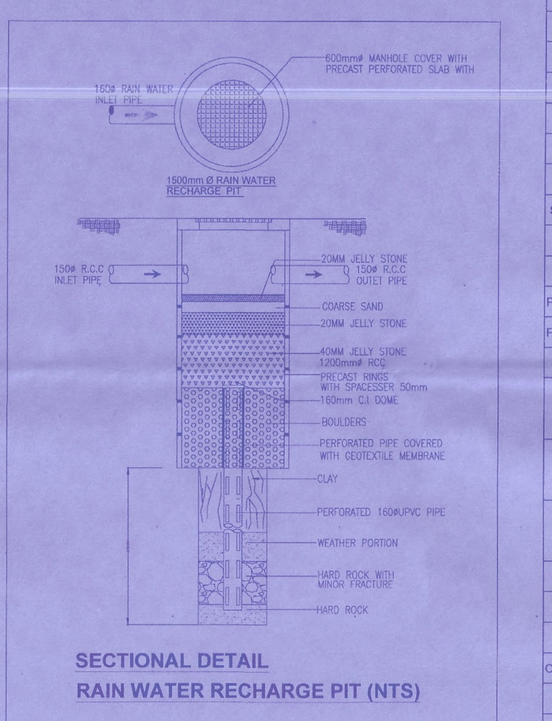
SITE PLAN

SCALE: 1:500

NOTE:
In Survey 60/4, 4 Guntas A Kharab Regularized and Converted to Residential Purpose vide conversion order no. (406775) Dated : 30.12.2022.

COMBINED FAR & BUA STATEMENT - APARTMENTS														
Sl No	FLOORS	GROSS AREA	DEDUCTION	BUILT-UP AREA	Non FAR Area					FAR area	Height			
		(A)	(B)	(C=A-B)	(D)					(E=C-D)				
			(CUT-OUT OUTS+SHAFT S)	(IN SQM)	Parking / Ramp	Lift Cut Out	Staircase staircase room	Services	Total		(IN MTS)	UNITS/ FLOOR	UNITS/ FLOOR OTHER THAN EWS	EWS UNITS / FLOOR
1	BASEMENT 03	30071.34	0.00	30071.34	29367.72	119.34	214.68	285.65	30017.39	53.95	3.45	0	0	
2	BASEMENT 02	30071.34	0.00	30071.34	29367.72	119.34	214.68	285.65	30017.39	53.95	3.45	0	0	
3	BASEMENT 01	30071.34	517.72	29553.62	28850.05	119.34	214.68	243.25	29457.27	96.35	4.05	0	0	
4	GROUND FLOOR	7056.99	283.2	6773.79	0.00	119.34	214.68	373.77	707.79	6066.00	3.9	40	30	9
5	1ST FLOOR	7056.99	691.71	6365.28	0.00	119.34	214.68	0	334.02	6031.26	3.15	51	42	9
6	2ND FLOOR	7095.3	288.78	6806.52	0.00	119.34	214.68	0	334.02	6472.50	3.15	60	48	12
7	3RD FLOOR	7106.8	288.78	6818.02	0.00	119.34	214.68	0	334.02	6484.00	3.15	60	48	12
8	4TH FLOOR	7095.3	288.78	6806.52	0.00	119.34	214.68	0	334.02	6472.50	3.15	60	48	12
9	5TH FLOOR	7095.3	288.78	6806.52	0.00	119.34	214.68	0	334.02	6472.50	3.15	60	48	12
10	6TH FLOOR	7095.3	288.78	6806.52	0.00	119.34	214.68	0	334.02	6472.50	3.15	60	48	12
11	7TH FLOOR	7106.8	288.78	6818.02	0.00	119.34	214.68	0	334.02	6484.00	3.15	60	48	12
12	8TH FLOOR	7095.3	288.78	6806.52	0.00	119.34	214.68	0	334.02	6472.50	3.15	60	48	12
13	9TH FLOOR	7095.3	288.78	6806.52	0.00	119.34	214.68	0	334.02	6472.50	3.15	60	48	12
14	10TH FLOOR	7159.72	288.78	6870.94	0.00	119.34	214.68	0	334.02	6536.92	3.15	48	36	12
15	11TH FLOOR	7106.8	1361.22	5745.58	0.00	119.34	214.68	0	334.02	5411.56	3.15	36	36	
16	12TH FLOOR	7095.3	288.78	6806.52	0.00	119.34	214.68	0	334.02	6472.50	3.15	48	48	
17	13TH FLOOR	7095.3	288.78	6806.52	0.00	119.34	214.68	0	334.02	6472.50	3.15	48	48	
18	14TH FLOOR	7095.3	288.78	6806.52	0.00	119.34	214.68	0	334.02	6472.50	3.15	48	48	
19	15TH FLOOR	7106.8	288.78	6818.02	0.00	119.34	214.68	0	334.02	6484.00	3.15	48	48	
20	16TH FLOOR	7095.3	288.78	6806.52	0.00	119.34	214.68	0	334.02	6472.50	3.15	48	48	
21	17TH FLOOR	7095.3	288.78	6806.52	0.00	119.34	214.68	0	334.02	6472.50	3.15	48	48	
22	18TH FLOOR	7095.3	288.78	6806.52	0.00	119.34	214.68	0	334.02	6472.50	3.15	48	48	
23	19TH FLOOR	7125.22	288.78	6881.44	0.00	119.34	214.68	336.64	670.66	6210.58	3.15	27	27	
24	20TH FLOOR	7095.3	1781.22	5314.08	0.00	119.34	214.68	0	334.02	4980.06	3.15	36	36	
25	21ST FLOOR	7095.3	288.78	6806.52	0.00	119.34	214.68	0	334.02	6472.50	3.15	48	48	
26	22ND FLOOR	7095.3	288.78	6806.52	0.00	119.34	214.68	0	334.02	6472.50	3.15	48	48	
27	23RD FLOOR	7106.8	288.78	6818.02	0.00	119.34	214.68	0	334.02	6484.00	3.15	48	48	
28	24TH FLOOR	7095.3	288.78	6806.52	0.00	119.34	214.68	0	334.02	6472.50	3.15	48	48	
29	25TH FLOOR	7095.3	288.78	6806.52	0.00	119.34	214.68	0	334.02	6472.50	3.15	48	48	
30	26TH FLOOR	7095.3	288.78	6806.52	0.00	119.34	214.68	0	334.02	6472.50	3.15	48	48	
31	27TH FLOOR	4720.2	162.52	4557.68	0.00	79.56	143.12	0	222.68	4335.00	3.15	32	32	
32	TERRACE	334.02	0	334.02	0.00	119.34	214.68	0	334.02	0.00	0	0	0	
	Total	196756.54	10951.81	185804.73	0.00				10286.85	175518.88	88.95	1382	1256	126



