



UPAVP

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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:-

- 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
- LAND USE : THIS LAYOUT PLAN SHALL BE OPERATIONAL SUBJECT TO CHANGE OF LAND USE FROM INDUSTRIAL TO RESIDENTIAL IN ETAWAH MASTER PLAN 2021.
- 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.NO.	BEFORE (IN SANCTIONED LAYOUT)	AFTER REVISION (IN LAYOUT FOR SANCTION)	REMARKS	REASON
PROPERTY	AREA (SQ.M.)	PROPERTY	AREA (SQ.M.)	
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
2. RESIDENTIAL PLOT C1,C2,C3	1125.00	INSTITUTIONAL PLOT (INS-02)	1125.00	(LAYOUT APPROVED BY AVAS AYUKT DT. 23.11.2016)
3. COMMERCIAL PLOT-01	2219.46	INSTITUTIONAL PLOT (INS-01)	2219.46	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	AS PER DECISION OF AVAS AYUKT AND APAR AVAS AYUKT BYAM 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	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
7. SPACE RESERVED FOR E.W.S. FLATS	2167.39	29 NOS E.W.S. PLOTS (D1 TO D29)	2167.39	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)

- 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.
- 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.
- 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

NORTH

SCALE : 25 0 25M 75M

P.C.K. Maurya
M.A., A.I.I.A.
ARCH. ASSTT.

REKHA DIXIT
DIP. ARCH.
ASSTT. ARCH. PLANNER

ARVIND DEO ARYA
B.Arch. A.I.I.A., M.A., M.B.A. (PM), M.Arch. (LAND)
ARCHITECT PLANNER

A. K. SHUKLA
CHIEF ARCHITECT PLANNER

AJAY CHAUHAN
I.A.S.
AVAS AYUKT

TABLE-01 : LAND USE ANALYSIS

S NO.	TYPE OF PLOTS	AREA (sq mt.)	AREA (acres)	PERCENTAGE %
1	(A) TOTAL PLOT AREA	164991.571	30.24	100 %
2	(B) AREA UNDER GROUP HOUSING	42594.38	7.40	24.47 %
3	NET PLOT AREA (A-B)	122397.191	2.07	6.83 %
4	COMMERCIAL (COMMERCIAL PLOTS HOTEL, SHOPPING MALL & SECTOR SHOPPING	8364.73	1.53	5.06 %
5	INSTITUTIONAL	12378.23	2.27	7.62 %
6	UTILITIES	17626.53	3.23	10.56 %
7	GREEN AREA	18431.80	3.38	11.33 %
8	AREA UNDER ROAD/PARKING	35649.011	6.53	21.43 %

TABLE-02 : PROPERTY DETAILS

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-72 TYPE 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)	6000X1238	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

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

Detail of Commercial plots

S NO.	TYPE OF PLOTS	AREA (sq mt.)
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

S NO.	TYPE OF PLOTS	AREA (sq mt.)
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

S NO.	TYPE OF PLOTS	AREA (sq mt.)
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

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	236.41
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

