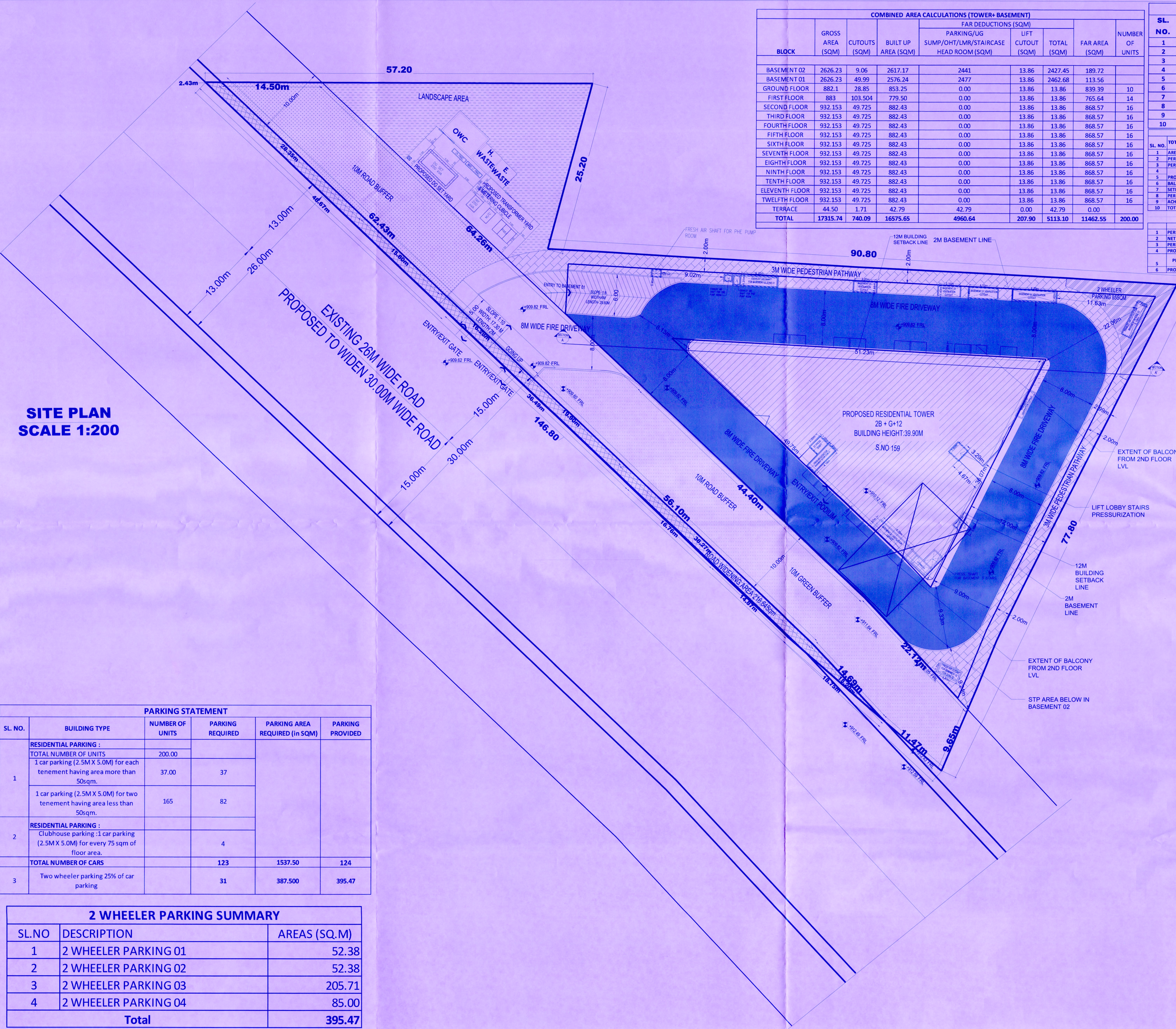




SITE PLAN
SCALE 1:200

PARKING STATEMENT					
SL. NO.	BUILDING TYPE	NUMBER OF UNITS	PARKING REQUIRED	PARKING AREA REQUIRED (in SQM)	PARKING PROVIDED
1	RESIDENTIAL PARKING :				
	TOTAL NUMBER OF UNITS	200.00			
	1 car parking (2.5M X 5.0M) for each tenement having area more than 50sqm.	37.00	37		
2	1 car parking (2.5M X 5.0M) for two tenement having area less than 50sqm.	165	82		
	RESIDENTIAL PARKING :				
	Clubhouse parking :1 car parking (2.5M X 5.0M) for every 75 sqm of floor area.		4		
3	TOTAL NUMBER OF CARS		123	1537.50	124
	Two wheeler parking 25% of car parking		31	387.500	395.47

