



SITE AREA				
As per Documents Produced, Site Area = 10,572.30				
Road Widening Area = 325.83				
Net Site Area = 10,246.47				
AREA STATEMENT BUILDING - 01				
FLOORS	BUA	DEDUCT	NET FAR	NO. OF UNITS
GROUND FLOOR	1,173.81	837.89	335.92	-
FIRST FLOOR	2,342.49	31.77	2,310.72	20
SECOND FLOOR	2,386.33	31.77	2,354.56	20
THIRD FLOOR	2,386.33	31.77	2,354.56	20
FOURTH FLOOR	2,386.33	31.77	2,354.56	20
FIFTH FLOOR	2,386.33	31.77	2,354.56	20
SIXTH FLOOR	2,386.33	31.77	2,354.56	20
SEVENTH FLOOR	2,386.33	31.77	2,354.56	20
EIGHTH FLOOR	2,386.33	31.77	2,354.56	20
NINTH FLOOR	2,386.33	31.77	2,354.56	20
TENTH FLOOR	2,386.33	31.77	2,354.56	20
ELEVENTH FLOOR	2,037.19	31.77	2,005.42	-
TERRACE FLOOR	177.18	177.18	-	-
TOTAL	27,202.24	1,364.34	26,192.44	220

AREA STATEMENT BUILDING - 02				
FLOORS	BUA	DEDUCT	NET FAR	NO. OF UNITS
GROUND FLOOR	975.21	864.76	110.55	-
FIRST FLOOR	594.79	8.07	586.72	4
SECOND FLOOR	604.21	8.07	596.14	4
THIRD FLOOR	604.21	8.07	596.14	4
FOURTH FLOOR	604.21	8.07	596.14	4
FIFTH FLOOR	604.21	8.07	596.14	4
SIXTH FLOOR	604.21	8.07	596.14	4
SEVENTH FLOOR	604.21	8.07	596.14	4
EIGHTH FLOOR	604.21	8.07	596.14	4
NINTH FLOOR	604.21	8.07	596.14	4
TENTH FLOOR	604.21	8.07	596.14	4
ELEVENTH FLOOR	604.21	8.07	596.14	4
TERRACE FLOOR	104.26	104.26	-	-
TOTAL	7,721.46	1,062.79	7,515.36	44

COMBINED BLOCK AREA STATEMENT				
FLOORS	BUA	DEDUCT	NET FAR	NO. OF UNITS
BASEMENT FLOOR	7,345.04	6,561.74	393.30	-
GROUND FLOOR	2,149.12	1,702.45	446.67	-
FIRST FLOOR	2,937.28	39.84	2,897.44	24
SECOND FLOOR	2,937.28	39.84	2,897.44	24
THIRD FLOOR	2,937.28	39.84	2,897.44	24
FOURTH FLOOR	2,937.28	39.84	2,897.44	24
FIFTH FLOOR	2,937.28	39.84	2,897.44	24
SIXTH FLOOR	2,937.28	39.84	2,897.44	24
SEVENTH FLOOR	2,937.28	39.84	2,897.44	24
EIGHTH FLOOR	2,937.28	39.84	2,897.44	24
NINTH FLOOR	2,937.28	39.84	2,897.44	24
TENTH FLOOR	2,937.28	39.84	2,897.44	24
ELEVENTH FLOOR	2,937.28	39.84	2,897.44	24
TERRACE FLOOR	286.44	286.44	-	-
TOTAL	42,274.74	9,378.67	32,896.07	264

