CONSOLIDATED AREA STATEMENT

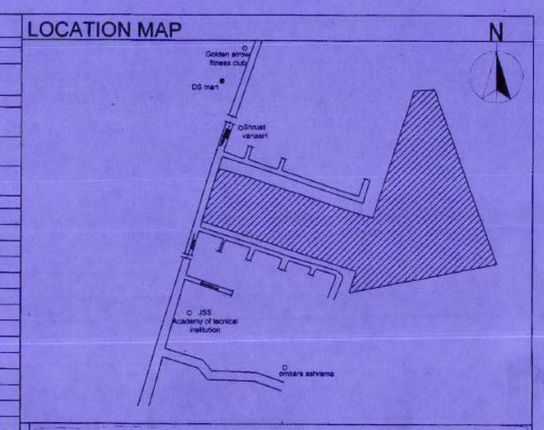
SL NO	FLOORS	GROSS AREA	DEDUCTION FOR DUCTS	NET BUILT UP AREA	DEDUCTION FOR FAR				NET FAR DEDUCTION	NET FAR AREA	NO: OF UNITS	NO: OF EWS UNITS
					LIFTS	STAIRCASE	SERVICES	OTHERS				
1	BASEMENT	13632.51	0.00	13832.51	81.46	184.53	943.89	12165.55	13375.43	257.08	0	
2	GROUND FLOOR	13239.77	499.83	12739.94	91.44	224.22	622.50	10878.04	11816.20	923.74	0	
3	1ST FLOOR	11877.33	1500.78	10376.55	91.44	224.56	300.96	8963.87	9580.83	795.72	8	
4	2ND FLOOR	5721.62	211.23	5510.39	91.73	341.78	0.00	213.20	646.71	4863.68	18	
5	3RD FLOOR	4766.06	351.13	4414.93	87.21	186.60	0.00	0.00	273.81	4141.12	20	
6	4TH FLOOR	3193.11	180.03	3013.08	77.23	90.21	0.00	0.00	167.44	2845.64	20	
7	5TH FLOOR	3193.11	180.03	3013.08	77.23	90.21	0.00	0.00	167.44	2845.64	20	
8	6TH FLOOR	3193.11	180.03	3013.08	77.23	90.21	0.00	0.00	167.44	2845.64	20	
9	7TH FLOOR	3193.11	180.03	3013.08	77.23	90.21	0.00	0.00	167.44	2845.64	20	
10	8TH FLOOR	3178.02	184.15	2993.87	77.23	90.21	0.00	0.00	167.44	2826.43	18	2
11	9TH FLOOR	3022.49	185.30	2837.19	77.23	90.21	0.00	0.00	167.44	2669.75	16	4
12	10TH FLOOR	2882.05	182.33	2699.72	77.23	90.21	0.00	0.00	167.44	2532.28	16	4
13	11TH FLOOR	2882.05	182.33	2699.72	77.23	90.21	0.00	0.00	167.44	2532.28	16	4
14	12TH FLOOR	2882.05	182.33	2699.72	77.23	90.21	0.00	0.00	167.44	2532.28	16	4
15	13TH FLOOR	2882.05	182.33	2699.72	77.23	90.21	0.00	0.00	167.44	2532.28	16	4
16	14TH FLOOR	3193.11	180.03	3013.08	77.23	90.21	0.00	0.00	167.44	2845.64	20	
17	15TH FLOOR	3193.11	180.03	3013.08	77.23	90.21	0.00	0.00	167.44	2845.64	20	
18	16TH FLOOR	3193.11	180.03	3013.08	77.23	90.21	0.00	0.00	167.44	2845.64	20	
19	17TH FLOOR	3193.11	180.03	3013.08	77.23	90.21	0.00	0.00	167.44	2845.64	20	
20	18TH FLOOR	3156.98	188.27	2968.71	77.23	90.21	0.00	157.71	325.15	2643.56	15	4
21	19TH FLOOR	2876.11	182.26	2693.85	77.23	90.21	0.00	40.45	207.89	2485.96	16	4
22	20TH FLOOR	2882.05	182.33	2699.72	77.23	90.21	0.00	0.00	167.44	2532.28	16	4
23	21ST FLOOR	2882.05	182.33	2699.72	77.23	90.21	0.00	0.00	167.44	2532.28	16	4
24	22ND FLOOR	2882.05	182.33	2699.72	77.23	90.21	0.00	0.00	167.44	2532.28	16	4
25	23RD FLOOR	2872.92	182.33	2690.59	77.23	90.21	0.00	0.00	167.44	2523.15	15	4
26	24TH FLOOR	3053.72	179.96	2873.76	77.23	90.21	0.00	0.00	167.44	2706.32	19	
27	25TH FLOOR	3053.72	179.96	2873.76	77.23	90.21	0.00	0.00	167.44	2706.32	19	
28	26TH FLOOR	3193.11	180.03	3013.08	77.23	90.21	0.00	0.00	167.44	2845.64	20	
29	27TH FLOOR	3193.11	180.03	3013.08	77.23	90.21	0.00	0.00	167.44	2845.64	20	
30	28TH FLOOR	3151.04	188.20	2962.84	77.23	90.21	0.00	198.16	365.60	2597.24	15	4
31	29TH FLOOR	2882.05	182.33	2699.72	77.23	90.21	0.00	0.00	167.44	2532.28	16	4
32	30TH FLOOR	2882.05	182.33	2699.72	77.23	90.21	0.00	0.00	167.44	2532.28	16	4
33	31ST FLOOR	2882.05	182.33	2699.72	77.23	90.21	0.00	0.00	167.44	2532.28	16	4
34	32ND FLOOR	1774.12	154.27	1619.85	48.14	60.35	0.00	0.00	108.49	1511.36	10	2
35	33RD FLOOR	679.45	25.07	654.38	19.05	30.49	0.00	0.00	49.54	604.84	2	
36	TERRACE	392.25	26.06	366.19	59.39	235.58	0.00	0.00	71.22	366.19	0.00	0
	TOTAL	137199.71	7862.40	129337.31	2732.30	4013.99	1867.35	32688.20	41301.84	88035.47	551	64

