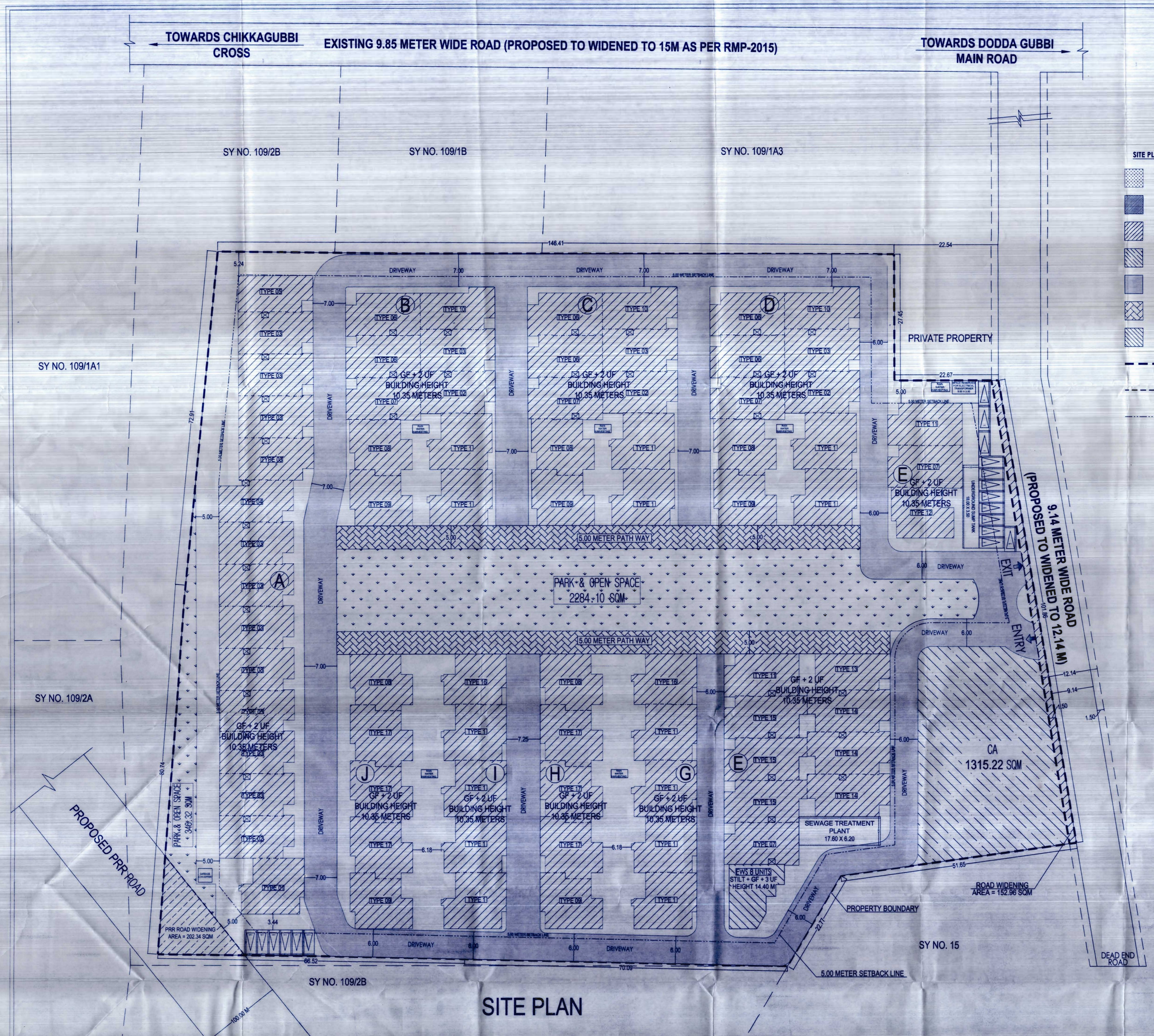
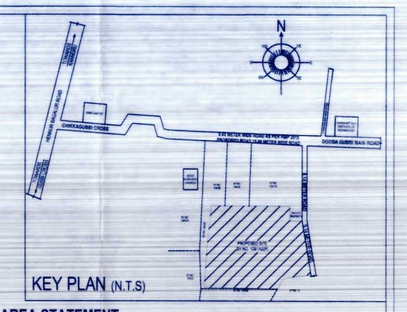


