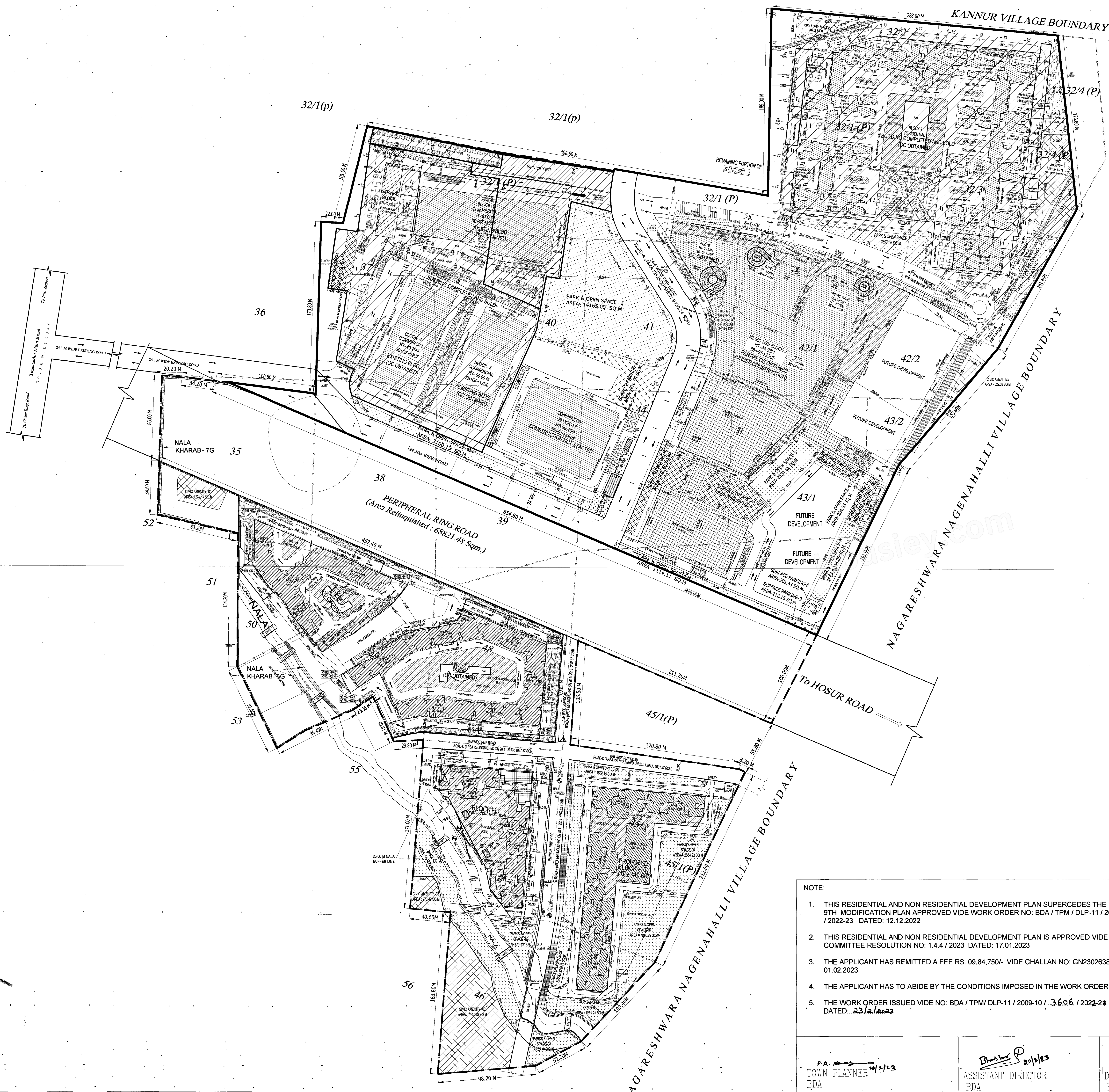




AREA STATEMENT			
Site Area for Commercial Development (North Parcel)		2,89,752.50 Sqm	(71 Acre - 24 Guntas)
Site Area for Residential Development (South Parcel) (Including PRR)		1,94,450.04 Sqm	48 Acre - 02 Guntas
NORTH PARCEL			
[A] SITE AREA FOR COMMERCIAL DEVELOPMENT		2,22,995.50 Sqm	
[B] SITE AREA FOR RESIDENTIAL DEVELOPMENT		66,757.00 Sqm	
[A+B] TOTAL SITE AREA UNDER COMMERCIAL ZONE (NORTH)		2,89,752.50 Sqm	
CALCULATION OF PARKS/OPEN SPACES, SURFACE PARKING & CIVIC AMENITIES FOR COMMERCIAL DEVELOPMENT			
		2,22,995.50 Sqm	
PARKS & OPEN SPACES AREA (COMMERCIAL DEVELOPMENT)		10%	22,299.55
PARKS & OPEN SPACES AREA (RESIDENTIAL)		10%	6,675.70
SURFACE PARKING (COMMERCIAL)		5%	11,149.78
CIVIC AMENITIES (RESIDENTIAL)		15%	6,675.70
TOTAL AREA		19%	33,449.33
TOTAL AREA		15.05%	33,564.92
CALCULATION OF PARKS/OPEN SPACES & CIVIC AMENITIES FOR RESIDENTIAL DEVELOPMENT			
		66,757.00 Sqm	
PARKS & OPEN SPACES AREA		10%	6,675.70
CIVIC AMENITIES		5%	3,337.85
TOTAL AREA		15%	10,013.55
NET SITE AREA CONSIDERED			
TOTAL SITE AREA - CA OF RESIDENTIAL - PA OF COMMERCIAL			2,64,820.57 Sqm
TOTAL SITE AREA - CA OF RESIDENTIAL - PA OF COMMERCIAL			2,64,820.57 Sqm
