

RESIDENTIAL & NON RESIDENTIAL DEVELOPMENT PLAN AREA STATEMENT	
TOTAL SITE AREA AS PER DOCUMENT	= 61714.17 smt (15AC-10GU)
KHARAB AREA	= 859.95 smt (8.5GU)
NET SITE AREA	= 60854.22 smt (15 AC-1.5 GU)
ROAD WIDENING AREA	= 381.83 smt
NET SITE AREA AFTER ROAD WIDENING	= 60472.39 smt

AREA CONSIDERED FOR RESIDENTIAL	= 54278.04 smt
AREA CONSIDERED FOR COMMERCIAL	= 6576.18 smt

RESIDENTIAL AREA STATEMENT			
SL.NO	PARTICULARS	AS PER Z.R	AS PER PLAN
1.	SITE AREA	-----	54,278.04 SMT a). AREA CONSIDERED FOR F.A.R = 54278.04 - 2713.90 = 51,564.14 smt b). AREA CONSIDERED FOR COVERAGE = 51,564.14 smt (95%)
2.	PARK & OPEN SPACES	5,427.90 SMT (10.00%)	5,427.90 SMT (10.00%)
3.	CIVIC AMENITIES	2,713.90 SMT (5.00%)	2,713.90 SMT (5.00%)
4.	F.A.R ----- F.A.R WITH TDR -----	3.00 (3+(3X30.00=4.80))	{ PERMISSIBLE FAR + TDR LOADING 104692.42 + 50555.52 214,247.94 51,564.14 = 4.1549 x 4.80
5.	COVERAGE	50.00%	11,200.50 51,564.14 X 100 = 21.91% < 50%
6.	HEIGHT OF THE BUILDING	ABOVE 50.00m	59.95m
7.	SETBACK	14.00M (WITH TDR RELAXATION)	14.00M (MIN)
8.	NO OF FLOORS	-----	2 BF+GF+19 FLOORS
9.	NO OF UNITS	-----	TOTAL NO OF UNITS : 1731 UNITS TOTAL NO OF EWS UNITS : 236 UNITS } 1967 UNITS
10.	NO OF CAR PARKING REQUIRED	-----	FLATS ARE MORE THAN 50 SMT(CAR/UNIT) = 1731 UNITS = 1731 CAR FLATS ARE LESS THAN 50 SMT(CAR/UNIT) = 236 UNITS = 118 CAR 10% OF VISITORS CARS (RESIDENTIAL) = 194 CAR TOTAL NO OF RESIDENTIAL CARS = 2033 CAR
	NO OF CAR PARKING PROVIDED	-----	CAR PARKING PROVIDED BASEMENT-1 (EWS,BLOCK-A,B,C,D,E,F&G = 961 CARS) CAR PARKING PROVIDED BASEMENT-2 (EWS,BLOCK-A,B,C,D,E,F&G = 965 CARS) CAR PARKING PROVIDED ON SURFACE (EWS,BLOCK-A,B,C,D,E,F&G = 202 CARS) TOTAL CAR PARKING PROVIDED = 2168 CARS
11.	TOTAL NO OF TREES	TOTAL F.A.R : 200SMT PER TREE	214,247.94 240 = 892.69 SAY 893 TREES

COMMERCIAL AREA STATEMENT			
SL.NO	PARTICULARS	AS PER Z.R	AS PER PLAN
1.	SITE AREA	-----	COMMERCIAL AREA CONSIDERED FOR DEVELOPMENT (100% OF SITE AREA) = 6576.18 smt
2.	PARK & OPEN SPACES	657.62 SMT (10.00%)	657.62 SMT (10.00%)
3.	SURFACE PARKING	328.81 SMT (5.00%)	328.81 SMT (5.00%)
4.	F.A.R ----- F.A.R WITH TDR -----	3.00 (3+(3X0.60)=4.80)	{ PERMISSIBLE FAR + TDR LOADER 19728.54 + 1,557.33 21285.87 ----- = 3.237 < 4.80 6576.18
5.	COVERAGE	50.00%	1578.66 6576.18 X 100 = 23.84% < 50%
6.	HEIGHT OF THE BUILDING	ABOVE 50.00m	49.95m
7.	SETBACK	14.00M (WITH TDR RELAXATION)	14.00M (MIN)
8.	NO OF FLOORS	-----	3 BF+GF+13 FLOORS
9.	NO OF CAR PARKING	-----	COMMERCIAL AREA = 21285.87 / 50 = 426 CARS
	NO OF CAR PARKING PROVIDED	-----	CAR PARKING PROVIDED (BASEMENT-1) =131 CARS CAR PARKING PROVIDED (BASEMENT-2) =131 CARS CAR PARKING PROVIDED (BASEMENT-3) =265 CARS CAR PARKING PROVIDED IN ALL BASEMENTS =467 CARS
10.	TOTAL NO OF TREES	TOTAL F.A.R : 21285.87 200SMT PER TREE	= 106.43 = 86.89 SAY 89 TREES

