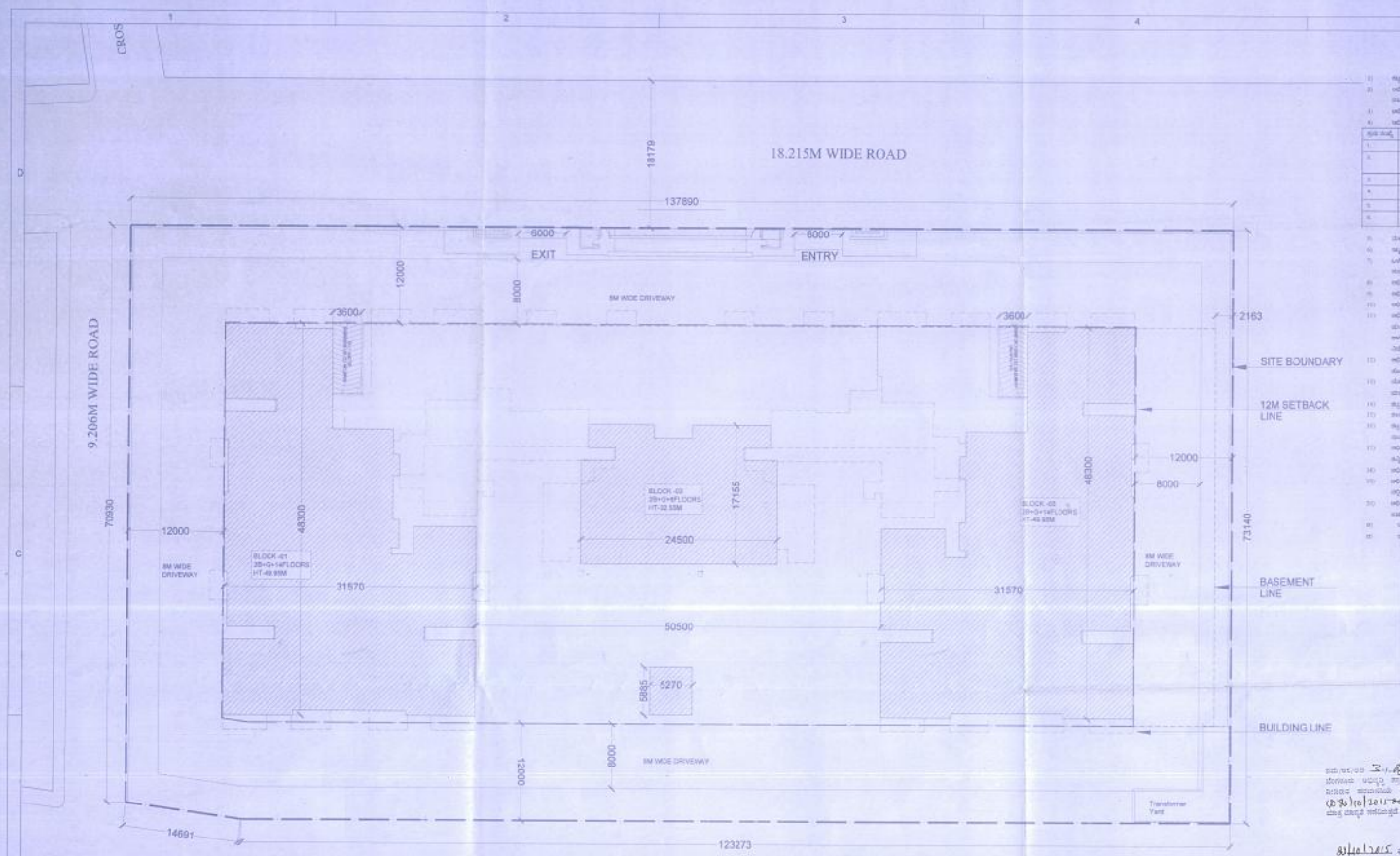

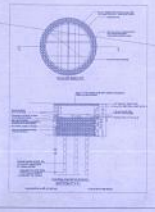

LOCATION PLAN

KEY PLAN/LOCATION

G:CORP RESIDENCES (BLOCKWISE AREA STATEMENT)

