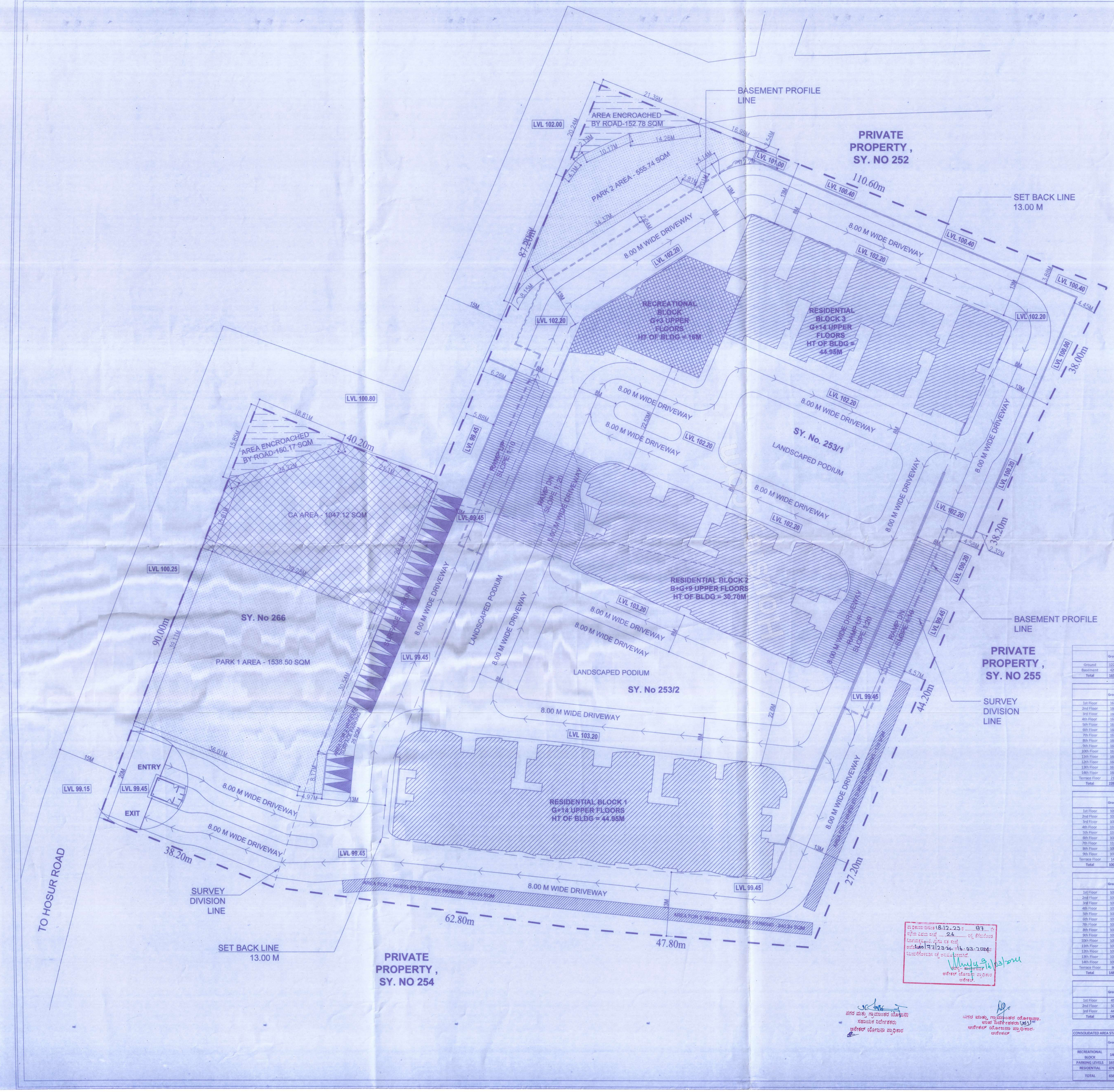

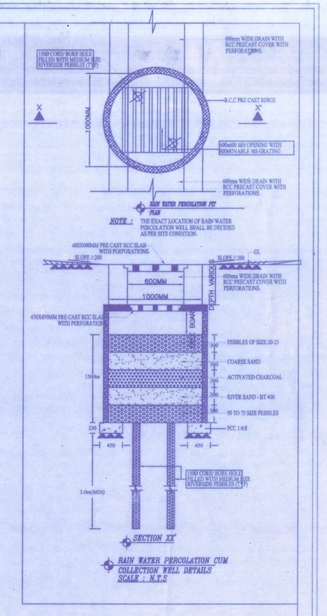

Area Summary

Site Area 5 Acres 7 guntas		20942.39
	Required	Achieved
10% Park & Open Spaces	2094.24	2094.24
5 % Civic Amenities	1047.12	1047.12
Road width - 15m		
Area considered for FAR		19895.27
FAR AREA ALLOWED	2.25	44764.36
FAR AREA ACHIEVED	2.2498	44760.28
Area encroached by road		302.96
Site Area for Ground coverage		19592.31
GROUND COVERAGE ALLOWED	55.00%	10775.77
GROUND COVERAGE ACHIEVED	21.55%	4222.44
Required Setbacks		13M
Proposed Setbacks		13M
No. of floors		B+G+14 FLOORS
Building Height		44.95 M

Note : All areas are in SQM

F.A.R = F.A.R AREA / SITE AREA - CA = 44673.22 / (20942.39 - 1047.12) = 2.2454< 2.25

COVERAGE :

COVERAGE = 1ST FL AREA / (SITE AREA - ROAD AREA LOSS) = 4222.44 / (20942.39 - 302.96) = 21.56% < 55%

CAR PARKING CALCULATIONS:

ALL UNITS ARE MORE THAN 50SQ.M AREA

CAR PARKING FOR ALL UNITS	= 346 NOS
10% VISITOR'S PARKING	= 35 NOS
REQUIRED PARKING	= 381 NOS
PARKING PROVIDED:	
BASEMENT	= 95 NOS
GROUND	= 338 NOS
SURFACE	= 22 NOS
TOTAL PROVIDED	= 455 NOS

2 WHEELER PARKING CALCULATIONS:

REQUIRED(25% OF TOTAL CAR PARK AREA)	= 1584.06 SQ.M
PARKING PROVIDED IN BASEMENT	= 230 SQ.M
PARKING PROVIDED IN GROUND FLOOR	= 943.82 SQ.M
SURFACE PARKING PROVIDED	= 390.24 SQ.M
TOTAL AREA PROVIDED	= 1584.06 SQ.M

AREA STATEMENT - PARKING LEVEL - RESIDENTIAL & RECREATIONAL BLOCK (GROUND + BASEMENT in SQM)

	Gross Area	Non BUA deductions Cutouts	Total BUA	FAR deduction Lifts/LMR	Parking / Ramp	Staircase/Headroom	Terrace	Total FAR Deduction	Net FAR	
