

LAND AREA DETAILS				
S.NO	DESCRIPTION	AREA (Acres)	AREA (Hect)	AREA (Sq.M)
1	LAND USE (GREEN-OPEN AS PERMASTER PLAN)	59451.56	14.69	5.95
2	SPORT CITY (HOSTEL+HOTEL SCHOOL+ SPORT ACADEMY)	12724.47	30.33	12.27
3	TOTAL AREA UNDER ROHINI	20848.40	5.15	2.08
4	TOTAL AREA UNDER BAZAAR STREET	45789.55	11.31	4.58
5	Net Planning Area (Arb/CI)	549864.62	135.97	54.99
6	Total Planned Area in Township	53388.55	131.73	53.31
7	Total Area Under PHASE 2	16775.77	4.15	1.65
8	Total Area Under Facility Zone	40922.57	10.11	4.09
9	a)Medicity+M.L.P+Public+Semi Public	32071.44	7.93	3.21
10	b)Total Area Under PHASE 2	8851.13	2.19	0.87
11	TOTAL LAND ACQUIRED	829691.17	107.47	83.06
12	Net Green area	98386.30	24.29	9.83
13	a)Green area in Township	80122.34	19.80	8.01
14	b)Green area in Facility zone	4590.74	1.11	0.45
15	c)Green area in Sports City	13683.22	3.38	1.35

PROPOSED LANDUSE DISTRIBUTION RAPTINAGAR EXT. TOWNSHIP YOJNA					
Area Chart (BIDDER'S PROPOSAL)					
Land Parcel	Sub Division	No.	Area (In Sq.m)	Total Area (In Sq.m)	Total Land %
FLOTTED DEVELOPMENT	Section 1 (RHS) 1/1 (RHS) 1/1	319	28722.00		
	Section 2 (RHS) 1/1 (RHS) 1/1	47	4388.47		
	Section 3 (RHS) 1/1 (RHS) 1/1	47	1187.47		
	Section 4 (RHS) 1/1 (RHS) 1/1	123	1353.68		
	Section 5 (RHS) 1/1 (RHS) 1/1	394	21005.48		
	Section 6 (RHS) 1/1 (RHS) 1/1	355	11907.90		
	Section 7 (RHS) 1/1 (RHS) 1/1	418	18481.81		
	Section 8 (RHS) 1/1 (RHS) 1/1	318	11688.72		
	Section 9 (RHS) 1/1 (RHS) 1/1	30	17401.38		
	Section 10 (RHS) 1/1 (RHS) 1/1	93	4831.80		
RESIDENTIAL GROUP HOUSING	Group Housing Gp-1	1	4412.79		
	Group Housing Gp-2	1	7078.93		
	Group Housing Gp-3	1	7780.39		
	Group Housing Gp-4	1	7022.84		
	Group Housing Gp-5	1	1822.67		
	Group Housing Gp-6	1	1793.44		
	Group Housing Gp-7	1	4276.83		
	Group Housing Gp-8	1	3073.89		
	Group Housing Gp-9	1	126.81		
	Group Housing Gp-10	1	151.79		
PUBLIC	Community Centre	1	1822.67		
	Commercial - C-01	1	4276.83		
	Commercial - C-02	1	3073.89		
	Commercial - C-03	1	126.81		
	Commercial - C-04	1	151.79		
	Commercial - C-05	1	4276.83		
	Commercial - C-06	1	3073.89		
	Commercial - C-07	1	126.81		
	Commercial - C-08	1	151.79		
	Commercial - C-09	1	4276.83		
SERVICE	Commercial - C-10	1	3073.89		
	Commercial - C-11	1	126.81		
	Commercial - C-12	1	151.79		
	Commercial - C-13	1	4276.83		
	Commercial - C-14	1	3073.89		
	Commercial - C-15	1	126.81		
	Commercial - C-16	1	151.79		
	Commercial - C-17	1	4276.83		
	Commercial - C-18	1	3073.89		
	Commercial - C-19	1	126.81		
ROADS UNDER TOWNSHIP	ROAD SECTOR-1	2	22003.64		
	ROAD SECTOR-2	3	4740.07		
	ROAD SECTOR-3	3	2956.47		
	ROAD SECTOR-4	3	3480.55		
	ROAD SECTOR-5	3	3880.55		
	ROAD SECTOR-6	3	4740.07		
	ROAD SECTOR-7	3	13444.24		
	ROAD SECTOR-8	3	4740.07		
	ROAD SECTOR-9	3	11038.88		
	ROAD SECTOR-10	3	5474.70		
GREEN	R-G-01	8	738.11		
	R-G-02	7	13071.95		
	R-G-03	2	2791.83		
	R-G-04	4	12053.71		
	R-G-05	12	28118.82		
	R-G-06	4	4530.55		
	R-G-07	4	2343.93		
	R-G-08	5	7747.78		
	R-G-09	1	147.84		
	R-G-10	1	147.84		
TOTAL PLOT AREA		53388.55	131.73	53.31	

