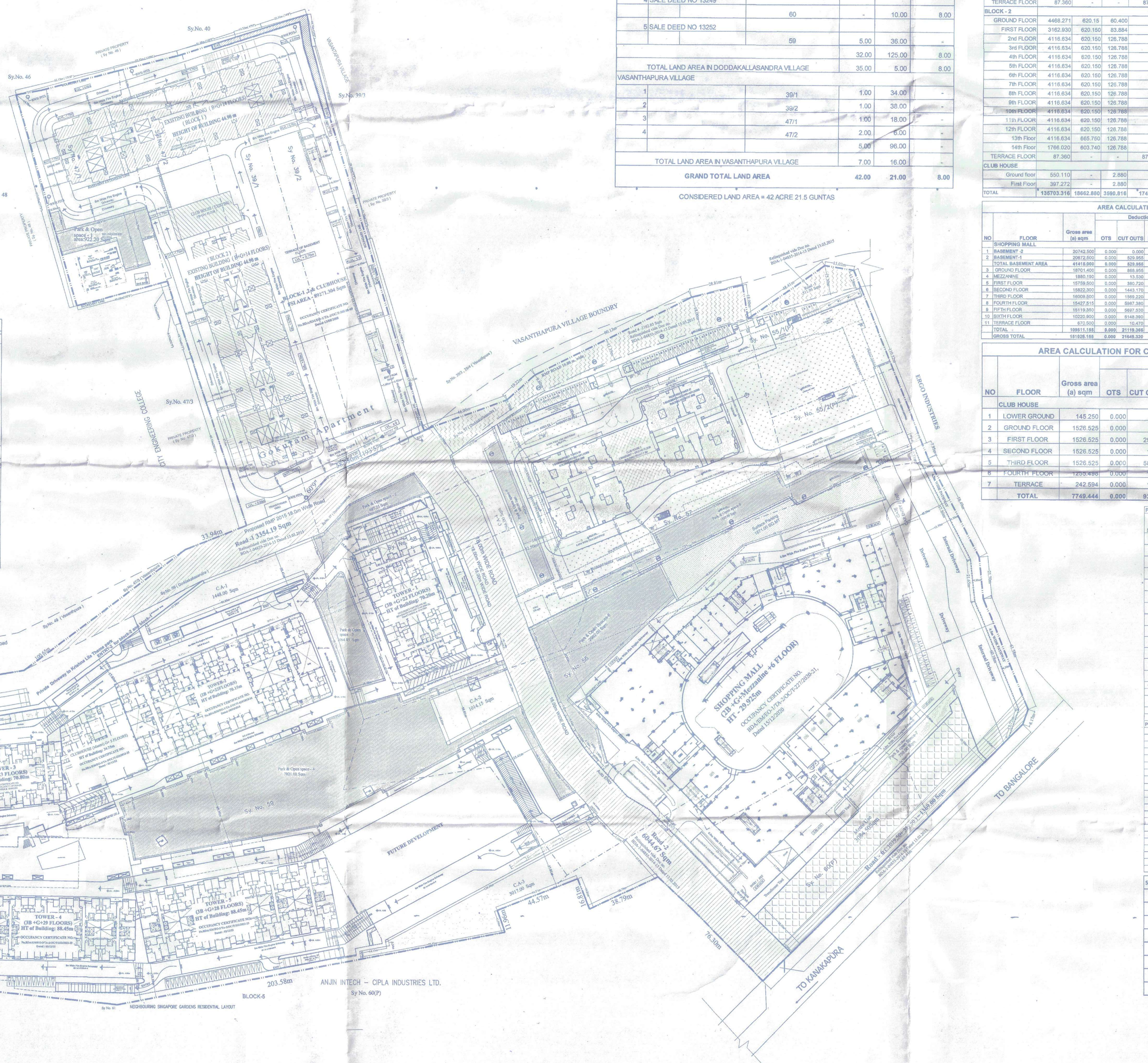


PARK & OPEN SPACE

AREA reserved for Park & Open Spaces

DESCRIPTION	LAND in Sqm.		PERMISSIBLE
Park-1	922.20	RELINQUISHED	10 % 17214.172 Sqm
Park-2	697.25		
Park-3	1064.85		
Park-4	7821.00		
Park-5	454.50		
Park-6	2982.00	COMMERCIAL	
Park-7	759.00	COMMERCIAL	
Park-8	1920.00		
Park-9	640.00		
TOTAL PARK AREA	17260.80		

AREA reserved for Civic Amenity-RESIDENTIAL

DESCRIPTION	LAND in Sqm.	PERMISSIBLE
C.A - 1	1448.00	5 % 6739.47 Sqm
C.A - 2	1014.15	
C.A - 3	3017.00	
C.A - 4	1286.00	
TOTAL C.A AREA	6765.15	