SETBACK RELAXATION	
1.	TOTAL SITE AREA COMMERCIAL = 6576.18 smt RESIDENTIAL NET SITE AREA (AFTER DEDUCTION C.A AREA) = 51,564.14 smt
2.	TOTAL F.A.R ALLOWABLE COMMERCIAL (6576.18 x 3) = 19,728.54 smt RESIDENTIAL (51,564.14 x 3) = 1,54,692.42 smt TOTAL F.A.R ALLOWABLE = 1,74,420.96 smt
3.	TDR LOADING AREA COMMERCIAL ACHIEVED F.A.R AREA = 21,285.87 smt COMMERCIAL ALLOWABLE F.A.R AREA = 19,728.54 smt RESIDENTIAL ACHIEVED F.A.R AREA = 2,14,247.94 smt RESIDENTIAL ALLOWABLE F.A.R AREA = 1,51,546.92 smt TOTAL TDR LOADING AREA = 61,912.85 smt
4.	SET BACK RELAXATION REQUIRED SETBACK X TDR LOAD AREA X 25% MAX PERMISSIBLE AREA = 16.00 X 61,912.85 X 25% = 2.39M REQUIRED SETBACK = 16.00 - 2.39 = 13.61M (SAV=14.00M)

FAR CALCULATION FOR COMMON RESIDENCE BASEMENTS									
BASEMENT	GROSS AREA	DEDUCTION DUCTS/OUTS	BUILT UP AREA	NON FAR AREA			TOTAL NON FAR AREA	NET FAR AREA (sqm)	
				LIFTS	STAIRCASE	SERVICES & PARKING			
BASEMENT 2	38151.56	41.35	38110.21	162.44	430.27	37118.10	37711.81	398.40	
BASEMENT 1	38151.56	41.35	38110.21	162.44	430.27	37118.10	37711.81	398.40	
TOTAL	76303.12	82.70	76220.42	324.88	860.54	74236.20	75423.62	796.80	

FAR CALCULATION FOR RESIDENTIAL (2B+G+19 FLOORS)										
FLOORS	GROSS AREA	REDUCTION DUCTS/OUTS	BUILT UP AREA	NON FAR AREA			TOTAL NON FAR AREA	NET FAR AREA	NO OF UNITS	
				LIFTS	STAIRCASE	SERVICES				
EWS	14097.56	91.55	14006.01	208.80	646.59	29.00	844.38	13991.62	236	
BLOCK A	16891.76	642.31	16349.45	277.20	777.00	113.68	1167.88	15181.57	159	
BLOCK B	16891.76	642.31	16349.45	277.20	777.00	113.68	1167.88	15181.57	159	
BLOCK C	31894.86	325.09	31569.77	440.16	1126.88	120.39	1687.41	29862.16	239	
BLOCK D	31894.86	325.09	31569.77	440.16	1126.88	120.39	1687.41	29862.16	239	
BLOCK E	31894.86	325.09	31569.77	440.16	1126.88	120.39	1687.41	29862.16	239	
BLOCK F	31894.86	325.09	31569.77	440.16	1126.88	120.39	1687.41	29862.16	239	
BLOCK G	23464.00	184.05	23279.95	273.00	773.04	141.35	1187.39	21091.46	139	
BLOCK H	16891.76	642.31	16349.45	277.20	777.00	113.68	1167.88	15181.57	159	
BLOCK I	16891.76	642.31	16349.45	277.20	777.00	113.68	1167.88	15181.57	159	
BASEMENTS	76303.12	82.70	76220.42	324.88	860.54	74236.20	74236.20	74236.20	716.80	
TOTAL	307653.50	3028.40	304625.10	3738.12	9896.21	75344.63	88977.18	214247.94	1987	

