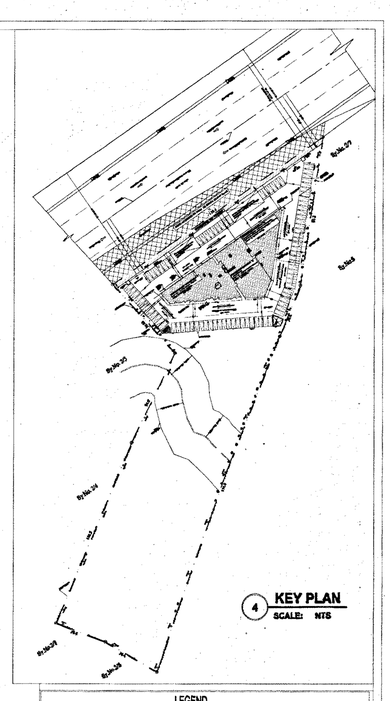


LEGEND

BOUNDARY LINE	
EASEMENT LINE	
SETBACK LINE	
PROPOSED BUILDING	
LAKE BUFFER LINE	
MALA BUFFER LINE	
PROPOSED ROAD WIDENING	

RESIDENTIAL AND COMMERCIAL PLAN AREA STATEMENT

PLOT AREA AS PER DOCUMENT	4 ACRE 24 GUNTA (17 10 SQMTS 18 SQMSS)
A KHARAB LAND CONVERSION	4 ACRE 24 GUNTA (17 10 SQMTS)
NEI ACQUIRED AREA FOR ROAD WIDENING	4 ACRE 20 GUNTA (16 29 1 SQMTS)

PLOT AREA DETAILS

(i) SITE AREA AS PER DOCUMENT (For mutation)	18514.11 Sq.mt
(ii) A KHARAB AREA (0-10 Gunta)	434.04 Sq.mt
(iii) A KHARAB AREA (5-00 Gunta)	121.17 Sq.mt
(iv) NET AREA ((A-Area 10 Gunta)	18080.90 Sq.m
(v) A KHARAB LAND CONVERSION AREA MINUS IS ALREADY PAID LAND VALUE (0-10 Gunta)	434.04 Sq.m
(vi) TOTAL AREA ((A-Area 10 Gunta)	18514.94 Sq.mt
(vii) RELINQUISHED AREA FOR ROAD WIDENING (2-11-14 Gunta)	8140.54 Sq.mt
(viii) AREA CONSIDERED FOR FAR	10374.37 Sq.mt

PLOT AREA	10374.37Sq.mt (4 ACRE 24GUNTA)
PERMISSIBLE FAR	3.25
TOTAL BUILT UP AREA FOR ALL FLOORS	33724.17 sq.mt
TOTAL NON - FAR AREA FOR ALL FLOORS	3049.17 sq.mt
TOTAL FAR AREA ACHIEVED	30675.07 sq.mt
FAR / TOTAL FAR AREA	Total FAR Area / STRIP AREA = 3.25

GROUND COVERAGE	
AREA FOR ROAD WIDENING	2612.62 SQ.MT
SITE AREA CONSIDERED FOR	
GROUND COVERAGE AFTER ROAD WIDENING	15862.83
PERMISSIBLE COVERAGE	50%
GROUND COVERAGE	14172.45 / 15862.83 = 0.89 % < 50%
SETBACK ALLAWOED	18.00M AT ALL SIDES
ALOWED HEIGHT OF THE BUILDING	100.00 M

CAR PARKING

TOTAL NUMBER OF RESIDENTIAL FLATS	: 250
RESIDENTIAL BLOCK-01 TOTAL NO.OF FLOORS (MISTA 1377)	: (B+ G +01 + TERRACE
COMMERCIAL BLOCK-02 OFFICE SPACE	: (B+ G + 06 + 07 FLOORS + TERRACE
COMMERCIAL BLOCK-03	: (B+ G + 06 + 07 FL (RESIDENCE + 06TH FLOORS TERRACE
TOTAL NO.OF BLOCKS IN BUILDING	: 3 BUILDING (MTS 3 BLOCK)
NO.OF TOWER	: ONE TOWER

PARKING STATEMENT

RESIDENTIAL BLOCK-01	ABOVE 50 TO 100 SQMT TOTAL NO. OF CAR PARKING REQUIRED 1 CAR PER 1 CAR PARKING
10% VISITOR CAR PARKING	VISITOR CAR PARKING(250*10=25 CARS
COMMERCIAL BLOCK-02 OFFICE SPACE AREA	=13597.13 SQMT / 60 SQMT (B + 07 CARS
COMMERCIAL BLOCK-03 OFFICE SPACE AREA	=11395.47 SQMT / 50 SQMT (B + 06 CARS
TOTAL CAR PARKING REQUIRED	= 350 CARS

