Area Statement BUILDING -1 (RWHAB&B) (Basement +GROUND+ 15Floors) in SQM

	Gross Area	Cutouts	Terrace	BUA	Lifts	Stairs/Fire Tower	Parking / Ramp	Total FAR ded	Net FAR	No Of Units per floor
	Non BUA deductions				FAR deduction					
1st Floor	1349.01	31.88	0.00	1317.13	18.81	51.67	0.00	70.48	1246.65	14
2nd Floor	1349.01	131.50	0.00	1217.51	18.81	51.67	0.00	70.48	1147.03	14
3rd Floor	1349.01	31.88	0.00	1317.13	18.81	51.67	0.00	70.48	1246.65	16
4th Floor	1484.44	99.53	107.85	1317.06	18.81	51.67	0.00	70.48	1246.58	16
5th Floor	1349.01	31.88	0.00	1317.13	18.81	51.67	0.00	70.48	1246.65	16
6th Floor	1484.44	99.53	107.85	1317.06	18.81	51.67	0.00	70.48	1246.58	16
7th Floor	1349.01	31.88	0.00	1317.13	18.81	51.67	0.00	70.48	1246.65	16
8th Floor	1368.75	31.88	29.66	1317.22	18.81	51.67	0.00	70.48	1246.74	16
9th Floor	1349.01	31.88	0.00	1317.13	18.81	51.67	0.00	70.48	1246.65	16
10th Floor	1484.44	99.53	107.85	1317.06	18.81	51.67	0.00	70.48	1246.58	16
11th Floor	1349.01	31.88	0.00	1317.13	18.81	51.67	0.00	70.48	1246.65	16
12th Floor	1484.44	99.53	107.85	1317.06	18.81	51.67	0.00	70.48	1246.58	16
13th Floor	1349.01	31.88	0.00	1317.13	18.81	51.67	0.00	70.48	1246.65	16
14th Floor	1484.44	99.53	107.85	1317.06	18.81	51.67	0.00	70.48	1246.58	16
15th Floor	1349.01	31.88	0.00	1317.13	18.81	51.67	0.00	70.48	1246.65	16
16th Floor	1464.44	99.53	88.19	1276.92	18.81	51.67	0.00	70.48	1246.44	16
17th Floor	1368.75	31.88	29.66	1317.22	18.81	51.67	0.00	70.48	1246.74	16
18th Floor	1368.75	31.88	29.66	1317.22	18.81	51.67	0.00	70.48	1246.74	16
19th Floor	1368.75	31.88	29.66	1317.22	18.81	51.67	0.00	70.48	1246.74	16
Terrace Floor	70.28	4.37	0.00	74.66	18.80	56.10	0.00	74.90	0.00	0
Total	26182.45	875.36	706.08	25000.01	376.11	1037.89	0.00	1414.00	23586.43	300

Area Statement BUILDING -2 (WHAI-C&D) (Basement +GROUND+ 18Floors) in SQM

	Gross Area	Cutouts	Terrace	BUA	Lifts	Stairs/Fire Tower	Parking / Ramp	Total FAR ded	Net FAR	No Of Units per floor
	Non BUA deductions				FAR deduction					
1st Floor	1854.18	32.05	0.00	1782.13	37.62	163.52	0.00	201.54	1580.59	15
2nd Floor	1854.18	32.05	0.00	1726.80	37.62	163.52	0.00	201.54	1527.26	15
3rd Floor	1854.18	32.05	0.00	1782.13	37.62	163.52	0.00	201.54	1580.59	16
4th Floor	1878.42	32.05	64.24	1782.13	37.62	163.52	0.00	201.54	1580.59	16
5th Floor	1854.18	32.05	0.00	1782.13	37.62	163.52	0.00	201.54	1580.59	16
6th Floor	1878.42	32.05	64.24	1782.13	37.62	163.52	0.00	201.54	1580.59	16
7th Floor	1854.18	32.05	0.00	1782.13	37.62	163.52	0.00	201.54	1580.59	16
8th Floor	1878.42	32.05	64.24	1782.13	37.62	163.52	0.00	201.54	1580.59	16
9th Floor	1854.18	32.05	0.00	1782.13	37.62	163.52	0.00	201.54	1580.59	16
10th Floor	1854.18	32.05	0.00	1782.13	37.62	163.52	0.00	201.54	1580.59	16
11th Floor	1878.42	32.05	64.24	1782.13	37.62	163.52	0.00	201.54	1580.59	16
12th Floor	1878.42	32.05	64.24	1782.13	37.62	163.52	0.00	201.54	1580.59	16
13th Floor	1854.18	32.05	0.00	1782.13	37.62	163.52	0.00	201.54	1580.59	16
14th Floor	1878.42	32.05	64.24	1782.13	37.62	163.52	0.00	201.54	1580.59	16
Terrace Floor	157.37	10.31	0.00	147.06	37.62	109.43	0.00	147.05	0.00	0
Total	25861.23	522.47	395.44	25033.32	564.30	2434.29	0.00	2998.59	23034.73	223

