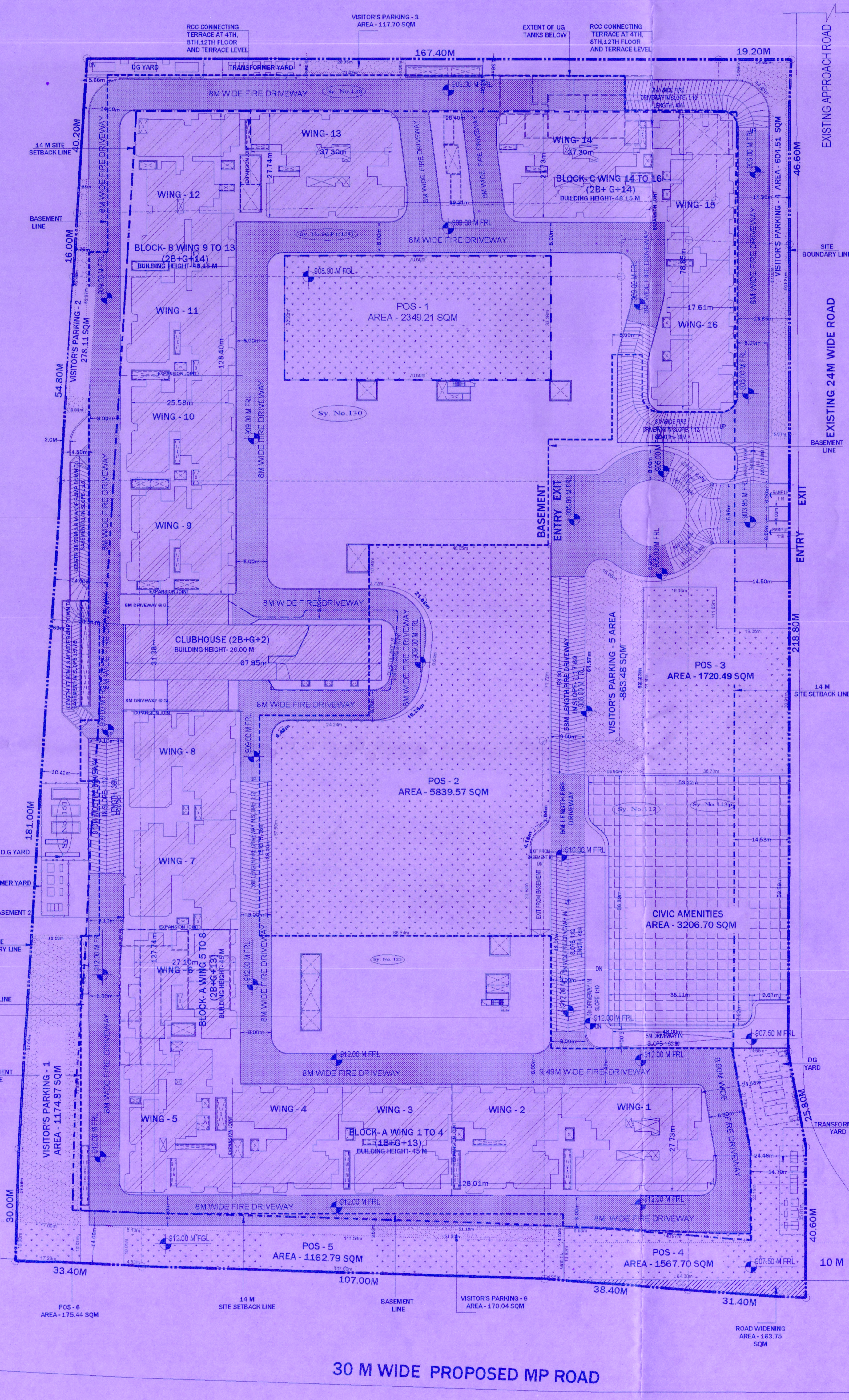

SITE PLAN
[SCALE 1 : 700]

BLOCK - A WING - 01 TO 08 AREA CALCULATIONS (totals)

