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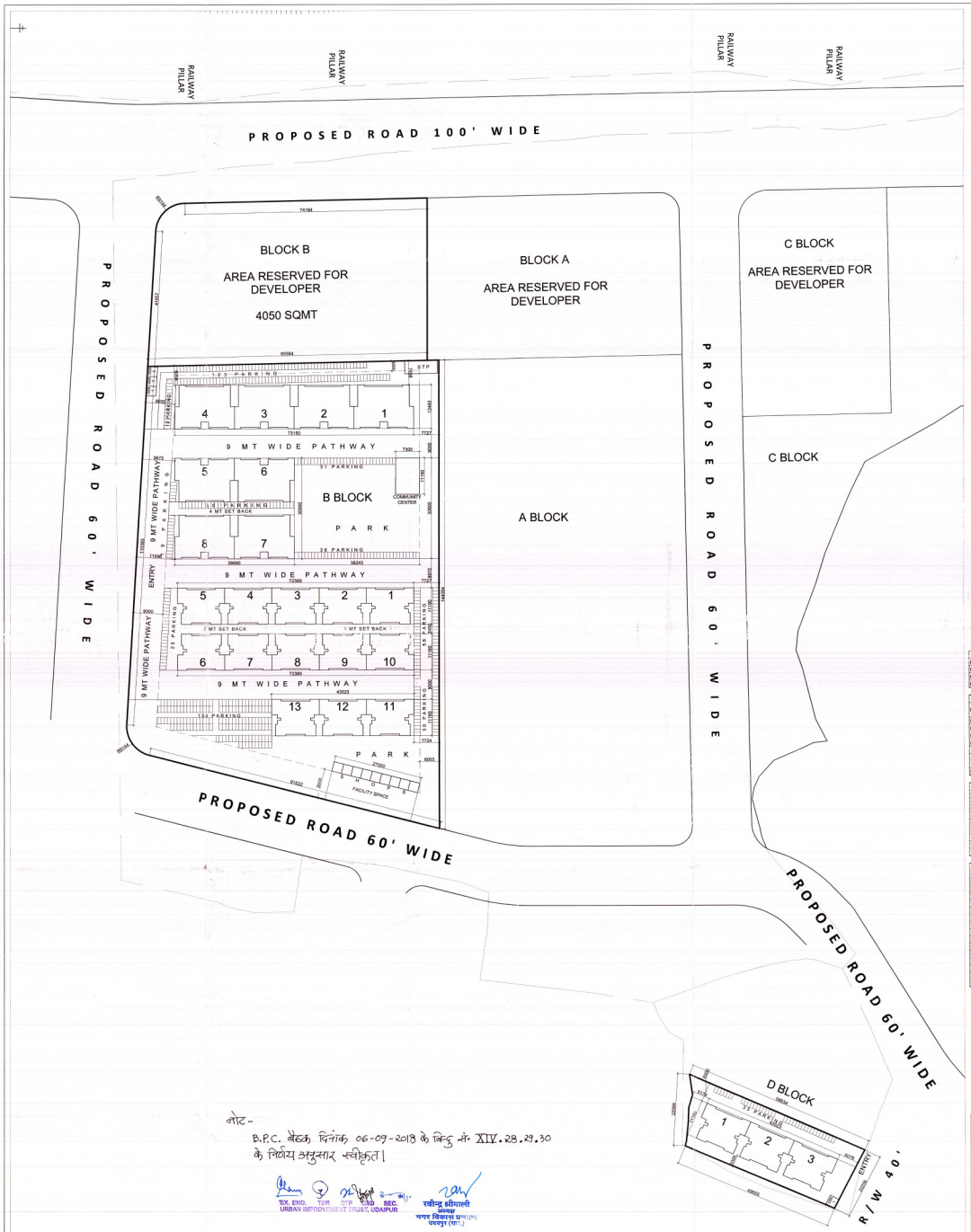
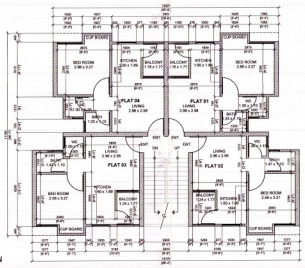
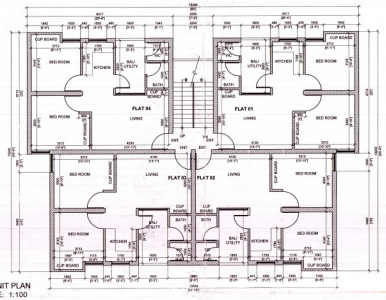
PROJECT:

PROPOSED LAYOUT PLAN OF LIG & EWS FLATS FOR BLOCK 'B+D' UNDER CHIEF MINISTER'S JAN AWAS YOJANA - 2015 AT ARAJI NO. 7593, 7594, 7595, 7623, 7624, 7676 & 7588 TO 7592, REVENUE VILLAGE UMARDA, TEHSIL GIRWA, DISTRICT UDAIPUR UNDER PROVISION 4A(i)





EWS UNIT PLAN
SCALE: 1:100



LIG UNIT PLAN
SCALE: 1:100

AREA CALCULATIONS

DETAILS OF PLOT OF BLOCK B	
PLOT AREA OF BLOCK B	16230 sqmt
PLOT RESERVED FOR CMAY HOUSING (70%) FOR B BLOCK	12150 sqmt
PLOT RESERVED FOR DEVELOPER (25%) FOR B BLOCK	4050 sqmt
PLOT RESERVED FOR CMAY HOUSING (100%) FOR D BLOCK	1095 sqmt

