RESIDENTIAL AFFORDABLE HOUSING PROJECT 1/5

REVISED PLAN SHOWING RESIDENTIAL+COMMERCIAL (AFFORDABLE HOUSING) BUILD. ON S.P. NO.:- 1, F.P. NO.:- 84, OF T.P.S. NO.:- 1 (JAMALPUR) (1st VARIED FINAL), MOJE:- JAMALPUR, TA.:- CITY, DIST.:- A,BAD.

SCALE:- 1.00 CM. = 1.00 MT.

ZONE :- RESIDENCE - 1 (OVERLAY ZONE - BRTS-TZ) USE :- RESI. + COMM. (AFFORDABLE HOUSING)

AREA TABLE (IN SQ. MTS.)

	APP.	REVI.
PLOT AREA OF S.P.-1 OF F.P. NO-84 (AS PER REVE.RECOD)	1636.00	1636.00
AREA GOING IN ROAD LINE (AS PER ZONE OPINION)	75.00	75.00
NET PLOT AREA (AS PER ZONE OPINION ON SITE)	1608.00	1608.00
PERMI. F.S.I. AREA (1636.00 x 1.8)	2944.80	2944.80
CHARG. F.S.I. AREA (1636.00 x 0.90)	1472.40	1472.40
HIGHER F.S.I. AREA (1636.00 x 1.3) (AS PER T.O.Z.)	2126.80	2126.80
TOTAL PERMI.+CHARG.+HIGHER F.S.I. AREA (AS PER T.O.Z.)	6544.00	6544.00
TOTAL USED F.S.I. AREA	5306.46	5274.84
USED CHARGEABLE F.S.I. AREA	1472.40	1472.40
USED HIGHER F.S.I. AREA (AS PER T.O.Z.)	889.26	857.64
CHARGEABLE + HIGHER F.S.I. AREA (5274.84 - 2944.80)	2361.66	2330.04

BUILT UP AREA TABLE

	APPROVED BASE	APPROVED T.O.Z.	APPROVED TOTAL	REVISED BASE	REVISED T.O.Z.	REVISED TOTAL
B.UP AREA ON BASEMENT	573.30	---	573.30	437.63	---	437.63
B.UP AREA ON GR. FLR.	665.19	---	665.19	877.41	---	877.41
B.UP AREA ON 1st FLR.	863.98	---	863.98	863.98	---	863.98
B.UP AREA ON 2nd FLR.	863.98	---	863.98	863.98	---	863.98
B.UP AREA ON 3rd FLR.	863.98	---	863.98	863.98	---	863.98
B.UP AREA ON 4th FLR.	863.98	---	863.98	863.98	---	863.98
B.UP AREA ON 5th FLR.	863.98	---	863.98	863.98	---	863.98
B.UP AREA ON 6th FLR.	566.92	297.06	863.98	734.43	129.55	863.98
B.UP AREA ON 7th FLR.	---	863.98	863.98	---	863.98	863.98
B.UP AREA ON STAIRCABIN	---	87.08	87.08	89.62	---	89.62
B.UP AREA ON L.M.R.	---	66.05	66.05	66.36	---	66.36
TOTAL B.UP AREA	6325.31	1314.15	7639.46	6526.86	993.63	7519.36

F.S.I. AREA TABLE

	APPROVED BASE	APPROVED CHARG.	APPROVED T.O.Z.	APPROVED TOTAL	REVISED BASE	REVISED CHARG.	REVISED T.O.Z.	REVISED TOTAL
BASEMENT	91.17	---	---	91.17	---	---	---	---
GR. FLR.	118.66	---	---	118.66	178.21	---	---	178.21
1st FLR.	728.09	---	---	728.09	728.09	---	---	728.09
2nd FLR.	728.09	---	---	728.09	728.09	---	---	728.09
3rd FLR.	728.09	---	---	728.09	728.09	---	---	728.09
4th FLR.	550.70	177.39	---	728.09	582.32	145.77	---	728.09
5th FLR.	---	728.09	---	728.09	---	728.09	---	728.09
6th FLR.	---	566.92	161.17	728.09	---	598.54	129.55	728.09
7th FLR.	---	---	728.09	728.09	---	---	728.09	728.09
TOTAL F.S.I.	2944.80	1472.40	889.26	5306.46	2944.80	1472.40	857.64	5274.84

