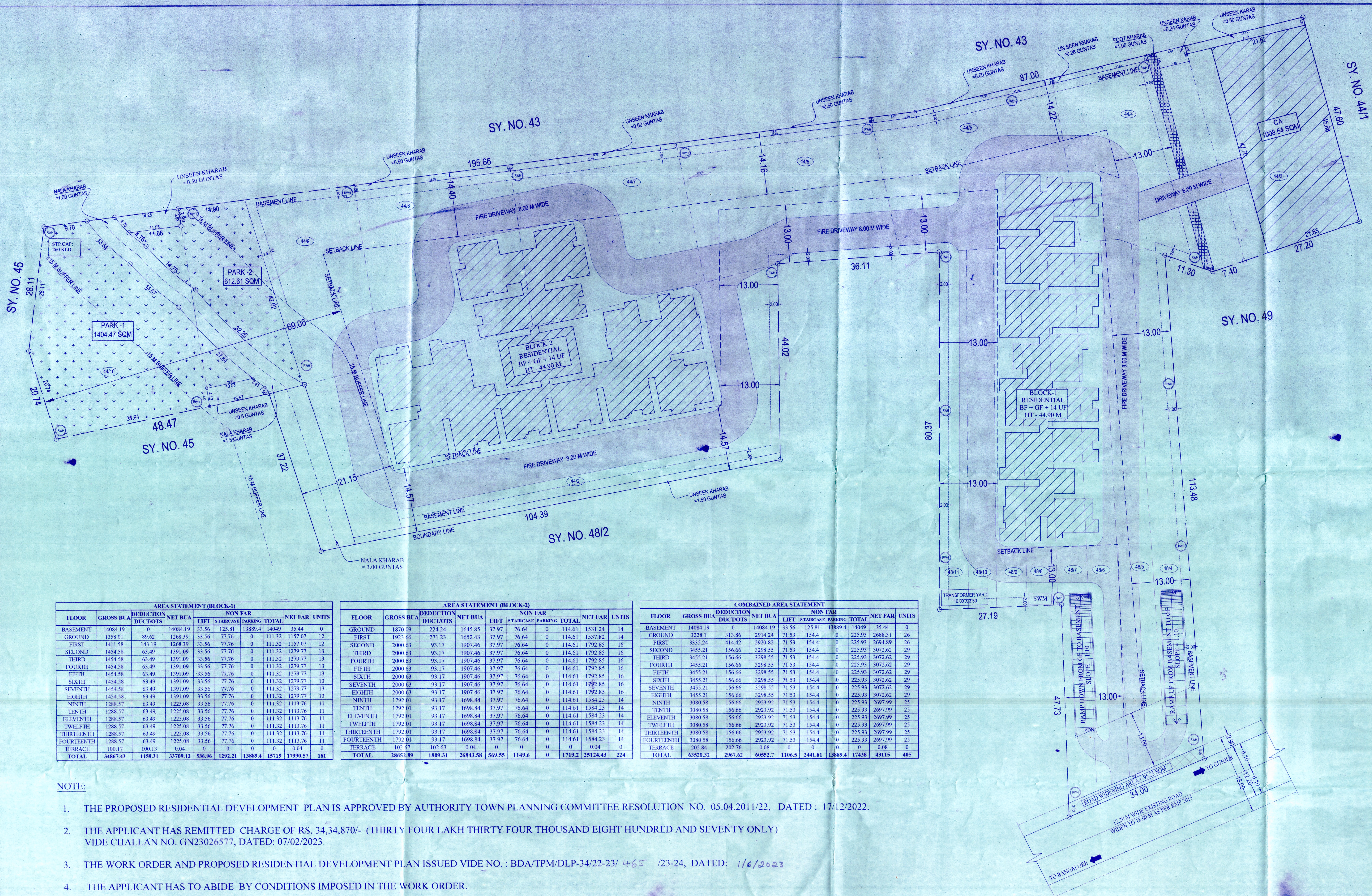


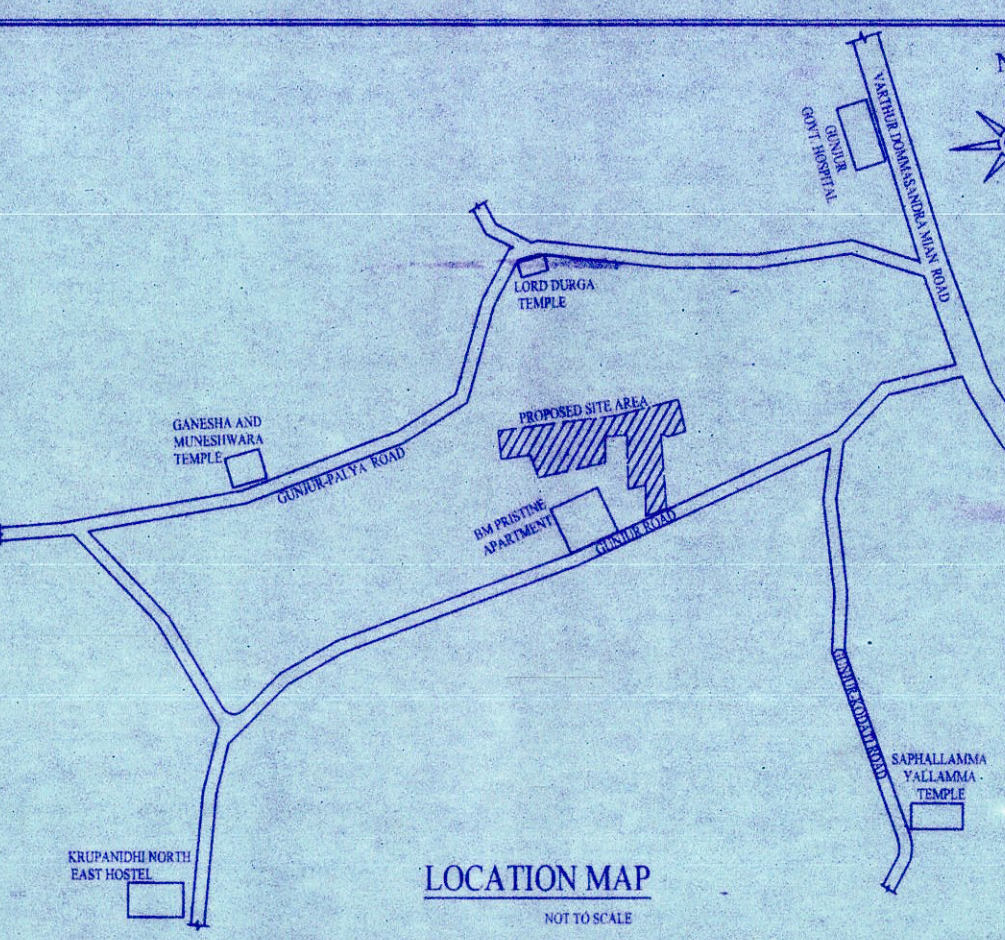


AREA STATEMENT (BLOCK-1)									
FLOOR	GROSS BUA	DEDUCTION DUCTOITS	NET BUA	LIFT	STAIRCASE	PARKING	TOTAL	NET FAR	UNITS
BASEMENT	14084.19	0	14084.19	33.56	125.81	13889.4	14049	35.44	0
GROUND	1358.01	89.62	1268.39	33.56	77.76	0	111.32	1157.07	12
FIRST	1411.58	143.19	1268.39	33.56	77.76	0	111.32	1157.07	12
SECOND	1454.58	63.49	1391.09	33.56	77.76	0	111.32	1279.77	13
THIRD	1454.58	63.49	1391.09	33.56	77.76	0	111.32	1279.77	13
FOURTH	1454.58	63.49	1391.09	33.56	77.76	0	111.32	1279.77	13
FIFTH	1454.58	63.49	1391.09	33.56	77.76	0	111.32	1279.77	13
SIXTH	1454.58	63.49	1391.09	33.56	77.76	0	111.32	1279.77	13
SEVENTH	1454.58	63.49	1391.09	33.56	77.76	0	111.32	1279.77	13
EIGHTH	1454.58	63.49	1391.09	33.56	77.76	0	111.32	1279.77	13
NINTH	1288.57	63.49	1225.08	33.56	77.76	0	111.32	1113.76	11
TENTH	1288.57	63.49	1225.08	33.56	77.76	0	111.32	1113.76	11
ELEVENTH	1288.57	63.49	1225.08	33.56	77.76	0	111.32	1113.76	11
TWELFTH	1288.57	63.49	1225.08	33.56	77.76	0	111.32	1113.76	11
THIRTEENTH	1288.57	63.49	1225.08	33.56	77.76	0	111.32	1113.76	11
FOURTEENTH	1288.57	63.49	1225.08	33.56	77.76	0	111.32	1113.76	11
TERRACE	100.17	100.13	0.04	0	0	0	0	0.04	0
TOTAL	34867.43	1158.31	33709.12	536.96	1292.21	13889.4	15719	17990.57	181

