SITE PLAN

PRIVATE PROPERTY
Sy. No.157

97.80M

PROPOSED 15M WIDE CDP ROAD
AREA-759.03 SQ.M

15.00M
7.50M
7.50M
23.54M

FINISHED GROUND LVL
(LVL ± 0.00M)

8.00M WIDE EXIT

C

8.00M WIDE DRIVEWAY
(LVL ± 0.00M)

13.00

UG SUMP

FINISHED GROUND LVL
(LVL ± 0.00M)

13.00M SET-BACK LINE

BASEMENT LINE

STAIRCASE HEADROOM

TERRACE OF BASEMENT LVL
(LVL 0.00M)

8.00M WIDE DRIVEWAY
(LVL ± 0.00M)

13.00M SET-BACK LINE

8.00M WIDE DRIVEWAY
(LVL ± 0.00M)

WING-B
Ht. Of The Building = 42.60M

2.00

TRANSFORMER YARD

TERRACE OF BASEMENT LVL
(LVL 0.00M)

WING-C
Ht. Of The Building = 42.60M

8.00M WIDE DRIVEWAY
(LVL ± 0.00M)

13.00

PRIVATE PROPERTY
Sy. No.16

223.10M

14.03M

WING-A
Ht. Of The Building = 42.60M

22.87M

TERRACE OF BASEMENT LVL
(LVL 0.00M)

WING-D
Ht. Of The Building = 42.60M

TERRACE OF BASEMENT LVL
(LVL 0.00M)

39.54M

DECK AREA

STAIRCASE HEADROOM

DECK AREA

SWIMMING POOL
(DEPTH -1.20 M)

DECK AREA

CLUB-HOUSE
(G+2 FLOORS)
(UN LEVEL TERRACE OF CLUB HOUSE @ +15.60M LVL)

TERRACE OF CLUB-HOUSE @ + 15.60M LVL

TERRACE OF BASEMENT LVL
(LVL 0.00M)

25.17M

24.61M

TERRACE OF CLUB-HOUSE @ + 15.60M LVL

TERRACE OF BASEMENT LVL
(LVL 0.00M)

22.87M

WING-E
Ht. Of The Building = 42.60M

WING-F
Ht. Of The Building = 42.60M

WING-G
Ht. Of The Building = 42.60M

8.00M WIDE DRIVEWAY
(LVL ± 0.00M)

8.04M

TERRACE OF BASEMENT LVL
(LVL 0.00M)

8.00M WIDE DRIVEWAY
(LVL ± 0.00M)

13.00M SET-BACK LINE

17.55M

13.00

TERRACE OF BASEMENT LVL
(LVL 0.00M)

STP

STAIRCASE HEADROOM

ORGANIC CONVERTER

22.92M

13.00

FINISHED GROUND LVL
(LVL ± 0.00M)

8.00M WIDE DRIVEWAY
(LVL ± 0.00M)

C'

100.80M

PRIVATE PROPERTY
Sy. No. 160/2

18.40M

9.70M

PRIVATE PROPERTY
Sy. No.16

174.11M

To Bagalur

EXISTING DRAIN

EXISTING HENNUR-BAGALUR MAIN ROAD (24.90M TO BE WIDENED TO 45.0M AS PER RMP-2015
C/L of the existing road

22.50M
22.50M
45.00M

EXISTING DRAIN

12.45M
12.45M
24.90M

PRIVATE PROPERTY

BOUNDARY LINE

BASEMENT EXTENT

SETBACK LINE

BUILDING LINE

TRANSFORMER YARD

28.556m (93'8")

24.17m WIDE EXISTING APPROACH ROAD

8.00 M WIDE ENTRY

8.00 M WIDE EXIT

14.09M

13.00

13.00M SET-BACK LINE

FINISHED GROUND LVL
(LVL ± 0.00M)

EXISTING DRAIN

EXISTING SERVICE ROAD

To Hennur Cross

BDA APPROVED LAYOUT
Sy. No. 16/P25

14.11M

Existing Village Road

6.58M

ನಮ್ಮ/ಆಸ/ಆಅ ಶ/TAB/ಲಿಖ/...12.../20.15...2014
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ಪಶ್ಚಿಮ
ನೀಡಿರುವ ಪರವಾನಗಿಯು ದಿನಾಂಕ: ಪರ್ಯಾಂತ ಅವಧಿಗೆ
(16-7-2015 ರಿಂದ 15-7-2017)
ಮಾತ್ರ ಮಾನ್ಯತೆ ಹೊಂದಿರುತ್ತದೆ.

