AREA STATEMENT - AS PER RMP 2015

SITE AREA	67488.073 sqm (726435.6 sqft)
ROAD WIDENING AREA	1849.25 sqm
NET SITE AREA AFTER ROAD WIDENING AREA	65638.823 sqm
CIVIC AMENITIES - 5 %	3281.94 sqm
CIVIC AMENITIES PROVIDED CA - 1	1134.52 sqm
CIVIC AMENITIES PROVIDED CA - 2	2152.48 sqm
TOTAL CIVIC AMENITIES PROVIDED	3287.00 sqm
PARK / OPEN SPACE - 10%	6563.882 sqm
PARK & OPEN SPACES PROVIDED	6754.82 sqm
NET SITE AREA(AFTER DEDUCTING CA)- A	62351.82 sqm
SITE AREA CALCULATION FOR FAR : 95% (SITE AREA - CA AREA)	64,201.073 sqm
PERMISSIBLE F.A.R. AREA	3.00 = 1,92,603.21 sqm
PERMISSIBLE F.A.R. WITH TDR	4.80 = 3,08,165.150 sqm
PROPOSED F.A.R. WITH TDR LOADING	3.57 = 2,29,533.98 sqm
PERMISSIBLE GROUND COVERAGE AFTER ROAD WIDENING AREA	50% = 31,175.91 sqm
PROPOSED GROUND COVERAGE	17.62% = 10988.46 sqm
TOTAL NUMBER OF UNITS	688 Nos.
CAR PARK REQUIRED	1654 Nos.
TOTAL NO. OF CAR PARK PROVIDED	2149 Nos.
SURFACE PARKING	90 Nos.
BASEMENT PARKING	2059 Nos.
TOTAL	2149 Nos.
PERMISSIBLE HEIGHT OF THE BUILDING	112 Mts (As per AAI)
PROPOSED MAX HEIGHT OF THE BUILDING	108 Mts
ALL ROUND SETBACK PROVIDED	16 Mts

BLOCK DETAILS

BLOCKS	NO. OF UNITS	NO. OF FLOORS	HT OF BUILDING
1. BLOCK -1	99	3B+G+25	83.75 Mts
2. BLOCK -1a	1	4B+G	5.00 Mts
3. BLOCK -1b	0	3B+G	5.00 Mts
4. BLOCK -1c	0	3B+G	5.00 Mts
5. TOWER -2	131	3B+G+30	108 Mts
6. BLOCK - 3	91	3B+G+29	96.35 Mts
7. BLOCK - 3a	85	3B+G+29	96.35 Mts
8. BLOCK - 3b	93	2B+G+29	96.35 Mts
9. BLOCK - 3c	85	2B+G+29	96.35 Mts
10. BLOCK - 3d	94	2B+G+29	96.35 Mts
11. CLUB HOUSE	–	2B+G+2	14.9 Mts
12.GUEST ROOM BLOCK	9	G+1	7.20 Mts
	688		

PARKING STATEMENT

Total Nos.of Residential Units = 688 Nos.

Total Nos.of Residential Units lessthan 50sqm = 9 nos.

@ 1 car / 2 unit, cars required = 9 x 0.5 = 4.5 cars

Total Nos.of Residential Units over 50 sqm & less than 224 sqm = 414 nos.

@ 1 cars / 1 unit, cars required =414 x 1 = 414 cars

Total Nos.of Residential Units over 225sqm & less than 299 sqm = 119 nos.

@ 2 cars / 1 unit, cars required =119 x 2 = 238 cars

Total Nos.of Residential Units over 300 sqm & less than 374 sqm = 10 nos.

@ 3 cars / 1 unit, cars required = 10 x 3 = 30 cars

~~Total Nos.of Residential Units over 375 sqm & less than 449 sqm = 58nos.~~

@ 4 cars / 1 unit, cars required = 58 x 4 = 232cars

Total Nos.of Residential Units over 450 sqm & less than 524 sqm = 1 nos.

@ 5 cars / 1 unit, cars required = 1 x 5 = 5 cars

Total Nos.of Residential Units over 525 sqm & less than 599 sqm = 63 nos.

@ 5 cars / 1 unit, cars required = 5 x 63 = 315 cars

Total Nos.of Residential Units over 825 sqm & less than 899 sqm =14 nos.

