



DETAILED AREA STATEMENT		
S.No.	Category	Area (Ha)
A	Gross Site Area	138.337
B	Area under Existing Nala &	1.177
C	Area of Scheme	137.360
D	Phase - 2 Area	45.215

PHASE-2 LAND USE BREAKUP		
Land Use	Area in Ha	Percentage
Residential	17.500	38.70%
Commercial	3.509	7.76%
PSP	3.281	7.26%
Parks & Open Spaces	8.297	18.33%
Other Open Areas	1.000	2.22%
Utilities	0.409	0.90%
Road Widening	0.490	1.08%
Transportation	10.729	23.73%
Total Area	45.215	

PLOTTED DEVELOPMENT				
Plot Size in Sqm	No of Plots	G.C	FAR	DU Allowed
0-35	0	75.00	2.00	1.00
36-50	0	75.00	2.00	1.00
51-100	0	75.00	2.00	2.00
101-150	156	65.00	1.75	2.00
151-200	113	65.00	1.75	4.00
201-250	79	65.00	1.75	4.00
251-300	22	65.00	1.75	4.00
301-400	86	55.00	1.75	4.00
401-500	60	55.00	1.75	5.00
Above 500	2	45.00	1.75	5.00
Total	518			9210

GROUP HOUSING				
Sector	Plot No	Density DU/Ha	No of units	Population
Sector 6	GH-1 to GH-6	@ 330 units / Ha.	1688	8440
	GH-7	@ 250 units / Ha.	209	1045
Total			1897	9485
TOTAL PHASE 2 POPULATION				1897

SECTOR 4	
Land Uses	Area in Sqm
Residential Plots	61234.252
Commercial	2301.120
Public Semi public	
PSP 1	4138.000
PSP 2	2050.880
PSP 3	2520.000
PSP 4	2260.000
PSP 5	4041.000
Total	15069.960
Green	
G-1	897.643
G-2	327.624
G-3	3825.697
G-4	11845.006
G-5	3245.964
G-6	225.000
G-7	992.774
Total	21359.708
Road	16708.530
Grand Total	116673.550
Sector 4 Area - 11.67 Ha	
SECTOR 5	
Land Uses	Area in Sqm
Residential Plots	17252.272
Green	
G-1	18741.765
G-2	4112.571
Total	22854.336
Other green areas	0.416
Road	18530.687
Grand Total	58637.721
Sector 5 Area - 5.86 Ha	
SECTOR 6	
Land Uses	Area in Sqm
Residential Plots	2968.309
Group Housing	
GH 1	8571.360
GH 2	13999.740
GH 3	3369.690
GH 4	7650.690
GH 5	8781.300
GH 6	8793.400
GH 7	8356.020
Total	59822.290
Commercial	
C-1	4100.170
C-2	6179.390
C-3	4390.440
C-4	3075.310
Total	17465.310
Public Semi public	
PSP 1	3311.000
PSP 2	1050.620
PSP 3	2343.000
PSP 4	4029.360
PSP 5	4160.000
PSP 6	798.000
Total	15691.990
Other green areas	10002.852
Road Widening	4900.954
Road	48470.949
Grand Total	179388.858
Sector 6 Area - 17.94 Ha	
SECTOR 7	
Land Uses	Area in Sqm
Residential Plots	34020.756
Commercial	
C-1	1342.730
C-2	1128.530
C-3	1821.630
C-4	727.370
C-5	1416.220
C-6	1518.970
C-7	1411.000
C-8	1195.120
C-9	1500.710
C-10	1500.710
C-11	1480.990
Total	15045.090
Public Semi public	
PSP 1	2052.420
Green	
G-1	1024.830
G-2	877.635
G-3	247.962
G-4	4085.801
G-5	16084.038
G-6	465.470
Total	22759.712
Road	23571.938
Grand Total	97440.871
Sector 7 Area - 9.74 Ha	

LEGEND	
RESIDENTIAL	GREEN (BUFFER)
GROUP HOUSING	GREEN (TOWNSHIP)
PSP	UTILITIES
COMMERCIAL	DETENTION POND
GARBAGE COLLECTION CENTER	AREA RESERVED FOR ROAD WIDENING (37.5m from rd. c/t), GREEN BELT(30M)
SECTOR BOUNDARY	PHASE - II
SECTOR NUMBER	Pathways

Note: Set back has been provided as per Section 3.4.1 of Agra Bye laws

ROAD LEGEND	
7M Road	
9M Road	
12M Road	
18M Road	
24M Road	
30M Road	
36M Road	
45M Road	

AGRA DEVELOPMENT AUTHORITY ADA
RATAN MUNI RD, JAIPUR HOUSE, JAIPUR HOUSE
COLONY, AGRA, UTTAR PRADESH 282010

CONSULTANT
VOYANTS SOLUTIONS PVT. LTD.
403, 4TH FLOOR, PARK CENTRA, SEC-30,
NH-8, GURGAON - 122001, HR.

Authorized Signature

SUBHA BRATA ROY

Architect & Urban Planner

CA/2005/35285
PRITHA BOSE

ITPI-2020-211
AMRIT JAMES TETE

SCALE : 0 25 125 250
SANCTION DATE 18/08/2025
VALIDITY DATE 18/08/2030

N
W E
S

DRAFTSMAN
E. E.
C. E.

J. E.
T. P.
SECRETARY

A. E.
I/C L. A.
VICE CHAIRMAN