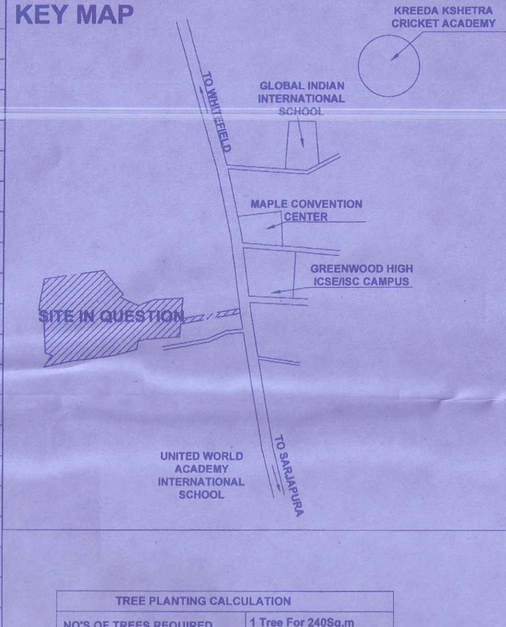
SECTIONAL DETAIL
RAIN WATER RECHARGE PIT (NTS)

AREA CALCULATIONS	SQ.M	ACRES	Guntas	Remarks
As Per Survey Sketch Site Area (A)	62472.87	15	17.50	
B. Kharab Area (B)	809.37	0.00	8.00	
Road Widening Area (C)	370.57	0.00	3.66	
Net Site Area	61292.93	15.00	5.84	Including 2 G A Kharab
Site Area Calculation For Coverage (A - B - C)	61292.93			
Site Area Calculation For FAR (A - B)	61663.50			
PROPOSED BUILDING HEIGHT	88.95M			
PROPOSED SETBACK	16M			

	REQUIRED		PROPOSED	
	SQ.M		SQ.M	
PARK AND OPEN SPACE (10.00%)	6129.29	10.00%	13128.13	21.28%
CA (5.00%)	3064.65	5.00%	3083.96	5.03%
Site Area Considered For Development Plan (Net Site Area - CA Area)			58579.54	
COVERAGE CALCULATION (A - B - C)	30730.58	50.00%	7056.99	12.04%
FAR AS PER 30.00M EXISTING ROAD WIDTH	175728.63	3.000	175518.88	2.996

