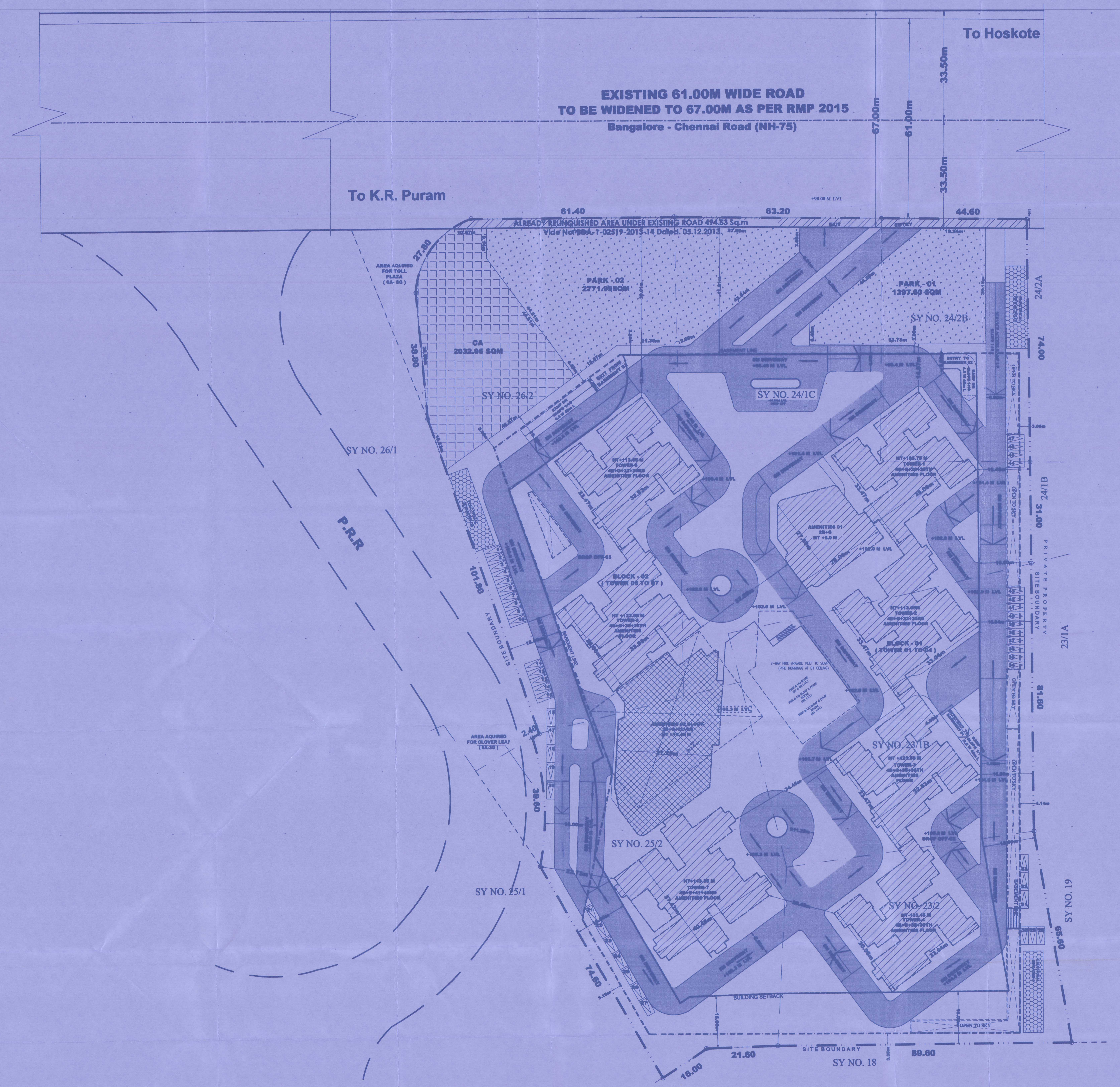


BASEMENT LVL 01	10943.38	178.60	10764.78	75.81	116.92	10572.05	10764.78	0.00	
GROUND LEVEL	8303.22	224.65	8078.57	188.19	329.05		517.24	7561.33	21.00
FIRST FLOOR LEVEL	7993.21	702.67	7290.54	184.19	301.68		485.87	6804.67	28.00
SECOND FLOOR LEVEL	7003.60	805.34	6198.26	184.19	298.23		482.42	5715.84	28.00
THIRD FLOOR	6517.62	754.01	5763.61	184.19	283.40	88.16	555.75	5207.86	28.00
FOURTH FLOOR	5908.15	232.32	5675.83	170.03	252.85	0.00	422.88	5252.95	28.00
FIFTH FLOOR	5912.32	281.58	5630.74	170.03	252.85	0.00	422.88	5207.86	28.00
SIXTH FLOOR	5908.15	232.32	5675.83	170.03	252.85	0.00	422.88	5252.95	28.00
SEVENTH FLOOR	5912.32	281.58	5630.74	170.03	252.85	0.00	422.88	5207.86	28.00
EIGHTH FLOOR	5908.15	232.32	5675.83	170.03	252.85	0.00	422.88	5252.95	28.00
NINTH FLOOR	5924.59	281.57	5643.02	170.03	252.85	0.00	422.88	5220.14	28.00
TENTH FLOOR	5920.42	232.31	5688.11	170.03	252.85	0.00	422.88	5265.23	28.00
ELEVENTH FLOOR	5868.12	290.43	5577.69	170.03	252.85	0.00	422.88	5154.81	28.00
TWELFTH FLOOR	5756.81	244.56	5512.35	170.03	252.85	0.00	422.88	5089.47	28.00
THIRTEENTH FLOOR	5708.43	293.15	5415.28	170.03	252.85	0.00	422.88	4992.40	28.00
FOURTEENTH FLOOR	5710.23	309.20	5401.03	170.03	259.12	0.00	429.15	4971.88	28.00
FIFTEENTH FLOOR	5693.88	305.81	5388.07	170.03	259.12	0.00	429.15	4958.92	27.00
SIXTEENTH FLOOR	5710.89	303.41	5407.48	170.03	260.58	0.00	430.61	4976.87	28.00
SEVENTEENTH FLOOR	6031.85	344.15	5687.70	170.03	259.29	296.00	725.92	4961.78	27.00
EIGHTEENTH FLOOR	5715.89	298.59	5417.30	170.03	258.35	0.00	428.38	4988.92	28.00
NINETEENTH FLOOR	5704.01	315.41	5388.60	170.03	258.35	0.00	428.38	4960.22	27.00
TWENTIETH FLOOR	5713.39	300.64	5412.75	170.03	261.55	0.00	431.58	4981.17	28.00
TWENTY FIRST FLOOR	5708.43	308.71	5399.72	170.03	258.73	0.00	428.76	4970.96	27.00
