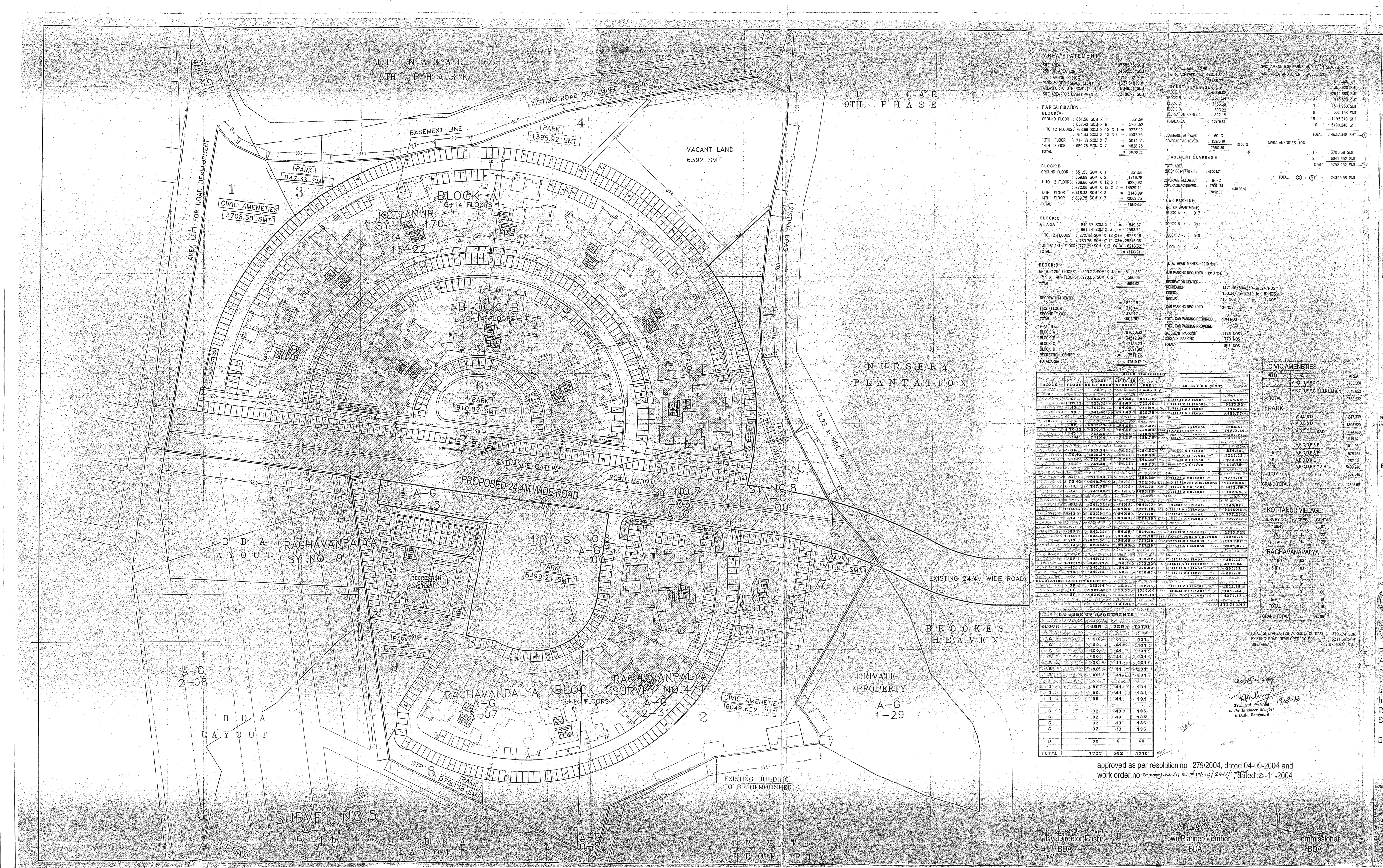


AREA STATEMENT

SITE AREA	97562.35 SQM
25% OF AREA FOR C.A	24395.58 SQM
CIVIC AMENITIES (10%)	9758.232 SQM
PARK & OPEN SPACE (15%)	14637.348 SQM
AREA FOR C O P. ROAD (24.4 M)	8949.31 SQM
SITE AREA FOR DEVELOPMENT	73186.77 SQM

FAR CALCULATION

BLOCK:A

GROUND FLOOR	: 851.56 SQM X 1	= 851.56
	: 867.42 SQM X 6	= 5204.52
1 TO 12 FLOORS	: 768.66 SQM X 12 X 1	= 9223.92
	: 784.83 SQM X 12 X 6	= 56507.76
13TH FLOOR	: 716.33 SQM X 7	= 5014.31
14TH FLOOR	: 689.75 SQM X 7	= 4828.25
TOTAL		= 81630.32

