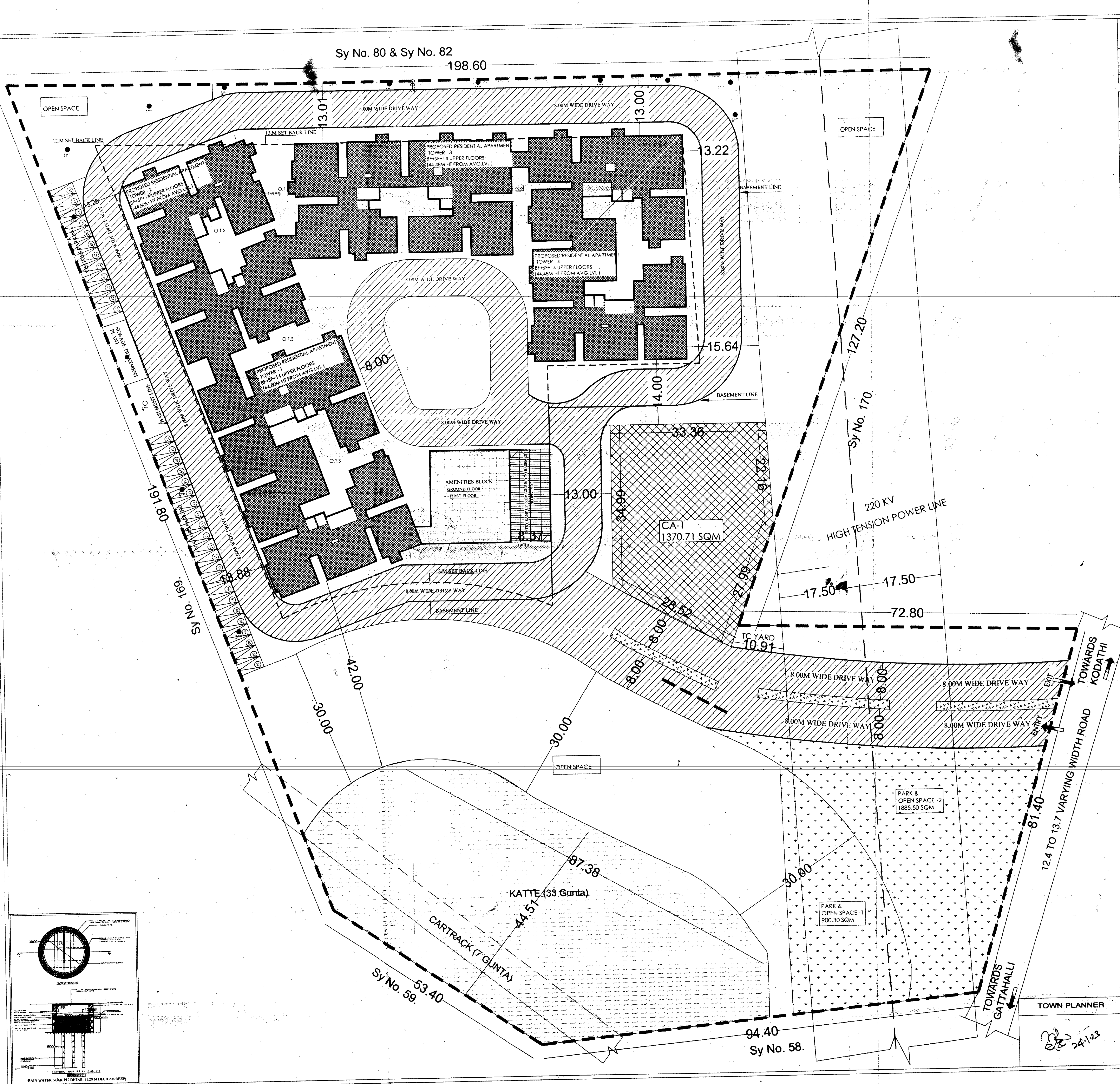




AREA STATEMENT OF COMMON BASEMENT & STILT FLOOR									
FLOORS	GROSS AREA	DEDUCTION FOR DUCT AREA	BUILTUP AREA	NON FAR AREA	NET FAR AREA	NO OF UNITS	EWS UNITS		
BASEMENT FLOOR	13560.00	0.00	13560.00	215.70	13344.30	0.00	0	0	0.00
STILT FLOOR	5478.50	0.00	5478.50	215.70	5262.80	0.00	0	0	0.00
TOTAL	19038.50	0.00	19038.50	431.40	18607.10	0.00	0	0	0.00

AREA STATEMENT OF CLUB HOUSE									
FLOORS	GROSS AREA	DEDUCTION FOR DUCT AREA	BUILTUP AREA	NON FAR AREA	NET FAR AREA	NO OF UNITS	EWS UNITS		
GROUND FLOOR	265.25	0.00	265.25	15.00	250.25	0	0	0	0.00
FIRST FLOOR	265.25	0.00	265.25	15.00	250.25	0	0	0	0.00
TOTAL	530.50	0.00	530.50	30.00	500.50	0	0	0	0.00

COMBINE AREA STATEMENT									
FLOORS	GROSS AREA	DEDUCTION FOR DUCT AREA	BUILTUP AREA	NON FAR AREA	NET FAR AREA	NO OF UNITS	EWS UNITS		
BASEMENT FLOOR	12334.65	0.00	12334.65	0.00	12334.65	0.00	0	0	0.00
STILT FLOOR	4314.42	0.00	4314.42	0.00	4314.42	0.00	0	0	0.00
(CLUB HOUSE GF)	265.25	0.00	265.25	15.00	250.25	0	0	0	0.00
