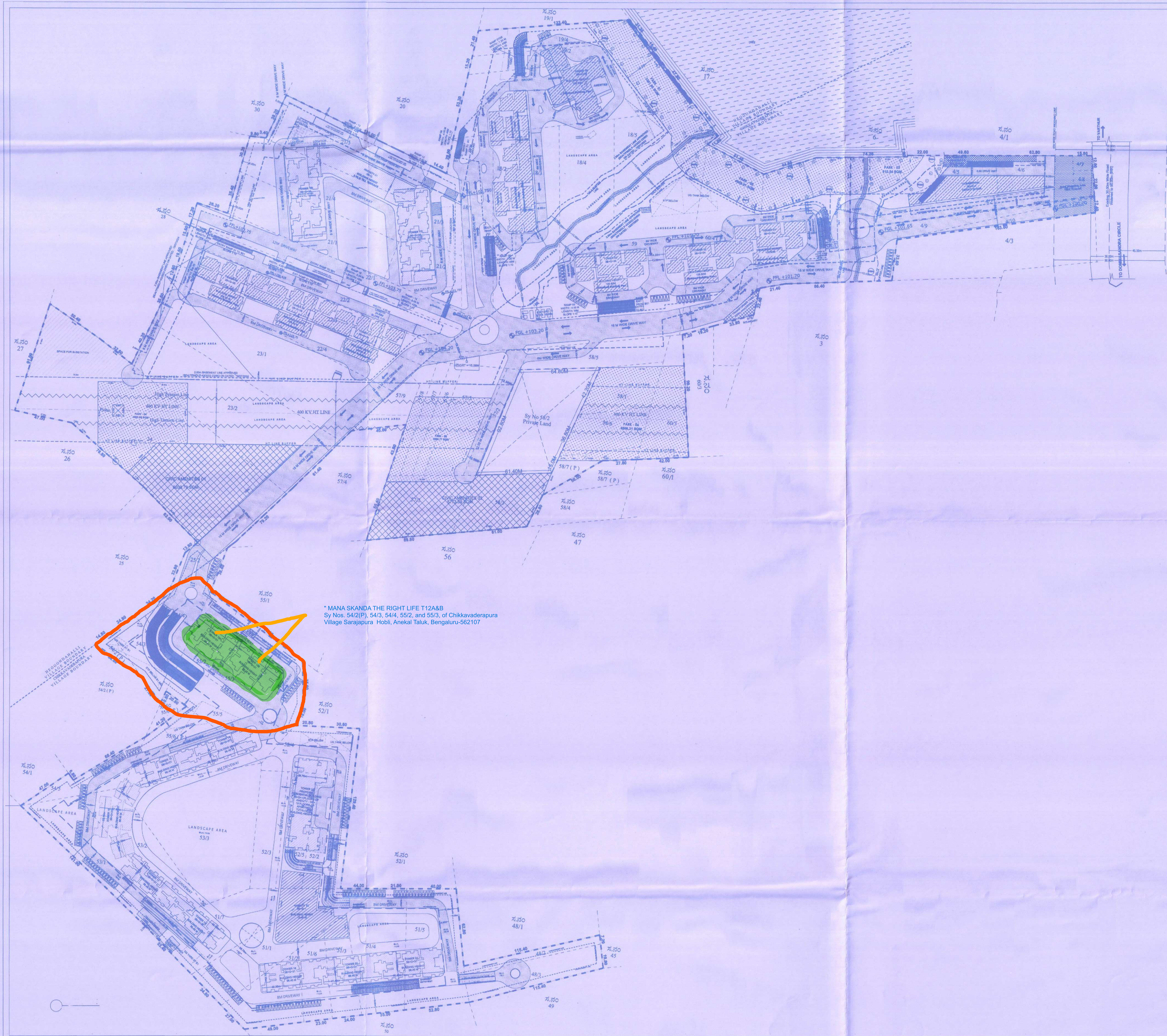


AREA STATEMENT

Particular's	SQ.M	Acre	Guntas
Total Site Area (A)	236765.43	58	20.25
Kharab Land Area (B)	910.54	0.00	9.00
Area Considered for Development (A - B) = C	235854.89	58.00	11.25
Road Widening Area (D)	1562.78	0.00	
Net Site Area(C- D) =(E)	234292.11		