COVERAGE = $\frac{2,149.12 \times 100}{10,246.47} = 20.97\% < 50.00\%$

FAR = $\frac{32,896.07}{10,572.30} = 3.112 > 2.25$

Excess Area = $\frac{32,896.07 - 23,787.68}{10,572.30} = 9.108.19$

TDR Area To Be Loaded = 9,108.19

TDR Generating Zone = Ring - III

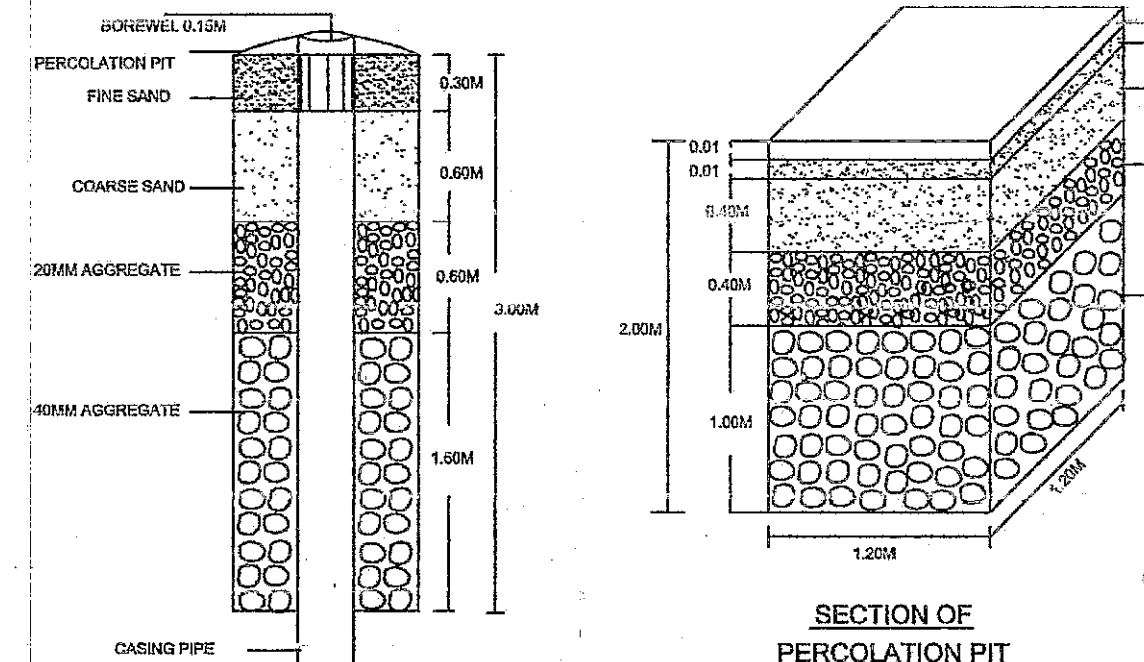
TDR No.	Area
002000	603.87 Sqm
002132	8,504.34 Sqm
Total	9,108.21 Sqm

TDR Loading ZONE = Ring - III
TDR Area Available = 9,108.21 Sqm
TDR Utilized = 9,108.19 Sqm

PARKING
Total Nos. of Residential Units from FF to 11th F = 264 nos.
@ 1 unit / 1 car of cars required = 264 x 1 = 264 cars
10% Visitors Parking = 264 / 10 = 26.40. Say 27 cars
Total Cars Required = 264 + 27 = 291

Cars Provided:
Basement floor = 192 Cars
GF Building-01 = 78 Cars
GF Building-02 = 18 Cars
Surface = 18 Cars
Total = 306 Cars

DETAILS OF RAIN WATER HARVESTING STRUCTURES



SCHEDULE OF OPENINGS

TYPE	SIZE	DESCRIPTION
MD	1.07 X 2.13	ENTRANCE DOOR
DW1	2.44M X 2.13M	DOOR CUM WINDOW
DW2	1.5M X 2.10M	DOOR CUM WINDOW
D	0.91X2.13	FLUSH DOOR
D1	0.76X2.13	FLUSH DOOR
W	0.76X1.20	WINDOW
W1	1.50X1.20	WINDOW
V	0.76X0.60	VENTILATOR

PROJECT :
MODIFIED PLAN OF RESIDENTIAL BUILDING
BUILDING AT SY.NO.71 & PROPERTY NO. 166/12
OF NALLURAHALLI, WHITE FIELD SUB DIVISION WARD NO. 84
BANGALORE EAST TALUK

OWNER'S SIGNATURE

Pavan Agarwal
Rep by his GPA holder
K. PRAVEEN

ARCHITECT'S SIGNATURE

D.GURAPPA, M.TECH.
(BCC/BL-3.6/E:3233:08/09)
No. 17/18, 2nd floor, 5th Phase,
J.P.Nagar, 22nd main, BANGALORE : 560 078.

SUBJECT OF DRAWING : SANCTION DRAWING

TITLE : SITE PLAN

DATE :

SCALE : 1:150

SHEET NO: 01

BCC/BL-3.6/E:3233:08-09



NOT TO SCALE

1. Sanction is accorded for the proposed Residential Building

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