FAR CALCULATION FOR COMMERCIAL BASEMENTS										
FLOORS	GROSS AREA	DEDUCTIONS CUT OUTS	BUILT UP AREA	NON FAR AREA			TOTAL NON FAR AREA	NET FAR AREA	NO OF UNITS	
				LIFTS	STAIRCASE	SERVICES				
BASEMENT FLOOR 1	4173.37	11.10	4162.27	25	42.09	3967.27	4034.36	127.91	0	
BASEMENT FLOOR 2	4173.37	11.10	4162.27	25	42.09	3967.27	4034.36	127.91	0	
BASEMENT FLOOR 3	4650.84	11.10	4639.74	25	42.09	4544.74	4611.83	177.91	0	
TOTAL	14797.58	33.30	14764.27	75.00	126.27	14179.26	14300.56	383.73	0	

FAR CALCULATION FOR COMMERCIAL(3B+G+13 FLOORS)										
FLOORS	GROSS AREA	DEDUCTION DUCTS/OUTS	BUILT UP AREA	NON FAR AREA	LIFTS	STAIRCASE	SERVICES/POSS	TOTAL NON FAR AREA	NET FAR AREA	NO OF UNITS
GROUND FLOOR	1578.66	10.27	1568.41	25	43.72	30.99	101.71	1468.70	1568.70	0
1ST FLOOR	1578.66	10.27	1568.41	25	43.72	30.99	101.71	1468.70	1568.70	0
2ND FLOOR	1568.26	10.27	1557.99	25	43.72	30.99	101.71	1454.36	1554.36	0
3RD FLOOR	1568.26	10.27	1557.99	25	43.72	30.99	101.71	1454.36	1554.36	0
4TH FLOOR	1568.26	10.27	1557.99	25	43.72	30.99	101.71	1454.36	1554.36	0
5TH FLOOR	1568.26	10.27	1557.99	25	43.72	30.99	101.71	1454.36	1554.36	0
6TH FLOOR	1568.26	10.27	1557.99	25	43.72	30.99	101.71	1454.36	1554.36	0
7TH FLOOR	1568.26	10.27	1557.99	25	43.72	126.42	203.14	1412.87	1412.87	0
8TH FLOOR	1568.26	10.27	1557.99	25	43.72	30.99	101.71	1454.36	1554.36	0
9TH FLOOR	1568.26	10.27	1557.99	25	43.72	30.99	101.71	1454.36	1554.36	0
10TH FLOOR	1568.26	10.27	1557.99	25	43.72	30.99	101.71	1454.36	1554.36	0
11TH FLOOR	1568.26	10.27	1557.99	25	43.72	126.42	203.14	1412.87	1412.87	0
12TH FLOOR	1568.26	10.27	1557.99	25	43.72	30.99	101.71	1454.36	1554.36	0
13TH FLOOR	1568.26	10.27	1557.99	25	43.72	30.99	101.71	1454.36	1554.36	0
TERRACE FLOOR	80	0.00	80.00	32	48	0.00	80.00	0.00	0.00	0
BASEMENT FLOOR	14793.58	33.30	14760.28	75	126.27	14178.28	14380.55	383.73	0	0
TOTAL	37550.30	177.08	37373.22	457.00	814.35	14818.00	15087.35	21285.87	0	0

COMBINED FAR CALCULATION FOR RESIDENTIAL AND COMMERCIAL										
BLOCK	GROSS AREA	DEDUCTION DUCTS/OUTS	BUILT UP AREA	NON FAR AREA			TOTAL NON FAR AREA	NET FAR AREA	NO OF UNITS	
				LIFTS	STAIRCASE	SERVICES				
RESIDENTIAL	307653.50	3028.40	303225.10	3738.12	9896.21	75344.63	88977.18	214247.94	1987	
COMMERCIAL	37550.30	177.08	37373.22	457.00	814.35	14818.00	15087.35	21285.87	0	
TOTAL	344803.80	4025.48	340698.32	4195.12	10710.56	90162.63	104064.53	235533.81	1987	

