

SITE - Jodhpura, Ahmedabad

R₁ - 1.8 to 2.7

Housing (G+12)

← 93M →

↑ 48M ↓

Housing (G+5)

← 83M →

Vacant land

↑ 55M ↓

ROAD - 8M WIDE



Zone - R₁

FSI - Max - 2.7

Plot area - ~~4490 sq.M~~ 4490 sq.M.

Max building height - 45M.

Site margin - Front - 7.5M (24M approach road)
Sides - 3M-6M
Rear - 2.5M-6M] for 45M building height.

Permissible built up - ~~808.2 sq.M~~ 808.2 sq.M

Max built up - 12,123 sq.M.

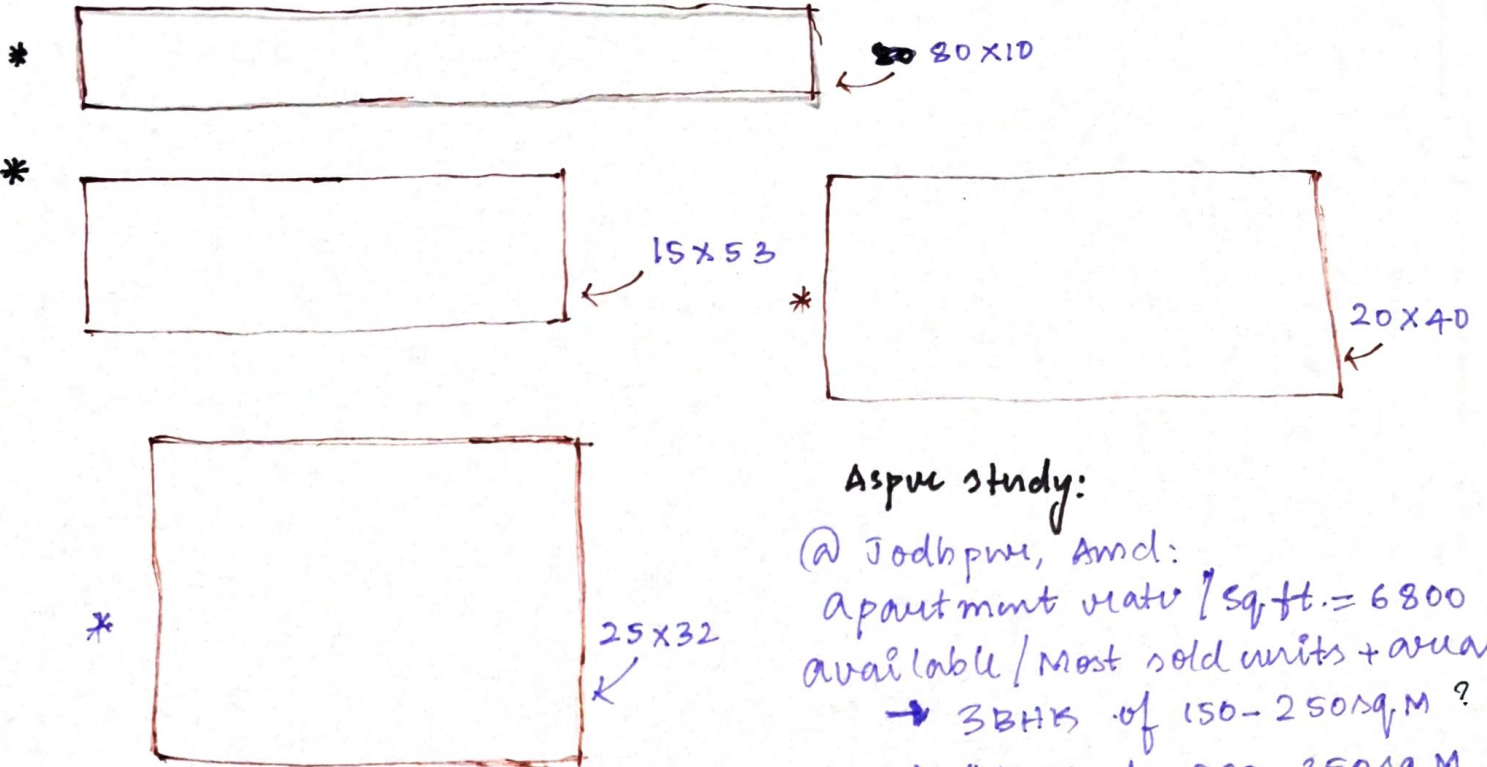
for 5M roof height, Max ground coverage = 808 sq.M.

for built up less than 15,000 sq.M,

open space percentage = 15% of site area.

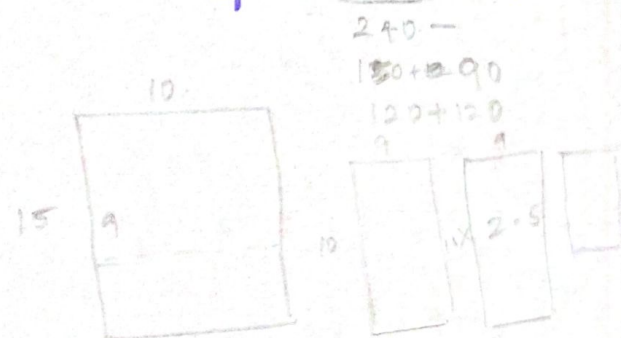
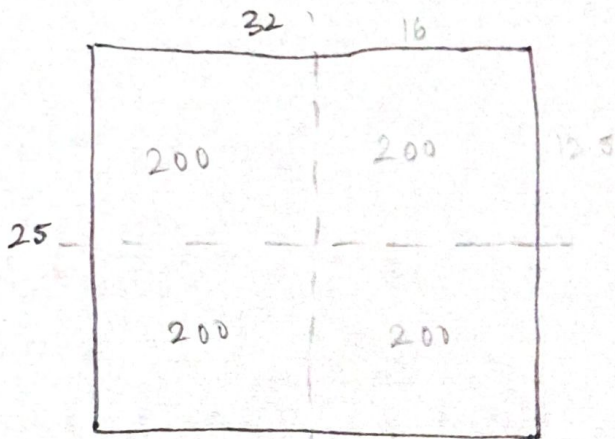
Possible floor plate area:

→ 808 sq.M



Aspect study:

@ Jodhpur, Andl:
 Apartment rate / sq.ft. = 6800
 available / most sold units + areas.
 → 3BHK of 150-250 sq.M ?
 → 4BHK of 200-350 sq.M.

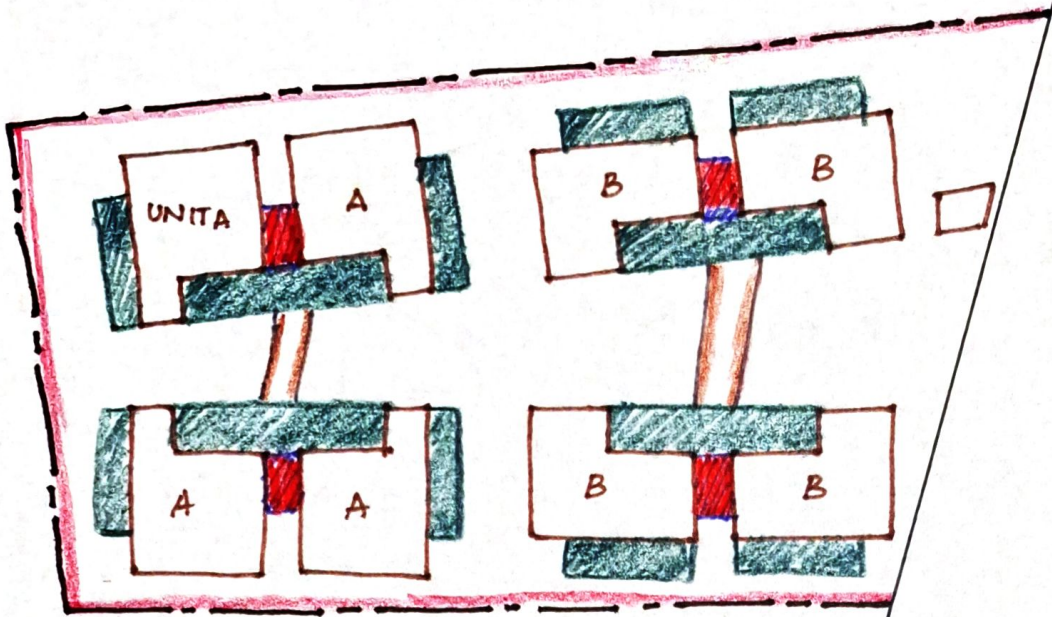


After unit detail:

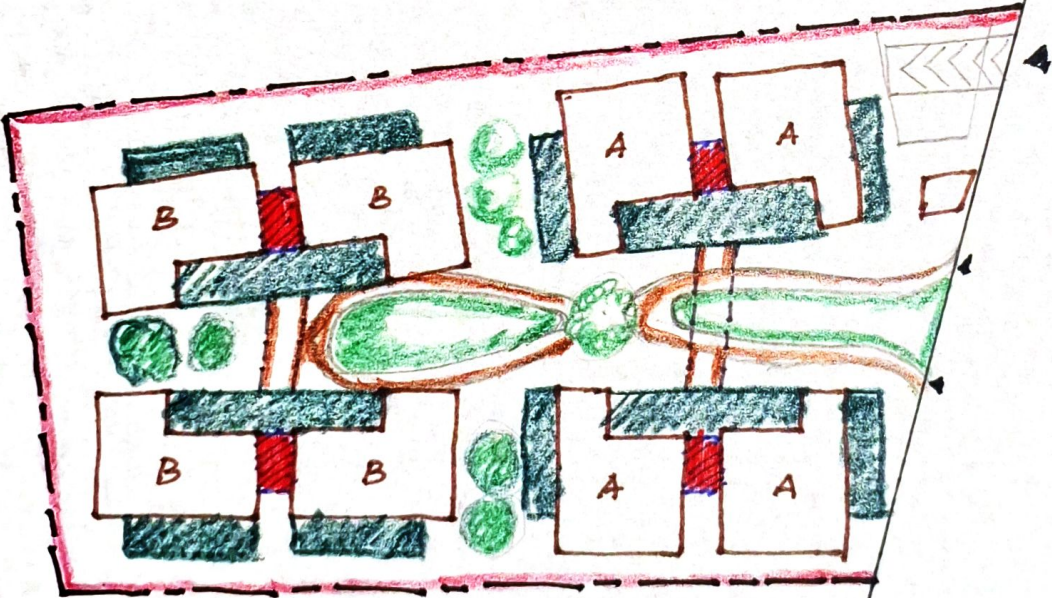
4BHK - TYPE A - 175 sq.M	} 26 units.	} 4,550
TYPE B - 173 sq.M		

Total builtup. 9048 sq.M.