Car Parking Statement	REQUIRED (No's)	Car Parking Provided
UNITS MORE THAN 50 SMT LESS THAN 225 SMT (1256)	1256.00	Basement - 1 = 591 Basement - 2 = 591
UNITS LESS THAN 50 SMT (EWS = 126 NOS)	63.00	Basement - 3 = 591
Visitors Car Parking (1256+63) x 10%	132.00	Surface Carparking - 61
Total	1451.00	1834.00

KEY MAP



TREE PLANTING CALCULATION	
NO'S OF TREES REQUIRED	1 Tree For 240Sq.m of FAR Area (175518.88/240 = 732 No's)
NO'S OF TREES PROVIDED	734

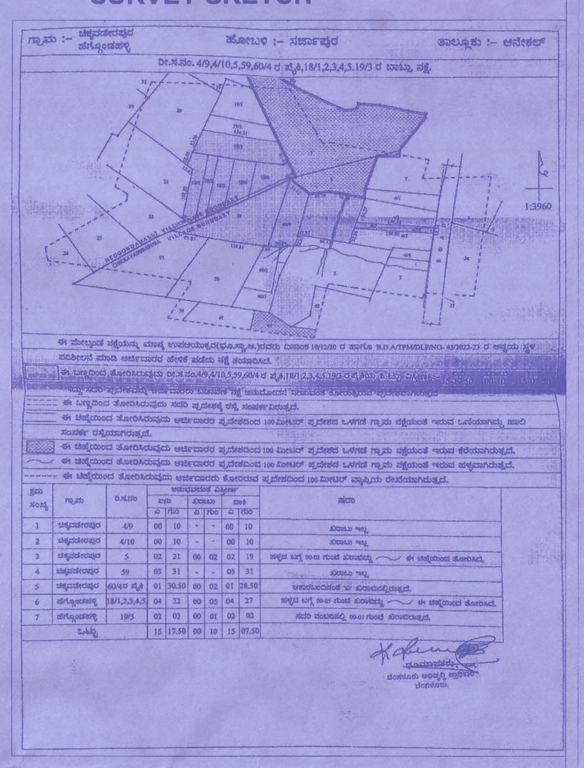
Parks Schedule	
Park Type	Area In Sq.m
Park - 01	1081.79
Park - 02	628.33
Park - 03	606.34
Park - 04	3891.53
Park - 05	4047.55
Park - 06	2872.59
Total	13128.13

SCALE 1 : 500

LEGEND

- PLOT BOUNDARY
- BASEMENT LINE
- SETBACK LINE
- VILLAGE LIMIT
- RESIDENCIAL BLOCK
- SURVEY LINE
- SURVEY NUMBER
- NALA LINE
- NALA CENTER LINE
- PARKS & OPEN SPACE
- CIVIC AMENITIES
- FIRE DRIVEWAY

SURVEY SKETCH



NOTE:

1) THIS RESIDENTIAL DEVELOPMENT PLAN IS APPROVED BY THE TOWN PLAN MEMBER COMMITEE VIDE RESOLUTION No. 246/2023 DATED 23.02.2023.
2) APPLICANT HAS REMITTED Rs. 76,04,750 VIDE CHALLAN No. GN2304321 Dt 19.04.2023.
3) APPLICANT HAS TO BE ABIDE BY THE CONDITIONS IMPOSED AS WORK ORDER.
4) WORK ORDER ISSUED VIDE No. BDA/TPM/DLP-43/22-23 / 875 / 23-24 Dt. 18/7/2023

Town Planner BDA	Assistant Director BDA	Deputy Director BDA	Joint Director BDA	Additional Director BDA	Town Planner Member BDA	Commissioner BDA
24/7/2023	24/07/23	24/7/23	24.7.23	24.7.23	24/7/23	24/7/23

OWNER'S SIGNATURE

M/s SkandaAvani Shelters PVT LTD (GPA Holder)

R VIJAYA KUMAR REDDY
(MANAGING DIRECTOR)

SANDEEP RAMANOLLA
(MANAGING DIRECTOR)

ARCHITECT'S SIGNATURE

THAMMAIAH G R
BCC/BL/3.6/E-4165/2016-17

PROJECT NAME:
RESIDENTIAL DEVELOPMENT PLAN AT SURVEY NO'S 4/9, 4/10, 5, 59 & 60/4P OF CHIKKAVADERAPURA VILLAGE AND SURVEY NO'S 18/1, 18/2, 18/3, 18/4, 18/5 & 19/3 OF HEGGONDAHALLI VILLAGE SARJAPURA HOBLI, ANEKAL TALUK, BENGALURU URBAN

TITLE:
DEVELOPMENT_PLAN

Checked By:	Checked Date:	Drawn By:	Drawn Date:
Approved By:	Approved Date:	Scale: 1:500	
Project Reference:	Discipline:	Drawing No:	Revision: