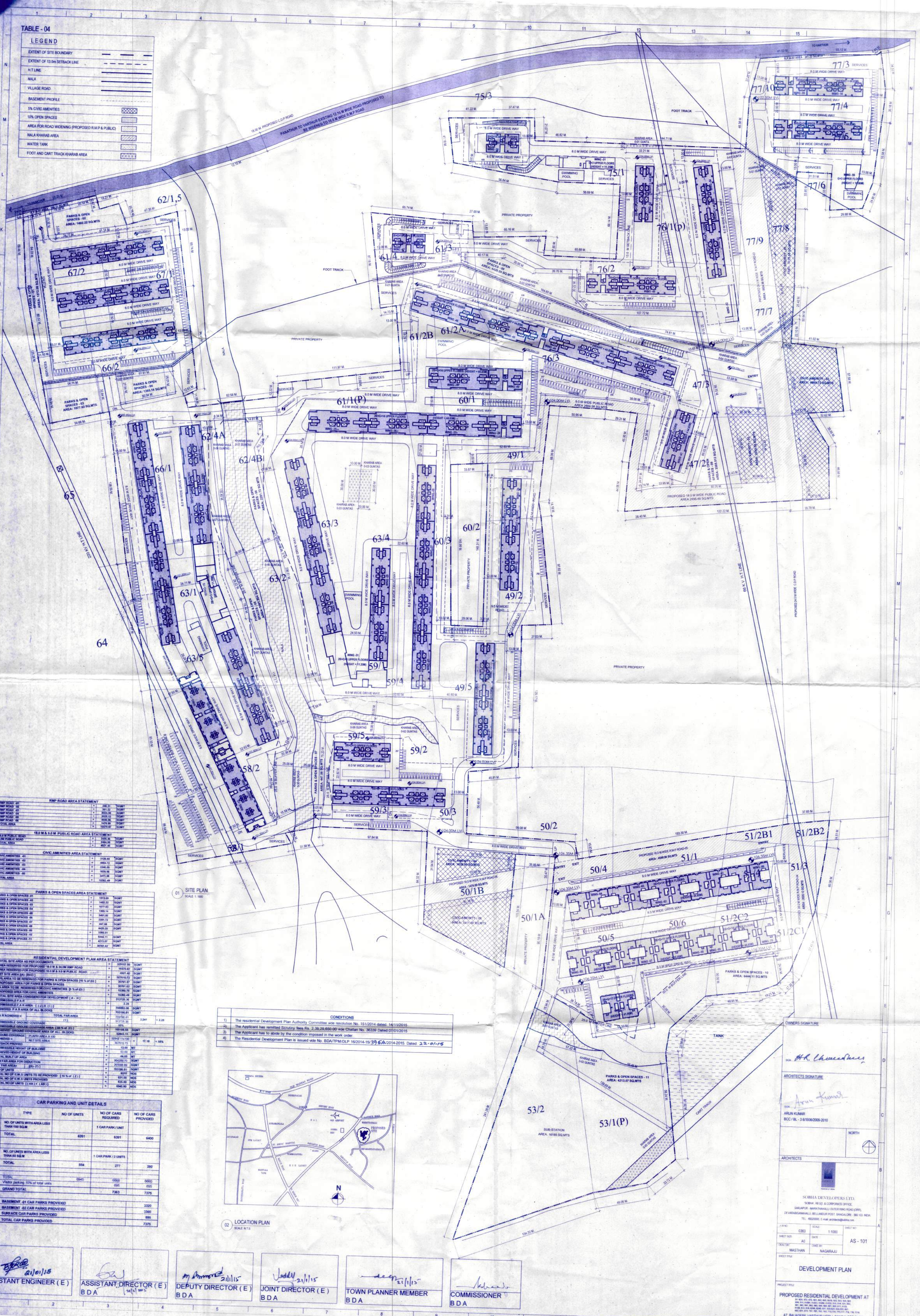

TABLE - 04

LEGEND

EXTENT OF SITE BOUNDARY	
EXTENT OF 13.0m SETBACK LINE	
H.T LINE	
NALA	
VILLAGE ROAD	
BASEMENT PROFILE	
5% CIVIC AMENITIES	
10% OPEN SPACES	
AREA FOR ROAD WIDENING (PROPOSED R.M.P & PUBLIC)	
NALA KHARAB AREA	
WATER TANK	
FOOT AND CART TRACK KHARAB AREA	

