

LANDUSE MAHANADIPURAM			
RESIDENTIAL	118294.94	35.78%	
MIXED-USE	46414.97	14.04%	
COMMERCIAL	11094.63	3.36%	
PARK & OPEN SPACE	49978.76	15.12%	
PUBLIC SEMI-PUBLIC	11827.76	3.58%	
PUBLIC UTILITIES	12943.29	3.92%	
AREA LEFT FOR FUTURE EXTENSION	520.00	0.16%	
TRAFFIC & TRANSPORTATION	79499.44	24.05%	
<b>TOTAL</b>	<b>330574.00</b>		

MAHANDIPURAM TOWNSHIP				
A	Gross Site Area	330574.00	SQM.	
B	Area Under Road Widening	0.00	SQM.	
C	Net Site Area (A-B)	330574.00	SQM.	
D	Residential Area: Plotted Development	0	SQM.	0.00%
	Plot Upto 100 sqm	10080	SQM.	9.57%
	Plot Above 100 to 150 sqm	714.76	SQM.	0.68%
	Plot Above 150 to 200 sqm	29431.55	SQM.	27.94%
	Plot Above 200 to 250 sqm (MP-92,93,120,121 Deleted)	65107.32	SQM.	61.81%
	Plot Above 250 to 500 sqm	0	SQM.	0.00%
	Plot Above 500 sqm	109333.63	SQM.	31.86%
E	Residential Area: Plotted Development	12961.31	SQM.	100.00%
	Group Housing - 1	12961.31	SQM.	9.92%
F	Residential Area: EWS and LIG	Provided in Narmadapuram		
	EWS - Group Housing	Provided in Narmadapuram		
	LIG - Group Housing	Provided in Narmadapuram		
G	MIXED LAND USE	46414.97	SQM.	14.04%
	MU 01 to MU 25	46414.97	SQM.	14.04%

Commercial Areas			
SECTOR MARKET-01	9536.54	SQM.	85.96%
VENUE ZONE	1198.09	SQM.	10.80%
CONVENIENT SHOP	360.00	SQM.	3.24%
	11094.63	SQM.	3.36%

Public Semi Public Areas			
JUNIOR HIGH SCHOOL/HIGH SCHOOL/INTER COLLEGE	4106.82	SQM.	34.72%
NURSERY/PRIMARY SCHOOL-01	1564.95	SQM.	13.23%
COMMUNITY CENTER	1486.27	SQM.	12.57%
POLICE POST WITH STAFF QUARTER	2631.41	SQM.	22.25%
HEALTH CENTER	1421.72	SQM.	12.00%
EXISTING TEMPLE	616.59	SQM.	5.21%
	11827.76	SQM.	3.58%

Utility Area			
ESS	3813.72	SQM.	29.46%
Water treatment Plant	3131.79	SQM.	24.20%
STP	2949.25	SQM.	22.70%
Solid Waste Collection Center	3048.53	SQM.	23.55%
	12943.29	SQM.	3.92%

Park and Open Space			
Park and Open Space - 1	13376.12	SQM.	26.76%
Park and Open Space - 2	10029.21	SQM.	20.04%
Park and Open Space - 3	7768.22	SQM.	15.54%
Park and Open Space - 4	613.11	SQM.	1.23%
Park and Open Space - 5	679.31	SQM.	1.35%
Park and Open Space - 6	860.93	SQM.	1.72%
Park and Open Space - 7	621.60	SQM.	1.24%
Recreational: Neighbourhood Sports Center	16046.47	SQM.	32.11%
	49978.76	SQM.	15.12%