BLOCK A	GROSS AREA (SQM)	CUTOUTS (SQM)	BUILT UP AREA (SQM)	FAR DEDUCTIONS (SQM): PARKING/UG SUMP/OHT/LMR/STAIR CASE HEAD ROOM (SQM)	LIFT CUTOUT (SQM)	TOTAL (SQM)	FAR AREA (SQM)	NUMBER OF UNITS
WING 1 TOTAL	12371.28	1534.21	10837.07	43.83	208.74	252.57	10584.50	56.00
WING 2 TOTAL	8655.08	348.32	8306.76	40.89	208.74	249.43	8057.13	56.00
WING 3 TOTAL	8655.08	348.32	8306.76	41	209	250	8057.13	56.00
WING 4 TOTAL	9107.07	438.82	8668.25	39	209	248	8420.36	56.00
WING 5 TOTAL	10837.35	590.80	10246.55	43	209	252	9994.41	70.00
WING 6 TOTAL	9092.63	429.72	8662.91	39.13	209	248	8415.04	56.00
WING 7 TOTAL	8668.08	364.06	8321.00	39.14	209	248	8073.12	56.00
WING 8 TOTAL	8664.07	360.84	8303.83	39	209	248	8055.95	56.00
BLOCK A WING 01 TO 08 TOTAL	76098.22	4415.09	71653.13	325.57	1670	1995	69657.64	462.00

BLOCK - B WING 09 TO 13 AREA CALCULATIONS (totals)

BLOCK B	GROSS AREA (SQM)	CUTOUTS (SQM)	BUILT UP AREA (SQM)	FAR DEDUCTIONS (SQM): PARKING/UG SUMP/OHT/LMR/STAIR CASE HEAD ROOM (SQM)	LIFT CUTOUT (SQM)	TOTAL (SQM)	FAR AREA (SQM)	NUMBER OF UNITS
WING 9 TOTAL	9279.54	386.02	8893.52	39.23	224	263	8630.64	60.00
WING 10 TOTAL	9279.54	386.11	8893.43	39.14	224	263	8630.64	60.00
WING 11 TOTAL	9279.54	386.11	8893.43	39.14	224	263	8630.64	60.00
WING 12 TOTAL	11302.32	531.74	10770.58	40	224	264	10506.63	75.00
WING 13 TOTAL	13283.15	1643.42	11639.73	44	224	267	11372.35	60.00
BLOCK B WING 09 TO 13 TOTAL	52424.09	3333.40	49090.69	201.64	1118	1320	47770.80	315.00

BLOCK - C WING 14 TO 16 AREA CALCULATIONS (totals)

BLOCK C	GROSS AREA (SQM)	CUTOUTS (SQM)	BUILT UP AREA (SQM)	FAR DEDUCTIONS (SQM): PARKING/UG SUMP/OHT/LMR/STAIR CASE HEAD ROOM (SQM)	LIFT CUTOUT (SQM)	TOTAL (SQM)	FAR AREA (SQM)	NUMBER OF UNITS
WING 14 TOTAL	13239.85	1647.58	11592.27	43.83	224	267	11324.79	60.00
WING 15 (With studio units) TOTAL	9306.60	532.80	8773.80	41.60	224	265	8508.55	120
WING 16 (With studio units) TOTAL	9408.04	521.31	8886.73	44	224	268	8618.64	120
BLOCK C WING 14 TO 16 TOTAL	31954.49	2701.69	29252.80	130	671	801	28451.86	300

Visitor Parking Summary

SL. NO.	Visitor Parking Summary	
1	VISITOR PARKING 1	1,174.87
2	VISITOR PARKING 2	278.11
3	VISITOR PARKING 3	117.70
4	VISITOR PARKING 4	604.51
5	VISITOR PARKING 5	863.48
6	VISITOR PARKING 6	170.04
	TOTAL	3,208.71

Parks and Open Spaces Summary

SL. NO.	Parks and Open Spaces Summary	
1	POS - 1	2,349.21
2	POS - 2	5,839.57
3	POS - 3	1,720.49
4	POS - 4	1,567.70
5	POS - 5	1,162.79
6	POS - 6	175.44
	TOTAL	12,815.20

C.A AREA STATEMENT

SLNO	PARTICULARS	AREA IN Sqm
01	CA - 01	3206.70 Sqm
	TOTAL	3206.70 Sqm

LAND USE ANALYSIS AS PER ZR

SL. NO.	DESCRIPTION	REQUIRED AREA AS PER ZR	%	PROVIDED AREA AS PER PLAN IN SQ.M	%
1	RESIDENTIAL			11,193.46	17.48%
2	COMMERCIAL(CLUB HOUSE)		5%	1565.91	2.45%
3	PARK AND OPEN SPACES	12,808.30	20%	12,815.20	20.01%
4	CIVIC AMENETIES	3,202.07	5%	3,206.70	5.01%
5	VISITOR PARKING	3,202.07	5%	3,208.71	5.01%
6	OPEN AREA AND DRIVEWAY			31,887.76	49.79%
7	ROAD WIDENING			163.75	0.26%
8	TOTAL SITE AREA FOR DEVELOPMENT			64,041.49	100.00%

SUMMARY OF AREA STATEMENT

SL. NO.	DESCRIPTION	AS PER ZONING	AS PER DRAWING
1	NET SITE AREA IN SQM		60,839.42
2	NET FAR IN SQM		152,063.46
3	COVERAGE AREA IN SQM	24,270.27	12814.37
4	COVERAGE	40.00%	21.12%
5	FAR	2.50	2.499
6	SETBACKS	14M	14M
7	NUMBER OF UNITS	-	1077.00
8	NUMBER OF BUILDINGS	-	3 NOS.
9	BUILDING HEIGHT - BLOCK A [SOUTH]	46.55M	45 M
10	BUILDING HEIGHT - BLOCK B AND C [NORTH]	51.58M	48.15M

AREA SUMMARY STATEMENT

SL. NO.	TOTAL SITE AREA (A)	15Acres 33 Guntas	64,041.49 SQM
1	AREA UNDER ROAD WIDENING (B)		163.75 SQM
2	REQUIRED AREA FOR PARK & OPEN SPACES (20% OF A)	20%	12,808.30 SQM
3	REQUIRED AREA FOR CIVIC AMENITIES (5% OF A) = C	5%	3,202.07 SQM
4	PROVIDED AREA FOR PARK & OPEN SPACES (D)	20.01%	12,815.20 SQM
5	PROVIDED AREA FOR CIVIC AMENITIES	5.01%	3,206.70 SQM
6	REQUIRED AREA FOR VISITOR PARKING (5% OF A)	5%	3,202.07 SQM
7	PROVIDED AREA FOR VISITOR PARKING	5.01%	3,208.71 SQM
8	NET SITE AREA AVAILABLE FOR FAR (E = A-C)		60,839.42 SQM
9	PERMISSIBLE FAR		2.50
10	PERMISSIBLE FAR AREA		152,098.54 SQM
11		TOTAL FAR AREA 152,063.46	
12	PROPOSED FAR AREA	SITE AREA 60,839.42	2.499
13	BALANCE FAR AREA		35.08 SQM
14	SETBACKS PROVIDED ON ALL SIDES	14.00	M
15	PERMISSIBLE HEIGHT OF BUILDING AS PER AAI (NORTH PORTION)	51.58	M
16	ACHIEVED HEIGHT OF BLOCK B AND C (NORTH)	48.15	M
17	PERMISSIBLE HEIGHT OF BUILDING AS PER AAI (SOUTH PORTION)	46.55	M
18	ACHIEVED HEIGHT OF BLOCK A (SOUTH)	45.0	M
19	ACHIEVED HEIGHT OF CLUBHOUSE	20.0	M

GROUND COVERAGE STATEMENT

SL. NO.	DESCRIPTION		VALUE
1	PERMISSIBLE GROUND COVERAGE		40%
2	NET SITE AREA FOR GROUND COVERAGE [F=A-(B+C)]		60,675.67 SQM
3	PERMISSIBLE GROUND COVERAGE AREA - 40% OF [F]		24,270.27 SQM
4	PROPOSED GROUND COVERAGE AREA		12,814.37 SQM
5	PROPOSED COVERAGE AREA	COVERAGE AREA / NET SITE AREA FOR GROUND COVERAGE [F] X 100	12814.37 / 60675.68 X100
6	PROPOSED GROUND COVERAGE		21.12%

BLOCK A,B,C,CLUBOUSE COMBINED AREA CALCULATIONS

TOTAL	GROSS AREA (SQM)	CUTOUTS (SQM)	BUILT UP AREA (SQM)	FAR DEDUCTIONS (SQM): PARKING/UG SUMP/OHT/LMR/STAIR CASE HEAD ROOM (SQM)	LIFT CUTOUT (SQM)	TOTAL (SQM)	FAR AREA (SQM)	NUMBER OF UNITS
BLOCK A , B & C , CLUBHOUSE AND BASEMENTS								
LOWER BASEMENT	29754.48	0.00	29754.48	28047.34	187.30	28234.64	1519.84	
UPPER BASEMENT	35528.63	942.17	34586.46	32680.37	246.94	32927.31	1659.15	
GROUND FLOOR	12814.37	785.72	12028.65	293.07	246.95	540.02	11488.63	74
FIRST FLOOR	11908.07	714.35	11193.72	0.00	246.95	246.95	10946.77	74
SECOND FLOOR	11911.34	847.48	11063.86	0.00	246.95	246.95	10816.91	74
THIRD FLOOR	10992.59	708.92	10283.67	0.00	238.56	238.56	10045.11	74
FOURTH FLOOR	11006.65	708.92	10297.73	0.00	238.56	238.56	10059.17	74
FIFTH FLOOR	10992.59	708.92	10283.67	0.00	238.56	238.56	10045.11	74
SIXTH FLOOR	10992.59	708.92	10283.67	0.00	238.56	238.56	10045.11	74
SEVENTH FLOOR	10992.59	708.92	10283.67	0.00	238.56	238.56	10045.11	74
EIGHTH FLOOR	11006.65	708.92	10297.73	0.00	238.56	238.56	10059.17	74
NINTH FLOOR	10992.59	708.92	10283.67	0.00	238.56	238.56	10045.11	74
TENTH FLOOR	10992.59	708.92	10283.67	0.00	238.56	238.56	10045.11	74
ELEVENTH FLOOR	10992.59	708.92	10283.67	0.00	238.56	238.56	10045.11	74
TWELFTH FLOOR	11006.65	708.92	10297.73	0.00	238.56	238.56	10059.17	74
THIRTEENTH FLOOR	10992.59	708.92	10283.67	0.00	238.56	238.56	10045.11	74
FOURTEENTH FLOOR	5593.08	398.04	5195.04	0.00	119.28	119.28	5075.76	41
TERRACE	776.95	62.76	714.19	687.79	8.39	696.18	18.01	
TOTAL	229247.59	11548.64	217698.95	61708.57	3920.92	65635.49	152063.46	1077.00

AREA CALCULATIONS

BASEMENTS	GROSS AREA (SQM)	CUTOUTS (SQM)	BUILT UP AREA (SQM)	FAR DEDUCTIONS (SQM): PARKING/UG SUMP/OHT/LMR/STAIRCASE HEAD ROOM (SQM)	LIFT CUTOUT (SQM)	TOTAL (SQM)	FAR AREA (SQM)
LOWER BASEMENT	29754.48		29754.48	28047.34	187.30	28234.64	1519.84
UPPER BASEMENT	35528.63	942.17	34586.46	32680.37	246.94	32927.31	1659.15
TOTAL	65283.11	942.17	64340.94	60727.71	434.24	61161.95	3178.99

CLUBHOUSE	GROSS AREA (SQM)	CUTOUTS (SQM)	BUILT UP AREA (SQM)	FAR DEDUCTIONS (SQM): PARKING/UG SUMP/OHT/LMR/STAIRCASE HEAD ROOM (SQM)	LIFT CUTOUT (SQM)	TOTAL (SQM)	FAR AREA (SQM)
GROUND FLOOR	1565.91	6.87	1559.04	293.07	8.39	301.46	1257.58
FIRST FLOOR	913.48	3.43	910.05	0.00	8.39	8.39	901.66
SECOND FLOOR	918.75	138.56	780.19	0.00	8.39	8.39	771.80
TERRACE	62.54	5.43	57.11	30.71	8.39	39.10	18.01
TOTAL	3462.68	156.29	3306.39	323.78	33.56	357.34	2949.05