Area Statement BUILDING -3 (WHA) E&F (Basement +GROUND+21Floors) in SQM

	Gross Area	Cutouts	Terrace	BUA	Lifts	Stairs/Fire Tower	Parking / Ramp	Total FAR ded	Net FAR	No Of Units per floor
	Non BUA deductions				FAR deduction					
1st Floor	1163.52	56.97	0.00	1106.55	29.34	77.04	0.00	106.38	1000.20	8
2nd Floor	1163.52	113.02	0.00	1050.50	29.34	77.04	0.00	106.38	943.92	8
3rd Floor	1146.19	58.97	0.00	1087.22	29.34	77.04	0.00	106.38	980.83	8
4th Floor	1146.19	58.97	0.00	1087.22	29.34	77.04	0.00	106.38	980.83	8
5th Floor	1182.70	58.97	27.09	1096.64	29.34	77.04	0.00	106.38	990.26	8
6th Floor	1146.19	58.97	0.00	1087.22	29.34	77.04	0.00	106.38	980.83	8
7th Floor	1146.19	58.97	0.00	1087.22	29.34	77.04	0.00	106.38	980.83	8
8th Floor	1182.70	58.97	27.09	1096.64	29.34	77.04	0.00	106.38	990.26	8
9th Floor	1146.19	58.97	0.00	1087.22	29.34	77.04	0.00	106.38	980.83	8
10th Floor	1146.19	58.97	0.00	1087.22	29.34	77.04	0.00	106.38	980.83	8
11th Floor	1146.19	58.97	0.00	1087.22	29.34	77.04	0.00	106.38	980.83	8
12th Floor	1146.19	58.97	0.00	1087.22	29.34	77.04	0.00	106.38	980.83	8
13th Floor	1182.70	58.97	27.09	1096.64	29.34	77.04	0.00	106.38	990.26	8
14th Floor	1146.19	58.97	0.00	1087.22	29.34	77.04	0.00	106.38	980.83	8
15th Floor	1146.19	58.97	0.00	1087.22	29.34	77.04	0.00	106.38	980.83	8
16th Floor	1182.70	58.97	27.09	1096.64	29.34	77.04	0.00	106.38	990.26	8
17th Floor	1146.19	58.97	0.00	1087.22	29.34	77.04	0.00	106.38	980.83	8
18th Floor	1146.19	58.97	0.00	1087.22	29.34	77.04	0.00	106.38	980.83	8
19th Floor	1182.70	58.97	27.09	1096.64	29.34	77.04	0.00	106.38	990.26	8
20th Floor	1146.19	58.97	0.00	1087.22	29.34	77.04	0.00	106.38	980.83	8
21st Floor	771.11	41.52	0.00	729.19	29.34	77.04	0.00	106.38	622.81	5
Terrace Floor	186.82	80.20	0.00	106.58	29.34	77.04	0.00	106.38	0.00	0
Total	24098.91	1355.64	135.45	22607.82	615.94	1694.88	0.00	2310.82	20295.00	165