PARK AND OPEN SPACES, CIVIC AMENITIES (RESIDENTIAL)		
PARK/OPEN SPACES	AREA (IN SQM)	CIVIC AMENITIES
PARK-1	551.20	2713.90
PARK-2	236.12	-
PARK-3	1710.55	-
PARK-4	259.02	-
PARK-5	1342.49	-
PARK-6	171.83	-
PARK-7	134.15	-
PARK-8	1073.44	-
TOTAL	5427.90	2713.90

RESIDENTIAL ALL BLOCK GROUND COVERAGE AREA	
BLOCK NAME	GROSS AREA (IN SQM)
BLOCK - A	640.00
BLOCK - B	640.00
BLOCK - C	1578.30
BLOCK - D	1578.30
BLOCK - E	1578.30
BLOCK - F	1665.24
BLOCK - G	1118.75
BLOCK - H	640.00
BLOCK - I	3407.00
BLOCK - EWS	521.05
TOTAL	11,300.90

PARK AND OPEN SPACES, SURFACE PARKING (COMMERCIAL)		
PARK & OPEN SPACES	AREA (IN SQM)	SURFACE PARKING
PARK-1	338.70	328.81
PARK-2	318.92	-
TOTAL	657.62	328.81

NOTE:

01. THE DRAFT MODIFIED DEVELOPMENT PLAN IS APPROVED VIDE RESOLUTION NO.18/2020, DATED : 21-05-2020 & 22-05-2020.
02. THE APPLICANT HAS REMITTED Rs.14,25,100.00 VIDE CHALLENGE NO. 4697 & 4698, DATED :16-10-2020.
03. THE APPLICANT HAS TO ABIDE BY THE CONDITIONS IMPOSED IN THE WORK ORDER.
04. THE WORK ORDER ISSUED VIDE NO. BDA/TPM/DLP-21/2013-2014/1440/2020-21, DATED : 30/11/2021

TOWN PLANNER B.D.A.	ASST.DIRECTOR (E) B.D.A.	DEPUTY DIRECTOR (E) B.D.A.	JOINT DIRECTOR (E) B.D.A.	ADDITIONAL DIRECTOR B.D.A.	TOWN PLANNER MEMBER B.D.A.	COMMISSIONER B.D.A.

KEY PLAN (Not to Scale)

GOOGLE SKETCH

SURVEY SKETCH

OWNER'S SIGNATURE

M/s. SAI SRAVANTHI INFRA PROJECTS PVT. LTD
REP BY ITS AUTHORIZED SIGNATORY
SRI. P. V. RAGHAVA RAO.
OWNER AND G.P.A. HOLDER FOR
1. SRI. KRISHNA PRASUNA HOMES PVT. LTD., REP BY, SRI. V. KRISHNA REDDY,
2. SRI. M. VENKAT KRISHNA REDDY,
3. SRI. M. BHASKAR REDDY.

ARCHITECT SIGNATURE

Ar.A.SENDHIL KUMAR
BCC/BL-3.6A-2731/2016-17

ARCHITECTS :

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LEGEND : SITE LINE
SETBACK LINE
BASEMENT LINE
SURVEY LINE
PARK & OPEN SPACES
SURFACE PARKING
CIVIC AMENITIES
PROPOSED BUILDING
ROAD WIDENING

MODIFIED RESIDENTIAL / NON RESIDENTIAL (COMMERCIAL) DEVELOPMENT PLAN AT SURVEY NO. 23, 22, 21/1, 21/2, 21/3, 124/1, 124/2, 125/1, 125/2, SITUATED AT SEEGEHALI VILLAGE, BIDARAHALLI HOBLI, BANGALORE EAST TALUK. IN FAVOR OF M/s. SAI SRAVANTHI INFRA PROJECTS PVT. LTD. AND OTHERS.

NOTE : ALL DIMENSIONS ARE IN MTRS.

SCALE : 1:700

DEVELOPMENT PLAN