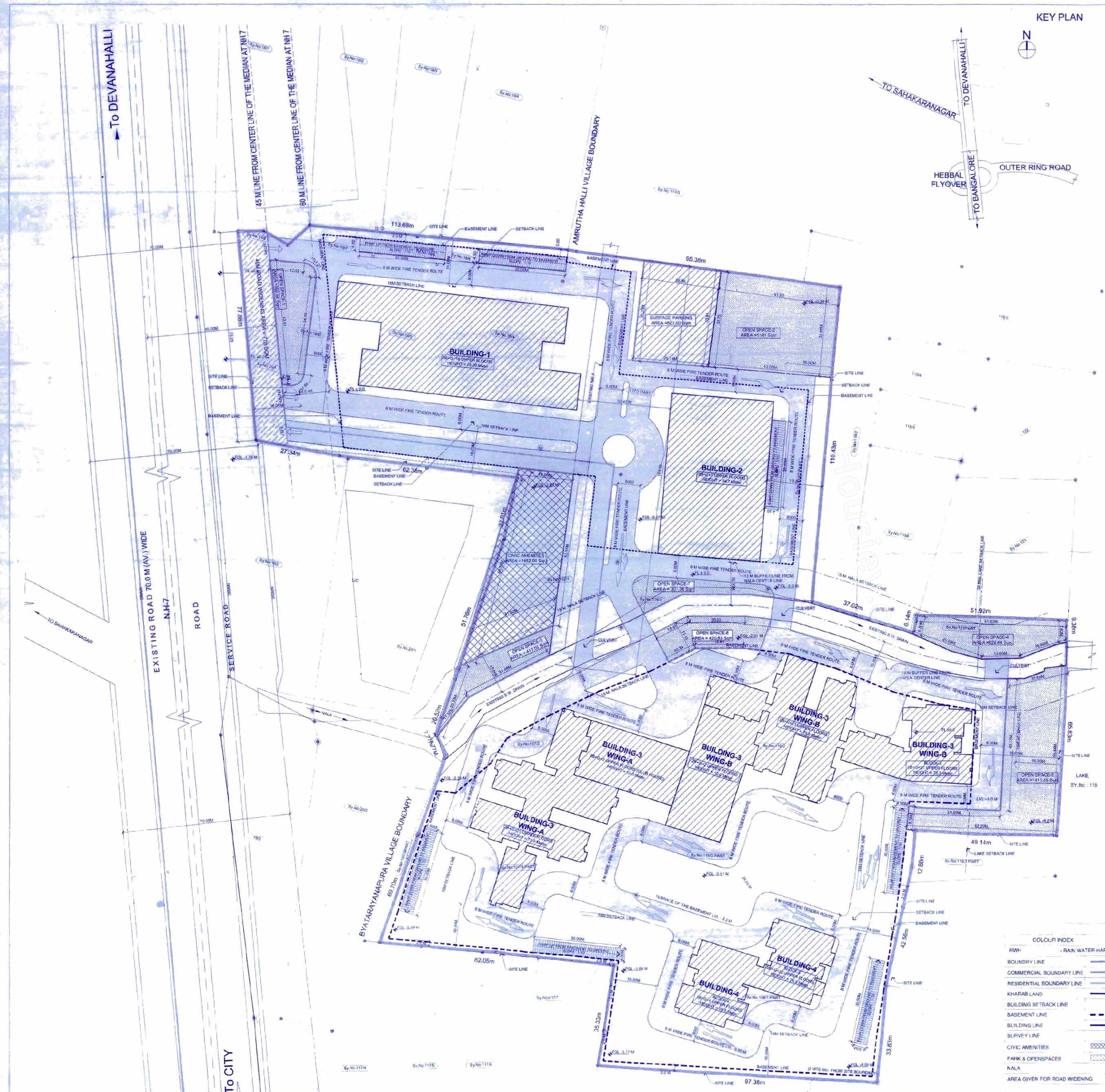


	TOTAL EXISTING			
	BANKING AREA (100% - 15%)			
A	TOTAL SITE AREA	A		
B	ROAD WIDENING AREA AS PER MASTER PLAN	B		
C	AREA CONSIDERED FOR DEVELOPMENT	C=A-B		
D	AREA FOR COMMERCIAL DEVELOPMENT	D		
E	AREA FOR RESIDENTIAL DEVELOPMENT	E		