Name of floor	BLOCK A							Name of floor	BLOCK B							Name of floor	BLOCK C						
	Total BUArea [sqm]	Duct Deduction [sqm]	Lift M/C Deduction [sqm]	Lift Duct Deduction [sqm]	Void Deduction [sqm]	FAR Area [sqm]	Number of Tenements		Total BUArea [sqm]	Duct Deduction [sqm]	Lift M/C Deduction [sqm]	Lift Duct Deduction [sqm]	Void Deduction [sqm]	FAR Area [sqm]	Number of Tenements		Total BUArea [sqm]	Duct Deduction [sqm]	Lift M/C Deduction [sqm]	Lift Duct Deduction [sqm]	Void Deduction [sqm]	FAR Area [sqm]	Number of Tenements
Ground Floor	1104.21	33.07	-	28.57	55.16	987.41	5	Ground Floor	425.84	29.43		24.25	0	372.16	0	Ground Floor	1104.21	33.07		28.57	55.16	987.41	5
1st Floor	1221.80	36.40	-	28.57	57.85	1098.98	7	1st Floor	428.31	23.62		24.25	0	380.24	2	1st Floor	1221.80	36.40		28.57	57.85	1098.98	7
2nd Floor	1270.44	36.71	-	28.57	65.01	1140.15	7	2nd Floor	1003.47	32.15		24.25	64.99	882.08	6	2nd Floor	1270.44	36.71		28.57	65.01	1140.15	7
3rd Floor	1448.96	40.05	-	28.57	82.71	1297.63	7	3rd Floor	1003.47	32.15		24.25	64.99	882.08	6	3rd Floor	1448.96	40.05		28.57	82.71	1297.63	7
4th Floor	1279.76	36.71	-	28.57	65.99	1148.49	7	4th Floor	1003.47	32.15		24.25	64.99	882.08	6	4th Floor	1279.76	36.71		28.57	65.99	1148.49	7
5th Floor	1268.08	36.71	-	28.57	65.12	1137.68	7	5th Floor	1003.47	32.15		24.25	64.99	882.08	6	5th Floor	1268.08	36.71		28.57	65.12	1137.68	7
6th Floor	1448.96	40.05	-	28.57	82.71	1297.63	7	6th Floor	1003.47	32.15		24.25	64.99	882.08	6	6th Floor	1448.96	40.05		28.57	82.71	1297.63	7
7th Floor	983.24	32.43	-	28.57	69.63	852.61	5	7th Floor	1003.47	32.15		24.25	64.99	882.08	6	7th Floor	1275.12	36.71		28.57	65.99	1143.85	7
8th Floor	782.69	30.13	-	28.57	49.72	674.27	4	8th Floor	343.13	20.31	0	24.25	0	298.57	0	8th Floor	782.69	30.13		28.57	49.72	674.27	4
9th Floor	853.37	32.35	-	28.57	85.30	707.15	4	9th Floor	161.37	0	161.37	0	0	0.00	0	9th Floor	853.37	32.35		28.57	85.3	707.15	4
10th Floor	1378.39	34.73	-	28.57	88.09	1227.00	8	10th Floor	0	0	0	0	0	0.00	0	10th Floor	1378.39	34.73		28.57	88.09	1227.00	8
11th Floor	1485.72	36.02	-	28.57	85.58	1335.55	8	11th Floor	0	0	0	0	0	0.00	0	11th Floor	1485.72	36.02		28.57	85.58	1335.55	8
12th Floor	1465.66	36.99	-	28.57	126.45	1273.65	8	12th Floor	0	0	0	0	0	0.00	0	12th Floor	1465.66	36.99		28.57	126.45	1273.65	8
13th Floor	1369	34.73	-	28.57	88.09	1217.61	8	13th Floor	0	0	0	0	0	0.00	0	13th Floor	1369	34.73		28.57	88.09	1217.61	8
14th Floor	1581.78	35.94	-	28.57	111.44	1405.83	6	14th Floor	0	0	0	0	0	0.00	0	14th Floor	915.45	26.21		28.57	72.04	788.63	4
Terrace Floor	0	0	-	-	0	-	0	Terrace Floor	0	0			0	0.00	0	Terrace Floor	0	0		-	0	0	0
Total	18942.06	533.02		428.55	1176.85	16801.63	98	Total	7339.47	266.46	161.37	218.25	389.94	6343.45	38	Total	18567.63	527.57		428.55	1135.81	16475.68	98

Area Statement

Name of Floor	Total							Number of Tenements
	Total BUArea [sqm]	Duct Deduction [sqm]	Lift M/C Deduction [sqm]	Lift Duct Deduction [sqm]	Void Deduction [sqm]	PARKING	FAR Area [sqm]	
Basement 02	6075.39	83.07		81.39		1630.57	300.37	0
Basement 01	6075.39	188.87		81.39		1546.27	258.87	0
Ground Floor	2634.26	85.57	0	81.39	139.32		2346.96	30
1st Floor	2873.81	96.63	0	81.39	113.7		2578.09	16
2nd Floor	3044.35	105.57	0	81.39	185.03		2562.36	20
3rd Floor	3901.39	112.23	0	81.39	230.43		3477.34	20
4th Floor	3562.89	105.57	0	81.39	196.97		3179.06	20
5th Floor	3539.63	105.57	0	81.39	195.23		3157.44	20
6th Floor	3901.39	112.23	0	81.39	230.43		3477.34	20
7th Floor	3261.83	101.29	0	81.39	200.63		2878.54	18
8th Floor	1808.51	80.57	0	81.39	99.44		1647.11	8
9th Floor	1868.11	64.7	161.37	57.14	170.8		1414.30	8
10th Floor	2756.78	69.46	0	57.14	176.18		2454.00	16
11th Floor	2971.44	72.04	0	57.14	171.16		2671.10	16
12th Floor	2931.32	73.98	0	57.14	252.9		2547.30	16
13th Floor	2738.00	69.46	0	57.14	176.18		2435.22	16
14th Floor	2497.23	62.15	0	57.14	183.48		2194.46	10
Terrace Floor	130.00	0	130		0		0.00	0
Total	44889.14		0			3176.84	40180.00	294

