



Sl. No.	Description	Area (Sqm)
1	TOTAL SITE AREA (S.11.14 A/G)	21,435.40
2	KHARAB AREA (12.50 GUNTAS)	1,204.63
3	SITE AREA (4.39.96 A/G)	20,170.77
4	ROAD WIDENING AREA	95.25
5	NET SITE AREA	20,075.52
6	PARK & OPEN SPACE	2017.08
7	CIVIC AMENITY (5%)	1,008.54

Sl. No.	Description	Value
1	PERMISSIBLE GROUND COVERAGE	UP TO 55%
2	COVERGAE ACHIEVED = (PLINTH AREA x 100) / (NET SITE AREA)	20,075.52 / 21,435.40 = 93.69%
3	PERMISSIBLE FAR	UP TO 55%
4	FAR = ACHIEVED FAR AREA / (SITE AREA - 5% CA) = 43,115.02 / (20,170.77 - 1,008.54) = 2.24	2.24 < 2.25

Sl. No.	Description	Value
1	PERMISSIBLE BUILDING HEIGHT	45.00 M
2	ACHIEVED HEIGHT OF THE BUILDINGS	44.90 M
3	CAR PARKING CALCULATION	
4	NO OF FLATS	405
5	NO OF CAR PARKING REQUIRED FOR FLATS	405
6	10% VISITORS CAR PARKING REQUIRED	40.5 / 10 = 4.05
7	TOTAL NO OF CAR PARKING REQUIRED	405 + 4.05 = 409.05
8	CAR PARKING PROVIDED IN BASEMENT	499
9	TOTAL NO OF CAR PARKING PROVIDED	499

**TITLE: SITE PLAN**

OWNER'S SIGNATURE FOR M/s. MYHNA ESTATE PROJECTS: *[Signature]*

ARCHITECT'S SIGNATURE: *[Signature]*

M. KARTHIKEYAN (MANAGING PARTNER) RAJAKUMAR M.R. (BCC/BL-3-6-A-1913-09-10)

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT PLAN AT SY. NO. 44/2, 44/3, 44/4, 44/5, 44/6, 44/7, 44/8, 44/9, 44/10, 48/4, 48/5, 48/6, 48/7, 48/8, 48/9, 48/10 AND 48/11, GUNJUR VILLAGE, VARTHUR HOBLI, BANGALORE EAST TALUK, BANGALORE. WARD NO.149

FLOOR	GROSS BUA	DEDUCTION DUCTOITS	NET BUA	LIFT	STAIRCASE	PARKING	TOTAL	NET FAR	UNITS
BASEMENT	14084.19	0	14084.19	33.56	125.81	13889.4	14049	35.44	0
GROUND	1358.01	89.62	1268.39	33.56	77.76	0	111.32	1157.07	12
FIRST	1411.58	143.19	1268.39	33.56	77.76	0	111.32	1157.07	12
SECOND	1454.58	63.49	1391.09	33.56	77.76	0	111.32	1279.77	13
THIRD	1454.58	63.49	1391.09	33.56	77.76	0	111.32	1279.77	13
FOURTH	1454.58	63.49	1391.09	33.56	77.76	0	111.32	1279.77	13
FIFTH	1454.58	63.49	1391.09	33.56	77.76	0	111.32	1279.77	13
SIXTH	1454.58	63.49	1391.09	33.56	77.76	0	111.32	1279.77	13
SEVENTH	1454.58	63.49	1391.09	33.56	77.76	0	111.32	1279.77	13
EIGHTH	1454.58	63.49	1391.09	33.56	77.76	0	111.32	1279.77	13
NINTH	1288.57	63.49	1225.08	33.56	77.76	0	111.32	1113.76	11
TENTH	1288.57	63.49	1225.08	33.56	77.76	0	111.32	1113.76	11
ELEVENTH	1288.57	63.49	1225.08	33.56	77.76	0	111.32	1113.76	11
TWELFTH	1288.57	63.49	1225.08	33.56	77.76	0	111.32	1113.76	11
THIRTEENTH	1288.57	63.49	1225.08	33.56	77.76	0	111.32	1113.76	11
FOURTEENTH	1288.57	63.49	1225.08	33.56	77.76	0	111.32	1113.76	11
TERRACE	100.17	100.13	0.04	0	0	0	0	0.04	0
<b>TOTAL</b>	<b>34867.43</b>	<b>1158.31</b>	<b>33709.12</b>	<b>536.96</b>	<b>1292.21</b>	<b>13889.4</b>	<b>15719</b>	<b>17990.57</b>	<b>181</b>