01 SITE PLAN
SCALE 1: 1000

RMP ROAD AREA STATEMENT				
1	RMP ROAD -01	=	248.31	SQMT
2	RMP ROAD -02	=	261.22	SQMT
3	RMP ROAD -03	=	8024.06	SQMT
4	RMP ROAD -04	=	2025.13	SQMT
4	RMP ROAD -05	=	4540.96	SQMT
5	RMP ROAD -06	=	1470.99	SQMT
6	TOTAL AREA	=	16570.67	SQMT

18.0 M & 9.0 M PUBLIC ROAD AREA STATEMENT				
1	18.0 M PUBLIC ROAD	=	2466.46	SQMT
2	9.0M PUBLIC ROAD	=	2464.99	SQMT
3	TOTAL AREA	=	4921.45	SQMT

CIVIC AMENITIES AREA STATEMENT				
1	CIVIC AMENITIES -01	=	3126.66	SQMT
2	CIVIC AMENITIES -02	=	4964.72	SQMT
3	CIVIC AMENITIES -03	=	2240.69	SQMT
4	CIVIC AMENITIES -04	=	1639.55	SQMT
5	CIVIC AMENITIES -05	=	3411.58	SQMT
6	TOTAL AREA	=	15382.49	SQMT

PARKS & OPEN SPACES AREA STATEMENT				
1	PARKS & OPEN SPACES -01	=	1372.09	SQMT
2	PARKS & OPEN SPACES -02	=	1492.22	SQMT
3	PARKS & OPEN SPACES -03	=	1877.63	SQMT
4	PARKS & OPEN SPACES -04	=	1365.14	SQMT
5	PARKS & OPEN SPACES -05	=	3491.80	SQMT
6	PARKS & OPEN SPACES -06	=	2281.72	SQMT
7	PARKS & OPEN SPACES -07	=	447.58	SQMT
8	PARKS & OPEN SPACES -08	=	4420.25	SQMT
9	PARKS & OPEN SPACES -09	=	3386.51	SQMT
10	PARKS & OPEN SPACES -10	=	6444.11	SQMT
11	PARKS & OPEN SPACES -11	=	4213.57	SQMT
12	TOTAL AREA	=	30761.62	SQMT

RESIDENTIAL DEVELOPMENT PLAN AREA STATEMENT					
A	TOTAL SITE AREA AS PER DOCUMENTS		=	329107.85	SQMT
B	AREA RESERVED FOR PROPOSED 18.0 M & 24.0M RMP ROAD		=	16570.67	SQMT
C	AREA RESERVED FOR PROPOSED 18.0 M & 9.0 M PUBLIC ROAD		=	4921.45	SQMT
D	NET SITE AREA [A- (B+C)]		=	307615.73	SQMT
E	10% AREA TO BE RESERVED FOR PARKS & OPEN SPACES [10 % of (D)]		=	30761.57	SQMT
F	PROPOSED AREA FOR PARKS & OPEN SPACES		=	30761.62	SQMT
G	5% AREA TO BE RESERVED FOR CIVIC AMENITIES [5 % of (D)]		=	15380.79	SQMT
H	PROPOSED AREA FOR CIVIC AMENITIES		=	15382.49	SQMT
I	TOTAL SITE AREA CONSIDERED FOR DEVELOPMENT [A - H]		=	313725.36	SQMT
J	PERMISSIBLE F A R		=	2.25	
K	PERMISSIBLE F A R AREA [(J) X (I)]		=	706032.06	SQMT
L	ACHIEVED F A R AREA OF ALL BLOCKS		=	703190.81	SQMT
M	F A R ACHIEVED =	TOTAL FAR AREA (L)	=	703190.81	SQMT
N			=	703190.81	2.241 < 2.25
O	PERMISSIBLE GROUND COVERAGE		=	313725.36	
P	PERMISSIBLE GROUND COVERAGE AREA [55 % of (O)]		=	55%	
Q	ACHIEVED GROUND COVERAGE AREA OF ALL BLOCKS		=	165186.65	SQMT
R	GROUND COVERAGE	PLINTH AREA X 100	=	52843.11	SQMT
S	ACHIEVED =	NET SITE AREA	=	52843.11x100 / 307615.73	= 17.18 < 55%
T	SETBACK PROVIED		=	13.00	MT
U	PERMISSIBLE HEIGHT OF BUILDING		=	53.00	MT
V	ACHIEVED HEIGHT OF BUILDING		=	44.85	MT
W	TOTAL BUILT UP AREA		=	954289.70	SQMT
X	NON FAR AREA FOR DEDUCTION		=	251098.89	SQMT
Y	NET FAR AREA=	[(Bb- (Y)]	=	703190.81	SQMT
Z	NO OF UNITS		=	6310	NOS
AA	TOTAL NO OF E.W.S UNITS TO BE PROVIDED [10 % of (Z)]		=	631.00	NOS
AB	TOTAL NO OF E.W.S UNITS PROVIDED		=	635.00	NOS
AC	TOTAL NO OF UNITS [(AA) + (AB)]		=	6945.00	NOS

