

AREA UNDER MIXED-LANDUSE									
Area Details									
Land Parcel	Name	Sub Division	No.	Area (In Sqm.)	Total Area (In Sqm.)	Total Land %	Total Land %	Total Land %	Total Land %
FACILITIES	MEDICITY	H-2	HEALTHCARE HOSPITAL H-2a	1	137.36	2732.11	14.88	14.88	
	H-3	HEALTHCARE HOSPITAL H-3a	1	137.36	2732.11	14.88	14.88		
	H-4	HEALTHCARE HOSPITAL H-4a	1	137.36	2732.11	14.88	14.88		
	H-5	HEALTHCARE HOSPITAL H-5a	1	137.36	2732.11	14.88	14.88		
COMMON	MEDICITY	C-1	Multiplex	1	404.34	11463.31	2.50	2.50	
	C-2	Commercial (Shops)	1	404.34	11463.31	2.50	2.50		
	C-3	Commercial (Shops)	1	404.34	11463.31	2.50	2.50		
	C-4	Commercial (Shops)	1	404.34	11463.31	2.50	2.50		
TOWNSHIP	GR-1	Open Area (GR-1 to GR-17)	1	1771.40	1771.40	771.40	4.78	18.67	
	GR-2	Open Area (GR-2 to GR-3)	1	1771.40	1771.40	771.40	4.78	18.67	
	GR-3	Open Area (GR-3 to GR-4)	1	1771.40	1771.40	771.40	4.78	18.67	
	GR-4	Open Area (GR-4 to GR-5)	1	1771.40	1771.40	771.40	4.78	18.67	
TOTAL PLOT AREA				11463.41	11463.41	100.00	100.00		

KHORABAR AWASIYA YOJNA SUMMARY OF PROPOSED AREAS				
Sl. No.	Description	Colour	Area (In Sqm.)	Total Land %
1	Total Land for Development		458070.30	100.00
2	Plotted Development		119386.63	26.06
3	Group Housing including EWS & LIG		102457.21	22.37
4	Commercial Use (Mixed Use)		11463.31	2.50
5	Commercial Use (other than mixed landuse)		18176.45	3.97
6	Education		9229.44	2.01
7	Public/ Semi Public & Sports		1986.12	0.43
8	Service Areas		14171.20	3.09
9	Total area in roads		112451.85	24.55
a	Greenfield road area		100388.86	21.82
b	Brownfield road area		12062.99	2.62
10	Common Greens			
a	Open Areas/ Tot Lal (including water body & open parking)		68748.09	15.01
11	Kids (Sports) Area			
12				

PROPOSED LANDUSE DISTRIBUTION KHORABAR AWASIYA YOJNA									
Area Chart									
Land Parcel	Sub Division	No.	Area (In Sqm.)	Total Area (In Sqm.)	Total Land %	Total Land %	Total Land %	Total Land %	Total Land %
PLOTED DEVELOPMENT	SECTOR-1 (KTS1/1-KTS1/118) (upto 100 Sqm. LIG)	116	8892.26	119386.63	26.06				
	SECTOR-2 (KTS2/1-KTS2/118) (upto 100 Sqm. LIG)	89	13716.48	119386.63	26.06				
	SECTOR-3 (KTS3/1-KTS3/118) (upto 100 Sqm. LIG)	116	25462.78	119386.63	26.06				
	SECTOR-4 (KTS4/1-KTS4/118) (upto 100 Sqm. LIG)	116	25462.78	119386.63	26.06				
RESIDENTIAL GROUP HOUSING	GH-1 (RESERVED FOR MINI MIG & MIG)	46	17900.04	119386.63	15.01				
	GH-2 (RESERVED FOR MINI MIG & MIG)	46	17900.04	119386.63	15.01				
	GH-3 (RESERVED FOR MINI MIG & MIG)	46	17900.04	119386.63	15.01				
	GH-4 (RESERVED FOR MINI MIG & MIG)	46	17900.04	119386.63	15.01				
COMMERCIAL MIXED LAND USE	COMMERCIAL C-1 (MULTIPLEX)	1	404.34	11463.31	2.50				
	COMMERCIAL C-2 (MULTIPLEX)	1	404.34	11463.31	2.50				
	COMMERCIAL C-3 (MULTIPLEX)	1	404.34	11463.31	2.50				
	COMMERCIAL C-4 (MULTIPLEX)	1	404.34	11463.31	2.50				
COMMERCIAL MIXED LAND USE	COMMERCIAL C-1 (MULTIPLEX)	1	404.34	11463.31	2.50				
	COMMERCIAL C-2 (MULTIPLEX)	1	404.34	11463.31	2.50				
	COMMERCIAL C-3 (MULTIPLEX)	1	404.34	11463.31	2.50				
	COMMERCIAL C-4 (MULTIPLEX)	1	404.34	11463.31	2.50				
PUBLIC	Nursery School	1	9229.44	9229.44	2.01				
	Club, Community Centre, Banquet Hall, P. & L.S.	1	1986.12	1986.12	0.43				
	Electric Sub-station Main S-1 & S-2	1	14171.20	14171.20	3.09				
	Waste Management Area S-1 & S-2	1	14171.20	14171.20	3.09				
ROADS	Water Works S-1	3	1400.01	1400.01	0.30				
	Other Service Areas S-1 & S-2	3	1400.01	1400.01	0.30				
	Greenfield road area	1	100388.86	100388.86	21.82				
	Brownfield road area	1	12062.99	12062.99	2.62				
GREEN	Common Greens (GR-01 to GR-17)	23	68748.09	68748.09	15.01				
	Pond/Water Bodies/Canal	2	12062.99	12062.99	2.62				
	Green in mixed land use	2	12062.99	12062.99	2.62				
	TOTAL PLOT AREA	4	458070.30	458070.30	100				

KHORABAR MEDICITY YOJNA Area Comparison Chart SUMMARY OF PROPOSED AREAS				
Sl. No.	Description	Colour	Area (In Sqm.)	Total Land %
1	Total Land for Development		218956.46	100.00
2	Healthcare Plots		100381.26	45.85
3	Commercial Use (Mixed Use)		0.00	0.00
4	Commercial Use (other than mixed landuse)		11062.90	5.05
5	Education		9574.36	4.37
6	Public/ Semi Public & Sports		12156.48	5.55
7	Service Areas		2405.35	1.10
8	Total area in roads		60897.04	27.81
a	Greenfield road area		55015.46	25.13
b	Brownfield road area		5881.58	2.69
9	Common Greens		22479.07	10.27
10	Pond/Water Bodies			

PROPOSED LANDUSE DISTRIBUTION KHORABAR MEDICITY YOJNA									
Area Chart									
Land Parcel	Name	Sub Division	No.	Area (In Sqm.)	Total Area (In Sqm.)	Total Land %	Total Land %	Total Land %	Total Land %
MEDICAL	H-1	HEALTHCARE HOSPITAL H-1a (Above 4000)	2	7075.10	7075.10	3.24			
	H-2	HEALTHCARE HOSPITAL H-2a (Above 4000)	4	13222.47	13222.47	6.02			
	H-3	HEALTHCARE HOSPITAL H-3a (Above 4000)	2	13222.47	13222.47	6.02			
	H-4	HEALTHCARE HOSPITAL H-4a (Above 4000)	27	35454.34	35454.34	16.18			
HOSPITAL IN MIXED LAND USE	H-5	HEALTHCARE HOSPITAL H-5a (Above 4000)	11	13881.87	13881.87	6.34			
	H-6	HEALTHCARE HOSPITAL H-6a (Above 4000)	25	13881.87	13881.87	6.34			
	H-7	HEALTHCARE HOSPITAL H-7a (Above 4000)	1	2674.08	2674.08	1.22			
	H-8	HEALTHCARE HOSPITAL H-8a (Above 4000)	12	14881.87	14881.87	6.81			
COMMON	C-1	Multiplex	1	404.34	404.34	0.19			
	C-2	Commercial (Shops)	1	404.34	404.34	0.19			
	C-3	Commercial (Shops)	1	404.34	404.34	0.19			
	C-4	Commercial (Shops)	1	404.34	404.34	0.19			
PUBLIC	P-1	Public/ Semi Public & Sports	1	12156.48	12156.48	5.55			
	P-2	Public/ Semi Public & Sports	1	12156.48	12156.48	5.55			
	P-3	Public/ Semi Public & Sports	1	12156.48	12156.48	5.55			
	P-4	Public/ Semi Public & Sports	1	12156.48	12156.48	5.55			
ROADS	R-1	Water Works S-1	3	1400.01	1400.01	0.30			
	R-2	Other Service Areas S-1 & S-2	3	1400.01	1400.01	0.30			
	R-3	Greenfield road area	1	100388.86	100388.86	21.82			
	R-4	Brownfield road area	1	12062.99	12062.99	2.62			
GREEN	G-1	Common Greens (GR-01 to GR-17)	23	68748.09	68748.09	15.01			
	G-2	Pond/Water Bodies/Canal	2	12062.99	12062.99	2.62			
	G-3	Green in mixed land use	2	12062.99	12062.99	2.62			
	TOTAL PLOT AREA			458070.30	458070.30	100.00			

LEGEND		
S. NO.	PLOT DESCRIPTION	SYMBOL
01.	PLOT LINE	
02.	UNACQUIRED AREA WITHIN PLOT LINE	
03.	ABADI AREA OUTSIDE PLOT LINE	
04.	ZONAL MIXED USE	
05.	NAHAR (WATER CHANNEL)	
06.	LAND UNDER ROAD WIDENING	
07.	PROPOSED PERIPHERAL ROADS IN MAHAJOJNA	
08.	GROUP HOUSING	
09.	GROUP HOUSING-EWS	
10.	GROUP HOUSING-LIG	
11.	SUPER HIG (450 SQM)	
12.	HIG (200 SQM)	
13.	MIG (150 SQM)	
14.	COMMERCIAL	
15.	EDUCATION (SCHOOL/ TRAINING SCHOOL)	
16.	MEDICAL (HOSPITAL/ NURSING HOME)	
17.	PUBLIC/ SEMI PUBLIC AREAS	
18.	SERVICE AREAS	
19.	ZONAL GREEN AREAS	
20.	AREA UNDER PHASE -2	

Area Chart as per : 19_05_2023

LAND AREA DETAILS KHORABAR TOWNSHIP AND MEDICITY				
S.NO	DESCRIPTION	AREA (Sqm)	AREA(Acre)	AREA(Ha)
1	TOTAL LAND ACQUIRED	703840.00	173.92	70.38
2	TOTAL GOVT LAND	87707.68	21.67	8.77
a	Total Govt land in Township/Medicity	53667.41	13.26	5.37
b	Total Govt Land in Village Aabadi	20618.73	5.09	2.06
c	Canal Area	13421.54	3.32	1.34
3	TOTAL PLANNED AREA with mixed land use (1+2a)	757507.41	187.18	75.75
a	Total Planned Area in Township	460033.97	113.68	46.00
b	Total Planned area in Medicity	297473.44	73.51	29.75
4	TOTAL AREA IN MIXED LAND USE	30006.42	7.41	3.00
a	Township area in mixed land use	19459.09	4.81	1.95
b	Medicity area in mixed land use	10547.33	2.61	1.05
5	TOTAL PLANNED AREA without mixed land use (1+2a-4)	727500.99	179.77	72.75
a	Township area	431132.41	106.54	43.11
b	Medicity area	296368.58	73.23	29.64
6	TOTAL AREA IN ROAD WIDENING (Brownfield Road)	18464.14	4.56	1.85
	Township Road Widening	12260.56	3.03	1.23
	Medicity Road Widening	6203.58	1.53	0.62

Area Chart as per : 10_10_2023

LAND AREA DETAILS KHORABAR TOWNSHIP AND MEDICITY				
S.NO	DESCRIPTION	AREA (Sqm)	AREA(Acre)	AREA(Ha)
1	TOTAL LAND ACQUIRED	703840.00	173.92	70.38
2	TOTAL GOVT LAND	87707.68	21.67	8.77
a	Total Govt land in Township/Medicity	53667.41	13.26	5.37
b	Total Govt Land in Village Aabadi	20618.73	5.09	2.06
c	Canal Area	13421.54	3.32	1.34
3	TOTAL PLANNED AREA with mixed land use (1+2a)	757507.41	187.18	75.75
a	Total Planned Area in Township	491089.45	121.33	49.11
i	Phase -1	458070.30	113.19	45.81
ii	Phase -2	33019.15	8.16	3.30
b	Total Planned area in Medicity	266417.37	65.83	26.64
i	Phase -1	218956.46	54.11	21.90
ii	Phase -2	47461.41	11.73	4.75
4	TOTAL AREA IN MIXED LAND USE	16725.39	4.13	1.67
a	Township area in mixed land use	12448.69	3.08	1.24
b	Medicity area in mixed land use	4276.70	1.06	0.43
5	TOTAL PLANNED AREA without mixed land use (1+2a-4)	727500.99	179.77	72.75
a	Township area	446606.99	110.36	44.66
b	Medicity area	218823.21	53.33	21.88
6	TOTAL AREA IN ROAD WIDENING (Brownfield Road)	17944.57	4.43	1.79
	Township Road Widening	12062.99	2.98	1.21
	Medicity Road Widening	5881.58	1.45	0.59

PROJECT TITLE:

**KHORABAR RESIDENTIAL
TOWNSHIP & MEDICITY**
AT KHORABAR, DEORIA BYPASS ROAD,
GORAKHPUR, UTTAR PRADESH

CLIENT:

**GORAKHPUR
DEVELOPMENT AUTHORITY**
GORAKHPUR, UTTAR PRADESH

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

INTEGRATED STUDIO FOR
ENVIRONMENTAL EFFORTS &
DEVELOPMENT PVT. LTD
InSEED

DRAWING TITLE:

REVISED LAYOUT PLAN

DRAWING NUMBER: khorabar_02