

DETAIL OF RESIDENTIAL PLOTS						
S.NO.	NAME	PLOT SIZE		AREA (SQM)	NO OF PLOT	TOTAL AREA
		L	B			
A- BLOCK						
1	A 1 - A6	29.00	14.42	418.05	6	2508.33
2	A 7	29.00	20.06	582.43	1	582.43
3	A 8	28.25	17.27	487.88	1	487.88
4	A 9 - A 18	28.25	14.42	407.24	9	3665.18
18	A 19	28.25	18.72	528.84	1	528.84
19	A 20	29.00	18.42	534.29	1	534.29
20	A 21 - A25	29.00	14.42	418.05	5	2090.27
TOTAL AREA OF A BLOCK					24	10397.22

S.NO.	B- BLOCK					
1	B1- B5	22.25	13.15	292.65	5	1463.24
2	B6- B7	22.25	25.56	568.71	2	1137.42
3	B8- B11	29.00	12.97	376.25	4	1505.01
4	B12- B20	17.59	16.45	289.35	8	2314.78
5	B21	TOTAL		1700.02	1	1700.02
6	B22	TOTAL		1005.09	1	1005.09
7	B23	TOTAL		312.98	1	312.98
8	B24	19.44	13.31	275.18	1	275.18
9	B25	TOTAL		306.18	1	306.18
10	B26	TOTAL		407.39	1	407.39
TOTAL AREA OF B- BLOCK					25	10427.29

S.NO.	C- BLOCK					
1	C1-C15	21.50	10.50	225.75	14	3160.52
15	C16	10.43	21.50	224.16	1	224.16
16	C17	12.86	21.50	276.54	1	276.54
17	C18-C28	21.50	12.64	271.74	11	2989.19
28	C29-C33	29.00	12.97	376.25	5	1881.26
33	C34-C35	22.25	25.56	568.71	2	1137.42
35	C36	22.25	15.96	355.03	1	355.03
36	C37-C41	22.25	13.15	292.65	5	1463.24
TOTAL AREA OF C BLOCK					40	11487.37

S.NO.	D- BLOCK					
1	D1- D16	21.50	9.72	209.03	15	3135.49
16	D17	11.59	21.50	249.20	1	249.20
17	D18	10.92	21.50	234.72	1	234.72
18	D19- D27	21.50	10.11	217.40	9	1956.59
27	D28- D31	21.50	10.79	232.07	4	928.27
31	D32- D38	20.30	10.30	209.03	7	1463.24
38	D39	11.61	20.30	235.62	1	235.62
39	D40- D58	20.30	8.24	167.24	19	3177.59
58	D59- D60	20.30	8.50	172.55	2	345.10
60	D61- D79	20.30	8.24	167.24	19	3177.59
79	D80	11.61	20.30	235.62	1	235.62
80	D81- D87	20.30	10.30	209.03	7	1463.24
TOTAL AREA OF D BLOCK					86	16602.28

S.NO.	E-BLOCK					
1	E1- E4	9.72	21.50	209.05	4	836.19
5	E5- E11	10.90	19.17	209.03	7	1463.23
12	E12	9.39	19.17	191.40	1	191.40
13	E14	10.57	19.17	214.11	1	214.11
14	E15- E21	10.90	19.17	209.03	7	1463.23
21	E22- E25	29.65	14.44	428.17	4	1712.68
26	E26	32.20	29.70	921.22	1	921.22
TOTAL AREA OF E BLOCK					25	6802.06
TOTAL (A+B+C+D+E BLOCK)			0.00	200	55716.22	

GROUP HOUSING (GH-1 & GH-2) UNIT CALCULATION		
S.NO.	NAME	AREA (SQM)
1	GROUP HOUSING (GH-1)	4340.95
2	GROUP HOUSING (GH-2)	4282.85
3	AREA UNDER GROUP HOUSING (GH-1 & GH-2)	8623.80
4	PRAMISABLE F.A.R. @ 2.5 (X)	21559.51
5	RHS & UG F.A.R. @ 2.5 (ADDITIONAL ON ACCOUNT OF EWS&UG)	2625.14
TOTAL		24184.65
6	AVERAGE F.A.R./UNIT INCLUDING CIRCULATION AREA (X)	163.41
AVERAGE TOTAL NO. OF UNIT (X/Y)		148

(COM) AREA DETAIL				
S.NO.	NAME	NO. OF PLOT (Z)	(x+y)z	TOTAL (SQM)
1	COM-1	1	343.68	
2	COM-2	1	342.83	
3	COM-3	1	342.81	
4	COM-4	1	342.81	
5	COM-5	1	208.42	
6	COM-6	1	216.74	
7	COM-7	1	400.26	
8	COM-8	1	400.57	
9	COM-9	1	230.16	
10	COM-10	1	283.14	
11	COM-11	1	228.60	
12	COM-12	1	255.54	
13	COM-14	1	406.64	
14	COM-15	1	531.39	
15	COM-16	1	244.37	
16	COM-17	1	133.05	
17	COM-18	1	140.29	
18	COM-19	1	147.56	
19	COM-20	1	155.14	
20	COM-21	1	333.26	
TOTAL (COM) AREA				5689.23
TOTAL NO. OF PLOT				20

