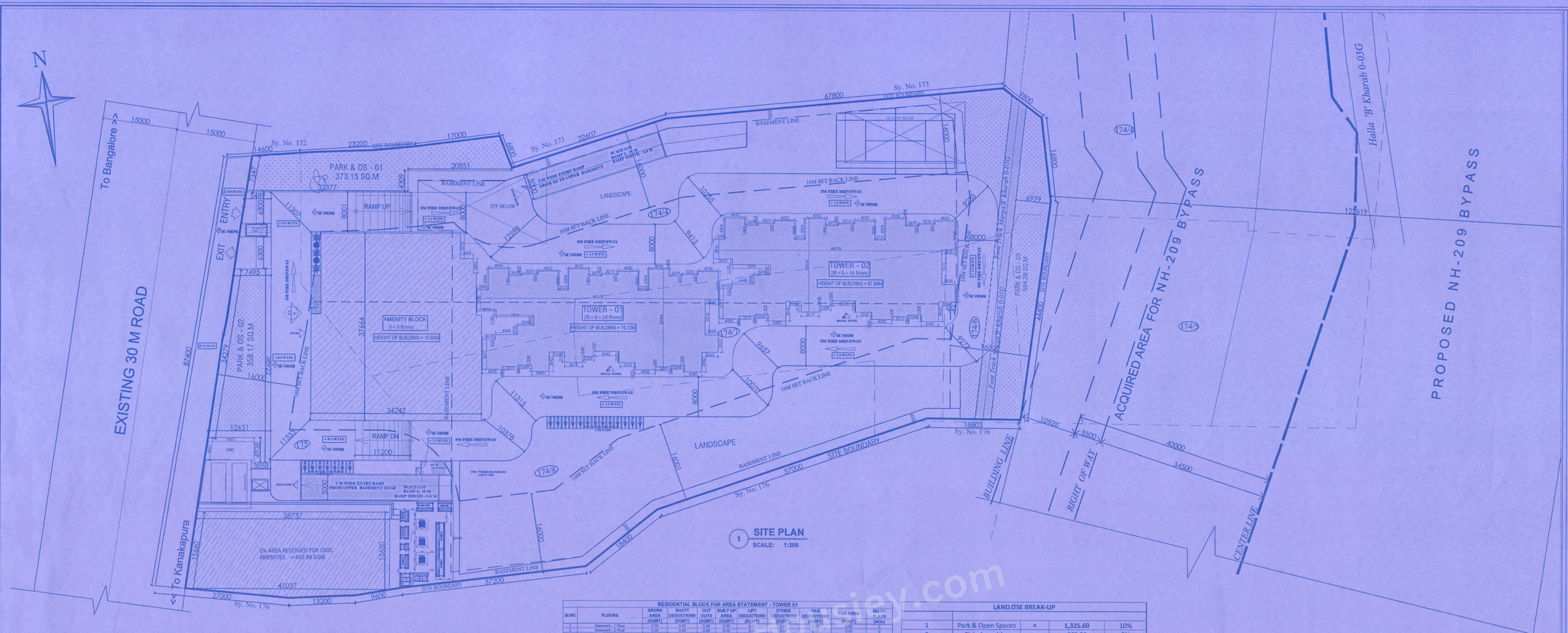


1 **SITE PLAN**
SCALE: 1:300

NUMBER OF FLOORS

RESIDENTIAL BLOCK TOWER - 1	= 2 BASEMENT + GF + 24 UPPER FLOORS + TERRACE
RESIDENTIAL BLOCK TOWER - 2	= 2 BASEMENT + GF + 18 UPPER FLOORS + TERRACE
AMENITY BLOCK	= GF + 3 UPPER FLOORS + TERRACE

HEIGHT OF THE BUILDING

HEIGHT OF RESIDENTIAL BLOCK ACHIEVED (TOWER - 1)	= 75.72M
HEIGHT OF RESIDENTIAL BLOCK ACHIEVED (TOWER - 2)	= 57.84M
HEIGHT OF AMENITY BLOCK ACHIEVED	= 15.65M

