AREA STATEMENT OF COMMON BASEMENT & STILT FLOOR

FLOORS	GROSS AREA	DEDUCTION FOR DUCT AREA	BUILTUP AREA	NON FAR AREA Lift & staircase	PARKING	TOTAL	NET FAR AREA	NO OF UNITS	EWS UNITS
BASEMENT FLOOR	12334.65	0.00	12334.65	215.70	12118.95	12334.65	0.00	0	0
STILT FLOOR	4314.42	0.00	4314.42	215.70	4098.72	4314.42	0.00	0	0
TOTAL	16649.07	0.00	16649.07	431.40	16217.67	16649.07	0.00	0	0

AREA STATEMENT OF CLUB HOUSE

FLOORS	GROSS AREA	DEDUCTION FOR DUCT AREA	BUILTUP AREA	NON FAR AREA staircase	PARKING	TOTAL	NET FAR AREA	NO OF UNITS	EWS UNITS
GROUND FLOOR	265.25	0.00	265.25	15.00	0.00	15.00	250.25	0	0
FIRST FLOOR	265.25	0.00	265.25	15.00	0.00	15.00	250.25	0	0
TOTAL	530.50	0.00	530.50	30.00	0.00	30.00	500.50	0	0

AREA STATEMENT OF TOWER - 1

FLOORS	GROSS AREA	DEDUCTION FOR DUCT AREA	BUILTUP AREA	NON FAR AREA Lift & staircase	PARKING	TOTAL	NET FAR AREA	NO OF UNITS	EWS UNITS
GROUND FLOOR	1238.38	4.50	1233.88	55.94	0.00	55.94	1177.94	10	2
1st FLOOR	1238.38	4.50	1233.88	55.94	0.00	55.94	1177.94	10	2
2nd FLOOR	1238.38	4.50	1233.88	55.94	0.00	55.94	1177.94	10	2
3rd FLOOR	1238.38	4.50	1233.88	55.94	0.00	55.94	1177.94	10	2
4th FLOOR	1238.38	4.50	1233.88	55.94	0.00	55.94	1177.94	10	2
5th FLOOR	1238.38	4.50	1233.88	55.94	0.00	55.94	1177.94	10	2
6th FLOOR	1238.38	4.50	1233.88	55.94	0.00	55.94	1177.94	10	2
7th FLOOR	1238.38	4.50	1233.88	55.94	0.00	55.94	1177.94	10	2
8th FLOOR	1238.38	4.50	1233.88	55.94	0.00	55.94	1177.94	10	2
9th FLOOR	1238.38	4.50	1233.88	55.94	0.00	55.94	1177.94	10	2
10th FLOOR	1238.38	4.50	1233.88	55.94	0.00	55.94	1177.94	10	2
11th FLOOR	1238.38	4.50	1233.88	55.94	0.00	55.94	1177.94	10	2
12th FLOOR	1238.38	4.50	1233.88	55.94	0.00	55.94	1177.94	10	2
13th FLOOR	1238.38	4.50	1233.88	55.94	0.00	55.94	1177.94	10	2
TERRACE FLOOR	67.96	0.00	67.96	67.96	0.00	67.96	0.00	0	0
TOTAL	17405.28	63.00	17342.28	851.12	0.00	851.12	16491.16	140	28