COMMERCIAL DEVELOPMENT

D	SITE AREA FOR COMMERCIAL DEVELOPMENT	D		
	PARKING AREA (ROAD & OPEN SPACE - 15%)			
F	BASEMENT & PARTIAL GROUND + PARKING	F	10.00m	
	BASEMENT PARKING AREA & 50% OF OPEN SPACE			
G	PARKING AREA PROVIDED		5.00%	
	NET SITE AREA FOR F.A.R. CALC.			
	NET F.A.R AREA CALCULATION			
	F.A.R PERMITTED			
	NET BASEMENT AREA AS PER LAYOUT			
	NET F.A.R AREA AVAILABLE			
	NET F.A.R AREA CONSIDERED	F.A.R	47991.48 / 14786.31 = 3.242	3.24
	TOTAL FLOOR AREA			
	TOTAL FLOOR COVERAGE (OTHER)	3439.61x14.00 X 100	32.18%	
	MAXIMUM BUILDING HEIGHT			
	TOTAL NUMBER OF FLOORS			
	TOTAL HEIGHT (OTHER)			

RESIDENTIAL DEVELOPMENT

E	SITE AREA FOR RESIDENTIAL DEVELOPMENT	E		
E1	AREA OF NALA (BEYOND BUFFER LINE)	E1		
	P.A.R & DEVELOPMENT BUILDER (A - RESIDENTIAL)			
H	P.A.R & DEVELOPER - APARTMENTS	H	10.00%	
	ROAD WIDENING AREA & DPS			
J	TOTAL NUMBER OF FLOORS - PROPOSED	J	5.00%	
	NUMBER OF FLOORS PERMITTED			
	NET F.A.R AREA CALCULATION			
	F.A.R PERMITTED			
	F.A.R AREA NET SITE AREA (E-E1) / 200 Sq.Mts			
	NET F.A.R AREA CONSIDERED	F.A.R	91127.74 / 2809.2 = 32	3.24
	TOTAL FLOOR AREA			
	TOTAL FLOOR COVERAGE (OTHER)	3179.41 / 2809.2 X 100	31.14%	
	MAXIMUM BUILDING HEIGHT			
	TOTAL NUMBER OF FLOORS			
	TOTAL HEIGHT (OTHER)			

SEMI-AUTOMATED MECHANICAL SUBMISSION

TOTAL NUMBER OF APARTMENT UNITS	
TOTAL NO. OF SEMI-AUTOMATED MECHANICAL UNITS	30
TOTAL NO. OF SEMI-AUTOMATED MECHANICAL	0.0

CALCULATION OF PARKING REQUIREMENT

	AREA IN SQ.M.	NO. OF UNITS	PARKING PER 100 SQ.M.	TOTAL	
COMMERCIAL					
COMMERCIAL	3439.61		PER 30 SQ.M.	115	Nos.
COMMERCIAL	3439.61		PER 30 SQM	115	Nos.
SUB TOTAL				115	Nos.
5 % OF			100	5	Nos.
TOTAL COMMERCIAL				120	Nos.
RESIDENTIAL					
TOTAL - 1 BHK		180	60	60	Nos.
SUBT 1 BHK	7863.3	84		84	Nos.
HOUSE 1 BEL	228	24	2	48	Nos.
2 BHK	3264.47	32	1	32	Nos.
SUBT 2	3264.47	32	4	8	Nos.
SUB TOTAL				56	Nos.
10% OF			100	10	Nos.
TOTAL RESIDENTIAL	4000		PER 50 SQ.M.	70	Nos.
TOTAL				190	Nos.

CALCULATION OF PARKING PROVISION

COMMERCIAL			
BASEMENT		120	Nos.
BASEMENT - 1 (PARKING IN OPEN SPACE)		0	Nos.
BASEMENT - 2 (PARKING IN OPEN SPACE)		0	Nos.
SURFACE		0	Nos.
TOTAL COMMERCIAL		120	Nos.
RESIDENTIAL			
BASEMENT	190	190	Nos.
BASEMENT - 1 (PARKING IN OPEN SPACE)		0	Nos.
BASEMENT - 2 (PARKING IN OPEN SPACE)		0	Nos.
SURFACE		0	Nos.
TOTAL RESIDENTIAL		190	Nos.