FACILITY LANDUSE DISTRIBUTION RAPTINAGAR EXT. TOWNSHIP & SPORTS CITY YOJNA					
Area Chart (BIDDER'S PROPOSAL)					
Land Parcel	Sub Division	No.	Area (In Sq.m)	Total Area (In Sq.m)	Total Land %
FACILITY	S-1 to S-4	4	2732.91		
	HOSPITAL H-1	1	580.34		
	HOSPITAL H-2	1	442.35		
	HOSPITAL H-3	1	724.29		
	HOSPITAL H-4	1	774.40		
PUBLIC	HOSPITAL H-5	1	3126.20		
	HOTEL	1	2340.05		
SCHOOL	S-1 to S-4	1	3141.09		
	S-5 to S-8	1	3141.09		
SERVICES	PS-4 POLICE STATION	1	5408.87		
	ROAD CROSS	1	7095.30		
ROADS	Common Greens	1	4500.74		
	Common Greens	1	4500.74		
GREEN	Common Greens	1	4500.74		
	Common Greens	1	4500.74		
TOTAL PLANNED AREA		32071.44	32071.44	100	100.00

GREEN AREA OF MASTER PLAN
59451.56 SQ.MT.
14.69 ACRES

PROPOSED LANDUSE DISTRIBUTION RAPTINAGAR EXT. SPORTS CITY YOJNA					
Area Chart (BIDDER'S PROPOSAL)					
Land Parcel	Sub Division	No.	Area (In Sq.m)	Total Area (In Sq.m)	Total Land %
INDOOR SPORT FACILITY	ARCHERY & SHOOTING COMPLEX	1	7462.86		
	Indoor Sports Complex	1	8884.82		
PUBLIC FACILITY	Swimming Pool	1	2677.08		
	SCHOOL-1 & 2	2	14915.30		
	HOTEL-1	4	9000.00		
	HOTEL-2	4	4555.99		
	HOTEL LEVELS PARKING	1	2421.95		
ROADS UNDER SPORT CITY	Road & Footpath area	1	21052.98		
	Footpath Facilities	1	13944.55		
SPORTS FACILITIES (COUNT IN OTHER AREAS)	SA Side Football	1	3767.43		
	Volley Ball Court	1	3213.69		
	Racket Ball Court	1	2794.05		
	TRACK & FIELD GROUND	1	13720.28		
	Common Greens	1	3802.24		
	Pond Area	1	7790.17		
	ENTRANCE PLAZA, PERSOLA, ETC.	1	2540.81		
	TOTAL PLOT AREA		122724.47	122724.47	100