SITE PLAN

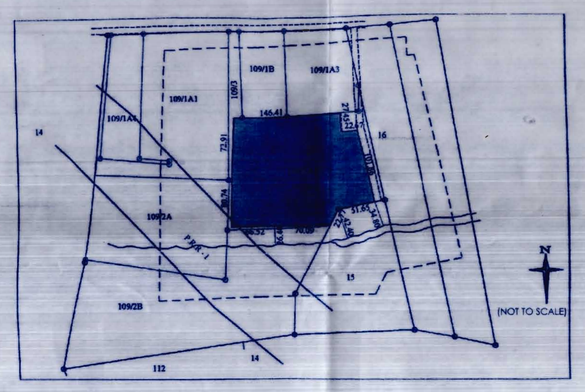


SITE PLAN LEGEND

- PARK AND OPEN SPACES
- PRR ROAD LINE
- BUILDING
- CA
- DRIVEWAY
- PATHWAY
- EWS BUILDING
- PROPERTY LINE & SURVEY BOUNDARY
- PROPOSED ROAD WIDENING LINE
- SETBACK LINE

AREA STATEMENT

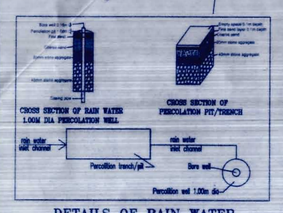
TOTAL SITE AREA	(6 ACERS 22 GUNTAS)	= 26506.68 SQ. M.
AREA UNDER NOTIFICATION FOR PRR (2.00 GUNTAS)		= 202.34 SQ. M.
TOTAL SITE AREA UNDER OWNERSHIP		= 26304.34 SQ. M.
AREA UNDER ROAD WIDENING		= 152.96 SQ. M.
NET SITE AREA	(6 ACERS 18.485 GUNTAS)	= 26151.38 SQ. M.
CIVIC AMENITIES AREA		
REQUIRED (5% OF 26304.34)		= 1315.21 SQ. M.
CIVIC AMENITIES AREA PROPOSED (5.00%)		= 1315.22 SQ. M.
PARK AND OPEN SPACE AREA		
REQUIRED(10% OF NET SITE AREA)		= 2615.138 SQ.M.
PARK AND OPEN SPACE AREA PROPOSED (10.00%)		
RELINQUISHED TO BDA		= 2615.138 SQ. M.
SITE AREA FOR F.A.R		
TOTAL SITE AREA UNDER OWNERSHIP - CIVIC AMENITIES AREA (26304.34 - 1315.22)		
SITE AREA CONSIDERED FOR F.A.R (95.00%)		= 24989.12 SQ. M.
F.A.R. AS PER ZR		= 2.00
FAR ACHIEVED		= 22179.36 / 24989.12
		= 0.88 < 2.00
COVERAGE AS PER ZR 60%		
(TOTAL SITE AREA UNDER OWNERSHIP - C.A AREA - ROAD WIDENING AREA) (26304.34 - 1315.22 - 152.96)		= 24836.16 SQM
COVERAGE AREA		= 14901.70 SQ. M.
COVERAGE ACHIEVED		= 11266.66 / 24836.16 X 100
		= 45.36 % < 60.00 %
HEIGHT OF BUILDING		
EWS		= 14.40 M
ROW HOUSING/APARTMENTS		= 10.35 M
NO OF RESIDENTIAL UNITS		
ROW HOUSING/APARTMENTS		= 77 UNITS
EWS UNITS		= 08 UNITS
TOTAL UNITS		= 85 UNITS
TOTAL CAR REQUIRED		
ROW HOUSING/APARTMENTS (A)		
NO OF CAR PARKS REQUIRED 77 UNITS X 2 NO (BELOW 300.00 SQM)		= 154 CARS
EWS HOUSE (B)		
8 UNITS BELOW 50 sqm REQUIRED		= 4 CARS
TOTAL OF A + B (154 + 04)		= 158 CARS
VISITORS CARS		
10 % OF TOTAL CARS REQUIRED (158 X 10%)		= 16 CARS
TOTAL NO.S OF CARS REQUIRED		= 174 CARS
CAR PARK PROVIDED		
CAR PARK INSIDE BUILDING		= 156 CARS
SURFACE CAR PARK		= 18 CARS
TOTAL NO OF CAR PARK PROVIDED		= 174 CARS