ಅಧಿಕೃತ ಸಹಿದಾರರು
16-7-15 ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಪಶ್ಚಿಮ ವಿಭಾಗ.

AREA STATEMENT (TOWER)						
FLOOR	GROSS AREA	DEDUCTION	BU AREA	NON-F.A.R AREA	F.A.R AREA	No. OF UNITS
LOWER BASEMENT FL	9360.26	16.146	9276.114	9000.014	276.10	----
UPPER BASEMENT FL	13477.42	21.536	13455.882	13081.232	374.66	----
GROUND FL	4729.567	88.881	4337.293	80.000	4257.325	28
1ST FL	3986.544	21.528	3975.016	80.000	3895.016	32
2ND FL	4057.795	21.528	4036.267	80.000	3956.267	32
3RD FL	4057.795	21.528	4036.267	80.000	3956.267	32
4TH FL	4057.795	21.528	4036.267	80.000	3956.267	32
5TH FL	4057.795	21.528	4036.267	80.000	3956.267	32
6TH FL	4057.795	21.528	4036.267	80.000	3956.267	32
7TH FL	4057.795	21.528	4036.267	80.000	3956.267	32
8TH FL	4057.795	21.528	4036.267	80.000	3956.267	32
9TH FL	4057.795	21.528	4036.267	80.000	3956.267	32
10TH FL	4057.795	21.528	4036.267	80.000	3956.267	32
11TH FL	4113.336	21.528	4091.808	80.000	4011.808	32
12TH FL	4113.336	21.528	4091.808	80.000	4011.808	32
13TH FL	4113.336	21.528	4091.808	80.000	4011.808	32
TERRACE FL	274.008	----	274.008	274.008	----	----
TOTAL	90962.267	339.359	90622.908	23431.946	67190.962	444

AREA STATEMENT (CLUB HOUSE)						
FLOOR	GROSS AREA	DEDUCTION	BU AREA	NON-F.A.R AREA	F.A.R AREA	
GROUND FL	717.808	00.000	717.808	5.725	712.131	
1ST FL	00.00	00.000	00.00	0.00	00.00	
2ND FL	798.824	233.367	565.457	5.725	527.732	
3RD FL	798.824	00.000	798.824	5.725	781.099	
4TH FL	28.068	00.000	28.068	5.725	22.343	
TERRACE FL	28.068	00.000	28.068	28.068	00.000	
TOTAL	2357.840	233.367	2674.225	50.968	2023.305	

AREA STATEMENT (COMBINED)						
FLOOR	GROSS AREA	DEDUCTION	BU AREA	NON-F.A.R AREA	F.A.R AREA	No. OF UNITS
LOWER BASEMENT FL	9360.26	16.146	9276.114	9000.014	276.10	----
UPPER BASEMENT FL	13477.42	21.536	13455.882	13081.232	374.66	----
GROUND FL (incl. Club House)	4446.823	88.881	4345.362	85.725	4259.636	28
1ST FL (incl. Club House)	3986.544	21.528	3975.016	80.000	3895.016	32
2ND FL (incl. Club House)	4824.620	254.886	4569.732	85.725	4484.007	32
3RD FL (incl. Club House)	4824.620	21.536	4803.092	85.725	4717.367	32
4TH FL (incl. Club House)	4085.860	21.528	4064.432	85.725	3978.707	32
5TH FL (incl. Club House)	4085.860	21.528	4064.432	106.068	3958.364	32
6TH FL	4057.795	21.528	4036.267	80.000	3956.267	32
7TH FL	4057.795	21.528	4036.267	80.000	3956.267	32
8TH FL	4057.795	21.528	4036.267	80.000	3956.267	32
9TH FL	4057.795	21.528	4036.267	80.000	3956.267	32
10TH FL	4057.795	21.528	4036.267	80.000	3956.267	32
11TH FL	4113.336	21.528	4091.808	80.000	4011.808	32
12TH FL	4113.336	21.528	4091.808	80.000	4011.808	32
13TH FL	4113.336	21.528	4091.808	80.000	4011.808	32
TERRACE FL	274.008	----	274.008	274.008	----	----
TOTAL	91934.199	602.259	91594.84	23431.946	67662.818	444