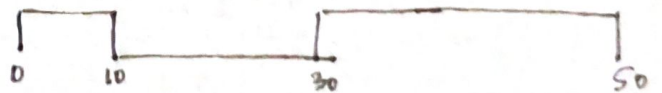
Fsi - achieved - 2.2

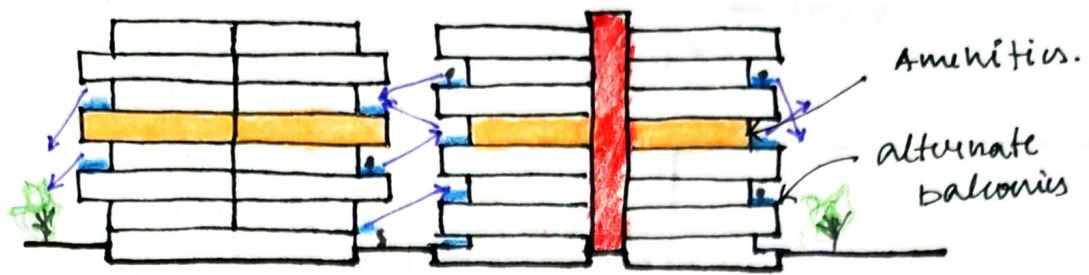


EVEN FLOOR

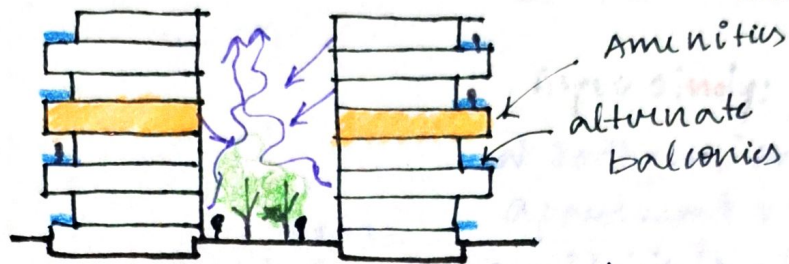


ODD FLOOR PLAN

