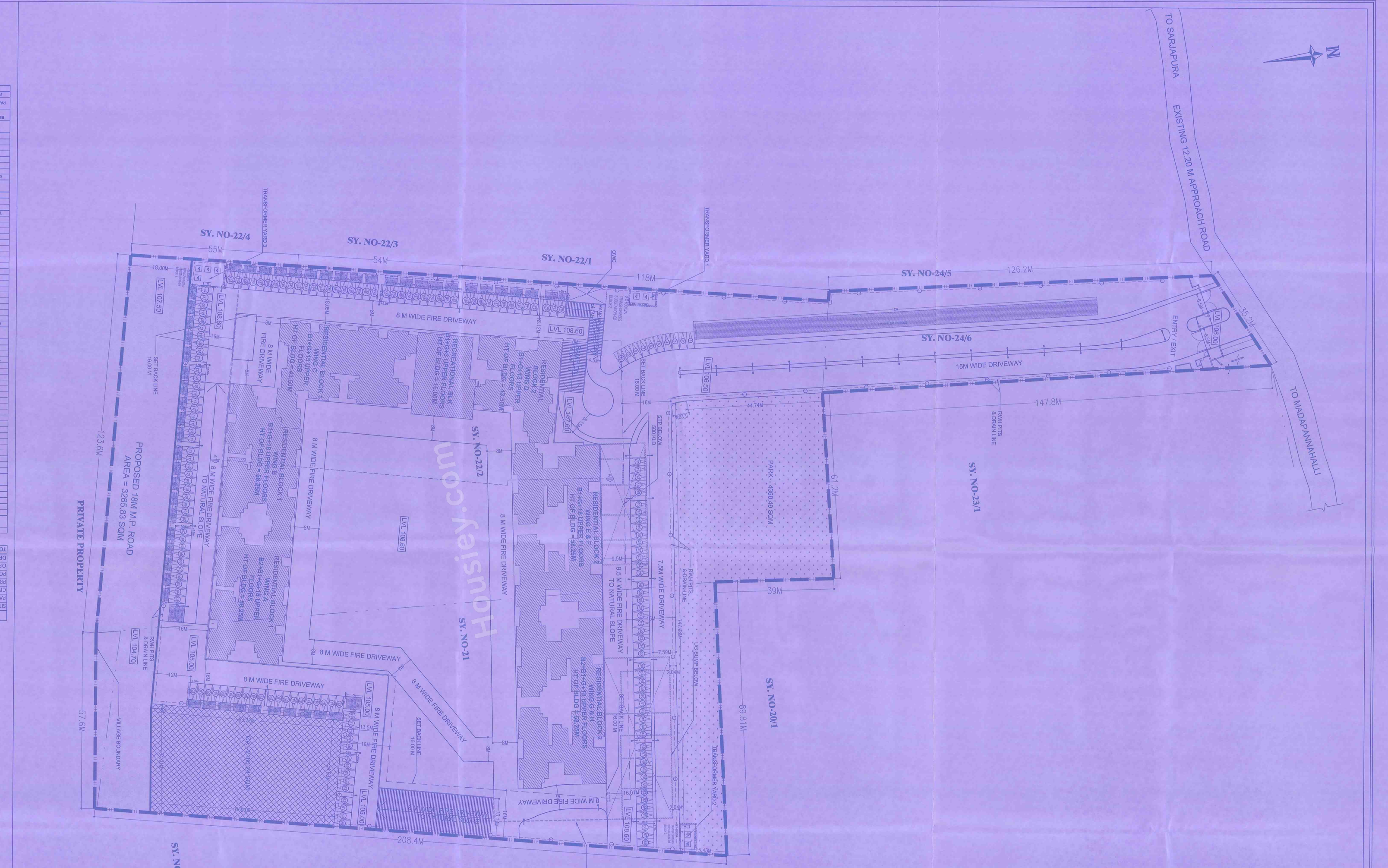


LAND USE ANALYSIS:

SITE AREA	4460.87 SQM
PARK AREA	4360.49 SQM 10.00%
CIVIC AMENITIES AREA	2180.24 SQM 5.00%
PROPOSED MP ROAD AREA	3265.83 SQM 7.49%
OPEN PARKING AREA	1815.00 SQM 4.16%
PODIUM / BUILDING AREA	18393.10 SQM 42.18%
DRIVEWAY & OPEN AREA	13590.21 SQM 31.17%
TOTAL	100.00%

AREA STATEMENT - PARKING LEVEL - RESIDENTIAL (RESIDENTIAL B & I in SQM)

	Gross Area	Gross Area deducted Common	Total BUA Utility/Shaft / Parking / Structural Strengthening/Services	Total FAR Deductions Deductions	Net FAR
Basement 1	18393.10	9.50	18383.60	0.00	18383.60
Basement 2	18393.10	18.01	18375.09	0.00	18375.09
Total	36786.20	27.51	36758.69	0.00	36758.69

AREA STATEMENT - BLOCK 1 - RESIDENTIAL (RESIDENTIAL B & I in SQM)

	Gross Area	Gross Area deducted Common	Total BUA Utility/Shaft / Parking / Structural Strengthening/Services	Total FAR Deductions Deductions	Net FAR	No. of units
Ground Floor	1353.84	340.79	3013.05	0.00	3013.05	24
1st Floor	2705.68	341.38	2364.30	0.00	2364.30	24
2nd Floor	2705.68	341.38	2364.30	0.00	2364.30	24
3rd Floor	2705.68	340.79	2364.89	0.00	2364.89	24
4th Floor	2705.68	340.79	2364.89	0.00	2364.89	24
5th Floor	2705.68	340.79	2364.89	0.00	2364.89	24
6th Floor	2705.68	340.79	2364.89	0.00	2364.89	24
7th Floor	2705.68	340.79	2364.89	0.00	2364.89	24
8th Floor	2705.68	340.79	2364.89	0.00	2364.89	24
9th Floor	2705.68	340.79	2364.89	0.00	2364.89	24
10th Floor	2705.68	340.79	2364.89	0.00	2364.89	24
11th Floor	2705.68	340.79	2364.89	0.00	2364.89	24
12th Floor	2705.68	340.79	2364.89	0.00	2364.89	24
13th Floor	2705.68	340.79	2364.89	0.00	2364.89	24
14th Floor	2705.68	340.79	2364.89	0.00	2364.89	24
15th Floor	2705.68	340.79	2364.89	0.00	2364.89	24
16th Floor	2705.68	340.79	2364.89	0.00	2364.89	24
17th Floor	2705.68	340.79	2364.89	0.00	2364.89	24
18th Floor	2705.68	340.79	2364.89	0.00	2364.89	24
Terrace Floor	1353.84	170.39	1183.45	0.00	1183.45	12
Total	48852.01	6138.02	42713.99	0.00	42713.99	432

AREA STATEMENT - BLOCK 2 - RESIDENTIAL (RESIDENTIAL B & I in SQM)

	Gross Area	Gross Area deducted Common	Total BUA Utility/Shaft / Parking / Structural Strengthening/Services	Total FAR Deductions Deductions	Net FAR	No. of units
Ground Floor	1353.84	340.79	3013.05	0.00	3013.05	24
1st Floor	2705.68	341.38	2364.30	0.00	2364.30	24
2nd Floor	2705.68	341.38	2364.30	0.00	2364.30	24
3rd Floor	2705.68	340.79	2364.89	0.00	2364.89	24
4th Floor	2705.68	340.79	2364.89	0.00	2364.89	24
5th Floor	2705.68	340.79	2364.89	0.00	2364.89	24
6th Floor	2705.68	340.79	2364.89	0.00	2364.89	24
7th Floor	2705.68	340.79	2364.89	0.00	2364.89	24
8th Floor	2705.68	340.79	2364.89	0.00	2364.89	24
9th Floor	2705.68	340.79	2364.89	0.00	2364.89	24
10th Floor	2705.68	340.79	2364.89	0.00	2364.89	24
11th Floor	2705.68	340.79	2364.89	0.00	2364.89	24
12th Floor	2705.68	340.79	2364.89	0.00	2364.89	24
13th Floor	2705.68	340.79	2364.89	0.00	2364.89	24
14th Floor	2705.68	340.79	2364.89	0.00	2364.89	24
15th Floor	2705.68	340.79	2364.89	0.00	2364.89	24
16th Floor	2705.68	340.79	2364.89	0.00	2364.89	24
17th Floor	2705.68	340.79	2364.89	0.00	2364.89	24
18th Floor	2705.68	340.79	2364.89	0.00	2364.89	24
Terrace Floor	1353.84	170.39	1183.45	0.00	1183.45	12
Total	48852.01	6138.02	42713.99	0.00	42713.99	432

AREA STATEMENT - BLOCK 3 - RECREATIONAL BLOCK (G+4 FLOORS in SQM)

	Gross Area	Gross Area deducted Common	Total BUA Utility/Shaft / Parking / Structural Strengthening/Services	Total FAR Deductions Deductions	Net FAR
Ground Floor	905.13	2.40	906.73	0.00	906.73
1st Floor	912.51	66.81	845.70	0.00	845.70
2nd Floor	912.51	66.81	845.70	0.00	845.70
3rd Floor	912.51	66.81	845.70	0.00	845.70
4th Floor	912.51	66.81	845.70	0.00	845.70
Total	4555.17	203.64	4351.53	0.00	4351.53

CONSOLIDATED AREA STATEMENT

	Gross Area	Gross Area deducted Common	Total BUA Utility/Shaft / Parking / Structural Strengthening/Services	Total FAR Deductions Deductions	Net FAR	No. of units
RECREATIONAL BLOCK	1953.84	72.01	1881.83	0.00	1881.83	0
RESIDENTIAL	104603.89	6897.29	97706.60	0.00	97706.60	771
PARKING LEVELS	34603.74	34607.74	139.36	0.00	139.36	0
TOTAL	141161.46	41577.04	99727.79	0.00	99727.79	771

PARKING CALCULATIONS

CAR PARKING FOR ALL UNITS	= 771 NOS
10% VISITORS PARKING	= 77 NOS
REQUIRED PARKING	= 848 NOS
PARKING PROVIDED	
BASEMENT 1	= 473 NOS
BASEMENT 2	= 200 NOS
SURFACE	= 175 NOS
TOTAL PROVIDED	= 848 NOS

REQUIREMENT OF TOTAL PARKING CALCULATIONS

OAR PARK AREA REQUIRED	= 21140.00 SQM
PARKING PROVIDED IN BASEMENT 1	= 9337.40 SQ.M
PARKING PROVIDED IN BASEMENT 2	= 9630.00 SQ.M
PARKING ON SURFACE	= 1225.00 SQ.M
TOTAL AREA PROVIDED	= 20192.40 SQM

BULDING HEIGHTS :

BLOCK 1 -

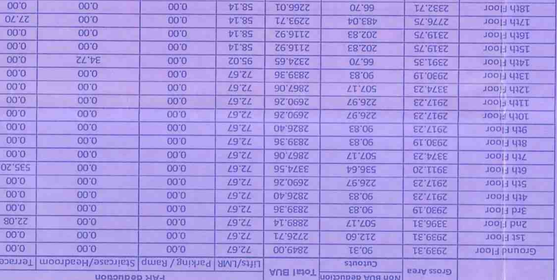
(I) B2+B1+G+18 UPPER FLOORS = 68.25M
(II) B1+G+13 UPPER FLOORS = 43.50M

BLOCK 2 -

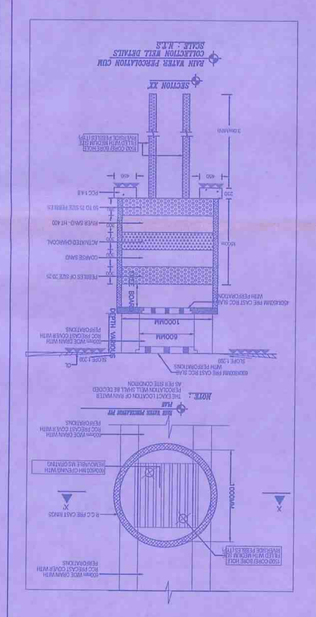
(I) B2+B1+G+18 UPPER FLOORS = 68.25M
(II) B1+G+13 UPPER FLOORS = 43.50M

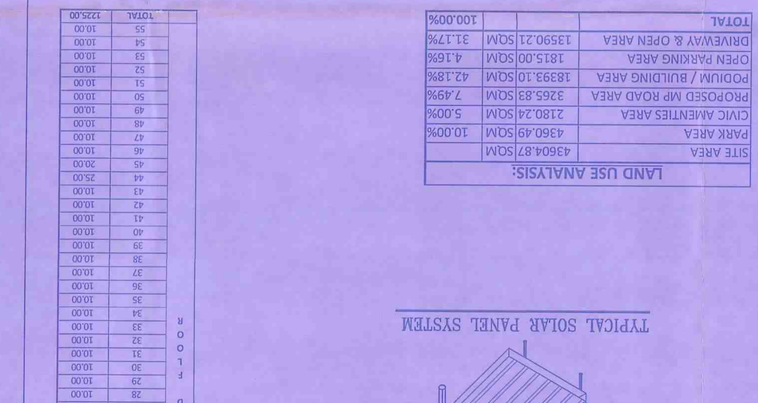
RECREATIONAL BLK -

B1+G+3 UPPER FLOORS = 16.00M



TWO WHEELER PARKING AREA		
LEVEL	S.NO	AREA(sqm)
1	50.00	
2	100.00	
3	100.00	
4	100.00	
5	100.00	
6	100.00	
7	100.00	
8	100.00	
9	100.00	
10	100.00	
11	100.00	
12	100.00	
13	100.00	
14	100.00	
15	100.00	
16	100.00	
17	100.00	
18	100.00	
19	100.00	
20	100.00	
21	100.00	
22	100.00	
23	100.00	
24	100.00	
25	100.00	
26	100.00	
27	100.00	
28	100.00	
29	100.00	
30	100.00	
31	100.00	
32	100.00	
33	100.00	
34	100.00	
35	100.00	
36	100.00	
37	100.00	
38	100.00	
39	100.00	
40	100.00	
41	100.00	
42	100.00	
43	100.00	
44	100.00	
45	100.00	
46	100.00	
47	100.00	
48	100.00	
49	100.00	
50	100.00	
51	100.00	
52	100.00	
53	100.00	
54	100.00	
55	100.00	
TOTAL	5705.00	





Area Summary

site Area - (to have 8ft gutter)	4460.87	
Deduct		
10% Park & Open Spaces	Required	Achieved
road width - 13.0m	446.08	434.90
% Civic Amenities	218.04	218.04
Net Site Area	3265.83	
Deduct		
Road widening area	218.04	218.04
Net site area(net of the road c/s)	3047.79	
Deduct		
Open Parking Area	1815.00	1815.00
Net Area Allowed	1232.79	
Maximum Permissible Allowed	18.00%	18.00%
Maximum Permissible Allowed	221.90	221.90
Proposed Setbacks		3.00
Proposed Setbacks		3.00
Building Height		24m+4m=28m
No. of floors		G+18

Owner's Signature :

Architect's Signature :

Mrs. JAMUNA CHALAM
BC/BL-3 /A-2882 / 2018-19

MR R.K. SIPANI
SIPANI PROPERTIES PVT LTD

TITLE :

SITE PLAN

PROJECT :

PROPOSED RESIDENTIAL BUILDING
FOR PHASE 1 AT SY. NO. 24/6, 22/2, 21, MIDDAPANAHALLI VILLAGE
SARJAPURA HOBLI ANEKAL TALUK,
BANGALORE URBAN DISTRICT.
KHATA NO. 1502001022006200061

Dig no. : SAN/ 01 OF 24

Architects :

VERNEKAR ASSOCIATES PVT LTD.
ARCHITECTURE, ENGINEERING AND INTERIORS
#8,1ST 'A' MAIN,STAG EXTENSION, 6T BEG,
KORAMANGALA,4TH BLOCK, BANGALORE - 500 095
PH. 080 - 41000000

Date :

Scale : 1:400

Approved subject to compliance to the attached conditions.
Vide-Letter No. BBMP/ADM/ JD/ 0120/20-21
Dated 26 Nov 2020
Joint Director (Town Planning)
29 AUG 2021