BLOCK:B

GROUND FLOOR	: 851.56 SQM X 1	= 851.56
	: 859.89 SQM X 2	= 1719.78
1 TO 12 FLOORS	: 768.66 SQM X 12 X 1	= 9223.92
	: 772.05 SQM X 12 X 2	= 18529.44
13TH FLOOR	: 716.33 SQM X 3	= 2148.99
14TH FLOOR	: 689.75 SQM X 3	= 2069.25
TOTAL		= 34542.94

BLOCK:C

GF AREA	: 849.67 SQM X 1	= 849.67
	: 861.24 SQM X 3	= 2583.72
1 TO 12 FLOORS	: 772.16 SQM X 12 X1	= 9266.16
	: 783.76 SQM X 12 X3	= 28215.36
13th & 14th FLOOR	: 777.29 SQM X 2 X4	= 6218.32
TOTAL :		= 47133.23

BLOCK:D

GF TO 12th FLOORS	: 393.22 SQM X 13	= 5111.86
13th & 14th FLOORS	: 280.03 SQM X 2	= 560.06
TOTAL		= 5691.92

RECREATION CENTER	= 822.15
FIRST FLOOR	= 1316.44
SECOND FLOOR	= 1373.17
TOTAL	= 3511.76

F. A. R

BLOCK A	= 81630.32
BLOCK B	= 34542.94
BLOCK C	= 47133.23
BLOCK D	= 5691.92
RECREATION CENTER	= 3511.76
TOTAL AREA	= 172510.17

F.A.R. ALLOWED : 1.50
F.A.R. ACHIEVED : 122510.17 / 73186.77 = 1.352

GROUND COVERAGE

BLOCK A	: 4056.05	
BLOCK B	: 2571.34	
BLOCK C	: 3433.39	
BLOCK D	: 393.22	
RECREATION CENTER	: 822.15	
TOTAL AREA	: 13276.15	
COVERAGE ALLOWED	60 %	
COVERAGE ACHIEVED	: 13276.15 / 97562.35	= 13.60 %

BASEMENT COVERAGE

TOTAL AREA		
24104.05+23797.69	: 47901.74	
COVERAGE ALLOWED	60 %	
COVERAGE ACHIEVED	: 47901.74 / 97562.35	= 48.03 %

CAR PARKING

NO. OF APARTMENTS

BLOCK A	: 917
BLOCK B	: 393
BLOCK C	: 540
BLOCK D	: 60

TOTAL APARTMENTS : 1910 Nos.

CAR PARKING REQUIRED : 1910 Nos.

RECREATION CENTER

RECREATION	1171.40/50=23.4	= 24 NOS
DINING	130.34/25=5.21	= 6 NOS
ROOMS	16 NOS / 4	= 4 NOS

CAR PARKING REQUIRED : 34 NOS

TOTAL CAR PARKING REQUIRED : 1944 NOS

TOTAL CAR PARKING PROVIDED

BASEMENT PARKING	1136 NOS
SURFACE PARKING	770 NOS
TOTAL	1906 NOS

CIVIC AMENETIES, PARKS AND OPEN SPACES 25%

PARK AREA AND OPEN SPACES 15%

3		847.330 SMT
4		1395.920 SMT
5		2644.660 SMT
6		910.870 SMT
7		1511.930 SMT
8		575.158 SMT
9		1252.240 SMT
10		5499.240 SMT
TOTAL		14637.348 SMT — (6)

CIVIC AMENITIES 10%

1		3708.58 SMT
2		6049.652 SMT
TOTAL		9758.232 SMT — (7)
TOTAL	(6) + (7)	24395.58 SMT

AREA STATEMENT

BLOCK	FLOOR	GROSS BUILT AREA IN SQ.MTS	LIFT AND STRAIRS IN SQ.MTS	FAR IN SQ.MTS	TOTAL F.A.R (SQ.MT)
A	GF	980.21	851.56	128.65	851.56 X 1 FLOOR = 851.56
	1 TO 12	820.31	91.65	728.66	768.83 X 12 FLOORS = 9223.92
	13	787.98	91.65	696.33	716.33 X 1 FLOOR = 716.33
	14	741.40	91.65	649.75	689.75 X 1 FLOOR = 689.75
B	GF	980.21	851.56	128.65	851.56 X 1 FLOOR = 851.56
	1 TO 12	820.31	91.65	728.66	768.83 X 12 FLOORS = 9223.92
	13	787.98	91.65	696.33	716.33 X 1 FLOOR = 716.33
	14	741.40	91.65	649.75	689.75 X 1 FLOOR = 689.75
C	GF	1012.24	849.67	162.57	849.67 X 1 FLOOR = 849.67
	1 TO 12	823.83	91.65	732.18	772.16 X 12 FLOORS = 9265.92
	13	829.54	91.65	737.89	777.35 X 1 FLOOR = 777.35
	14	829.54	91.65	737.89	777.35 X 1 FLOOR = 777.35
D	GF	440.72	90.5	350.22	393.22 X 1 FLOOR = 393.22
	1 TO 12	440.72	90.5	350.22	280.03 X 12 FLOORS = 4760.66
	13	340.53	90.5	250.03	280.03 X 1 FLOOR = 280.03
	14	340.53	90.5	250.03	280.03 X 1 FLOOR = 280.03
RECREATION FACILITY CENTER	GF	986.51	80.00	822.15	822.15 X 1 FLOOR = 822.15
	FF	1393.45	69.30	1316.44	1316.44 X 1 FLOORS = 1316.44
	SF	1493.13	69.30	1373.17	1373.17 X 1 FLOORS = 1373.17
			TOTAL		172510.17