TWENTY SECOND FLOOR	5709.99	309.20	5400.79	170.03	259.12	0.00	429.15	4971.64	28.00
TWENTY THIRD FLOOR	5693.88	316.59	5377.29	170.03	259.12	0.00	429.15	4948.14	27.00
TWENTY FOURTH FLOOR	5713.39	300.64	5412.75	170.03	261.55	0.00	431.58	4981.17	28.00
TWENTY FIFTH FLOOR	5708.43	308.71	5399.72	170.03	258.73	0.00	428.76	4970.96	27.00
TWENTY SIXTH FLOOR	6103.75	321.57	5782.18	170.03	257.06	296.60	723.69	5058.49	28.00
TWENTY SEVENTH FLOOR	5753.29	316.55	5436.74	170.03	258.35	0.00	428.38	5008.36	27.00
TWENTY EIGHTH FLOOR	5710.12	302.89	5407.23	170.03	267.78	0.00	437.81	4969.42	28.00
TWENTY NINTH FLOOR	5793.45	345.67	5447.78	170.03	267.78	0.00	437.81	5009.97	26.00
THIRTIETH FLOOR	5334.40	270.00	5064.40	170.03	252.85	0.00	422.88	4641.52	24.00
THIRTY FIRST FLOOR	4962.85	256.38	4706.47	146.50	241.36	50.58	438.44	4268.03	24.00
THIRTY SECOND FLOOR	4971.20	274.70	4696.50	146.40	237.04	0.00	383.53	4313.06	22.00
THIRTY THIRD FLOOR	4040.29	212.29	3828.00	146.40	215.01	0.00	361.50	3466.50	16.00
THIRTY FOURTH FLOOR	3471.26	193.03	3278.23	99.41	179.25	40.80	319.46	2958.77	16.00
THIRTY FIFTH FLOOR	3418.26	197.98	3220.87	99.40	151.60	77.88	328.65	2892.22	15.00
THIRTY SIXTH FLOOR	2426.96	126.07	2299.99	99.40	143.20	0.00	242.60	2057.39	8.00
THIRTY SEVENTH FLOOR	1858.54	96.64	1761.90	52.32	84.09	20.40	156.81	1605.09	8.00
THIRTY EIGHTH FLOOR	1803.79	113.82	1689.97	52.31	79.96	0.00	132.27	1557.70	8.00
THIRTY NINTH FLOOR	1340.37	67.45	1272.92	52.31	72.68	0.00	124.99	1147.93	4.00
FORTIETH FLOOR	1075.20	54.77	1020.43	35.38	48.82	27.02	111.22	909.21	4.00
FORTY FIRST FLOOR	1024.62	49.23	975.39	28.76	37.42	0.00	66.18	909.21	4.00
FORTY SECOND FLOOR	686.81	24.55	662.26	28.76	37.42	0.00	66.18	596.08	0.00
TERRACE FLOOR	78.73	5.77	72.96	0.00	37.43	35.53	72.96	0.00	0.00
TOTAL	295682.84	13515.15	282167.69	6827.36	10688.51	76453.92	93969.79	188197.90	977.00

