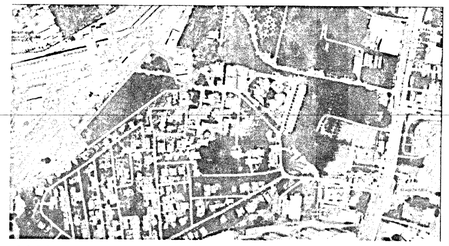
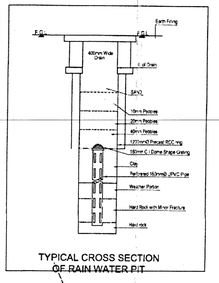


GOOGLE MAP



TYPICAL CROSS SECTION OF RAIN WATER PIT

BUA CALCULATION (SQM)						
	BLOCK 01		BLOCK 02		BLOCK 03	
FLOORS	UNits	BUA	UNits	BUA	UNits	BUA
GROUND FLOOR	5	1152.220	10	2016.950	10	2103.850
1st FLOOR	5	984.190	12	2040.620	12	2014.940
2nd FLOOR	6	1111.640	12	2015.820	12	2099.940
3rd FLOOR	6	1111.640	12	2015.820	12	2099.940
4th FLOOR	6	1111.640	12	2015.820	12	2099.940
5th FLOOR	6	1111.640	12	2015.820	12	2099.940
6th FLOOR	6	1111.640	12	2015.820	12	2099.940
7th FLOOR	6	1111.640	12	2015.820	12	2099.940
8th FLOOR	6	1111.640	12	2015.820	12	2099.940
9th FLOOR	6	1111.640	12	2015.820	12	2099.940
TOTAL	58	11246.560	118	20774.440	118	20918.810
*TOTAL BLOCK BUILT-UP AREA (SQM)						52939.200
TOTAL NO. OF UNITS						294
BUA of BASEMENT FLOOR 1						13429.45
BASEMENT FLOOR 2						14246.81
TOTAL BASEMENT AREA(SQM)						27676.26
TOTAL BUA INCLUDING BASEMENTS (SQM)						79659.460

CAR PARK STATEMENT			
CAR PARKING REQUIRED			
UNITS LESS THAN 225 SQM (Eco/Ews)	=	294	Nos
VISITOR CAR PARKS (10%)	=	30	Nos
TOTAL CAR PARK REQUIRED	=	324	Nos
CAR PARK PROVIDED			
CAR PARKS (APARTMENTS)			
BASEMENT-01	=	298	Nos
BASEMENT-02	=	325	Nos
VISITOR/SURFACE CAR PARKS	=	17	Nos
*TOTAL CAR PARKS PROVIDED	=	640	Nos
ACHIEVED HEIGHT OF THE BUILDING	=	29.93	M

CIVIC AMENITIES, PARKS & OPEN SPACES CALCULATIONS				
	REQUIRED AS PER		AS PER PLAN PROPOSED	
5% CIVIC AMENITIES	3183.43	EXISTS	1186.00	Sqm
		10%	1186.00	Sqm
				Sqm
10% PARKS & OPEN SPACES	2120.00	F & OS	2370.00	Sqm
				Sqm
		TOTAL	3556.00	Sqm

AREA STATEMENT FOR ALL WINGS		
Sl. NO	BLOCK	BUILT UP AREA IN SQM
1	BASEMENT-1 - 01 & 02	27676.26
2	WING 1	13246.45
3	WING 2	19017.17
4	WING 3	10017.17
5	WING 4	19018.133
6	WING 5	19018.133
	TOTAL BUA	79659.46
	FAR CALCULATION	
1	WITH AREA CONSIDERED FOR DEVELOPMENT	22427.68
2	2.5 F.T DEDUCTION FOR FAR	29342.26
	NET FAR AREA	50857.20

FAR CALCULATION FOR BLOCK 1 - WING 1 (2B+G+9)										
				DEDUCTIONS & NON FAR AREA						
Sl No.	FLOORS	GROSS AREA IN SQM	OTS	DUCTS +DOUBLE HT+SERVICES	TOTAL BUILT-UP AREA	LIFT	STAIRCASE	TOTAL	NET FAR IN SQM
1	2	3	4	5	6 = 3-(4+5)	7	8	9 = (7+8)	10 = 6-9
2	GROUND FLOOR	1440.470	129.990	58.230	1252.250	12.809	46.570	59.379	1192.871
3	1st FLOOR	1335.130	129.990	221.550	983.590	12.809	31.250	44.059	939.531
4	2nd FLOOR	1279.600	129.990	37.770	1111.840	12.809	31.250	44.059	1067.781
5	3rd FLOOR	1279.600	129.990	37.770	1111.840	12.809	31.250	44.059	1067.781
6	4th FLOOR	1279.600	129.990	37.770	1111.840	12.809	31.250	44.059	1067.781
7	5th FLOOR	1279.600	129.990	37.770	1111.840	12.809	31.250	44.059	1067.781
8	6th FLOOR	1279.600	129.990	37.770	1111.840	12.809	31.250	44.059	1067.781
9	7th FLOOR	1279.600	129.990	37.770	1111.840	12.809	31.250	44.059	1067.781
10	8th FLOOR	1279.600	129.990	37.770	1111.840	12.809	31.250	44.059	1067.781
11	9th FLOOR	1279.600	129.990	37.770	1111.840	12.809	31.250	44.059	1067.781
	TOTAL	12912.400	1299.900	581.940	10030.560	128.090	327.820	455.910	10574.650

