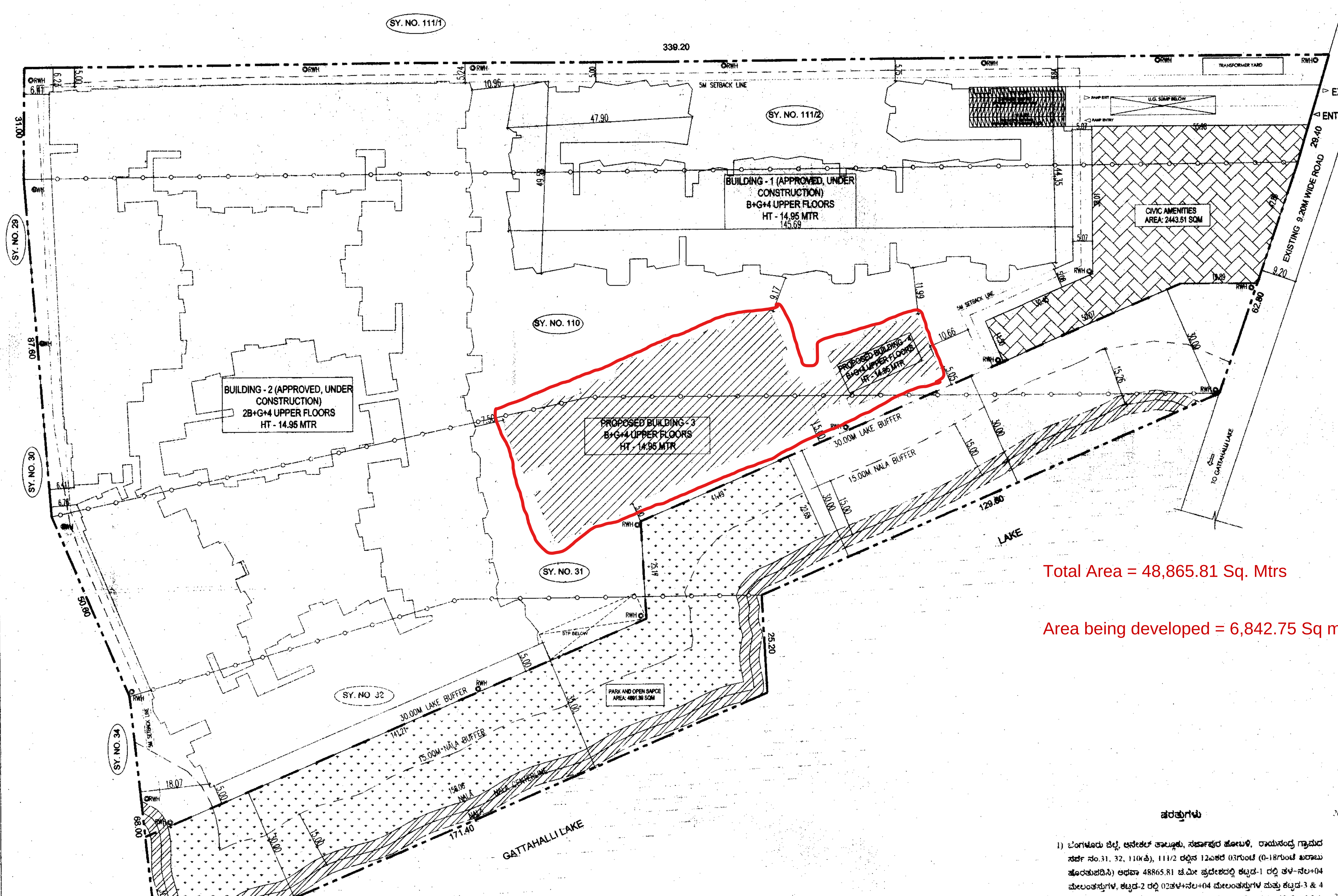
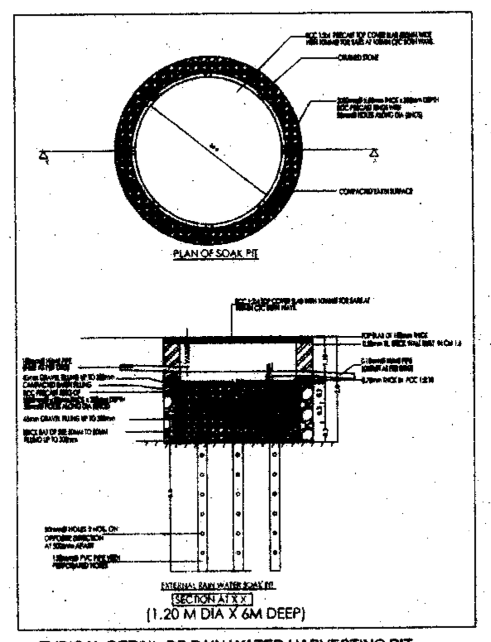


Total Area = 48,865.81 Sq. Mtrs

Area being developed = 6,842.75 Sq mt



TYPICAL DETAIL OF RAIN WATER HARVESTING PIT

RESIDENTIAL DEVELOPMENT

TOTAL SITE AREA = 50686.89sqm (12A-21G)
KARAB AREA = 1821.06 sqm(18G)
NET SITE AREA = 48865.81 sqm (12A-03G)
AREA CONSIDERED FOR FAR & COVERAGE = SITE AREA FOR DEVELOPMENT- C.A AREA 48865.81 SQM - 2443.51SQM = 46422.30