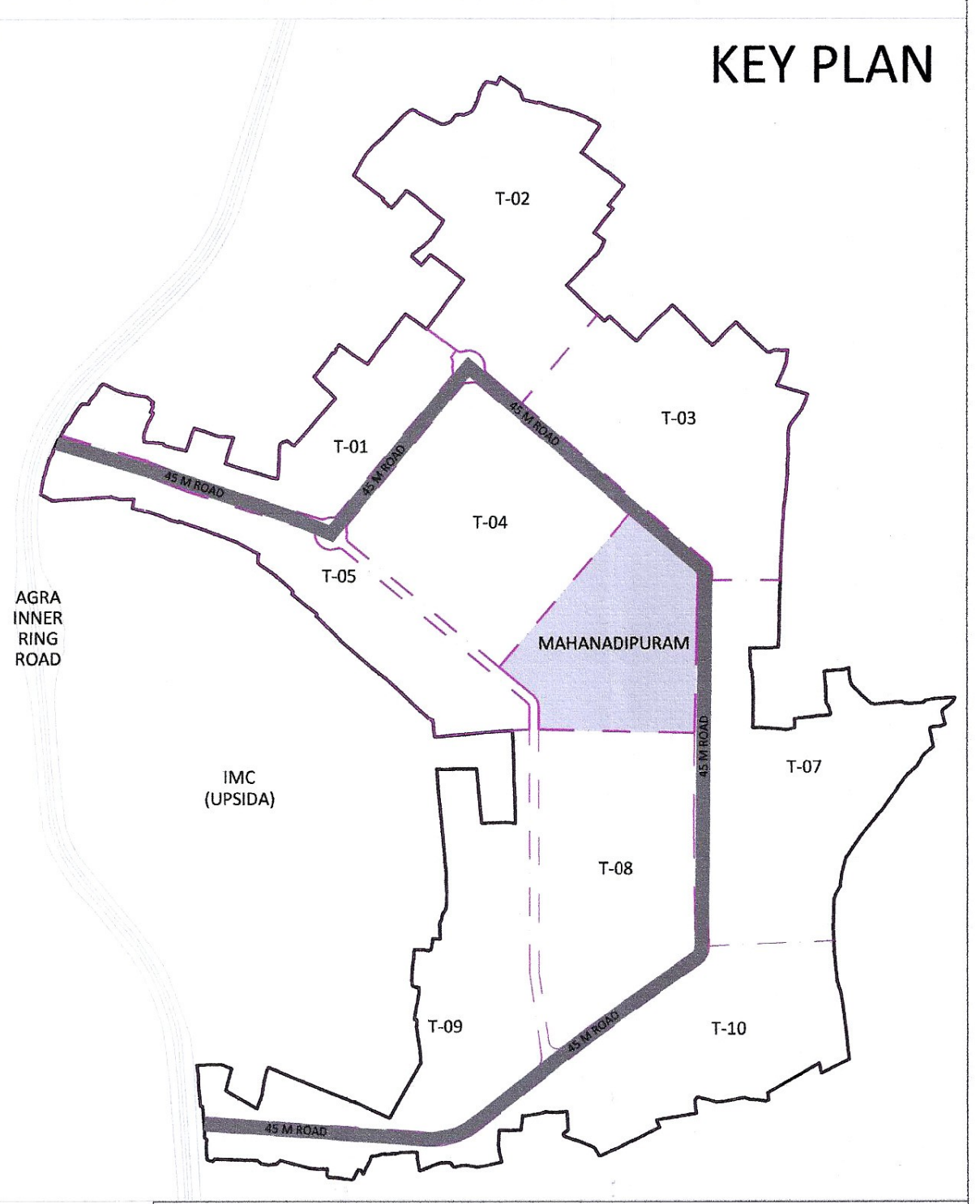
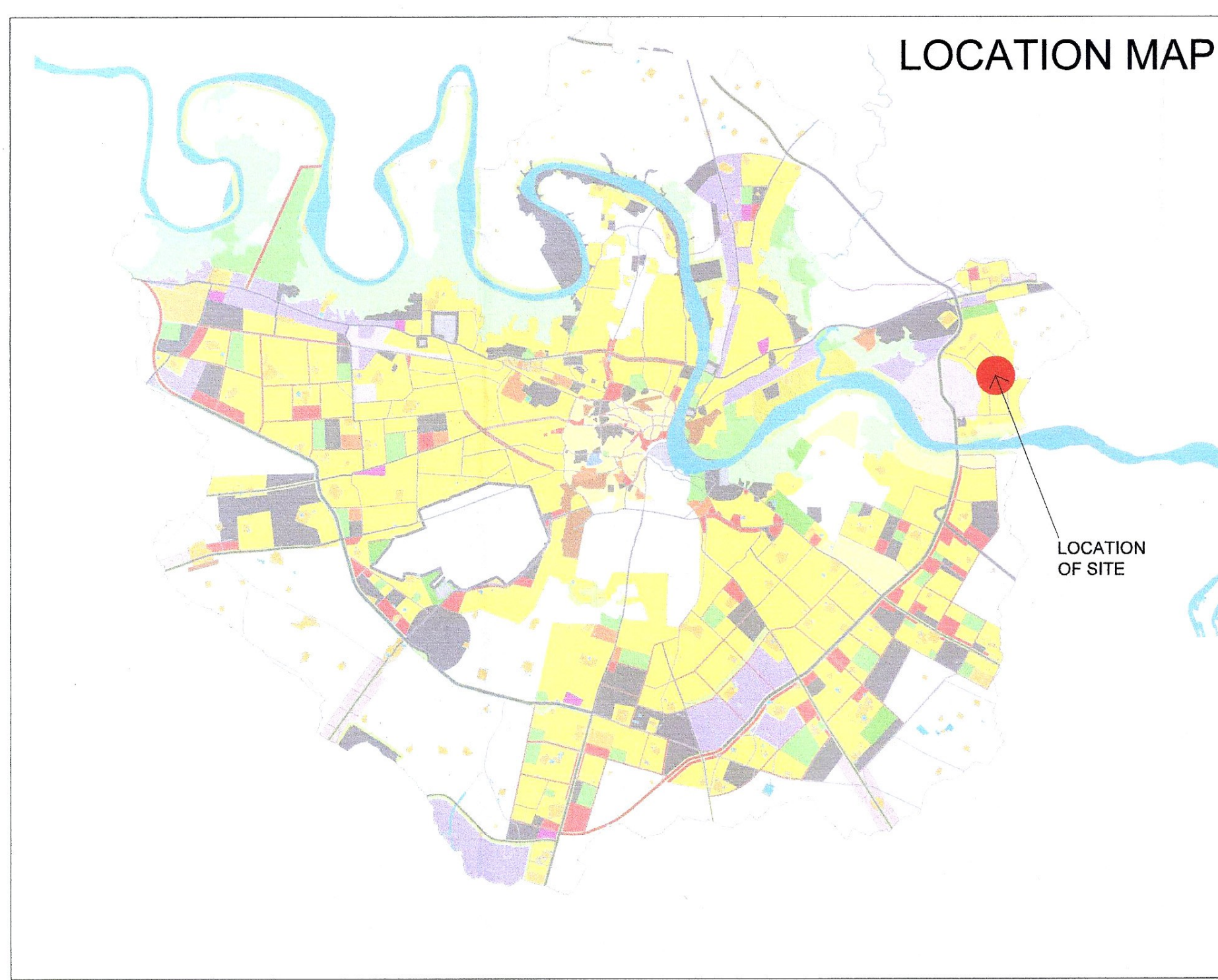
Area Left for Future Extension				
M	Area under Roads	79499.44	SQM.	24.05%