Parks & CA Area Statement (For Overall Site Area for Development)	REQUIRED	PROPOSED
	SQ.M	SQ.M
PARK AND OPEN SPACE (10.00%) (10 % of C)	23585.49	23585.50
	10.00%	10.00%
C A (5.00%) = (5% of C)	11792.74	11807.18
	5.00%	5.01%
Surface Parking for Commercial Site Area of 2 A - 10 G = 9105.39 Sq.m (5.00%) = (5% of C)	455.27	455.57
	5.00%	5.00%

Site Area Considered For Coverage (C - Road Widening Area -CA Area - Surface Parking - Park Area) (235854.89 -1562.78 -11807.18 - 455.57 -23585.50) = 198443.86 Sqm	198443.86
Site Area Considered For FAR (C - CA Area) (235854.89 - 11807.18) = 224047.71 Sqm	224047.71
Coverage Calculation	
Permissible Coverage = 50.00% 39056.83 X100 / 198443.86 = 19.68%	19.68% < 50.00%
Premium FAR & Permissible FAR Calculation	
Permissable FAR = 3.00	
Permissible Premium FAR/TDR = 3 x 60% = 1.80 (3.00+1.80 = 4.80)	
Proposed FAR Area	684772.01
Proposed FAR = 3.06 684772.01 / 224047.71 = 3.06	3.06< 4.80
Setback	Overall 16.00m Setback
As Per ZR Building Height	ABOVE 50.00m

Proposed Building Height	Height
COMMERCIAL (2B+G+4+TERRACE)	24.00m
TOWER - 01,02,03 (3B+G+34+TERRACE)	105.60m
TOWER - 04,05,06 (3B+G+36+TERRACE)	111.60m
TOWER - 07,08,09 (2B+G+35+TERRACE)	109.50m
TOWER - 10,11 (3B+G+35+TERRACE)	108.45m
AMENITY 01 3B+G+1+TERRACE	6.60m
TOWER-12A, 12B, 14, 15, 16, 17, 18, 19, 20, 21 (3B+G+31+TERRACE)	96.45m
AMENITY 02 (3B+G+1+TERRACE)	12.45m
TOWER - 24 2B+G+1 (AMENITY 03)+19+TERRACE	66.00m
G+TERRACE)	15.00m

SL.NO	TOWERS	COVERAGE	FAR
1	TOWERS 01,02,03,04,05,06, COMMERCIAL	9191.35	240072.301
2	TOWERS 07,08,09	12983.254	106181.80
3	TOWERS 10,11 , AMENITY 01	4678.32	91823.09
5	TOWER 12A, 12B, 14,15,16,17,18,19,20,21. AMENITY 02	10027.95	221354.80
6	Tower 22 (AMENITY 03)	1925.96	25090.02
7	G+1 BUI DLING	250	250.00
	TOTAL	39056.83	684772.01