FAR CALCULATIONS FOR HOUSING	
MAX PERMISSIBLE FAR FOR CMAY HOUSING	2.25
	27337.50 sqmt
FAR CONSUMED BY LIG UNITS	6843.84 sqmt
FAR CONSUMED BY EWS UNITS	7805.06 sqmt
FAR CONSUMED BY SHOPS	81 sqmt
FAR CONSUMED BY COMMUNITY CENTRE	81.40 sqmt
TOTAL FAR CONSUMED	1.22
	14811.30 sqmt
BALANCE FAR	12526.21 sqmt

HOUSING DETAILS	
EWS BLOCKS IN B PLOT	10 BLOCKS
EWS UNITS IN B PLOT	208 UNITS
EWS BLOCKS IN D PLOT	1 BLOCKS
EWS UNITS IN D PLOT	24 UNITS
LIG BLOCKS	8 BLOCKS
LIG UNITS	128 UNITS
TOTAL EWS UNITS	232 UNITS
TOTAL LIG UNITS	128 UNITS

SUPER BUILT UP AREA CALCULATION FOR EWS UNIT	
UNIT BUILT UP	30.44 sqmt
BALCONY (LESS 50%)	1.05 sqmt
COMMON AREA (STAIRCASE & LOBBY)	3.13 sqmt
TOTAL SUPER BUILT UP AREA	32.50 sqmt
	350 sqft
CARPET AREA	26.39 sqmt
	284 sqft

SUPER BUILT UP AREA CALCULATION FOR LIG UNIT	
UNIT BUILT UP	50.4 sqmt
BALCONY (LESS 50%)	2.55 sqmt
COMMON AREA (STAIRCASE & LOBBY)	2.82 sqmt
TOTAL SUPER BUILT UP AREA	51.07 sqmt
	550 sqft
CARPET AREA	43.80 sqmt
	472 sqft

PLOT AREA BIFURCATION OF FACILITIES	
PLOT AREA UNDER CMAY HOUSING	13247 sqmt
AREA UNDER HOUSING	5353.80 sqmt
AREA UNDER ROADS	3238.5 sqmt
AREA UNDER PARKS	2430.7 sq mt
AREA UNDER FACILITIES (SHOPS & COMMUNITY CENTRE)	405.4 sqmt
AREA UNDER PARKING, INFRASTRUCTURE & OTHER OPEN SPACES	2031.6 sqmt

CONSTRUCTION AREA	
CONSTRUCTION AREA OF 1 EWS BLOCK (G+3)	598.28 sqmt
TOTAL CONSTRUCTION AREA OF EWS BLOCKS IN B BLOCK (G+3)	6997.64 sqmt
TOTAL CONSTRUCTION AREA OF EWS BLOCKS IN D BLOCK (G+3)	807.42 sqmt
CONSTRUCTION AREA OF 1 LIG BLOCK	855.48 sqmt
TOTAL CONSTRUCTION AREA OF LIG BLOCKS	6843.84 sqmt
CONSTRUCTION AREA OF SHOPS	81.0 sqmt
CONSTRUCTION AREA OF COMMUNITY HALL	81.40 sqmt
TOTAL CONSTRUCTION AREA	14811.30 sqmt

GROUND COVERAGE CALCULATION	
GROUND COVERAGE OF EWS BLOCKS	2155.12 sqmt
	17.72%
GROUND COVERAGE OF LIG BLOCKS	1710.96 sqmt
	14.08%
GROUND COVERAGE OF SHOPS	81.00 sqmt
	0.67%
GROUND COVERAGE OF COMMUNITY HALL	81.40 sqmt
	0.67%
TOTAL GROUND COVERAGE	**4026.48 sqmt**
	33.14%

BUILDING HEIGHT	
CEILING HEIGHT FROM FINISHED FLOOR	3.00 mts
FLOOR TO FLOOR HEIGHT FOR EWS AND LIG (INCLUSING FLOORING AND RCC SLAB)	3.165 x 4 = 12.66 mts
EWS BUILDINGS FOR B BLOCK	12.66 mts
EWS BUILDINGS FOR D BLOCK	3.165*2=6.33 mts
LIG BUILDINGS FOR B BLOCK	12.66 mts
COMMUNITY HALL	4.00 mts
SHOP	3.165 mts

PARKING CALCULATIONS		
TYPE OF BLOCKS	EWS	LIG
NUMBER OF UNITS		
TWO WHEELER PARKING REQUIRED PER UNIT AS PER CMAY	1	2
TOTAL TWO WHEELER PARKING REQUIRED	232	256
TWO WHEELER PARKING PROVIDED	259	265
TOTAL TWO WHEELER PARKING REQUIRED	488	
TOTAL TWO WHEELER PARKING PROVIDED	524	

नोट -
B.P.C. बैठक दिनांक 06-09-2018 के बिन्दु सं. XIV.28.29.30 के निर्णय अनुसार स्वीकृत।

TEX. ENG. TOR DTP CAD SEC.
URBAN IMPROVEMENT TRUST, UDAIPUR

रवीन्द्र श्रीमाली
अध्यक्ष
नगर विकास प्रन्यास
उदयपुर (राज.)

CLIENT:	UIT, UDAIPUR & AROMA REALTIES LTD, AHMEDABAD		FOR AROMA REALTIES LTD
DESCRIPTION:	SITE LAYOUT PLAN	N	
PURPOSE:	FOR APPROVAL		
DATE:		SCALE: 1:500	
DEALT BY:	RAHUL MUNJANI	Signature:	
FIRM:	aakriti B 301, BINORI SOLITAIRE NR. AARKHI HOMES, SOUTH BOPAL AHMEDABAD - 380058 email: aakriti.studio@gmail.com ph: 9924838581	COA REGISTRATION -CA/ 99/25559	

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