

RESIDENTIAL AFFORDABLE HOUSING (RAH) PROJECT

LAYOUT PLAN SHOWING PROPOSED ADDITIONAL ALTERATION OF HIGHRISE RESIDENCE (DWELLING-3) + COMMERCIAL (MERCANTILE-1) (MIN) RESIDENTIAL AFFORDABLE HOUSING (RAH) PROJECT IN EXISTING LAYOUT ON F.NO. 5, 11, T.P.S. NO. - 1 (GHUMA DRAFT SANCTIONED, REVENUE BLOCK NO. - 180(P, N.D.11), MOJE - GHUMA, TAUKA - GHATLODIA, DIST.- AHMEDABAD)

SCALE : 1:50 CM = 2.00 MT.

ZONE AS PER D.P. 2021: RES. AFFORDABLE HOUSING-1 (RAH-1)

USE: RESIDENCE-COMMERCIAL BLOCK - F+G

AREA TABLE

PLOT AREA

AREA NOT IN POSSESSION

NET PLOT AREA

COMM. PLOT RATIO 8:10

COMM. PLOT PROVIDED

BUILT UP AREA TABLE

BUILT UP AREA ON EMBANKMENT

BUILT UP AREA ON GROUND FL. (SP)

BUILT UP AREA ON FIRST FL.

BUILT UP AREA ON SECOND FL.

BUILT UP AREA ON THIRD FL.

BUILT UP AREA ON FOURTH FL.

BUILT UP AREA ON FIFTH FL.

BUILT UP AREA ON SIXTH FL.

BUILT UP AREA ON SEVENTH FL.

BUILT UP AREA ON EIGHTH FL.

BUILT UP AREA ON NINTH FL.

BUILT UP AREA ON TENTH FL.

BUILT UP AREA ON STRAIGHT CROWN

PROP. B. AREA TOTAL

TOTAL

NET PLOT AREA

PERMISSIBLE BASE ZONE F.S.I. AREA 1:1.8

PERMISSIBLE CHARGEABLE F.S.I. AREA 10:90

TOTAL PERMISSIBLE F.S.I. - CHARGEABLE

TOTAL UTILIZED F.S.I. AREA

UTILIZED CHARGEABLE F.S.I. (2269.80 - 1489.00)

AREA TABLE

F.S.I. ON GROUND FL.

F.S.I. ON FIRST FL. (SP)

F.S.I. ON SECOND FL.

F.S.I. ON THIRD FL.

F.S.I. ON FOURTH FL.

F.S.I. ON FIFTH FL.

F.S.I. ON SIXTH FL.

F.S.I. ON SEVEN FL.

F.S.I. ON EIGHTH FL.

F.S.I. ON NINTH FL.

F.S.I. ON TENTH FL.

F.S.I. ON STRAIGHT CROWN

TOTAL F.S.I. AREA

UTILIZED BASE ZONE F.S.I.

UTILIZED CHARGEABLE F.S.I.

COLOUR NOTE:

REFERENCE CASE NO.:

REF CASE NO. - 1: EARLIER APPROVED PLAN IN 'A' WIDE

REF CASE NO. - 2: EARLIER APPROVED PLAN IN 'A' WIDE

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REF CASE NO. - 45: EARLIER APPROVED PLAN IN 'A' WIDE

EXIST. WORK PARKING AREA CALC. [BLOCK A+B+C+D+E]			
RES. F.S.I. AREA ABOVE 66 SQ.MTS.	9757.88+2999.45	=	12757.33
LESS COMMERCIAL F.S.I. AREA	876.56+152.21	=	1028.77
NET RESIDENCE F.S.I. AREA		=	11728.56
REQ. PARKING @ 20%		=	2345.71
REQ. CAR PARKING @ 50%		=	1170.86
REQ. TW. WH. PARKING @ 40%		=	585.48
REQ. VISITOR PARKING @ 10%		=	234.57
COMMERCIAL F.S.I. AREA		=	1028.77
REQ. PARKING @ 20%		=	205.75
REQ. CAR PARKING @ 50%		=	514.39
REQ. TW. WH. PARKING @ 40%		=	257.20
REQ. VISITOR PARKING @ 10%		=	102.88
PROVI. PARK. AREA (RES.) REQUIRED PROVIDED PARKING			
REQ. PARKING	REQUIRED	GR. LVL. BASEMENT TOTAL	
CAR PARKING	1170.86	1556.58	1556.58
OTHER PARKING	936.66	1529.56	1529.56
VISITOR PARKING	234.57	597.03	597.03
TOTAL	2341.71	497.14	3488.14