Residential Plots (Regular Sizes)			
S.No	Plot Numbers	Plot Size (in Mt.)	Plot Area (in Sqmt.)
1	MP 11	10X22	220.00
2	MP17-MP29	10X22	220.00
3	MP30-MP31	15X22	330.00
4	MP32-MP44	10X22	220.00
5	MP47-MP59	10X22	220.00
6	MP60-MP61	15X22	330.00
7	MP62-MP73	10X22	220.00
8	MP-74	12.5X22	275.00
9	MP-77	12.5X22	275.00
10	MP78-MP89	10X22	220.00
11	MP90-MP91	15X22	330.00
12	MP94	10X22	220.00
13	MP95-MP105	10X22	220.00
14	MP108-MP118	10X22	220.00
15	MP119	10X22	220.00
16	MP122	15X22	330.00
17	MP-123	16.5X26	429.00
18	MP124-MP134	13.5X26	351.00
19	MP135-MP136	16.1X26	418.60
20	MP139-MP140	16.1X26	418.60
21	MP141-MP151	13.5X26	351.00
22	MP152-MP153	16.5X26	429.00
23	MP154-MP166	13.5X26	351.00
24	MP168-MP178	13.5X26	351.00
25	MP179	16.5X26	429.00
26	MP180-MP201	12X25	300.00
27	MP202-MP203	18X25	450.00
28	MP204-MP223	12X25	300.00
29	MP224-MP225	18X25	450.00
30	MP226-MP244	12X25	300.00
31	MP245-MP262	12X25	300.00
32	MP263-MP264	18X25	450.00
33	MP265-MP278	12X25	300.00
34	MP279	18X25	450.00
35	MP281-MP294	12X25	300.00
36	MP295	18X25	450.00
37	MP296	15X21	315.00
38	MP297-MP311	10X21	210.00
39	MP314-MP327	10X20.8	208.00
40	MP330-MP342	9X16	144.00
41	MP345-MP357	9X16	144.00
42	MP360-MP371	9X16	144.00
43	MP374-MP385	9X16	144.00
44	MP388-MP397	9X16	144.00
45	MP400-MP409	9X16	144.00