CONVERSION ORDER DETAILS

ಕ್ರ ಸಂ	ಸ. ನಂ.	ಒಟ್ಟು ಎ-ಗುಂ	ಖರಾಬು A	ಖರಾಬು B	ಬಾಕಿ ಎ-ಗುಂ	ಭೂಪರಿವರ್ತಿತ ವಿಸ್ತೀರ್ಣ	ಭೂಪರಿವರ್ತನೆ ಆದೇಶ ಸಂಖ್ಯೆ
1	4/2	0-30	---	---	0-30	0-30	ALN/ASH/SR/69/23-24
2	4/5	0-18	---	---	0-18	0-18	ALN/ASH/SR/167/23-24
3	4/6	0-18	---	---	0-18	0-18	ALN/ASH/SR/65/23-24
4	4/7	0-02	---	---	0-02	0-02	ALN/ASH/SR/168/23-24
5	4/8	0-02	---	---	0-02	0-02	ALN/ASH/SR/170/23-24
6	4/9	0-10	---	---	0-10	0-10	ALN/ASH/SR/219/22-23
7	4/10	0-10	---	---	0-10	0-10	ALN/ASH/SR/220/22-23
8	5	2-21	---	0-02	2-19	2-19	ALN/ASH/SR/126/22-23
9	57/1	0-09	---	---	0-09	0-09	CONVERSION NO: 628890
10	57/5	0-30	---	---	0-30	0-30	CONVERSION NO: 621695
11	57/6	0-09	---	---	0-09	0-09	CONVERSION NO: 621696
12	57/7	0-09	---	---	0-09	0-09	CONVERSION NO: 621698
13	57/8	0-09	---	---	0-09	0-09	CONVERSION NO: 621697
14	59/1	2-00	---	---	2-00	2-00	ALN/ASH/SR/14.15/23-24
15	59/2	1-31	---	---	1-31	1-31	ALN/ASH/SR/12/23-24
16	60/4(ಪ)	1-34	0-04	---	1-30	1-28.25	ALN/ASH/SR/161/22-23
17	48/2	0-08	---	---	0-08	0-08	ALN/ASH/SR/271/25-26
18	48/3	0-23	---	---	0-23	0-23	ALN/ASH/SR/282/25-26
19	51/1	1-00	---	---	1-00	1-00	ALN/ASH/SR/270/25-26
20	51/2	0-25	---	---	0-25	0-25	ALN/ASH/SR/266/25-26
21	51/3	0-17	---	---	0-17	0-17	ALN/ASH/SR/262/25-26
22	51/4	1-00	---	---	1-00	1-00	ALN/ASH/SR/247/25-26
23	51/5	1-00	---	---	1-00	1-00	ALN/ASH/SR/252/25-26
24	51/6	0-15	---	---	0-15	0-15	ALN/ASH/SR/251/25-26
25	51/7	1-00	---	---	1-00	1-00	ALN/ASH/SR/256/25-26
26	52/2	1-00	---	---	1-00	1-00	ALN/ASH/SR/243/25-26
27	52/3	0-20	---	---	0-20	0-20	ALN/ASH/SR/279/25-26
28	52/4	0-14	---	---	0-14	0-14	ALN/ASH/SR/244/25-26
29	52/5	0-20	---	---	0-20	0-20	ALN/ASH/SR/280/25-26
30	53/1	1-00	---	---	1-00	1-00	ALN/ASH/SR/255/25-26
31	53/2	0-35	---	---	0-35	0-35	ALN/ASH/SR/250/25-26
32	53/3	2-00	---	---	2-00	2-00	ALN/ASH/SR/258/25-26
33	54/2(ಪ)	1-33	---	---	1-33	0-03	ALN/ASH/SR/340/25-26
34	54/3	0-15	---	---	0-15	0-15	ALN/ASH/SR/257/25-26
35	54/4	0-25	---	---	0-25	0-25	ALN/ASH/SR/269/25-26
36	54/5	0-05	---	---	0-05	0-05	ALN/ASH/SR/254/25-26
37	54/6	0-11	---	---	0-11	0-11	ALN/ASH/SR/267/25-26
38	55/2	0-15	---	---	0-15	0-15	ALN/ASH/SR/268/25-26
39	55/3	1-02	---	---	1-02	1-02	ALN/ASH/SR/253/25-26
40	55/5	0-27	---	---	0-27	0-27	ALN/ASH/SR/245/25-26
41	55/6(ಪ)	1-00	---	---	1-00	0-36	ALN/ASH/SR/281/25-26
42	57/2	0-09	---	---	0-09	0-09	CONVERSION NO: 822328
43	57/3	0-34	---	---	0-34	0-34	ALN/ASH/SR/246/25-26
44	57/9	0-11	---	---	0-11	0-11	ALN/ASH/SR/241/25-26
45	58/1	0-21	---	---	0-21	0-21	ALN/ASH/SR/259/25-26
46	58/3	0-26	---	---	0-26	0-26	CONVERSION NO: 794283
47	58/5	0-21	---	---	0-21	0-21	CONVERSION NO: 822327
48	58/6	0-21	---	---	0-21	0-21	ALN/ASH/SR/260/25-26
49	58/7(ಪ)	0-21	---	---	0-21	0-11	ALN/ASH/SR/316/25-26
50	60/3	0-25	---	---	0-25	0-25	CONVERSION NO: 812414
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51	18/1	1-00	---	---	1-00	1-00	ALN/ASH/SR/131/22-23
52	18/2	0-27	---	---	0-27	0-27	ALN/ASH/SR/129/22-23
53	18/3	1-01	---	0-01	1-00	1-00	ALN/ASH/SR/134/23-23
54	18/4	1-02	---	0-02	1-00	1-00	ALN/ASH/SR/128/23-23
55	18/5	1-02	---	0-02	1-00	1-00	ALN/ASH/SR/125/22-23
56	19/2	0-20.08	---	0-00.8	0-20	0-20	ALN/ASH/SR/227/23-24
57	19/3	2-03	---	0-01	2-02	2-02	ALN/ASH/SR/130/23-23
58	19/4	0-25.08	---	0-00.8	0-25	0-25	ALN/ASH/SR/276/23-24
59	22/2	1-00	---	---	1-00	1-00	ALN/ASH/SR/171/23-24
60	22/3	1-01	---	---	1-01	1-01	CONVERSION NO: 619684
61	22/4	1-01	---	---	1-01	1-01	CONVERSION NO: 619685
62	23/1	2-06	---	---	2-06	2-06	CONVERSION NO: 693799
63	23/2	2-06	---	---	2-06	2-06	ALN/ASH/SR/164/23-24
64	24	4-03	0-01	---	4-02	4-03	ALN/ASH/SR/163/23-24
65	21/1	1-06.08	---	---	1-06.08	1-06.08	ALN/ASH/SR/272/25-26
66	21/2	0-23	---	---	0-23	0-23	ALN/ASH/SR/369/24-25
67	21/3	0-23	---	---	0-23	0-23	ALN/ASH/SR/370/24-25
68	21/4	1-06.08	---	---	1-06.08	1-06.08	ALN/ASH/SR/263/25-26
69	21/5	1-07	---	---	1-07	1-07	ALN/ASH/SR/205/25-26
70	22/1	1-00	---	---	1-00	1-00	ALN/ASH/SR/277/25-26
71	25/2	0-05	---	---	0-05	0-05	ALN/ASH/SR/274/25-26
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Commercial