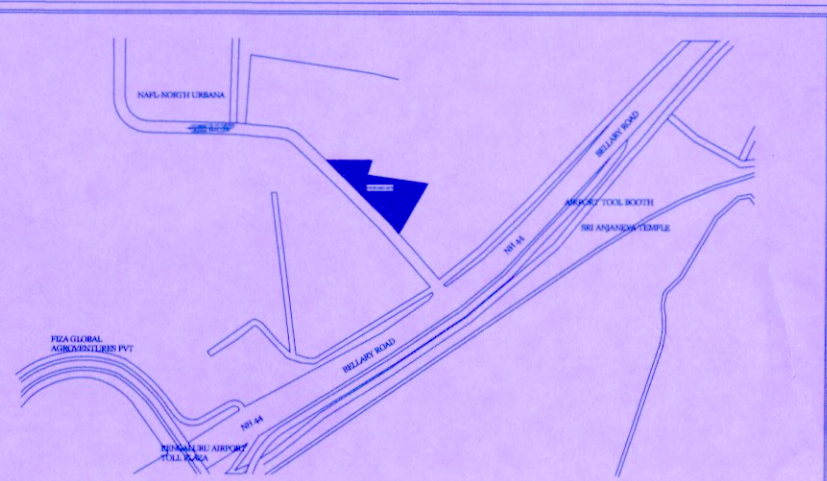
2 WHEELER PARKING SUMMARY		
SL.NO	DESCRIPTION	AREAS (SQ.M)
1	2 WHEELER PARKING 01	52.38
2	2 WHEELER PARKING 02	52.38
3	2 WHEELER PARKING 03	205.71
4	2 WHEELER PARKING 04	85.00
Total		395.47

COMBINED AREA CALCULATIONS (TOWER+ BASEMENT)							
BLOCK	GROSS AREA (SQM)	CUTOOUTS (SQM)	BUILT UP AREA (SQM)	FAR DEDUCTIONS (SQM)		FAR AREA (SQM)	NUMBER OF UNITS
				PARKING/UG SUMP/OHT/LMR/STAIRCASE HEAD ROOM (SQM)	LIFT CUTOUT (SQM)		
BASEMENT 02	2626.23	9.06	2617.17	2441	13.86	2427.45	189.72
BASEMENT 01	2626.23	49.99	2576.24	2477	13.86	2462.68	113.56
GROUND FLOOR	882.1	28.85	853.25	0.00	13.86	839.39	10
FIRST FLOOR	883	103.504	779.50	0.00	13.86	765.64	14
SECOND FLOOR	932.153	49.725	882.43	0.00	13.86	868.57	16
THIRD FLOOR	932.153	49.725	882.43	0.00	13.86	868.57	16
FOURTH FLOOR	932.153	49.725	882.43	0.00	13.86	868.57	16
FIFTH FLOOR	932.153	49.725	882.43	0.00	13.86	868.57	16
SIXTH FLOOR	932.153	49.725	882.43	0.00	13.86	868.57	16
SEVENTH FLOOR	932.153	49.725	882.43	0.00	13.86	868.57	16
EIGHTH FLOOR	932.153	49.725	882.43	0.00	13.86	868.57	16
NINTH FLOOR	932.153	49.725	882.43	0.00	13.86	868.57	16
TENTH FLOOR	932.153	49.725	882.43	0.00	13.86	868.57	16
ELEVENTH FLOOR	932.153	49.725	882.43	0.00	13.86	868.57	16
TWELFTH FLOOR	932.153	49.725	882.43	0.00	13.86	868.57	16
TERRACE	44.50	1.71	42.79	42.79	0.00	0.00	
TOTAL	17315.74	740.09	16575.65	4960.64	207.90	5113.10	200.00

SUMMARY OF AREA STATEMENT			
SL. NO.	DESCRIPTION	AS PER ZONING	AS PER DRAWING
1	TOTAL SITE AREA IN SQM(1-A 11G)		5,159.73
2	AREA UNDER ROADD WIDENING		216.64
3	NET PLOT AREA IN SQM		4,943.09
4	COVERAGE AREA IN SQM (40%)	1,977.24	882.10
5	COVERAGE	40.00%	17.85%
6	FAR	2.25	2.222
7	PERMISSIBLE FAR AREA	11,609.42	
8	ACHIEVED FAR AREA		11,462.55
9	SETBACKS	12M	12M
10	NUMBER OF UNITS	-	200.00

AREA STATEMENT			
SL. NO.	DESCRIPTION	1 Acres 11 Guntas	SQM
1	TOTAL SITE AREA (A)	5,159.73	
2	AREA UNDER ROAD WIDENING (B)	216.64	
3	PERMISSIBLE FAR AREA	2.25	
4	PROPOSED FAR AREA	11,609.39	
5	PROPOSED FAR AREA SITE AREA	5,159.73	
6	BALANCE FAR AREA	146.84	
7	SETBACKS PROVIDED ON ALL SIDES	12.00	
8	PERMISSIBLE HEIGHT OF BUILDING AS PER AA1	50.8	
9	ACHIEVED HEIGHT OF BUILDING	39.9	
10	TOTAL UNITS ACHIEVED	200	