CONDITIONS	
1)	The residential Development Plan Authority Committee vide resolution No. 151/2014 dated: 14/11/2015
2)	The Applicant has remitted Scrutiny fees Rs. 2,39,29,650.00 vide Challan No. 36339 Dated:07/01/2015
3)	The Applicant has to abide by the condition imposed in the work order.
4)	The Residential Development Plan is issued vide No. BDA/TPM/DLP 16/2014-15/396A/2014-2015. Dated: 22-01-15

CAR PARKING AND UNIT DETAILS				
S.No	TYPE	NO OF UNITS	NO OF CARS REQUIRED	NO OF CARS PROVIDED
	NO. OF UNITS WITH AREA LESS THAN 150 SQ.M		1 CAR PARK / UNIT	
1	TOTAL	6391	6391	6400
	NO. OF UNITS WITH AREA LESS THAN 50 SQ.M		1 CAR PARK / 2 UNITS	
2	TOTAL	554	277	280
3	TOTAL	6945	6668	6680
4	Visitor parking 10% of total units		695	695
5	GRAND TOTAL		7363	7375
6	BASEMENT -01 CAR PARKS PROVIDED			3320
7	BASEMENT -02 CAR PARKS PROVIDED			3360
8	SURFACE CAR PARKS PROVIDED			695
	TOTAL CAR PARKS PROVIDED			7375

02 LOCATION PLAN
SCALE N.T.S

ASSISTANT ENGINEER (E) BDA	ASSISTANT DIRECTOR (E) BDA	DEPUTY DIRECTOR (E) BDA	JOINT DIRECTOR (E) BDA	TOWN PLANNER MEMBER BDA	COMMISSIONER BDA
21/01/15	21/1/2015	21/1/15	21/1/15	21/1/15	

OWNERS SIGNATURE
SIGN. H.R. Chowdhury

ARCHITECTS SIGNATURE
SIGN. Arun Kumar
ARUN KUMAR
BCC / BL - 3 6/1936/2009-2010

NORTH

ARCHITECTS

SOBHA DEVELOPERS LTD.
"SOBHA", REGD. & CORPORATE OFFICE,
SARJAPUR - MARATHAHALLI OUTER RING ROAD (ORR),
DEVARABISANAHALLI, BELLANDUR POST, BANGALORE - 560 103. INDIA.
TEL: 49320000, E-mail: architects@sobha.com

JOB NO	SCALE	SHEET NO
0363	1:1000	AS - 101
SHEET SIZE: A0	DATE	
DRAWN BY: MASTHAN	CHKD BY: NAGARAJU	

SHEET TITLE: DEVELOPMENT PLAN

PROJECT TITLE: PROPOSED RESIDENTIAL DEVELOPMENT AT SY. NOS. 47/2, 47/3, 48/1, 49/2, 49/3, 50/1(P), 50/2, 50/3, 50/4, 50/5, 50/6, 51/1, 51/2, 52/1, 52/2, 52/3, 53/1, 53/2, 54/1, 54/2, 55/1, 55/2, 56/1, 56/2, 57/1, 57/2, 58/1, 58/2, 59/1, 59/2, 59/3, 59/4, 59/5, 60/1, 60/2, 60/3, 61/1, 61/2, 61/3, 61/4, 62/1, 62/2, 62/3, 62/4, 63/1, 63/2, 63/3, 63/4, 63/5, 64/1, 64/2, 65/1, 65/2, 66/1, 66/2, 67/1, 67/2, 75/1, 75/2, 75/3, 76/1, 76/2, 77/1, 77/2, 77/3, 77/4, 77/5, 77/6, 77/7, 77/8, 77/9, 77/10, 78/1, 78/2, 79/1, 79/2, 80/1, 80/2, 81/1, 81/2, 82/1, 82/2, 83/1, 83/2, 84/1, 84/2, 85/1, 85/2, 86/1, 86/2, 87/1, 87/2, 88/1, 88/2, 89/1, 89/2, 90/1, 90/2, 91/1, 91/2, 92/1, 92/2, 93/1, 93/2, 94/1, 94/2, 95/1, 95/2, 96/1, 96/2, 97/1, 97/2,