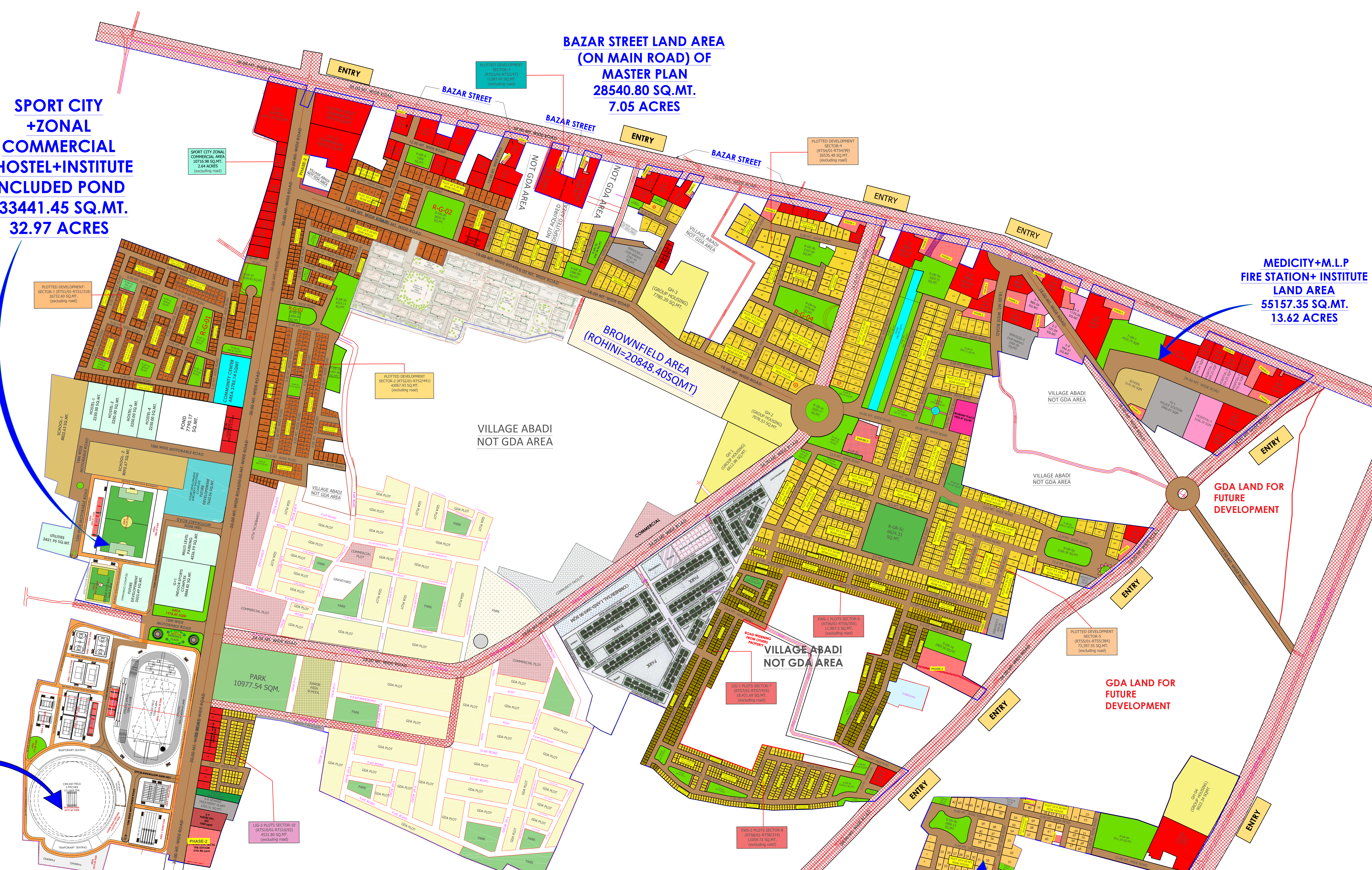
GREEN LANDUSE DISTRIBUTION RAPTINAGAR EXT. YOJNA AS PER MASTER PLAN GREEN					
Area Chart (BIDDER'S PROPOSAL)					
Land Parcel	Sub Division	No.	Area (In Sq.m)	Total Area (In Sq.m)	Total Land %
Common Greens	Common Greens	1	123.88		
	Common Greens	1	2692.22		
Open Area (including water body & open parking)	Open Area	1	247.82		
	Open Area	1	2038.44		
Open Area (without pavement, Fertilizer)	Open Area	1	247.82		
	Open Area	1	2038.44		
COURT GROUND	COURT GROUND	1	247.82		
	COURT GROUND	1	2038.44		
LAWN TREES COVER	LAWN TREES COVER	1	247.82		
	LAWN TREES COVER	1	2038.44		
INDOOR SPORT FACILITY	INDOOR SPORT FACILITY	1	247.82		
	INDOOR SPORT FACILITY	1	2038.44		
TRACK & FIELD GROUND	TRACK & FIELD GROUND	1	247.82		
	TRACK & FIELD GROUND	1	2038.44		
TOTAL PLOT AREA		247.82	247.82	100	100.00