Area Statement BUILDING -3 (WHA) G & H-Basement +GROUND+ 21 Floors) in SQM

	Gross Area	Cutouts	Terrace	BUA	Lifts	Stairs/Fire Tower	Parking/Ramp	Total FAR ded	Net FAR	No Of Units per floor
	Non BUA deductions				FAR deduction					
1st Floor	1163.52	56.97	0.00	1106.55	29.34	77.04	0.00	106.38	1000.20	8
2nd Floor	1163.52	113.02	0.00	1050.50	29.34	77.04	0.00	106.38	943.92	8
3rd Floor	1146.19	58.97	0.00	1087.22	29.34	77.04	0.00	106.38	980.83	8
4th Floor	1146.19	58.97	0.00	1087.22	29.34	77.04	0.00	106.38	980.83	8
5th Floor	1182.70	58.97	27.09	1096.64	29.34	77.04	0.00	106.38	990.26	8
6th Floor	1146.19	58.97	0.00	1087.22	29.34	77.04	0.00	106.38	980.83	8
7th Floor	1146.19	58.97	0.00	1087.22	29.34	77.04	0.00	106.38	980.83	8
8th Floor	1182.70	58.97	27.09	1096.64	29.34	77.04	0.00	106.38	990.26	8
9th Floor	1146.19	58.97	0.00	1087.22	29.34	77.04	0.00	106.38	980.83	8
10th Floor	1146.19	58.97	0.00	1087.22	29.34	77.04	0.00	106.38	980.83	8
11th Floor	1146.19	58.97	0.00	1087.22	29.34	77.04	0.00	106.38	980.83	8
12th Floor	1146.19	58.97	0.00	1087.22	29.34	77.04	0.00	106.38	980.83	8
13th Floor	1182.70	58.97	27.09	1096.64	29.34	77.04	0.00	106.38	990.26	8
14th Floor	1146.19	58.97	0.00	1087.22	29.34	77.04	0.00	106.38	980.83	8
15th Floor	1146.19	58.97	0.00	1087.22	29.34	77.04	0.00	106.38	980.83	8
16th Floor	1182.70	58.97	27.09	1096.64	29.34	77.04	0.00	106.38	990.26	8
17th Floor	1146.19	58.97	0.00	1087.22	29.34	77.04	0.00	106.38	980.83	8
18th Floor	1146.19	58.97	0.00	1087.22	29.34	77.04	0.00	106.38	980.83	8
19th Floor	1182.70	58.97	27.09	1096.64	29.34	77.04	0.00	106.38	990.26	8
20th Floor	1146.19	58.97	0.00	1087.22	29.34	77.04	0.00	106.38	980.83	8
21st Floor	771.11	41.52	0.00	729.19	29.34	77.04	0.00	106.38	622.81	5
Terrace Floor	186.82	80.20	0.00	106.58	29.34	77.04	0.00	106.38	0.00	0
Total	24098.91	1355.64	135.45	22607.82	609.94	1694.88	0.00	2304.79	20303.02	165
	48197.81	2711.28	270.89	45215.63	1219.87	3389.76	0.00	4609.58	40606.05	
	Gross Area	Cutouts	Terrace	BUA	Lifts	Stairs	Parking/Ramp	Total FAR ded	Net FAR	No Of Units per floor
GROUND	18754.03	60.34	0.00	18693.69	117.92	109.65	18451.85	18679.42	124.64	0
BASEMENT	21799.89	60.34	0.00	21739.55	117.92	109.65	21453.16	21680.73	5.24	0
Total	40554.22	120.68	0.00	40373.54	235.08	219.30	39905.01	40360.15	129.88	0

CLUBHOUSE

	Gross Area	Cutouts	Terrace	BUA	Lifts	Stairs/Fire Tower	Parking/Ramp	Total FAR ded	Net FAR	No Of Units per floor
	Non BUA deductions				FAR deduction					
Ground FLOOR	469.92	9.66	0.00	460.26	4.70	52.20	0.00	56.90	403.46	0
1ST FLOOR	608.43	9.66	0.00	598.77	4.70	52.20	0.00	56.90	541.97	0
2nd FLOOR	742.07	51.27	121.40	569.40	4.70	52.20	0.00	56.90	512.50	0
3rd FLOOR	354.95	9.66	0.00	345.29	4.70	52.20	0.00	56.90	288.40	0
TERRACE	35.80	9.66	0.00	26.14	4.70	21.44	0.00	26.14	0.00	0
Total	2209.17	89.91	121.40	2000.86	23.50	229.84		253.34	1806.52	0

CONSOLIDATED AREA STATEMENT

	Gross Area	Cutouts	Terrace	BUA	Lifts	Stairs/Fire Tower	Parking/Ramp	Total FAR ded	Net FAR
					FAR deduction				
GROUND	18754.03	60.34	0.00	18693.69	117.92	109.65	18451.85	18679.42	124.64
BASEMENT	21799.89	60.34	0.00	21739.55	117.92	109.65	21453.16	21680.73	5.24
BUILDING-1	26182.05	875.36	706.08	25000.61	376.11	1037.89	0.00	1414.00	23586.53
BUILDING-2	25861.23	522.47	395.44	25033.32	564.30	2434.29	0.00	2998.59	23034.73
BUILDING-3	48197.81	2711.28	270.89	45215.63	1219.87	3389.76	0.00	4609.58	40606.05
CLUBHOUSE	2209.17	89.91	121.40	2097.86	23.50	229.84		253.34	1804.52
Total	141984.48	4359.70	1493.81	137621.6	2498.60	7309.08	39905.01	49516.28	88123.84

