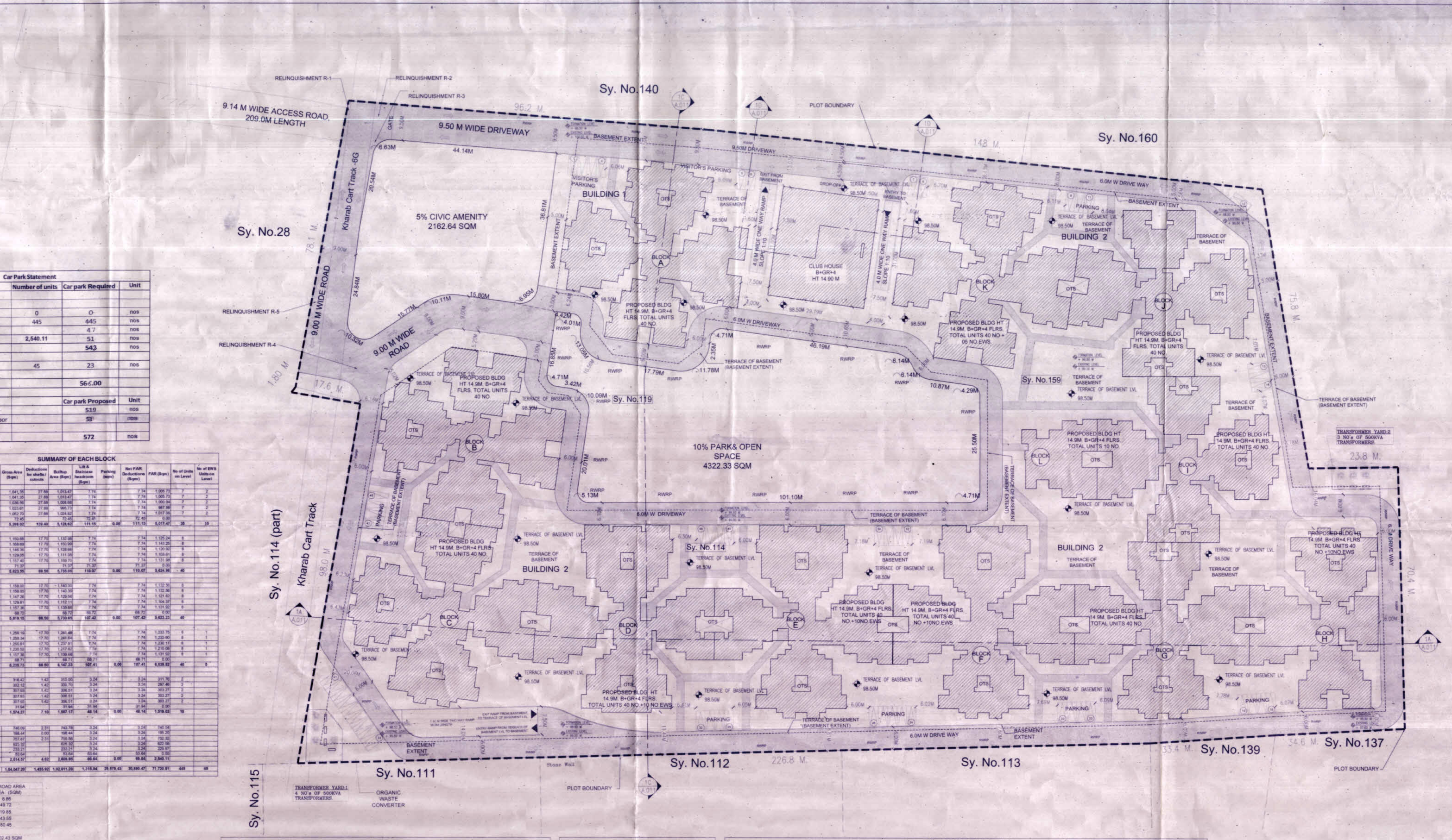


PLOT AREA STATEMENT		
Site Area (excluding Kharab cart track)	43199.83 sq.m.	10 acres 27 Gunthas
Total site available for development	43199.83 sq.m.	