EXISTING PARKING AREA			
CAR PARKING AREA CAL.		SQ.MT.	
C1. 44.7 X 16.91		=	751.58
C2. 8.74 X 10.021.50		=	365.99
C3. 30.45 X 14.62		=	445.12
C4. 20.08 X 14.65		=	294.18
C5. 20.87 X 15.24		=	318.11
NET CAR PARKING @ BASEMENT		=	1858.86
OTHER PARKING AREA CAL.			
O1. 16.04 X 10.38		=	166.50
O2. 3.86 X 8.02228.54		=	166.50
O3. 16.14 X 10.38		=	166.50
O4. 18.31 X 13.79		=	251.49
O5. 12.58 X 15.34		=	193.52
O6. 26.33 X 8.66		=	228.54
O7. 16.04 X 9.92		=	159.12
O8. 6.05 X 15.80		=	95.79
O9. 3.97 X 5.71		=	22.67
NET OTHER PARKING @ BASEMENT		=	1529.56
VISITOR PARKING AREA CAL.			
V1. 16.04 X 8.021.1		=	128.54
V2. 8.98 X 7.97		=	71.57
V3. 10.82 X 7.97		=	86.34
V4. 7.80 X 8.87		=	69.03
V5. 6.47 X 8.87		=	57.40
V6. 7.97 X 8.86		=	70.61
V7. 5.91 X 7.96		=	47.04
V8. 6.64 X 7.96		=	52.85
TOTAL VISITOR PARKING @ GR. LVL.		=	597.03
TOTAL PROVIDED PARKING		=	4085.17

REQ. PARKING AREA TABLE FOR COMMERCIAL			
REQ. COMMERCIAL F.S.I. AREA		1028.77	
REQ. PARKING @ 20%		205.75	
REQ. CAR PARKING @ 50%		514.39	
REQ. TW. WH. PARKING @ 40%		257.20	
REQ. VISITOR PARKING @ 10%		102.88	
PROVI. PARK. AREA (COMM.) REQUIRED PROVIDED PARKING			
REQ. PARKING	REQUIRED	GR. LVL. BASEMENT TOTAL	
CAR PARKING	257.20	259.55	259.55
OTHER PARKING	154.31	195.00	195.00
VISITOR PARKING	102.88	135.00	135.00
TOTAL	514.39	589.55	589.55
CAR PARKING AREA CAL.			
C1. 35.94 X 7.50		=	269.55
TOTAL CAR PARKING		=	269.55
OTHER PARKING AREA CAL.			
O1. 26.00 X 7.50		=	195.00
TOTAL OTHER PARKING		=	195.00
VISITOR PARKING AREA CAL.			
V1. 18.00 X 7.50		=	135.00
TOTAL PROVIDED PARKING		=	589.55

PROV. WORK PARKING AREA CALC. [BLOCK F+G]			
RES. F.S.I. AREA ABOVE 66 SQ.MTS.		9592.47	
LESS COMMERCIAL F.S.I. AREA		484.85	
NET RESIDENCE F.S.I. AREA		9047.62	
REQ. PARKING @ 20%		1809.52	
REQ. CAR PARKING @ 50%		904.76	
REQ. TW. WH. PARKING @ 40%		723.81	
REQ. VISITOR PARKING @ 10%		180.95	
CAR PARKING AREA CAL.			
C1. 18.84 X 40.0251.06		=	695.44
TOTAL CAR PARKING @ BASEMENT		=	695.44
OTHER PARKING AREA CAL.			
O1. 16.04 X 10.3823.1		=	241.24
TOTAL OTHER PARKING @ GR. LVL.		=	241.24
VISITOR PARKING AREA CAL.			
V1. 16.04 X 8.02		=	128.54
O10. 9.47 X 7.96		=	75.38
O11. 9.46 X 8.07		=	76.42
TOTAL OTHER PARKING @ GR. LVL.		=	132.80
TOTAL OTHER PARKING @ BASEMENT			
O12. 23.48 X 14.26		=	334.97
O13. 8.39 X 10.7223.1		=	212.38
O14. 5.16 X 14.26		=	73.44
TOTAL OTHER PARKING @ BASEMENT		=	620.79
TOTAL PROVIDED PARKING		=	1871.73