INSTITUTIONAL/COMMUNITY SERVICES (INS) AREA DETAIL				
S.NO.	NAME	NO. OF PLOT (Z)	(x+y)z	TOTAL (SQM)
1	INS-1	1	614.09	
2	INS-2	1	254.68	
3	INS-3	1	298.79	
4	INS-4	1	337.37	
5	INS-5	1	368.38	
6	INS-6	1	1066.84	
7	INS-7	1	183.24	
TOTAL INSTITUTIONAL/COMMUNITY SERVICES (INS) AREA				3123.39
ACRE				0.77
TOTAL NO. OF PLOT				7

RESIDENTIAL (P.R.) AREA DETAIL				
S.NO.	NAME	NO. OF PLOT (Z)	(x+y)z	TOTAL (SQM)
1	P.R.-1	1	320.15	
2	P.R.-2	1	351.16	
3	P.R.-3	1	374.49	
4	P.R.-4	1	383.77	
TOTAL RESIDENTIAL (P.R.) AREA				1429.57
ACRE				0.35
TOTAL NO. OF PLOT				4

DENSITY CALCULATION					
Serial No.	Range	No. of Residential Plots	No. of Units/Plot	Total No. of Units	Population @ 5 Person Per Unit
1	Upto 50	0	0	0	0
2	50 - 150	0	0	0	0
3	150 - 300	198	4	632	3160
4	300 - 500	40	4	160	800
5	500 - 2000	2	4	8	40
6	GH-1 & GH-2			800	4000
7	Premium Residential (P.R.)	4	3	12	740
Total Units & Population				960	4800

SNO.	LAND AREA (HECTARE)	TOTAL ACHIEVED UNIT	ACHIEVED UNIT/HECTARE	TOTAL ACHIEVED DENSITY / HECTARE
1	960.00	960.00	84.36	421.79

1-निर्माण कार्य कक्षा प्राप्ति पर ही किया जाना है।
2-कम्पाउंड बाउल परिसर की निर्धारित विवर्धन के अनुसार निर्माण की जायेगी।
3-सर्वर निर्माण काल से पूर्व किये गये सर्वेक्षण के बन्द कर रहे।

Checked & Signed For Approval
A.A.P. 17/3/17



NOTES:
THIS ENTIRE DEVELOPMENT HAS BEEN CONCEIVED DESIGNED AND DRAFTED ON THE BASIS OF THE FOLLOWING PARAMETERS
1. ALL DIMENSIONS ARE IN METRE.
2. DIMENSIONS NOT TO BE SCALED.
3. ALL DIMENSIONS TO BE READ NOT TO BE SCALED.
4. ALL PARAMETERS OF INDIVIDUAL PLOTS SHALL BE AS PER UPVIDHI 2008 & AMENDMENTS 2016.

SUBMISSION DRAWING

LAND USE ANALYSIS			
TOTAL PLOT AREA	113777.29	SQM	
S.NO.	NAME	AREA	ACRE
1	RESIDENTIAL PLOT	55723.72	13.77
2	AFFORDABLE HOUSING (EWS & LG)	1050.05	0.26
3		5689.23	1.41
4	INSTITUTIONAL/COMMUNITY SERVICES	3123.39	0.77
5	1 RESIDENTIAL	1429.57	0.35
6	SCHOOL	1000.03	0.25
7	GROUP HOUSING	8623.80	2.13
8	UTILITY / FACILITIES	2003.41	0.50
9	PARK / PLAY GROUND	11578.43	2.86
10	ROAD / PATH AREA	23556.14	5.82
TOTAL		113777.29	28.11

LEGEND

LAYOUT BOUNDARY

RESIDENTIAL PLOT

UTILITY / FACILITIES

PARK / PLAY GROUND

> INSTITUTIONAL/COMMUNITY SERVICES

> PREMIUM RESIDENTIAL

> SCHOOL

DRAWING TITLE:
SITE PLAN AND AREA DETAILS

PROJECT TITLE:
PROPOSED LAYOUT PLAN OF ANTHEM, SEC-15 POCKET -A, SIKANDRA YOJNA, AGRA

CLIENT: BHARAT NAGAR HOUSING SHOBHIK GOYAL

DRAWN BY: AR.SANDEEP SINGH NEGI
CHECKED BY: DD UPADHYAY

DATE: 27/02/2017
DRAWING NO. SD01

SCALE 1:1000
SHEET NO. 01

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