CALCULATION OF PARK / OPEN SPACES	REQUIRED		PROPOSED	
	%	Area (in Sq.m.)	Area (in Sq.m.)	%
Parks & Open space area	10%	4320	4322.33	10.01%
Civic Amenities	5%	2160	2163	5.01%
Net area considered for FAR (in sq.m.)	43199.83		2163	41036.83
	Far area		Relinquishment	Sq.m.
For Coverage (FAR less relinquishment)	41036.83		802.43	40234.40

CALCULATIONS OF FAR & GROUND COVERAGE				
Road Width	Above 9.14 m			
	PERMISSIBLE		PROPOSED	
		Area (in Sq.m.)	Area (in Sq.m.)	
FAR	2.00	82073.66	71720.81	1.75 / 2
Ground coverage	60%	24123.9	14912.45	36.49%

Car Park Statement			
Unit Size in Sqm	Number of units	Car park Required	Unit
Residential			
< 50 (1 car/ 2 Apts)	0	0	nos
50-225 (1 car/ 1 Apartment)	445	445	nos
10% visitors for Residential		47	nos
For Club House (1 car/50Sqmt)	2,540.11	51	nos
TOTAL		**543**	nos
EWS Units < 50 (1 car/ 2 Apts)	45	23	nos
TOTAL Car parking Required		**566.00**	
		Car park Proposed	**Unit**
Car park Proposed in Basement		519	nos
Car park Proposed at Ground floor		53	nos
Total Car Parking Proposed		**572**	nos

SUMMARY OF EACH BLOCK

Sl. No.	Floors	Gross Area (Sqm)	Deductions for shafts/ cutouts	Builtup Area (Sqm)	LIG & Elec/room breakdown (Sqm)	Parking (sqm)	Net FAR Deductions (Sqm)	FAR (Sqm)	No of Units on Level	No of EWS Units on Level
		(a)	(b)	(a x = b)	(d)	(e)	(f = d+e)	(g = c - f)		
1	Basement	30,578.32		30,578.32		30,575.43	30,575.43	1,102.89		
	BUILDING 1									
	Block - A									
1	Ground Floor	1,309.26	33.96	1,275.30	7.74		7.74	1,267.56	5	
2	1st Floor	1,309.26	33.96	1,275.30	7.74		7.74	1,267.56	5	
3	2nd Floor	1,309.26	33.96	1,275.30	7.74		7.74	1,267.56	5	
4	3rd Floor	1,302.41	33.96	1,268.45	7.74		7.74	1,260.71	5	
5	4th Floor	1,302.41	33.96	1,268.45	7.74		7.74	1,260.71	5	
6	5th Floor	1,302.41	33.96	1,268.45	7.74		7.74	1,260.71	5	
7	Stairs/ lift head room	66.00		66.00	66.00		66.00	0.00		
	Total	9,960.26	188.80	9,771.46	104.76	0.00	104.76	9,666.70	40	
	BUILDING 2									
	Block - B									
1	Ground Floor	1,264.94	17.70	1,247.24	7.74		7.74	1,239.50	5	
2	1st Floor	1,245.76	17.70	1,228.06	7.74		7.74	1,220.32	5	
3	2nd Floor	1,252.66	17.70	1,234.96	7.74		7.74	1,227.22	5	
4	3rd Floor	1,252.66	17.70	1,234.96	7.74		7.74	1,227.22	5	
5	4th Floor	1,246.11	17.70	1,228.41	7.74		7.74	1,220.67	5	
6	5th Floor	1,246.11	17.70	1,228.41	7.74		7.74	1,220.67	5	
7	Stairs/ lift head room	66.00		66.00	66.00		66.00	0.00		
	Total	9,393.24	99.90	9,293.34	107.82	0.00	107.82	9,185.52	40	
	Block - C									
1	Ground Floor	1,316.70	33.96	1,282.74	7.74		7.74	1,275.00	5	
2	1st Floor	1,316.70	33.96	1,282.74	7.74		7.74	1,275.00	5	
3	2nd Floor	1,302.96	33.96	1,269.00	7.74		7.74	1,261.27	5	
4	3rd Floor	1,296.27	33.96	1,262.31	7.74		7.74	1,254.57	5	
5	4th Floor	1,329.45	33.96	1,295.50	7.74		7.74	1,287.76	5	
6	5th Floor	1,329.45	33.96	1,295.50	7.74		7.74	1,287.76	5	
7	Stairs/ lift head room	79.00		79.00	79.00		79.00	0.00		
	Total	8,969.53	187.80	8,781.73	126.90	0.00	126.90	8,654.83	40	10
	Block - E									
1	Ground Floor	1,334.02	33.96	1,300.06	7.74		7.74	1,292.32	5	2
2	1st Floor	1,334.02	33.96	1,300.06	7.74		7.74	1,292.32	5	2
3	2nd Floor	1,325.44	33.96	1,291.98	7.74		7.74	1,284.23	5	2
4	3rd Floor	1,319.66	33.96	1,285.70	7.74		7.74	1,278.96	5	2
5	4th Floor	1,342.76	33.96	1,308.80	7.74		7.74	1,301.07	5	2
6	5th Floor	1,342.76	33.96	1,308.80	7.74		7.74	1,301.07	5	2
7	Stairs/ lift head room	79.00		79.00	79.00		79.00	0.00		
	Total	8,778.66	187.80	8,590.86	110.46	0.00	110.46	8,480.40	40	10
	Block - F									
1	Ground Floor	1,330.04	33.96	1,297.08	7.74		7.74	1,289.35	5	2
2	1st Floor	1,330.04	33.96	1,297.08	7.74		7.74	1,289.35	5	2
3	2nd Floor	1,376.94	33.96	1,342.98	7.74		7.74	1,334.76	5	2
4	3rd Floor	1,376.94	33.96	1,342.98	7.74		7.74	1,334.76	5	2
5	4th Floor	1,360.12	33.96	1,326.16	7.74		7.74	1,318.42	5	2
6	5th Floor	1,360.12	33.96	1,326.16	7.74		7.74	1,318.42	5	2
7	Stairs/ lift head room	71.76		71.76	71.76		71.76	0.00		
	Total	8,986.07	187.80	8,798.27	110.46	0.00	110.46	8,716.11	40	10
	Block - G									
1	Ground Floor	1,205.10	17.70	1,187.40	7.74		7.74	1,179.66	5	
2	1st Floor	1,205.10	17.70	1,187.40	7.74		7.74	1,179.66	5	
3	2nd Floor	1,188.96	17.70	1,171.26	7.74		7.74	1,171.42	5	
4	3rd Floor	1,178.02	17.70	1,160.32	7.74		7.74	1,152.58	5	
5	4th Floor	1,208.14	17.70	1,190.44	8.04		7.74	1,182.70	5	
6	5th Floor	1,208.14	17.70	1,190.44	8.04		7.74	1,182.70	5	
7	Stairs/ lift head room	99.00		99.00	99.00		99.00	0.00		
	Total	8,062.66	88.50	7,974.16	137.84	0.00	137.84	6,948.32	40	