AREA reserved for Surface Parking-COMMERCIAL

DESCRIPTION	LAND in Sqm.	PERMISSIBLE
SURFACE PARKING	1871.00	5 % 1867.61 Sqm
TOTAL SURFACE PARKING AREA	1871.00	

SCHEDULE OF PROPERTIES

S.No.	DOCUMENT No.	SURVEY No.	ACRE	GUNTAS	MILI GUNTAS
DODDAKALLASANDRA VILLAGE					
1	SALE DEED NO 26117				
	(A)	55/1,55/2,56,57,58,59,60	24.00	2.00	-
	(B)	56,60	1.00	20.00	-
	(C)	59	1.00	20.00	-
	(D)	56, 60	-	12.00	-
2	SALE DEED NO 13245	55, 57, 59	1.00	8.00	-
3	SALE DEED NO 13248	60	-	17.00	-
4	SALE DEED NO 13249	60	-	10.00	8.00
5	SALE DEED NO 13252	59	5.00	36.00	-
			32.00	125.00	8.00
TOTAL LAND AREA IN DODDAKALLASANDRA VILLAGE			35.00	5.00	8.00
VASANTHAPURA VILLAGE					
1		39/1	1.00	34.00	-
2		39/2	1.00	38.00	-
3		47/1	1.00	18.00	-
4		47/2	2.00	6.00	-
			5.00	96.00	-
TOTAL LAND AREA IN VASANTHAPURA VILLAGE			7.00	16.00	-
GRAND TOTAL LAND AREA			42.00	21.00	8.00

CONSIDERED LAND AREA = 42 ACRE 21.5 GUNTAS

AREA CALCULATION FOR CLUB HOUSE - MANTRI (EXISTING BUILDING) (OC OBTAINED)

NO	FLOOR	Gross area (a) sqm	Deduction (b) OTS	CUT OUTS	DUCTS	TOTAL	Built up Area c=(a-b)	Deduction (d) (Non FAR Area) Parking	lift	Staircase/ Staircase room	Total	Net FAR (C-d) sqm
	CLUB HOUSE											
1	LOWER GROUND	145.250	0.000	0.000	0.000	0.000	145.250	-	0.000	0.000	0.000	145.250
2	GROUND FLOOR	1526.525	0.000	0.000	8.515	8.515	1518.010	-	10.640	33.910	44.550	1473.460
3	FIRST FLOOR	1526.525	0.000	290.991	16.690	307.682	1218.844	-	10.640	48.040	58.680	1160.164
4	SECOND FLOOR	1526.525	0.000	19.766	16.440	36.206	1490.319	-	10.640	45.390	56.030	1434.289
5	THIRD FLOOR	1526.525	0.000	588.153	16.440	604.593	921.932	-	10.640	45.380	56.020	865.912
6	FOURTH FLOOR	1255.498	0.000	19.766	12.278	32.044	1223.455	-	10.640	48.270	58.910	1164.545
7	TERRACE	242.594	0.000	19.766	8.976	28.742	213.852	-	10.640	40.010	50.650	163.202
	TOTAL	7749.444	0.000	938.442	79.340	1017.782	6731.662		63.840	261.000	324.840	6406.822

PARKING REQUIREMENTS

SL NO	BLOCKS	NO OF FLATS FLAT AREA < 225 Sqm	FLAT AREA > 225 Sqm	PARKING REQUIREMENT (NO OF CARS)	CRITERIA
1	BLOCK 1 & 2 - (Completed)	640	0	640	1 CAR PER 1 FLAT AREA < 225 Sqm
2	CLUB HOUSE (Completed)	AREA = 941.622 Sqm		19	ONE CAR PER 50 Sqm
3	TOWER - 2 (Completed)	336	16	368	1 CAR PER 1 FLAT AREA < 225 Sqm

	a. STACK PARKING (272X2)	544	
	b. DOUBLE CAR PARKING (134X2)	268	
	C. SINGLE PARKING	127	
	UPPER BASEMENT		1461
	a. STACK PARKING (9X2)	18	
	b. SINGLE CAR PARKING	403	
	GROUND FLOOR	47	
	MEZANINE PARKING	35	
	MALL AREA SURFACE PARKING	19	
12	SURFACE CARPARKING- Residential		50
	TOTAL		5427

5297 REQUIRED

SL. NO.	BLOCK / TOWER	OCCUPANCY CERTIFICATE NUMBER	DATED
1	GOKULAM APARTMENTS (Block 1 & Block 2)	BDA/EM/EO-1/TA-2/OC/T-305/08-09	13-08-2008
2	Mantri Serenity Tower -1	BDA/EM/EO-3/TA-2/OC/T-149/2024-25	07-10-2024 & 18-10-2024
3	Mantri Serenity Tower -2	BDA/EM/EO-1/TA-2/OC/T-425/2015-16	10-02-2016
4	Mantri Serenity Tower -3	BDA/EM/EO-3/TA-2/OC/T-149/2024-25	07-10-2024 & 18-10-2024
5	Mantri Serenity Tower -4	BDA/EM/EO-3/TA-2/OC/T-322/2022-23	02-12-2022
6	Mantri Serenity Tower -5	BDA/EM/EO-3/TA-2/OC/T-322/2022-23	02-12-2022
7	Mantri Serenity Club House - 1	BDA/EM/EO-3/TA-2/OC/T-322/2022-23	02-12-2022
8	Shopping mall	BDA/EM/EO-1/TA-2/OC/T-227/2020-21	15-12-2020