VISITOR'S CENTER	GROSS AREA (SQM)	CUTOUTS (SQM)	BUILT UP AREA (SQM)	FAR DEDUCTIONS (SQM): PARKING/UG SUMP/OHT/LMR/STAIRCASE HEAD ROOM (SQM)	LIFT CUTOUT (SQM)	TOTAL (SQM)	FAR AREA (SQM)
GROUND FLOOR	55.00	0.00	55.00	0.00	0.00	0.00	55.00
TOTAL	55.00	0.00	55.00	0.00	0.00	0.00	55.00

PARKING STATEMENT

SL. NO.	BUILDING TYPE	NUMBER OF UNITS	PARKING REQUIRED	PARKING PROVIDED
	RESIDENTIAL PARKING :			
	TOTAL NUMBER OF UNITS	1077.00		
1	1 car parking (2.5M X 5.0M) for each tenement having area more than 50sqm.	1017.00	1017	
	1 car parking (2.5M X 5.0M) for two tenement having area less than 50sqm.	60	30	
2	RESIDENTIAL PARKING : Clubhouse parking :1 car parking (2.5M X 5.0M) for every 75 sqm of floor area. Number of cars :2949.05/75		40	BASEMENTS01 =743 BASEMENT 02 = 671
	TOTAL NUMBER OF CARS		1087	BASEMENTS=1414
3	Two wheeler parking 25% of car parking 25% X (12.5sqm X 1096 nos.) = 3425 sqm		3396.875	BASEMENTS = 3425 SQM
4	1 Two wheeler parking for every 8 Sqm of 25% of Car Parking Provided	425	425	BASEMENTS = 428Nos

1 LOCATION PLAN
Scale NTS

SCALE 1 : 700

LEGEND

- PLOT BOUNDARY
- BASEMENT LINE
- SETBACK LINE
- RESIDENCIAL BLOCK
- SURVEY LINE
- SURVEY NUMBER (Sy. No 90)
- PARKS
- CIVIC AMENITIES
- VISITOR'S PARKING
- FIRE DRIVEWAY

SITE AREA STATEMENT

Sl.No	Sy no.	Acre	Guntas	Kharab	Conversion Order No.
1	90(p)	0	36	-	KIADB
2	112	2	0	-	ALN DC/SR/25/2007-08
3	113(p)	1	37	-	LCCP/100321/2019
4	123	6	0	-	LCCP/100130/2018
5	128(p)	1	22	-	LCCP/100171/2018
6	130	2	0	-	KIADB
7	161	1	18	-	KIADB
Total		15	33	-	

SANCTIONING AUTHORITY

OWNER'S SIGNATURE

AUTHORISED SIGNATORY
Mr P K MISHRA
M/S SATTVA RESI PVT LTD

ARCHITECT'S SIGNATURE

SANDEEP RAJENDRAN
COA NO. CA/ 2014/ 64377

AEDIUM
CREATE • ENHANCE • SUSTAIN

Bigade Terraces, #11, Cambridge Road, Halasuru Udani Layout, Bengaluru, 560008

PROJECT NAME: VASANTA SKYE

PROPOSED RESIDENTIAL BUIDLING PLAN IN KHATHA NO
4/112-6/128-34/113-45/90/P164-16/123-14/123, @ SY NO. 90 (P), 112, 113(P), 123, 128(P), 130, 161 OF KANNAMANGALA VILLAGE KASABA HOBLI, DEVANAHALLI TALUK, BANGALORE RURAL
DP ARROVAL NO:
B.I.A.A.P.A/TP/DP/L.A.O/15/2024-25 DATED 18-01-2025

PLAN SHOWING SITE PLAN OF BLOCK -A, BLOCK - B, BLOCK - C CLUBHOUSE

SANCTIONING AUTHORITY

BANGALORE INTERNATIONAL AIRPORT AREA PLANNING AUTHORITY
333/1, 1st floor V.J. Complex, Nagondana Halli Main Rd, Devanahalli, Bengaluru, Karnataka 562110

SHEET NO 01 OF 18