COMMERCIAL F.S.I. AREA			
REQ. PARKING @ 20%		205.75	
REQ. CAR PARKING @ 50%		514.39	
REQ. TW. WH. PARKING @ 40%		257.20	
REQ. VISITOR PARKING @ 10%		102.88	
CAR PARKING AREA CAL.			
C1. 35.94 X 7.50		=	269.55
TOTAL CAR PARKING		=	269.55
OTHER PARKING AREA CAL.			
O1. 26.00 X 7.50		=	195.00
TOTAL OTHER PARKING		=	195.00
VISITOR PARKING AREA CAL.			
V1. 18.00 X 7.50		=	135.00
TOTAL PROVIDED PARKING		=	589.55

PROVI. PARK. AREA (COMM.) REQUIRED PROVIDED PARKING			
REQ. PARKING	REQUIRED	GR. LVL. BASEMENT TOTAL	
CAR PARKING	269.55	271.24	271.24
OTHER PARKING	195.00	220.79	220.79
VISITOR PARKING	135.00	161.46	161.46
TOTAL	599.55	653.49	653.49
CAR PARKING AREA CAL.			
C1. 35.94 X 7.50		=	269.55
TOTAL CAR PARKING		=	269.55
OTHER PARKING AREA CAL.			
O1. 26.00 X 7.50		=	195.00
TOTAL OTHER PARKING		=	195.00
VISITOR PARKING AREA CAL.			
V1. 18.00 X 7.50		=	135.00
TOTAL PROVIDED PARKING		=	589.55

ADJ. F.S.I. NO. - 120P
ADJ. F.S.I. NO. - 10P
ADJ. F.S.I. NO. - 13
66.54MT

ADJ. F.S.I. NO. - 120P
ADJ. F.S.I. NO. - 10P
ADJ. F.S.I. NO. - 13
66.54MT

SCRUTINIZE COPY
NO. 15/15/22
TDO, B.S.P., AMC

TO VIRAMGAM
RAILWAY LINE

TO AHMEDABAD
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GR. LVL. PARKING LAYOUT PLAN
SCALE: 1 CM = 2 MT.

RESIDENTIAL AFFORDABLE HOUSING (RAH) PROJECT

SHEET NO. - 02

PLAN SHOWING PROPOSED ADDITIONAL ALTERATION OF HIGHRISE RESIDENCE (DWELLING) - COMMERCIAL (MERCANTILE) (MIX) RESIDENTIAL AFFORDABLE HOUSING (RAH) PROJECT IN EXISTING LAYOUT ON F.P. NO. - 11, T.P.S. NO. - 1 (GHUMA) DRAFT SANCTIONED, RESIDENTIAL BLOCK NO. - 1 (M.D.P. NO. - 1) MOJE - GHUMA, TALUKA - RAJLALPURA, DIST. - AHMEDABAD.

SCALE: 1:100 CM = 2.00 MT.

ZONE AS PER D.P.-2021: RES. AFFORDABLE HOUSING-1 (RAH-1)

USE: RESIDENCE-COMMERCIAL BLOCK - F+G

સરકારે આપેલ પ્લોટ ની કુલ ક્ષમતા 1000 સુધીની છે. જે અહીં આપેલ છે. જે અહીં આપેલ છે. જે અહીં આપેલ છે.

Final Plan (Building) and Submittal of Final Plan to Town P. No. 11, T.P.S. No. 1 (GHUMA) DRAFT SANCTIONED, RESIDENTIAL BLOCK NO. - 1 (M.D.P. NO. - 1) MOJE - GHUMA, TALUKA - RAJLALPURA, DIST. - AHMEDABAD.

કોલર નોટ: 1. કમ્પ. વર્ક 2. કમ્પ. ડ્રેનાજ 3. રોડ 4. પ્લોટ બોર્ડર 5. ટ્રી 6. પ.વ.

NOTE RELATED TO FIRE SAFETY 1. FIRE HYDRANT SYSTEM PIPE MAIN 2. SINGLE HEADED HYDRANT VALVE 3. SLUICE VALVE 4. TWINWAY/SHAMES CONNECTION 5. RISE OR DROP 6. NON RETURN VALVE 7. REDUCER 8. FIRE HOSE BOX 9. HOSE REEL HOSE 10. HYDRANT VALVE

OWNER: Rishi Developers, Partner, Navrangpur, A'bad - 380014

OWNER: Rishi Developers, Partner, Navrangpur, A'bad - 380014

OWNER: Rishi Developers, Partner, Navrangpur, A'bad - 380014

OWNER: Rishi Developers, Partner, Navrangpur, A'bad - 380014

OWNER: Rishi Developers, Partner, Navrangpur, A'bad - 380014

OWNER: Rishi Developers, Partner, Navrangpur, A'bad - 380014

OWNER: Rishi Developers, Partner, Navrangpur, A'bad - 380014

OWNER: Rishi Developers, Partner, Navrangpur, A'bad - 380014

OWNER: Rishi Developers, Partner, Navrangpur, A'bad - 380014

OWNER: Rishi Developers, Partner, Navrangpur, A'bad - 380014

OWNER: Rishi Developers, Partner, Navrangpur, A'bad - 380014

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OWNER: Rishi Developers, Partner, Navrangpur, A'bad - 380014