SITE AREA = 10A -20 GUNTAS	=	42491.62 SQM
KARAB = 1 GUNTAS	=	101.17 SQM
CART ROAD = 5 GUNTAS	=	505.85 SQM
1.NET SITE AREA = 10A -14 GUNTAS	=	41884.61 SQM
2. PARK & OPEN SPACE 10.01%	=	4195.33 SQM
3. CIVIC AMMENITIES 5.01%	=	2100.18 SQM
4. AREA UNDER EXISTING ROAD	=	1757.76 SQM
5. AREA CONSIDERED FOR FAR (1-3)	=	39784.67 SQM
6. AREA CONSIDERED FOR COVERAGE1-(3+4+5) =		37680.59 SQM

FAR ALLOWED=2.25		39784.67 X2.25 =89515.50 SQM
FAR ACHIEVED=2.215	88123.84 / 39784.43	<2.215<2.25
COVERAGE ALLOWED=55%	18693.99	-X100 =49.61%<55%
COVERAGE ACHIEVED =48.44%	37680.59	
SETBACK PROVIDED ALL AROUND -16M		
		TOTAL NO OF UNITS=852

FLATS MORE THAN 50SQM / LESS THAN 225 SQM	=774 UNITS	= 776CARS
FLATS LESS THAN 50 SQM (EWS)	=76 UNITS =76/2	= 38CARS
	NO OF CARS	= 814 CARS
10% VISITORS CAR PARKING REQUIRED		= 82 CARS
CLUBHOUSE AREA (1852.76/50)		= 37 CARS
	TOTAL NO OF CARS	= 933CARS

CAR PARKING REQUIRED =974	CAR PARKING PROVIDED =1097		
AREA EARMARKED TOWARDS 10 % PARK & OPEN SPACE		AREA EARMARKED TOWARDS 5% CIVIC AMENITIES	
AS PER ZR	AS PER PLAN	AS PER ZR	AS PER PLAN
4188.48 SQM (10%)	4195.33 SQM (10.01%)	2094.23 SQM (5%)	2100.18 SQM (5.01%)

COLOUR INDEX	
BOUNDARY LINE	
SETBACK LINE	
BASEMENT LINE	
BUILDING LINE	
GROUND EXTENT LINE	
BUFFER LINE BY BOUNDARY LINE	
CIVIC AMENITIES	
PARK & OPEN SPACE	
AREA RESERVED FOR RMP ROAD	
KHARAB AREA	

SANCTION DRWAING

Owner's signature :

TITLE :

AUTHORIZED SIGNATORY
GPA HOLDER FOR MR.PRADEEP KRISHNAPPA

Architect's signature

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

ARCHITECTS :
VERNEKAR ASSOCIATES PVT.LTD
ARCHITECTURE , ENGINEERING AND INTERIORS
#8,1ST 'A' MAIN,STAG EXTENSION,
ST BED, KORAMANGALA 4TH BLOCK,
BANGALORE – 560 095 PH. 080-40609800

BANGALORE DEVELOPMENT AUTHORITY
TOWN PLANNING SECTION
T.CHOWDAIAH ROAD ,KUMARAPARK EAST,BANGALORE -20

PROJECT TITLE :
MODIFIED RESIDENTIAL DEVELOPMENT PLAN IN SY No.7/1,7/2 1/3 P 3/4 P 3/2 P & 10 OF KEMPANAHALLI VILLAGE YELAHANKA HOBLI, YELAHANKA TALUK.

scale : 1:500

1.The Residential Development Plan Work Order issued Vide. No: BDA/TPM/DLP/31/2016-17/2136/17-18 Dated 02/03/2018 has been superseded.

2.The Modified Residential Development Plan is Resolved to Approve as per Town Planning Committee Resolution No 6.6.5/2024 Dated 30/11/2024

3.Applicant has to abide by the conditions imposed in the Work Order.

4.As per the Modified Residential Development Plan Demand Note No BDA/DLP/17-18/2117/2024-25 Dated 26/11/2024. Amount of Rs. 51,790 / paid Vide Challan No GN24116736 Dated 28.11.2024 paid at Canara Bank.

5.The Modified Residential Development Plan Work Order issued

Vide No – BDA/TPM/DLP-31 /2017-18/ 2409 /2024-25 Dated 26/12/2024

TOWN PLANNER BDA	ASS. DIRECTOR (N) BDA	EXE. ENGINEER BDA	JOINT DIRECTOR BDA	ADDITIONAL DIRECTOR BDA	TOWN PLANNER MEMBER BDA	COMMISSIONER BDA
				16.12.24		