Particular	Acre	Guntas	SQM
Site Area Considered for Commercial Development	2	10.00	9105.39
Area Reserved for Surface Parking Required (5%)			455.27
Area Reserved for Surface Parking Provided (5%)			455.27

Residential

Particular	Acre	Guntas	SQM
Site Area Considered for Residential Development	56	1.25	226749.50
Area Reserve for CA (5%) Required	0.05		11337.48
Area Reserve for CA (5%) Provided	0.052071		11807.18
Area Reserve for Park (5%) Required	0.1		22674.95
Area Reserve for Park (5%) Provided	0.106101		24058.43

COMBINED FAR & BUA STATEMENT- TOWER -01, TOWER-02, TOWER-03, TOWER-04, TOWER-05, TOWER-06, COMMERCIAL BUILDING, TOWER-7, TOWER-08, TOWER-09, TOWER-10, TOWER-11, AMENITY 01, TOWER 12A, TOWER- 12B, TOWER - 14, TOWER - 15, TOWER-16, TOWER - 17, TOWER - 18, TOWER - 19, TOWER-20, TOWER-21 INCLUDING AMENITY-02, TOWER -22, (AMENITY 03), G+ Terrace BUILDING.

SI No	PARTICULARS	GROSS AREA (A)	DEDUCTION (B) (OTS+CUT OUTS+SHAFTS)	BUILT-UP AREA (C=A-B) (IN SQM)	Non FAR Area (D) Parking / Ramp	Lift Cut Out	Staircase/ staircase room	Services	Total	FAR area (E=C-D)	UNITS/ TOWER
1	TOWERS 01,02,03,04,05,06, COMMERCIAL	365037.80	13499.64	351538.16	90291.00	6989.94	8165.26	6019.67	111465.86	240072.301	1349
2	TOWERS 07,08,09	166098.28	5530.07	160568.21	43108.61	3417.57	3863.11	3997.12	54386.41	106181.80	825
3	TOWERS 10,11 , AMENITY 01	164951.43	4062.84	160888.59	57411.11	3187.6	4916.92	3549.87	69065.50	91823.09	707
5	TOWER 12A, 12B, 14,15,16,17,18,19,20,21. AMENITY 02	398109.68	12150.90	385958.78	138193.27	8010.59	10087.55	7670.85	164603.98	221354.80	1848
6	Tower 22 (AMENITY 03)	30915.48	3802.27	27113.21	0.00	558.81	1401.98	62.40	2023.19	25090.02	189
7	G+1 BUI DLING	250.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	250.00	0
	TOTAL	1125362.67	39045.72	1086316.95	329003.99	22164.51	28434.82	21299.91	401544.94	684772.01	4918