FLOOR	Number of Apartments
Basement 01	0
Ground Floor	10
1st Floor	10
2nd Floor	10
3rd Floor	10
4th Floor	10
5th Floor	10
6th Floor	10
7th Floor	10
8th Floor	10
9th Floor	10
10th Floor	10
11th Floor	10
12th Floor	10
13th Floor	10
14th Floor	10
15th Floor	10
16th Floor	10
17th Floor	10
18th Floor	10
19th Floor	5
20th Floor	5
21st Floor	5
22nd Floor	5
23rd Floor	5
24th Floor	2
Terrace	0
	217

Sl. No	AREA SUMMARY			
1	Site Area	=	13455.74	Sq.m
2	Kharab Land	=	202.34	Sq.m
3	Nala	=	0.00	Sq.m
4	Area Allocated for Road Widening	=	0.00	Sq.m
5	Net Site Area	=	13,253.40	Sq.m
	PARK & OPEN SPACES			
6	Required	=	10%	
			1,325.34	Sq.m
7	Provided	=	10.00%	
			1,325.60	Sq.m
	CIVIC AMENITIES AREA			
8	Required	=	5%	
			662.67	Sq.m
9	Provided	=	5.00%	
			662.89	Sq.m
	FAR CALCULATION			
10	Site Area Available for FAR Calculations	=	12,590.51	Sq.m
11	Permissible FAR	=	2.75	
			34,623.91	Sq.m
12	Proposed FAR	=	2.744	
			34,495.54	Sq.m
	GROUND COVERAGE CALCULATIONS			
13	Site Area Available for Ground Coverage Calculations	=	11,264.91	Sq.m
14	Permissible Ground Coverage	=	50%	
			5,632.46	Sq.m
15	Proposed Ground Coverage	=	24.11%	
			2,715.50	Sq.m
	PARKING CALCULATIONS			
16	Number of Units Proposed (Between 50 to 150 Sq.m)	=	220	nos
17	Total number of Car Parks required	=	220	nos
18	Area of Clubhouse	=	3,421.46	Sq.m
19	Number of Car Parks required for Clubhouse	=	46	nos
20	Visitor Car Parks Required (10%)	=	22	nos
21	Total number of Car Parks required for Residential Block use	=	288	nos
22	Total Number of Car Parks Provided	=	311	nos
23	(25% OF 414) 2 WHEELER PARKING REQUIRED	=	78	nos
	CAR PARKING PROVIDED			
24	Basement 1 Floor	=	153	nos
25	Basement 2 Floor	=	153	nos
26	Surface Parking	=	5	nos
			311.00	
	TWO PARKING PROVIDED			
27	Basement 1 Floor	=	24	nos
28	Basement 2 Floor	=	24	nos
29	Surface Parking	=	30	nos
			78	

RESIDENTIAL BLOCK FAR AREA STATEMENT - TOWER 01

SLNO	FLOORS	GROSS AREA (SQMT)	SHAFT DEDUCTIONS (SQMT)	CUT OUTS (SQMT)	BUILT UP AREA (SQMT)	LIFT DEDUCTIONS (SQMT)	OTHER DEDUCTIONS (SQMT)	FAR DEDUCTIONS (SQMT)	FAR AREA (SQMT)	NO OF FLATS (NOs)
1	Basement - 1 Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
2	Basement - 2 Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
3	Ground Floor	814.31	30.89	43.69	739.73	14.65	0.00	0.00	724.88	5
4	1st Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77	5
5	2nd Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77	5
6	3rd Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77	5
7	4th Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77	5
8	5th Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77	5
9	6th Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77	5
10	7th Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77	5
11	8th Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77	5
12	9th Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77	5
13	10th Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77	5
14	11th Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77	5
15	12th Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77	5
16	13th Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77	5
17	14th Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77	5
18	15th Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77	5
19	16th Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77	5
20	17th Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77	5
21	18th Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77	5
22	19th Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77	5
23	20th Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77	5
24	21st Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77	5
25	22nd Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77	5
26	23rd Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77	5
27	24th Floor	403.62	16.62	19.30	367.71	14.65	0.00	0.00	352.96	2
28	Terrace Floor	88.35	4.70	0.00	83.65	14.65	0.00	0.00	68.95	0
	TOTAL	19,021.68	762.84	1,044.56	17,091.68	366.10	0.00	0.00	17,207.68	122