Ground	13282.27	11.43	12270.84	67.07	1384.42	0.00	0.00	1451.49	219.15	
Basement	4291.35	3.45	4287.90	19.85	4269.48	0.00	0.00	4289.33	59.19	
Total	16573.62	14.88	16558.74	86.92	16193.48	0.00	0.00	16280.40	278.34	

AREA STATEMENT - BLOCK 1 - RESIDENTIAL (14 FLOORS in SQM)

	Gross Area	Non BUA deductions Cutouts	Total BUA	FAR deduction Lifts/LMR	Parking / Ramp	Staircase/Headroom	Terrace	Total FAR Deduction	Net FAR	No Of Units
1st Floor	1620.47	108.47	1512.00	27.36	0.00	0.00	11.22	38.58	1473.42	10
2nd Floor	1609.25	342.60	1266.65	27.36	0.00	0.00	0.00	27.36	1239.29	10
3rd Floor	1609.25	110.03	1499.22	27.36	0.00	0.00	0.00	27.36	1471.86	12
4th Floor	1632.40	110.03	1522.37	27.36	0.00	0.00	7.10	34.46	1487.91	12
5th Floor	1625.30	110.03	1515.27	27.36	0.00	0.00	16.05	43.41	1471.86	12
6th Floor	1609.25	110.03	1499.22	27.36	0.00	0.00	0.00	27.36	1471.86	12
7th Floor	1632.40	110.03	1522.37	27.36	0.00	0.00	23.15	50.51	1471.86	12
8th Floor	1609.25	110.03	1499.22	27.36	0.00	0.00	0.00	27.36	1471.86	12
9th Floor	1609.25	110.03	1499.22	27.36	0.00	0.00	0.00	27.36	1471.86	12
10th Floor	1632.40	110.03	1522.37	27.36	0.00	0.00	23.15	50.51	1471.86	12
11th Floor	1609.25	110.03	1499.22	27.36	0.00	0.00	0.00	27.36	1471.86	12
12th Floor	1609.25	110.03	1499.22	27.36	0.00	0.00	0.00	27.36	1471.86	12
13th Floor	1632.40	110.03	1522.37	27.36	0.00	0.00	23.15	50.51	1471.86	12
14th Floor	1609.25	110.03	1499.22	27.36	0.00	0.00	0.00	27.36	1471.86	12
Terrace Floor	218.85	0.00	218.85	101.82	0.00	117.03	0.00	218.85	0.00	0
Total	22868.22	1771.43	21096.79	484.86	0.00	117.03	103.82	705.71	20391.08	164

