

TABLE-01 : LAND USE ANALYSIS

		AREA (sq mt.)
1	(A)TOTAL PLOT AREA	164991.571
2	(B) AREA UNDER GROUP HOUSING	42594.38
3	NET PLOT AREA (A-B)	122397.191

S NO.	TYPE OF PLOTS	AREA (sq mt.)	AREA (acres)	PERCENTAGE %
1	NET PLOT AREA	122397.191	30.24	100 %
2	AREA UNDER PLOTS	29946.89	7.40	24.47 %
3	COMMERCIAL (COMMERCIAL PLOTS HOTEL,SHOPPING MALL & SECTOR SHOPPING	8364.73	2.07	6.83 %
4	INSTITUTIONAL	12378.23	3.058	10.11 %
5	UTILITIES	17626.53	4.356	14.40 %
6	GREEN AREA	18431.80	4.555	15.06 %
	AREA UNDER ROAD/PARKING	35649.011	8.801	29.13 %

TABLE-02 : PROPERTY DETAILS

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S NO.	TYPE OF PLOTS	SIZE (MM)	AREA (sq mt.)	AREA (sq ft.)	NO. OF PLOTS	TOTAL AREA OF UNITS (sq mt.)	DENSITY
1	A-72TYPE HOUSES-(A1-A122)	6000X12000	72.0	775.0	122	9439.62	(122 x 5) =610
2	TYPE-A (A123-145)	6000X12000	72.0	775.0	23	(72x23) =1656	(23 x 5) =115
3	TYPE-A (A146)	6000X11238	80.0	861.12	1	(80x1) =80	(1 x 5) =5
4	TYPE-A (A147-169)	6000X12000	72.0	775.0	23	(72x23) =1656	(23 x 5) =115
5	TYPE-B (B1-B98)	7925X16045	127.0	1367.02	98	(127x98) = 12446 (13209.78) (EXTRA LAND =763.78)	(98 x 10) =980
6	TYPE-V (V1-V24)	AS PER TABLE A			24	2301.04	(24 x 5) =120
7	PLOTS (D1-D12)	4850X8660			12	647.45	(12 x 5) =60
8	PLOTS (D13-D29)	4850X10730			17	957.00	(17 x 5) =85
	TOTAL				320	29946.89	2090 PEOPLE

Detail of Houses

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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-18	75.96
18	V-29	76.17
19	V-20	76.0
20	V-21	75.16
21	V-22	74.86
22	V-23	74.30
23	V-24	73.74
24	V-25	105.47
	TOTAL	2301.04 sq mt

Detail of Commercial plots

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1	COMMERCIAL PLOT		1078.28
2	SEC SHOPPING MALL -02		3001.56
3	3 STAR HOTEL -03		3857.26
4	SECTOR SHOPPING		427.63
	TOTAL		8364.73

Detail of Group Housing plots

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		PLOT AREA
1	GH 02	10817.66
2	GH 03	8677.26
3	PMAY	4302.00
4	GH 05	9024.33
5	GH 06	9773.13
	TOTAL	42594.38

Utility plots

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1	COMMUNITY CENTER		3248.31
2	NURSING HOME		900.00
3	POWER HOUSE		1956.57
4	PRIMARY SCHOOL		892.35
5	JUNIOR HIGH SCHOOL		1972.19
6	INTER COLLEGE		4010.00
7	NURSERY SCHOOL		537.60
8	SITE OFFICE OVERHEAD TANK		728.36
9	SUBSTATION	2362.43	
10	S.T.P.	830.72	
11	KUDA GHAR	128.00	
12	PUBLIC TOILET	60.00	
	TOTAL	17626.53	

Green Area

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S NO.	TYPE OF PLOTS	AREA (sq mt.)
1	G1	1909.64
2	G2	1781.46
3	G3	908.74
4	G4	287.95
5	G5	1017.87
6	G6	397.75
7	G8	296.41
8	G10	661.73
9	G13	2552.22
10	G14	4384.29
11	G15	1759.74
12	G20	429.60
13	G22	255.79
14	G23	1060.25
	TOTAL	18431.80

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DRG. NO.- UPHDB/APD/APUnit-7/CU-ETW/SE-4/ETW/R.LOP/ H.C./10.08.2018/S-01/78

NOTE:-

1. THIS REVISED LAY OUT PLAN OF KATAI MILL YOJNA HAS BEEN PREPARED ON THE BASIS OF DECISION TAKEN BY THE COMMITTEE HEADED BY ADDITIONAL HOUSING COMMISSIONER & SECRETARY DT. 20.07.2018
2. LAND USE : THIS LAYOUT PLAN SHALL BE OPERATIONAL SUBJECT TO CHANGE OF LAND USE FROM INDUSTRIAL TO RESIDENTIAL IN ETAWAH MASTER PLAN 2021.
3. REVISION DATED 23.07.2018.
 THIS IS A COMPOSITE LAYOUT PLAN WHEREIN ALL REVISIONS MADE IN PREVIOUS APPROVED LAYOUT PLAN HAVE BEEN INCORPORATED WHICH ARE AS FOLLOWS :-