RESIDENTIAL BLOCKS
AREA SUMMARY

BASEMENTS	GROSS AREA	DEDUCTIONS (WARF/CUTOUT)	BUILT UP AREA	LIFTS	PARKING	TOTAL	F.A.R AREA	NO OF UNITS
	A	B	C = A - B				D = C - B	
	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	
BASEMENT - 2	15216.57	15.00	15201.57	72.00	14193.00	14265.00	936.57	
BASEMENT - 1	15216.57	15.00	15201.57	72.00	14193.00	14265.00	936.57	
TOTAL	30874.00						936.00	

BUILDING - 2 WING A								
GROUND FLOOR	1893	18	1875	22	0	22.00	1854.00	4
1st FLOOR	1893	18	1875	22	0	22.00	1854.00	4
2nd FLOOR	1492.18	18	1474.18	22	0	22.00	1452.18	4
3rd FLOOR	1492.18	18	1474.18	22	0	22.00	1452.18	4
4th FLOOR	1492.18	18	1474.18	22	0	22.00	1452.18	4
5th FLOOR	1492.18	18	1474.18	22	0	22.00	1452.18	4
6th FLOOR	1492.18	18	1474.18	22	0	22.00	1452.18	4
7th FLOOR	1492.18	18	1474.18	22	0	22.00	1452.18	4
8th FLOOR	1492.18	18	1474.18	22	0	22.00	1452.18	4
9th FLOOR	1492.18	18	1474.18	22	0	22.00	1452.18	4
10th FLOOR	1492.18	18	1474.18	22	0	22.00	1452.18	4
11th FLOOR	1492.18	18	1474.18	22	0	22.00	1452.18	4
12th FLOOR	1492.18	18	1474.18	22	0	22.00	1452.18	4
13th FLOOR	1492.18	18	1474.18	22	0	22.00	1452.18	4
14th FLOOR	1492.18	18	1474.18	22	0	22.00	1452.18	4
15th FLOOR	1492.18	18	1474.18	22	0	22.00	1452.18	4
16th FLOOR	1492.18	18	1474.18	22	0	22.00	1452.18	4
17th FLOOR	1492.18	18	1474.18	22	0	22.00	1452.18	4
18th FLOOR	1492.18	18	1474.18	22	0	22.00	1452.18	4
19th FLOOR	1492.18	18	1474.18	22	0	22.00	1452.18	4
20th FLOOR	1492.18	18	1474.18	22	0	22.00	1452.18	4
21st FLOOR	1492.18	18	1474.18	22	0	22.00	1452.18	4
TERRACE FLOOR	18	18	0	0	0	0.00	0.00	0
TOTAL	32776.20	294.00	32382.20	437.00	0.00	437.00	31945.20	128.00

BUILDING - 2, WING B								
GROUND FLOOR	1929.48	34	1895.48	34	0	34.00	1861.48	4
1st FLOOR	1929.48	34	1895.48	34	0	34.00	1861.48	4
2nd FLOOR	1549.91	34.72	1515.19	34	0	34.00	1481.19	4
3rd FLOOR	1549.91	34	1515.91	34	0	34.00	1481.91	4
4th FLOOR	1549.91	34.72	1515.19	34	0	34.00	1481.19	4
5th FLOOR	1549.91	34	1515.91	34	0	34.00	1481.91	4
6th FLOOR	1549.91	34.75	1515.16	34	0	34.00	1481.16	4
7th FLOOR	1549.91	34	1515.91	34	0	34.00	1481.91	4
8th FLOOR	1549.91	34.73	1515.18	34	0	34.00	1481.18	4
9th FLOOR	1549.91	34	1515.91	34	0	34.00	1481.91	4
10th FLOOR	1549.91	34.72	1515.19	34	0	34.00	1481.19	4
11th FLOOR	1549.91	34	1515.91	34	0	34.00	1481.91	4
12th FLOOR	1549.91	34.75	1515.16	34	0	34.00	1481.16	4
13th FLOOR	1549.91	34	1515.91	34	0	34.00	1481.91	4
14th FLOOR	1549.91	34.72	1515.19	34	0	34.00	1481.19	4
15th FLOOR	1549.91	34	1515.91	34	0	34.00	1481.91	4
16th FLOOR	1549.91	34.75	1515.16	34	0	34.00	1481.16	4
17th FLOOR	1549.91	34	1515.91	34	0	34.00	1481.91	4
18th FLOOR	1549.91	34.73	1515.18	34	0	34.00	1481.18	4
19th FLOOR	1549.91	34	1515.91	34	0	34.00	1481.91	4
20th FLOOR	1549.91	34.72	1515.19	34	0	34.00	1481.19	4
21st FLOOR	1549.91	34	1515.91	34	0	34.00	1481.91	4
TERRACE FLOOR	34	34	0	0	0	0.00	0.00	0
TOTAL	37400.02	1364.20	36035.82	864.00	0.00	864.00	35171.82	160.00