FAR CALCULATION FOR BLOCK 2 - WING 02 & 03 (2B+G+9)										
				DEDUCTIONS & NON FAR AREA						
Sl No.	FLOORS	GROSS AREA IN SQM	OTS	DUCTS +DOUBLE HT+SERVICES	TOTAL BUILT-UP AREA	LIFT	STAIRCASE	TOTAL	NET FAR IN SQM
1	2	3	4	5	6 = 3-(4+5)	7	8	9 = (7+8)	10 = 6-9
2	GROUND FLOOR	2533.520	445.980	88.590	2016.950	25.617	64.680	90.297	1926.653
3	1st FLOOR	2551.520	420.670	200.030	1930.820	25.617	64.680	90.297	1840.523
4	2nd FLOOR	2492.270	420.670	55.780	2015.820	25.617	64.680	90.297	1925.523
5	3rd FLOOR	2492.270	420.670	55.780	2015.820	25.617	64.680	90.297	1925.523
6	4th FLOOR	2492.270	420.670	55.780	2015.820	25.617	64.680	90.297	1925.523
7	5th FLOOR	2492.270	420.670	55.780	2015.820	25.617	64.680	90.297	1925.523
8	6th FLOOR	2492.270	420.670	55.780	2015.820	25.617	64.680	90.297	1925.523
9	7th FLOOR	2492.270	420.670	55.780	2015.820	25.617	64.680	90.297	1925.523
10	8th FLOOR	2492.270	420.670	55.780	2015.820	25.617	64.680	90.297	1925.523
11	9th FLOOR	2492.270	420.670	55.780	2015.820	25.617	64.680	90.297	1925.523
	TOTAL	25041.200	4232.010	734.860	20074.330	256.170	646.800	902.970	19171.360

