



AREA STATEMENT (BASEMENT + GROUND + 4 TYPICAL FLOORS + TERRACE FLOOR) IN SQM										
SLNO	TOWER NO	FLOOR	GROSS BUILT UP AREA	DEDUCTIONS (DUTCH & OTS)	BUILT UP AREA	DEDUCTIONS FOR NON FAR AREAS (Lift, Staircase & Parking)	DEDUCTIONS FOR FAR AREAS (STAIRCASE)	FAR AREA (SQM)	TOTAL NO OF UNITS	TOTAL EWS UNITS
1	TOWER-01	BASEMENT FLOOR	2122.45	0.00	2122.45	2122.45	0.00	0.00	0	0
2		GROUND FLOOR	2285.97	77.02	2208.95	8.78	22.37	117.80	5	0
3		FIRST FLOOR	2255.97	81.99	2173.98	8.78	22.37	117.80	8	0
4		SECOND FLOOR	2255.97	81.99	2173.98	8.78	22.37	117.80	8	0
5		THIRD FLOOR	2255.97	81.99	2173.98	8.78	22.37	117.80	8	0
6		FOURTH FLOOR	2255.97	81.99	2173.98	8.78	22.37	117.80	8	0
7		TERRACE FLOOR	68.81	0.00	68.81	68.83	22.37	0.00	0	0
		<b>TOTAL</b>	<b>8471.11</b>	<b>432.98</b>	<b>8038.13</b>	<b>2251.18</b>	<b>134.20</b>	<b>3711.12</b>	<b>37</b>	<b>0</b>

CONSOLIDATED AREA STATEMENT (TOWER 1 to 5) IN SQM										
SLNO	TOWER NO	FLOOR	GROSS BUILT UP AREA	DEDUCTIONS (DUTCH & OTS)	BUILT UP AREA	DEDUCTIONS FOR NON FAR AREAS (Lift, Staircase & Parking)	DEDUCTIONS FOR FAR AREAS (STAIRCASE)	FAR AREA (SQM)	TOTAL NO OF UNITS	TOTAL EWS UNITS
1	TOWER-01	BASEMENT FLOOR	2122.45	0.00	2122.45	2122.45	0.00	0.00	0	0
2		GROUND FLOOR	2285.97	77.02	2208.95	8.78	22.37	117.80	5	0
3		FIRST FLOOR	2255.97	81.99	2173.98	8.78	22.37	117.80	8	0
4		SECOND FLOOR	2255.97	81.99	2173.98	8.78	22.37	117.80	8	0
5		THIRD FLOOR	2255.97	81.99	2173.98	8.78	22.37	117.80	8	0
6		FOURTH FLOOR	2255.97	81.99	2173.98	8.78	22.37	117.80	8	0
7		TERRACE FLOOR	68.81	0.00	68.81	68.83	22.37	0.00	0	0
		<b>TOTAL</b>	<b>9167.58</b>	<b>273.97</b>	<b>8893.61</b>	<b>2284.64</b>	<b>447.32</b>	<b>2014.83</b>	<b>125</b>	<b>0</b>

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
CA 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	63074.47	1.877 < 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	13716.34	
	NET SITE AREA FOR COVERAGE	33591.16	x100 = 40.83% < 55%
PERMISSIBLE HEIGHT			
ACHIEVED HEIGHT			14.95 M
			15.00 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 x100 = 3535.92 SMT = 10%
		1679.55 SQ.MT	5.00%
C.A. AREA REQUIRED			
			5.00%
C.A. AREA PROVIDED			
		1767.96 SQ.MT	5.26%
NO. OF UNITS			
			440
40 NO. OF EWS UNITS PROVIDED IN TOWER-1, 2, 3 & 4			
CAR PARKING REQUIRED			
40 Unit Area < 150 SQM			440 Nos
10% VISITORS CAR PARKING			44 Nos
TOTAL			484 Nos
CAR PARKING PROVIDED FOR APARTMENTS			
BASEMENT FLOOR			431
SURFACE CAR PARKING			53
TOTAL			484

PARK DETAILS			
SL NO	Area in Sq.m	SL NO	Area in Sq.m
PARK - 1	2727.81	CA - 1	1767.96
PARK - 2	814.11	Total	3535.92
Total	3535.92		

**SYNOPTIC**

1) The proposed residential development plan is situated in the vicinity of Yellamma Temple, Cricket Beyond Technique, and Halanayakanahalli Lake. The site is bounded by an existing road on the north and a proposed road on the east. The plan shows the layout of five towers (Tower 1 to Tower 5) and wings (Wing A, B, C, D). The site area is 35359.12 Sq.mt, and the net site area is 33591.16 Sq.mt. The F.A.R. achieved is 1.877, which is less than the permissible F.A.R. of 2.0. The ground coverage achieved is 40.83%, which is less than the permissible ground coverage of 55%. The achieved height is 14.95 M, which is less than the permissible height of 15.00 M. The total net site area is 35359.12 Sq.mt. The park and open spaces required are 10%, and the provided park and open spaces are 5.00%. The total car parking provided for apartments is 484 Nos, which is equal to the required car parking of 484 Nos.

**KEY PLAN**

**LEGEND**

- SITE BOUNDARY
- 16.00M SETBACK LINE
- BASEMENT LINE
- RESIDENTIAL BUILDING
- COMMERCIAL BUILDING
- SY-LINE
- KHARAB AREA
- CIVIC AMENITIES
- PARK & OPEN SPACES

**SURVEY SKETCH**

**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:** SITE PLAN **SCALE:** 1:500 **Sheet No:** 1 OF 15