AREA STATEMENT OF TOWER - 2

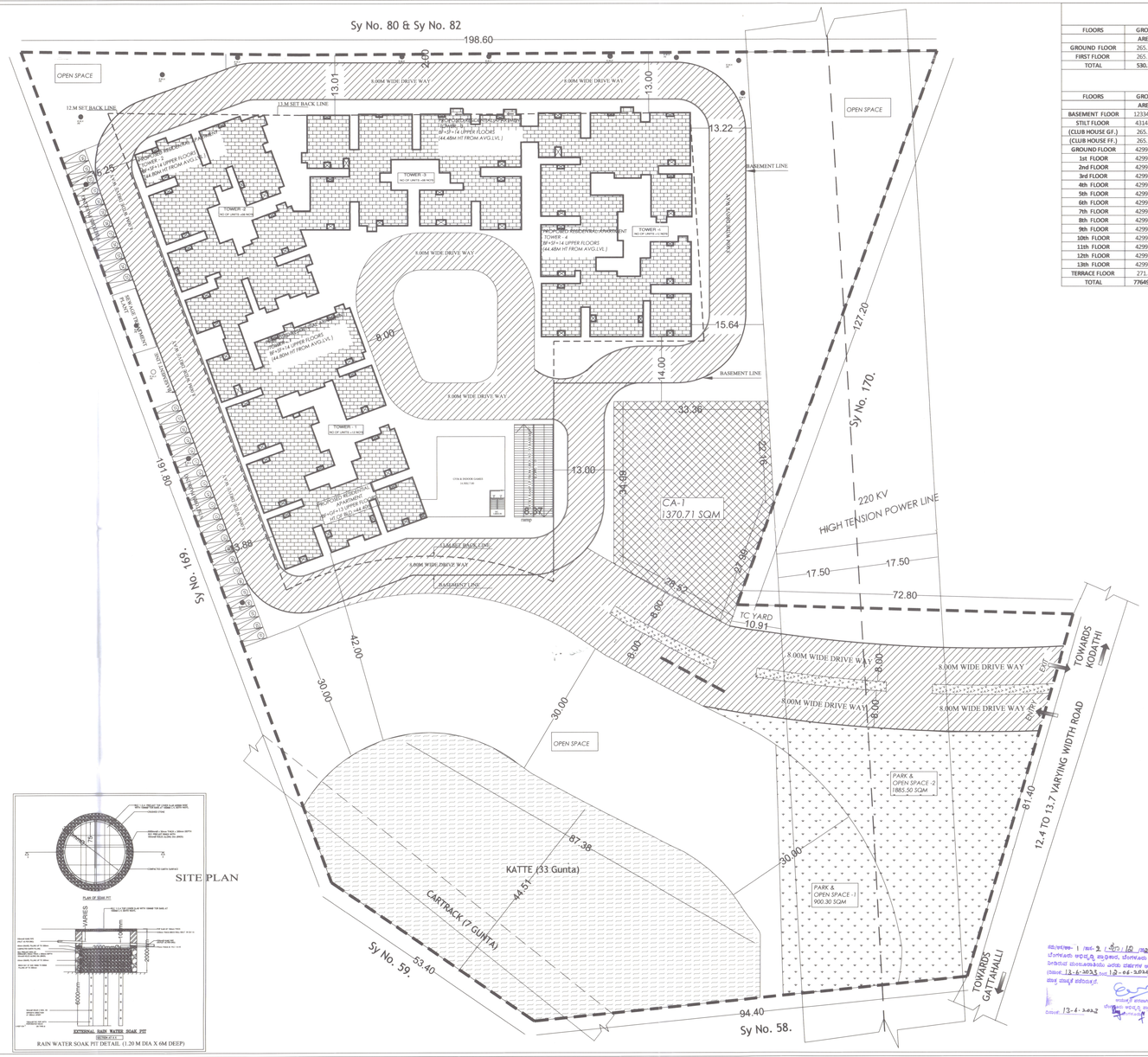
FLOORS	GROSS AREA	DEDUCTION FOR DUCT AREA	BUILTUP AREA	NON FAR AREA Lift & staircase	PARKING	TOTAL	NET FAR AREA	NO OF UNITS	EWS UNITS
GROUND FLOOR	928.68	1.10	927.58	35.10	0.00	35.10	892.48	8	0
1st FLOOR	928.68	1.10	927.58	35.10	0.00	35.10	892.48	8	0
2nd FLOOR	928.68	1.10	927.58	35.10	0.00	35.10	892.48	8	0
3rd FLOOR	928.68	1.10	927.58	35.10	0.00	35.10	892.48	8	0
4th FLOOR	928.68	1.10	927.58	35.10	0.00	35.10	892.48	8	0
5th FLOOR	928.68	1.10	927.58	35.10	0.00	35.10	892.48	8	0
6th FLOOR	928.68	1.10	927.58	35.10	0.00	35.10	892.48	8	0
7th FLOOR	928.68	1.10	927.58	35.10	0.00	35.10	892.48	8	0
8th FLOOR	928.68	1.10	927.58	35.10	0.00	35.10	892.48	8	0
9th FLOOR	928.68	1.10	927.58	35.10	0.00	35.10	892.48	8	0
10th FLOOR	928.68	1.10	927.58	35.10	0.00	35.10	892.48	8	0
11th FLOOR	928.68	1.10	927.58	35.10	0.00	35.10	892.48	8	0
12th FLOOR	928.68	1.10	927.58	35.10	0.00	35.10	892.48	8	0
13th FLOOR	928.68	1.10	927.58	35.10	0.00	35.10	892.48	8	0
TERRACE FLOOR	67.96	0.00	67.96	67.96	0.00	67.96	0.00	0	0
TOTAL	13069.48	15.40	13054.08	559.36	0.00	559.36	12494.72	112	0