AMENITIES - 01AREA STATEMENT

FLOORS	Built-up area			Deductions for FAR				Net FAR area in Sq.Mt.
	Gross area in Sq.Mt.	Deductions for Cutouts/duct in Sq.Mt.	Total Built-up area in Sq.Mt.	Lifts	Staircase	Others	Net FAR deductions in Sq.Mt.	
GROUND LEVEL	898.12	0.00	898.12	4.00	0.00	0.00	4.00	894.12
TOTAL	898.12	0.00	898.12	4.00	0.00	0.00	4.00	894.12

AMENITIES - 02 BLOCK AREA STATEMENT

FLOORS	Built-up area			Deductions for FAR				Net FAR area in Sq.Mt.
	Gross area in Sq.Mt.	Deductions for Cutouts/duct in Sq.Mt.	Total Built-up area in Sq.Mt.	Lifts	Staircase	Others	Net FAR deductions in Sq.Mt.	
GROUND LEVEL	1328.60	32.34	1296.26	14.16	54.76		68.92	1227.34
FIRST FLOOR LEVEL	1161.48	193.51	967.97	14.16	48.83		62.99	904.98
SECOND FLOOR LEVEL	1116.24	539.74	576.50	14.16	45.38		59.54	516.96
TERRACE LEVEL	605.30	472.43	132.87	14.16	30.55	88.16	132.87	0.00
TOTAL	4211.62	1238.02	2973.60	56.64	179.52	88.16	324.32	2649.28

Parks & CA Area Statement	REQUIRED	PROPOSED
	SQ.M	SQ.M
PARK AND OPEN SPACE (10.00%) (D = 10 %)	4044.11	4169.59
	10.00%	10.31%
C A (5.00%) (D = 5%)	2022.05	2032.95
	5.00%	5.03%

Site Area Considered For Coverage (D - CA Area) (40441.08 - 2032.95) = 38408.13	38408.13
Site Area Considered For FAR (D - CA Area) (40441.0 - 2032.95) = 38408.13	38408.13
Permissible Coverage 50.00% 8303.22 / 38408.13 x 100 = 21.62%	21.62% < 50.00%
Permissible FAR = 3,25, Total FAR = 3.25 + 3.25 X 0.60[Premium/TDR] (3.25 + 1.95 = 5.20)	FAR Calculation 188197.90 / 38408.13 = 4.9< 5,20

