



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 AREA FOR DEVELOPMENT (Residential) = 48865.81 sqm		
Sl.No	PARTICULARS	AS PER Z/R AS PER PLAN
1.	CIVIC AMENITIES	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% 18777.96 x 100 = 40.45% < 60.00% 46422.30
	PERMISSIBLE	27853.38 sqm
4.	F.A.R	2.0 91737.61 46422.30 = 1.978 < 2.0
	PERMISSIBLE	92845 sqm
5.	HT/ OF THE BUILDING	15.00M 14.95 m
6.	NO. OF FLOORS	2BF + GF + 4 UPPER FLOOR
7.	SETBACK	North = 5.00m North = 5.00 m West = 5.00m West = 5.00 m South = 5.00m South = 35.0 m (INCL. 30m BUFFER) East = 5.00m East = 5.00 m
8.	NUMBER OF UNITS	UNITS MORE THAN 150 SQM < 225 SQM = 487 Units UNITS MORE THAN 60 SQM < 150 SQM = 109 Units TOTAL NUMBER OF UNITS = 596 Units 10% OF EWS UNITS = 60 Units TOTAL NUMBER UNITS + EWS = 656 Units
9.	CAR PARKING STATEMENT:	
	A. RESIDENTIAL:	
	UNITS MORE THAN 50 SQM < 225 SQM 554 UNITS	= 656 cars
	10% OF VISITORS CAR PARKING	= 65 cars
	REQUIRED CAR PARKING	= 721 cars
10.	TOTAL NUMBER OF CAR PARKING PROVIDED	= 900 cars
11.	TREE PLANTATION CALCULATION:	
	1 TREE FOR EVERY 240 SQM OF FAR	
	AREA = 91737.61 = 382 NO'S	
	240	
	TREE TO BE PLANT = 382 NO'S	

LEGEND	
	SITE BOUNDARY
	SET BACK LINE
	BASEMENT LINE
	SURVEY BOUNDARY
	PARK & OPEN SPACE
	CIVIC AMENITY
	PROPOSED BUILDING
	RAIN WATER HARVESTING

FLOORS	GROSS AREA	DEDUCTIONS FOR DUCTS AND CUT OUTS	NET BUILT-UP AREA (3)	FAR DEDUCTIONS			NET FAR AREA	NO. OF MAIN UNITS	NO. OF EWS UNITS
				LIFTS	STAIRCASE	PARKING/ OTHERS			
LOWER BASEMENT FLOOR	9786.44	0.00	9786.44	78.28	220.59	9487.59	298.85	0.00	
UPPER BASEMENT FLOOR	24801.34	0.00	24801.34	78.28	220.59	24502.49	298.85	0.00	
GROUND FLOOR	20847.95	2089.99	18757.96	78.28	220.59		380.70	18427.26	117
FIRST FLOOR	20923.31	2111.57	18811.74	78.28	220.59		298.85	18512.89	118
SECOND FLOOR	21020.40	2111.57	18908.83	78.28	220.59		298.85	18609.98	118
THIRD FLOOR	20982.94	2111.57	18871.37	78.28	220.59		298.85	18572.52	118
FOURTH FLOOR	20025.38	2111.57	17913.81	78.28	220.59		298.85	17614.96	124
TERRACE FLOOR	380.59	0.00	380.59			380.59	380.59	0.00	0
TOTAL	138768.35	1016.27	128252.08	547.82	1544.13	34370.67	2524.39	91737.61	596.00

NOTE:  
 1. The Residential development plan is approved by the Authority vide Town planning Committee Resolution No.3.4.2/2022 dated 19-10-2022.  
 2. The applicant has to abide by the condition imposed in the work order.  
 3. The Residential development plan is issued vide No.BDA/TPM/DLP-15/3080/2022-2023 dated 04/03/2023

Town Planner BDA	Assistant Director BDA	Deputy Director of Town Planning BDA	Joint Director of Town Planning BDA	Additional Director BDA	Town Planner Member BDA	Commissioner BDA

OWNERS SIGNATURE (GPA HOLDERS):  
  
 B.C. MANOHAR REDDY

ARCHITECTS SIGNATURE:  
  
 AR. SYED TALAL MOHIUDDIN.

PROJECT TITLE:  
**PROPOSED RESIDENTIAL DEVELOPMENT PLAN AT**  
 SY Nos. 31, 32, 110 & 111/2  
 OF RAYASANDRA VILLAGE, SARJAPURA HOBLI ANEKAL TALUK, BANGALORE URBAN. DISTRICT

DRAWING TITLE:  
**RESIDENTIAL DEVELOPMENT PLAN**

ORIENTATION

DRAWN : SKH  
 DESIGNED : -  
 APPROVED : -  
 JOB No :

CHECKED : APP  
 DATE : 30-01-2023  
 SCALE : 1:600  
 DRAWING No : SD-100