SITE AREA FOR F.A.R CALCULATION

GROSS SITE AREA (A)	9 A - 15G	37938.95 Sq.mt
KHARAB AREA (B)	0 A - 25.50G	2579.83 Sq.mt
NET SITE AREA (C = (A-B)	08 A - 29.50G	35359.12 Sq.mt
C.A. AREA PROVIDED (5.00 %) (D)		1767.96 Sq.mt
NET SITE AREA CONSIDERED FOR DEVELOPMENT	E = (C-D)	33591.16 Sq.mt

F.A.R. CALCULATION

PERMISSIBLE F.A.R.			2.0
F.A.R. ACHIEVED =	NET F.A.R. AREA	66846.40	1.99 < 2.0
	NET SITE AREA CONSIDERED FOR DEVELOPMENT	33591.16	

SITE AREA FOR COVERAGE CALCULATION

NET SITE AREA FOR COVERAGE 33591.16 Sq.mt

COVERAGE

PERMISSIBLE GROUND COVERAGE 55 %

GROUND COVERAGE ACHIEVED = PLINTH AREA / NET SITE AREA FOR COVERAGE x100 = 14435.93 / 33591.16 x100 = 42.97% < 55%

PERMISSIBLE HEIGHT		15.00 M
ACHIEVED HEIGHT		14.95 M
TOTAL NET SITE AREA		35359.12 Sq.mt
PARK & OPEN SPACES REQUIRED		10%
PARK & OPEN SPACES PROVIDED (P1 to P2)	2727.81+ 814.11 = 3535.92 SMT	3535.92 x100 / 35359.12 =10 %
C.A. AREA REQUIRED	1679.55 SQ.MT	5.00%
C.A. AREA PROVIDED	1767.56 SQ.MT	5.26%
NO. OF UNITS		990
99 NO. OF EWS UNITS PROVIDED IN BLOCK-1,2&3		

CAR PARKING REQUIRED

475Unit Area < 150 SQM	475 Nos
515Unit Area < 50 SQM =515/2	258 Nos
10 % VISITORS CAR PARKING	74 Nos
TOTAL	**807 Nos**

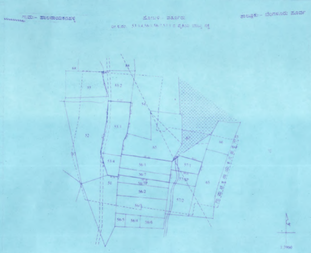
CAR PARKING PROVIDED FOR APARTMENTS

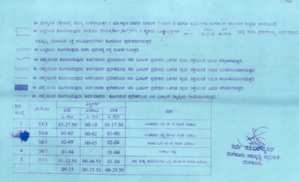
BASEMENT FLOOR	734
SURFACE CAR PARKING	85
TOTAL	**819**

PARK DETAILS		CA	
SL.NO	Area in Sq.m	SL.NO	Area in Sq.m
PARK - 1	2721.81	CA - 1	1767.96
PARK - 2	814.11	**Total**	1767.96
Total	**3535.92**		

LEGENDS

- SITE BOUNDARY
- BASEMENT LINE
- SETBACK LINE
- BUILDINGS
- SURVEY LINE
- PARKS & OPEN SPACE
- CIVIC AMENITIES
- KHARAB LAND





OWNER'S SIGNATURE

(AUTHORISED SIGNATORY)
M/S SHIVAKAR DEVELOPERS PRIVATE LIMITED

ARCHITECT'S SIGNATURE

HEMA SOMASHEKHAR DHARWADKAR
BCC/BL/3 6/A-2968/2019-20

CLIENTS :-

M/S SHIVAKAR DEVELOPERS PRIVATE LIMITED

PROJECT NAME:

PROPOSED RESIDENTIAL DEVELOPMENT PLAN AT SURVEY NO'S 53/3, 53/4, 56/1,56/7 & 57/1, OF HALANAYAKANAHALLI VILLAGE, VARTHUR HOBLI, BANGALORE EAST TALUK, BANAGLORE DIST.

TITLE: DEVELOPMENT PLAN

SCALE: 1:500

NOTE:

1. THE RESIDENTIAL DEVELOPMENT PLAN IS APPROVED IN THE TOWN PLANNING COMMITTEE VIDE RESOLUTION NO. 81/ 2021 DATED :17.07.2021.
2. THE APPLICANT HAS TO ABIDE BY THE CONDITION IMPOSED IN THE WORK ORDER.
3. THE RESIDENTIAL DEVELOPMENT PLAN ISSUED VIDE NO.

BDA/TPM/DLP/25/2019-20/ 231 /2023-24 DATED : 26/4/2023

TOWN PLANNER | ASSISTANT DIRECTOR | DEPUTY DIRECTOR | JOINT DIRECTOR | ADDDITIONAL DIRECTOR | TOWN PLANNER MEMBER | COMMISSIONER

N

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