AREA STATEMENT OF TOWER -3

FLOORS	GROSS AREA	DEDUCTION FOR DUCT AREA	BUILTUP AREA	NON FAR AREA Lift & staircase	PARKING	TOTAL	NET FAR AREA	NO OF UNITS	EWS UNITS
GROUND FLOOR	930.26	4.70	925.56	35.10	0.00	35.10	890.46	8	0
1st FLOOR	930.26	4.70	925.56	35.10	0.00	35.10	890.46	8	0
2nd FLOOR	930.26	4.70	925.56	35.10	0.00	35.10	890.46	8	0
3rd FLOOR	930.26	4.70	925.56	35.10	0.00	35.10	890.46	8	0
4th FLOOR	930.26	4.70	925.56	35.10	0.00	35.10	890.46	8	0
5th FLOOR	930.26	4.70	925.56	35.10	0.00	35.10	890.46	8	0
6th FLOOR	930.26	4.70	925.56	35.10	0.00	35.10	890.46	8	0
7th FLOOR	930.26	4.70	925.56	35.10	0.00	35.10	890.46	8	0
8th FLOOR	930.26	4.70	925.56	35.10	0.00	35.10	890.46	8	0
9th FLOOR	930.26	4.70	925.56	35.10	0.00	35.10	890.46	8	0
10th FLOOR	930.26	4.70	925.56	35.10	0.00	35.10	890.46	8	0
11th FLOOR	930.26	4.70	925.56	35.10	0.00	35.10	890.46	8	0
12th FLOOR	930.26	4.70	925.56	35.10	0.00	35.10	890.46	8	0
13th FLOOR	930.26	4.70	925.56	35.10	0.00	35.10	890.46	8	0
TERRACE FLOOR	67.96	0.00	67.96	67.96	0.00	67.96	0.00	0	0
TOTAL	13091.60	65.80	13025.80	559.36	0.00	559.36	12466.44	112	0

AREA STATEMENT OF TOWER - 4

FLOORS	GROSS AREA	DEDUCTION FOR DUCT AREA	BUILTUP AREA	NON FAR AREA Lift & staircase	PARKING	TOTAL	NET FAR AREA	NO OF UNITS	EWS UNITS
GROUND FLOOR	1202.53	4.50	1198.03	55.94	0.00	55.94	1142.09	10	2
1st FLOOR	1202.53	4.50	1198.03	55.94	0.00	55.94	1142.09	10	2
2nd FLOOR	1202.53	4.50	1198.03	55.94	0.00	55.94	1142.09	10	2
3rd FLOOR	1202.53	4.50	1198.03	55.94	0.00	55.94	1142.09	10	2
4th FLOOR	1202.53	4.50	1198.03	55.94	0.00	55.94	1142.09	10	2
5th FLOOR	1202.53	4.50	1198.03	55.94	0.00	55.94	1142.09	10	2
6th FLOOR	1202.53	4.50	1198.03	55.94	0.00	55.94	1142.09	10	2
7th FLOOR	1202.53	4.50	1198.03	55.94	0.00	55.94	1142.09	10	2
8th FLOOR	1202.53	4.50	1198.03	55.94	0.00	55.94	1142.09	10	2
9th FLOOR	1202.53	4.50	1198.03	55.94	0.00	55.94	1142.09	10	2
10th FLOOR	1202.53	4.50	1198.03	55.94	0.00	55.94	1142.09	10	2
11th FLOOR	1202.53	4.50	1198.03	55.94	0.00	55.94	1142.09	10	2
12th FLOOR	1202.53	4.50	1198.03	55.94	0.00	55.94	1142.09	10	2
13th FLOOR	1202.53	4.50	1198.03	55.94	0.00	55.94	1142.09	10	2
TERRACE FLOOR	67.96	0.00	67.96	67.96	0.00	67.96	0.00	0	0
TOTAL	16903.38	63.00	16840.38	851.12	0.00	851.12	15989.26	140	28



