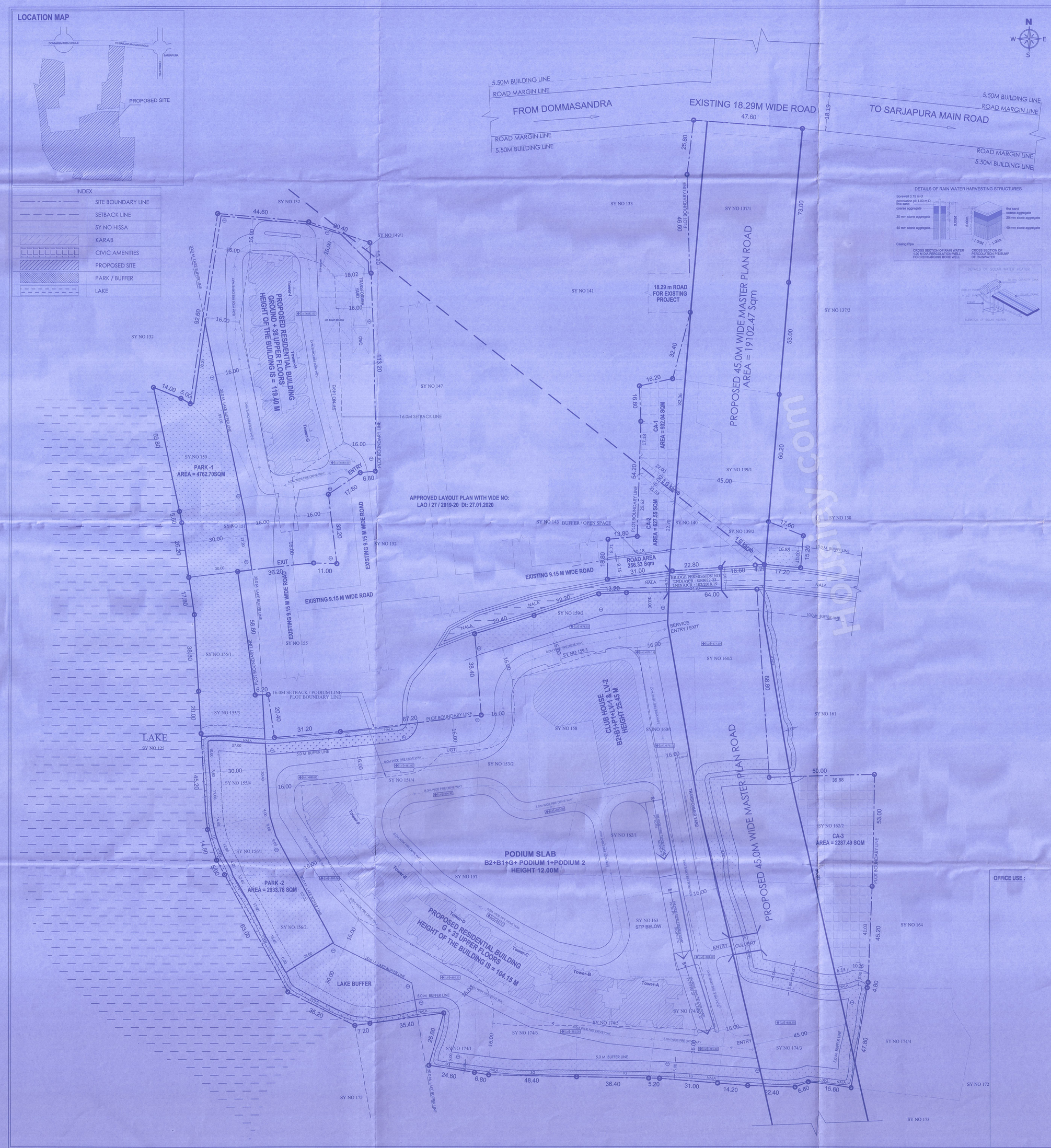

LAND USE ANALYSIS					
SL.NO	DESCRIPTION	AREA IN SQ.M AS PER ZR	PERCENTAGE AS PER ZR	AREA IN SQ.M AS PER PLAN	PERCENTAGE AS PER PLAN
1	DEVELOPMENT AREA			20357.96	26.51%
2	MP ROAD AREA			19102.47	24.89%
3	ROAD AREA			256.33	0.33%
4	DRIVE WAY &OPEN AREA			25527.71	33.24%
5	PARK	7678.80	10%	7,696.48	10.02%
6	CA	3839.40	5%	3,847.08	5.01%
TOTAL				76788.03	100.00%

BASEMENT & PODIUM
AREA STATEMENT IN SQM

FLOOR	GROSS AREA	DEDUCTIONS FOR DUCTS & OTS	BUILT UP AREA	NON FAR AREA				TOTAL NON FAR AREA	FAR AREA
				PARKING	LIFT	STAIRCASE HEADROOM			
	A	B	C=A-B	D	E	F		G=(D+E+F)	H=(C-G)
BASEMENT LEVEL-2	1613.98	1138.26	475.72	0.00	0.00	0.00	0.00	0.00	475.72
BASEMENT LEVEL-1	14602.02	560.68	14041.34	13580.07	31.59	---	---	13611.66	429.68
GROUND / PODIUM	14601.84	216.65	14385.19	13562.43	31.58	---	---	13594.07	791.12
PODIUM LEVEL-1	14599.68	17.36	14582.32	14308.32	31.58	---	---	14339.90	242.42
PODIUM LEVEL-2	14298.86	17.36	14281.50	14007.50	31.58	---	---	14039.08	242.42
TERRACE	75.12	---	75.12	---	---	75.12	---	75.12	0.00
TOTAL	59791.50	1950.31	57841.19	55458.38	126.33	75.12	---	55659.83	2181.36

CLUB HOUSE
AREA STATEMENT IN SQM

FLOOR	GROSS AREA	DEDUCTIONS FOR DUCTS & OTS	BUILT UP AREA	NON FAR AREA				TOTAL NON FAR AREA	FAR AREA
				PARKING	LIFT	STAIRCASE HEADROOM			
	A	B	C=A-B	D	E	F		G=(D+E+F)	H=(C-G)
CLUB LEVEL -1	1762.96	595.89	1167.07	---	10.49	---	---	10.49	1156.58
CLUB LEVEL -2	1762.96	---	1762.96	---	10.49	---	---	10.49	1752.47
TERRACE	52.96	---	52.96	---	---	52.96	---	52.96	0.00
TOTAL	3578.88	595.89	2982.99	0.00	20.98	52.96	---	73.94	2909.05

BLOCK - 1 (TOWER –A ,TOWER - B , TOWER – C, TOWER –D , TOWER –E, TOWER –F)
AREA STATEMENT IN SQM

FLOOR	GROSS AREA	DEDUCTIONS FOR DUCTS & OTS	BUILT UP AREA	NON FAR AREA					TOTAL NON FAR AREA	FAR AREA	NO'S OF UNIT
				PARKING	LIFT	STAIRCASE HEADROOM	REFUGE AREA				
	A	B	C=A-B	D	E	F	F'		G=(D+E+F+F')	H=(C-G)	
GROUND	3770.02	1247.87	2522.15	1610.14	127.80	---	---		1737.94	784.21	---
1st FLOOR	3770.02	591.92	3178.70	638.39	127.80	---	---		766.19	2412.51	6
2nd FLOOR	3769.56	155.63	3613.93	1240.83	127.80	---	---		1368.63	2245.30	12
3rd FLOOR	3768.06	155.63	3613.33	978.95	127.80	---	---		1106.75	2506.58	16
4th FLOOR	3768.96	1134.60	2634.36	---	127.80	---	---		127.80	2506.56	16
5th FLOOR	3767.45	155.63	3611.82	---	127.80	---	---		127.80	3484.02	24
6th FLOOR	3767.45	155.63	3611.82	---	127.80	---	---		127.80	3484.02	24
7th FLOOR	3767.45	155.63	3611.82	---	127.80	---	---		127.80	3484.02	24
8th FLOOR	3767.45	155.63	3611.82	---	127.80	---	---		127.80	3484.02	24
9th FLOOR	3767.45	155.63	3611.82	---	127.80	---	---		127.80	3484.02	24
10th FLOOR	3767.45	155.63	3611.82	---	127.80	---	---		127.80	3484.02	24
11th FLOOR	3767.45	155.63	3611.82	---	127.80	---	---		127.80	3484.02	24
12th FLOOR	3767.45	155.63	3611.82	---	127.80	---	---		127.80	3484.02	24
13th FLOOR	3767.45	155.63	3611.82	---	127.80	---	---		127.80	3484.02	24
14th FLOOR	3767.45	155.63	3611.82	---	127.80	---	---		127.80	3484.02	24
15th FLOOR	3767.45	155.63	3611.82	---	127.80	---	---		127.80	3484.02	24
16th FLOOR	3767.45	155.63	3611.82	---	127.80	---	---		127.80	3484.02	24
17th FLOOR	3767.45	155.63	3611.82	---	127.80	---	---		127.80	3484.02	24
18th FLOOR	3767.45	155.63	3611.82	---	127.80	---	---		127.80	3484.02	24
19th FLOOR	3767.45	155.63	3611.82	---	127.80	---	247.50		375.30	3236.52	18
20th FLOOR	3767.45	155.63	3611.82	---	127.80	---	---		127.80	3484.02	24
21st FLOOR	3767.45	155.63	3611.82	---	127.80	---	---		127.80	3484.02	24
22nd FLOOR	3767.45	155.63	3611.82	---	127.80	---	---		127.80	3484.02	24
23rd FLOOR	3767.45	155.63	3611.82	---	127.80	---	---		127.80	3484.02	24
24th FLOOR	3767.45	155.63	3611.82	---	127.80	---	---		127.80	3484.02	24
25th FLOOR	3767.45	155.63	3611.82	---	127.80	---	---		127.80	3484.02	24
26th FLOOR	3767.45	155.63	3611.82	---	127.80	---	---		127.80	3484.02	24
27th FLOOR	3767.45	155.63	3611.82	---	127.80	---	---		127.80	3484.02	24
28th FLOOR	3767.45	155.63	3611.82	---	127.80	---	---		127.80	3484.02	24
29th FLOOR	3767.45	155.63	3611.82	---	127.80	---	247.50		375.30	3236.52	18
30th FLOOR	3767.45	155.63	3611.82	---	127.80	---	---		127.80	3484.02	24
31st FLOOR	3767.45	155.63	3611.82	---	127.80	---	---		127.80	3484.02	24
32nd FLOOR	3767.45	155.63	3611.82	---	127.80	---	---		127.80	3484.02	24
33rd FLOOR	1029.13	8.28	1020.85	---	127.80	---	---		127.80	893.05	---
TERRACE	450.66	---	450.66	---	---	450.66	---		450.66	---	---
TOTAL	125815.91	7650.97	118164.94	4468.31	4345.20	450.66	495.00		9759.17	108405.77	698

BLOCK - 2 (TOWER –G,TOWER –H ,TOWER - I)
AREA STATEMENT IN SQM

FLOOR	GROSS AREA	DEDUCTIONS FOR DUCTS & OTS	BUILT UP AREA	NON FAR AREA					TOTAL NON FAR AREA	FAR AREA	NO'S OF UNIT
				PARKING	LIFT	STAIRCASE HEADROOM	REFUGE AREA				
	A	B	C=A-B	D	E	F	F'		G=(D+E+F+F')	H=(C-G)	
GROUND	1915.72	364.44	1551.28	---	63.90	---	---		63.90	1487.38	6
1st FLOOR	1915.72	195.72	1719.97	---	63.90	---	---		63.90	1656.07	8
2nd FLOOR	1915.72	57.64	1858.08	---	63.90	---	---		63.90	1794.18	12
3rd FLOOR	1915.72	57.64	1858.08	---	63.90	---	---		63.90	1794.18	12
4th FLOOR	1915.72	57.64	1858.08	---	63.90	---	---		63.90	1794.18	12
5th FLOOR	1915.72	57.64	1858.08	---	63.90	---	---		63.90	1794.18	12
6th FLOOR	1915.72	57.64	1858.08	---	63.90	---	---		63.90	1794.18	12
7th FLOOR	1915.72	57.64	1858.08	---	63.90	---	---		63.90	1794.18	12
8th FLOOR	1915.72	57.64	1858.08	---	63.90	---	---		63.90	1794.18	12
9th FLOOR	1915.72	57.64	1858.08	---	63.90	---	---		63.90	1794.18	12
10th FLOOR	1915.72	57.64	1858.08	---	63.90	---	---		63.90	1794.18	12
11th FLOOR	1915.72	57.64	1858.08	---	63.90	---	---		63.90	1794.18	12
12th FLOOR	1915.72	57.64	1858.08	---	63.90	---	---		63.90	1794.18	12
13th FLOOR	1915.72	57.64	1858.08	---	63.90	---	---		63.90	1794.18	12
14th FLOOR	1915.72	57.64	1858.08	---	63.90	---	---		63.90	1794.18	12
15th FLOOR	1915.72	57.64	1858.08	---	63.90	---	---		63.90	1794.18	12
16th FLOOR	1915.72	57.64	1858.08	---	63.90	---	---		63.90	1794.18	12
17th FLOOR	1915.72	57.64	1858.08	---	63.90	---	---		63.90	1794.18	12
18th FLOOR	1915.72	57.64	1858.08	---	63.90	---	---		63.90	1794.18	12
19th FLOOR	1915.72	57.64	1858.08	---	63.90	---	170.85		234.75	1623.33	9
20th FLOOR	1915.72	57.64	1858.08	---	63.90	---	---		63.90	1794.18	12
21st FLOOR	1915.72	57.64	1858.08	---	63.90	---	---		63.90	1794.18	12
22nd FLOOR	1915.72	57.64	1858.08	---	63.90	---	---		63.90	1794.18	12
23rd FLOOR	1915.72	57.64	1858.08	---	63.90	---	---		63.90	1794.18	12
24th FLOOR	1915.72	57.64	1858.08	---	63.90	---	---		63.90	1794.18	12
25th FLOOR	1915.72	57.64	1858.08	---	63.90	---	---		63.90	1794.18	12
26th FLOOR	1915.72	57.64	1858.08	---	63.90	---	---		63.90	1794.18	12
27th FLOOR	1915.72	57.64	1858.08	---	63.90	---	---		63.90	1794.18	12
28th FLOOR	1915.72	57.64	1858.08	---	63.90	---	---		63.90	1794.18	12
29th FLOOR	1915.72	57.64	1858.08	---	63.90	---	---		63.90	1794.18	12
30th FLOOR	1915.72	57.64	1858.08	---	63.90	---	---		63.90	1794.18	12
31st FLOOR	1915.72	57.64	1858.08	---	64.90	---	---		64.90	1793.18	6
32nd FLOOR	1915.72	57.64	1858.08	---	65.90	---	---		65.90	1792.18	12
33rd FLOOR	1915.72	57.64	1858.08	---	63.90	---	---		63.90	1794.18	12
TERRACE	220.32	---	220.32	---	---	220.32	---		220.32	---	---
TOTAL	79565.50	3643.33	75922.17	0.00	2495.10	220.32	341.70		3057.12	67865.05	429

PARK AREA DETAILS	
SL.NO	AREA IN SQM
PARK-1	4762.7
PARK-2	2933.78
TOTAL	7696.48

CA AREA DETAILS	
SL.NO	AREA IN SQM
CA-1	932.04
CA-2	627.55
CA-3	2287.49
TOTAL	3847.08

CAR PARKING DETAILS	
TOTAL NOS OF UNITS	1127 NOS
UNITS AREA 50-150 SQM	1127 NOS
UNIT AREA LESS THEN 50 SQM (FOR 2 UNITS 1 CAR PARKING)	0 NOS
VISITOR'S PARKING 10%	113 NOS
CAR PARKING REQUIRED	1240 NOS
CAR PARKING PROVIDED	1240 NOS
PODIUM -2 CAR PARKING	250 NOS
PODIUM -1 CAR PARKING	250 NOS
BASEMENT-1 CAR PARKING	250 NOS
BASEMENT-2 CAR PARKING	490 NOS
TWO WHEELAR PARKING 25 % OF CAR PARKING AREA	
REQUIRED AREA (1240 X 13.75 X 25 %)	4,282.50 SQM
AREA PROVIDED IS	4300.00 SQM

SY NO AND AREA DETAILS

SL NO	SY NO	AREA		KARAB	BALANCE AREA		CONVERSION ORDER NO
		ACRE	GUNTAS	GUNTAS	ACRE	GUNTAS	
1	137/1	1	10		1	10	ALN(A)(S)SR-49/2007-08 ALN(ASH)SR-290/2013-14
2	139/1	0	18	1	0	17	ALN(ASH)SR-295/2013-14
3	139/2	0	7	1	0	6	ALN(ASH)SR-294/2013-14
4	140	1	4	3	1	1	ALN(ASH)SR-294/2013-14
5	149/2	2	9.08		2	9.08	AFFIDAVIT NO : 775013
6	150	0	15	1	0	14	AFFIDAVIT NO : 995210
7	151	0	23		0	23	AFFIDAVIT NO : 739833
8	153/2	0	19.08	5	0	14.08	AFFIDAVIT NO : 995190
9	154/4	0	24.08	1.08	0	23	AFFIDAVIT NO : 263931
10	155/1	0	13		0	13	ALN(A)(S)SR-48/2014-15
11	155/3	0	6		0	6	ALN(A)(S)SR-114/2014-15
12	155/4	0	26	2.08	0	23.08	AFFIDAVIT NO : 915508
13	156/1	0	18	1	0	17	AFFIDAVIT NO : 744014
14	156/2	0	30	4	0	26	AFFIDAVIT NO : 744018
15	157	2	11	1	2	10	AFFIDAVIT NO : 744015
16	158	0	21	1	0	20	ALN(A)(S)SR-49/2007-08 ALN(ASH)SR-290/2013-14
17	159/1	0	7	0.08	0	6.08	ALN(A)(S)SR-49/2007-08
18	159/2	0	7	0.08	0	6.08	AFFIDAVIT NO : 263929
19	160/1	0	22	0	0	22	AFFIDAVIT NO : 739844
20	160/2	1	4	2	1	2	ALN(A)(S)SR-49/2007-08 ALN(ASH)SR-293/2013-14
21	162/1	0	32	2	0	30	AFFIDAVIT NO : 237263
22	162/2	0	35		0	35	AFFIDAVIT NO : 739834
23	163	1	30	4	1	26	ALN(A)(S)SR-48/2014-15 ALN(A)(S)SR-49/2007-08
24	174/1	0	6	2	0	4	AFFIDAVIT NO : 744013
25	174/2	0	16	1	0	15	ALN(A)(S)SR-48/2014-15
26	174/3	0	29	2.08	0	26.08	ALN(A)(S)SR-49/2007-08
27	174/5	0	17	1	0	16	ALN(A)(S)SR-49/2007-08
28	174/6	0	19	3	0	16	AFFIDAVIT NO : 263932
TOTAL		19	39.08	40.08	18	39	

CONSOLIDATED AREA STATEMENT BLOCK-1, BLOCK-2, BASEMENT, PODIUM & CLUB HOUSE (TOWER -A TO TOWER I)
AREA STATEMENT IN SQM

FLOOR	GROSS AREA	DEDUCTIONS FOR DUCTS & OTS	BUILT UP AREA	NON FAR AREA					TOTAL NON FAR AREA	FAR AREA	NO'S OF UNIT
				PARKING	LIFT	STAIRCASE HEADROOM	REFUGE AREA				
	A	B	C=A-B	D	E	F	F'		G=(D+E+F+F')	H=(C-G)	
BASEMENT LEVEL-2	1613.98	1138.26	475.72	0.00	0.00	0.00	---		0.00	475.72	---
BASEMENT LEVEL-1	14602.02	560.68	14041.34	13580.07	31.58	---	---		13611.66	429.68	---
GROUND / PODIUM	20287.58	1828.96	18458.62	15172.63	223.28	---	---		15395.91	3062.71	6
1st FLOOR & PODIUM LVL-1	20285.42	806.43	19480.99	14946.71	223.28	---	---		15169.99	4311.00	9
2nd FLOOR & PODIUM LVL-2	19984.14	230.63	19753.51	15248.33	223.28	---	---		15471.61	4281.90	24
3rd FLOOR & CLUB LEVEL -1	7447.64	809.16	6638.48	978.95	202.19	---	---		1181.14	5457.34	28
4th FLOOR	5684.68	1192.24	4492.44	---	191.70	---	---		191.70	4300.74	28
5th FLOOR & CLUB LEVEL- 2	7446.13	213.27	7232.86	---	202.19	---	---		202.19	7030.67	36
6th FLOOR	5683.17	213.27	5469.90	---	191.70	---	---		191.70	5278.20	36
7th FLOOR	5683.17	213.27	5469.90	---	191.70	---	---		191.70	5278.20	36
8th FLOOR	5683.17	213.27	5469.90	---	191.70	---	---		191.70	5278.20	36
9th FLOOR	5683.17	213.27	5469.90	---	191.70	---	---		191.70	5278.20	36
10th FLOOR	5683.17	213.27	5469.90	---	191.70	---	---		191.70	5278.20	36
11th FLOOR	5683.17	213.27	5469.90	---	191.70	---	---		191.70	5278.20	36
12th FLOOR	5683.17	213.27	5469.90	---	191.70	---	---		191.70	5278.20	36
13th FLOOR	5683.17	213.27	5469.90	---	191.70	---	---		191.70	5278.20	36
14th FLOOR	5683.17	213.27	5469.90	---	191.70	---	---		191.70	5278.20	36
15th FLOOR	5683.17	213.27	5469.90	---	191.70	---	---		191.70	5278.20	36
16th FLOOR	5683.17	213.27	5469.90	---	191.70	---	---		191.70	5278.20	36
17th FLOOR	5683.17	213.27	5469.90	---	191.70	---	---		191.70	5278.20	36
18th FLOOR	5683.17	213.27	5469.90	---	191.70	---	---		191.70	5278.20	36
19th FLOOR	5683.17	213.27	5469.90	---	191.70	---	418.35		610.05	4859.85	27
20th FLOOR	5683.17	213.27	5469.90	---	191.70	---	---		191.70	5278.20	36
21st FLOOR	5683.17	213.27	5469.90	---	191.70	---	---		191.70	5278.20	36
22nd FLOOR	5683.17	213.27	5469.90	---	191.70	---	---		191.70	5278.20	36
23rd FLOOR	5683.17	213.27	5469.90	---	191.70	---	---		191.70	5278.20	36
24th FLOOR	5683.17	213.27	5469.90	---	191.70	---	---		191.70	5278.20	36
25th FLOOR	5683.17	213.27	5469.90	---	191.70	---	---		191.70	5278.20	36
26th FLOOR	5683.17	213.27	5469.90	---	191.70	---	---		191.70	5278.20	36
27th FLOOR	5683.17	213.27	5469.90	---	191.70	---	---		191.70	5278.20	36
28th FLOOR	5683.17	213.27	5469.90	---	191.70	---	---		191.70	5278.20	36
29th FLOOR	5683.17	213.27	5469.90	---	191.70	---	418.35		610.05	4859.85	27
30th FLOOR	5683.17	213.27	5469.90	---	191.70	---	---		191.70	5278.20	36
31st FLOOR	5683.17	213.27	5469.90	---	191.70	---	---		191.70	5278.20	36
32nd FLOOR	5683.17	213.27	5469.90	---	191.70	---	---		191.70	5278.20	36
33rd FLOOR	2944.85	65.92	2878.93	---	191.70	---	---		191.70	2687.23	12
34th FLOOR	1915.72	57.64	1858.08	---	63.90	---	---		63.90	1794.18	12
35th FLOOR	1915.72	57.64	1858.08	---	63.90	---	---		63.90	1794.18	12
36th FLOOR	1915.72	57.64	1858.08	---	64.90	---	---		64.90	1793.18	6
37th FLOOR	1915.72	57.64	1858.08	---	65.90	---	---		65.90	1792.18	12
38th FLOOR	547.82	8.10	539.72	---	63.90	---	---		63.90	475.82	---
TERRACE	799.06	---	799.06	---	---	799.06	---		799.06	---	---
TOTAL	262751.79	12640.50	249911.29	59926.69	6987.61	799.06	836.70		68550.06	181361.23	1127

FAR AREA CALCULATION :

FAR = AREA / SITE AREA - CA = 1,81,361.23 / 76,788.03 - 3,847.08 = 1,81,361.23 / 72,940.95 = 2.49 < 2.50

COVERAGE CALCULATION :

COVERAGE = GF AREA / SITE AREA - CA = 20,287.58 / 76788.03 - 3847.08 = 20,287.58 / 72,940.95 = 27.81 < 55 %

TITLE :-

PROPOSED MODIFIED RESIDENTIAL DEVELOPMENT PLAN
SY NO.137/1,139/1,139/2,140,149/2,150,151,153/2,
154/4,155/1,155/3,155/4,156/1,156/2,157,158,159/1,
159/2,160/1,160/2,162/1,162/2,163,174/1,174/2,174/3,174/5,174/6
of YAMARE VILLAGE,
SARJAPURA HOBLI, ANEKAL TALUK
BANGALORE DISTRICT.

OWNER:-

M/S LODHA DEVELOPERS LIMITED
FORMERLY KNOW AS MACROTECH DEVELOPERS LIMITED
(GPA HOLDER)

REP BY MR. MALLEBOINA RAMESH BABU

Mr. SHRAVANTH P

Mr. NOVIN PILLA REDDY

K.N MANJUNATH

H. SUDHEER

ENGINEER:-

(PRAVEEN .B. V)
Reg.No: BCC/BL-3.6/E:3957:2014-15

DRAWING TITLE :

DEVELOPMENT PLAN

SHEET NO: 01 OF 01

SCALE : 1: 700

OFFICE USE :

ಈ ಹಿಂದೆ ಪ್ರಾಧಿಕಾರದ ಪತ್ರ ಸಂಖ್ಯೆ: ಆಇಸಿಎಸ್/ LAO/R/ 2019-20 ದಿನಾಂಕ: 23/06/2022 ರಲ್ಲಿ ನೀಡಿದ ಕಡತದಲ್ಲಿ ಪ್ರಸ್ತಾವನೆ ಪ್ರಕಾರ ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರವು ಷರತ್ತುಗಳೊಂದಿಗೆ ಅನುಮೋದನೆ ನೀಡಿರುತ್ತದೆ.

ಪ್ರಾಧಿಕಾರದ ನಿರ್ಣಯದಂತೆ 24/9/2025 ರಂದು 93 ನೇ ಸಭೆಯಲ್ಲಿ ಹಿಂದಿನ ಸಭೆ 93 ರಲ್ಲಿ ಕೈಗೊಂಡಿರುವ ನಿರ್ಣಯಕ್ಕನುಸಾರ, ಕಂಡಿಕೆ ಸಂಖ್ಯೆ 10/5/11/2021-22 ರಲ್ಲಿ ಕೈಗೊಂಡಿರುವ ನಿರ್ಣಯದಂತೆ ಷರತ್ತುಗಳೊಂದಿಗೆ ಅನುಮೋದನೆ ನೀಡಲಾಗಿದೆ.

10 NOV 2025

ಕಾರ್ಯದರ್ಶಿ
ಆಡಳಿತ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ,
ಬೆಂಗಳೂರು.

ಸಂಗಡ ಮಾನ್ಯ ಸಾಮಾನ್ಯ ಯೋಜನಾ ಸದಸ್ಯರು (ಸಾರ್ವಜನಿಕ ಸದಸ್ಯರು)
ಆಡಳಿತ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