Building Height	
Overall 16.00m Setback	
Tower - 01	103.75 M
Tower - 02	113.65 M
Tower - 03	123.55 M
Tower - 04	133.45 M
Tower - 05	113.65 M
Tower - 06	123.55 M
Tower - 07	143.35 M
AMENITIES - 01	5.00 M
AMENITIES -02	10.45 M

Car Parking Statement

	REQUIRED (No's)	Car Parking Provided	
Units between 50 to 225 Sq.m (965)	965.00	Basement - 1	203.00
Units above 225 Sq.m (12 X 2 = 24)	24.00	Basement - 2	442.00
Car Parking Required Amenity 01 & 02 50sqm of FAR area (2649.28+894.12) / 50 = 71 No's	71.00	Basement - 3	887.00
		Basement - 4	362.00
10% Visitor's Parking (965 + 24 + 71) = 1060x 10% = 106 No's	106.00	Surface Car Parking	47.00
Total Required	1166.00	1941.00	

TREE PLANTING CALCULATION

No' s of Tree Required	1 Tree for 240Sq,m/FAR Area 188197.90/240 = 784.15
No' s of Tree to be Planted	785 No's

BLOCK 02 AREA STATEMENT
TOWERS 05, 06 & 07

FLOORS	Built-up area			Deductions for FAR				Net FAR area in Sq.Mt.	No.Units
	Gross area in Sq.Mt.	Deductions for cutouts/ducts in Sq.Mt.	Total Built-up area in Sq.Mt.	Lifts	Staircase	Others	Net FAR deductions in Sq.Mt.		
GROUND FLOOR	2778.44	117.95	2660.49	75.85	110.45		186.30	2465.19	8.00
FIRST FLOOR	2959.33	144.30	2815.03	75.85	109.23		185.08	2629.95	12.00
SECOND FLOOR	2637.92	124.82	2513.10	75.85	109.23		185.08	2328.02	12.00
THIRD FLOOR	2642.09	124.85	2517.24	75.85	109.23		185.08	2332.16	12.00
FOURTH FLOOR	2637.92	75.59	2562.33	75.85	109.23		185.08	2377.25	12.00
FIFTH FLOOR	2642.09	124.85	2517.24	75.85	109.23		185.08	2332.16	12.00
SIXTH FLOOR	2637.92	75.59	2562.33	75.85	109.23		185.08	2377.25	12.00
SEVENTH FLOOR	2642.09	124.85	2517.24	75.85	109.23		185.08	2332.16	12.00
EIGHTH FLOOR	2637.92	75.59	2562.33	75.85	109.23		185.08	2377.25	12.00
NINTH FLOOR- SKY GARDEN	2642.09	124.85	2517.24	75.85	109.23		185.08	2332.16	12.00
TENTH FLOOR	2637.92	75.59	2562.33	75.85	109.23		185.08	2377.25	12.00
ELEVENTH FLOOR	2642.09	124.85	2517.24	75.85	109.23		185.08	2332.16	12.00
TWELFTH FLOOR	2583.73	75.59	2508.14	75.85	109.23		185.08	2323.06	12.00
THIRTEENTH FLOOR	2588.67	124.85	2463.82	75.85	109.23		185.08	2278.74	12.00
FOURTEENTH FLOOR	2590.47	140.90	2449.57	75.85	115.50		191.35	2258.22	12.00
FIFTEENTH FLOOR	2574.12	137.51	2436.61	75.85	115.50		191.35	2245.26	11.00
SIXTEENTH FLOOR- SKY GARDEN	2591.13	135.11	2456.02	75.85	116.96		192.81	2263.21	12.00
SEVENTEENTH FLOOR- REFUGE	2730.65	175.85	2554.80	75.85	115.67	135.40	326.92	2227.88	11.00
EIGHTEENTH FLOOR	2596.13	130.29	2465.84	75.85	114.73		190.58	2275.26	12.00
NINETEENTH FLOOR	2584.25	147.11	2437.14	75.85	114.73		190.58	2246.56	11.00
TWENTIETH FLOOR	2593.63	132.34	2461.29	75.85	117.93		193.78	2267.51	12.00
TWENTY FIRST FLOOR	2588.67	140.41	2448.26	75.85	115.11		190.96	2257.30	11.00
TWENTY SECOND FLOOR	2590.23	140.90	2449.33	75.85	115.50		191.35	2257.98	12.00
TWENTY THIRD FLOOR- SKY GARDEN	2574.12	148.29	2425.83	75.85	115.50		191.35	2234.48	11.00
TWENTY FOURTH FLOOR	2593.63	132.34	2461.29	75.85	117.93		193.78	2267.51	12.00
TWENTY FIFTH FLOOR	2588.67	140.41	2448.26	75.85	115.11		190.96	2257.30	11.00
TWENTY SIXTH FLOOR- REFUGE	2748.35	152.13	2596.22	75.85	113.44	135.40	324.69	2271.53	12.00
TWENTY SEVENTH FLOOR	2584.25	147.11	2437.14	75.85	114.73		190.58	2246.56	11.00
TWENTY EIGHTH FLOOR	2591.13	135.11	2456.02	75.85	116.96		192.81	2263.21	12.00
TWENTY NINTH FLOOR	2632.36	154.02	2478.34	75.85	116.96		192.81	2285.53	11.00
THIRTIETH FLOOR- SKY GARDEN	2633.79	124.82	2508.97	75.85	109.23		185.08	2323.89	12.00
THIRTY FIRST FLOOR- T5-DUPLEX LVL1	2566.02	124.85	2441.17	75.85	109.23		185.08	2256.09	12.00
THIRTY SECOND FLOOR- T5-DUPLEX LVL2	2582.96	124.82	2458.14	75.85	116.43		192.28	2265.86	11.00
THIRTY THIRD FLOOR	2119.55	108.81	2010.74	75.85	107.94		183.79	1826.95	8.00
THIRTY FOURTH FLOOR	1864.37	96.61	1767.76	52.32	90.71	20.40	163.43	1604.33	8.00
THIRTY FIFTH FLOOR- REFUGE	1862.96	92.48	1770.48	52.31	72.68	52.55	177.54	1592.94	8.00
THIRTY SIXTH FLOOR	1336.20	67.42	1268.78	52.31	72.68		124.99	1143.79	4.00
THIRTY SEVENTH FLOOR	1028.79	49.26	979.53	22.14	37.42		59.56	919.97	4.00
THIRTY EIGHTH FLOOR	1024.62	49.23	975.39	28.76	37.42		66.18	909.21	4.00
THIRTY NINTH FLOOR	1028.79	49.26	979.53	28.76	37.42		66.18	913.35	4.00
FORTIETH FLOOR	1024.62	49.23	975.39	28.76	37.42		66.18	909.21	4.00
FORTY FIRST FLOOR	1024.62	49.23	975.39	28.76	37.42		66.18	909.21	4.00
FORTY SECOND FLOOR	686.81	24.55	662.26	28.76	37.42		66.18	596.08	0.00
TERRACE FLOOR	78.73	5.77	72.96		37.43	35.53	72.96	0.00	0.00
TOTAL	99914.84	4820.29	95094.55	2901.76	4332.55	379.28	7613.61	87480.94	432.00

BLOCK 01 AREA STATEMENT
TOWERS 01, 02, 03 & 04

FLOORS	Built-up area			Deductions for FAR				Net FAR area in Sq.Mt.	No.Units
	Gross area in Sq.Mt.	Deductions for cutouts/ducts in Sq.Mt.	Total Built-up area in Sq.Mt.	Lifts	Staircase	Others	Net FAR deductions in Sq.Mt.		
GROUND FLOOR	3298.06	74.36	3223.70	94.18	154.84		249.02	2974.68	12.00
FIRST FLOOR	3872.40	364.86	3507.54	94.18	143.62		237.80	3269.74	16.00
SECOND FLOOR	3249.44	140.78	3108.66	94.18	143.62		237.80	2870.86	16.00
THIRD FLOOR	3270.23	156.73	3113.50	94.18	143.62		237.80	2875.70	16.00
FOURTH FLOOR	3270.23	156.73	3113.50	94.18	143.62		237.80	2875.70	16.00
FIFTH FLOOR	3270.23	156.73	3113.50	94.18	143.62		237.80	2875.70	16.00
SIXTH FLOOR	3270.23	156.73	3113.50	94.18	143.62		237.80	2875.70	16.00
SEVENTH FLOOR	3270.23	156.73	3113.50	94.18	143.62		237.80	2875.70	16.00
EIGHTH FLOOR	3270.23	156.73	3113.50	94.18	143.62		237.80	2875.70	16.00
NINTH FLOOR- SKY GARDEN	3282.50	156.72	3125.78	94.18	143.62		237.80	2887.98	16.00
TENTH FLOOR	3282.50	156.72	3125.78	94.18	143.62		237.80	2887.98	16.00
ELEVENTH FLOOR	3216.03	155.58	3060.45	94.18	143.62		237.80	2822.65	16.00
TWELFTH FLOOR	3173.18	168.97	3004.21	94.18	143.62		237.80	2766.41	16.00
THIRTEENTH FLOOR	3119.76	168.30	2951.46	94.18	143.62		237.80	2713.66	16.00
FOURTEENTH FLOOR	3119.76	168.30	2951.46	94.18	143.62		237.80	2713.66	16.00
FIFTEENTH FLOOR	3119.76	168.30	2951.46	94.18	143.62		237.80	2713.66	16.00
SIXTEENTH FLOOR- SKY GARDEN	3119.76	168.30	2951.46	94.18	143.62		237.80	2713.66	16.00
SEVENTEENTH FLOOR- REFUGE	3301.20	168.30	3132.90	94.18	143.62	161.20	399.00	2733.90	16.00
EIGHTEENTH FLOOR	3119.76	168.30	2951.46	94.18	143.62		237.80	2713.66	16.00
NINETEENTH FLOOR	3119.76	168.30	2951.46	94.18	143.62		237.80	2713.66	16.00
TWENTIETH FLOOR	3119.76	168.30	2951.46	94.18	143.62		237.80	2713.66	16.00
TWENTY FIRST FLOOR	3119.76	168.30	2951.46	94.18	143.62		237.80	2713.66	16.00
TWENTY SECOND FLOOR	3119.76	168.30	2951.46	94.18	143.62		237.80	2713.66	16.00
TWENTY THIRD FLOOR- SKY GARDEN	3119.76	168.30	2951.46	94.18	143.62		237.80	2713.66	16.00
TWENTY FOURTH FLOOR	3119.76	168.30	2951.46	94.18	143.62		237.80	2713.66	16.00
TWENTY FIFTH FLOOR	3119.76	168.30	2951.46	94.18	143.62		237.80	2713.66	16.00
TWENTY SIXTH FLOOR- REFUGE	3365.40	169.44	3195.96	94.18	143.62	161.20	399.00	2796.96	16.00
TWENTY SEVENTH FLOOR	3169.04	169.44	2999.60	94.18	143.62		237.80	2761.80	16.00
TWENTY EIGHTH FLOOR	3118.99	167.78	2951.21	94.18	150.82		245.00	2706.21	16.00
TWENTY NINTH FLOOR	3161.09	191.65	2969.44	94.18	150.82		245.00	2724.44	16.00
THIRTIETH FLOOR	2700.69	145.26	2555.43	94.18	143.62		237.80	2317.63	12.00
THIRTY FIRST FLOOR	2396.83	131.53	2265.30	70.65	132.13	50.58	253.36	2011.94	12.00
THIRTY SECOND FLOOR	2388.33	149.88	2238.45	70.64	120.61		191.25	2047.20	11.00
THIRTY THIRD FLOOR	1920.74	103.48	1817.26	70.64	107.07		177.71	1639.55	8.00
THIRTY FOURTH FLOOR	1616.89	96.42	1520.47	47.09	88.54	20.40	156.03	1364.44	8.00
THIRTY FIFTH FLOOR	1565.89	105.50	1460.39	47.09	78.01	26.01	151.11	1309.28	7.00
THIRTY SIXTH FLOOR	1090.76	59.55	1031.21	47.09	70.52		117.61	913.60	4.00
THIRTY SEVENTH FLOOR	829.75	47.38	782.37	30.18	46.67	20.40	97.25	685.12	4.00
THIRTY EIGHTH FLOOR	779.17	64.59	714.58	23.55	42.54		66.09	648.49	4.00
THIRTY NINTH FLOOR	311.58	18.19	293.39	23.55	35.26		58.81	234.58	0.00
T4 TERRACE FLOOR	50.58	5.54	45.04	6.62	11.40	27.02	45.04	0.00	0.00
TOTAL	112179.54	5971.90	106207.64	3368.68	5211.50	466.81	9034.06	97173.58	546.00

CA Area Details

CA Type	Area in Sq.m
CA- 01	2032.95
Total	2032.95

Parks Details

Park Type	Area in Sq.m
Park - 01	1397.60
Park - 02	2771.99
Total	4169.59

GROUND COVERAGE, FAR & PARKING STATEMENT :-

PARTICULARS		Required/ Allowable as per Zonal Regulations	As Proposed
Ground coverage =	Gross Floor Area / Plot Area x 100	50.00%	8303.22 / 38408.13 x 100 = 21.62% < 50.00%
Floor Area Ratio =	Net Floor Area / Plot Area	FAR + TDR/Premium 3.25 + 1.95 = 5.20	188197.9 / 38408.13 = 4.900
	Parking (2.5m x 5.5m each)	1166 No.s	1941 No.s

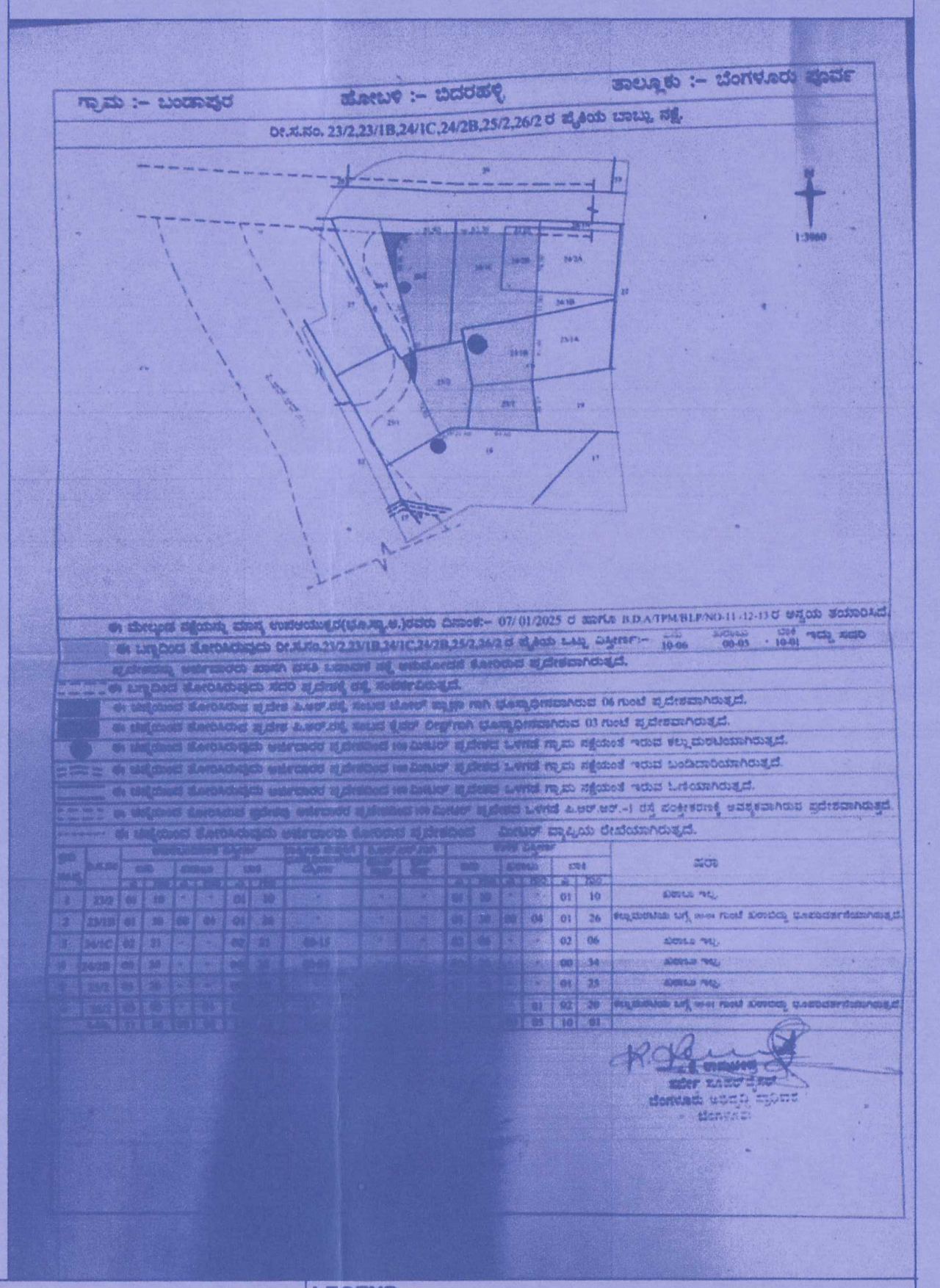
NOTE:

1. Work order issued vide no BDA/TPM/DLP-11/2012-13/2233/2017-18,Dated: 19-03-2018 is Superseeded.
2. This Modified Residential Develoepment Plan is issued under the provision of Section 17 of KTCP act 1961 for Residential purpose only.
3. This Modified Residential Develoepment Plan is resloved to be approved by the Town Planning sub committee of for authority vide Res No. 5.5.4/2024. Dated: 13/09/2024.
4. The Applicant Has To Abide By The Conditions Imposed In The Approval Order.
5. This Modified Residential Develoepment Plan is issued vide order no :
BDA/TPM/DLP-11/ 2012-13/ 1148 /2025-26 Dtd: 30.05.2025

VILLAGE MAP

SATTELITE IMAGE

SURVEY SKETCH



LEGEND:-
- Site Boundary
- Survey Boundary
- PRR Road
- Road Center Line
- Road/ Street
- Road widening area
- ▨ Park & Open Space
- ▨ Civic Amenity Site
- ▨ Public Utility Site

AREA STATEMENT AS PER REVENUE RECORDS:-

Total Land Area :- 10A-04G (40873.08sq.m)
Area Under Clover Leaf :- 00A- 3G (303.51sq.m)
Net Site Area :- 10A-01G (40569.57sq.m)
Net Site Area Considered for Development = 09 A - 39.73G (40441.08 Sq.m)

ALIENATION ORDER DETAILS:-

Village	Sy No.	Area		Order No./Date
		Acre	Gunta	
Bandapura	23/2	01	10.00	20864, 24/06/2024
	23/1B	01	30.00	20867, 24/06/2024
	24/1C	02	01.00	ALN:(IBK):SR/65/2014-15
	24/2B	00	34.00	ALN:(IBK):SR/65/2014-15
	25/2	01	28.00	20866, 24/06/2024
	26/2	02	21.00	20865, 24/06/2024
	Total	10	04.00	

30.5.25
TOWN PLANNER

Bhm 30/5/25
ASSISTANT DIRECTOR

DEPUTY DIRECTOR

30.5.25
JOINT DIRECTOR

30.5.25
ADDITIONAL DIRECTOR

TOWN PLANNER MEMBER

COMMISSIONER

APPLICANT/ GPA HOLDER:-

SATTVA
M/S SATTVA REALTORS PVT LTD
Mr P K MISHRA

REGISTERED PLANNER/ ARCHITECT/ ENGINEER:-

BCC/BL-3.6/E-4349/2018-19

RSP Design Consultants (India) Pvt Ltd.
RSP
RSP HOUSE, # 30, MUSEUM ROAD, BANGALORE - 560001 TEL: 25596868 FAX : 25596818

DRAWING TITLE:

Approval of Modified Residential Development Plan in Bengaluru District, Bengaluru East Taluk, Bidarahalli Hobli, Bandapura Village, Sy.No.:23/1B(P), 23/2, 24/1C(P), 24/2B(P),25/2, 26/2.

SANCTIONING AUTHORITY

Government of Karnataka
BANGALORE DEVELOPMENT AUTHORITY
T Chowdaiah Road, Kumara Park West, Bengaluru 560 020