GROUND FLOOR	4314.42	14.80	4299.62	182.08	4117.54	36	4	40	0.00
1st FLOOR	4314.42	14.80	4299.62	182.08	4117.54	36	4	40	0.00
2nd FLOOR	4314.42	14.80	4299.62	182.08	4117.54	36	4	40	0.00
3rd FLOOR	4314.42	14.80	4299.62	182.08	4117.54	36	4	40	0.00
4th FLOOR	4314.42	14.80	4299.62	182.08	4117.54	36	4	40	0.00
5th FLOOR	4314.42	14.80	4299.62	182.08	4117.54	36	4	40	0.00
6th FLOOR	4314.42	14.80	4299.62	182.08	4117.54	36	4	40	0.00
7th FLOOR	4314.42	14.80	4299.62	182.08	4117.54	36	4	40	0.00
8th FLOOR	4314.42	14.80	4299.62	182.08	4117.54	36	4	40	0.00
9th FLOOR	4314.42	14.80	4299.62	182.08	4117.54	36	4	40	0.00
10th FLOOR	4314.42	14.80	4299.62	182.08	4117.54	36	4	40	0.00
11th FLOOR	4314.42	14.80	4299.62	182.08	4117.54	36	4	40	0.00
12th FLOOR	4314.42	14.80	4299.62	182.08	4117.54	36	4	40	0.00
13th FLOOR	4314.42	14.80	4299.62	182.08	4117.54	36	4	40	0.00
TERRACE FLOOR	271.85	0.00	271.85	0.00	271.85	0	0	0	0.00
TOTAL	77853.30	207.20	77646.10	2579.12	75067.00	504	56	560	0.00

