

COMPONENTS OF MASTER PLAN
ROADS - 24M WIDE MAIN ROAD
18M WIDE ARTERIAL ROAD
12M WIDE COLLECTOR ROAD

USER - 4,350 S.Q.M. = 10.0 ACRES
 SHOPPING MALL AND HOTEL - 5681.7 S.Q.M. = 1.40 ACRES
 FUEL STATION - 1820 S.Q.M.
 POWER STATION - 2276 S.Q.M.
 POLICE STATION - 1084 S.Q.M.

DISCREPANCY = 10%
HIGH DENSITY HIGH RISE GROUP HOUSING - 10% = 4,721 INACTIVES
4,7213 SQ.M
GREEN AREA = 10% = 4,7213 SQ.M
TT = TRANSPORT RELATED ACTIVITY = COLD STORAGE
CNF / AGENCIES

COLD STORAGE
CAFÉ / AGENCIES
GROOMING
COMMERCIAL OFFICES
SERVICE CENTER
MOTOR GARAGE
RETAIL SHOPS
OFFICES
BANKS
POST OFFICE
COMMUNITY HALL
RESTAURANTS
GUEST HOUSES

47.215 HECTARE	
81000 sq.m = 19.80%	
37326 sq.m = 7.87 %	
56817 sq.m = 12.9 %	
18000 sq.m = 0.38 %	
22716 sq.m = 4.8 %	
1064 sq.m = 0.22 %	
4200 sq.m = 0.012 %	
47213 sq.m = 10.0 %	
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238077179 sq.m = 50.638 %	

AVENITES

SCHEDULE OF PLANTS AVAILABLE	
1.1 10' 11" 12' 13' 14' 15' 16' 17' 18' 19' 20' 21' 22' 23' 24' 25' 26' 27' 28' 29' 30' 31' 32' 33' 34' 35' 36' 37' 38' 39' 40' 41' 42' 43' 44' 45' 46' 47' 48' 49' 50' 51' 52' 53' 54' 55' 56' 57' 58' 59' 60' 61' 62' 63' 64' 65' 66' 67' 68' 69' 70' 71' 72' 73' 74' 75' 76' 77' 78' 79' 80' 81' 82' 83' 84' 85' 86' 87' 88' 89' 90' 91' 92' 93' 94' 95' 96' 97' 98' 99' 100'	1.1 10' 11" 12' 13' 14' 15' 16' 17' 18' 19' 20' 21' 22' 23' 24' 25' 26' 27' 28' 29' 30' 31' 32' 33' 34' 35' 36' 37' 38' 39' 40' 41' 42' 43' 44' 45' 46' 47' 48' 49' 50' 51' 52' 53' 54' 55' 56' 57' 58' 59' 60' 61' 62' 63' 64' 65' 66' 67' 68' 69' 70' 71' 72' 73' 74' 75' 76' 77' 78' 79' 80' 81' 82' 83' 84' 85' 86' 87' 88' 89' 90' 91' 92' 93' 94' 95' 96' 97' 98' 99' 100'

[illegible]

OBAMA WOTC

— *Scaphylocheilus*

TRANS

TRANSPORT NAGAR YOJANA - VARANASI

DRAWING TITLE

LAYOUT PLAN

VARANASI DEVELOPMENT AUTHORITY
RAJA UDAI PRATAP MARG
PANNALAL PARK

TABLE 1

NTS A

NTS A

NTS A

NTS A

VARANASI DEVELOPMENT AUTHORITY, VARANASI

Electric Load at Transport Nagar Scheme :-

Land Area In Development	Size	Approx. Covered area	Electrical load / Sq.m. Covered area	Street Light and others	Electrical load
Land Used in Roads and Circulation	81000 Sq.m	—	—	340 Nos., 120 Watt LED	40.8 Kw
Length of Proposed Internal Road	4.75 Km.	—	—	200 Nos., 120 Watt LED	24 Kw
ISBT	24250 Sq.m	@20% = 4850 Sq.m	@ 0.15 Kw	—	727.5 Kw
Taxi Stand / Parking	9290 Sq.m	—	—	10 Nos. of Mast, 8×300 Watt	24 Kw
100 Trucks Parking	6000 Sq.m	—	—	7 Nos. of Mast, 8×300 Watt	16.8 Kw
6 Weighting Points	600 Sq.m	—	—	18 Nos. of 120 Watt LED	2.16 Kw
Godowns	13800 Sq.m	@20% = 2760 Sq.m	@ 0.15 Kw	—	414 Kw
Power Station, Fire Station and Police Station	4920 Sq.m	@ 10% = 492 Sq.m	@ 0.15 Kw	—	73.8 Kw
Fuel Station	4255 Sq.m	@10% = 425.5 Sq.m	@ 0.15 Kw	—	63.82 Kw
Green Area other Than Internal Green of Individual plots	20000 Sq.m	@10% = 2000 Sq.m	@ 0.15 Kw	—	300 Kw
Dispensary 200×3	600 Sq.m	@40% = 240 Sq.m	@ 0.05 Kw	—	12 Kw
Area Under Housing	72300 Sq.m	@40% = 28920 Sq.m FAR 2.5	@ 0.05 Kw	—	3615 Kw
Area in Commercial / Transport Related Activity / CNF / Agencies Etc. Development	245985 Sq.m	@ 30% = 73795.5 Sq.m	@ 0.15 Kw	—	11069.32 Kw
04 Nos. Tube Well	—	—	@ 30 Kw	04 Nos.	120 Kw
				Total	16503.2 Kw
					16503.2 / 0.8 = 20629 KVA
				Diversity Factor 0.75	16503.2 KVA
				Say	16503.2 KVA

IN SCHEME REQUIRED MAXIMUM 2 NOS. 10 MVA TRANSFORMER.

Handwritten signature
JE (FIM)
V.D.A.

Handwritten signature
AE (EIM)
V.D.A.

Handwritten signature
GE (EIM)
V.D.A.