AREA STATEMENT - BLOCK 2 - RESIDENTIAL (9 FLOORS in SQM)

	Gross Area	Non BUA deductions Cutouts	Total BUA	FAR deduction Lifts/LMR	Parking / Ramp	Staircase/Headroom	Terrace	Total FAR Deduction	Net FAR	No Of Units
1st Floor	1096.47	42.39	1054.08	19.85	0.00	0.00	9.08	28.93	1025.15	7
2nd Floor	1087.39	214.87	872.52	19.85	0.00	0.00	0.00	19.85	852.67	7
3rd Floor	1087.39	65.93	1021.46	19.85	0.00	0.00	0.00	19.85	1001.61	8
4th Floor	1108.39	65.93	1042.46	19.85	0.00	0.00	4.96	24.81	1017.65	8
5th Floor	1101.43	65.93	1037.50	19.85	0.00	0.00	16.04	35.89	1001.61	8
6th Floor	1087.39	65.93	1021.46	19.85	0.00	0.00	0.00	19.85	1001.61	8
7th Floor	1108.89	65.93	1042.46	19.85	0.00	0.00	21.00	40.85	1001.61	8
8th Floor	1087.39	65.93	1021.46	19.85	0.00	0.00	0.00	19.85	1001.61	8
9th Floor	1087.39	65.93	1021.46	19.85	0.00	0.00	0.00	19.85	1001.61	8
Terrace Floor	147.32	0.00	147.32	78.88	0.00	68.44	0.00	147.32	0.00	0
Total	10000.95	718.77	9282.18	257.53	0.00	68.44	51.08	377.05	8905.13	70

AREA STATEMENT - BLOCK 3 - RESIDENTIAL (14 FLOORS in SQM)

	Gross Area	Non BUA deductions Cutouts	Total BUA	FAR deduction Lifts/LMR	Parking / Ramp	Staircase/Headroom	Terrace	Total FAR Deduction	Net FAR	No Of Units
1st Floor	1051.20	31.75	1019.45	13.01	0.00	0.00	9.70	22.71	996.74	8
2nd Floor	1051.80	38.45	1013.35	13.01	0.00	0.00	0.55	13.56	999.79	8
3rd Floor	1052.21	35.09	1017.12	13.01	0.00	0.00	6.40	19.41	997.71	8
4th Floor	1052.13	35.09	1017.04	13.01	0.00	0.00	5.76	18.77	998.27	8
5th Floor	1051.80	38.45	1013.35	13.01	0.00	0.00	0.55	13.56	999.79	8
6th Floor	1052.21	35.09	1017.12	13.01	0.00	0.00	6.40	19.41	997.71	8
7th Floor	1052.13	35.09	1017.04	13.01	0.00	0.00	5.76	18.77	998.27	8
8th Floor	1051.80	38.45	1013.35	13.01	0.00	0.00	0.55	13.56	999.79	8
9th Floor	1052.21	35.09	1017.12	13.01	0.00	0.00	6.40	19.41	997.71	8
10th Floor	1052.13	35.09	1017.04	13.01	0.00	0.00	5.76	18.77	998.27	8
11th Floor	1051.80	38.45	1013.35	13.01	0.00	0.00	0.55	13.56	999.79	8
12th Floor	1052.21	35.09	1017.12	13.01	0.00	0.00	6.40	19.41	997.71	8
13th Floor	1052.13	35.09	1017.04	13.01	0.00	0.00	5.76	18.77	998.27	8
14th Floor	1051.80	38.45	1013.35	13.01	0.00	0.00	0.55	13.56	999.79	8
Terrace Floor	80.15	0.00	80.15	42.78	0.00	37.37	0.00	80.15	0.00	0
Total	14807.71	504.72	14302.99	234.92	0.00	37.37	61.09	323.38	13979.61	112