LOCATION PLAN

F.A.R CALCULATION : (As per BDA)

TOTAL SITE AREA	19,203.77
ROAD WIDENING AREA (15.0M RMP ROAD)	759.03
NET SITE AREA	18,444.74

FLOOR AREA RATIO

PERMISSIBLE F.A.R. = 3.00
PERMISSIBLE F.A.R. AREA = 67,971.91
F.A.R. ACHIEVED = 67190.818 / 18823.71 = 2.995 < 3.00

GROUND COVERAGE :

PERMISSIBLE GROUND COVERAGE = 60.00 %
ACHIEVED GROUND COVERAGE = PLINTH AREA X 100 / SITE AREA
ACHIEVED GROUND COVERAGE = 4442.622 X 100 / 18823.71
ACHIEVED GROUND COVERAGE = 23.93 % < 60.00%

HEIGHT OF THE BUILDING :

HEIGHT OF THE BUILDING = <42.60 M

CAR PARKING CALCULATION :

TOTAL NO. OF UNITS	= 444 UNITS
FLAT MORE THAN 300SMT & LESS THAN 1000SMT	= 444 UNITS
CAR PARK REQUIRED FOR CLUB-HOUSE :	
AREA OF CLUB HOUSE	= 2545.648
1 CAR / 80SMT.	= 2545.648/80 = 80.812 SAY 81 CARS
VISITORS PARKING REQUIRED 15%	= 444/5 = 44.40 CARS
TOTAL NO. OF CARS REQUIRED	= 444 + 44 + 81 = 529 CARS
2nd BASEMENT PARKING PROVIDED	= 248 CARS
1st BASEMENT PARKING PROVIDED	= 224 CARS
SURFACE PARKING PROVIDED	= 69 CARS
TOTAL CAR PARKING PROVIDED	= 248+224+69 = 602 CARS

DEVELOPER :
M/s SHRIPROP BUILDERS PVT. LTD.
#40/45, 8TH MAIN, 4TH CROSS,
SAGASHIV NAGAR,
BANGALORE - 560 094.

ARCHITECT :
ASLAM ARCHITECTS AND INTERIOR DESIGNERS PVT. LTD
NO.8, MEB-1, ASCAP BUILDING, MEZANINE FLOOR,
CUNNINGHAM ROAD, BANGALORE - 560 052.
PH: 080 22270810, 40302126.
TELEFAX: 080 - 41560162

ARCHITECT'S SIGNATURE :

Mr. PRABHAKARA
BCC/BL-4.5/R-0850/14-15

OWNER'S SIGNATURE :

AUTHORISED SIGNATORY
SHRIPROP BUILDERS Pvt. Ltd.)
GPA HOLDER FOR PRAVEEN URBAN INFRASTRUCTURE)

PROJECT :
PROPOSED RESIDENTIAL APARTMENT PROJECT
"SHRIRAM LUXOR"
FOR M/s SHRIPROP BUILDERS PVT. LTD.
ON Sy. No. 16/01, OF KARIYAR VILLAGE,
BOMMANAHALLI HOBLI, BANGALORE EAST TALUK.

DRAWING TITLE : SITE PLAN
SHEET NO : 001
SCALE : 1:250 (All dimensions are in mts.)
DATE : 13/07/2015

NORTH

SANCTION DRAWING SHEET No. 001

LEGEND

PROPERTY BOUNDARY	
13.00M SET-BACK LINE	
BASEMENT LINE	