SCHEDULE OF OPENING

DOOR		WINDOW	VANTILATION
S/D = 2.20 x 2.10 S/D1 = 1.00 x 2.10 S/D2 = 1.32 x 2.10 S/D3 = 1.56 x 2.10	D = 1.00 x 2.10 D1 = 0.91 x 2.10 D2 = 0.76 x 2.10	W = 1.22 x 1.20 W1 = 1.10 x 1.20 W2 = 0.99 x 1.20	V = 0.60 x 0.60

R.C.C STAIR DETAIL: 1.52 MT WIDTH; 0.25 MT TREAD; 0.17 MT RISER

COLOUR NOTE: PLOT BOUNDRY; ROAD / PATHWAY; PROP. WORK; PROP. DRAINAGE; APP. WORK; TREE; COMMITIBIN BIN; P.WELL

GRAND TOTAL DETAIL

Sr. No	Dwelling Units Type	NO. OF Unit	Used F.S.I.	% USED F.S.I.	Chargeble F.S.I.
A	COMMERCIAL UNIT	6	178.21	4.03	0.00
B	Up 50 sq.mt	79	2961.84	67.05	1028.79
C	more then 50 and up to 66	16	952.28	21.56	330.77
D	more then 66 and up to 80	5	324.87	7.35	112.84
E	With. AR F.S.I. (10% slab)	0	0	0.00	0.00
	Grand Total	106	4417.2	100.00	1472.40

1	PLOT AREA	1636.00
2	PERMISSIBLE FSI	2944.80
3	PERMISSIBLE CHARGEBLE FSI	1472.40
4	MAX. PERMISSIBLE F.S.I. (2+3)	4417.20
5	TOTAL UTILISED F.S.I.	4417.20
6	UTILISED CHARGEBLE F.S.I. (5-2)	1472.40
7	MAX. PERMISSIBLE F.S.I. COMMERCIAL	441.72
8	CHARGEBLE F.S.I. COMMERCIAL	0.00
9	CHARGEBLE F.S.I. RESIDENTIAL	1472.40

CONDITION FOR HIGHER F.S.I. WRT T.O.Z.

THIS PERMISSION IS GRANTED ONLY FOR THE BASE F.S.I. ALONG WITH THE ADDITIONAL CHARGEABLE F.S.I. AVAILABLE AS PER BASE ZONE UNDER REGULATION ANY HIGHER F.S.I. (MARKED IN PURPLE COLOUR HATCH IN PLAN) IF PERMISSIBLE AS PER T.O.Z. (TRANSIT ORIENTED ZONE) IN FUTURE SHALL ONLY BE GRANTED BY THE COMPETENT AUTHORITY AFTER APPROVAL OF LOCAL AREA PLAN BY THE GOVERMENT SUBJECT PREVAILING AT THE TIME OF PERMISSION.

TOTAL F.S.I. AREA TABLE WITHOUT HIGHER F.S.I.

	COMM.	0 TO 50	50 TO 66	66 TO 80	TOTAL
A+B	178.21	2961.84	944.75	332.40	4417.20

TOTAL F.S.I. AREA TABLE WITH HIGHER F.S.I.

	COMM.	0 TO 50	50 TO 66	66 TO 80	TOTAL
A+B	178.21	3465.46	1175.79	465.36	5274.84

UNIT AND FLOOR AREA TABLE

FLOOR	USE	APPROVED AS PER PERM. F.S.I. UNIT	APPROVED AS PER HIGHER (T.O.Z.) UNIT	APPROVED TOTAL	REVISED AS PER PERM. F.S.I. UNIT	REVISED AS PER HIGHER (T.O.Z.) UNIT	REVISED TOTAL	APPROVED AS PER PERM. F.S.I. FLOOR AREA	APPROVED AS PER HIGHER (T.O.Z.) FLOOR AREA	APPROVED TOTAL	REVISED AS PER PERM. F.S.I. FLOOR AREA	REVISED AS PER HIGHER (T.O.Z.) FLOOR AREA	REVISED TOTAL
BASEMENT	STORE	---	---	---	---	---	---	91.17	---	91.17	---	---	---
GROUND	SHOP+RESI.	6	---	6	06	---	06	118.66	---	118.66	178.21	---	178.21
FIRST	RESI.	17	---	17	17	---	17	728.09	---	728.09	728.09	---	728.09
SECOND	RESI	17	---	17	17	---	17	728.09	---	728.09	728.09	---	728.09
THIRD	RESI	17	---	17	17	---	17	728.09	---	728.09	728.09	---	728.09
FOURTH	RESI	17	---	17	17	---	17	728.09	---	728.09	728.09	---	728.09
FIFTH	RESI	17	---	17	17	---	17	728.09	---	728.09	728.09	---	728.09
SIXTH	RESI	12	5	17	14	3	17	566.92	161.17	728.09	598.54	129.55	728.09
SEVENTH	RESI	---	17	17	---	17	17	---	728.09	728.09	---	728.09	728.09
TOTAL	RESI.+COMM.	6 + 97 =103	22	6 + 119 =125	6 + 99 =105	20	6 + 119 =125	4417.20	889.26	5306.46	4417.20	857.64	5274.84

CHARGEBALE F.S.I. AREA WITH HIGHER F.S.I.

	COMM.	0 TO 50	50 TO 66	66 TO 80	TOTAL
A+B	------	1579.75	537.54	212.75	2330.04

CHARGEBALE F.S.I. WITH BASE ZONE

	COMM.	0 TO 50	50 TO 66	66 TO 80	TOTAL
A+B	------	1028.79	328.15	115.46	1472.40

SANITORY PROVISION

GR. FLOOR
FLOOR AREA = 1/8.21 SQM
178.21 / 4 = 44.55 SAY 45 USERS
REQD. URINAL 1/25 MALE USERS = 45/25 = 1.80 NOS SAY 2
= 2 NOS. REQ W.C. FOR GENDER

PROVIDED
TOTAL PROV. TOILET 5 NOS
GENERAL SANITARY PROVISION 25% OF TOTAL REQD.

	REQ.	PROV.
GENTS	1	1
LADIES	1	1

1 TOILET DISABLE PERSON
TOTAL = 3 TOILET FOR GENERAL USE

CONTAINER BIN AREA CAL.

RESI. : 1 UNIT 10 LIT. REQ. 1 CONTAINER.
TOTAL UNIT 119 x 10 LIT. = 1190 LIT.
1190/80 = 14.88 SAY 15 NOS. CONT.
REQU. 15 NOS BIN OF 80 LIT CAP.
PROVI. 15 NOS BIN OF 80 LIT CAP.

COMM : 100 SQ MT. CARPET AREA 1 NOS BIN OF 20 LIT. CAP.
TOTAL CARPET 178.21 x 20/100 = 35.64 LT.
35.64/80 = 0.45 SAY 1 NOS CONTAINER
REQ. 1 C.B OF 80 LTR. CAPACITY

TREE PLANTATION CALCULATION

PLOT AREA = 1636.00 SMT
200.00 SMT = 3 NO TREES REQD
= 1636.00 / 200 x 3
= 24.54 NOS. TREES REQD
= 25 NOS. TREES PROVIDED

PERCOLATING WELL CALC.

PLOT AREA = 1636.00 SMT
4000.00 SMT = 1 NO. PER WELL
= 1636.00 / 4000
= 0.40 NOS. PER WELL REQD
SAY 1 NOS PER WELL PROVIDED

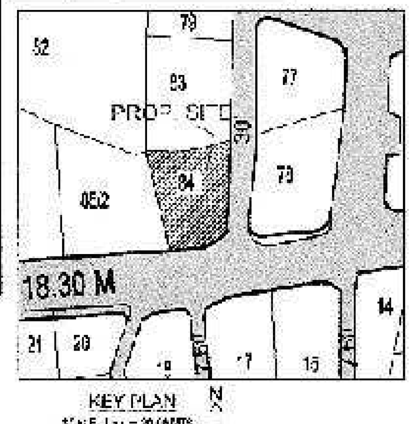
LONGITUDINAL DRAINAGE SECTION

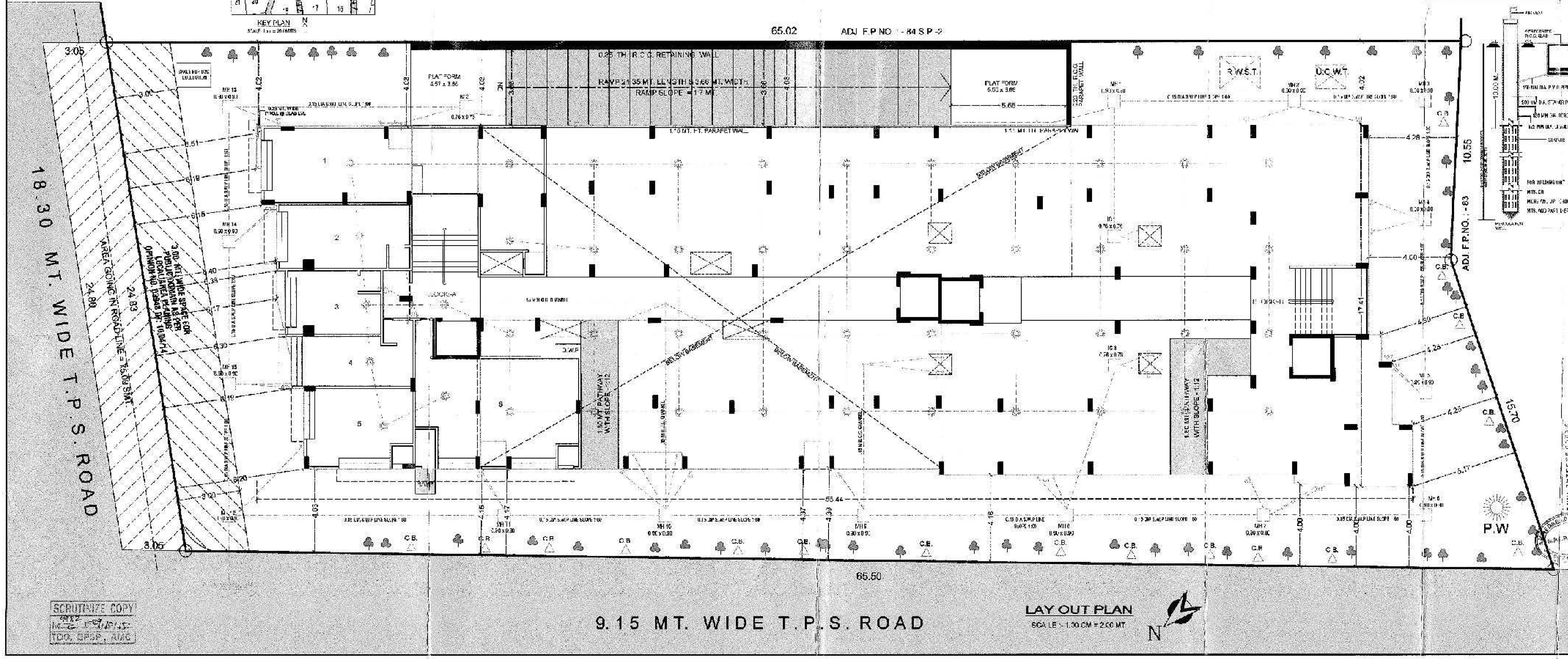
VERT 1.00 CM = 1.00 MT
HORI 1.00 CM = 5.00 MT

NOTES

1. HYDRANT SYSTEM
2. FIRE LIFT
3. FIRE ALARM
4. FIRE EXTINGUISHERS
5. STAIRCASE
6. BASEMENT
7. LIGHTENING ARRESTER
8. PHOTO LUMINESCENT (AUTO GLOW) SIGNAGES
9. ELECTRIC POWER SUPPLY TO THE ENTIRE FIRE SAFETY SYSTEM
10. INDIVIDUAL FIRE SAFETY SYSTEM
IMPORTANT INSTRUCTIONS

FIRE HYDRANT LEGEND





LAY OUT PLAN
SCALE :- 1.00 CM = 2.00 MT

For, SHYAM DEVELOPERS
Partner
OWNER

CHAVDA PARESH M.
AMC-BP Lic. No. 0290220217R1
3/127, Government "C" Colony
Nr. Ashok Mill, Naroda Road
Ahmedabad 380025
STR. ENG.

ANKURKUMAR C.
(GRADE-I)
ENG.

ANKURKUMAR C.
C.O.W.

SCRUTINIZE COPY
TDO, SPSP, AMC

DEVELOPER

Ahmedabad Municipal Corporation

AUTHORITY