SUMMARY OF EACH BLOCK

Sl. No.	Floors	Gross Area (Sqm)	Deductions for shafts/ cutouts	Builtup Area (Sqm)	LIG & Elec/room breakdown (Sqm)	Parking (sqm)	Net FAR Deductions (Sqm)	FAR (Sqm)	No of Units on Level	No of EWS Units on Level
	Block - A									
1	Ground Floor	1,641.95	27.88	1,613.67	7.74		7.74	1,606.73	7	2
2	1st Floor	1,641.95	27.88	1,613.67	7.74		7.74	1,605.73	7	2
3	2nd Floor	1,636.56	27.88	1,608.68	7.74		7.74	1,600.94	7	2
4	3rd Floor	1,623.61	27.88	1,595.73	7.74		7.74	1,587.99	7	2
5	4th Floor	1,662.30	27.88	1,634.42	7.74		7.74	1,626.68	7	2
6	Stairs/ lift head room	79.80		79.80	79.80		79.80	0.00		
	Total	8,484.55	138.44	8,346.11	118.56	0.00	118.56	8,027.55	35	10
	Block - B									
1	Ground Floor	1,150.88	17.70	1,132.18	7.74		7.74	1,125.24	5	
2	1st Floor	1,169.68	17.70	1,150.98	7.74		7.74	1,143.25	5	
3	2nd Floor	1,146.92	17.70	1,128.22	7.74		7.74	1,120.50	5	
4	3rd Floor	1,129.05	17.70	1,111.35	7.74		7.74	1,103.61	5	
5	4th Floor	1,157.42	17.70	1,139.72	7.74		7.74	1,131.98	5	
6	Stairs/ lift head room	79.20		79.20	79.20		79.20	0.00		
	Total	8,033.16	88.50	7,944.66	116.61		116.61	6,624.58	40	
	Block - C									
1	Ground Floor	1,259.19	17.70	1,241.49	7.74		7.74	1,233.75	6	1
2	1st Floor	1,258.34	17.70	1,240.64	7.74		7.74	1,232.90	6	1
3	2nd Floor	1,255.81	17.70	1,237.11	7.74		7.74	1,229.37	6	1
4	3rd Floor	1,238.52	17.70	1,217.82	7.74		7.74	1,210.08	6	1
5	4th Floor	1,197.30	17.70	1,179.60	7.74		7.74	1,171.86	6	1
6	Stairs/ lift head room	68.73		68.73	68.73		68.73	0.00		
	Total	8,318.13	88.50	8,229.63	107.40	0.00	107.40	6,078.92	40	5
	Block - D									
1	Ground Floor	316.42	1.42	315.00	3.24		3.24	311.76	2	2
2	1st Floor	302.72	1.42	301.30	3.24		3.24	297.46	2	2
3	2nd Floor	307.60	1.42	306.18	3.24		3.24	302.27	2	2
4	3rd Floor	307.60	1.42	306.18	3.24		3.24	302.27	2	2
5	4th Floor	307.60	1.42	306.18	3.24		3.24	302.27	2	2
6	Stairs/ lift head room	31.94		31.94	31.94		31.94	0.00		
	Total	1,574.27	7.10	1,567.17	48.14	0.00	48.14	1,518.02	10	
	Clubhouse									
1	Ground Floor	746.09	2.91	743.18	3.24		3.24	740.94		
2	1st Floor	749.34	2.91	746.43	3.24		3.24	743.19		
3	2nd Floor	757.67	2.91	754.76	3.24		3.24	751.52		
4	3rd Floor	503.33		503.33	3.24		3.24	500.09		
5	4th Floor	503.33		503.33	3.24		3.24	500.09		
6	Stairs/ lift head room	63.54		63.54	63.54		63.54	0.00		
	Total	3,323.30	8.73	3,314.57	80.40	0.00	80.40	3,234.31		
	Grand Total	1,04,947.30	1,435.92	1,02,811.38	1,315.94	30,575.43	30,890.47	71,720.91	445	45

RELINQUISHMENT ROAD AREA	AREA (SQM)
R1	8.85
R2	49.72
R3	19.65
R4	543.65
R5	180.45
TOTAL	802.43 SQM

SUMMARY

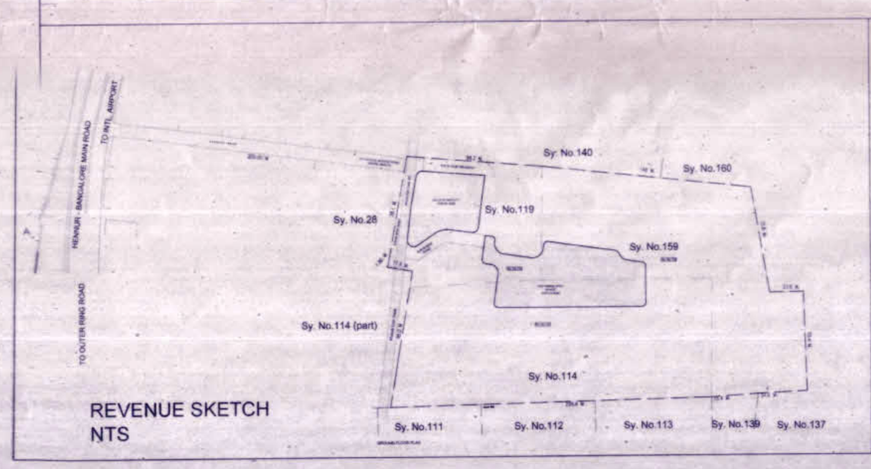
Sl. No.	Floors	Gross Area (Sqm)	Deductions for shafts/ cutouts	LIG & Elec/room breakdown (Sqm)	Parking (sqm)	Net FAR Deductions (Sqm)	FAR (Sqm)	No of Units on Level	No of EWS Units on Level
		(a)	(b)	(c = a - b)	(d)	(e)	(f = d+e)	(g = c - f)	
1	Basement	30,578.32		30,578.32		30,575.43	30,575.43	1,102.89	
2	Building 1	8,670.36	188.80	8,482.46	104.76	0.00	104.76	8,377.67	40
3	Building 2	64,151.95	1,261.40	62,890.55	1,146.41	0.00	1,146.41	61,744.14	405	45
4	Clubhouse	2,634.57	4.52	2,630.05	69.84	0.00	69.84	2,560.19		
1	Grand Total	1,04,947.30	1,435.92	1,02,811.38	1,315.94	30,575.43	30,890.47	71,720.91	445	45

Tenement Statement			
BUILDING NUMBER	Block Name	No of Units	
		Regular	EWS
BUILDING 1	Block-A	40	
	Block-B	40	
	Block-C	40	
	Block-D	40	10
	Block-E	40	10
	Block-F	40	10
	Block-G	40	
BUILDING 2	Block-A	35	10
	Block-B	40	
	Block-C	40	
	Block-D	40	
	Block-E	40	5
	Block-F	40	
	Block-G	15	
	Total Units	445	45
	Gross Total Units	490	

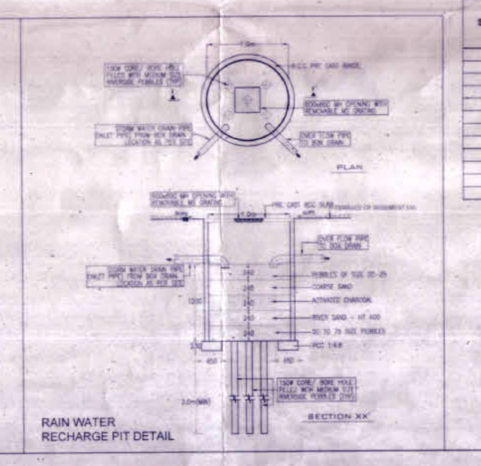
FLOORWISE FAR AREA

BUILDINGS	BUILDING 1					BUILDING 2							Club House	TOTAL
	Block-A	Block-B	Block-C	Block-D	Block-E	Block-F	Block-G	Block-H	Block-I	Block-J	Block-K	Block-L		
Overall Basement														1,102.89
00 Gr Floor	1,267.54	1,229.40	1,275.05	1,261.21	1,292.78	1,349.30	1,179.66	1,005.73	1,125.24	1,132.56	1,233.75	311.76	740.94	14,424.72
01st Floor	1,266.94	1,230.32	1,275.05	1,261.43	1,292.78	1,349.31	1,179.66	1,005.73	1,143.25	1,132.56	1,233.90	397.46	743.20	13,853.64
02nd Floor	1,260.75	1,227.14	1,261.27	1,262.25	1,284.20	1,334.76	1,171.42	1,000.94	1,120.92	1,121.82	1,230.17	303.27	752.32	14,351.23
03rd Floor	1,243.89	1,221.00	1,244.50	1,267.27	1,268.44	1,320.04	1,152.16	987.56	1,103.61	1,104.37	1,210.06	303.27	522.08	14,063.94
04th Floor	1,288.50	1,228.67	1,284.15	1,300.36	1,301.52	1,332.68	1,182.70	1,017.06	1,131.98	1,151.92	1,131.92	303.27	226.97	13,894.39
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Total	6,327.67	6,156.93	6,340.07	6,412.52	6,440.73	6,710.11	6,066.25	5,017.47	5,624.98	5,623.23	6,039.82	1,519.03	2,545.11	70,817.92
														71,720.81

1.The Residential Development Plan is approved by Authority Committee Resolution No.139/2015, Dated:23.09.2015.
2.Applicant has to abide by the conditions imposed in the Work Order.
3.The Residential Development Plan is issued vide BDA /TP/DLP-08/2014-15/4193/2015-16 . Dt:12/02/2016.



REVENUE SKETCH
NTS



RAIN WATER RECHARGE PIT DETAIL

AD TP BDA | DEPUTY DIRECTOR TP(N) BDA | JOINT DIRECTOR TP(E) BDA | ADDITIONAL DIRECTOR TOWN PLANNING BDA | TOWN PLANNER MEMBER BDA | COMMISSIONER BDA

LOCATION PLAN

NOTES
1. ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE SPECIFIED.
2. ALL AREAS ARE IN SQ.MT. UNLESS OTHERWISE SPECIFIED.

LEGENDS
- PLOT BOUNDRY
- BASEMENT LINE
- RAIN WATER RECHARGE PIT
- BUILDING BLOCK
- OPEN SPACE
- CIVIC AMENITIES
- DRIVEWAY
- PARKING 60 CARS AT GROUND 608 CARS AT BASEMENT

OWNER'S SIGNATURE
(Authorised Signatory)
M/S NITESH HOUSING DEVELOPERS PVT. LTD

ARCHITECT'S SIGNATURE
(Authorised Signatory)
Sandeep Shikre & Associates

PROJECT TITLE
PROPOSED DEVELOPMENT PLAN FOR RESIDENTIAL BUILDING ON SY. NO. 114 (PART).119 & 159, OF BYRATHI VILLAGE, BIDARAHALLI HOBLI, BANGALORE EAST TALUK.

DRAWING TITLE	SHEET NO	01
DEVELOPMENT PLAN	REV. NO	#02
	DATE	04-01-2016
	SCALE	ORIENTATION
	1:500	

DEVELOPMENT PLAN

PROJECT ARCHITECTS
Sandeep Shikre & Associates
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