S.N.	BEFORE (IN SANCTIONED LAYOUT) PROPERTY	AREA (SQM.)	AFTER REVISON (IN LAYOUT FOR SANCTION) PROPERTY	AREA (SQM.)	REMARKS	REASON
1.	INTER COLLEGE PLAY GROUND 01 (G3) S.T.P.	4106.76 921.96 908.74	INTER COLLEGE PLAY GROUND 01 (G3) KUDA GHAR PUBLIC TOILET S.T.P.	4010.00 908.74 128.00 60.00 830.72	PLACE NOT CHANGED EXTENDED TOWARDS PLAY GROUND 01 AREA REPLACED INTO PLACE OF S.T.P. PROPOSED IN INTER COLLEGE AREA PROPOSED IN INTER COLLEGE AREA REPLACED INTO INTER COLLEGE AREA	AS PER THE DECISION TAKEN BY THE COMMITTEE HEADED BY ADDITIONAL HOUSING COMMISSIONER & SECRETARY DT. 20.07.2018
2.	RESIDENTIAL PLOTS C1,C2,C3	1125.00	INSTITUTIONAL PLOT (INS-02)	1125.00	RESIDENTIAL PLOTS CONVERTED INTO INSTITUTIONAL PLOT	(LAYOUT APPROVED BY AVAS AYUKT DT. 23.11.2016)
3.	COMMERCIAL PLOT-01	2219.46	INSTITUTIONAL PLOT (INS-01)	2219.46	COMMERCIAL PLOT CONVERTED INTO INSTITUTIONAL PLOT FOR DISTRICT CO-OPERATIVE BANK LTD., ETAWAH	AS PER VERBAL DISCUSSION WITH S.E.,CIRCLE -IV DT.06.04.16 AND HOUSING COMMISSIONER (LAYOUT APPROVED BY AVAS AYUKT DT. 11.04.2016)
4.	GROUP HOUSING PLOT 01	7943.76	INSTITUTIONAL PLOT (INS-04)	7943.76	GROUP HOUSING PLOT CONVERTED INTO INSTITUTIONAL PLOT FOR RESIDENTIAL CUM OFFICE USE FOR COMMERCIAL TAXES DEPARTMENT	AS PER DECISION OF AVAS AYUKT AND APAR AVAS AYUKT EVAM SACHIV IN BATHAK HELD IN HEAD OFFICE DATED 06.07.2017 (LAYOUT APPROVED BY AVAS AYUKT DT.31.08.2017)
5.	PLAY GROUND 01 (G3)	3292.17	SUB STATION PLAY GROUND 01 (G3)	2362.43 921.96	CREATED IN PLAYGROUND 01 (G3) AREA REDUCED PLAYGROUND 01 (G3) AREA DUE TO CREATION OF SUB STATION	AS PER DEMAND AND DECISION HELD WITH E.E. , CU-ETAWAH AND E.E., ELECTRICAL DIVISION -III DATED 15.09.2015 (LAYOUT APPROVED BY C.A.P. DT. 08.01.2016)
6.	GROUP HOUSING PLOT 02 GROUP HOUSING PLOT 03 GROUP HOUSING PLOT 04	7788.53 7877.68 7982.01	GROUP HOUSING PLOT 02 GROUP HOUSING PLOT 03 PRADHAN MANTRI AVAS YOJNA (G+3 TYPE FLATS)	10817.66 8677.26 4302.00	INCREASED THE AREA TOWARDS GROUP HOUSING - 04 INCREASED THE AREA TOWARDS GROUP HOUSING - 04 CONVERTED GROUP HOUSING PLOT 04 INTO PMAY PLOT	AS PER DECISION TAKEN IN MEETING HELD ON DT. 27.12.2017 BETWEEN AVAS AYUKT, C.A.P. AND A.P., UNIT-7 (LAYOUT APPROVED BY AVAS AYUKT DT.22.01.2018)
7.	SPACE RESERVED FOR E.W.S. FLATS	2167.39	29 NOS E.W.S. PLOTS (D1 TO D29)	2167.39	CREATE 29 NOS. E.W.S.PLOTS	AS PER DECISION TAKEN IN MEETING HELD ON DT. 27.12.2017 BETWEEN AVAS AYUKT, C.A.P. AND A.P., UNIT-7 (LAYOUT APPROVED BY AVAS AYUKT DT.22.01.2018)

4. THIS REVISED LAY OUT PLAN OF KATAI MILL YOJNA HAS BEEN REVISED ON THE BASIS OF FEASIBILITY RECEIVED FROM E.E., C.U.-ETAWAH VIDE HIS LETTER NO.- 898 / Y-10 / 117 DATED 30.07.2018 .
5. THIS REVISED LAY OUT PLAN OF KATAI MILL YOJNA HAS BEEN REVISED ON THE BASIS OF FEASIBILITY RECEIVED FROM E.E., C.U.-ETAWAH VIDE HIS LETTER NO.- 913 DATED 03.08.2018 .
6. THIS REVISED LAY OUT PLAN OF KATAI MILL YOJNA HAS BEEN FINALIZED ON THE BASIS OF FEASIBILITY RECEIVED FROM E.E., C.U.-ETAWAH VIDE HIS LETTER NO.- 935 DATED 07.08.2018 .

SCHEME

KATAI MILL YOJNA, ETAWAH, UTTAR PRADESH.

PROJECT

REVISED LAYOUT PLAN

DATE : 10.08.2018

SCALE : 25 0 25M 75M

NORTH

P.C.K. Maurya M.A.,A.I.I.A. ARCH. ASSTT.	SD : 10.08.2018
REKHA DIXIT DIP.ARCH. , ASSTT. ARCH. PLANNER	SD : 10.08.2018
ARVIND DEO ARYA B.ARCH.A.I.I.A,M.A,M.B.A(PM),M.ARCH(LAND) ARCHITECT PLANNER	SD : 10.08.2018
A. K. SHUKLA CHIEF ARCHITECT PLANNER	SD : 10.08.2018
AJAY CHAUHAN I.A.S. AVAS AYUKT	SD : 10.08.2018