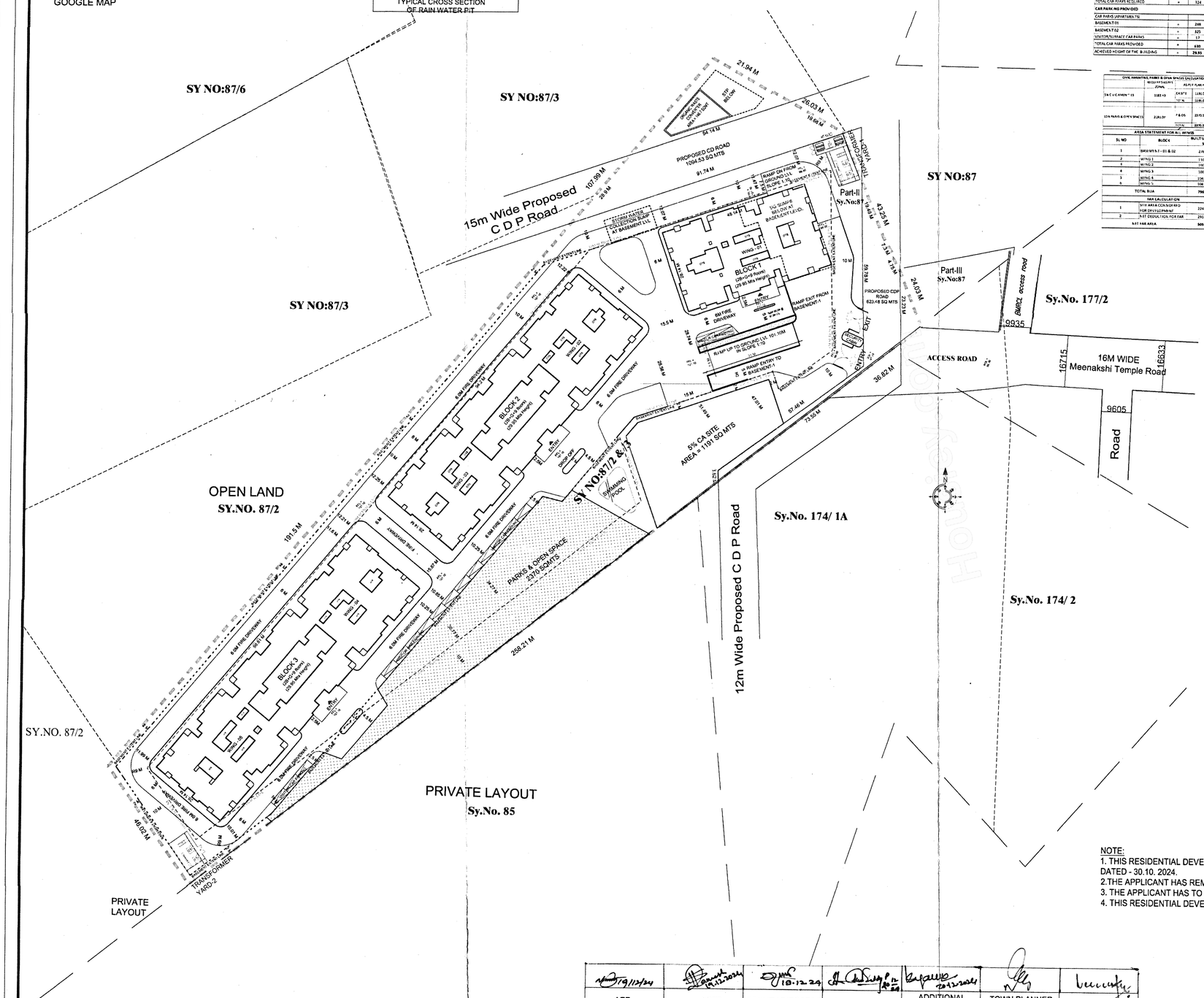
FAR CALCULATION FOR BLOCK 3 - WING 04 & 05 (2B+G+9)										
				DEDUCTIONS & NON FAR AREA						
Sl No.	FLOORS	GROSS AREA IN SQM	OTS	DUCTS +DOUBLE HT+SERVICES	TOTAL BUILT-UP AREA	LIFT	STAIRCASE	TOTAL	NET FAR IN SQM
1	2	3	4	5	6 = 3-(4+5)	7	8	9 = (7+8)	10 = 6-9
2	GROUND FLOOR	2605.200	452.725	108.630	2108.850	25.617	63.590	89.207	2014.643
3	1st FLOOR	2665.200	440.070	210.190	2014.940	25.617	63.590	89.207	1925.733
4	2nd FLOOR	2605.950	440.070	65.940	2099.940	25.617	63.590	89.207	2010.733
5	3rd FLOOR	2605.950	440.070	65.940	2099.940	25.617	63.590	89.207	2010.733
6	4th FLOOR	2605.950	440.070	65.940	2099.940	25.617	63.590	89.207	2010.733
7	5th FLOOR	2605.950	440.070	65.940	2099.940	25.617	63.590	89.207	2010.733
8	6th FLOOR	2605.950	440.070	65.940	2099.940	25.617	63.590	89.207	2010.733
9	7th FLOOR	2605.950	440.070	65.940	2099.940	25.617	63.590	89.207	2010.733
10	8th FLOOR	2605.950	440.070	65.940	2099.940	25.617	63.590	89.207	2010.733
11	9th FLOOR	2605.950	440.070	65.940	2099.940	25.617	63.590	89.207	2010.733
	TOTAL	26178.000	4413.350	846.340	20918.310	256.170	635.900	892.070	20026.240

AREA STATEMENT FOR PARKING FLOORS												
			DEDUCTIONS				NON FAR AREA IN SQM					
Sl No.	FLOORS	GROSS AREA IN SQM	OTS	DUCTS	TOTAL	TOTAL BUILT UP AREA IN SQM	PARKING	RAMP	LIFT+STAIRCASE	TOTAL	NET FAR IN SQM
1	2	3	(i)	(ii)	4(i+ii)	5(3-4)	(i)	(ii)	(iii)	6(i+ii+iii)	7(5-6)
1	ALL BLOCKS										
1	BASEMENT FLOOR-1	13634.96	145.08	60.43	205.51	13429.45	12728.70	83.96	225.71	13038.37	391.08
2	BASEMENT FLOOR-2	14480.36	0.00	53.30	53.30	14246.81	13558.02	269.23	225.71	13952.96	293.87
	TOTAL	27936.12	0.00	113.78	258.86	27676.26	26286.72	353.17	451.42	26991.31	684.95