CAR PARKING PROPOSED

LEVEL	NO.OF CARS (RESIDENTIAL BLOCK-01 & COMMERCIAL BLOCK-02)
BASEMENT - 1	130
BASEMENT - 2	130
BASEMENT - 3	124
BASEMENT - 4	125
BASEMENT - 5	125
GROUND FLOOR	39
MECHANICAL PARKING (GROUND SURFACE)	208
TOTAL =	850 CARS
CAR PARKING PROVIDED =	850 CARS

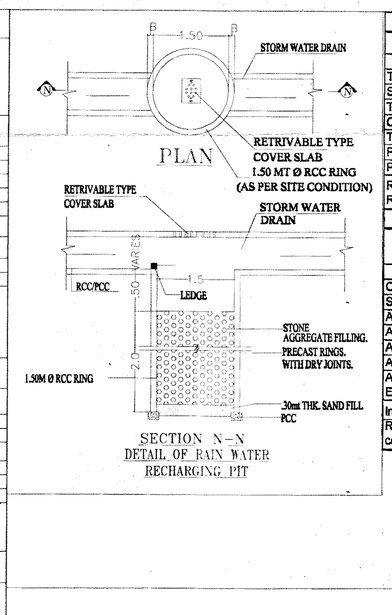
RESIDENCIAL FLAT AREA		
FLAT NO'S	FLAT AREA(Sqm)	NO OF FLATS
1	58.46	50
2	77.49	50
3	87.17	50
4	87.56	50
5	108.65	50
TOTAL FLATS		250

(SCHEDULE - 1) MISTA SRI CITY AREA STATEMENT (AREA IN Sqm)

DESCRIPTION	BUILTUP AREA PER FLOOR	NO OF FLOORS	GROSS BUILTUP AREA	DEDUCTION FOR DUCTS	NET BUILT UP AREA	DEDUCTION FOR FAR: LIFT	STAIRCASE	SERVICES (FIRE LIFT, LOBBY,WH, REFUGE AREA)	OTHERS	NET FAR DEDUCTION	NET FAR AREA	NO OF UNITS
BASEMENT FLOORS RESIDENTIAL BLOCK-01 (MISTA 1377) ,COMMERCIAL BLOCK-02 AND COMMERCIAL BLOCK- 03												
BASEMENT FLOOR-1	3466.66	1	3466.66	0	3466.66	120.73	122.27	20.3	3223.36	3486.66	0	0
BASEMENT FLOOR-2	3466.66	1	3466.66	0	3466.66	120.73	122.27	20.3	3223.36	3486.66	0	0
BASEMENT FLOOR-3	3466.66	1	3466.66	0	3466.66	113.03	122.27	20.3	3230.66	3486.66	0	0
BASEMENT FLOOR-4	3466.66	1	3466.66	0	3466.66	113.03	122.27	20.3	3230.66	3486.66	0	0
BASEMENT FLOOR-5	3466.66	1	3466.66	0	3466.66	113.03	122.27	20.3	3230.66	3486.66	0	0
SUB TOTAL		5	17433.3	0	17433.3	581.18	611.35	101.5	16139.3	17433.3	0	0
RESIDENTIAL APARTMENT BLOCK-1 (MISTA 1377)												
GROUND FLOOR	555.04	1	555.04	0	555.04	15	30.51	5.3	504.33	555.04	0	0
1st FLOOR	551.04	1	551.04	30.05	514.75	15	30.51	5.45	0	51.16	463.62	3
TYPICAL FLOORS 2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,21,22,23,24,25,26,27,28,29,31,32,33,34,35,36,37,38,39,40,41,42,43,44,45,46,47,48,49 FLOOR	557.35	45	25093.70	1635	23462.75	670	1361.95	245.25	0	2302.2	21160.55	225
REFUGE AREA FLOORS 20,30, 40 & 50TH FLOORS	590.69	4	2362.76	145.5	2217.16	52	122.54	149.16	0	332	1885.16	20
51ST FLOOR (COMMERCIAL SPACE)	557.35	1	557.35	170.95	386.47	15	63.47	5.45	27.83	121.75	264.72	0