RESIDENTIAL BLOCK FAR AREA STATEMENT - TOWER-02

SLNO	FLOORS	GROSS AREA (SQMT)	SHAFT DEDUCTIONS (SQMT)	CUT OUTS (SQMT)	BUILT UP AREA (SQMT)	LIFT DEDUCTIONS (SQMT)	OTHER DEDUCTIONS (SQMT)	FAR DEDUCTIONS (SQMT)	FAR AREA (SQMT)	NO OF FLATS (NOs)
1	Basement - 1 Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
2	Basement - 2 Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
3	Ground Floor	811.72	30.89	43.69	737.19	14.65	0.00	0.00	722.54	5
4	1st Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77	5
5	2nd Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77	5
6	3rd Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77	5
7	4th Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77	5
8	5th Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77	5
9	6th Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77	5
10	7th Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77	5
11	8th Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77	5
12	9th Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77	5
13	10th Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77	5
14	11th Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77	5
15	12th Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77	5
16	13th Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77	5
17	14th Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77	5
18	15th Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77	5
19	16th Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77	5
20	17th Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77	5
21	18th Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77	5
22	Terrace Floor	88.35	4.70	0.00	83.65	14.65	0.00	0.00	68.95	0
	TOTAL	15,186.12	691.61	930.11	13,734.40	297.00	0.00	0.00	13,437.40	96

AMENITY BLOCK - FAR AREA STATEMENT

SLNO	FLOORS	GROSS AREA (SQMT)	SHAFT DEDUCTIONS (SQMT)	CUT OUTS (SQMT)	BUILT UP AREA (SQMT)	LIFT DEDUCTIONS (SQMT)	OTHER DEDUCTIONS (SQMT)	FAR DEDUCTIONS (SQMT)	FAR AREA (SQMT)
1	Ground Floor	1,073.31	3.41	0.00	1,069.90	6.47	0.00	0.00	1,063.43
2	1st Floor	1,147.06	13.54	0.00	1,133.52	6.47	0.00	0.00	1,127.05
3	2nd Floor	1,147.06	6.43	0.00	1,140.63	6.47	0.00	0.00	1,134.16
4	3rd Floor	891.32	7.61	816.66	66.65	6.47	0.00	0.00	60.18
5	Terrace Floor	36.44	0.00	0.00	36.44	0.00	0.00	0.00	36.44
	TOTAL	4,095.19	30.99	816.66	3,447.14	25.88	0.00	0.00	3,421.46

CONSOLIDATED AREA STATEMENT OF ALL THE BLOCKS

SLNO	FLOORS	GROSS AREA (SQMT)	SHAFT DEDUCTIONS (SQMT)	CUT OUTS (SQMT)	BUILT UP AREA (SQMT)	LIFT DEDUCTIONS (SQMT)	OTHER DEDUCTIONS (SQMT)	FAR DEDUCTIONS (SQMT)	FAR AREA (SQMT)
1	Basement- 01 Floor	7218.62	19.69	0.00	7195.93	14.65	0.00	7208.61	7181.96
2	Basement- 02 Floor	7218.62	19.69	0.00	7195.93	14.65	0.00	7208.61	7181.96
3	Ground Floor	2918.39	65.19	43.69	2790.51	36.17	0.00	0.00	2754.34
4	1st Floor	2731.06	78.92	87.38	2564.36	36.17	0.00	0.00	2528.19
5	2nd Floor	2731.06	68.21	87.38	2575.47	36.17	0.00	0.00	2539.30
6	3rd Floor	2275.32	69.39	724.24	1481.69	36.17	0.00	0.00	1445.52
7	4th Floor	1520.44	61.78	87.38	1371.28	29.70	0.00	0.00	1341.58
8	5th Floor	1584.00	61.78	87.38	1434.84	29.70	0.00	0.00	1405.14
9	6th Floor	1584.00	61.78	87.38	1434.84	29.70	0.00	0.00	1405.14
10	7th Floor	1584.00	61.78	87.38	1434.84	29.70	0.00	0.00	1405.14
11	8th Floor	1584.00	61.78	87.38	1434.84	29.70	0.00	0.00	1405.14
12	9th Floor	1584.00	61.78	87.38	1434.84	29.70	0.00	0.00	1405.14
13	10th Floor	1584.00	61.78	87.38	1434.84	29.70	0.00	0.00	1405.14
14	11th Floor	1584.00	61.78	87.38	1434.84	29.70	0.00	0.00	1405.14
15	12th Floor	1584.00	61.78	87.38	1434.84	29.70	0.00	0.00	1405.14
16	13th Floor	1584.00	61.78	87.38	1434.84	29.70	0.00	0.00	1405.14
17	14th Floor	1584.00	61.78	87.38	1434.84	29.70	0.00	0.00	1405.14
18	15th Floor	1584.00	61.78	87.38	1434.84	29.70	0.00	0.00	1405.14
19	16th Floor	1584.00	61.78	87.38	1434.84	29.70	0.00	0.00	1405.14
20	17th Floor	1584.00	61.78	87.38	1434.84	29.70	0.00	0.00	1405.14
21	18th Floor	1584.00	61.78	87.38	1434.84	29.70	0.00	0.00	1405.14
22	19th Floor	792.00	30.89	43.69	717.42	29.70	0.00	0.00	687.72
23	20th Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77
24	21st Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77
25	22nd Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77
26	23rd Floor	792.00	30.89	43.69	717.42	14.65	0.00	0.00	702.77
27	24th Floor	403.62	16.62	43.69	343.31	14.65	0.00	0.00	328.66
28	Terrace Floor	176.70	8.40	0.00	167.30	14.65	0.00	0.00	152.65
	TOTAL	53,264.03	1,424.86	2,455.53	49,283.64	738.68	0.00	14,052.02	34,495.54