SITE PLAN

RAIN WATER SOAK PIT DETAIL (1.20 M DIA X 6M DEEP)

AREA STATEMENT OF CLUB HOUSE

FLOORS	GROSS AREA	DEDUCTION FOR DUCT AREA	BUILTUP AREA	NON FAR AREA staircase	PARKING	TOTAL	NET FAR AREA	NO OF UNITS	EWS UNITS
GROUND FLOOR	265.25	0.00	265.25	15.00	0.00	15.00	250.25	0	0
FIRST FLOOR	265.25	0.00	265.25	15.00	0.00	15.00	250.25	0	0
TOTAL	530.50	0.00	530.50	30.00	0.00	30.00	500.50	0	0

COMBINED AREA STATEMENT

FLOORS	GROSS AREA	DEDUCTION FOR DUCT AREA	BUILTUP AREA	NON FAR AREA Lift & staircase	PARKING	TOTAL	NET FAR AREA	NO OF UNITS	EWS UNITS	TOTAL NO OF UNITS
BASEMENT FLOOR	12334.65	0.00	12334.65	0.00	12334.65	12334.65	0.00	0	0	0.00
STILT FLOOR	4314.42	0.00	4314.42	0.00	4314.42	4314.42	0.00	0	0	0.00
(CLUB HOUSE GF.)	265.25	0.00	265.25	15.00	0.00	15.00	250.25	0	0	0.00
(CLUB HOUSE FF.)	265.25	0.00	265.25	15.00	0.00	15.00	250.25	0	0	0.00
GROUND FLOOR	4299.85	14.80	4285.05	182.08	0.00	182.08	4102.97	36	4	40
1st FLOOR	4299.85	14.80	4285.05	182.08	0.00	182.08	4102.97	36	4	40
2nd FLOOR	4299.85	14.80	4285.05	182.08	0.00	182.08	4102.97	36	4	40
3rd FLOOR	4299.85	14.80	4285.05	182.08	0.00	182.08	4102.97	36	4	40
4th FLOOR	4299.85	14.80	4285.05	182.08	0.00	182.08	4102.97	36	4	40
5th FLOOR	4299.85	14.80	4285.05	182.08	0.00	182.08	4102.97	36	4	40
6th FLOOR	4299.85	14.80	4285.05	182.08	0.00	182.08	4102.97	36	4	40
7th FLOOR	4299.85	14.80	4285.05	182.08	0.00	182.08	4102.97	36	4	40
8th FLOOR	4299.85	14.80	4285.05	182.08	0.00	182.08	4102.97	36	4	40
9th FLOOR	4299.85	14.80	4285.05	182.08	0.00	182.08	4102.97	36	4	40
10th FLOOR	4299.85	14.80	4285.05	182.08	0.00	182.08	4102.97	36	4	40
11th FLOOR	4299.85	14.80	4285.05	182.08	0.00	182.08	4102.97	36	4	40
12th FLOOR	4299.85	14.80	4285.05	182.08	0.00	182.08	4102.97	36	4	40
13th FLOOR	4299.85	14.80	4285.05	182.08	0.00	182.08	4102.97	36	4	40
TERRACE FLOOR	271.85	0.00	271.85	271.85	0.00	271.85	0.00	0	0	
TOTAL	77649.32	207.20	77442.12	2850.97	16649.07	19500.04	57942.08	504	56	560

RESIDENTIAL DEVELOPMENT PLAN AREA STATEMENT

TOTAL SITE AREA AS PER RECORDS = 31,261.53 sqm (7A.29 Guntas)

TOTAL KARAB AREA AS PER RECORDS = 4046.8 sqm (1A.0 Guntas)

NET SITE AREA AS PER ACTUAL = 27214.73 sqm (6A .29 Guntas)

[10%] AREA RESERVED FOR PARK & OPEN SPACES

27,214.88 /100 x 10 = 2721.47 SQM(10.00%) , 2785.80 sqm(10.23%).