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OWNER: Rishi Developers, Partner, Navrangpur, A'bad - 380014

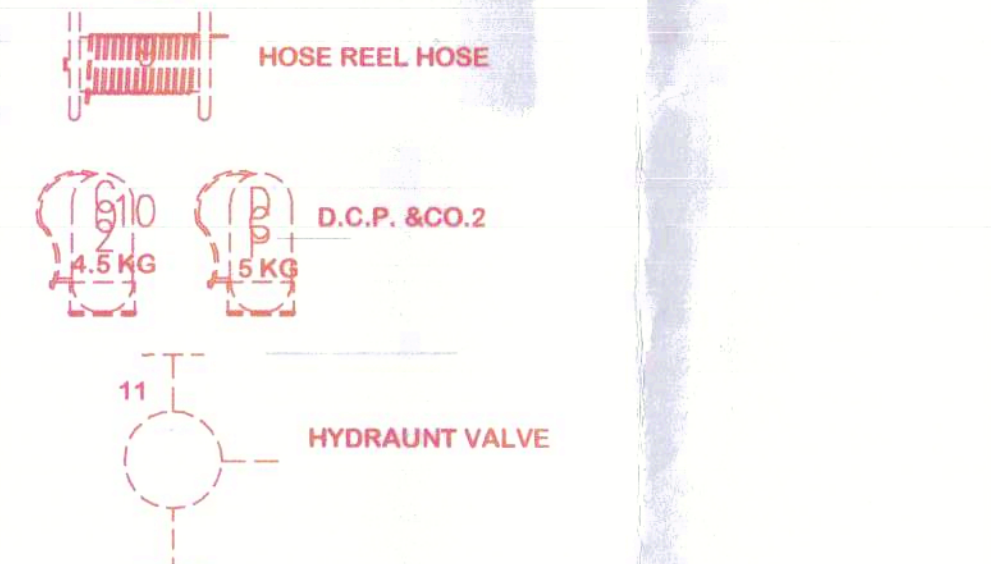
OWNER: Rishi Developers, Partner, Navrangpur, A'bad - 380014

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OWNER: Rishi Developers, Partner, Navrangpur, A'bad - 380014

OWNER: Rishi Developers, Partner, Navrangpur, A'bad - 380014

OWNER: Rishi Developers, Partner, Navrangpur, A'bad - 380014



COMMERCIAL F.S.I. AREA			484.85
REQ. PARKING @ 50%			242.43
REQ. CAR PARKING @ 50%			121.22
REQ. TW. WK. PARKING @ 40%			72.72
			48.48
CAR PARKING AREA CAL CAL: 5.40+5.60/92X3.56	=	131.94 =	SQ.MT.
			B.S.M.T.
OTHER PARKING AREA CAL CAL: 55.45 X 1.59	=	88.17 =	SQ.MT.
			GR.LVL.
VISITOR PARKING AREA CAL CAL: 47.74 X 1.59	=	50.04 =	SQ.MT.
			GR.LVL.
TOTAL PROVIDED PARKING	=	270.15	
PROVIDED PARKING AREA (COMM.) REQUIRED			
PROV. PARKING AREA (COMM.)	REQUIRED	GR.LVL.	BASEMENT
CAR PARKING	121.22		131.94
OTHER PARKING	72.72	88.17	88.17
VISITOR PARKING	48.49	50.04	50.04
TOTAL	242.43	138.21	131.94

Final Plot boundary and
attestment of final plot is
Subject to Variation
To a Plugging Off.

The annotation is valid if
Till the 60/100 remains altered
and further that the person
shall stand evoked as so it is
there is change in DP/TP
reference to the land uni-
reference.

T.D. Sub Inspector(B.P.S.P.)	T.D. Inspector (B.P.S.P.)	Asst. T.D.O (B.P.S.P.)
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AUTHORITY

સદર પ્રતિજ્ઞા આપેલા એક એક અર્થના નામના વા હતા
સુવર્ણના હોઈ, તે નામના બાબતે બી.યુ. પરીક્ષાના
અગતી અભ્યાસ વિગતોમાં સમીક્ષા મેળવવાનો રહેશે.