@ 5 cars / 1 unit, cars required = 14 x 5 = 70 cars

Total Car required = 4.5 +414+238+30+232+5+315+70 = 1308.5 cars
10% visitors parking = 1371.5 / 10 = 136.05 cars
Club house area
Main Club house area = 4616.23 sqm
Club house area in tower 2 = 6103.29 sqm
Total Club house area = 10719.52 sqm (BUILTUP AREA)
@ 1car /50 sqm, cars required = 10719.52/ 50 = 214.39
Total Car required = 1308.5 + 130.85 + 214.39 = 1653.74 Cars Say 1654 cars

TOTAL CAR PARK PROPOSED	
PROPOSED CAR PARKING :	
BLOCK 1 ,1a,1b &1c	
Basement 1	115 nos
Basement 2	190 nos
Basement 3	200 nos
Basement 4	115 nos
BLOCK 2	
Basement 1	191 nos
Basement 2	208 nos
Basement 3	210 nos
BLOCK 3, 3a,3b,3c,&3d	
Basement 1	389 nos
Basement 2	385 nos
Basement 3	56 nos
SURFACE	90 nos
TOTAL	2149 nos

OVER ALL AREA CALCULATION

SL NO	FLOOR	AREA CALCULATION GROSS AREA	DEDUCTIONS (CUTOUTS,DUCTS)	BUA IN SQMT	FAR AREA CALCULATION FAR DEDUCTIONS LIFTS	PARKING & OTHERS	TOTAL FAR DEDUCTIONS	NET FAR IN SQMT
1	BLOCK 1	20155.08	313.09	19841.99	605.87	0.00	605.87	19236.12
2	BLOCK 1a	681.68	9.93	671.75	22.43	0.00	22.43	649.32
3	BLOCK 1b	700.58	11.68	688.90	22.44	0.00	22.44	666.46
4	BLOCK 1c	700.58	11.68	688.90	22.44	0.00	22.44	666.46
5	BLOCK 2	92529.37	2265.19	90264.19	2311.68	732.61	3044.29	87219.89
6	BLOCK 3	23323.40	428.05	22895.35	695.63	0.00	695.63	22199.72
7	BLOCK 3a	23333.45	430.29	22903.16	695.63	0.00	695.63	22207.53
8	BLOCK 3b	23332.18	429.80	22902.38	695.61	0.00	695.61	22206.77
9	BLOCK 3c	23357.77	429.39	22928.39	695.61	0.00	695.61	22232.78
10	BLOCK 3d	23310.32	429.40	22880.92	695.33	0.00	695.33	22185.59
11	CLUBHOUSE	5865.01	1089.67	4775.33	17.60	0.00	17.60	4757.73
12	GUEST ROOM	469.98	3.38	466.60	0.00	0.00	0.00	466.60
13	BASEMENT BLOCK 1 TO 1C	38129.35	717.571	37411.778	291.69	35396.41	35688.10	1723.68
14	BASEMENT BLOCK 2	28914.95	491.09	28423.86	228.48	26477.89	26706.37	1717.50
15	BASEMENT BLOCK 3 TO 3d	40830.58	278.302	40552.279	269.28	38885.16	39154.44	1397.841
	TOTAL AREA	346654.28	7325.82	388296.77	7269.72	101482.07	108751.79	229633.98

FAR STATEMENT FOR PROPOSED DEVELOPMENT

SL NO	TYPE	NET FAR IN SQMT	NET FAR IN SQFT
1	BLOCK 1	19236.12	207057.58
2	BLOCK 1a	649.32	6989.28
3	BLOCK 1b	666.46	7173.73
4	BLOCK 1c	666.46	7173.73
5	BLOCK 2	87219.89	938834.90
6	BLOCK 3	22199.72	238957.75
7	BLOCK 3a	22207.53	239041.89
8	BLOCK 3b	22206.77	239033.71
9	BLOCK 3c	22232.78	239313.61
10	BLOCK 3d	22185.59	238805.71
11	*CLUBHOUSE	4757.73	51212.23
12	GUEST ROOM	466.60	5022.48
13	BASEMENTS	4839.02	52087.20
TOTAL FAR AREA ACHIEVED		229633.98	2470703.81
TOTAL FAR ARCHIEVED		TOTAL AREA/SITE AREA	229633.98 /64201.073
			3.57