BLOCK	GROUND COVERAGE
BLOCK 1	1160.47
BLOCK 2	2033.14
BLOCK 3	2018.28
SERVICES	1206.99
TOTAL	6417.18

FAR CALCULATION	
BLOCK	FAR
BLOCK 1	10574.65
BLOCK 2	19171.36
BLOCK 3	20026.24
SERVICES	1206.99
TOTAL	50979.25

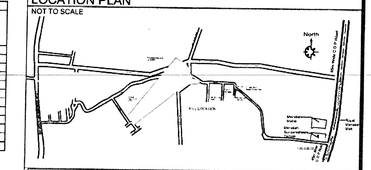
SETBACKS	
LEVELS	MIN. SETBACK PROVIDED IN MTS.
GROUND FLOOR	5.5 M
TYPICAL FLOOR	10 M
BASEMENT 01	12 M
BASEMENT 02	12 M



NOTE:
1. THIS RESIDENTIAL DEVELOPMENT PLAN IS APPROVED IN THE TOWN PLANNING COMMITTEE VIDE RESOLUTION NO- 6.5.2/2024 DATED - 30.10. 2024.
2.THE APPLICANT HAS REMITTED CHARGES OF RS. 42,02,240 /- AND CHALLAN NO- GN.24127036.
3. THE APPLICANT HAS TO ABIDE BY THE CONDITION IMPOSED IN THE WORK ORDER.
4. THIS RESIDENTIAL DEVELOPMENT PLAN ISSUED VIDE.NO: BDA/TPM/ DLP-11/2024- 25/24-20/24-25 DATE - 26/12/2024

19/12/24	19.12.2024	18.12.24	20.12.24	20.12.2024		
AEE	ADTP	DEPUTY DIRECTOR	JOINT DIRECTOR	ADDITIONAL DIRECTOR	TOWN PLANNER MEMBER	COMMISSIONER
BDA	BDA	BDA	BDA	BDA	BDA	BDA

LOCATION PLAN
NOT TO SCALE



FAR CALCULATIONS					
TOTAL SITE AREA		=	23668.68	Sqm	5.85 Acres
RMP - 2015 Proposed Road area		=	1718.01	Sqm	0.42 Acres
NET AREA		=	21950.67	Sqm	5.42 Acres
5% OF SITE FOR CIVIC AMENITIES		=	1183.43	Sqm	5% as per ZR
ACHIEVED FOR CIVIC AMENITIES		=	1191.00	Sqm	5.43%
10% OF SITE AREA FOR PARKS & OPEN SPACES		=	2195.07	Sqm	10% as per ZR
ACHIEVED PARKS & OPEN SPACES		=	2370.00	Sqm	10.8%
NET SITE AREA CONSIDERED FOR FAR (23668.68-1191=22477.68)		=	22477.68	Sqm	
PERVISSIBLE FAR		=	2.25		
PERMISSIBLE FAR AREA		=	50574.78	Sqm	
FAR ACHIEVED	NET FAR AREA	=	50857.20		
	TOTAL SITE AREA		23477.68	Sqm	2.249 < 2.25
GROUND COVERAGE ACHIEVED	PLINTH AREA	=	6807.19	Sqm	31.01% < 55%
	TOTAL SITE AREA		21950.67	Sqm	
TOTAL NO. OF UNITS		=	294	Nos	

LEGEND

- SITE BOUNDARY
- SET BACK
- BASEMENT EXTENT
- UG SUMP
- SURVEY LINE
- 5% CIVIC AMENITIES
- 10% PARK & OPEN SPACES
- PROPOSED CDP ROAD
- FIRE DRIVEWAY

OWNER'S SIGNATURE

SIGN. Lakshmanan

ARCHITECTS SIGNATURE

SIGN. Arun Kumar

(ARUN KUMAR)
BCC / BL - 3.6 / 1936 : 09 - 10

ARCHITECTS :

SOBHA LIMITED
(FORMERLY SOBHA DEVELOPERS LTD.)
SOBHA CORPORATE OFFICE,
SARJAPUR OUTER RING ROAD (ORR),
DEVARABISANAHALLI, BANGALORE - 560103
PHONE: (080) 25639997 www.sobha.com

DEALT BY: SWATHI T	SCALE : 1:500
CHECKED BY: PRIYA G	DATE : 19/12/2024
NORTH	PROJECT NO.:407
NORTH W E S	DRAWING NO.: 407/12/09/24/AD/AS/01
	REV.NO.

JOB TITLE

PROPOSED PLAN FOR CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING AT SYNO. 87/2, 87/3.
SITUATED AT OF KOTHANUR VILLAGE
UTTARAHALLI HOBLI , BANGALORE SOUTH.

DRAWING TITLE

DEVELOPMENT PLAN APROVED BY BANGALORE DEVELOPMENT AUTHORITY

SHEET NO. 01 OF 01