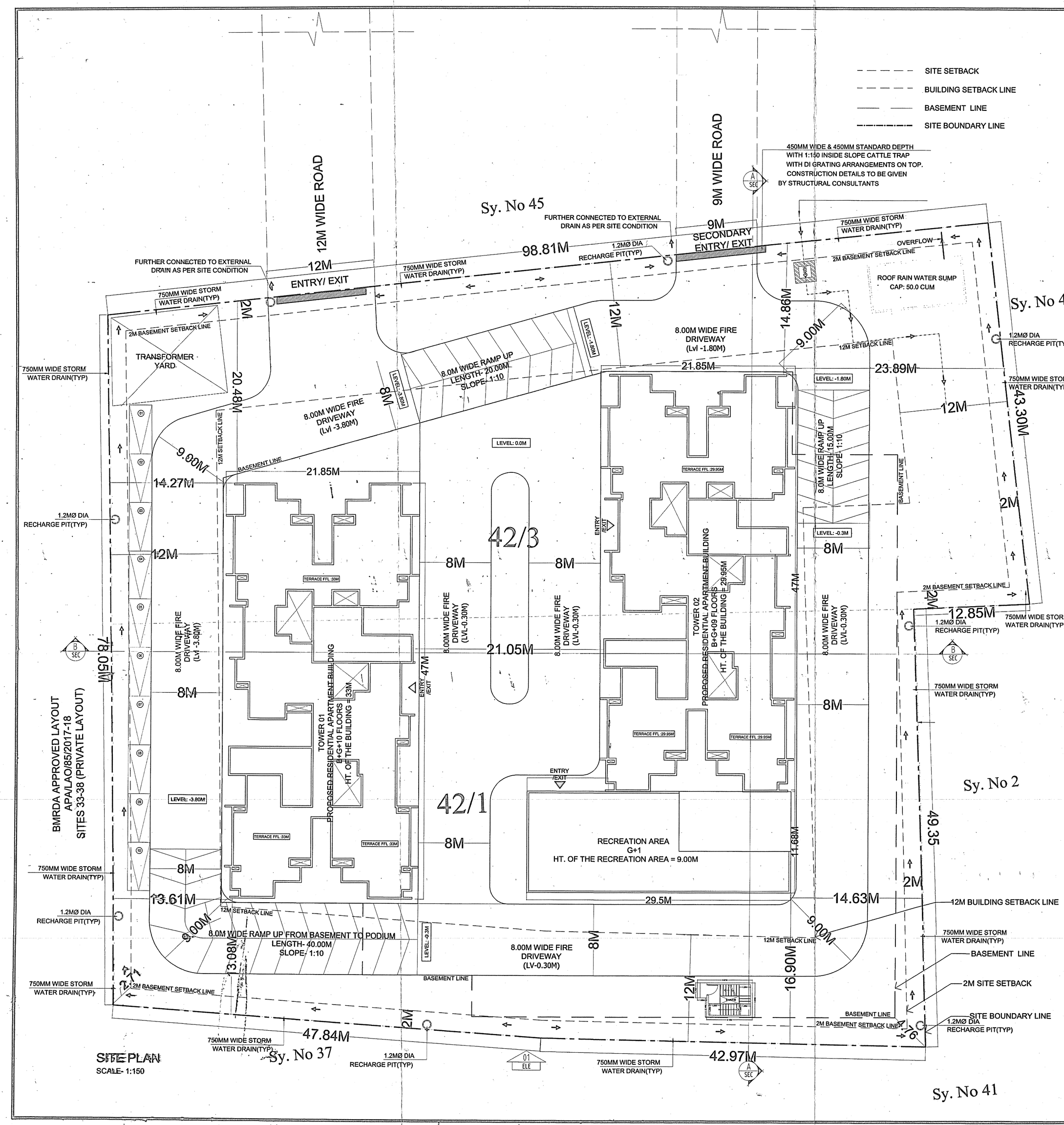


DESCRIPTION	SQM	SQFT
SITE AREA : 2 Acres 3 guntas	8397	90388
Road width	12M	
Allowed FAR	1.75	
~~Allowed FAR area~~	~~14695~~	~~158199~~
FAR area achieved	14694	158165
FAR achieved	1.7498	
Allowed Ground coverage	50%	
Allowed Ground coverage area	4199	45194
Achieved Ground coverage	23%	
Achieved Ground coverage area	1890	20345
Required Setbacks	12M	
Provided Setbacks	12M	
Building configuration	TOWER 1 : B + G + 10 Floors TOWER 2 : B+ G + 9 Floors	
No of towers	2 towers	
Floor height	3 M	
Building height	T1 : 33.00 M T2 : 29.95M	

FAR = FAR AREA / SITE AREA = 14694 / 8397 = 1.75

COVERAGE = GROUND FLOOR AREA / SITE AREA = 1890 / 8397 = 23%

SL.NO.	FLOOR	GROSS AREA	DEDUCTIONS DUCTS/ SHAFTS/ OUTOUTS	BUILT UP AREA	DEDUCTIONS LIFTS	PARKING / SERVICES	TOTAL DEDUCTIONS	FAR AREA	NO. OF UNITS
		A	B	C=A-B	D	E	F=D+E	G=C-F	
	PARKING AREA								
1	Basement 1 (Parking)	4632.79	185.06	4447.73	41.06	4360.66	4401.74	45.99	0
	SUB TOTAL	4632.79	185.06	4447.73	41.06	4360.66	4401.74	45.99	0

SL.NO.	FLOOR	GROSS AREA	DEDUCTIONS DUCTS/ SHAFTS/ OUTOUTS	BUILT UP AREA	DEDUCTIONS LIFTS	PARKING / SERVICES	TOTAL DEDUCTIONS	FAR AREA	NO. OF UNITS	FTF height
		A	B	C=A-B	D	E	F=D+E	G=C-F		
	TOWER 01									
1	Ground floor	777.75	89.01	688.74	18.44	16.19	34.63	654.11	6	3
2	1st floor	777.75	59.46	718.29	18.44	0	18.44	699.85	6	3
3	2nd floor	759.5	59.46	700.04	18.44	0	18.44	681.6	6	3
4	3rd floor	759.5	59.46	700.04	18.44	0	18.44	681.6	6	3
5	4th floor	759.5	59.46	700.04	18.44	0	18.44	681.6	6	3
6	5th floor	759.5	59.46	700.04	18.44	0	18.44	681.6	6	3
7	6th floor	759.5	59.46	700.04	18.44	0	18.44	681.6	6	3
8	7th floor	759.5	59.46	700.04	18.44	0	18.44	681.6	6	3
9	8th floor	759.5	59.46	700.04	18.44	0	18.44	681.6	6	3
10	9th floor	759.5	59.46	700.04	18.44	0	18.44	681.6	6	3
11	10th floor	759.5	59.46	700.04	18.44	0	18.44	681.6	6	3
12	Terrace Floor	36.29	0	36.29	0	0	36.29	0	0	0
	SUB TOTAL - TOWER 01	8429.29	683.61	7745.68	202.84	16.19	257.32	7488.36	66	33

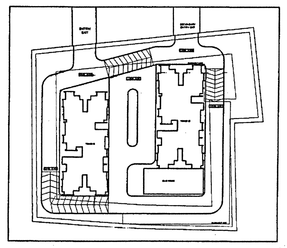
SL.NO.	FLOOR	GROSS AREA	DEDUCTIONS DUCTS/ SHAFTS/ OUTOUTS	BUILT UP AREA	DEDUCTIONS LIFTS	PARKING / SERVICES	TOTAL DEDUCTIONS	FAR AREA	NO. OF UNITS	FTF height
		A	B	C=A-B	D	F	G=D+E+F	H=C-G		
	TOWER 02									
1	Ground floor	777.75	89.01	688.74	18.44	16.19	34.63	654.11	6	3
2	1st floor	777.75	59.46	718.29	18.44	0	18.44	699.85	6	3
3	2nd floor	759.5	59.46	700.04	18.44	0	18.44	681.6	6	3
4	3rd floor	759.5	59.46	700.04	18.44	0	18.44	681.6	6	3
5	4th floor	759.5	59.46	700.04	18.44	0	18.44	681.6	6	3
6	5th floor	759.5	59.46	700.04	18.44	0	18.44	681.6	6	3
7	6th floor	759.5	59.46	700.04	18.44	0	18.44	681.6	6	3
8	7th floor	759.5	59.46	700.04	18.44	0	18.44	681.6	6	3
9	8th floor	759.5	59.46	700.04	18.44	0	18.44	681.6	6	3
10	9th floor	759.5	59.46	700.04	18.44	0	18.44	681.6	6	3
12	Terrace Floor	38.29	0	38.29	0	0	38.29	0	0	0
	SUB TOTAL - TOWER 02	7669.79	624.15	7045.64	184.4	16.19	238.59	6806.76	60	30

SL.NO.	FLOOR	GROSS AREA	DEDUCTIONS DUCTS/ SHAFTS/ OUTOUTS	BUILT UP AREA	DEDUCTIONS LIFTS	PARKING / SERVICES	TOTAL DEDUCTIONS	FAR AREA	NO. OF UNITS	FTF height
		A	B	C=A-B	D	F	G=D+E+F	H=C-G		
	RECERATION AREA									
1	Ground floor	334.56	7.04	327.52	4.2	0	4.2	323.32	0	4.5
2	1st floor	53.29	7.04	46.25	4.2	0	4.2	42.05	0	4.5
	SUB TOTAL	387.85	14.08	373.77	8.4	0	8.4	365.37	0	9

SL.NO.	DESCRIPTION	GROSS AREA	DEDUCTIONS DUCTS/ SHAFTS/ OUTOUTS	BUILT UP AREA	DEDUCTIONS LIFTS	PARKING / SERVICES	TOTAL DEDUCTIONS	FAR AREA	NO. OF UNITS
		A	B	C=A-B	D	F	G=D+E+F	H=C-G	
1	PARKING LEVEL	4632.79	185.06	4447.73	41.06	4360.66	4401.74	45.99	0
2	TOWER 01	8429.29	683.61	7745.68	202.84	16.19	257.32	7488.36	66
3	TOWER 02	7669.79	624.15	7045.64	184.4	16.19	238.59	6806.76	60
4	RECREATION AREA	387.85	14.08	373.77	8.4	0	8.4	365.37	0
	TOTAL	21119.72	1508.9	19612.82	436.72	4393.04	4906.34	14706.48	126

CAR PARKING CALCULATIONS:		
ALL UNITS ARE MORE THAN 50 Sqm AREA		
CAR PARKING FOR ALL UNITS	126	Cars
VISITORS CAR PARKING	13	Cars
REQUIRED CAR PARKING	139	Cars
PARKING PROVIDED:		
BASEMENT	129	Cars
SURFACE PARKING	10	Cars
TOTAL PROVIDED	139	Cars
2 WHEELER PARKING CALCULATIONS:		
REQUIRED(25% OF TOTAL CAR PARK AREA)	477.81	Sqm
PARKING PROVIDED IN BASEMENT		
P1	202.31	Sqm
P2	203.74	Sqm
P3	61.66	Sqm
P4	10.16	Sqm
TOTAL AREA PROVIDED	477.87	Sqm

KEY PLAN



PROJECT :

PROPOSED RESIDENTIAL DEVELOPEMENT PLAN IN SY. NOS.42/1 & 42/3 OF KAMMASANDRA HAGRAHARA VILLAGE, KASABA HOBLI, ANEKAL TALUK, BANGALORE.

OWNER'S SIGNATURE:

AUTHORISED SIGNATORY

ARCHITECT'S SIGNATURE

Ar.JAYANT VAITHA
BCC/BL-3.6/A-2433/2012-13(1685)

Drawing title:

SITE PLAN

N

Scale:	Date:	Drawing no:	Rev:
1:150	28.02.2025	01 OF 08	R0

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https://www.colliers.com/en-in

ಪ್ರಾಧಿಕಾರದ ಪತ್ರ ಸಂಖ್ಯೆ: ಬಿಎಲ್ಆರ್ 81/2025-26 ದಿನಾಂಕ: 1-MAR 2026 ರಂದು ಷರತ್ತುಗಳೊಂದಿಗೆ ಪರಿಶೀಲನೆಗೆ ಶಿಫಾರಸು ಮಾಡಲಾಗಿದೆ.
ಎಸ್.ಟಿ.ಪಿ. ಸೂಪರ್‌ವೈಸರ್
ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
ಆನೇಕಲ್.