DEDUCTION AREA FOR F.A.R = 198313.92 SQM

NET F.A.R AREA = 523897.91 SQM

AREA ENMARKED TOWARDS 10% OF PARK / OPEN SPACES SL NO	DETAILS	AS PER PLAN	AS PER Z.R
TOTAL	RESIDENTIAL	13,519.80 SQM (10.03%)	10%
TOTAL	COMMERCIAL	3741.00 SQM (10.015%)	10%

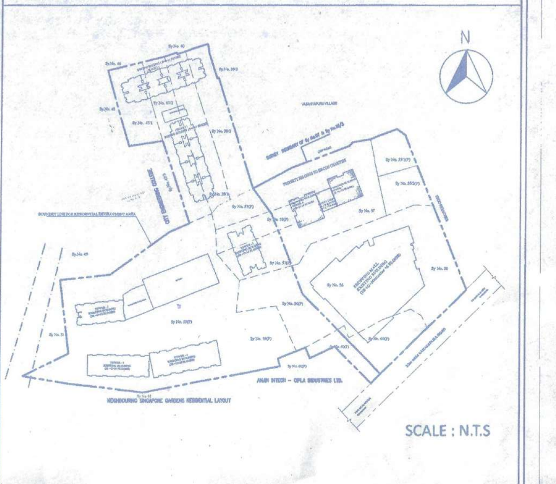
GROUND COVERAGE CALCULATION

BUILDING	AREA (Sqm)
BLOCK - 1 & 2 (Gokulam)	9486.65
TOWER -1 (Mantri Serenity)	2173.60
TOWER - 2 (Mantri Serenity)	4113.84
TOWER -3 (Mantri Serenity)	2088.64
TOWER -4 (Mantri Serenity)	2715.84
TOWER -5 (Mantri Serenity)	3380.00
CLUB HOUSE (Mantri Serenity)	1526.53
TOWER 6,7,CLUB HOUSE-2	3085.70
SHOPPING MALL	15759.50
TOTAL PLINTH AREA	44330.30
Allowed - 50 %	Achieved -28.49 %

COMBINED UNIT MATRIX FOR TOWER 6 & 7	
TOTAL NO. OF UNITS	468
TOTAL NO. OF EWS UNITS	52
TOTAL PROPOSED UNITS	520

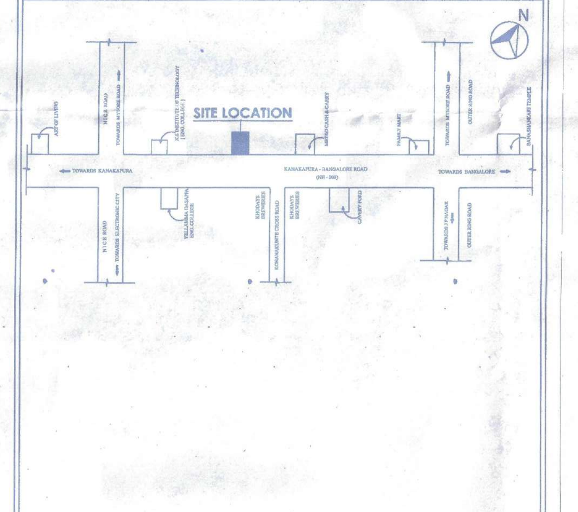
TREE PLANTING CALCULATION (TOWER 6 & 7):
1 TREE / 240 SQ.M OF F.A.R
82446.74 / 240 = 344 TREES

KEY PLAN



SCALE : N.T.S

LOCATION MAP



INDEX

BOUNDARY LINE
BUILDING LINE
SETBACK LINE
BASEMENT EXTENSION LINE

PROJECT :-

RE-MODIFIED RESIDENTIAL BUILDING PLAN FOR TOWER 6, TOWER 7 AND CLUB HOUSE-2 AT SY NO: 39/1,39/2, 47/1,47/2 OF VASANTHAPURA VILLAGE & SY. NO: 55/1(P),55/2(P),56, 57, 58, 59 & 60(P) OF DODDAKALLASANDRA VILLAGE, UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK - 560062

CLIENT :-

ISKCON CHARITIES AND INDIA HERITAGE TRUST
GOKULAM SHELTERS PRIVATE LTD.,
DODDAKALLASANDRA, KANAKAPURA ROAD
BANGALORE-560062

OWNER'S SIGNATURE :-

MANAGING TRUSTEE
ISKCON CHARITIES AND INDIA HERITAGE TRUST

ARCHITECT'S SIGNATURE :-

SUJIT THOMAS JACOB
CA/2012/55481

PURPOSE OF ISSUE :-

SANCTION DRAWING

DRAWING TITLE:

KEY PLAN

NORTH	REV. NO :	SHEET NO :
	R0	01
	ISSUED DATE :	SCALE :
	04.12.2024	1:800

ARCHITECT:

m|a|architects pvt.ltd.
Jaipur - Bangalore - Hyderabad
MA Architects