LAYOUT SHOWING PROPOSED OPEN SUBPLOTTING FOR
SURVEY NUMBER 260, VILLAGE BAVLIYARI, TA. DHOLERA,
DIST. AHMEDABAD
TP SCHEME NO. 5B OF DSIRDA
OP No. 84/2   FP No. 84/2
ZONE: RESIDENTIAL

KEY PLAN

SCALE : 1 CM : 20 MT

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(ટી.પી.) રોડ
નિમ્બાભાઈનો રસ્તો
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SITE PLAN:
SCALE: NTS

18 MT ROAD

55 MT ROAD

AREA TABLE

DISCRIPTION	AREA IN SQ.MT.
AREA OF SURVEY No. 260	15816.00
AREA OF OP No. 84/2	10016.00
AREA OF FP No. 84/2	5008.00
AREA OF INTERNAL ROAD	1605.84
AREA OF COMMON PLOT REQUIRED AS PER GDCR @ 10%	500.80
AREA OF COMMON PLOT PROVIDED	508.92
AREA OF SUBPLOTS	2894.08

FSI TABLE

TOTAL AREA OF SUBPLOTS	2894.08	SQMT
TOTAL PERMISSIBLE FSI @ 1	2894.08	SQMT

CALCULATION FOR PERCOLATION WELL
1 PERCOLATION WELL / 4000 SQ.MT.
5008 / 4000 SQ.MT. = 1.25 PERCOLATION WELL REQUIRED
NUMBER OF PERCOLATION WELL PROVIDED = 2

CALCULATION FOR COMMON PLOT
COMMON PLOT : 34.50 X 15.20 =524.40 SQMT
Lees curve = 15.48

TOTAL AREA = 508.92 SQMT

CALCULATION FOR TREE PLANTATION
TOTAL FINAL PLOT AREA = 5008.00 SQMT
TOTAL SUBPLOT AREA = 2894.08 SQMT
TOTAL TREE PLANTATION REQUIRED
1 Tree / 100 sqmt of builtup area
Total permissible FSI = 3179.83 sqmt
2894.08/ 100 = 28.94 (Say 29 Trees)
Proposed trees = 29

LEGEND

- N OP No. & Boundary
- N FP No. & Boundary
- DP / TP Road
- Proposed Internal Roads
- Proposed Common Plots
- Proposed Sub-Plots
- Proposed drainage line
- Proposed water supply line
- Proposed storm water collection line
- Proposed Light poles

SPECIFICATIONS
DRAINAGE SYSTEM: Under ground cement pipe at the centre of road
ROAD: Finished with good quality paver blocks
STORM WATER CHANNEL: RCC storm water channel on both sides of road with grill cover
STREET LIGHT: LED street lights with light poles on both sides of road
WATER SUPPLY: Potable water supply on one side of the road
ELECTRIC LINE: under ground electric line on both sides of road under street light poles
COMMON PLOT: garden and if needed electric sub station room

OWNER(S)

ARCHITECT
ARCHITECT
Maniar Jiten Ashokbhai
DSIRDA Reg. No. ARCHI/15
Valid upto 04/11/2023

Subplot area table for Bavliyari-260, FP-84/2

Subplot number	Dimensions (Mt)	Subplot area (Sqmt)	SBU area (Sqmt)	Subplot area (sqyd)	SBU area (Sqyd)
1	20.31 X 15.75 = 319.88 Lees curve = 24.14	295.74	511.76	353.71	612.06
2	20.31 X 15.75	319.88	553.53	382.58	662.02
3	15.50 X 17.88	277.14	479.57	331.46	573.57
4	15.50 X 17.88	277.14	479.57	331.46	573.57
5	15.50 X 17.88	277.14	479.57	331.46	573.57
6	15.50 X 17.88	277.14	479.57	331.46	573.57
7	15.50 X 17.88	277.14	479.57	331.46	573.57
8	15.50 X 17.88	277.14	479.57	331.46	573.57
9	20.31 X 15.75	319.88	553.53	382.58	662.02
10	20.31 X 15.75 = 319.88 Lees curve = 24.14	295.74	511.76	353.71	612.06
Total		2894.08	5008.00	3461.32	5989.57

Subplot area table for Bavliyari-260, FP-84/2

Subplot number	Dimensions(Mt)	Subplot area(Sqmt)	Permissible Ground coverage @ 50%(sqmt)	Permissible FSI @ 1 (Sqmt)	Utilized FSI (sqmt)
1	20.31 X 15.75 = 319.88 Lees curve = 24.14	295.74	147.87	295.74	263.14
2	20.31 X 15.75	319.88	159.94	319.88	263.14
3	15.50 X 17.88	277.14	138.57	277.14	217.14
4	15.50 X 17.88	277.14	138.57	277.14	274.01
5	15.50 X 17.88	277.14	138.57	277.14	274.01
6	15.50 X 17.88	277.14	138.57	277.14	274.01
7	15.50 X 17.88	277.14	138.57	277.14	274.01
8	15.50 X 17.88	277.14	138.57	277.14	217.14
9	20.31 X 15.75	319.88	159.94	319.88	263.14
10	20.31 X 15.75 = 319.88 Lees curve = 24.14	295.74	147.87	295.74	263.14
TOTAL		2894.08	1447.04	2894.08	2582.88

Site Plan labels

66.81

15.50   15.50   15.50   20.31

17.88   5   4   17.88   3   17.88   2   15.75

15.50   15.50   15.50

8.25

1   8.25

7.50   5.31   7.50

12 MT ROAD

74.96   15.20   28.50   6.00

COMMON PLOT
508.92 SQMT

P.W.   P.W.

28.50   6.00   6.00

12 MT ROAD

12 MT ROAD

7.50   5.31   7.50

8.25   10   8.25

15.50   15.50   15.50   7.50   7.50

17.88   6   7   17.88   8   17.88   9   15.75

15.50   15.50   15.50

66.81   20.31