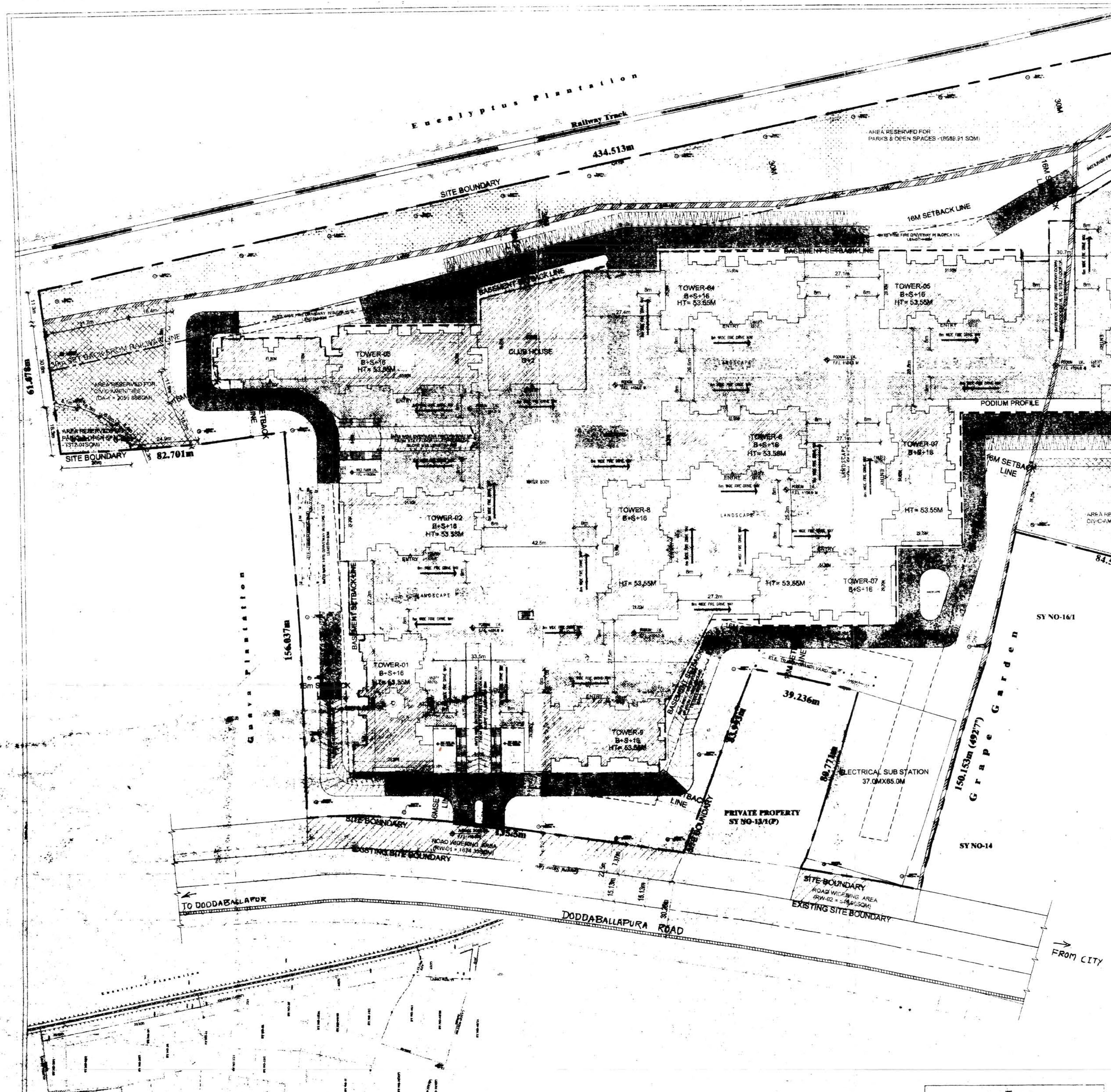
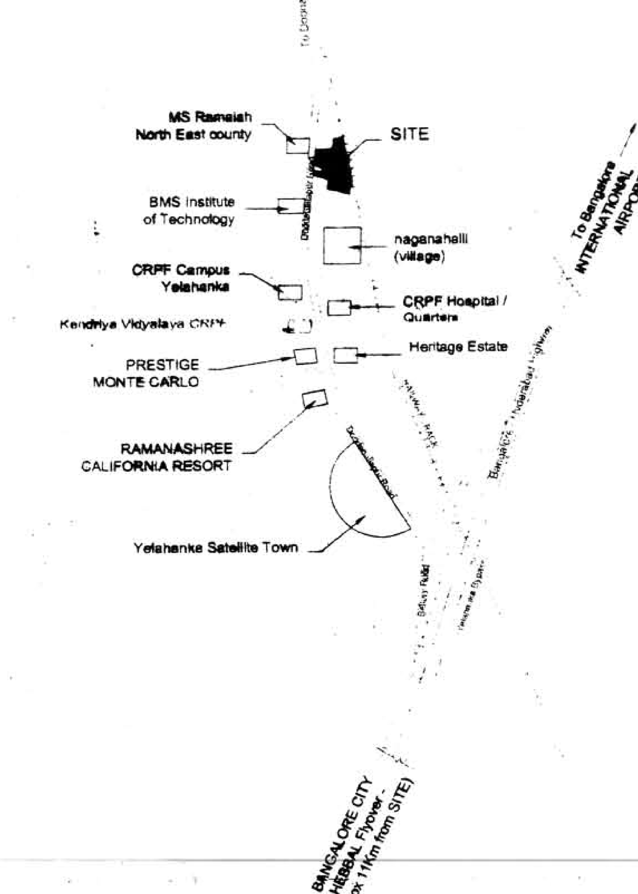
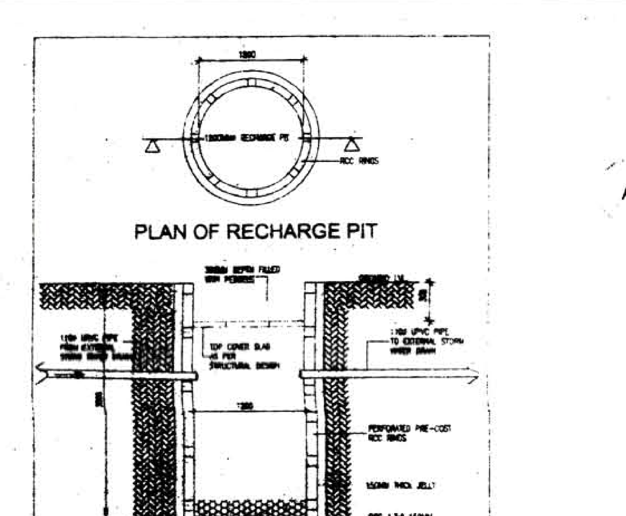