Total Builtup Area

Sl no.	Floor Name	Gross Area	Deductions Void/Duct/Terrace	Built Up Area	Deductions parking	lift	total deduction	Net FAR
1	Stilt floor	131.64	0.00	131.64	112.50	3.04	115.54	16.10
2	Ground floor	11343.19	76.53	11266.66	2355.78	3.04	2358.82	8907.84
3	First Floor	8764.41	765.32	7999.09	0.00	3.04	3.04	7996.05
4	Second Floor	5236.53	101.58	5134.95	0.00	3.04	3.04	5131.91
5	Third Floor	131.64	1.14	130.50	0.00	3.04	3.04	127.46
6	Terrace Floor	26.58	26.58	0.00	0.00	0.00	0.00	0.00
	Total	25633.99	971.15	24662.84	2468.28	15.20	2483.48	22179.36

NOTE:
1. THE RESIDENTIAL DEVELOPMENT PLAN IS APPROVED VIDE RESOLUTION NUMBER 114/2017, Dated: 09/11/2017
2. THE APPLICANT HAS REMITTED CHARGES OF Rs. 22,54,040/- VIDE CHALLAN No.61705, Dated:20/01/2018
3. THE APPLICANT HAS TO ABIDE BY THE CONDITIONS IMPOSED IN THE WORK ORDER.
4. THE WORK ORDER ISSUED VIDE No. BDA/TPM/DLP-13/2017-18,/2304/ Dated :28/03/2018.



DETAILS OF RAIN WATER HARVESTING STRUCTURES

ASST. ENGINEER (AE) BDA	AEE (N) BDA	DEPUTY DIRECTOR (N) BDA	JOINT DIRECTOR (N) BDA	ADDL DIRECTOR BDA	TOWN PLANNER MEMBER BDA	COMMISSIONER BDA
21/3/18	21/3/18		22/03/2018	21/3/18	21/3/2018	

SCALE : 1 : 300

ENGINEER'S SIGNATURE

NAVEEN.N.M. B.E.(CIVIL)
B.C.C./B.L-3.6/ E-3054/07-08.

OWNER
1. Mr. ANAND PRAMODH,
2. Mr. PRADEEP R.A
3. Mr. T. VELUSWAMY &
4. M/s. V.D.B INFRA & REALITY PVT. LTD GPA HOLDER,

Mr. ABHINAV REDDY,
Authorized Signatory,
FOR V.D.B INFRA & REALITY PVT. LTD.

PROJECT

PROJECT ADDRESS :
RESIDENTIAL DEVELOPMENT PLAN AT SY NO. 109/1A2, DODDAGUBBI VILLAGE, BIDARAHALLI HOBLI, BANGALORE EAST TALUK, BANGALORE.

DRAWING TITLE : SITE PLAN

PURPOSE : SANCTIONS

SDM DESIGN ENGINEERS
YOGANANDA . B
No. 01, Ground Floor,
SNEHA SAGAR, R.H.B. COLONY,
1st CROSS, MAHADAVAPURA,
Bangalore - 560 048.
E-mail: yogananda02@gmail.com
Mobile : +91 9964665840

SCALE:	DATE:	DRAWN:	CHECKED:	APPROVED:
1 : 300	05.09.2017	YOGA		
ALL DIMENSIONS ARE IN METERS			JOB NO :	REV :
SHEET NO : 001 OF 001				