NET SITE AREA CONSIDERED FOR GROUND COVERAGE			
NET SITE AREA CONSIDERED FOR FAR - (RMP 24M ROAD AREA + 24.30 M ROAD)			2,47,376.83 Sqm
TOTAL SITE AREA - CA OF RESIDENTIAL - PA OF COMMERCIAL			2,64,820.57 Sqm
PERMISSIBLE FAR			3.00
PERMISSIBLE GROUND COVERAGE			45%
PROPOSED FAR AREA			7,90,903.53 Sqm
PROPOSED FAR (7.90,903.53 / 2.64,820.57)			2.99
PROPOSED GROUND COVERAGE AREA			89,084.51 Sqm
PROPOSED GROUND COVERAGE			38%

AREA SUMMARY - PARKS & OPEN SPACES, SURFACE PARKING & CIVIC AMENITIES			
COMMERCIAL		RESIDENTIAL (MIXED USE BLOCK-2)	
PARKS & OPEN SPACES		PARKS & OPEN SPACES	
No	Area (Sqm)	No	Area (Sqm)
1	14,165.03	1	1,248.05
2	3,102.13	2	243.84
3	2,534.61	3	2,653.94
4	2,04.85	4	1,635.60
5	1,114.11	5	2,068.58
6	575.03	6	575.03
7	201.43	7	201.43
8	212.15	8	212.15
9	308.00	9	308.00
10	401.94	10	401.94
11	319.47	11	319.47
12	319.47	12	319.47
Total	21,116.73	Total	10,558.86
Total	21,116.73	Total	1,248.05
Total	21,116.73	Total	629.26

RESIDENTIAL (BLOCK-1)			
PARKS & OPEN SPACES		CIVIC AMENITIES	
No	Area (Sqm)	No	Area (Sqm)
1	2,697.56	1	3,383.84
2	842.00	2	3,383.84
3	1,334.75	3	3,383.84
4	322.38	4	3,383.84
5	1,479.04	5	3,383.84
Total	6,675.73	Total	3,383.84