PARKING AREA - FAR AREA STATEMENT

SLNO	FLOORS	GROSS AREA (SQMT)	SHAFT DEDUCTIONS (SQMT)	CUT OUTS (SQMT)	BUILT UP AREA (SQMT)	LIFT DEDUCTIONS (SQMT)	OTHER DEDUCTIONS (SQMT)	FAR DEDUCTIONS (SQMT)	FAR AREA (SQMT)
1	Basement - 1 Floor	7,218.62	19.69	0.00	7,195.93	14.65	0.00	7,208.61	7,181.96
2	Basement - 2 Floor	7,218.62	19.69	0.00	7,195.93	14.65	0.00	7,208.61	7,181.96
	TOTAL	14,437.24	39.38	0.00	14,391.86	29.70	0.00	14,052.02	339.84

LAND USE BREAK-UP

1	Park & Open Spaces	=	1,325.60	10%
2	Civic Amenities	=	662.89	5%
3	Ground Coverage	=	2,805.33	21%
4	Driveway Area	=	3,078.21	23%
5	Other Open Landscape Amenities & Surface Parking	=	5,381.37	41%
	Net Site Area	=	**13,253.40**	**100%**

PARK AND OPEN SPACES-10% OF TOTAL SITE AREA (1325.60) SQM

	PARK AND OPEN SAPCES NO.	AREA IN	SQM	AREA IN PERCENTAGE	%
1	PARK 01	373.15	SQM	2.81	%
2	PARK 02	358.17	SQM	2.70	%
3	PARK 03	594.28	SQM	4.48	%
	TOTAL AREA PROVIDED	1325.6	SQM	10.00	%

REFUGE AREA CALCULATION FOR RESIDENCE - TOWER-1	
OCCUPANT LOAD PER PERSON ON FLOOR AREA (IN SQM)	**12.50**
FLOOR GROSS (IN SQM)	**791.16**
REFUGE AREA REQUIRED PER OCCUPANT (IN SQM)	0.30
NO. OF OCCUPANTS AT 19TH FLOOR	63.29
NO. OF OCCUPANTS AT18TH FLOOR	63.29
TOTAL OCCUPANTS AT 18TH & 19TH FLOOR	126.59
REFUGE AREA REQUIRED BASED ON OCCUPANT COUNT (IN	37.98
ADDITIONAL AREA REQUIRED FOR WHEEL CHAIR SPACE (0.95Q.M FOR EVERY 200 OCCUPANTS) IN SQM	0.90
1 FLOOR REFUGE AREA REQUIRED (IN SQM)	**38.88**
OVER ALL REFUGE AREA REQUIRED (IN SQM)	**38.88**

LIFT STATEMENT - RESIDENTIAL BLOCK

SL. NO	LIFT DETAILS	LENGTH (m)	DEPTH (m)	AREA (sq.m)	Passengers	NOS.
1	PASSENGER LIFT -01	2.0	2.3	4.6	16	1
2	PASSENGER LIFT -02	2.0	2.3	4.6	16	1
3	FIRE LIFT	2.1	2.7	5.7	16	1