GROUND COVERAGE CALCULATION

1	BLOCK 1	681.68
2	BLOCK 1a	681.68
3	BLOCK 1b	700.58
4	BLOCK 1c	700.58
5	BLOCK 2	3286.04
6	BLOCK 3	689.39
7	BLOCK 3a	670.57
8	BLOCK 3b	682.04
9	BLOCK 3c	690.24
10	BLOCK 3d	678.18
11	CLUBHOUSE	1270.45
12	GUEST ROOM	257.03
	Total	10988.46

BLOCK 1

BLOCK 1A

BLOCK 1B

BLOCK 1C

TOWER 2

BLOCK 3

BLOCK 3A

BLOCK 3B

BLOCK 3C

BLOCK 3D

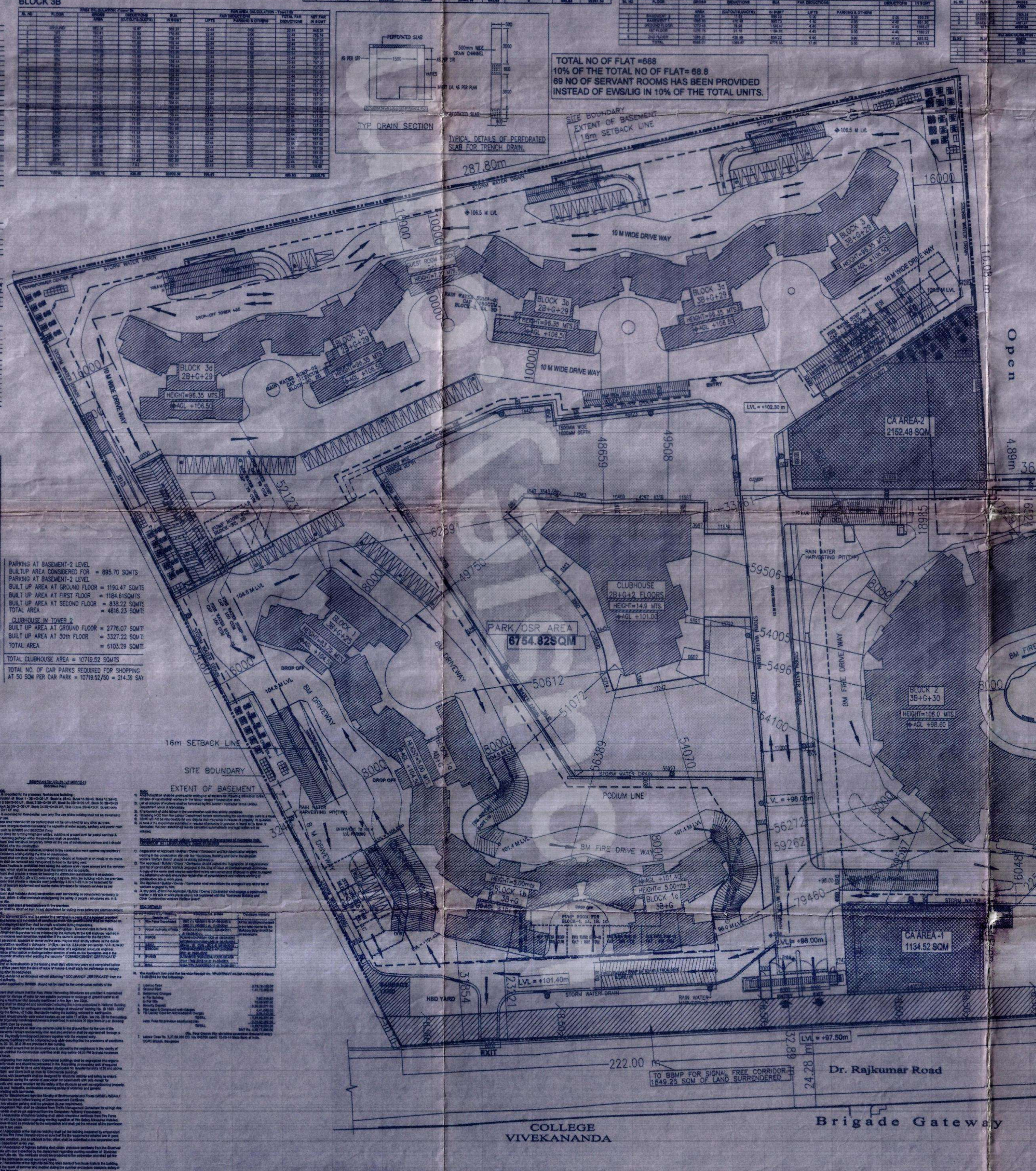
PARKING AT BASEMENT-2 LEVEL
BUILTUP AREA CONSIDERED FOR = 895.70 SQMTS
PARKING AT BASEMENT-2 LEVEL
BUILT UP AREA AT GROUND FLOOR = 1190.47 SQMTS
BUILT UP AREA AT FIRST FLOOR = 1184.61SQMTS
BUILT UP AREA AT SECOND FLOOR = 838.22 SQMTS
TOTAL AREA = 4616.23 SQMTS