NORTH PARCEL			
SL.NO.	BLOCK NO.	LAND USE	NO. OF SERVANTS ROOM
1	BLOCK-1	RESIDENTIAL	269
2	BLOCK-2	MIXED USE BLOCK	16
			176

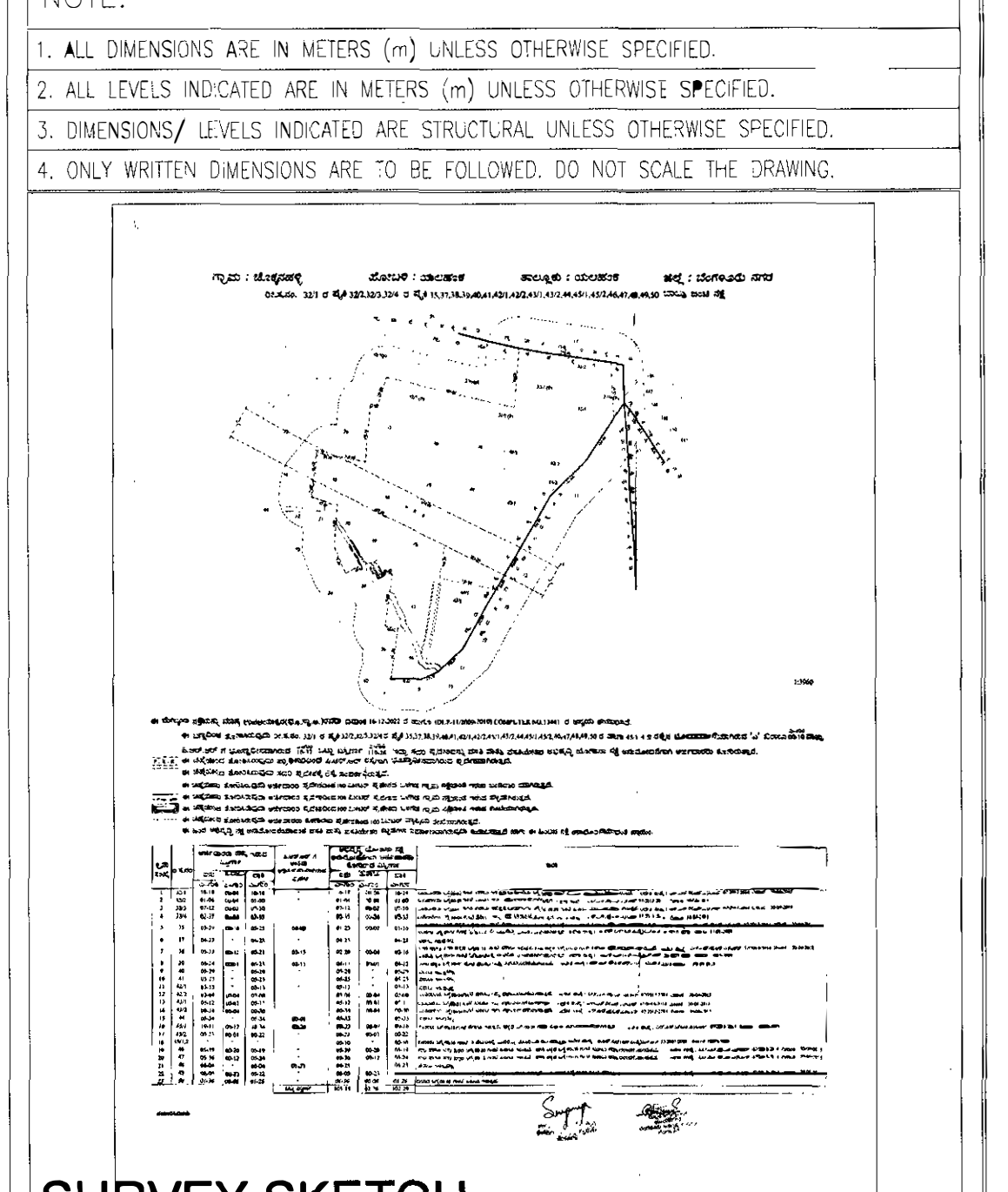
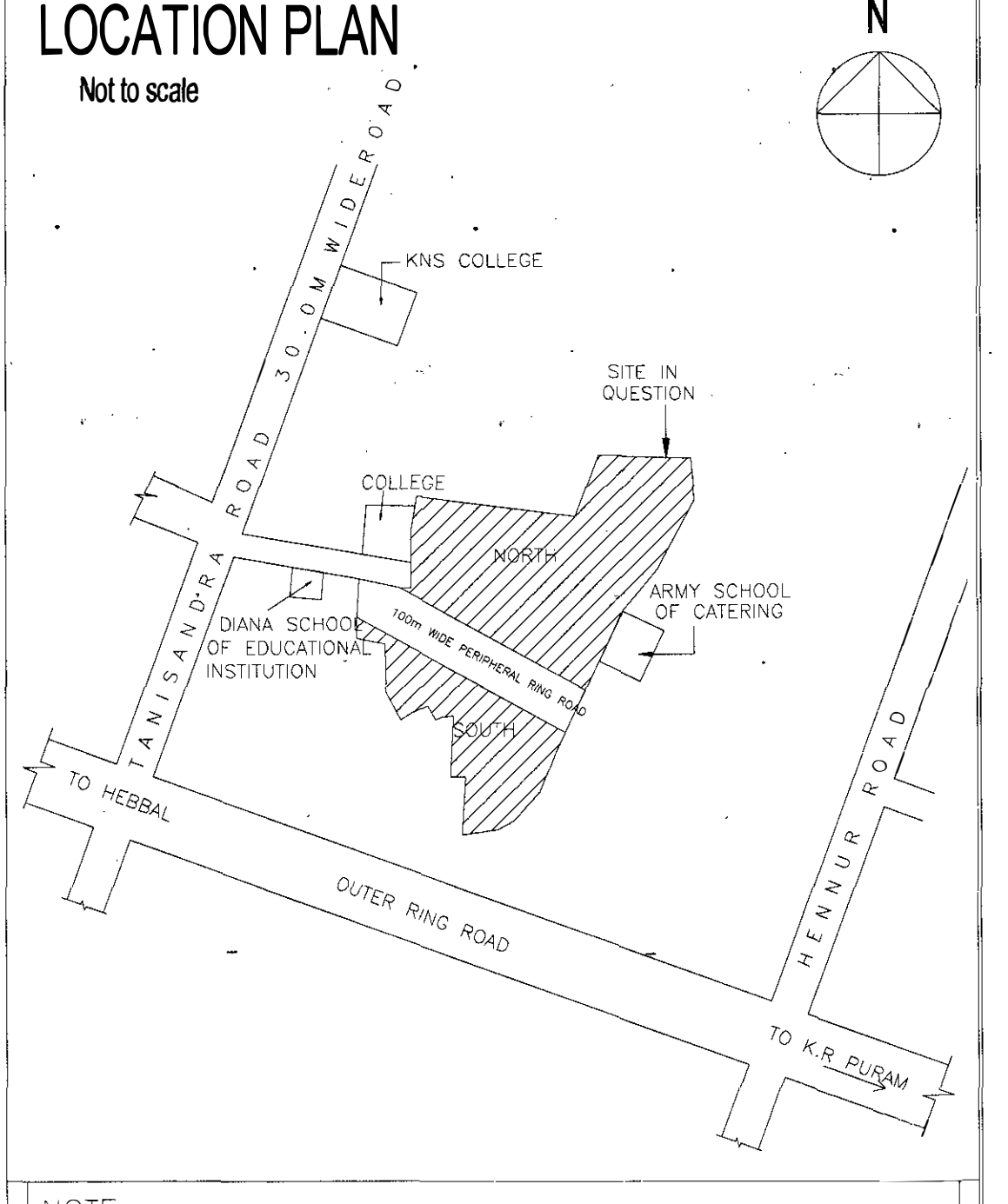
NORTH PARCEL - BLOCK (1 TO 5 & 13) AREA STATEMENT			
SL.NO.	BLOCK NO.	LAND USE	STATUS
1	BLOCK-1	RESIDENTIAL	OC Obtained for Wing-A to J
2	BLOCK-2	MIXED USE BLOCK	Partial OC Obtained For Wing-A (Hotel part) & Wing-B & C (Retail). Rest of the Wings is under construction
3	BLOCK-3	COMMERCIAL OFFICE	OC Obtained
4	BLOCK-4 & SERVICE BLOCK	COMMERCIAL OFFICE	OC Obtained
5	BLOCK-5	COMMERCIAL OFFICE	OC Obtained
6	BLOCK-13	COMMERCIAL OFFICE	Construction not started
GRAND TOTAL			7,90,903.53
TOTAL SITE UNDER RESIDENTIAL ZONE (SOUTH PARCEL)			1,94,450.04 SQM
TOTAL SITE AREA - CA AREA = (1,94,450.04 - 9,722.51)			1,84,727.51
PERMISSIBLE FAR =			3.00
PERMISSIBLE GROUND COVERAGE			80.00%
PROPOSED FAR AREA (= 5,49,154.18 / 1,84,727.51)			2.97
AREA RELINQUISHED FOR 15M RMP ROADS IN SOUTH PARCEL (= 2,088.67 + 1,837.87 + 2,601.97 + 4,362.82)			10,891.33
SITE AREA CONSIDERED FOR GROUND COVERAGE =			1,05,014.70
NET SITE AREA - (RMP 15M ROAD AREA - PRR) (= 1,84,727.51 - 10,891.33 - 68,821.48)			1,05,014.70
PROPOSED GROUND COVERAGE AREA (= 47,696.61 / 1,05,014.70 * 100)			45.42%

CALCULATION OF PARKS/ OPEN SPACES & CIVIC AMENITY FOR RESIDENTIAL			
		AS PER ZR (IN SQM)	PROVIDED (IN SQM)
PARKS & OPEN SPACES AREA		10%	19,445.00
CIVIC AMENITIES		5%	9,722.50
TOTAL AREA		15%	29,167.51
TOTAL AREA		15.00%	29,168.19

PARKS & OPEN SPACES			
No	Area (Sqm)	No	Area (Sqm)
1	4,043.23	1	1,274.14
2	1,217.48	2	7,477.90
3	1,209.32	3	970.49
4	1,271.21	4	970.49
5	2,719.28	5	970.49
6	1,584.44	6	970.49
7	4,275.59	7	970.49
8	2,584.22	8	970.49
9	540.61	9	970.49
Total	19,445.66	Total	9,722.53

SOUTH PARCEL - AREA STATEMENT			
SL.NO.	BLOCK NO.	LAND USE	STATUS
1	BLOCK-6	RESIDENTIAL	OC OBTAINED
2	BLOCK-7	RESIDENTIAL	OC OBTAINED
3	BLOCK-11	RESIDENTIAL	OC OBTAINED
4	BLOCK-10 (PROPOSED BLOCK)	RESIDENTIAL	CONSTRUCTION IN PROGRESS
TOTAL UNITS			4,181

SOUTH PARCEL - AREA STATEMENT			
SL.NO.	BLOCK NO.	LAND USE	STATUS
1	BLOCK-6	RESIDENTIAL	OC OBTAINED
2	BLOCK-7	RESIDENTIAL	OC OBTAINED
3	BLOCK-11	RESIDENTIAL	OC OBTAINED
4	BLOCK-10 (PROPOSED BLOCK)	RESIDENTIAL	CONSTRUCTION IN PROGRESS
GRAND TOTAL			5,49,154.18
TOTAL SITE UNDER RESIDENTIAL ZONE (SOUTH PARCEL)			1,94,450.04 SQM
TOTAL SITE AREA - CA AREA = (1,94,450.04 - 9,722.51)			1,84,727.51
PERMISSIBLE FAR =			3.00
PERMISSIBLE GROUND COVERAGE			80.00%
PROPOSED FAR AREA (= 5,49,154.18 / 1,84,727.51)			2.97
AREA RELINQUISHED FOR 15M RMP ROADS IN SOUTH PARCEL (= 2,088.67 + 1,837.87 + 2,601.97 + 4,362.82)			10,891.33
SITE AREA CONSIDERED FOR GROUND COVERAGE =			1,05,014.70
NET SITE AREA - (RMP 15M ROAD AREA - PRR) (= 1,84,727.51 - 10,891.33 - 68,821.48)			1,05,014.70
PROPOSED GROUND COVERAGE AREA (= 47,696.61 / 1,05,014.70 * 100)			45.42%



LEGENDS	
---	PLOT BOUNDARY
---	NALA BUFFER LINE
---	SET BACK LINE
---	BASEMENT LINE
---	GROUND FLOOR LINE
---	PODIUM LINE
---	BUILDING BLOCK
---	SURVEY LINE
---	PARKS & OPEN SPACE
---	CIVIC AMENITIES
---	KHARAB LAND
---	SURFACE PARKING
---	FIRE DRIVEWAY
---	TERRACE OF BASEMENT
---	TERRACE OF GROUND FLOOR
---	RMP ROADS
---	LANDSCAPED AREA
---	BUILDING COMPLETED & SOLD

OWNER
BHARTIYA URBAN PVT LTD
1/5, PALACE ROAD,
BANGALORE - 560001

OWNERS SIGNATURE:

ARCHITECT'S SIGNATURE

PROJECT TITLE
RE-MODIFIED DEVELOPMENT PLAN FOR
RESIDENTIAL & NON-RESIDENTIAL COMMERCIAL
BUILDING BLOCKS
WARD NO. 05 (AT SY. NO. 35, 37, 38, 39,
40, 41, 42, 43, 44, 45, 46, 47, 48, 49 & 50)
AT CHOKKANAHALLI VILLAGE, YELAHANKA HOBLI,
BANGALORE NORTH TALUK

SUBJECT OF DRAWING:
RE-MODIFIED DEVELOPMENT PLAN

FILE NAME:
SCALE: 1:1250 DATE: 02.02.2023

- NOTE:
- THIS RESIDENTIAL AND NON RESIDENTIAL DEVELOPMENT PLAN SUPERCEDES THE EARLIER 9TH MODIFICATION PLAN APPROVED VIDE WORK ORDER NO: BDA / TPM / DLP-11 / 2009-10 / 2191 / 2022-23 DATED: 12.12.2022
 - THIS RESIDENTIAL AND NON RESIDENTIAL DEVELOPMENT PLAN IS APPROVED VIDE TOWN PLAN COMMITTEE RESOLUTION NO: 1.4.4 / 2023 DATED: 17.01.2023
 - THE APPLICANT HAS REMITTED A FEE RS. 09.84,750/- VIDE CHALLAN NO: GN23026383 DATED: 01.02.2023.
 - THE APPLICANT HAS TO ABIDE BY THE CONDITIONS IMPOSED IN THE WORK ORDER.
 - THE WORK ORDER ISSUED VIDE NO: BDA / TPM / DLP-11 / 2009-10 / 36.06 / 2022-23 DATED: 23.12.2023

TOWN PLANNER
BDA

ASSISTANT DIRECTOR
BDA

DEPUTY DIRECTOR
BDA

JOINT DIRECTOR
BDA

ADDL. DIRECTOR
BDA

TOWN PLANNER MEMBER
BDA

COMMISSIONER
BDA