TERRACE	62.78	1	62.78	0	62.78	0	0	0	62.78	62.78	0	0
SUB TOTAL		53	29128.22	1994.74	27133.48	769	1628.48	410.41	694.94	3424.93	23709.55	250
COMMERCIAL BLOCK -2 (OFFICE SPACE)												
GROUND FLOOR	534.6	1	534.6	0	534.6	20.23	61.14	6.35	446.28	534.6	0	0
1St FLOOR	530.6	1	530.6	17.6	513	20.81	67.74	41.7	0	124.25	388.75	0
2,3, & 4TH FLOOR	533.9	3	1600.8	83.97	1516.83	62.43	183.22	125.1	0	372.75	1167.18	0
TYPICAL FLOORS 5,6,7,8,9,11,12,13,14,15,17,18,19,20,21,22,23,24,25,26,27,28,29,30,32,33,34,35,36,37,38 AND 39TH FLOOR	533.6	24	12806.4	499.96	12319.44	499.44	1461.76	1000.8	0	2962	9357.44	0
TYPICAL FLOORS 10,31 AND 8 41ST FLOOR	520.13	4	2080.6	81.16	1999.44	53.24	246.96	166.5	0	497	1502.44	0
REFUGE AREA FLOORS 8,16,14,15,22,31,38, AND 46 TH FLOORS	533.6	8	4622.4	152.61	4469.79	187.29	500.56	570.3	0	1410.45	3059.34	0
42 ND FLOOR (CLUB HOUSE)	533.6	1	533.6	116.67	416.93	20.81	66.45	41.7	30.94	161.93	255	0
TERRACE	34.25	1	34.25	0	34.25	0	0	0	34.25	34.25	0	0
SUB TOTAL		44	23963.35	948.87	22937.41	864.56	2861.66	2952.65	871.8	6296.38	18637.15	0
COMMERCIAL BLOCK-3												
GROUND FLOOR	383.75	1	383.75	0	383.75	53.5	34.2	7.2	208.96	303.76	0	0
TYPICAL FLOORS 1,2,3 & 4TH FLOORS	383.75	4	1535.04	34.4	1440.64	90	136.8	163.44	0	390.24	1050.4	0
TYPICAL FLOORS 5,6,8,9,10,11,12,14,15,16,18,19,20,21,23,24,25,26,27,28,29,30,32,33,34,35,36,38,39,40,41,42,43,44,45,46,48,49 FLOOR	383.75	35	13431.6	835	12600.6	525	1197	1430.1	0	3152.1	9453.5	0
REFUGE AREA FLOORS 7,13,17,22,27,32,37 AND 47TH FLOOR	383.75	8	3453.84	212.4	3241.44	135	307.5	367.35	0	1010.15	2231.29	0
49TH MEZZANINE	383.75	1	383.75	169.32	217.44	15	34.2	40.85	0	90.05	127.39	0
50 th FLOOR (CLUB HOUSE)	383.75	1	383.75	23.6	360.15	15	53.52	40.85	150.77	292.25	67.91	0
TERRACE	36.11	1	36.11	0	36.11	0	0	0	36.11	36.11	0	0
SUB TOTAL		52	19627.67	1273.72	18353.15	853.5	1766.62	2349.82	403.74	5344.88	13966.47	0
TOTAL			89214.17	4259.33	84954.84	3120.9	6688.01	4914.78	17779.48	33403.17	52551.67	250

COMBINED AREA STATEMENT IN SQMT
(RESIDENCE BLOCK-01 (MISTA 1377) ,COMMERCIAL BLOCK-02 AND COMMERCIAL BLOCK -03)

DESCRIPTION	GROSS BUILTUP AREA	DEDUCTION FOR DUCTS	NET BUILT UP AREA	DEDUCTION FOR FAR: LIFT	STAIRCASE	SERVICES (FIRE LIFT , LOBBY,WH, REFUGE AREA)	OTHERS	NET FAR DEDUCTION	NET FAR AREA	NO OF UNITS
BASEMENT FLOORS IN TOTAL	17433.3	0	17433.3	581.18	611.35	101.5	16139.3	17433.3	0	0
GROUND FLOORS IN TOTAL	1473.4	0	1473.4	120.73	128.45	16.75	1207.47	1473.4	0	0
UPPER FLOORS IN TOTAL	70247.47	4259.33	66988.14	2418.03	6048.21	4796.53	432.71	13498.47	53551.67	250
TOTAL AREA (COMBINED)	89214.17	4259.33	84454.84	3120.9	6688.01	4914.78	17779.48	32403.17	53551.67	250



SCHEDULE - 4

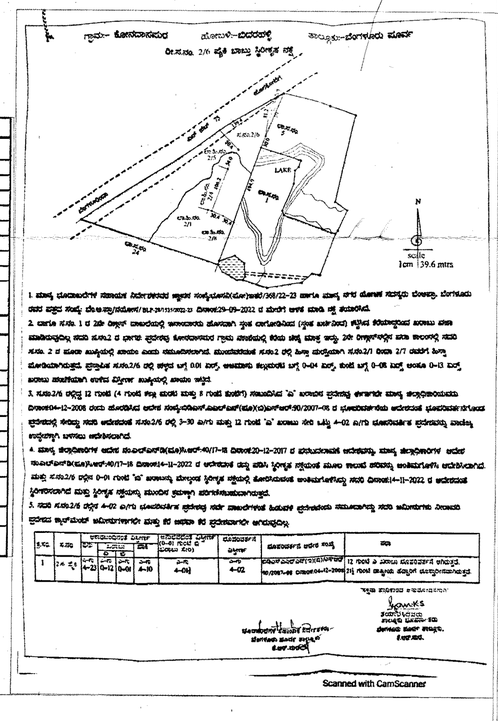
SOLAR CALCULATION (RESIDENTIAL)TOWER-01

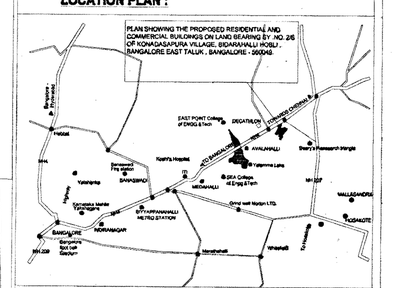
Details	Qty	Units
Total No of flats in top 2 floors	10	Nos
Solar hot water provision for each flat	150	Liters
Total quantity of solar hot water required	1500	LPD
Capacity of solar system proposed	1000	Liters
Total number of panels provided	10	Nos
Power saved= 4Nos*Watt x 365 x 10	14600	KWH
Per Year Electricity cost @Rupees 7/KWH	102200	Rupees
Return on Investment (Total LPD x 200 Rupees)/ Savings in electricity cost	1.96	Years

SCHEDULE - 4A

SOLAR CALCULATION COMMERCIAL TOWER-02 & 03

Details	Qty	Units
On-Grid Solar Power System	1	Nos
Size of the plant	5	KW
Average plant cost	80,000	Rs/KW
Average daily sunshine considered	6.5	Hours
Average annual sunshine days considered	300	Days
Annual electricity generated from the plant	9250	KWH
Annual Financial Savings Considered Electricity cost @Rupees 7/KWH	67750	Rupees
Initial Investment For Plant Setup	3,00,000	Rupees
Return on Investment / Savings in electricity cost	5.19	Years





NOTE:
1. ALL DIMENSIONS ARE IN MT UNLESS OTHERWISE SPECIFIED .
2. ALL AREAS ARE IN SQ.MT. UNLESS OTHERWISE SPECIFIED .

LIST OF MISTA SRI CITY - NOC'S

Sl. No.	DEPT.	NOC NUMBER	DATE
1	KSPCB -CFE	CONSENT ORDER NO - CTE 313909	16-04-2020
2	ED	SEIAA-SE-CON 2021	28-11-2020
3	HAL	AAI/COMM (NOC)/311/HAL-NI-17-31/0807/2021	25-11-2021
4	FIRE	KSFES/DBG/21/241, Docket No. KSFES/NOC/113/2021	13-07-2021
5	ARI	BIAL/SOU/TS/B/0312/21/34126	19-03-2021
6	NERL	DGM (CNI) BDTO/NOC FOR HS(HRS)/ 2021-22/28	08-04-2021
7	WATER	NOC	24-06-2021
8	BESCOM	SE/BRC/EE(D) AE1(D)/ 10A/ 202-21/7166-68	27-03-2021
9	CIWA	CIWA/D1/SOU/NAW/2021-22/2811	05-03-2022

CLIENTS :

M/S. MISTA INFRA PVT.LTD.

PROJECT SITE ADDRESS :

PLAN SHOWING THE PROPOSED RESIDENTIAL AND COMMERCIAL BUILDINGS ON LAND BEARING SY .NO. 2/6 OF KONADASAPURA VILLAGE, SIDARAHALLI HOBLI , BANGALORE EAST TALUK , BANGALORES - 560048.

OWNERS NAME & SIGNATURE:

SRI ADDAGADA RAJESH & OTHERS
REPRESENTED BY
M/S. MISTA INFRA PVT.LTD (GPA Holder)
Regional Office - # B-1109,11th Floor,"Tower B"
BIRGADE SIGNATURE TOWER,
Old Madras Road,Bangalore -560129

Reg office - Plot # 43/44, Flat no 102 Asvadha Novateur Nest 2, Gowthami Society,
Kondapura -500084

PROJECT CONSULTANT SIGNATURE:-

PREETHAM S
Reg. No. BCC/BL-3.6/E-0339/21-22

DRAWING TITLE

SITE PLAN

SHEET NO 01 of 14

	NAME
CHKD	AE / RV
DRAWN	DIVYA B C

DRAWING No. M I P L B G A - 0 1

SCALE: 1:300

SANCTION PLAN