GROUND COVERAGE STATEMENT			
SL. NO.	DESCRIPTION	40%	SQM
1	PERMISSIBLE GROUND COVERAGE	4,943.09	
2	NET SITE AREA FOR GROUND COVERAGE [C=A-(B+C)]	1,977.24	
3	PERMISSIBLE GROUND COVERAGE AREA - 40% OF [C]	882.10	
4	PROPOSED GROUND COVERAGE AREA	882.10	
5	PROPOSED COVERAGE AREA	4942.99	
6	PROPOSED GROUND COVERAGE	17.85%	



1 LOCATION PLAN
Scale: NTS



LEGEND

	PLOT BOUNDARY
	BASEMENT LINE
	SETBACK LINE
	RESIDENTIAL BLOCK
	SURVEY LINE
	SURVEY NUMBER
	PARKS
	3M WIDE PEDESTRIAN PATHWAY
	2WHEELER PARKING
	FIRE DRIVEWAY

CONVERSION ORDER DETAILS

DETAILS OF AREA AS PER Sy No.				
Sy No.	VILLAGE	ACRE	GUNTAS	CONVERSION ORDER No
159	KANAMANGALA	2.00	0.00	LCCP10082/2018
TOTAL		2.00	0.00	

BASEMENT AREA CALCULATIONS							
BASEMENTS	GROSS AREA (SQM)	CUTOOUTS (SQM)	BUILT UP AREA (SQM)	FAR DEDUCTIONS (SQM)		FAR AREA (SQM)	NUMBER OF UNITS
				PARKING/UG SUMP/OHT/LMR/STAIRCASE HEAD ROOM (SQM)	LIFT CUTOUT (SQM)		
BASEMENT 02	2626.23	9.06	2617.17	2441	13.86	2427.45	189.72
BASEMENT 01	2626.23	49.99	2576.24	2477	13.86	2462.68	113.56
TOTAL	5252.46	59.05	5193.41	4918.85	27.72	4890.13	303.28

TOWER AREA CALCULATIONS							
BLOCK	GROSS AREA (SQM)	CUTOOUTS (SQM)	BUILT UP AREA (SQM)	FAR DEDUCTIONS (SQM)		FAR AREA (SQM)	NUMBER OF UNITS
				PARKING/UG SUMP/OHT/LMR/STAIRCASE HEAD ROOM (SQM)	LIFT CUTOUT (SQM)		
GROUND FLOOR	882.1	28.85	853.25	0.00	13.86	839.39	10
FIRST FLOOR	883	103.504	779.50	0.00	13.86	765.64	14
SECOND FLOOR	932.153	49.725	882.43	0.00	13.86	868.57	16
THIRD FLOOR	932.153	49.725	882.43	0.00	13.86	868.57	16
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ELEVENTH FLOOR	932.153	49.725	882.43	0.00	13.86	868.57	16
TWELFTH FLOOR	932.153	49.725	882.43	0.00	13.86	868.57	16
TERRACE	44.50	1.71	42.79	42.79	0.00	0.00	
TOTAL	12063.28	681.04	11382.24	42.79	180.18	222.97	200.00

SANCTIONING AUTHORITY

ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನೆ ಕಾಯ್ದೆ 1961 ರ ಕಲಂ 15 (1) ರನ್ವಯ ಇವುಗಳ ಪ್ರಕಾರವಾಗಿ ಪಟ್ಟಿ ಸಂಖ್ಯೆ : ಬಿಎಎಂಎಂ/ಟಿ/ಎಂ. 1333/2024/24 ರಿಂದ ದಿನಾಂಕ : 06-11-2024 ವರೆಗೆ ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ ಪ್ರಾರಂಭಿಕ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ನೀಡಲಾಗಿರುತ್ತದೆ. ಪರವಾಗಿರುವವರು ಸ್ವೀಕರಣ ಸಂಸ್ಥೆಯಿಂದ ಪಡೆಯಬೇಕು.

ಸಹಾಯಕ ಕಾರ್ಯದರ್ಶಿ,
ಬೆಂಗಳೂರು ಅಂತರಾಷ್ಟ್ರೀಯ ವಿಮಾನ ನಿಲ್ದಾಣ ಪ್ರದೇಶ ಯೋಜನೆ ಪ್ರಾಧಿಕಾರ,
ಬೆಂಗಳೂರು.

OWNER'S SIGNATURE

Mr. P K MISHRA
M/S SATTVA RESI PVT LTD

ARCHITECT'S SIGNATURE

SANDEEP RAJENDRAN
COA NO. CA/ 2014/ 64377

AEDIUM
CREATE • ENHANCE • SUSTAIN

PROJECT NAME: Vasantha Cove

PROPOSED RESIDENTIAL BUILDING PLAN AT SY NO. 159 (P) OF KANAMANGALA VILLAGE KASABA HOBLI, DEVANAHALI TALUK, BANGALORE RURAL OF KHATHA NO :150300200400121896 SINGLE PLOT APPROVAL NO : BIAAPATPIS.PILAO/116/24-25/25-26DATED 05-08-2025 PLAN SHOWING SITE PLAN

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 09