BUILDING - 4								
GROUND FLOOR	1187	24	1163	34	0	34.00	1129.00	2
1st FLOOR	1187	24	1163	34	0	34.00	1129.00	2
2nd FLOOR	1187	24	1163	34	0	34.00	1129.00	2
3rd FLOOR	1187	24	1163	34	0	34.00	1129.00	2
4th FLOOR	1187	24	1163	34	0	34.00	1129.00	2
5th FLOOR	848	18	830	34	0	34.00	796.00	2
6th FLOOR	848	18	830	34	0	34.00	796.00	2
7th FLOOR	848	18	830	34	0	34.00	796.00	2
8th FLOOR	848	18	830	34	0	34.00	796.00	2
9th FLOOR	848	18	830	34	0	34.00	796.00	2
10th FLOOR	848	18	830	34	0	34.00	796.00	2
11th FLOOR	848	18	830	34	0	34.00	796.00	2
12th FLOOR	848	18	830	34	0	34.00	796.00	2
13th FLOOR	848	18	830	34	0	34.00	796.00	2
14th FLOOR	848	18	830	34	0	34.00	796.00	2
15th FLOOR	848	18	830	34	0	34.00	796.00	2
16th FLOOR	848	18	830	34	0	34.00	796.00	2
17th FLOOR	848	18	830	34	0	34.00	796.00	2
18th FLOOR	848	18	830	34	0	34.00	796.00	2
19th FLOOR	848	18	830	34	0	34.00	796.00	2
20th FLOOR	848	18	830	34	0	34.00	796.00	2
21st FLOOR	848	18	830	34	0	34.00	796.00	2
TERRACE FLOOR	18	18	0	0	0	0.00	0.00	0
TOTAL	18017.00	384.00	17633.00	824.00	0.00	824.00	16776.92	26.00

F.A.R AREA STATEMENT

	GROSS AREA	DEDUCTIONS (WARF/CUTOUT)	BUILT UP AREA	LIFTS	PARKING	TOTAL	F.A.R AREA	NO OF UNITS
BLDG-1	15216.00	15.00	15201.00	72.00	14193.00	14265.00	936.00	
BLDG-2 WING-A	32776.00	294.00	32382.00	437.00	0.00	437.00	31945.00	128.00
BLDG-2 WING-B	37400.02	1364.20	36035.82	864.00	0.00	864.00	35171.82	160.00
BLDG-4	18017.00	384.00	17633.00	824.00	0.00	824.00	16776.92	26.00
	123409.02	2057.20	121351.82	2197.00	14193.00	16390.00	104961.82	314.00

