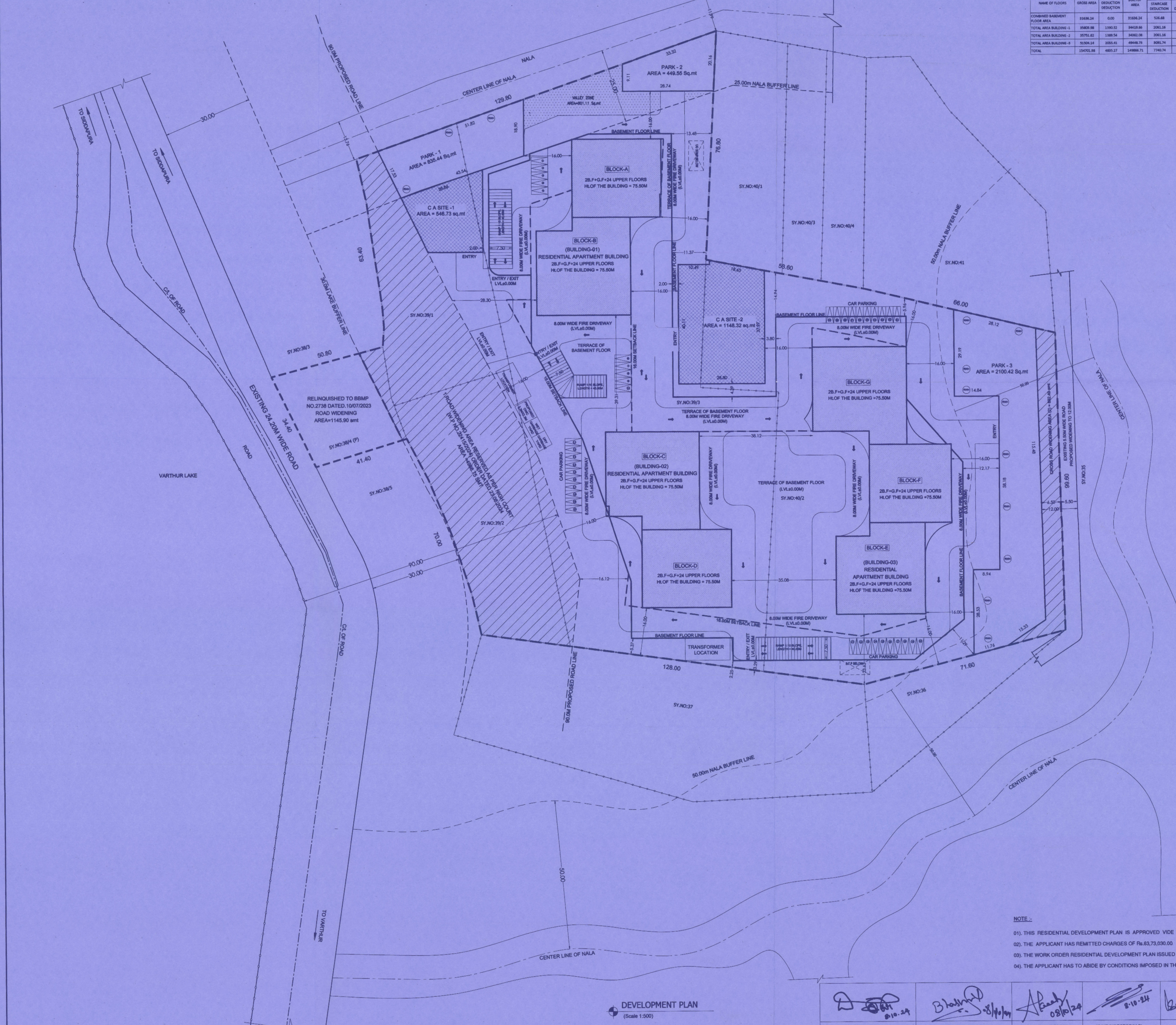
COMBINED BASEMENT FLOORWISE AREA STATEMENT IN Sq.mt											
NAME OF FLOORS	GROSS AREA	OTS & DEDUCTION DEDUCTION	BUILTUP AREA	NON DEDUCTION AREA				TOTAL FAR AREA	UNITS	EWS UNITS	TOTAL UNITS
				STAIRCASE DEDUCTION	LIFT DEDUCTION	PARKING DEDUCTION	TOTAL AREA				
BASEMENT FLOOR - 1	15818.12	0.00	15818.12	263.34	115.50	15399.31	15778.15	39.97	0	0	0
BASEMENT FLOOR - 2	15818.12	0.00	15818.12	263.34	115.50	15399.31	15778.15	39.97	0	0	0
TOTAL	31636.24	0.00	31636.24	526.68	231.00	30798.62	31556.30	79.94	0	0	0