Car Parking Statement of residential & Commercial & Amenities T 1 to T 22 & Commercial & Amenities 01,02, & 03 Area

	REQUIRED (No's)	Car Parking Provided	
UNITS LESS THAN 50SMT (128 No's)	64	Tower 1,2,3 Basement 1,2,3	838.00
UNITS MORE THAN 50 TO 225 SMT (4698)	4698	Tower 4,5,6 Basement 1,2,3	1187.00
UNITS MORE THAN 225 SMT (92)	184	Tower 7,8,9, Basement 1,2, & Ground	955.00
Commercial Area 50Sq.m/1 Car (2733.53/50)	55	Tower 10 & 11 Basement 1,2,3	852.00
Visitors Car Parking (64 + 4698 +184) x 10%	495	Tower 12A,12B, 14,15,16,17,18,19,20, 21 & 22, Basement 1,2, & 3	2320.00
AmenitiesFAR Area/50 Sq.m (8893.00 / 50) = 177.60 No's	178	Surface Parking	244.00
Total	5674		6396.00

TREE PLANTING CALCULATION	
NO'S OF TREES REQUIRED	1 Tree For 240Sq.m of FAR Area (684772.01/240 = 2854No's)
NO'S OF TREES PROVIDED	2857 No's

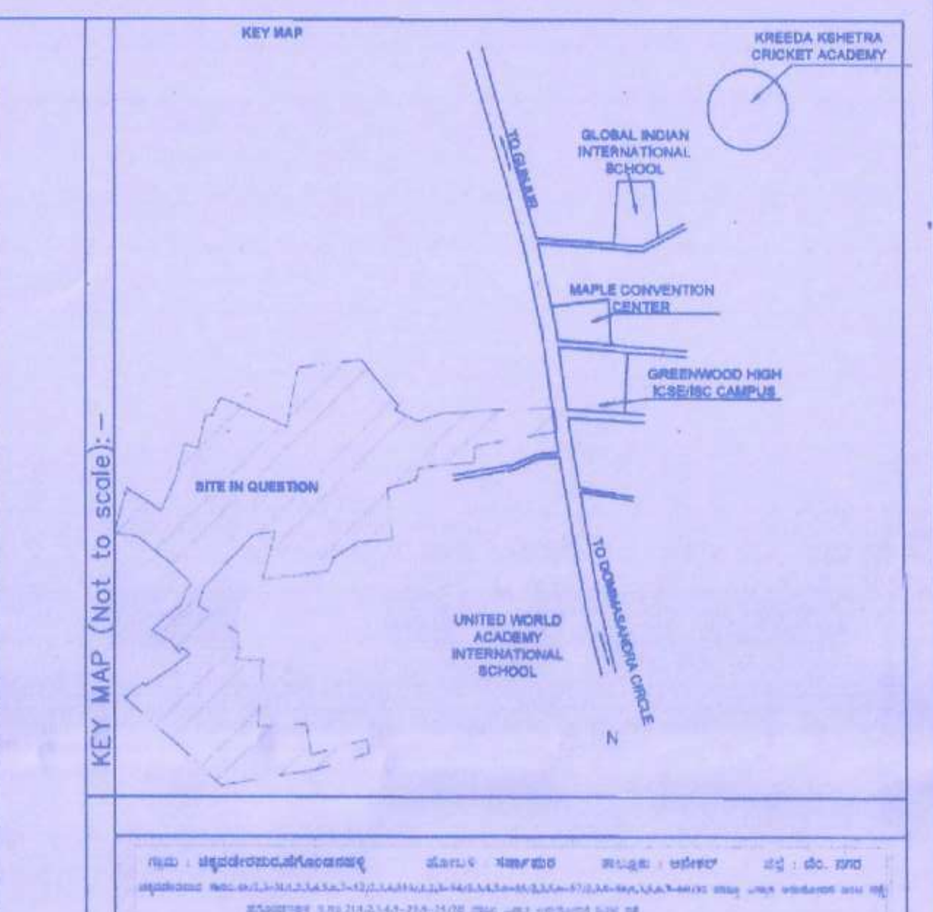
Parks Schedule

Park Type	Area in Sq.m
Park - 01	3301.95
Park - 02	4805.07
Park - 03	910.54
Park - 04	4063.86
Park - 05	3995.77
Park - 06	6508.31
Total	23585.50