AREA STATEMENT - BLOCK 3 - RECREATIONAL BLOCK (G+1 FLOORS in SQM)

	Gross Area	Non BUA deductions Cutouts	Total BUA	FAR deduction Lifts/LMR	Parking / Ramp	Staircase/Headroom	Terrace	Total FAR Deduction	Net FAR	
1st Floor	454.30	2.13	452.17	3.75	0.00	0.00	3.70	7.45	444.72	0
2nd Floor	501.63	63.88	437.75	3.75	0.00	0.00	63.86	67.61	370.14	0
3rd Floor	448.91	2.13	446.78	3.75	0.00	43.75	11.72	59.22	387.56	0
Total	1404.84	68.14	1336.70	11.25	0.00	43.75	75.58	130.58	1206.12	0

CONSOLIDATED AREA STATEMENT

	Gross Area	Non BUA deductions Cutouts	Total BUA	FAR deduction Lifts/LMR	Parking / Ramp	Staircase/Headroom	Terrace	Total FAR Deduction	Net FAR	No Of Units
RECREATIONAL BLOCK	1404.84	68.14	1336.70	11.25	0.00	43.75	75.58	130.58	1206.12	0
PARKING LEVELS	16573.62	14.88	16558.74	86.92	16193.48	0.00	0.00	16280.40	278.34	0
RESIDENTIAL	47676.88	4994.92	44681.96	967.31	0.00	222.84	215.99	1406.14	43275.82	346
TOTAL	65655.34	5077.94	62577.40	1065.48	16193.48	266.59	291.57	17817.12	44760.28	346

ಮಹಾನಗರ ಪಾಲಿಕೆ ವ್ಯಾಪ್ತಿಯಲ್ಲಿ ಕಟ್ಟಡ ನಿರ್ಮಾಣ ಪರವಾನಿಗೆ ಕುರಿತು
ಅರ್ಜಿ ಸಂಖ್ಯೆ 18.12.23 : 97
ಕಟ್ಟಡ ಮಾಲೀಕರ ಹೆಸರು : Mr. N C Kishor Kumar
ಸಿಟಿಸರ್ವೆ ನಂಬರ್ / ಮನೆ ನಂಬರ್ : 24
ಅರ್ಜಿದಾರರಿಗೆ ನೀಡಿದ ಷರತ್ತುಗಳು : 1 to 7 / 23.24 ದಿನಾಂಕ : 18.03.2024
ಸಂಬಂಧಿಸಿದಂತೆ ಷರತ್ತುಗಳನ್ನು
ಅರ್ಜಿಯ ಜೊತೆಗಿನ ಪಟ್ಟಿಯಂತೆ ಅರ್ಹತೆ.

ಮಹಾ ನಗರ ಪಾಲಿಕೆ, ಗ್ರಾಮಾಂತರ ಜಿಲ್ಲೆ
ಸಹಾಯಕ ನಿರ್ದೇಶಕರು
ಅರ್ಜಿಗಳ ಜೇಷನಾ ಪ್ರಾಧಿಕಾರ

ಮಹಾ ನಗರ ಪಾಲಿಕೆ, ಗ್ರಾಮಾಂತರ ಜಿಲ್ಲೆ
ಉಪ ನಿರ್ದೇಶಕರು (ಪ)
ಅರ್ಜಿಗಳ ಜೇಷನಾ ಪ್ರಾಧಿಕಾರ.
ಬೆಂಗಳೂರು

PROJECT :

PROPOSED RESIDENTIAL DEVELOPMENT AT SY NO. 253/1, 253/2, 266, NERALURU VILLAGE, ATTIBELE, ANEKAL TALUK, BANGALORE

TITLE :

DEVELOPMENT PLAN

Owner's Signature :

Mr. N C KISHOR KUMAR

Architect's Signature :

Mrs. JAMUNA CHALAM
BCC/BL-3.6/A-2882 / 2018-19

Scale : 1:250

Date :

Drg.no. : DEVELOPMENT PLAN

Architects :
VERNEKAR ASSOCIATES PVT.LTD.
ARCHITECTURE , ENGINEERING AND INTERIORS
#6,1ST 'A' MAIN,STAG EXTENSION, ST BED,
KORAMANGALA 4TH BLOCK, BANGALORE - 560 095
PH. 080 - 40609800