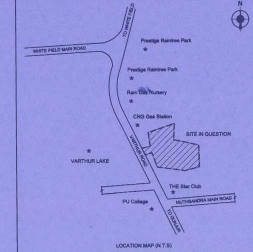
BUILDING -1 FLOORWISE AREA STATEMENT IN Sq.mt (BLOCK - A & B)											
NAME OF FLOORS	GROSS AREA	OTS & DEDUCTION DEDUCTION	BUILTUP AREA	NON DEDUCTION AREA				TOTAL FAR AREA	UNITS	EWS UNITS	TOTAL UNITS
				STAIRCASE DEDUCTION	LIFT DEDUCTION	PARKING DEDUCTION	TOTAL AREA				
GROUND FLOOR	1761.68	2.16	1759.52	75.24	33.00	0.00	108.24	1651.28	0	0	0
1st FLOOR	1398.66	306.24	1092.42	75.24	33.00	0.00	108.24	984.18	6	1	7
2nd FLOOR	1398.66	47.04	1351.62	75.24	33.00	0.00	108.24	1243.38	8	1	9
3rd FLOOR	1412.31	47.04	1365.27	75.24	33.00	0.00	108.24	1257.03	8	1	9
4th FLOOR	1412.31	47.04	1365.27	75.24	33	0.00	108.24	1257.03	8	1	9
5th FLOOR	1412.31	47.04	1365.27	75.24	33	0.00	108.24	1257.03	8	1	9
6th FLOOR	1412.31	47.04	1365.27	75.24	33	0.00	108.24	1257.03	8	1	9
7th FLOOR	1412.31	47.04	1365.27	75.24	33	0.00	108.24	1257.03	8	1	9
8th FLOOR	1412.31	47.04	1365.27	75.24	33	0.00	108.24	1257.03	8	1	9
9th FLOOR	1412.31	47.04	1365.27	75.24	33	0.00	108.24	1257.03	8	1	9
10th FLOOR	1412.31	47.04	1365.27	75.24	33	0.00	108.24	1257.03	8	1	9
11th FLOOR	1412.31	47.04	1365.27	75.24	33	0.00	108.24	1257.03	8	1	9
12th FLOOR	1412.31	47.04	1365.27	75.24	33	0.00	108.24	1257.03	8	1	9
13th FLOOR	1412.31	47.04	1365.27	75.24	33	0.00	108.24	1257.03	8	1	9
14th FLOOR	1412.31	47.04	1365.27	75.24	33	0.00	108.24	1257.03	8	1	9
15th FLOOR	1412.31	47.04	1365.27	75.24	33	0.00	108.24	1257.03	8	1	9
16th FLOOR	1412.31	47.04	1365.27	75.24	33	0.00	108.24	1257.03	8	1	9
17th FLOOR	1412.31	47.04	1365.27	75.24	33	0.00	108.24	1257.03	8	1	9
18th FLOOR	1412.31	47.04	1365.27	75.24	33	0.00	108.24	1257.03	8	1	9
19th FLOOR	1412.31	47.04	1365.27	75.24	33	0.00	108.24	1257.03	8	1	9
20th FLOOR	1412.31	47.04	1365.27	75.24	33	0.00	108.24	1257.03	8	1	9
21st FLOOR	1412.31	47.04	1365.27	75.24	33	0.00	108.24	1257.03	8	0	8
22nd FLOOR	1412.31	47.04	1365.27	75.24	33	0.00	108.24	1257.03	8	0	8
23rd FLOOR	1412.31	47.04	1365.27	75.24	33	0.00	108.24	1257.03	8	0	8
24th FLOOR	1412.31	47.04	1365.27	75.24	33	0.00	108.24	1257.03	8	0	8
TERRACE FLOOR	180.16	0.00	180.16	180.16	0.00	0.00	180.16	0.00	0	0	0
TOTAL	35809.98	1390.32	34419.66	2061.16	825.00	0.00	2886.16	31533.50	190	20	210