FLOOR	GROSS BUA	DEDUCTION DUCTOITS	NET BUA	LIFT	STAIRCASE	PARKING	TOTAL	NET FAR	UNITS
GROUND	1870.09	224.24	1645.85	37.97	76.64	0	114.61	1531.24	14
FIRST	1923.66	271.23	1652.43	37.97	76.64	0	114.61	1537.82	14
SECOND	2000.63	93.17	1907.46	37.97	76.64	0	114.61	1792.85	16
THIRD	2000.63	93.17	1907.46	37.97	76.64	0	114.61	1792.85	16
FOURTH	2000.63	93.17	1907.46	37.97	76.64	0	114.61	1792.85	16
FIFTH	2000.63	93.17	1907.46	37.97	76.64	0	114.61	1792.85	16
SIXTH	2000.63	93.17	1907.46	37.97	76.64	0	114.61	1792.85	16
SEVENTH	2000.63	93.17	1907.46	37.97	76.64	0	114.61	1792.85	16
EIGHTH	2000.63	93.17	1907.46	37.97	76.64	0	114.61	1792.85	16
NINTH	1792.01	93.17	1698.84	37.97	76.64	0	114.61	1584.23	14
TENTH	1792.01	93.17	1698.84	37.97	76.64	0	114.61	1584.23	14
ELEVENTH	1792.01	93.17	1698.84	37.97	76.64	0	114.61	1584.23	14
TWELFTH	1792.01	93.17	1698.84	37.97	76.64	0	114.61	1584.23	14
THIRTEENTH	1792.01	93.17	1698.84	37.97	76.64	0	114.61	1584.23	14
FOURTEENTH	1792.01	93.17	1698.84	37.97	76.64	0	114.61	1584.23	14
TERRACE	102.67	102.63	0.04	0	0	0	0	0.04	0
<b>TOTAL</b>	<b>28652.89</b>	<b>1809.31</b>	<b>26843.58</b>	<b>569.55</b>	<b>1149.6</b>	<b>0</b>	<b>1719.2</b>	<b>25124.43</b>	<b>224</b>

FLOOR	GROSS BUA	DEDUCTION DUCTOITS	NET BUA	LIFT	STAIRCASE	PARKING	TOTAL	NET FAR	UNITS
BASEMENT	14084.19	0	14084.19	33.56	125.81	13889.4	14049	35.44	0
GROUND	3228.1	313.86	2914.24	71.53	154.4	0	225.93	2688.31	26
FIRST	3335.24	414.42	2920.82	71.53	154.4	0	225.93	2694.89	26
SECOND	3455.21	156.66	3298.55	71.53	154.4	0	225.93	3072.62	29
THIRD	3455.21	156.66	3298.55	71.53	154.4	0	225.93	3072.62	29
FOURTH	3455.21	156.66	3298.55	71.53	154.4	0	225.93	3072.62	29
FIFTH	3455.21	156.66	3298.55	71.53	154.4	0	225.93	3072.62	29
SIXTH	3455.21	156.66	3298.55	71.53	154.4	0	225.93	3072.62	29
SEVENTH	3455.21	156.66	3298.55	71.53	154.4	0	225.93	3072.62	29
EIGHTH	3455.21	156.66	3298.55	71.53	154.4	0	225.93	3072.62	29
NINTH	3080.58	156.66	2923.92	71.53	154.4	0	225.93	2697.99	25
TENTH	3080.58	156.66	2923.92	71.53	154.4	0	225.93	2697.99	25
ELEVENTH	3080.58	156.66	2923.92	71.53	154.4	0	225.93	2697.99	25
TWELFTH	3080.58	156.66	2923.92	71.53	154.4	0	225.93	2697.99	25
THIRTEENTH	3080.58	156.66	2923.92	71.53	154.4	0	225.93	2697.99	25
FOURTEENTH	3080.58	156.66	2923.92	71.53	154.4	0	225.93	2697.99	25
TERRACE	202.84	202.76	0.08	0	0	0	0	0.08	0
<b>TOTAL</b>	<b>63520.32</b>	<b>2967.62</b>	<b>60552.7</b>	<b>1106.5</b>	<b>2441.81</b>	<b>13889.4</b>	<b>17438</b>	<b>43115</b>	<b>405</b>

- NOTE:
- THE PROPOSED RESIDENTIAL DEVELOPMENT PLAN IS APPROVED BY AUTHORITY TOWN PLANNING COMMITTEE RESOLUTION NO. 05.04.2011/22, DATED : 17/12/2022.
  - THE APPLICANT HAS REMITTED CHARGE OF RS. 34,34,870/- (THIRTY FOUR LAKH THIRTY FOUR THOUSAND EIGHT HUNDRED AND SEVENTY ONLY) VIDE CHALLAN NO. GN23026577, DATED: 07/02/2023
  - THE WORK ORDER AND PROPOSED RESIDENTIAL DEVELOPMENT PLAN ISSUED VIDE NO. : BDA/TPM/DLP-34/22-23/1465 /23-24, DATED: 1/6/2023
  - THE APPLICANT HAS TO ABIDE BY CONDITIONS IMPOSED IN THE WORK ORDER.

TOWN PLANNER: *[Signature]* ASSISTANT DIRECTOR (EAST): *[Signature]* DEPUTY DIRECTOR (EAST): *[Signature]* JOINT DIRECTOR (M.P.): *[Signature]* ADDITIONAL DIRECTOR: *[Signature]* TOWN PLANNING MEMBER: *[Signature]* COMMISSIONER: *[Signature]*

DATE: 06/05/2023 NORTH  
SCALE: 1:300  
SHEET NO. 01 OF 01