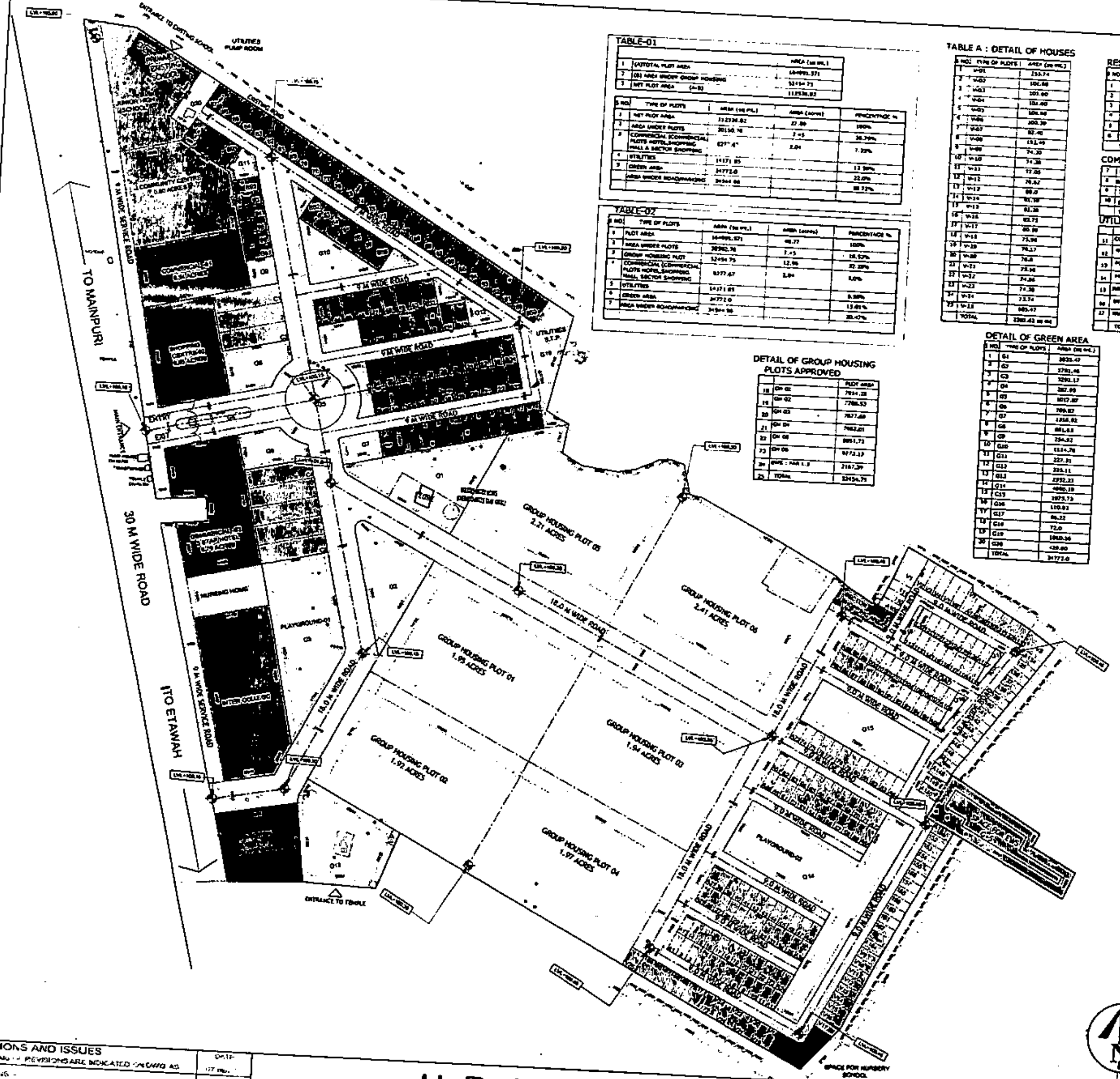

TABLE-01

1	(A)TOTAL PLOT AREA	AREA (sq mt.)
2	(B) AREA UNDER GROUP HOUSING	164991.371
3	NET PLOT AREA (A-B)	52454.75
		112536.62

S NO.	TYPE OF PLOTS	AREA (sq mt.)	AREA (acres)	PERCENTAGE %
1	NET PLOT AREA	112536.62	27.80	100%
2	AREA UNDER PLOTS	30150.76	7.45	26.79%
3	COMMERCIAL (COMMERCIAL PLOTS HOTEL,SHOPPING MALL & SECTOR SHOPPING	8277.47	2.04	7.35%
4	UTILITIES	14171.85		12.59%
5	GREEN AREA	24772.0		22.0%
	AREA UNDER ROAD/PARKING	34944.66		88.73%

TABLE-02

S NO.	TYPE OF PLOTS	AREA (sq mt.)	AREA (acres)	PERCENTAGE %
1	PLOT AREA	164991.371	40.77	100%
2	AREA UNDER PLOTS	30150.76	7.45	18.52%
3	GROUP HOUSING PLOT	52454.75	12.96	32.20%
4	COMMERCIAL (COMMERCIAL PLOTS HOTEL,SHOPPING MALL, SECTOR SHOPPING	8277.47	2.04	5.0%
5	UTILITIES	14171.85		
6	GREEN AREA	24772.0		8.50%
7	AREA UNDER ROAD/PARKING	34944.66		13.41%
				20.47%