RESIDENTIAL DEVELOPMENT PLAN AREA STATEMENT IN SQM

	SITE AREA AS PER DOCUMENT	42744.33	(10A - 22.5G)	A
	NALA KHARAB	1315.21	(00A - 13G)	B
	SITE AREA CONSIDERED FOR DEVELOPMENT (A-B)=C	41429.12	(10A - 9.50G)	C
	ROAD WIDENING AREA	82.32		D
	NET SITE AREA	41346.8		

Sl. No.	PARTICULARS	AS PER Z.R	AS PER PLAN	
1)	PARK & OPEN SPACE	4142.91 (10.00%)	4210.66 (10.16%)	E
2)	CIVIC AMENITIES	2071.46 (5.00%)	2097.62 (5.00%)	F
3)	SITE AREA CONSIDERED FOR FAR		C - F = G 39331.50	G
4)	SITE AREA CONSIDERED FOR COVERAGE		C - F -D= G 39249.18	H
5)	FAR a) PERMISSIBLE FAR @ 2.25	88546.77	88035.47 / 39331.50 = 2.238< 2.25	
7)	COVERAGE	56%	13239.77 / 39249.18 = 33.73 < 55%	
8)	HEIGHT OF THE BUILDING	TOWER -01 TOWER -02 TOWER -03	110.40 Mts 104.50 Mts 101.50 Mts	
9)	NO. OF FLOORS	TOWER -01 TOWER -02 TOWER -03	B + G + 33 FLOORS B + G + 32 FLOORS B + G + 31 FLOORS	
10)	SETBACK	FRONT = 16.00 Mtr REAR = 16.00 Mtr LEFT = 16.00 Mtr RIGHT = 16.00 Mtr	FRONT = 100.00 Mtr REAR = 16.00 Mtr LEFT = 16.00 Mtr RIGHT = 16.00 Mtr	
11)	TOTAL NO. OF UNITS		NO. OF REGULAR UNITS - 551 EWS UNITS - 64 TOTAL UNITS = 615	
12)	CAR PARKING REQUIREMENT		CAR PARKING PROVIDED	
	UNITS LESS THAN 50 Sqm (64 UNITS)	32Cars	1ST BASEMENT FLOOR =345 Cars 2ND BASEMENT FLOOR - 289 Cars GROUND FLOOR = 227 Cars SURFACE PARKING = 39 Cars	
	UNITS MORE THAN 50 Sqm LESS THN 225 Sqm (535UNITS)	535Cars		
	UNITS MORE THAN 225 Sqm (13 UNITS)	26 Cars		
	Total	593 Cars		
	10% OF VISITORS CAR PARKING	60 Cars		
	AMENITY BLOCK PARKING 1900 Sqm (@ 1 FOR 50 Sqm)	38 Cars		
	TOTAL REQUIRED	691 Cars	TOTAL PROVIDED	900 Cars
13)	TREES	FAR AREA / 240 Sqm	88402.38/240 Sqm	369 NOS.