AREA STATEMENT (BLOCK-2)									
FLOOR	GROSS BUA	DEDUCTION DUCTOITS	NET BUA	LIFT	STAIRCASE	PARKING	TOTAL	NET FAR	UNITS
GROUND	1870.09	224.24	1645.85	37.97	76.64	0	114.61	1531.24	14
FIRST	1923.66	271.23	1652.43	37.97	76.64	0	114.61	1537.82	14
SECOND	2000.63	93.17	1907.46	37.97	76.64	0	114.61	1792.85	16
THIRD	2000.63	93.17	1907.46	37.97	76.64	0	114.61	1792.85	16
FOURTH	2000.63	93.17	1907.46	37.97	76.64	0	114.61	1792.85	16
FIFTH	2000.63	93.17	1907.46	37.97	76.64	0	114.61	1792.85	16
SIXTH	2000.63	93.17	1907.46	37.97	76.64	0	114.61	1792.85	16
SEVENTH	2000.63	93.17	1907.46	37.97	76.64	0	114.61	1792.85	16
EIGHTH	2000.63	93.17	1907.46	37.97	76.64	0	114.61	1792.85	16
NINTH	1792.01	93.17	1698.84	37.97	76.64	0	114.61	1584.23	14
TENTH	1792.01	93.17	1698.84	37.97	76.64	0	114.61	1584.23	14
ELEVENTH	1792.01	93.17	1698.84	37.97	76.64	0	114.61	1584.23	14
TWELFTH	1792.01	93.17	1698.84	37.97	76.64	0	114.61	1584.23	14
THIRTEENTH	1792.01	93.17	1698.84	37.97	76.64	0	114.61	1584.23	14
FOURTEENTH	1792.01	93.17	1698.84	37.97	76.64	0	114.61	1584.23	14
TERRACE	102.67	102.63	0.04	0	0	0	0	0.04	0
TOTAL	28652.89	1809.31	26843.58	569.55	1149.6	0	1719.2	25124.43	224

COMBAINED AREA STATEMENT									
FLOOR	GROSS BUA	DEDUCTION DUCTOITS	NET BUA	LIFT	STAIRCASE	PARKING	TOTAL	NET FAR	UNITS
BASEMENT	14084.19	0	14084.19	33.56	125.81	13889.4	14049	35.44	0
GROUND	3228.1	313.86	2914.24	71.53	154.4	0	225.93	2688.31	26
FIRST	3335.24	414.42	2920.82	71.53	154.4	0	225.93	2694.89	26
SECOND	3455.21	156.66	3298.55	71.53	154.4	0	225.93	3072.62	29
THIRD	3455.21	156.66	3298.55	71.53	154.4	0	225.93	3072.62	29
FOURTH	3455.21	156.66	3298.55	71.53	154.4	0	225.93	3072.62	29
FIFTH	3455.21	156.66	3298.55	71.53	154.4	0	225.93	3072.62	29
SIXTH	3455.21	156.66	3298.55	71.53	154.4	0	225.93	3072.62	29
SEVENTH	3455.21	156.66	3298.55	71.53	154.4	0	225.93	3072.62	29
EIGHTH	3455.21	156.66	3298.55	71.53	154.4	0	225.93	3072.62	29
NINTH	3080.58	156.66	2923.92	71.53	154.4	0	225.93	2697.99	25
TENTH	3080.58	156.66	2923.92	71.53	154.4	0	225.93	2697.99	25
ELEVENTH	3080.58	156.66	2923.92	71.53	154.4	0	225.93	2697.99	25
TWELFTH	3080.58	156.66	2923.92	71.53	154.4	0	225.93	2697.99	25
THIRTEENTH	3080.58	156.66	2923.92	71.53	154.4	0	225.93	2697.99	25
FOURTEENTH	3080.58	156.66	2923.92	71.53	154.4	0	225.93	2697.99	25
TERRACE	202.84	202.76	0.08	0	0	0	0	0.08	0
TOTAL	63520.32	2967.62	60552.7	1106.5	2441.81	13889.4	17438	43115	405

- NOTE:
- THE PROPOSED RESIDENTIAL DEVELOPMENT PLAN IS APPROVED BY AUTHORITY TOWN PLANNING COMMITTEE RESOLUTION NO. 05.04.2011/22, DATED : 17/12/2022.
 - THE APPLICANT HAS REMITTED CHARGE OF RS. 34,34,870/- (THIRTY FOUR LAKH THIRTY FOUR THOUSAND EIGHT HUNDRED AND SEVENTY ONLY) VIDE CHALLAN NO. GN23026577, DATED: 07/02/2023
 - THE WORK ORDER AND PROPOSED RESIDENTIAL DEVELOPMENT PLAN ISSUED VIDE NO. : BDA/TPM/DLP-34/22-23/ 465 /23-24, DATED: 1/6/2023
 - THE APPLICANT HAS TO ABIDE BY CONDITIONS IMPOSED IN THE WORK ORDER.