RESIDENTIAL DEVELOPMENT PLAN AREA STATEMENT									
TOTAL SITE AREA AS PER RECORDS = 31,261.53 SQM (17A-29 Guntas)									
TOTAL KARAB AREA AS PER RECORDS = 4046.8 SQM (11A-0 Guntas)									
NET SITE AREA AS PER ACTUAL = 27214.73 SQM (6A-29 Guntas)									
TOTAL AREA RESERVED FOR PARK & OPEN SPACES									
27,214.73 SQM x 10% = 2721.47 SQM (10.00%) = 2721.47 SQM (10.00%)									
TOTAL AREA RESERVED FOR PARK & OPEN SPACES									
27,214.73 SQM x 10% = 2721.47 SQM (10.00%) = 2721.47 SQM (10.00%)									
NET SITE AREA CONSIDERED FOR RESIDENTIAL DEVELOPMENT (90% OF SITE AREA)									
27,214.73 - 1380.73 = 25834.00 SQM									
AREA STATEMENT OF AMENITIES AREA									
GROUND FLOOR: 250.25 SQ MT									
FIRST FLOOR: 250.25 SQ MT									
AMENITIES TOTAL AREA = 500.50 SQ MT									
CONSIDERED FOR RESIDENTIAL (FAR) AMENITIES BLOCK (57645.50-500.50=58146.00 SQM)									
FAR ON 95% OF SITE AREA									
FAR ALLOWED = 2.29									
FAR ACHIEVED = 2.29									
COVERAGE ALLOWED = 50%									
COVERAGE ACHIEVED = 20.53%									
SETBACK ALL ROUND = 13.00M									
ACHIEVED HEIGHT OF THE BLDG: 44.48M									
TOTAL NO OF UNITS = 504 UNITS									
NO OF EWS UNITS = 56 UNITS									
TOTAL NO. UNITS = 560 UNITS									
CAR PARKING UNITS LESS THAN = 150.00 SQM = 504 UNITS=504 CARS									
UNITS LESS THAN = 50.00 SQM = 56 UNITS = 56 CARS									
AMENITIES BLOCK CAR PARKING = 10 CARS									
VISITOR CAR PARKING 10% = 54 UNITS = 54 CARS									
CAR PARKING REQUIRED CAR PARKING PROVIDED									
AREA EARMARKED TOWARDS 10% OF PARK/OPEN SPACES									
AREA EARMARKED TOWARDS 5% OF CIVIC AMENITIES									
AS PER Z.R.									
AS PER PLAN									
2721.48 SQM									
1360.73 SQM									
(5.00%)									
CIVIC AMENITIES AREA									
CA - 1 = 1370.71 SQM									
TOTAL = 1370.71 SQM									

- NOTE:
- The Residential Development Plan is Approved vide Authority Town Planning Committee Resolution No. 5.4.12/2022 Dated: 17/12/2022.
 - The applicant has remitted charged of Rs 46,41,775 (Forty Six Lakhs Forty One Thousand Seven Hundred And Seventy Five Rupees Only) Vide challan no. GN22125247 dated 27.12.2022.
 - The work order and Residential Development Plan issues vide No. BDA/TPM/DLP-21/ 2022-23 Dated : 25/11/2023
 - The applicant has to abide by conditions imposed in the work order.

LOCATION PLAN

SCALE NTS

000053

SURVEY SKETCH

SCALE NTS

INDEX

BOUNDARY LINE	---
SETBACK LINE	---
BASEMENT LINE	---
BUILDING LINE	---
CIVIC AMENITIES	---
PARK & OPENSACES	---

PROJECT TITLE:

PROPOSED RESIDENTIAL DEVELOPMENT PLAN

@ SY.No. 81,KODATHI VILLAGE,

VARTURA HOBL, BANGALORE EAST.

OWNER'S SIGNATURE

P. Sreedhar Reddy

SRI.P.SREEDHAR REDDY

(GPA HOLDER FOR)

ARCHITECTS SIGNATURE

MR. V.SIVA KUMAR

BCCL/BL-3.6/E-0336/21-22.

DRAWING TITLE :

DEVELOPMENT PLAN

SCALE 1:150

TOWN PLANNER

AST. EXECUTIVE ENGINEER

DEPUTY DIRECTOR

JOINT DIRECTOR

ADDITIONAL DIRECTOR

TOWN PLANNER MEMBER

COMMISSIONER BDA