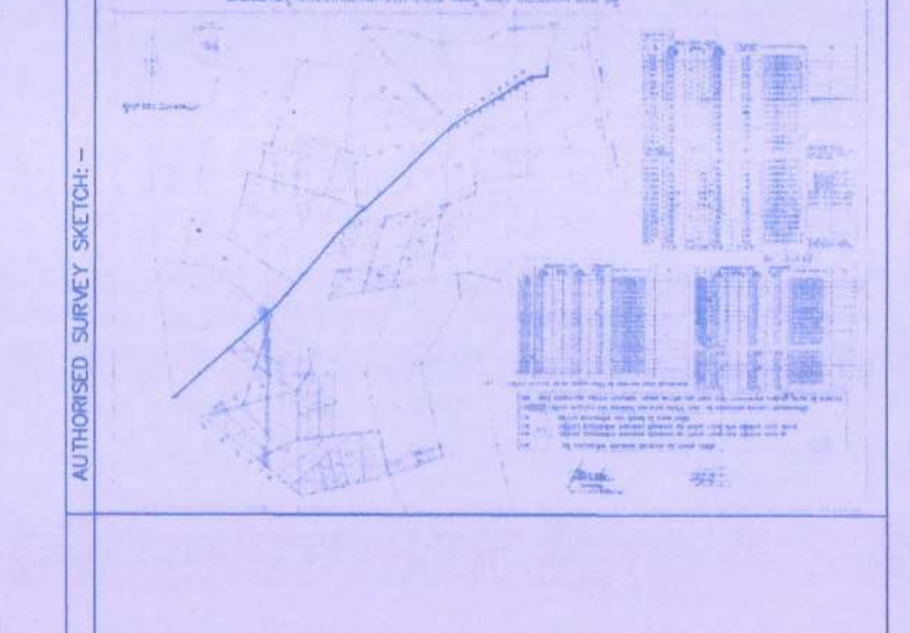
CA Schedule

Park Type	Area in Sq.m
CA- 01	6033.79
CA- 02	5773.39
Total	11807.18

KEY MAP (Not to scale):-



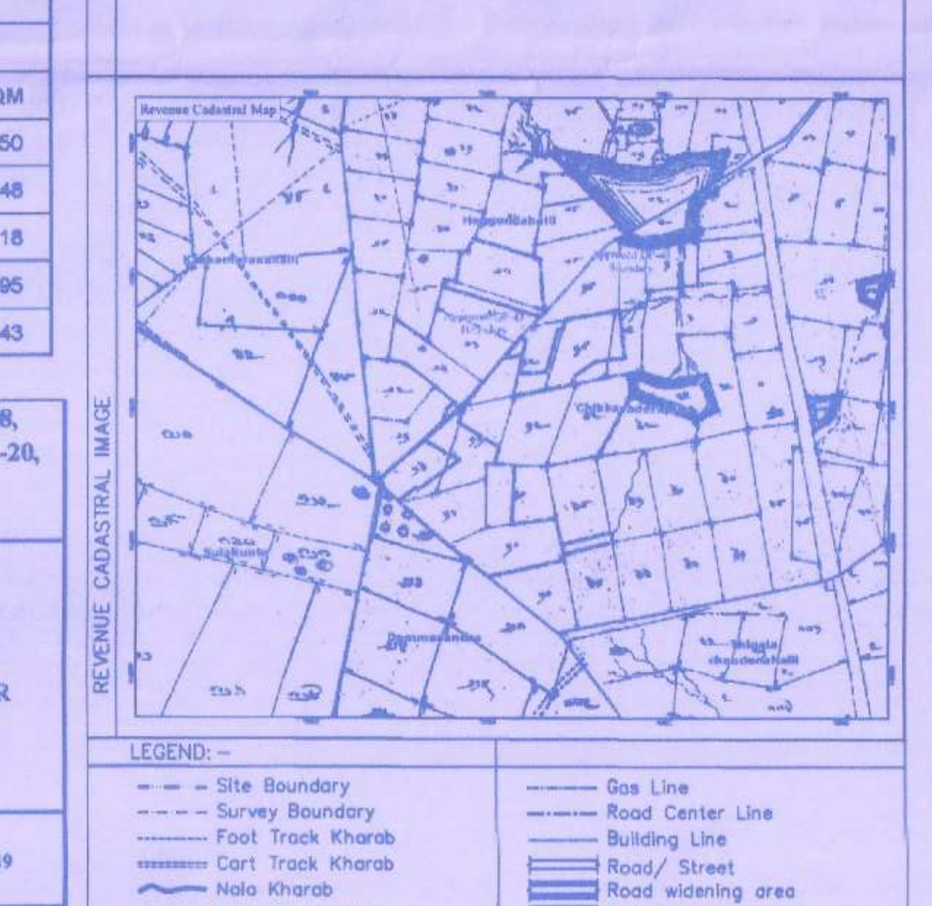
AUTHORISED SURVEY SKETCH:-



SATELLITE IMAGE



REVENUE CADASTRAL IMAGE



LEGEND:-

Site Boundary	Gas Line
Survey Boundary	Road Center Line
Foot Track Kharab	Building Line
Cart Track Kharab	Road/ Street
Nala Kharab	Road widening area
Nala Center Line	Park & Open Space
Lake/ Tank/ Pond	Civic Amenity Site
Railway Line	Public Utility Site
H T Line	Surface Parking
R.W.P	Sanctioned Towers
	Proposed Towers

AREA STATEMENT AS PER REVENUE RECORDS:-

Total Land Area :- 58A-20.25G (236765.43sq.m)
Kharab Area :- 00A-9.00G (910.54sq.m)
Net Site Area for Development :- 58A-11.25G (235854.89sq.m)

APPLICANT/ GPA HOLDER:-

Mr. B VIJAYA KUMARA REDDY

Mr. D KISHORE REDDY Authorised Signatory

REGISTERED PLANNER/ ARCHITECT/ ENGINEER:-

Mr. ANUP NAIK

TOWN PLANNER | ASSISTANT DIRECTOR

DEPUTY DIRECTOR | Shantala. M.S JOINT DIRECTOR

ADDITIONAL DIRECTOR | TOWN PLANNER MEMBER

NOTE :-

1) THIS MODIFIED RESIDENTIAL & NON-RESIDENTIAL (COMMERCIAL) DEVELOPMENT PLAN IS APPROVED VIDE TOWN PLANNING COMMITTEE RES NO. 1.109/2026 DATED : 10.03.2026.