LIFT STATEMENT - CLUB HOUSE BLOCK

SL. NO	LIFT DETAILS	LENGTH (m)	DEPTH (m)	AREA (sq.m)	Passengers	NOS.
1	FIRE LIFT	2.2	2.7	5.9	16	1

STAIRCASE DETAIL - RESIDENTIAL BLOCK (TOWER-1)

STAIRCASE NO.	STAIRCASE WIDTH (m)	TREAD WIDTH (m)	RISER HEIGHT (m)	HANDRAIL HEIGHT	STAIR CASE HEAD ROOM
Staircase -01	1.5	0.3	0.15	1.05	2.4
Staircase -02	1.5	0.3	0.15	1.05	2.4

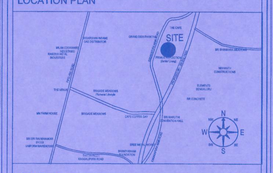
STAIRCASE DETAIL - RESIDENTIAL BLOCK (TOWER-2)

STAIRCASE NO.	STAIRCASE WIDTH (m)	TREAD WIDTH (m)	RISER HEIGHT (m)	HANDRAIL HEIGHT	STAIR CASE HEAD ROOM
Staircase -01	1.5	0.3	0.15	1.05	2.4
Staircase -02	1.5	0.3	0.15	1.05	2.4

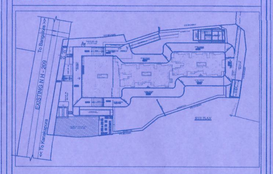
STAIRCASE DETAIL - RESIDENTIAL BLOCK (AMENITY HOUSE)

STAIRCASE NO.	STAIRCASE WIDTH (m)	TREAD WIDTH (m)	RISER HEIGHT (m)	HANDRAIL HEIGHT	STAIR CASE HEAD ROOM
Staircase -01	1.7	0.3	0.15	1.05	2.4
Staircase -02	1.5	0.3	0.15	1.05	2.4

LOCATION PLAN



KEY PLAN



INDEX	
REVENUE SY.NO BOUNDARY	
DEVELOPMENT BOUNDARY	
16M SETBACK LINE	
BASEMENT FLOOR LINE	
GROUND FLOOR LINE	
CIVIC AMENITIES	
PARK AND OPEN SPACES	
FOOT TRACK 'B' KHARAB	

SANCTIONING AUTHORITY:

ಆಡಳಿತಾತ್ಮಕ ಪತ್ರ ಸಂಖ್ಯೆ : ಕಂಯೋಜನೆ-ಪ್ರಾಪಸಿಪ್ರಾ/41/2023-24 ದಿನಾಂಕ 28/04/2023 ರಲ್ಲಿ ನಿರಾಕರಣೆಗೊಂಡಿಗೆ ಮತ್ತು ಷರತ್ತುಬದ್ಧ ಅನುಮತಿ ಪತ್ರವು ಕಂದಾಯಾಧಿಕಾರಿಯವರು ನೀಡಿರುವ ಖಾತಾ ಪ್ರಮಾಣ ಪತ್ರದ ಆಧಾರದ ಮೇಲೆ ನೀಡಿರುವ ಹಂಚಿಕೆಯಾಗಿ ನಿಗದಿಯಾಗಿದೆ.

23/05/2024
ಸಹಾಯಕ ನಿರ್ದೇಶಕರು ನಗರಾಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು

OWNER'S SIGNATURE:

GPA HOLDER MR. J.BOOPESH REDDY REPRESENTED BY
M/s. BREN CORPORATION PVT LTD
NO.61, BREN BUSINESS PARK, 5TH A BLOCK,
KORMANGALA ,BENGALURU-560095

ARCHITECT'S SIGNATURE:

Ar. LAKSHMI C.R
CA/2010/49196

SCALE= 1:300

DATE= 02-20-2023

ORIENTATION:

DRAWING TITLE:

SITE PLAN

SHEET NO. SHEET 01 OF 17

PROJECT TITLE:

PROPOSED GROUP HOUSING DEVELOPMENT
AT SURVEY.No 174/3, 174/4, 174/5, 174/6, 174/7, 174/8 & 175,
(E-KHATHA - NO 150200300100236037)
ADMEASURING 3 ACRES 13 GUNTAS
LOCATED IN KAGGALIPURA VILLAGE,
UTTARAHALLI HOBLI,
BENGALURU SOUTH TALUK,
BENGALURU.

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