Mixed Use Plots (Regular Sizes)			
S.No	Plot Numbers	Plot Size (in Mt.)	Plot Area (in Sqmt.)
1	MU01-MU07	30X60 M	1800
2	MU10-MU14	30X60 M	1800
3	MU16-MU24	30X60 M	1800

Mixed Use Plots (Irregular Sizes)			
S.No	Plot Numbers	Plot Size (in Mt.)	Plot Area (in Sqmt.)
1	MU08	28.6X66.10 M	3420.13
2	MU09	30.1X60.1 M	1920.41
3	MU15	23.2X60 M	1394.53
4	MU25	23X68.96 M	1879.5

MAHANADIPURAM (PLOTS INVENTORY)			
Type	Type of Plot	Number of Plot	
Residential Plot	Plot Upto 100 sqm	0	
Residential Plot	Plot 100 to 150 sqm	70	
Residential Plot	Plot 150 to 200 sqm	4	
Residential Plot	Plot 200 to 250 sqm	135	
Residential Plot	Plot 250 to 500 sqm	197	
Residential Plot	Plot Above 500 sqm	0	
Group Housing Plot	Plot Above 500 sqm	1	
Mixed Use Plot	Plot Above 500 sqm	25	



**LEGEND :-**

- Township Boundary (Indicative)
- Mixed Use
- Commercial
- Public Semi-Public
- Parks & Open Spaces
- Recreational
- Public Utilities
- Traffic & Transportation
- Group Housing
- Area Left for Future Extension (राजकीय नलक़्वा)

**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

<p>Agra Development Authority ADA Ratan Uni Road, Jaipur House Colony Agra, Uttar Pradesh - 282010</p>	<p>PROJECT TITLE: PROPOSED LAYOUT PLAN OF MAHANADIPURAM TOWNSHIP ON KHASRA NO. (345,347,350-354,369-372, 1261/352) OF VILLAGE RAHANKALAN &amp; KHASRA NO. (604-605, 615-640, 646-647, 651-659, 665, 693, 696-707, 658/1376) OF VILLAGE RAIPUR, AGRA, UP.</p>	<p>DRAFTSMAN: J.E.</p> <p>SECRETARY: T.P.</p> <p>VICE CHAIRMAN: A.E.</p>
	<p>DRAWING TITLE: LAYOUT PLAN</p> <p>SHEET NO. : 1/8</p>	<p>SCALE: 0 25 50 100 Meters</p>
<p>DDF Consultants Pvt. Ltd 501, B-9, ITL Twin Towers, Netaji Subhash Place, Pitampura, New Delhi-110034 Phone: 011-47400500 (100 lines) Fax: 011-47400555</p>	<p>AUTHORIZED SIGNATORY: SAHIL KATYAL (Architect &amp; Urban Planner)</p>	<p>NORTH</p>