A **LOCATION PLAN**
SCALE - 1:NTS

B SURVEY PLAN



TYPICAL RAIN WATER RECHARGE PIT

UNIT CALCULATION

UNIT TYPE	TYPE - A	TYPE - B	TYPE - C	TYPE - D	TYPE - E	TYPE - F	TYPE - G	TOWER - WISE TOTAL
	1 BED	1 BED	1 BED	2 BED	2 BED	2.5 BED	3 BED	
	46.52 sqm	50.60 sqm	53.87 sqm	98.41 sqm	100.81 sqm	105.35 sqm	131.85 sqm	
TOWER NO	UNIT Nos.	UNIT Nos.	UNIT Nos.	UNIT Nos.	UNIT Nos.	UNIT Nos.	UNIT Nos.	
01	0	0	4	4	56	32	32	128
02	0	0	4	4	56	32	32	128
03	64	64	4	12	112	0	0	256
04	0	0	4	4	56	32	32	128
05	0	0	4	4	56	32	32	128
06	0	0	8	8	128	72	72	288
07	0	0	8	8	112	64	64	256
08	0	0	8	8	112	64	64	256
09	0	0	4	4	56	32	32	128
TOTAL	64	64	48	56	744	360	360	
TOTAL NUMBER OF UNITS =								1696.00

STATEMENT FOR PARK & OPEN SPACES
REQ 10% OF = 8837.32 SQM

PART NO	AREA IN m^2
PART - P1	8589.91
PART - P2	312.10
TOTAL SQM	8901.92
TOTAL PROVIDED	10.07%

STATEMENT FOR CIVIC AMENITIES
REQ 5% OF = 4418.66 SQM

PART NO	AREA IN SQM
CA-1	2059.88
CA-2	[illegible]
TOTAL SQM	[illegible]
[illegible]	[illegible]

