



SCHEDULE OF PARKS & OPEN SPACES (P.O.S)

Sn.No.	Area in sqm
P.O.S-1	7841.13
P.O.S-2	179.65
P.O.S-3	191.86
P.O.S-4	302.03
P.O.S-5	78.62
P.O.S-6	537.87
P.O.S-7	48.75
P.O.S-8	539.66
P.O.S-9	527.08
P.O.S-10	88.11
P.O.S-11	122.94
P.O.S-12	144.84
P.O.S-13	198.4
P.O.S-14	468.25
P.O.S-15	80.33
P.O.S-16	88.87
P.O.S-17	704.53
P.O.S-18	413.69
P.O.S-19	316.22
P.O.S-20	2337.73
P.O.S-21	10545.67
P.O.S-22	114.05
P.O.S-23	113.71
P.O.S-24	257.93
P.O.S-25	113.71
P.O.S-26	114.05
P.O.S-27	113.71
P.O.S-28	257.93
P.O.S-29	113.71
P.O.S-30	228.27
P.O.S-31	427.54
P.O.S-32	726.12
P.O.S-33	132.51
P.O.S-34	310.47
P.O.S-35	252.01
P.O.S-36	2046.17
TOTAL	33348.12

SCHEDULE OF VISITOR PARKING

Sn.No.	Area in sqm
VISITOR-1	6872.85
VISITOR-2	1469.81
TOTAL	8342.66

SCHEDULE OF CIVIC AMENITIES

Sn.No.	Area in sqm
CA-1	3298.36
CA-2	5081.38
TOTAL	8379.74

PARK & OPEN SPACES (P.O.S)

CIVIC AMENITIES (C.A)	
VISITOR PARKING	
OPEN PARKING	

BUILT-UP AREAS OF BUILDINGS:

BUILDING NO.	TYPE	AREA PER TYPE (IN SQM)	TOTAL AREA PER BUILDING (IN SQM)	NO. OF UNITS	AREA NOT CONSIDERED FOR FAR
1	B	5925.32	29626.60	320	ELECTRIC AL ROOM,
2	C	4723.95	33067.65	448	LIFT
3	C	4723.95	33067.65	448	MACHINE ROOM,
4	A	3220.28	16101.40	160	OVER-HEAD WATER TANK & PARKING
5	A	3220.28	12881.12	128	
6	A	3220.28	25762.24	256	
7	B	5925.32	71103.84	788	
8	B	5925.32	17775.96	192	
9	B	5925.32	59253.20	640	
10	Club House	1843.34	1843.34		
11	Commercial	20976.10	20976.10		
TOTAL			321459.10	3360	

PARKING STATEMENT FOR BUILDING:

SL.NO.	BUILDING TYPE	PARKING REQUIRED	PARKING PROVIDED
1.0	RESIDENTIAL - 3360 (UNITS) 1 CAR PARK PER DWELLING UNIT ABOVE 50sqmt (2.5M X 5.0 M)	3360	3368 (INCLUDING STILTS & OPEN)
2.0	VISITORS PARKING 5% OF THE TOTAL AREA		8342.66 SQMT
3.0	CLUB HOUSE (1843.34 SQM) 1 CAR PARK PER 75sqmt OF BUILT UP AREA (2.5M X 5.0 M)	25	25 (OPEN)
4.0	COMMERCIAL COMPLEX (20976.10 SQM) 1 CAR PARK PER 75sqmt OF BUILT UP AREA (2.5M X 5.0 M)	279.68	280 (Basement)

DETAIL OF AREA AS PER SY NO.