DETAIL OF GROUP HOUSING PLOTS APPROVED

		PLOT AREA
18	GH 01	7834.28
19	GH 02	7780.53
20	GH 03	7877.60
21	GH 04	7982.01
22	GH 05	8851.73
23	GH 06	9772.13
24	EWS : FAR 1.3	2167.39
25	TOTAL	52454.75

TABLE A : DETAIL OF HOUSES

S NO.	TYPE OF PLOTS	AREA (sq mt.)
1	V-01	253.74
2	V-02	106.60
3	V-03	101.60
4	V-04	106.40
5	V-05	101.60
6	V-06	100.30
7	V-07	82.40
8	V-08	151.40
9	V-09	74.30
10	V-10	74.30
11	V-11	77.05
12	V-12	79.62
13	V-13	80.0
14	V-14	81.10
15	V-15	82.30
16	V-16	82.75
17	V-17	80.90
18	V-18	73.90
19	V-19	70.17
20	V-20	76.0
21	V-21	75.90
22	V-22	74.86
23	V-23	74.30
24	V-24	73.74
25	V-25	605.47
	TOTAL	2381.42 sq mt

DETAIL OF GREEN AREA

S NO.	TYPE OF PLOTS	AREA (sq mt.)
1	G1	3035.47
2	G2	3781.46
3	G3	3291.17
4	G4	287.09
5	G5	1017.87
6	G6	709.87
7	G7	1356.02
8	G8	881.63
9	G9	234.32
10	G10	1114.76
11	G11	227.31
12	G12	335.11
13	G13	2252.33
14	G14	4080.19
15	G15	1873.73
16	G16	110.03
17	G17	86.22
18	G18	72.0
19	G19	1060.36
20	G20	420.00
	TOTAL	24772.0

RESIDENTIAL PLOTS

S NO.	TYPE OF PLOTS	SIZE (mm)	AREA (sq mt.)	AREA (sq ft.)	NO. OF PLOTS	TOTAL AREA OF UNITS (sq mt.)	DENSITY
1	TYPE-A (A1-A147)	6000X12000	72.0	775.0	147	(72x147) = 10584	(147 x 5) = 735
2	TYPE-A (A148)	6000X11230	60.0	861.13	1	(80x1) =80	(1 x 5) = 5
3	TYPE-A (A149-172)	6000X12000	72.0	775.0	24	(72x24) = 1728	(24 x 5) = 120
4	TYPE-B (B1-B97)	[illegible]	127.0	1367.02	97	(127x97) = 12319	(97 x 10) = 970
5	TYPE-C (C1-C8)	11000X[illegible]	436.27	4696.03	08	(436.27x8) = 3490.16	(8 x 10) = 80
6	TYPE-V (V1-V25)	AS PER TABLE A			25	2381.42	(25 x 5) = 125
	TOTAL				302	30582.75	2035 PEOPLE

COMMERCIAL PLOTS

7	COMMERCIAL -01	2217.13	
8	BBC SHOPPING MALL -02	3473.28	
9	3 STAR HOTEL -03	2159.65	
10	SECTOR SHOPPING	427.43	
	TOTAL	8277.47	5.0%

UTILITIES

11	COMMUNITY CENTER	3346.31	
12	NURSING HOME	1075.27	
13	POWER HOUSE	195.63	
14	PRIMARY SCHOOL	1972.15	
15	JUNIOR HIGH SCHOOL	880.27	
16	INTER COLLEGE	4186.79	
17	NURSERY SCHOOL	465.43	
	TOTAL	11931.85	7.2%

LEGEND

1	RESIDENTIAL PLOTS TYPE A- 72 sqmt
2	RESIDENTIAL PLOTS TYPE B
3	TYPE-C
4	PRIMARY SCHOOL
5	COMMERCIAL
6	GROUP HOUSING
7	EWS
8	NURSING HOME
9	JUNIOR HIGH SCHOOL
10	NURSERY SCHOOL
11	INTER COLLEGE
12	COMMUNITY CENTRE
13	POWER HOUSE
14	GREEN AREA
15	ROAD

NOTE:

1. LAND USE :THIS LAYUOT PLAN SHALL BE OPERATIONAL SUBJECT TO CHANGE OF LAND USE FROM INDUSTRIAL TO RESIDENTIAL IN ETAWAH MASTER PLAN 2021.

2. GROUP HOUSING:
a. EACH GROUP HOUSING TO HAVE ITS OWN EWS AND LIG UNITS AS PER GOVERMENT NORMS.
b.PARKING, F.A.R. AND OTHER CONSTRUCTION PARAMETERS FOR ALL THE PLOTS SHALL BE AS PER UPVIDHI-2008 AND PREVAILING GOVERMENT NORMS.

3. SERVICE ROAD:
a. SERVICE ROAD ALONG THE EXISTING 30 M WIDE APPROACH ROAD HAS BEEN PROPOSED INSIDE AS THE PART OF PROPOSED MASTER PLAN.

4. NURSERY SCHOOL :
a. PRIMARY ,JUINIOR HIGH SCHOOL AND INTER COLLEGE SHALL ALSO HAVE INHOUSE NURSERY FACILITY.

REVISIONS AND ISSUES	
LOCATIONS IF REVISIONS ARE INDICATED ON DWG AS	DATE
REVISIONS	

U P A V P

MASTER PLAN OF REDEVLOPMENT
OF KATAI MILL , ETAWAH
UTTAR PRADESH

DRAWING TITLE

ROAD LEVELS

SCALE 1:1000

ARCH ASSTT.

ASSTT. ARCHITECT PLANNER

ARCHITECT PLANNER

CHIEF ARCHITECT PLANNER

HOUSING COMMISSIONER

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