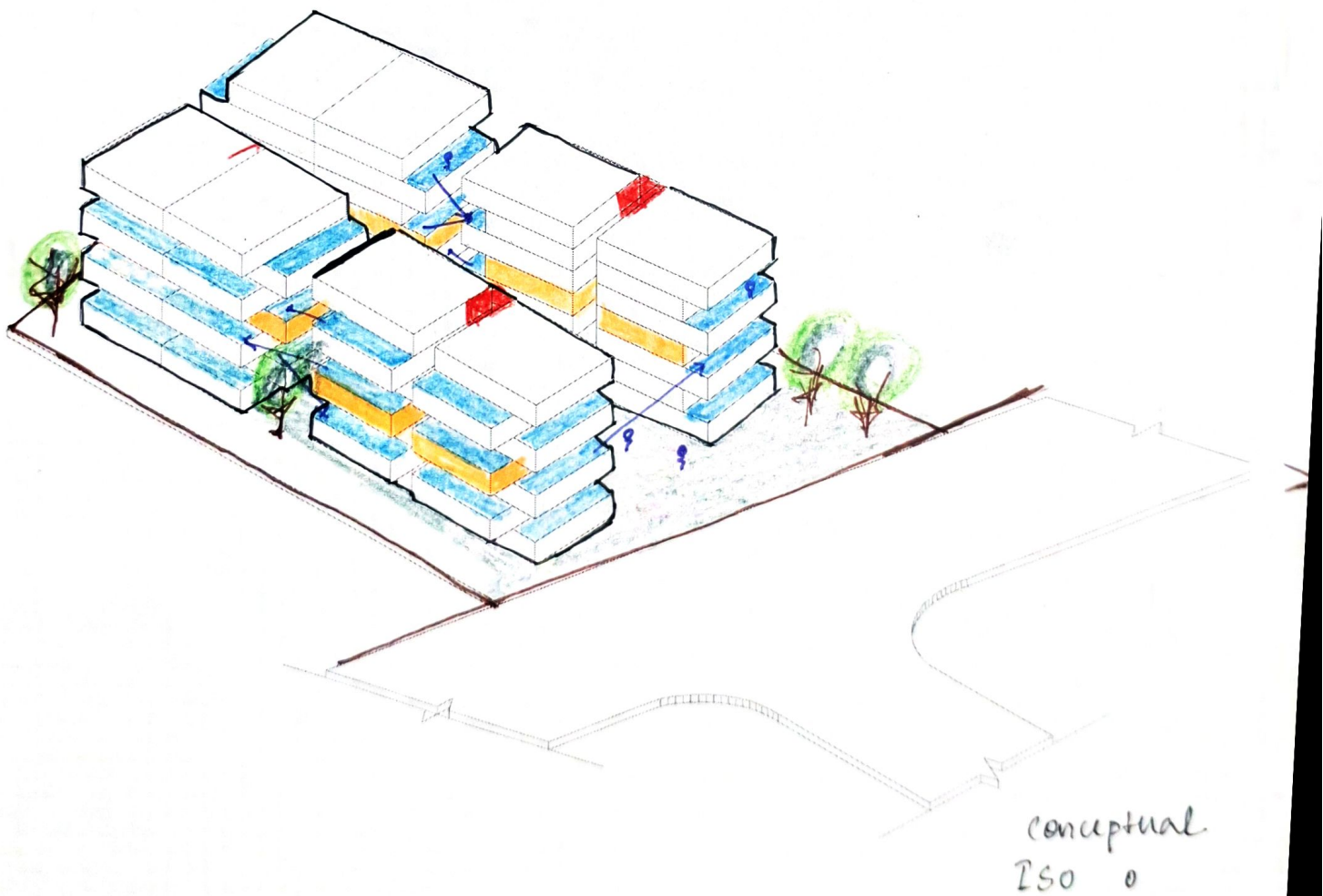


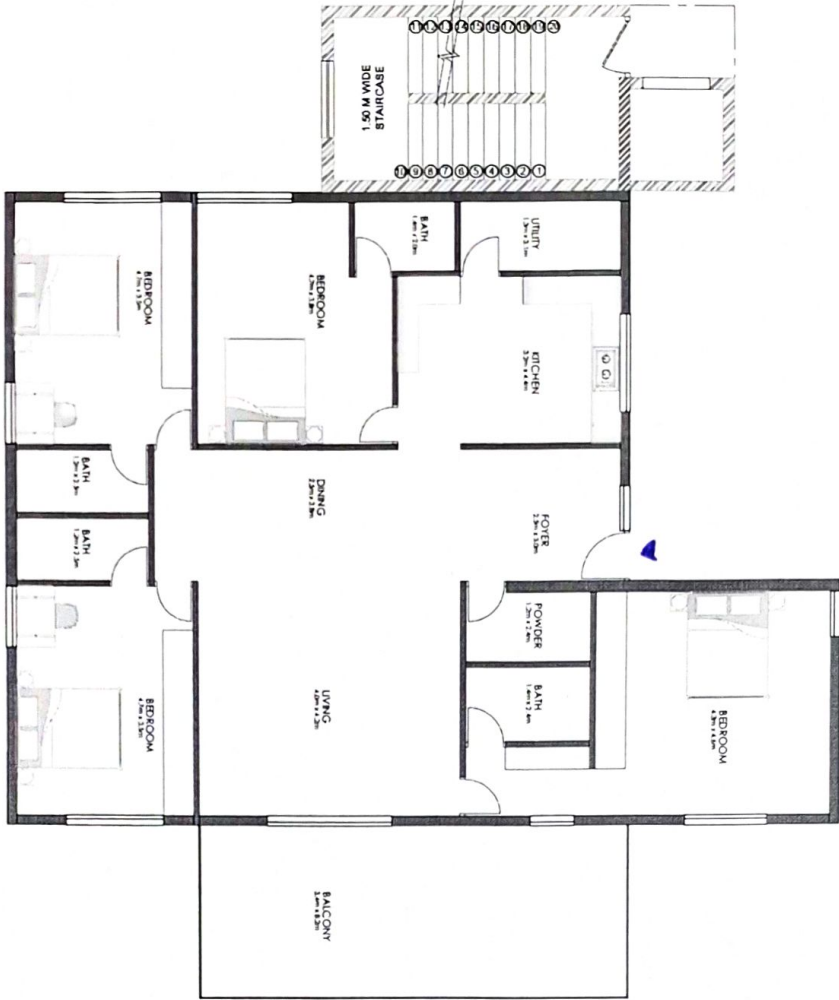


Horizontal section

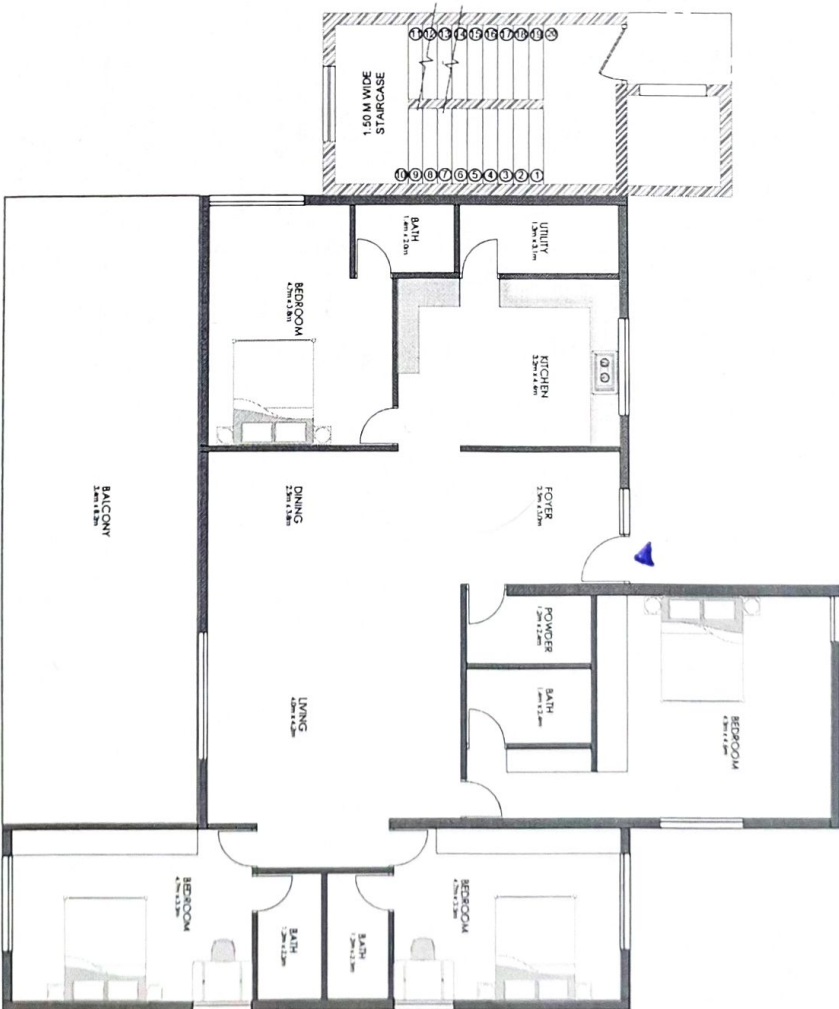


Vertical section





UNIT A - 175SQM



UNIT B
173SQM