SPORT CITY + ZONAL COMMERCIAL + HOSTEL + INSTITUTE INCLUDED POND
133441.45 SQ.MT.
32.97 ACRES

BAZAR STREET LAND AREA (ON MAIN ROAD) OF MASTER PLAN
28540.80 SQ.MT.
7.05 ACRES

MEDICITY + M.L.P FIRE STATION + INSTITUTE LAND AREA
55157.35 SQ.MT.
13.62 ACRES

RESIDENTIAL AREA
53465.76 SQ.MT.
13.21 ACRES



LEGEND		
S. NO.	PLOT DESCRIPTION	SYMBOL
01.	PLOT LINE	[Symbol]
02.	ABADI AREA OUTSIDE PLOT LINE	[Symbol]
03.	ZONAL MIXED USE	[Symbol]
04.	WATER BODIES	[Symbol]
05.	LAND UNDER ROAD WIDENING	[Symbol]
06.	GROUP HOUSING	[Symbol]
07.	GROUP HOUSING-EWS	[Symbol]
08.	GROUP HOUSING-LIG	[Symbol]
09.	COMMERCIAL	[Symbol]
10.	EDUCATION (SCHOOL/ TRAINING SCHOOL)	[Symbol]
11.	MEDICAL (HOSPITAL/ NURSING HOME)	[Symbol]
12.	PUBLIC/ SEMI PUBLIC AREAS	[Symbol]
13.	SERVICE AREAS	[Symbol]
14.	ZONAL GREEN AREAS	[Symbol]
15.	LAND FOR FUTURE DEVELOPMENT	[Symbol]
16.	AREA UNDER PHASE - 2	[Symbol]

NOTE :-

- AREA UNDER PHASE - 2 SURVEYED BY ENGG. DEPT. & WILL BE ELIMINATED AFTER DISCUSSION.
- ACTIVITIES WILL BE PERMISSIBLE IN PROPOSED PARK LAND USE IN MASTER PLAN AS PER THE PROVISIONS OF GORAKHPUR MASTER PLAN 2031
- TOTAL POPULATION
 - i) POPULATION UNDER PATRAKARPURAM, ROHINI, RAPTINAGAR PHASE-1 (PMY) = 14500
 - ii) PROPOSED RAPTINAGAR EXTENSION = 12700
 - iii) RESIDENTIAL GROUP HOUSING = 16200
 - iv) SPORT CITY = 7000

TOTAL = 50400

PROJECT TITLE:
DEVELOPMENT OF RAPTINAGAR EXT. TOWNSHIP & SPORTS-CITY, GORAKHPUR, UTTAR PRADESH

GORAKHPUR DEVELOPMENT AUTHORITY
GORAKHPUR, UTTAR PRADESH

Arjan Surveyor	Tehsildar(Arjan)	Draughtsman
Assist. Eng.(Map)	Assist. Eng.(Engg.)	I/C Planning
Ex. Engineer	Secretary	Vice Chairman

DRAWING TITLE:
LAYOUT PLAN

DRAWING NUMBER:

DEALT BY:	DATE:	REV. NO.
CHECKED BY:	SCALE:	NORTH