



DETAILED AREA STATEMENT		
S.No.	Category	Area (Ha)
A	Gross Site Area	138.537
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	18.35%
Other Open Areas	1.000	2.22%
Utilities	0.409	0.93%
Road Widening	0.490	1.08%
Transportation	10.729	23.70%
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			9110

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	4198.000
PSP 2	2050.880
PSP 3	2520.000
PSP 4	2280.000
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	225.002
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	18530.697
Grand Total	58637.721
Sector 5 Area - 5.86 Ha	

SECTOR 6	
Land Uses	Area in Sqm
Residential Plots	2968.509
Group Housing	
GH 1	8571.360
GH 2	13999.740
GH 3	3369.690
GH 4	7650.690
GH 5	8781.300
GH 6	8793.490
GH 7	8356.020
Total	59522.290
Commercial	
C-1	4100.170
C-2	6179.390
C-3	4390.440
C-4	3075.310
Total	17455.310
Utility	
UT-1	4088.000
Public Semi public	
PSP 1	3311.000
PSP 2	1050.000
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	34080.756
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	1185.120
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	1024.836
G-2	877.635
G-3	247.962
G-4	4085.801
G-5	16008.008
G-6	465.470
Total	22759.712
Road	23571.938
Grand Total	97440.871
Sector 7 Area - 9.74 Ha	

RESIDENTIAL

GROUP HOUSING

PSP

COMMERCIAL

GARAGE

COLLECTION CENTER

SECTOR BOUNDARY

SECTOR NUMBER

GREEN

GREEN (BUFFER)

GREEN (TOWNSHIP)

UTILITIES

DETENTION POND

AREA RESERVED FOR ROAD WIDENING

PHASE - II

Pathways

7M Road

9M Road

12M Road

18M Road

24M Road

30M Road

36M Road

45M Road

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

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

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ITPI-2020-211
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PROJECT TITLE: **PROPOSED LAYOUT PLAN OF ATAL PURAM SCHEME, SITUATED AT KAKUA & BHANDAI VILLAGE, GWALIOR ROAD, AGRA.**

DRAWING TITLE: **DETAILED LAYOUT PLAN - PHASE 2**

DRAWN BY :

SCALE :

SANCTION DATE: 18/08/2025

VALIDITY DATE: 18/08/2030

DRAFTSMAN

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