SY.NO.	ACRES	GUNTAS	KHARAB
30	07.0	24.50	15.00
31	06.0	25.50	10.00
32	09.0	02.00	05.00
33	09.0	37.25	00.00
34	06.0	0.50	14.00
161	02.0	0.00	0.00
TOTAL	41.0	9.75	44.00

LAND USE ANALYSIS

SNO.	DESCRIPTION	AREA	%
1	AREA OF SITE	166906.03	100.00
2	RESIDENTIAL	36624.80	21.94
3	COMMERCIAL + CLUB	4190.08	2.51
4	PARKS & OPEN SPACES (P.O.S)	33348.21	19.98
5	CIVIC AMENITIES (C.A)	8379.74	5.02
6	PARKING AREA	24837.30	14.88
7	VISITORS PARKING	8342.65	5.00
8	OPEN AREA	11103.65	6.65
9	ACCESS	36353.87	21.78
10	15.0M WIDE CDP ROAD	1002.34	0.61
11	ROAD WIDENING AREA	641.17	0.38
12	SUB STATION	2082.00	1.25
TOTAL		166906.03	100.00

SUMMARY OF STATEMENTS :

S.NO.	DETAILS	AS PER ZONING	AS PER DRAWINGS
1	PLOT AREA IN SQM		166906.03
2	BUILT-UP AREA IN SQM		321459.10
3	FAR	2.5	2.03
4	SET BACK		
	FRONT	9M	9M
	REAR	9M	9M
	LEFT	9M	9M
	RIGHT	9M	9M
5	HEIGHT		
	AS PER BIAPA	STILT + 25 M	25.73M
	AS PER AAJ	40 M	(including stilt)
6	COVERAGE	40%	24.45

AREA STATEMENT

AREA OF THE PLOT	= 166906.03sqmt
PERMISSIBLE F.A.R	= 2.5
PROPOSED F.A.R	= 2.03
PERMISSIBLE F.A.R AREA (After deducting Civic Amenity)	= 396401.83 sqmt
PROPOSED F.A.R AREA	= 321459.10 sqmt
PERMISSIBLE GROUND COVERAGE = 40 %	
PROPOSED GROUND COVERAGE = 24.45 %	
HEIGHT OF THE BUILDING FROM TOP OF STILT TO TOP OF THE TERRACE SLAB = 23.33 mt	
AAI APPROVED HEIGHT = 40.0 mt	
SETBACKS	
MINIMUM SETBACKS REQUIRED = 9.0 mt	
MINIMUM SETBACKS PROVIDED = 9.0 mt	
TOTAL PROPOSED F.A.R AREA = 321459.10 sqmt	
BALANCED F.A.R AREA = 74942.72sqmt	
PROPOSED FAR - TOTAL FAR AREA = 321459.10	
SITE AREA - CA = 158560.73	
GROUND COVERAGE STATEMENT:	
AREA OF THE PLOT : 166906.03sqmt	
PERMISSIBLE GROUND COVERAGE= 40 %	
PERMISSIBLE COVERAGE AREA = 66762.41sqmt	
PROPOSED GROUND COVERAGE = 40814.88sqmt	
PROPOSED COVERAGE AREA X 100 = 40814.88 x 100 = 24.45 %	
SITE AREA = 166906.03	

PROJECT:
PROPOSED DEVELOPMENT PLAN FOR GROUP HOUSING AT SY No. 30, 31, 32, 33, 34 & 161, KADATANAMALE VILLAGE, DODDABALLAPUR ROAD, BANGALORE

TOTAL SITE AREA = 41 A 9.75 G
= 166906.03 sqmt
F.A.R. PERMITTED = 2.5
COVERAGE PERMITTED = 40 %

SIGNATURE OF THE CLIENT:
[Signature]
Puravankara Constructions
SIGNATURE OF THE ARCHITECT:
[Signature]
SHARAD KEMHAVI
Reg. No. CA / 75 / 601

CLIENT:
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ARCHITECT:
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TITLE: DEVELOPMENT PLAN - FOR GROUP HOUSING

ISSUED AS:
BIAAPA NOC DRAWING
DRAWN: Apama
SCALE: 1 : 750
CHECKED: Javed
DATE: 11-07-09
REVISION: 30
DWG.NO: 1330/01

