Authority ADA
Ratan Muni Road, Jaipur House Colony
Agra, Uttar Pradesh - 282010