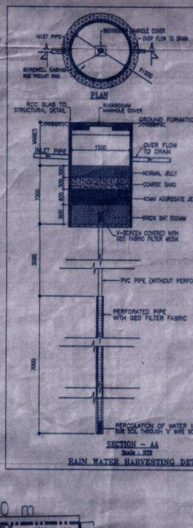
CLUBHOUSE IN TOWER 2
BUILT UP AREA AT GROUND FLOOR = 2776.07 SQMTS
BUILT UP AREA AT 30th FLOOR = 3327.22 SQMTS
TOTAL AREA = 6103.29 SQMTS

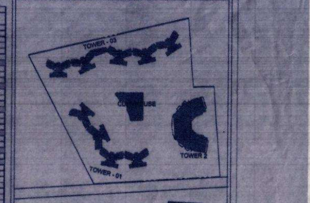
TOTAL CLUBHOUSE AREA = 10719.52 SQMTS

TOTAL NO. OF CAR PARKS REQUIRED FOR SHOPPING AT 50 SQM PER CAR PARK = 10719.52/50 = 214.39 SAY

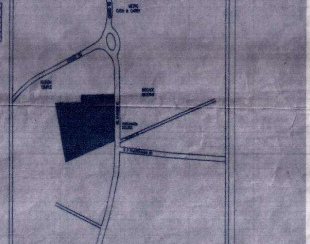
TOTAL NO OF FLAT =688
10% OF THE TOTAL NO OF FLAT= 68.8
69 NO OF SERVANT ROOMS HAS BEEN PROVIDED
INSTEAD OF EWS/LIG IN 10% OF THE TOTAL UNITS.


TYP DRAIN SECTION
TYPICAL DETAILS OF PERFORATED SLAB FOR TRENCH DRAIN.
PERFORATED SLAB
287.80m
110.08 m
36.60 m
4.89m
158.80 m
222.00 m
24.28 m
32.89
Open
BLOCK 1 3B+G+25
BLOCK 1a 4B+G
BLOCK 1b 3B+G
BLOCK 1c 3B+G
BLOCK 2 3B+G+30 HEIGHT=108.0 MTS
BLOCK 3 3B+G+29 HEIGHT=96.35 MTS
BLOCK 3a 3B+G+29
BLOCK 3b 2B+G+29
BLOCK 3c 2B+G+29
BLOCK 3d 2B+G+29
CLUBHOUSE 2B+G+2 FLOORS HEIGHT=14.9 MTS
PARK/OSR AREA 6754.82SQM
CA AREA-1 1134.52 SQM
CA AREA-2 2152.48 SQM
10 M WIDE DRIVE WAY
8M FIRE DRIVE WAY
8M DRIVEWAY
PODIUM LINE
STORM WATER DRAIN
SITE BOUNDARY
EXTENT OF BASEMENT
16m SETBACK LINE
TO BBMP FOR SIGNAL FREE CORRIDOR-1849.25 SQM OF LAND SURRENDERED
Dr. Rajkumar Road
To Tumkur
COLLEGE VIVEKANANDA
Brigade Gateway
N