Sl. No.	Particulars	Area (Sq. M)
1	ROAD WIDENING AREA	21,435.40
2	CIVIC AMENITY	1,204.63
3	PARK & OPEN SPACE	20,170.77
4	PROPOSED BUILDING	95.25
5	FIRE DRIVEWAY	20,075.52
6	KHARAB LAND	2017.08
7	SITE BOUNDARY LINE	1,008.54
8	SETBACK LINE	
9	BASEMENT EXTENSION LINE	
10	PROPOSED ROAD WIDENING LINE	

LEGEND	
[Symbol]	ROAD WIDENING AREA
[Symbol]	CIVIC AMENITY
[Symbol]	PARK & OPEN SPACE
[Symbol]	PROPOSED BUILDING
[Symbol]	FIRE DRIVEWAY
[Symbol]	KHARAB LAND
[Symbol]	SITE BOUNDARY LINE
[Symbol]	SETBACK LINE
[Symbol]	BASEMENT EXTENSION LINE
[Symbol]	PROPOSED ROAD WIDENING LINE

AREA IN SQM	
TOTAL SITE AREA (5.11.14 A/G)	21,435.40
KHARAB AREA (12.50 GUNTAS)	1,204.63
SITE AREA (4.39.06 A/G)	20,170.77
ROAD WIDENING AREA	95.25
NET SITE AREA	20,075.52
PARK & OPEN SPACE	2017.08
CIVIC AMENITY (5%)	1,008.54

GROUND COVERAGE:	
PERMISSIBLE GROUND COVERAGE	UP TO 55%
COVERGAE ACHIVED = (PLINTH AREA x 100) / (NET SITE AREA)	3228.1 x 100 / 20,075.52 = 16.08% < 55%

PERMISSIBLE FAR:	
PERMISSIBLE FAR AREA = (SITE AREA - 5% CA) x 2.25 x (20/170.77) (1008.54) = 43,115.02	
FAR = ACHIEVED FAR AREA / (SITE AREA - 5%)	43,115.00 / 19,162.23 = 2.24 < 2.25

BUILDING HEIGHT:	
PERMISSIBLE BUILDING HEIGHT	45.00 M
ACHIEVED HEIGHT OF THE BUILDINGS	44.90 M

CAR PARKING CALCULATION:	
NO. OF FLATS	405
NO. OF CAR PARKING REQUIRED FOR FLATS	405
10% VISITORS CAR PARKING REQUIRED	405/10 = 40.50 SAY 41
TOTAL NO. OF CAR PARKING REQUIRED	405+41 = 446
CAR PARKING PROVIDED IN BASEMENT	499
TOTAL NO. OF CAR PARKING PROVIDED	499

TITLE: SITE PLAN	
OWNER'S SIGNATURE FOR M/s. MYHNA ESTATE PROJECTS	ARCHITECT'S SIGNATURE
M. KARTHIKEYAN (MANAGING PARTNER)	RAJAKUMAR M.R. BCC/BL-3-6/A-1913/09-10

PROJECT:	
PROPOSED RESIDENTIAL DEVELOPMENT PLAN AT SY. NO. 44/2, 44/3, 44/4, 44/5, 44/6, 44/7, 44/8, 44/9, 44/10, 48/4, 48/5, 48/6, 48/7, 48/8, 48/9, 48/10 AND 48/11, GUNJUR VILLAGE, VARTHUR HOBLI, BANGALORE EAST TALUK, BANGALORE. WARD NO.149	

DATE	06/05/2023	NORTH N
SCALE	1:300	
SHEET NO.	01 OF 01	

TOWN PLANNER	ASSISTANT DIRECTOR (EAST)	DEPUTY DIRECTOR (EAST)	JOINT DIRECTOR (M.P.)	ADDITIONAL DIRECTOR	TOWN PLANNING MEMBER	COMMISSIONER