NUMBER OF APARTMENTS

BLOCK		1BR	2BR	TOTAL
A		90	41	131
A		90	41	131
A		90	41	131
A		90	41	131
A		90	41	131
A		90	41	131
A		90	41	131
B		90	41	131
B		90	41	131
B		90	41	131
C		52	43	135
C		52	43	135
C		52	43	135
C		52	43	135
D		60	0	60
TOTAL		1322	532	1910

CIVIC AMENETIES

PLOT		AREA
1	ABCDEFAG	3708.580
2	ABCDEFGHIJKLMAN	6049.652
TOTAL		9758.232

PARK

3	ABCAD	847.330
4	ABCAD	1395.920
5	ABCDEFXG	2644.660
6		910.870
7	ABCDEAF	1511.930
8	ABCDEAF	575.158
9	ABCDAE	1252.240
10	ABCDEFGAH	5499.240
TOTAL		14637.348
GRAND TOTAL		24395.58

KOTTANUR VILLAGE

SURVEY NO.	ACRES	GUNTAS
169/4	0	07
170	15	22
TOTAL	15	29

RAGHAVANAPALYA

4*(P)	02	31
5 (P)	03	07
6	01	00
7	01	03
8	01	00
9(P)	03	15
TOTAL	12	16
GRAND TOTAL	28	05

TOTAL SITE AREA: (28 ACRES 5 GUNTAS) : 113793.74 SQM
EXISTING ROAD DEVELOPED BY BDA : 16231.39 SQM
SITE AREA : 97562.35 SQM

approved as per resolution no : 279/2004, dated 04-09-2004 and work order no ಬಿಡಿಎ/ಆಯುಕ್ತ/ಪ್ರ.ಸಂ.11/ಬಿ3ಬಿ/2411/, dated :20-11-2004

Technical Assistant to the Engineer Member B.D.A., Bangalore — 19-8-16

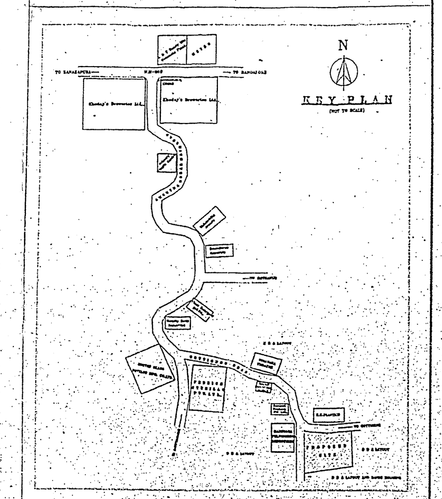
Dy. Director(East) BDA

Town Planner Member BDA

Commissioner BDA

N

KEY PLAN



REV	DATE	AMENDMENTS	DRAWN	APPD

APPLICANT'S SIGNATURE

(G N SHARATH RAJ)
BCC/BL-3.2.3/A-768/97-98

P.Ashwini Pai
(G.P.A.HOLDER)

PROJECT CONSULTANT

JURONG Consultants (India) Pvt.Ltd
JURONG House 1/5 Palace Road, Bangalore. 560001. India
Tel.: (91) (80) 2207297 Fax: (91) (80) 2207292 www.jurong.com

PROJECT TITLE

Proposed Group Housing at Sy No. 4/1(P),5(P),6,7,8,9(P) of raghavanapalya and Sy No. 169/4 and 170 of kothanur village, uttarahalli hobli Bangalore South taluk. in favour of P. Ashwini Pai G P A holder for Smt. Jeenabai, K. Kashinath Rao. K. Vittala Rao, K. Ganesh Rao and Smt. rajini S Rao.

Extent : 28 acres 05 guntas

DRAWING TITLE

MASTER PLAN

DRAWN	VK	DECKD	SR
TRACED	SR	DATE	20 jan 04
CHECKED	SR	SCALE	1:500

DRAWING No. JIC/BLR/2003/035/AR/03 — REV. R0