BUILDING -2 FLOORWISE AREA STATEMENT IN Sq.mt (BLOCK - C & D)											
NAME OF FLOORS	GROSS AREA	OTS & DEDUCTION DEDUCTION	BUILTUP AREA	NON DEDUCTION AREA				TOTAL FAR AREA	UNITS	EWS UNITS	TOTAL UNITS
				STAIRCASE DEDUCTION	LIFT DEDUCTION	PARKING DEDUCTION	TOTAL AREA				
GROUND FLOOR	1761.42	2.16	1759.26	75.24	33.00	0.00	108.24	1651.02	0	0	0
1st FLOOR	1393.15	306.15	1087.00	75.24	33.00	0.00	108.24	978.76	6	1	7
2nd FLOOR	1393.15	47.01	1346.14	75.24	33.00	0.00	108.24	1237.90	8	1	9
3rd FLOOR	1410.17	47.01	1363.16	75.24	33.00	0.00	108.24	1254.92	8	1	9
4th FLOOR	1410.17	47.01	1363.16	75.24	33	0	108.24	1254.92	8	1	9
5th FLOOR	1410.17	47.01	1363.16	75.24	33	0	108.24	1254.92	8	1	9
6th FLOOR	1410.17	47.01	1363.16	75.24	33	0	108.24	1254.92	8	1	9
7th FLOOR	1410.17	47.01	1363.16	75.24	33	0	108.24	1254.92	8	1	9
8th FLOOR	1410.17	47.01	1363.16	75.24	33	0	108.24	1254.92	8	1	9
9th FLOOR	1410.17	47.01	1363.16	75.24	33	0	108.24	1254.92	8	1	9
10th FLOOR	1410.17	47.01	1363.16	75.24	33	0	108.24	1254.92	8	1	9
11th FLOOR	1410.17	47.01	1363.16	75.24	33	0	108.24	1254.92	8	1	9
12th FLOOR	1410.17	47.01	1363.16	75.24	33	0	108.24	1254.92	8	1	9
13th FLOOR	1410.17	47.01	1363.16	75.24	33	0	108.24	1254.92	8	1	9
14th FLOOR	1410.17	47.01	1363.16	75.24	33	0	108.24	1254.92	8	1	9
15th FLOOR	1410.17	47.01	1363.16	75.24	33	0	108.24	1254.92	8	1	9
16th FLOOR	1410.17	47.01	1363.16	75.24	33	0	108.24	1254.92	8	1	9
17th FLOOR	1410.17	47.01	1363.16	75.24	33	0	108.24	1254.92	8	1	9
18th FLOOR	1410.17	47.01	1363.16	75.24	33	0	108.24	1254.92	8	1	9
19th FLOOR	1410.17	47.01	1363.16	75.24	33	0	108.24	1254.92	8	1	9
20th FLOOR	1410.17	47.01	1363.16	75.24	33	0	108.24	1254.92	8	1	9
21st FLOOR	1410.17	47.01	1363.16	75.24	33	0	108.24	1254.92	8	1	9
22nd FLOOR	1410.17	47.01	1363.16	75.24	33	0	108.24	1254.92	8	1	9
23rd FLOOR	1410.17	47.01	1363.16	75.24	33	0	108.24	1254.92	8	1	9
24th FLOOR	1410.17	47.01	1363.16	75.24	33	0	108.24	1254.92	8	1	9
TERRACE FLOOR	180.16	0.00	180.16	180.16	0.00	0.00	180.16	0.00	0	0	0
TOTAL	35751.62	1389.54	34362.08	2061.16	825.00	0.00	2886.16	31475.92	190	24	214

BUILDING -3 FLOORWISE AREA STATEMENT IN Sq.mt (BLOCK - E, F & G)											
NAME OF FLOORS	GROSS AREA	OTS & DEDUCTION DEDUCTION	BUILTUP AREA	NON DEDUCTION AREA				TOTAL FAR AREA	UNITS	EWS UNITS	TOTAL UNITS
				STAIRCASE DEDUCTION	LIFT DEDUCTION	PARKING DEDUCTION	TOTAL AREA				
GROUND FLOOR	2584.82	3.24	2581.58	112.86	49.50	2352.09	2514.45	17.13	0	0	0
1st FLOOR	2024.45	317.51	1706.94	112.86	49.50	0.00	162.36	1544.58	10	1	11
2nd FLOOR	1997.03	75.42	1921.61	112.86	49.50	0.00	162.36	1759.25	12	1	13
3rd FLOOR	2030.8	75.42	1955.38	112.86	49.50	0.00	162.36	1793.02	12	1	13
4th FLOOR	2030.8	75.42	1955.38	112.86	49.5	0.00	162.36	1793.02	12	1	13
5th FLOOR	2030.8	75.42	1955.38	112.86	49.5	0.00	162.36	1793.02	12	1	13
6th FLOOR	2030.8	75.42	1955.38	112.86	49.5	0.00	162.36	1793.02	12	1	13
7th FLOOR	2030.8	75.42	1955.38	112.86	49.5	0.00	162.36	1793.02	12	1	13
8th FLOOR	2030.8	75.42	1955.38	112.86	49.5	0.00	162.36	1793.02	12	1	13
9th FLOOR	2030.8	75.42	1955.38	112.86	49.5	0.00	162.36	1793.02	12	1	13
10th FLOOR	2030.8	75.42	1955.38	112.86	49.5	0.00	162.36	1793.02	12	1	13
11th FLOOR	2030.8	75.42	1955.38	112.86	49.5	0.00	162.36	1793.02	12	1	13
12th FLOOR	2030.8	75.42	1955.38	112.86	49.5	0.00	162.36	1793.02	12	1	13
13th FLOOR	2030.8	75.42	1955.38	112.86	49.5	0.00	162.36	1793.02	12	1	13
14th FLOOR	2030.8	75.42	1955.38	112.86	49.5	0.00	162.36	1793.02	12	1	13
15th FLOOR	2030.8	75.42	1955.38	112.86	49.5	0.00	162.36	1793.02	12	1	13
16th FLOOR	2030.8	75.42	1955.38	112.86	49.5	0.00	162.36	1793.02	12	1	13
17th FLOOR	2030.8	75.42	1955.38	112.86	49.5	0.00	162.36	1793.02	12	1	13
18th FLOOR	2030.8	75.42	1955.38	112.86	49.5	0.00	162.36	1793.02	12	1	13
19th FLOOR	2030.8	75.42	1955.38	112.86	49.5	0.00	162.36	1793.02	12	1	13
20th FLOOR	2030.8	75.42	1955.38	112.86	49.5	0.00	162.36	1793.02	12	1	13
21st FLOOR	2030.8	75.42	1955.38	112.86	49.5	0.00	162.36	1793.02	12	1	13
22nd FLOOR	2030.8	75.42	1955.38	112.86	49.5	0.00	162.36	1793.02	12	1	13
23rd FLOOR	2030.8	75.42	1955.38	112.86	49.5	0.00	162.36	1793.02	12	1	13
24th FLOOR	2030.8	75.42	1955.38	112.86	49.5	0.00	162.36	1793.02	12	1	13
TERRACE FLOOR	270.24	0.00	270.24	270.24	0.00	0.00	270.24	0.00	0	0	0
TOTAL	51504.14	2055.41	49448.73	3091.74	1237.50	2352.09	6681.33	42767.40	286	24	310

COMBINED BUILDING -1, 2 & 3 FLOORWISE AREA STATEMENT IN Sq.mt											
NAME OF FLOORS	GROSS AREA	OTS & DEDUCTION DEDUCTION	BUILTUP AREA	NON DEDUCTION AREA				TOTAL FAR AREA	UNITS	EWS UNITS	TOTAL UNITS
				STAIRCASE DEDUCTION	LIFT DEDUCTION	PARKING DEDUCTION	TOTAL AREA				
COMBINED BASEMENT FLOOR AREA	31636.24	0.00	31636.24	526.68	231.00	30798.62	31556.30	79.94	0	0	0.
TOTAL AREA BUILDING -1	35809.98	1390.32	34419.66	2061.16	825.00	0.00	2886.16	31533.50	190	20	210
TOTAL AREA BUILDING -2	35751.62	1389.54	34362.08	2061.16	825.00	0.00	2886.16	31475.92	190	24	214
TOTAL AREA BUILDING -3	51504.14	2055.41	49448.73	3091.74	1237.50	2352.09	6681.33	42767.40	286	24	310
TOTAL	154701.98	4835.27	149866.71	7740.74	3118.50	33150.71	44009.95	105856.76	666	68	734





LOCATION MAP (N.T.S)

RESIDENTIAL DEVELOPEMENT PLAN AREA STATEMENT IN Sq.mt			
	TOTAL SITE AREA		34,903.84 smt (8A-25G)
	RELINQUISHED TO BBMP ROAD WIDENING		1145.90 smt
	SITE AREA		33,757.94 smt
	ROAD WIDENING AREA (4988.75+692.49)		5681.24 smt
	NET SITE AREA		28,076.70 smt
Sl.No	PARTICULARS	AS PER Z.R	AS PER PLAN
1.	PARK & OPEN SPACES	3375.79 smt (10.00%)	3385.41 smt (10.02%)
2.	CIVIC AMENITIES	1687.89 smt (5.00%)	1695.05 smt (5.02%)
3.	95% SITE AREA	------------	Area considered for FAR (33757.94 - 1695.05 = 32,062.89 smt) Area considered for Coverage (33757.94 - (1695.05 + 5681.24) = 26,381.65 smt)
4.	COVERAGE	50.00%	6057.92 / 26381.65 = 22.96% < 50.00%
5.	PERMISSIBLE FAR	3.00	4.80
6.	PERMISSIBLE FAR + TDR	(3.00 X 0.60 = 1.80) 3.00+1.80 = 4.80	105856.76 / 32062.89 = 3.30 < 4.80
7.	HT/.OF THE BUILDING	ABOVE 50.00M	
8.	SETBACK	FRONT = 16.00m REAR = 16.00m LEFT = 16.00m RIGHT = 16.00m	FRONT = 16.00m REAR = 16.00m LEFT = 16.00m RIGHT = 16.00m
9.	NO OF FLOORS	------------	2B.F+G.F +24 UPPER FLOOR
10.	NO OF UNITS	------------	UNITS = 666 UNITS, EWS UNITS = 68 UNITS → 734 UNITS
11	REQUIRED CAR PARKING: FLATS MORE THAN 50smt < 225smt (666 units) = 666 cars; EWS FLATS LESS THAN 50smt (68units/02) = 34 cars; TOTAL = 700 cars; 10% OF VISITORS CAR PARKING = 70 cars; ANCILLARY USE FAR AREA = 3302.30 / 50 = 66 cars; TOTAL = 836 cars		
12	PROVIDED CAR PARKING: COMBINED BASEMENT FLOOR PARKING - 1 = 363 cars; COMBINED BASEMENT FLOOR PARKING - 2 = 363 cars; GROUND FLOOR PARKING = 73 cars; SURFACE CAR PARKING = 40 cars → 839 cars		

TDR LOADED CALCULATION	
REQUIRED TDR AREA CALCULATION	
PROPOSED FAR AREA	= 1,05,856.76 smt
PERMISSIBLE 3.00 FAR AREA (32062.89 X 3.00)	= 96188.67 smt (-)
REQUIRED TDR AREA	= 9668.09 smt

CIVIC AMENITIES	
C.A.SITE - 1	= 546.73 smt
C.A.SITE - 2	= 1148.32 smt
TOTAL AREA	= 1695.05 smt

GROUND COVERAGE AREAS	
NO OF TOWER	AREAS
BUILDING - 1	= 1761.68 smt
BUILDING - 2	= 1761.42 smt
BUILDING - 3	= 2534.82 smt
TOTAL AREA	= 6057.92 smt

ROAD WIDENING AREA DETAILS	
ROAD WIDENING AREA (1) RESERVED AS PER COURT ORDER	= 4988.75 smt

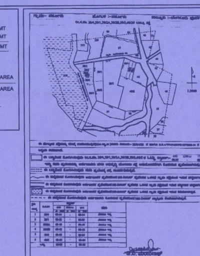
AREA TO BE RELINQUISHED	
CROSS ROAD WIDENING AREA (2)	= 692.49 smt
PARK & OPEN SPACE AREAS	
PARK - 1	= 835.44 smt
PARK - 2	= 449.55 smt
PARK - 3	= 2100.42 smt
TOTAL	= 3385.41 smt

ANCILLARY USE

GROUND FLOOR (BLOCK-A&B) = 1651.28 SMT
GROUND FLOOR (BLOCK-C&D) = 1651.02 SMT
TOTAL = 3302.30 SMT

% OF ANCILLARY USE ANALYSIS

% OF ANCILLARY USE = ANCILLARY USE AREA / TOTAL BUILTUP AREA = 3302.30 SMT / 149866.71 SMT = 2.20% < 20%



Orientation: N | Scale: 1:500

LEGEND	
SITE BOUNDARY LINE	
SETBACK LINE	
BASEMENT FLOOR LINE	
SY. LINE	
RESIDENTIAL BUILDING	
CIVIC AMENITIES	
PARK & OPEN SPACES	
VALLEY ZONE	

OWNER'S SIGNATURE :-

TRU INFRA PROJECTS AND REALITY LLP
(Sy.No. 39/3 & 40/2)

OWNER'S SIGNATURE :-

TRU INFRA PROJECTS AND REALITY LLP
Rep. BY DESIGNATED PARTNER
Mr. V.NARASIMHA REDDY
G.P.A. HOLDER FOR
Mr.D.HARSHENDRA KUMAR
(Sy.No. 38/4, 39/1, 39/2A, 39/2B)

ARCHITECT'S SIGNATURE :-

N.GANESH, B.E..........FIV.,
Regd Eng B.C.C/B.L/3.6/E-4289/17-18

NOTE :-

01). THIS RESIDENTIAL DEVELOPMENT PLAN IS APPROVED VIDE TOWN PLANNING COMMITTEE RESOLUTION NO: 2.4.8/2024, DATED: 07/03/2024

02). THE APPLICANT HAS REMITTED CHARGES OF Rs.63,73,030.00 VIDE CHALLEN NO. GN24052115, DATED:27-05-2024.

03). THE WORK ORDER RESIDENTIAL DEVELOPMENT PLAN ISSUED VIDE NO. BDA/TPM/DLP-45/2023-24/ 1660/24-25, DATED: 15/10/2024

04). THE APPLICANT HAS TO ABIDE BY CONDITIONS IMPOSED IN THE WORK ORDER.

TOWN PLANNER B.D.A	ASSISTANT DIRECTOR B.D.A	DEPUTY DIRECTOR B.D.A	JOINT DIRECTOR(M.P) B.D.A	ADDITIONAL DIRECTOR B.D.A	TOWN PLANNER MEMBER B.D.A	COMMISSIONER B.D.A
8-10-24	8/10/24	08/10/24	8-10-24	8.10.24	14/10/24	

JOB TITLE:

PROPOSED RESIDENTIAL DEVELOPMENT PLAN
AT Sy.No: 38/4 (P), 39/1, 39/2A, 39/2B, 39/3, 40/2,
VARTHUR VILLAGE, VARTHUR HOBLI, BANGALORE .

TITLE:

DEVELOPMENT PLAN