SITE ARE FOR DEVELOPMENT (Residential) = 48865.81 smt

Sl.No	PARTICULARS	AS PER Z.R	AS PER PLAN
1.	CIVIC AMENTIES	2443.29 sqm (5.00%)	2443.51sqm (5.00%)
2.	PARK & OPEN SPACES	4886.58 sqm (10.00%)	4891.39 sqm (10.01%)
3.	COVERAGE	60.00%	2593.87 / 46422.30 x 100 = 5.58% < 60.00%
	PERMISSIBLE	27853.38 sqm	
4.	F.A.R	2.0	12739.73 / 46422.30 = 0.274 < 2.0
	PERMISSIBLE	92845 sqm	
5.	HT./OF THE BUILDING	15.00M	14.95 m
6.	NO. OF FLOORS	-------	BF + GF + 4 UPPER FLOOR
7.	SETBACK	North = 5.00m West = 5.00m South = 5.0m East = 5.00m	North = 9.17 m West = 7.50 m South = 35.00 m (INCL. 30m BUFFER) East = 10.66 m
8.	NUMBER OF UNITS: UNITS MORE THAN 50 SQM < 225 SQM TOTAL NUMBER OF UNITS		= 115 Units = 115 Units
9.	CAR PARKING STATEMENT: A. RESIDENTIAL: TOTAL NUMBER OF MAIN UNITS CAR PARK REQUIRED @ 1 PER UNIT TOTAL REQUIRED FOR UNITS 10% OF VISITORS CAR PARKING REQUIRED CAR PARKING		= 115 nos = 115 cars = 115 nos = 12 cars = 127 cars
10	TOTAL NUMBER OF CAR PARKING PROVIDED UPPER BASEMENT FLOOR TOTAL CAR PARKING PROVIDED		= 127 cars = 127 cars
11.	TREE PLANTATION CALCULATION: 1 TREE FOR EVERY 240 SQM OF FAR 12895.56 / 240 = 54 NO'S		

AREA STATEMENT - BUILDING -03

FLOORS	GROSS AREA	DEDUCTIONS FOR DUCTS AND CUT OUTS	NET BUILT-UP AREA (3)	FAR DEDUCTIONS: LIFTS	STAIRCASE	PARKING / OTHERS	TOTAL	NET FAR AREA	NO.OF MAIN UNITS
GROUND FLOOR	2436.54	271.77	2164.77	7.22	15.81		23.03	2141.74	21
FIRST FLOOR	2496.37	271.77	2224.60	7.22	15.81		23.03	2201.57	21
SECOND FLOOR	2496.36	271.77	2224.59	7.22	15.81		23.03	2201.56	21
THIRD FLOOR	2496.37	271.77	2224.60	7.22	15.81		23.03	2201.57	21
FOURTH FLOOR	2496.36	271.77	2224.59	7.22	15.81		23.03	2201.56	21
TERRACE FLOOR	36.00		36.00				36.00		
TOTAL	12458.00	1358.85	11099.15				151.15	10948.00	105

AREA STATEMENT - BUILDING -04

FLOORS	GROSS AREA	DEDUCTIONS FOR DUCTS AND CUT OUTS	NET BUILT-UP AREA (3)	FAR DEDUCTIONS: LIFTS	STAIRCASE	PARKING / OTHERS	TOTAL	NET FAR AREA	NO.OF MAIN UNITS
GROUND FLOOR	437.31	8.21	429.10	2.415	15.05	51.86	69.33	359.78	2
FIRST FLOOR	383.66	8.21	375.45	2.415	15.05		17.47	357.99	2
SECOND FLOOR	383.66	8.21	375.45	2.415	15.05		17.47	357.99	2
THIRD FLOOR	383.66	8.21	375.45	2.415	15.05		17.47	357.99	2
FOURTH FLOOR	383.66	8.21	375.45	2.415	15.05		17.47	357.99	2
TERRACE FLOOR	36.00		36.00				36.00		
TOTAL	2007.95	41.05	1966.9	12.075	75.25		175.185	1791.715	10

COMBINED AREA STATEMENT - BUILDING -03 & 04

FLOORS	GROSS AREA	DEDUCTIONS FOR DUCTS AND CUT	NET BUILT-UP AREA (3)	FAR DEDUCTIONS: LIFTS	STAIRCASE	PARKING / OTHERS	TOTAL	NET FAR AREA	NO.OF MAIN UNITS
UPPER BASEMENT	4040.82		4040.82	9.68	32.88	4007.94	4050.5		
GROUND FLOOR	2873.85	279.98	2593.87	9.64	30.86		92.35	2501.53	23.00
FIRST FLOOR	2880.03	279.98	2600.05	9.64	30.86		40.50	2559.56	23.00
SECOND FLOOR	2880.02	279.98	2600.04	9.64	30.86		40.50	2559.55	23.00
THIRD FLOOR	2880.03	279.98	2600.05	9.64	30.86		40.50	2559.56	23.00
FOURTH FLOOR	2880.02	279.98	2600.04	9.64	30.86		40.50	2559.55	23.00
TERRACE FLOOR	72.00		72.00				72.00		
. TOTAL	18506.77	1399.90	17106.87	57.86	187.18	4007.94	4376.83	12739.73	115

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OWNERS SIGNATURE (GPA HOLDERS):

For JRC PROJECTS
Managing Partner / Partner

B.C. MANOHAR REDDY

ARCHITECTS SIGNATURE:

PROJECT TITLE:

RESIDENTIAL BUILDING PLAN (BUILDING 3 & 4)
ON SY Nos. 31, 32, 110 & 111/2 OF RAYASANDRA VILLAGE, SARJAPURA HOBLI ANEKAL TALUK, BANGALORE URBAN. DISTRICT

DRAWING TITLE:

SITE PLAN - FOR BUILDING 3 & 4

ORIENTATION

N

DATE : 03-07-2023 SCALE : 1:600
JOB No : DRAWING No : SD-100/3