PLAN
SECTION - AA
RAIN WATER HARVESTING DETAIL
PERCOLATION OF WATER IN THE SUB SOIL THROUGH 'V' WIRE SCREEN.
PERFORATED PIPE WITH GEO FILTER FABRIC
PVC PIPE (WITHOUT PERFORATED)


TOWER - 01
TOWER 2
TOWER - 03
N

KEY PLAN



LOCATION PLAN

LEGEND

───	BOUNDARY LINE
- - -	BASEMENT EXTENT LINE
- - -	16MTS SETBACK LINE
───	BUILDING LINE
▨	PROPOSED ROAD WIDENING
■	CA AREA
▒	PARK AND OPEN SPACE

ನಕಲು ಪ್ರತಿ

ಟಿಪ್ಪಣಿ : ಈ ಹಿಂದಿನ ಪಮಸಂಖ್ಯೆ ಎಲ್.ಪಿ.ಸಂಖ್ಯೆ 0020/12-13 ದಿನಾಂಕ : 23/08/12 ರಂತೆ ಅನುಮೋದಿಸಲಾಗಿರುವ ನಕ್ಷೆಯು ಅನೂರ್ಜಿತಗೊಂಡಿರುತ್ತೆ.

ಪರಿಷ್ಕೃತ ನಕ್ಷೆ:

ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ನು ಮಾನ್ಯ ಆಯುಕ್ತರ ಆದೇಶದ ದಿನಾಂಕ 09/09/2014 ರ ಮೇರೆಗೆ ಎಲ್.ಪಿ. ಸಂಖ್ಯೆ ಬಿಬಿಎಂಪಿ/ ಅ.ನಿ./ಜಂ.ನಿ.(ಪ.ಯೋ.ದ) L.P.0020/ ದಿನಾಂಕ: 25/09/2014 ಕಟ್ಟಡ ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ವಯ ವಿಧಿಸಲಾಗಿರುವ ಷರತ್ತಿಗೆ ಒಳಪಟ್ಟು ಅನುಮೋದಿಸಲಾಗಿದೆ. ದಿನಾಂಕ: 25/09/2014 ರಿಂದ 24/09/2016 ರವರೆಗೆ ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.
(ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ ಮಾತ್ರ)

ಜಂಟಿ-ನಿರ್ದೇಶಕರು (ನಗರ ಯೋಜನೆ-ದಕ್ಷಿಣ)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ,
ಬೆಂಗಳೂರು.
25/9

"DEVELOPMENT PLAN APPROVED BY BDA VIDE WORK ORDER NO: BDA/TPM/DLP-22/2011-12/6728/2013-14 DATED 11/03/2014"

NOTES:

- ALL DIMENSIONS ARE IN MILLIMETERS

ORIENTATION N

SHEET NO :

OWNER'S SIGNATURE

FOR: PALLADIUM CONSTRUCTIONS PVT LTD,
M/S PLATINUM SPACES PVT LTD.

ARCHITECT'S/ENGINEER'S SIGNATURE :

LAKSHMAN.S
BCC/BL/3.6/E-3682/2012-13

CLIENTS:

PALLADIUM CONSTRUCTION PVT LTD,
M/S PLATINUM SPACES PVT LTD.
NO.1 , INDUSTRIAL SUBURB, WARD NO 67, NAGAPURA
OPP, VIVEKANANDA COLLEGE, DR.RAJKUMAR ROAD
RAJAJINAGAR, BANGALORE- 560010

PROJECT TITLE :

RE MODIFIED RESIDENTIAL DEVELOPMENT
PROPERTY ID.NO- 14-1-1
NO.1 , INDUSTRIAL SUBURB, WARD NO 67,
NAGAPURA OPP, VIVEKANANDA COLLEGE,
DR.RAJKUMAR ROAD
RAJAJINAGAR, BANGALORE- 560010

PROJECT CONSULTANTS :

RSP Design Consultants
(India) Pvt Ltd
RSP House, 30 Museum Road,
Bangalore - 560 001 Tel: 25596868 Fax: 25596818

SIGNATURES :

DIRECTOR IN CHARGE	PROJECT CO-ORDINATOR
Anshu	Ram Prasad

SUBJECT OF DRAWING :

SITE PLAN

SCALE : 1:500	DATE : 30.05.2014
DRAWN : XX	CHECKED : JO
JOB NO : 09058	DWG NO: : S-001