AREA STATEMENT

SITE AREA	= 89,688.46 SQM = 22 acres, 8.5 guntas
KHARAB LAND	= 1,315.23 SQM = 13 guntas
SITE AREA (AFTER DEDUCYING KHARAB LAND)	= 88,373.23 SQM = 21 acres, 33.5 guntas
AREA TO BE RESERVED FOR CIVIC AMENITIES @ 5% OF PLOT AREA	= 4,418.66 SQM
AREA PROVIDED FOR CIVIC AMENITIES	
CA-1	= 2,059.88
CA-2	2358.78
TOTAL	4418.66 = 5.00 %
NET PLOT AREA AVAILABLE FOR DEVELOPMENT	= 88,373.23 - 4418.66 = 83,954.57 SQM
PARK & OPEN SPACES TO BE RESERVED @ 10% OF PLOT AREA	= 8,837.32 SQM = 95,124.12 SQ FT
PARK & OPEN SPACES PROVIDED	= 8,901.92 SQM = 10.07 %
SITE AREA CONSIDERED FOR FAR CALCULATION (95% OF NET SITE AREA AFTER DEDUCTION OF KHARAB LAND)	= 83,954.57 SQM
PERMISSIBLE F.A.R	= 2.5
ACHIEVED F.A.R = 2,09,685.45 / 83,954.57	= 2.497
PERMISSIBLE F.A.R AREA	= 2,09,886.42 SQM.
ACHIEVED F.A.R AREA	= 2,09,685.45 SQM.
AREA LEFT FOR ROAD WIDENING = (RW-01 + RW-02) = 1674.33 + 549.90 =	= 2,224.23 SQM.
PERMISSIBLE GROUND COVERAGE	= 55 %
ACHIEVED GROUND COVERAGE	= 16.02 %
PERMISSIBLE GROUND COVERAGE AREA	= 47,381.95 SQM.
ACHIEVED GROUND COVERAGE AREA	= 13,801.33 SQM.

HEIGHT OF THE BUILDING
TOP OF OVERHEAD TANK = 64.65m
TOP OF TERRACE FLOOR SLAB = 59.65m

SETBACKS
MINIMUM SETBACK REQUIRED = 16.00 M
MINIMUM SETBACK PROVIDED = 16.00 M

TOTAL ACHIEVED F.A.R AREA	= 2,09,685.45 SQm
BALANCE F.A.R AREA	= 200.97 SQm
ACHIEVED F.A.R = TOTAL F.A.R AREA / SITE AREA = 2,09,685.45 / 83,954.57	= 2.497
ACHIEVED F.A.R	= 2.497

GROUND COVERAGE STATEMENT

AREA OF PLOT = (AFTER DEDUCTION OF KHARAB LAND & ROAD WIDENING) = 89,688.46 - (1,315.23 + 2,224.23)	= 86,149.00 SQM
PERMISSIBLE GROUND COVERAGE	= 55%
PERMISSIBLE COVERAGE AREA	= 47,381.95 SQm
ACHIEVED GROUND COVERAGE AREA	= 13,801.33 SQm.
ACHIEVED COVERAGE = COVERAGE AREA / SITE AREA X 100	= 13,801.33 / 86,149.00 X 100
ACHIEVED GROUND COVERAGE	= 16.02 %

PARKING STATEMENT

PARKING REQUIRED FOR RESIDENTIAL BUILDING
TOTAL NUMBER OF CAR-PARKS REQUIRED AT THE RATE OF 1 CAR PARK PER DWELLING UNITS ABOVE 50 SQM TO 150 SQM.ADDITIONAL 1 CAR PARK FOR PART THEREOF, WHEN IT IS MORE THAN 50% OF THE PRESCRIBED LIMIT. 10% ADDITONAL FOR VISITORS.

TOTAL NUMBER OF UNITS PROPOSED :	= 1632 units
NO OF CARPARKS REQUIRED	= 1632 Nos
10% VISITORS PARKING :	= 163 Nos
CLUB HOUSE: = 50sqm / CAR = 3250 / 50	= 65 Nos
TOTAL CAR PARKS REQUIRED:	= 1,860 Nos

PARKING PROVIDED :