COMMERCIAL BLOCKS
AREA SUMMARY

BUILDING - 1	GROSS AREA	DEDUCTIONS (WARF/CUTOUT)	BUILT UP AREA	LIFTS	PARKING	TOTAL	F.A.R AREA
	A	B	C = A - B				D = C - B
	Sqm	Sqm	Sqm	Sqm	Sqm	Sqm	Sqm
BASEMENT	1284.00	30.00	1254.00	110.00	1069.00	1069.00	185.00
BASEMENT - 1	1284.00	30.00	1254.00	110.00	1069.00	1069.00	185.00
BASEMENT - 2	1284.00	30.00	1254.00	110.00	1069.00	1069.00	185.00
TOTAL	32762.65	60.00	33703.65	330.00	32782.65	33112.65	591.00
GROUND FLOOR	2403.30	34.00	2369.30	34.00	0.00	34.00	2335.30
1st FLOOR	2403.30	34.00	2369.30	34.00	0.00	34.00	2335.30
2nd FLOOR	2403.30	34.00	2369.30	34.00	0.00	34.00	2335.30
3rd FLOOR	2403.30	34.00	2369.30	34.00	0.00	34.00	2335.30
4th FLOOR	2403.30	34.00	2369.30	34.00	0.00	34.00	2335.30
5th FLOOR	2403.30	34.00	2369.30	34.00	0.00	34.00	2335.30
6th FLOOR	2403.30	34.00	2369.30	34.00	0.00	34.00	2335.30
7th FLOOR	2403.30	34.00	2369.30	34.00	0.00	34.00	2335.30
8th FLOOR	2403.30	34.00	2369.30	34.00	0.00	34.00	2335.30
9th FLOOR	2403.30	34.00	2369.30	34.00	0.00	34.00	2335.30
10th FLOOR	2403.30	34.00	2369.30	34.00	0.00	34.00	2335.30
11th FLOOR	2403.30	34.00	2369.30	34.00	0.00	34.00	2335.30
12th FLOOR	2403.30	34.00	2369.30	34.00	0.00	34.00	2335.30
13th FLOOR	2403.30	34.00	2369.30	34.00	0.00	34.00	2335.30
14th FLOOR	2403.30	34.00	2369.30	34.00	0.00	34.00	2335.30
15th FLOOR	2403.30	34.00	2369.30	34.00	0.00	34.00	2335.30
16th FLOOR	2403.30	34.00	2369.30	34.00	0.00	34.00	2335.30
17th FLOOR	2403.30	34.00	2369.30	34.00	0.00	34.00	2335.30
18th FLOOR	2403.30	34.00	2369.30	34.00	0.00	34.00	2335.30
19th FLOOR	2403.30	34.00	2369.30	34.00	0.00	34.00	2335.30
20th FLOOR	2403.30	34.00	2369.30	34.00	0.00	34.00	2335.30
21st FLOOR	2403.30	34.00	2369.30	34.00	0.00	34.00	2335.30
TERRACE FLOOR	173.00	34.00	139.00	34.00	0.00	34.00	105.00
TERRACE FLOOR	173.00	34.00	139.00	34.00	0.00	34.00	105.00
TOTAL	40874.25	578.00	39494.25	952.00	0.00	952.00	38544.25
BUILDING - 2							
GROUND FLOOR	300.00	30.00	270.00	14.00	0.00	14.00	256.00
1st FLOOR	300.00	30.00	270.00	14.00	0.00	14.00	256.00
2nd FLOOR	300.00	30.00	270.00	14.00	0.00	14.00	256.00
3rd FLOOR	300.00	30.00	270.00	14.00	0.00	14.00	256.00
4th FLOOR	300.00	30.00	270.00	14.00	0.00	14.00	256.00
5th FLOOR	300.00	30.00	270.00	14.00	0.00	14.00	256.00
6th FLOOR	300.00	30.00	270.00	14.00	0.00	14.00	256.00
7th FLOOR	300.00	30.00	270.00	14.00	0.00	14.00	256.00
8th FLOOR	300.00	30.00	270.00	14.00	0.00	14.00	256.00
9th FLOOR	300.00	30.00	270.00	14.00	0.00	14.00	256.00
10th FLOOR	300.00	30.00	270.00	14.00	0.00	14.00	256.00
11th FLOOR	300.00	30.00	270.00	14.00	0.00	14.00	256.00
12th FLOOR	300.00	30.00	270.00	14.00	0.00	14.00	256.00
TERRACE FLOOR	112.00	30.00	82.00	14.00	0.00	14.00	68.00
TERRACE FLOOR	112.00	30.00	82.00	14.00	0.00	14.00	68.00
TOTAL	9488.20	240.00	9248.20	432.00	0.00	432.00	8816.20