[5%] AREA RESERVED C.A AREA

27,214.88 /100 x 5 = 1360.73 SQM(5.00%) < 1370.71 sqm(5.03%).

NET SITE AREA CONSIDERED FOR RESIDENTIAL DEVELOPMENT (95% OF SITE AREA)

27,214.73 -1370.71 = 25844.02 sqmt

AREA STATEMENT OF AMENITIES AREA	GROUND FLOOR- 250.25.SQ.MT FIRST FLOOR - 250.25.SQ.MT
AMENITIES TOTAL AREA	= 500.50SQ.MT

CONSIDERED FOR RESIDENTIAL (FAR & AMENITIES BLOCK)=57645.56+500.50=58146.06sqmt

FAR ON 95% OF SITE AREA	FAR ALLOWED = 2.25 FAR ACHIEVED = 2.249	57942.08 / 25844.02 =2.24 ≥ 2.25
COVERAGE ALLOWED = 50%	SITE AREA CONSIDERED FOR COVERAGE	
COVERAGE ACHIEVED =16.69%	4830.35 / 25844.02 X100= 18.69%	

SETBACK ALLBOUND = 13.00M

ACHIEVED HEIGHT OF THE BLDG : 44.48M

TOTAL NO OF UNITS = 560 UNITS

Upto 150 sqm = 504 UNITS

No. Of E.W.S Units = 56 UNITS

TOTAL No. Units = 560 UNITS

CAR PARKING

UNITS LESS THAN = 150.00 SQM = 504 UNITS=504 CARS

UNITS LESS THAN = 50.00SQM EWS = 56 UNITS = 28 CARS

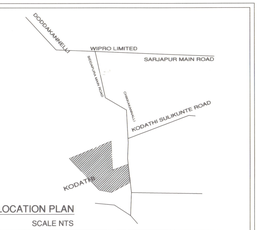
AMENITIES BLOCK CAR PARKING = 10 CARS

VISITOR CAR PARKING 10 % = 54 UNITS = 54 CARS

CAR PARKING REQUIRED	596 CARS
CAR PARKING PROVIDED	620 CARS

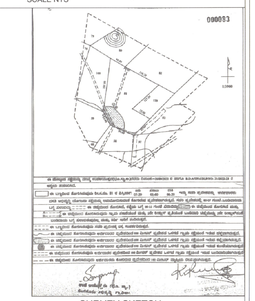
AREA EARMARKED TOWARDS 10% OF PARKOPEN SPACES		AREA EARMARKED TOWARDS 5% OF CIVIC AMENITIES	
AS PER Z.R	AS PER PLAN	AS PER Z.R	AS PER PLAN
2721.48 SQM (10.00 %)	2785.80 sqm (10.23%)	1360.73 SQM (5.00 %)	1370.71 sqm (5.03%)

CIVIC AMENITIES AREA
CA -1 = 1370.71 sqm
TOTAL= 1370.71 sqm



LOCATION PLAN

SCALE NTS



SURVEY SKETCH

SCALE NTS

INDEX

BOUNDARY LINE	
SETBACK LINE	
BASEMENT LINE	
BUILDING LINE	
CIVIC AMENITIES	
PARK & OPENSPACES	

PROJECT TITLE:

PROPOSED RESIDENTIAL DEVELOPMENT PLAN @ SY.No. 81,KODATI VILLAGE, VARTURA HOBL, BANGALORE EAST .

OWNER'S SIGNATURE

SRI.P.SREEDHAR REDDY
(GPA HOLDER FOR)

ARCHITECTS SIGNATURE

MR. V.SIVA KUMAR
BCC/BL-3.6/E-0336/21-22.

SHEET NO 1 OF 7

DRAWING TITLE :

SITE PLAN

N

SCALE 1:200