LOCATION MAP



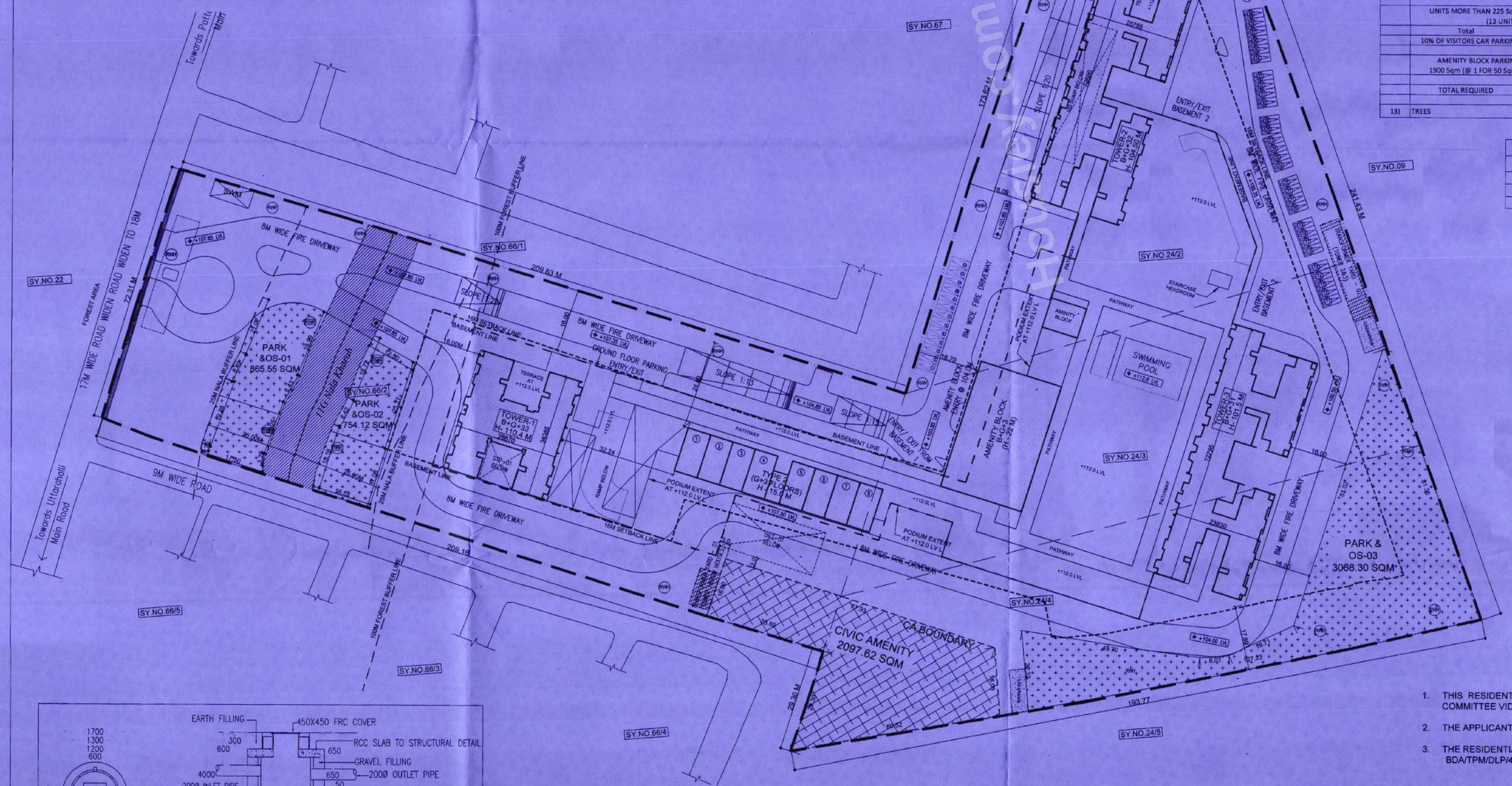
ಕ್ರ ಸಂ	ಹಳೆ ಸರ್ವೆ ನಂಬರ್	ಹೊಸ ಸರ್ವೆ ನಂಬರ್	ವಿಸ್ತೀರ್ಣ ಎ	ಗುಂಟೆ	ಚದರ ಅಡಿ	ಎ	ಗುಂಟೆ	ಚದರ ಅಡಿ	ಷರತ್ತು
1	24/2	02	36	00	01	02	35		ಅಸಲು ಜಮೀನುಗಳಿಂದ ಒಟ್ಟು 00-40 ಗುಂಟೆ ಜಮೀನನ್ನು ಕಟ್ಟ ಕೊಡತಕ್ಕದ್ದು.
2	24/3	02	00.50	00	00.50	01	00		ಅಸಲು ಜಮೀನುಗಳಿಂದ ಒಟ್ಟು 00-40.50 ಗುಂಟೆ ಜಮೀನನ್ನು ಕಟ್ಟ ಕೊಡತಕ್ಕದ್ದು.
3	24/4	01	30.50	00	00.50	01	30		ಅಸಲು ಜಮೀನುಗಳಿಂದ ಒಟ್ಟು 00-40.50 ಗುಂಟೆ ಜಮೀನನ್ನು ಕಟ್ಟ ಕೊಡತಕ್ಕದ್ದು.
4	66/2	03	35.50	00	11	03	24.50		ಅಸಲು ಒಟ್ಟು 00-11 ಗುಂಟೆ ಜಮೀನನ್ನು ಕಟ್ಟ ಕೊಡತಕ್ಕದ್ದು.
ಒಟ್ಟು		10	22.50	00	13	10	09.50		

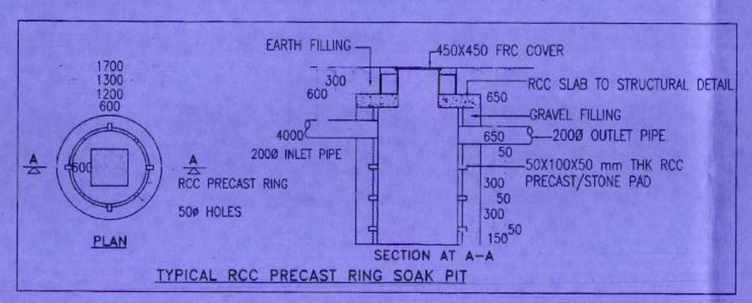
Park & OS Schedule

PARK & OS- 1	865.55 Sq.mt
PARK & OS- 2	754.12 Sq.mt
PARK & OS- 3	3068.3 Sq.mt
Total	4687.97 Sq.mt

CA Schedule

CA - 1	2097.62 Sq.mt
Total	2097.62 Sq.mt





TYPICAL RCC PRECAST RING SOAK PIT

1. THIS RESIDENTIAL DEVELOPMENT PLAN IS APPROVED IN THE TOWN PLANNING COMMITTEE VIDE RESOLUTION NO 3.4.6/2023 DATED 20.03.2023.
2. THE APPLICANT HAS TO ABIDE BY THE CONDITION IMPOSED IN THE WORK ORDER.
3. THE RESIDENTIAL DEVELOPMENT PLAN ISSUED VIDE NO: BDA/TPM/DLP/42/2022-23/ 1438 /2023-24 DATED: 29/9/2023

TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR	ADDDITIONAL DIRECTOR	TOWN PLANNER MEMBER	COMMISSIONER
15/09/23	15/09/2023	15/9/23		19.9.23		29/9/23

NOTE: ALL AREAS IN SQM

LEGEND
- SITE LINE
- SETBACK LINE
- BASEMENT LINE
- BUILDING LINE
- PARKS & OPEN SPACES
- CIVIC AMENITIES
- PROPOSED BUILDING
- KANADA KHARAB

NOTE: ALL DIMENSIONS ARE IN Metres

ORIENTATION: N

SHEET NO: 1 OF 1

DEVELOPMENT PLAN

OWNER'S SIGNATURE:

ENGINEER'S SIGNATURE:

CHAITANYA KK
BCC / BL- 3.8 / E- 4349 / 2018-19

PROJECT TITLE:
Proposed Residential Development for PLAN AT SURVEY NOS:24/2,24/3,24/4, AND 66/2 AT MAILASANDRA VILLAGE, KENGERI HOBLI, BANGALORE SOUTH TALUK, BANGALORE.

DESIGN CONSULTANTS:
RSP Design Consultants (India) Pvt Ltd
RSP House, 30 Museum Road, Bangalore - 560 001 Tel: 25586866 Fax: 25586818

SIGNATURES:

PROJECT ARCHITECT	PROJECT CO-ORDINATOR
Geetha	

SUBJECT OF DRAWING: SITE PLAN

FILENAME: ----	----
SCALE: 1:500	DATE: 10-02-2023
DRAWN: SAMUEL	CHECKED: Geetha
JOB NO: 22145	DRAWING NO: SD-01