F A R AREA STATEMENT

	GROSS AREA	DEDUCTIONS (WARF/CUTOUT)	BUILT UP AREA	LIFTS	PARKING	TOTAL	F.A.R AREA
BLDG-1	32762.65	60.00	33703.65	330.00	32782.65	33112.65	591.00
BLDG-2	40874.25	578.00	39494.25	952.00	0.00	952.00	38544.25
BLDG-3	9488.20	240.00	9248.20	432.00	0.00	432.00	8816.20
	83324.13	878.00	82446.13	1714.00	32782.65	34496.65	47951.48

PARKS AND OPEN SPACES - COMMERCIAL

TITLE	AREA - SQM
OPEN SPACE - 1	302.69
OPEN SPACE - 2	1141.00
TOTAL	1643.69

SURFACE PARKING - COMMERCIAL

TITLE	AREA - SQM
CAR PARK -1	827.00
TOTAL	827.00

PARKS AND OPEN SPACES - RESIDENTIAL

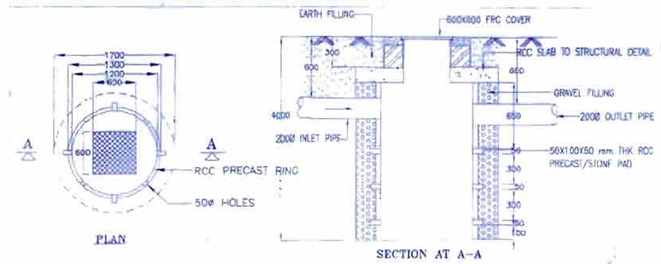
OPEN SPACE - 3	417.55
OPEN SPACE - 4	629.44
OPEN SPACE - 5	1413.55
OPEN SPACE - 6	420.53
OPEN SPACE - 7	301.36
TOTAL	3182.53

CIVIC AMENITIES - RESIDENTIAL

CIVIC AMENITIES	1482.00
TOTAL	1482.00

NOTE:-
1. THIS DEVELOPMENT PLAN IS APPROVED VIDE COMMITTEE RESOLUTION NO - 27/2013 DATED - 21-01-2013.
2. THE APPLICANT HAS TO ABIDE BY THE CONDITIONS IMPOSED IN THE WORK ORDER
3. WORK ORDER IS ISSUED VIDE ORDER NO - BDA/LP/NORTH/DLP-09 2010-11/7188 | 2012-13. D-14/03/2013

COLOUR INDEX
- RWH - RAIN WATER HARVESTING SUMP
- BOUNDRY LINE
- COMMERCIAL BOUNDARY LINE
- RESIDENTIAL BOUNDARY LINE
- KHARAB LAND
- BUILDING SETBACK LINE
- BASEMENT LINE
- BUILDING LINE
- SURVEY LINE
- CIVIC AMENITIES
- PARK & OPENSPACES
- NALA
- AREA GIVEN FOR ROAD WIDENING



TYPICAL RCC PRECAST RING RAIN WATER HARVESTING SUMP [14 Nos]_scale 1:500

OWNER'S SIGNATURE

GPA HOLDER
CENTURY REAL ESTATE HOLDINGS PVT.LTD

ARCHITECT'S SIGNATURE

JAYANT VAITHA
(BCC/BL-3.6 & 1685/07-08)

SANCTION DRAWING

PROJECT TITLE
PROPOSED RESIDENTIAL & NON RESIDENTIAL DEVELOPMENT FOR
CENTURY BUILDERS ON SY NO 107/2, 116/2,107/3 118/3 108/1 116/1,117/3 107/1, 121(P) &118/2 (P) OF AMRUTHAHALLI VILLAGE, SY NO 18/6, 18/7, 18/8, 18/9, 19/1, 19/4, 19/5, 19/6 OF BYATARAYANAPURA VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK

DRAWING TITLE
DEVELOPMENT PLAN

DRAWING NO :	SCALE : 1:100	DATE: 12.03.2013
DRAWN : KARTHIK	CHECKED : SHABBIR	

TOWN PLANER B.D.A	ASISTANT DIRECTOR (N) B.D.A	DEPUTY DIRECTOR (E) B.D.A	JOINT DIRECTOR (E) B.D.A	TOWN PLANNER MEMBER B.D.A	COMMISSIONER B.D.A
13/05/2013	13-05-2013	13-3-13	12/3/2013	12/3/13	