2) THE APPLICANT HAS REMITTED CHARGES OF 1,35,51,570.00 Rs/- (One CRORE THIRTY FIVE LAKHS AND FIFTY ONE THOUSAND FIVE HUNDRED SEVENTY RUPEES ONLY)

3) THE WORK ORDER AND MODIFIED RESIDENTIAL & NON-RESIDENTIAL (COMMERCIAL) DEVELOPMENT PLAN ISSUED VIDE No. BDA/TPM/DLP-43/2022-2023/ 965 /2026-27 Dated. 19/6/2026

4) THE APPLICANT HAS TO ABIDE BY THE CONDITION IMPOSED IN THE APPROVAL ORDER.

Government of Karnataka

BANGALORE DEVELOPMENT AUTHORITY

T Chowdaiah Road, Kumara Park West, Bengaluru 560 020

DRAWING TITLE:

MODIFIED RESIDENTIAL & NON-RESIDENTIAL DEVELOPMENT PLAN AT SURVEY NO'S 4/2,4/5,4/6,4/7,4/8,4/9,4/10,5, 48/2, 48/3, 51/1, 51/2, 51/3, 51/4, 51/5, 51/6, 51/7, 52/2, 52/3, 52/4, 52/5, 53/1, 53/2, 53/3, 54/2(P), 54/3, 54/4, 54/5, 54/6, 55/2, 55/3, 55/5, 55/6(P), 57/1, 57/2, 57/3, 57/5, 57/6, 57/7, 57/8, 57/9, 58/1, 58/3, 58/5, 58/6, 58/7(P), 59/1, 59/2, 60/3, 60/4 (P) OF CHIKKAVADERAPURA VILLAGE AND SURVEY NO'S 18/1, 18/2, 18/3, 18/4, 18/5, 19/2, 19/3, 19/4, 21/1, 21/2, 21/3, 21/4, 21/5, 22/1, 22/2, 22/3, 22/4, 23/1, 23/2, 24, 25/2 OF HEGGONDAHALLI VILLAGE SARJAPURA HOBLI, ANEKAL TALUK, BENGALURU URBAN.

DRAWING No.:-	DATE:-	SCALE:- 1:1200	N All dimensions in meters.