



TABLE-01

S NO.	TYPE OF PLOTS	AREA (sq mt.)
1	(A)TOTAL PLOT AREA	164991.571
2	(B) AREA UNDER GROUP HOUSING	52454.75
3	NET PLOT AREA (A-B)	112536.82

S NO.	TYPE OF PLOTS	AREA (sq mt.)	AREA (acres)	PERCENTAGE %
1	NET PLOT AREA	112536.82	27.80	100%
2	AREA UNDER PLOTS	30150.78	7.45	26.79%
3	COMMERCIAL (COMMERCIAL PLOTS HOTEL,SHOPPING MALL & SECTOR SHOPPING	8277.67	2.04	7.35%
4	UTILITIES	14171.85		12.59%
5	GREEN AREA	24772.0		22.0%
6	AREA UNDER ROAD/PARKING	34544.96		30.72%

TABLE-02

S NO.	TYPE OF PLOTS	AREA (sq mt.)	AREA (acres)	PERCENTAGE %
1	PLOT AREA	164991.571	40.77	100%
2	AREA UNDER PLOTS	30150.78	7.45	18.27%
3	GROUP HOUSING PLOT	52454.75	12.96	32.28%
4	COMMERCIAL (COMMERCIAL PLOTS HOTEL,SHOPPING MALL, SECTOR SHOPPING	8277.67	2.04	5.0%
5	UTILITIES	14171.85		8.58%
6	GREEN AREA	24772.0		15.01%
7	AREA UNDER ROAD/PARKING	34544.96		20.47%

DETAIL OF GROUP HOUSING PLOTS

S NO.	TYPE OF PLOTS	AREA (sq mt.)
18	GH 01	7914.28
19	GH 02	7788.53
20	GH 03	7877.68
21	GH 04	7982.01
22	GH 05	8951.73
23	GH 06	9773.13
24	EWS : FAR 1.5	2167.39
25	TOTAL	52454.75

TABLE A : DETAIL OF HOUSES

S NO.	TYPE OF PLOTS	AREA (sq mt.)
1	V-01	255.74
2	V-02	101.60
3	V-03	101.60
4	V-04	101.60
5	V-05	101.60
6	V-06	100.39
7	V-07	82.40
8	V-08	192.49
9	V-09	74.30
10	V-10	74.30
11	V-11	77.05
12	V-12	78.62
13	V-13	80.0
14	V-14	81.58
15	V-15	82.36
16	V-16	83.75
17	V-17	80.58
18	V-18	75.96
19	V-19	76.17
20	V-20	76.0
21	V-21	75.16
22	V-22	74.86
23	V-23	74.30
24	V-24	73.74
25	V-25	105.47
TOTAL		2381.62 sq mt.

DETAIL OF GREEN AREA

S NO.	TYPE OF PLOTS	AREA (sq mt.)
1	G1	2635.47
2	G2	1781.46
3	G3	3292.17
4	G4	287.95
5	G5	1017.87
6	G6	709.87
7	G7	1316.92
8	G8	861.85
9	G9	254.52
10	G10	1114.76
11	G11	227.31
12	G12	335.11
13	G13	2552.22
14	G14	4690.18
15	G15	1975.73
16	G16	110.83
17	G17	96.22
18	G18	72.0
19	G19	1010.16
20	G20	429.60
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-A141)	6000X12000	72.0	775.0	141	(72x141) =10152	(141 x 5) =705
2	TYPE-A (A142)	6000X11238	80.0	861.12	1	(80x1) =80	(1 x 5) =5
3	TYPE-A (A143-167)	6000X12000	72.0	775.0	24	(72x24) =1728	(24 x 5) =120
4	TYPE-B (B1-B97)	7925X16045	127.0	1367.02	97	(127x97) = 12319	(97 x 10) =970
5	TYPE-C (C1-C8)	11200X38955	436.27	4696.01	08	(436.27x8) = 3490.16	(8 x 10) =80
6	TYPE-V (V1-V25)	AS PER TABLE A			25	2381.62	(25 x 5) =125
TOTAL					296	30150.78	2005 PEOPLE

COMMERCIAL PLOTS

S NO.	TYPE OF PLOTS	AREA (sq mt.)	PERCENTAGE %
7	COMMERCIAL -01	2217.11	
8	SEC SHOPPING MALL -02	2473.28	
9	3 STAR HOTEL -03	3159.65	
10	SECTOR SHOPPING	427.63	
TOTAL		8277.67	5.0%

UTILITIES

S NO.	TYPE OF PLOTS	AREA (sq mt.)	PERCENTAGE %
11	COMMUNITY CENTER	3248.31	
12	NURSING HOME	1078.27	
13	POWER HOUSE	195.65	
14	PRIMARY SCHOOL	1972.19	
15	JUNIOR HIGH SCHOOL	890.27	
16	INTER COLLEGE	4106.76	
17	NURSERY SCHOOL	460.43	
TOTAL		11951.88	7.24%

LEGEND

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

- NOTE:**
- LAND USE :** THIS LAYOUT PLAN SHALL BE OPERATIONAL SUBJECT TO CHANGE OF LAND USE FROM INDUSTRIAL TO RESIDENTIAL IN ETAWAH MASTER PLAN 2021.
 - GROUP HOUSING:**
 - EACH GROUP HOUSING TO HAVE ITS OWN EWS AND LIG UNITS AS PER GOVERNMENT NORMS.
 - PARKING, F.A.R. AND OTHER CONSTRUCTION PARAMETERS FOR ALL THE PLOTS SHALL BE AS PER UPVIDHI-2008 AND PREVAILING GOVERNMENT NORMS.
 - SERVICE ROAD:**
 - SERVICE ROAD ALONG THE EXISTING 30 M WIDE APPROACH ROAD HAS BEEN PROPOSED INSIDE AS THE PART OF PROPOSED MASTER PLAN.
 - NURSERY SCHOOL :**
 - PRIMARY ,JUNIOR HIGH SCHOOL AND INTER COLLEGE SHALL ALSO HAVE INHOUSE NURSERY FACILITY.

DRAWING TITLE	
LAYOUT PLAN	
SCALE : 1:1000	
ARCH ASSTT.	Sd/-
ASSTT. ARCHITECT PLANNER	Sd/-
ARCHITECT PLANNER	Sd/-
CHIEF ARCHITECT PLANNER	Sd/-
HOUSING COMMISSIONER	Sd/-

REVISIONS AND ISSUES

REVISIONS AND ISSUES	DATE
LOCATIONS OF REVISIONS ARE INDICATED ON DWG. AS	29 april 15
REVISIONS AS PER LETTER NO. 720	R-01
REVISIONS AS PER DISCUSSION	R-02

U P A V P

MASTER PLAN OF REDEVELOPMENT OF KATAI MILL , ETAWAH UTTAR PRADESH

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