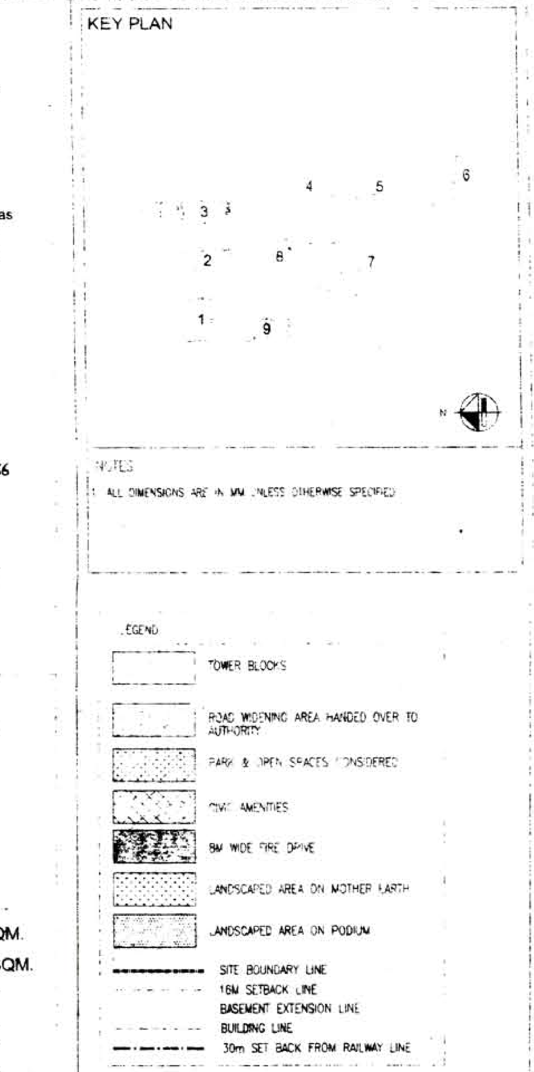
SL.NO.	CAR-PARKS	NUMBERS
1	BASEMENT FLOOR	950
2	STILT FLOOR	852
3	SURFACE	163

TOTAL PARKING PROVIDED: 1,965 nos

FLOOR	GROSS (BUILT UP AREA in m^2) G	SHAFT (DEDUCTION) S	CUT OUT (DEDUCTION) C	BUILT UP AREA B=G-(S+C)	LFT (FAR DEDUCTION) L	TERRACE (FAR DEDUCTION) R	FAR AREA F=B-(L+R)
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	243.36	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	243.36	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
SUB TOTAL	230852.18	6987.39	16865.59	206999.20	3968.64	1358.15	201672.41

BASEMENTS & STILT
FAR AREA CALCULATION

FLOOR	GROSS (BUILT UP AREA in m^2) G	SHAFT (DEDUCTION) S	CUT OUT (DEDUCTION) C	BUILT UP AREA B=G-(S+C)	LFT (FAR DEDUCTION) L	PARK (FAR DEDUCTION) P	FAR AREA F=B-(L+P)
STILT FLOOR	[illegible]	[illegible]	[illegible]	[illegible]	243.36	[illegible]	[illegible]
BASEMENT FLOOR	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]
SUB TOTAL	88310.00	83.37	666.75	87560.88	243.36	82564.48	4763.04
CLUB HOUSE	3250			3250			3250
GRAND TOTAL	[illegible]	[illegible]	[illegible]	[illegible]	4212.00	[illegible]	[illegible]



CLIENT
PRESTIGE GROUP

OWNERS SIGNATURE
G.P.A HOLDER

ARCHITECTS SIGNATURE
TILAK THOMAS
(B.C.C/B.L/3.2.3/A-972/2001-2002)

PROJECT TITLE
RESIDENTIAL BUILDING ON SY.NO-11,12,13/1,13/2,13/3,16/2,17,18,19/1A, 19/1B,19/2,20,21,22/1,22/2,23/1,23/2,23/3, 24,25, 26/2A,26/2B,26/2C,26/3,26/4, 26/5A,26/5B, 28/1,28/2,28/3,29,30,31, 32/1,32/2,45,46/1,48/2B,SITUATED @ AVALAHALLI VILLAGE,YELAHANKA HOBLI, DODDABALAPUR ROAD, BANGALORE.

DRAWING TITLE	SHEET NO 1 of 1
DEVELOPMENT PLAN	DWG NO AS-101
	DATE 12-06-2013

	NAME	SCALE	ORIENTATION
CHKD	SA	1:600	N
DEALT	SA		
DRAWN	AKR		

DEVELOPMENT PLAN

ARCHITECTS:
THOMAS ASSOCIATES ARCHITECTS