SITE AREA: 10046.53 SQM

FAR		COVERAGE		HEIGHT		CAR		TENEMENTS
ALLOWED	ACHIEVED	ALLOWED	ACHIEVED	ALLOWED	ACHIEVED	REQUIRED	PROVIDED	
2.5 + TDR- 4.00	3.999	60 %	26.22 %	###	49.95M	280	462	234

AREA STATEMENT

Plot Area		10046.53 Sqmt
Ground Coverage Allowed		60%
	=	6027.92
Ground Coverage Achieved	=	2634.26
	=	26.22% < 60%
FAR Allowed	=	2.50
TDR Allowed	=	60%
FAR + TDR Allowed	=	4.00
Total FAR Achieved	=	40180.00 Sqmt
	=	3.999<4.00
Parking		
Total Nos. Residential Units Prov. Of to 14th Floor	=	234 Nos.
Units over 90 Sqmt below 250 Sqmt	=	111 Nos.
1 Cars/ 1 unit, cars required	=	111 Nos.
Units over 250 Sqmt below 225 Sqmt	=	93 Nos.
1 Cars/ 1 unit, cars required	=	93 Nos.
Units over 225 Sqmt	=	30 Nos.
2 Cars/ 1 unit, cars required	=	45 Nos.
10% visitors parking	=	123+93+45 = 264 cars
	=	264
	=	10
	=	25.4 say 26 cars
Total Cars required	=	123+93+45+26
	=	280 Nos.
Total Cars Provided		
Basement - 1 Floor	=	246 Nos.
Basement - 2 Floor	=	216 Nos.
Total	=	462 Nos.

F.A.R., TDR AND SETBACK CALCULATION

Land Area	=	10046.53 Sqmt
F.A.R Allowed	=	2.5
F.A.R. area on Road	=	251.16 Sqmt
TDR Loading Allowed	=	60%
	=	15069.80 Sqmt
Total F.A.R. + TDR allowed	=	40186.12 Sqmt
Total F.A.R. + TDR Consumed	=	40180.00 Sqmt
SETBACK CALCULATION		
F.A.R Area	=	251.16 Sq.mts
Consumed in	=	18 + 14 + 7 Lift
Height of the building	=	49.95 mt.
Setback required	=	9 mt.
TDR Area	=	15069.80 Sqmt
Consumed in	=	4th Floor to 14th Floor
Total FAR & TDR consumed	=	40180.00 Sqmt Less than 40186.12 Sqmt
Total height of the building	=	49.95 mt.
Setback required	=	14 mt.
Setback relaxation @ 50% of the incremental height	=	3.5 mt.
Therefore setback required	=	9mt + 3.5 mt
	=	12.50 mt.
Setback Provided	=	12.50 mt.

BDA
SANCTION DRAWING

SITE PLAN

OWNER'S SIGNATURE

G: CORP SPACES PRIVATE LIMITED
21/19, CRAIG PARK LAYOUT,
OFF M.G ROAD,
BANGALORE- 560001

ARCHITECT'S SIGNATURE

PADMAJA KRISHNA PRASAD
NO.BOC/BL-3-23/A-473/91-92
FOR A & A ARCHITECTS AND PLANNERS (P) LTD,

1199, 39th Main, 6th 'T'Block, Jayanagar, Bangalore 560041, India
Ph:080 26483535, Fax:08026644000 Email:architects@vsnl.net

DESIGN CONSULTANTS :
ANDY FISHER WORKSHOP

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2, Alexandra Road, #03-04, Delta House,
Singapore 159919
T +65 6272 1491 F +65 6471 1660
www.afworkshop.com

PROJECT

PROPOSED RESIDENTIAL APARTMENTS
AT SITE NO. 101-112,
Shanthi Nagar House Building Cooperative Societies layout (SHBCS)
Srinivagalu Amanikere, Begur Hobli,
Bangalore -94

PROJECT NUMBER:
SCALE: 1:200
DRAWN BY:
CHECKED BY:
FILENAME: