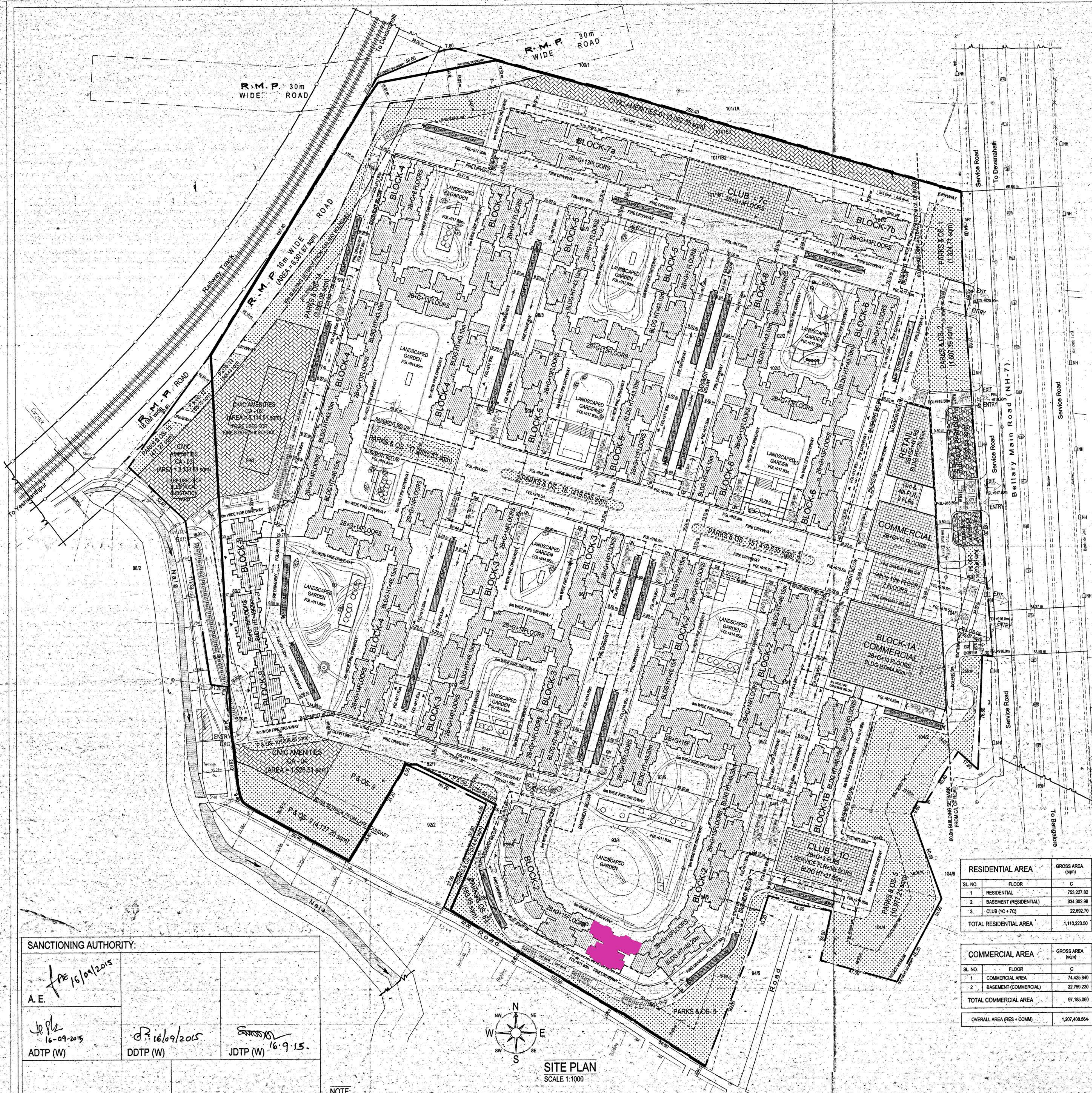




SUMMARY			
1a	NET SITE AREA AS PER DOCUMENT (SALE DEED)	674.15.000	= 272,198.41 sqm
1b	Less Easement purchase in Sale Deed - Sy no 1022	6.000	= 407.02 sqm
1c	NET AREA AS PER SALE DEED	674.15.000	= 271,992.39 sqm
2	NET SITE AREA ACQUIRED BY MH		= 5,786.72 sqm
3	NET AREA AS PER DOCUMENTS		= 266,825.67 sqm
4	GROSS AREA AS PER BDA SURVEYOR DRAWING	664.6.500	= 267,747.90 sqm
5	Less KHARAB 40(A) + 220(B)	26.000	= 2,630.43 sqm
6	NET AREA AS PER BDA SURVEYOR DRAWING (4-5)	654.20.500	= 265,117.47 sqm
7	LESS ROAD WIDENING AS PER RMP 2015	1A 20.000	= 6,301.87 sqm
8	BALANCE SITE AREA AFTER DEDUCTING RMP ROAD (6-7)	644.00.500	= 258,815.60 sqm
9	SITE AREA FOR RESIDENTIAL		= 240,117.47 sqm
10	10% PARKS AND OPEN SPACES OF (9)		= 24,011.75 sqm
11	5% CIVIC AMENITIES OF (9)		= 12,005.87 sqm
12	BALANCE SITE AREA FOR RESIDENTIAL F.A.R AFTER DEDUCTING 5% OF CIVIC AMENITIES (10-11)		= 228,111.00 sqm
13	PERMISSIBLE RESIDENTIAL F.A.R.		= 3.25
14	RESIDENTIAL FAR ACHIEVED		= 741,362.09 sqm
15	RESIDENTIAL FAR ACHIEVED		= 741,106.93 sqm
16	RESIDENTIAL FAR ACHIEVED		= 3,2489 + 3.25
17	SITE AREA FOR GROUND COVERAGE = (8-9)		= 246,808.93 sqm
18	PERMISSIBLE GROUND COVERAGE AREA = 50% x (8-9)		= 123,404.96 sqm
19	RESIDENTIAL GROUND COVERAGE ACHIEVED		= 73,986.55 sqm
20	RESIDENTIAL GROUND COVERAGE ACHIEVED		= 29.98% < 50%
21	SET BACK PROVIDED		= 18 m
22	PERMISSIBLE HEIGHT OF BUILDINGS		= 50 m
23	SITE AREA FOR COMMERCIAL		= 25,000.00 sqm
24	10% PARKS AND OPEN SPACES OF (17)		= 2,500.00 sqm
25	5% SURFACE CAR PARKING OF (17)		= 1,250.00 sqm
26	BALANCE SITE AREA FOR COMMERCIAL F.A.R AFTER DEDUCTING 10% OF Parks & Open Spaces (17-18)		= 22,500.00 sqm
27	PERMISSIBLE COMMERCIAL F.A.R AREA = 3.25 x (20)		= 73,125.00 sqm
28	COMMERCIAL FAR ACHIEVED		= 72,914.97 sqm
29	COMMERCIAL FAR ACHIEVED		= 3,2407 + 3.25
30	PERMISSIBLE GROUND COVERAGE AREA = 45% x (17)		= 11,250.00 sqm
31	COMMERCIAL GROUND COVERAGE ACHIEVED		= 6,287.58 sqm
32	RESIDENTIAL GROUND COVERAGE ACHIEVED		= 25.15% < 50%

APARTMENT TYPE	2BR	3C	3BR	4C	4BR	5C	5BR	6BR	TOTAL
APT PLINTH AREA	100.12	124.45	150.13	187.42	210.31	248.81	343.93	101.03	
BLOCK-1	93	57	28	0	0	0	0	2	180
BLOCK-2	385	150	353	94	30	0	0	7	1,019
BLOCK-3	157	60	171	146	30	0	0	4	568
BLOCK-4	243	66	355	160	58	0	0	7	929
BLOCK-5	147	58	159	88	28	0	0	4	462
BLOCK-6	147	58	159	88	28	0	0	4	462
BLOCK-7	0	0	5	0	270	0	0	0	275
BLOCK-8	0	0	0	0	0	318	223	0	541
TOTAL NO OF APTS	1,172	465	1,230	598	444	318	223	28	4,476

TOTAL NO OF APARTMENTS EXCLUDING EWS/LIG..... = 3,935 APTS
TOTAL NUMBER OF EWS/LIG UNITS..... = 541 APTS
TOTAL NUMBER OF APARTMENTS IN THE DEVELOPMENT..... = 4,476 APTS

PARKING - RESIDENTIAL			
CAR PARK REQUIREMENT (FOR RESIDENTIAL)			
APARTMENT AREA in sqm	NO OF APTS	NO OF CARS	TOTAL
LESS THAN 50 sqm	223	1 per 2	112
50 sqm to 150 sqm	1,983	1	1,983
150 sqm to 225 sqm	2,270	1	2,270
225 sqm to 300 sqm	0	2	0
TOTAL	4,476		4,365 cars
ADDITIONAL 10% VISITORS CAR PARKING			437 cars
CAR PARKING FOR CLUB (1 CAR PER 50 sqm)			348 cars
TOTAL REQUIREMENT (RESIDENTIAL)			5,148 cars
PARKING - COMMERCIAL			
PARKING REQUIRED FOR RETAIL + COMMERCIAL = 1,431 CARS (AT 1 CAR PER 50 sqm)			
TOTAL CAR PARKING REQUIRED = 6,579 CARS			
TOTAL CAR PARKING PROVIDED			
SURFACE PARKING			= 93 CARS
RESIDENTIAL BASEMENT - 1			= 3,633 CARS
RESIDENTIAL BASEMENT - 2			= 3,633 CARS
TOTAL CAR PARKING PROVIDED			= 7,259 CARS

A * AREA PROVIDED FOR PARKS & OPEN SPACES			
P.A.O.S - 1	=	1,324.71	sqm
P.A.O.S - 2	=	1,607.38	sqm
P.A.O.S - 3	=	273.40	sqm
P.A.O.S - 4	=	1,099.97	sqm
P.A.O.S - 5	=	10,977.21	sqm
P.A.O.S - 6	=	683.93	sqm
P.A.O.S - 7	=	374.41	sqm
P.A.O.S - 8	=	233.80	sqm
P.A.O.S - 9	=	4,127.23	sqm
P.A.O.S - 10	=	309.98	sqm
P.A.O.S - 11	=	471.27	sqm
P.A.O.S - 12	=	169.70	sqm
P.A.O.S - 13	=	246.43	sqm
P.A.O.S - 14	=	3,885.00	sqm
P.A.O.S - 15	=	419.635	sqm
P.A.O.S - 16	=	419.635	sqm
P.A.O.S - 17	=	885.53	sqm
TOTAL	=	26,520.96	sqm
TOTAL	=	10.003% > 10%	
B * AREA PROVIDED FOR CIVIC AMENITIES			
CA-01	=	3,062.35	sqm
CA-02	=	5,114.51	sqm
CA-03	=	2,303.86	sqm
CA-04	=	1,528.51	sqm
TOTAL	=	12,007.23	sqm
TOTAL	=	5.0006% > 5%	
C * AREA PROVIDED FOR SURFACE CAR PARKING			
SURFACE PARKING - 01	=	832.8	sqm
SURFACE PARKING - 02	=	418.4	sqm
TOTAL	=	1,251.0	sqm
TOTAL	=	5.0004% > 5%	

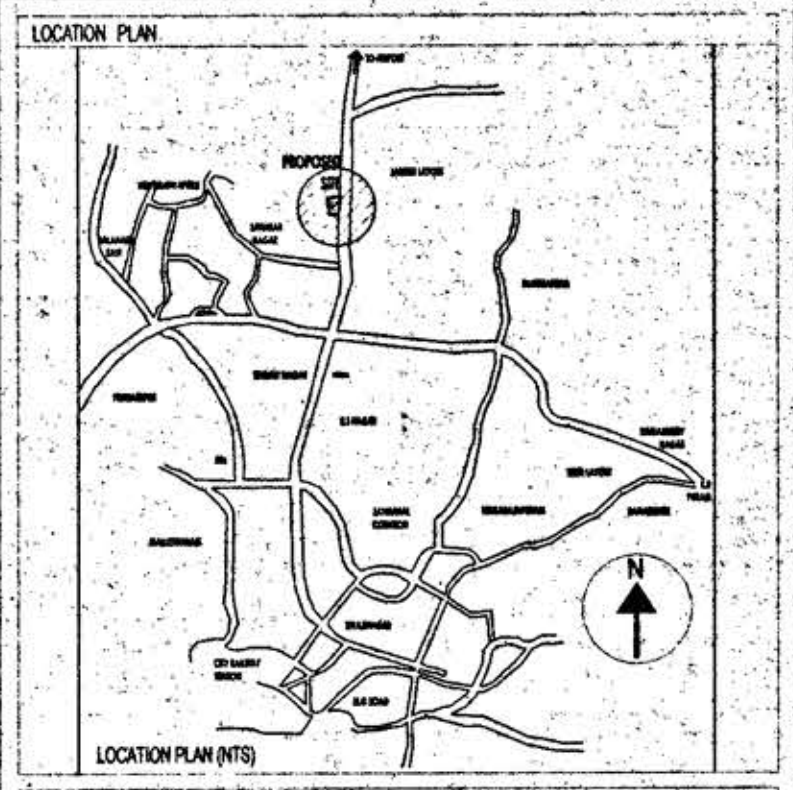
RESIDENTIAL OVERALL AREA		GROSS AREA (sqm)	CUT-OUTS (sqm)	BUILT-UP AREA per floor	NON FAR AREA (L.R. shafts, terrace, LMR)	F.A.R	No. of Apts per floor
SL.NO.	FLOOR	C	D	E = C - D	F	G = E - F	
1	Ground floor	56,885.131	1,980.508	54,704.623	908.200	53,796.423	282
2	1F	52,862.928	2,349.344	50,513.584	908.200	49,605.384	314
3	2F	52,863.644	2,011.844	50,851.800	908.200	49,943.600	314
4	3F	53,260.380	2,011.844	51,248.536	1,292.620	49,955.916	314
5	4F	53,005.270	2,011.844	50,993.426	1,037.520	49,955.906	314
6	5F	52,875.950	2,011.844	50,864.106	908.200	49,955.906	314
7	6F	52,875.950	2,011.844	50,864.106	908.200	49,955.906	314
8	7F	52,875.950	2,011.844	50,864.106	908.200	49,955.906	314
9	8F	48,789.750	1,831.119	46,958.631	1,232.880	45,725.751	294
10	9F	47,640.514	1,794.974	45,845.540	965.820	44,879.720	290
11	10F	47,511.194	1,794.974	45,716.220	836.500	44,879.720	290
12	11F	47,511.194	1,794.974	45,716.220	836.500	44,879.720	290
13	12F	47,511.194	1,794.974	45,716.220	836.500	44,879.720	290
14	13F	47,895.624	1,794.974	46,100.650	1,220.830	44,879.720	290
15	14F	26,872.766	1,013.469	25,859.297	607.320	25,251.977	176
16	15F	9,588.329	371.888	9,216.441	405.200	8,811.241	76
TER	Terrace (only stairs)	2,792.528	24.140	2,768.388	2,767.918	0.000	0
RESIDENTIAL - TOTAL AREA		753,227.824	28,616.402	724,611.422	17,488.738	707,122.684	4476

COMMERCIAL (COMMERCIAL + RETAIL)		GROSS AREA (sqm)	CUT-OUTS (sqm)	BUILT-UP AREA per floor	NON FAR AREA (L.R. shafts, terrace, LMR)	F.A.R
SL.NO.	FLOOR	C	D	E = C - D	F	G = E - F
1	Ground floor	6,287.580	55.640	6,231.940	94.000	6,137.940
2	1F	6,287.580	55.640	6,231.940	94.000	6,137.940
3	2F	6,287.580	55.640	6,231.940	94.000	6,137.940
4	3F	6,287.580	55.640	6,231.940	94.000	6,137.940
5	4F	6,287.580	55.640	6,231.940	94.000	6,137.940
6	5F	6,287.580	55.640	6,231.940	94.000	6,137.940
7	6F	6,287.580	55.640	6,231.940	94.000	6,137.940
8	7F	6,287.580	55.640	6,231.940	94.000	6,137.940
9	8F	6,287.580	55.640	6,231.940	94.000	6,137.940
10	9F	6,287.580	55.640	6,231.940	94.000	6,137.940
11	10F	6,287.580	55.640	6,231.940	94.000	6,137.940
TER	Terrace (only stairs)	244.930	0.000	244.930	244.930	0.000
1a	TOTAL AREA	74,425.940	1,699.200	72,726.740	1,208.430	71,518.310

CLUB (1C + 7C)		GROSS AREA (sqm)	CUT-OUTS (sqm)	BUILT-UP AREA per floor	NON FAR AREA (L.R. shafts, terrace, LMR)	F.A.R
SL.NO.	FLOOR	C	D	E = C - D	F	G = E - F
1	Ground floor	3,844.000	66.440	3,777.560	41.750	3,735.810
2	1F	3,844.000	758.850	3,085.150	41.750	3,043.400
3	2F	3,844.000	941.390	2,902.610	41.750	2,860.860
4	3F	3,844.000	567.050	3,276.950	625.750	2,651.170
5	Sanitor floor (2.4m)	1,800.000	49.500	1,750.500	1,897.780	62.710
6	4F	1,800.000	49.500	1,750.500	23.000	1,727.500
7	5F	1,800.000	179.450	1,620.550	23.000	1,597.550
8	6F	1,800.000	179.450	1,620.550	23.000	1,597.550
TER	Terrace (only stairs)	116.700	0.000	116.700	116.700	0.000
TOTAL AREA (1C + 7C)		22,092.700	2,769.860	19,322.840	2,824.490	17,258.550

RESIDENTIAL BASEMENT		GROSS AREA (sqm)	CUT-OUTS (sqm)	BUILT-UP AREA per floor	NON FAR AREA (L.R. shafts, terrace, LMR)	F.A.R
SL.NO.	FLOOR	C	D	E = C - D	F	G = E - F
B1	BASEMENT-1	167,151.49	11,532.27	155,619.22	148,531.96	7,087.26
B2	BASEMENT-2	167,151.49	3,061.23	164,090.26	154,471.82	9,618.44
RESIDENTIAL BASEMENT AREA		334,302.980	14,593.500	319,709.480	303,003.780	16,705.700

COMMERCIAL BASEMENT		GROSS AREA (sqm)	CUT-OUTS (sqm)	BUILT-UP AREA per floor	NON FAR AREA (L.R. shafts, terrace, LMR)	F.A.R
SL.NO.	FLOOR	C	D	E = C - D	F	G = E - F
1	BASEMENT-1	11,379.61	753.76	10,625.85	10,130.38	495.44
2	BASEMENT-2	11,379.61	0.00	11,379.61	10,487.29	892.32
COMMERCIAL BASEMENT AREA		22,759.220	753.760	22,005.460	20,617.670	1,387.760



- LEGEND
- SITE BOUNDARY (AS PER DOCUMENT)
 - SITE BOUNDARY (AS PER PHYSICAL SURVEY)
 - RAILWAY LINE
 - 16.0m SETBACK LINE
 - 60m BUILDING SETBACK FROM C/L OF BELLARY ROAD
 - 30m BUILDING SETBACK FROM RAILWAY BOUNDARY
 - PROPOSED C.O.P. ROAD
 - PARKS AND OPEN SPACE RESERVE
 - CIVIC AMENITIES
 - ACCESS ROAD
 - 8m WIDE FIRE DRIVEWAY
 - PROPOSED COMMERCIAL BUILDING
 - PROPOSED RESIDENTIAL BUILDING
 - EXTENT OF BASEMENT BELOW ROAD LEVEL
 - SURFACE CAR PARKING

CONTRACT NAME & ADDRESS
LARSEN & TOUBRO LTD.
REGISTERED OFFICE:
LAT HOUSE, N.M. MARG
BALLARD ESTATE, MUMBAI, 400 001
BANGALORE OFFICE:
#38, CUBBER ROAD, BANGALORE 560 001

OWNER'S SIGNATURE
(Signature)
(AUTHORISED SIGNATORY)

ARCHITECT'S SIGNATURE
(Signature)
TILAK THOMAS
(BCC / BL / 3.2.3 / A-972 / 2001-2002)

PROJECT TITLE
RESIDENTIAL DEVELOPMENT
at Sy nos: 88/1, 88/2(P), 89/1, 89/2, 90, 91, 92/1, 93/1, 93/2, 93/3, 93/4, 93/5, 94/1, 94/2, 93/4, 94/4, 95/1, 95/2, 96/1, 96/2, 97/1, 97/2, 97/3, 98/1(P), 98/2, 98/3, 98/4, 99, 100/1(P), 101/1B, 101/2, 101/3(P), 102/1, 102/2, 102/3, 103, 104/1, 104/2, 104/3, 104/4

OF BYATARAYANAPURA VILLAGE,
YELAHANKA HOBLI, BANGALORE NORTH,
BELLARY MAIN ROAD, BANGALORE
(Residential & Non-Residential Development Plan)

DRAWING TITLE
SITE PLAN
AREA STATEMENT

DEVELOPMENT PLAN

THOMAS ASSOCIATES
ARCHITECTS
304 EASTERN ROAD CROSS
BANGALORE 560 001 (IN D-1)

SANCTIONING AUTHORITY:
A.E.
16-09-2015
ADTP (W)
16-09-2015
DDTP (W)
16-09-2015
JDP (W)
16-09-2015
TOWN PLANNER MEMBER
COMMISSIONER

NOTE:
1. THIS RESIDENTIAL DEV. PLAN IS APPROVED VIDE AUTHORITY TOWN PLANNING COMMITTEE RESOLUTION NO. 106/2015 DATED 16.06.2015
2. THE APPLICANT HAS TO ABIDE BY THE CONDITIONS IMPOSED IN THE WORK ORDER
3. THE WORK ORDER ISSUED VIDE NO. BDA/TPM/DLP/32/2014-15/13.3.32 DATED: 13/3/2015

PROJECT NAME : LTCEL RAIN TREE BOULEVARD CL3 (T04)