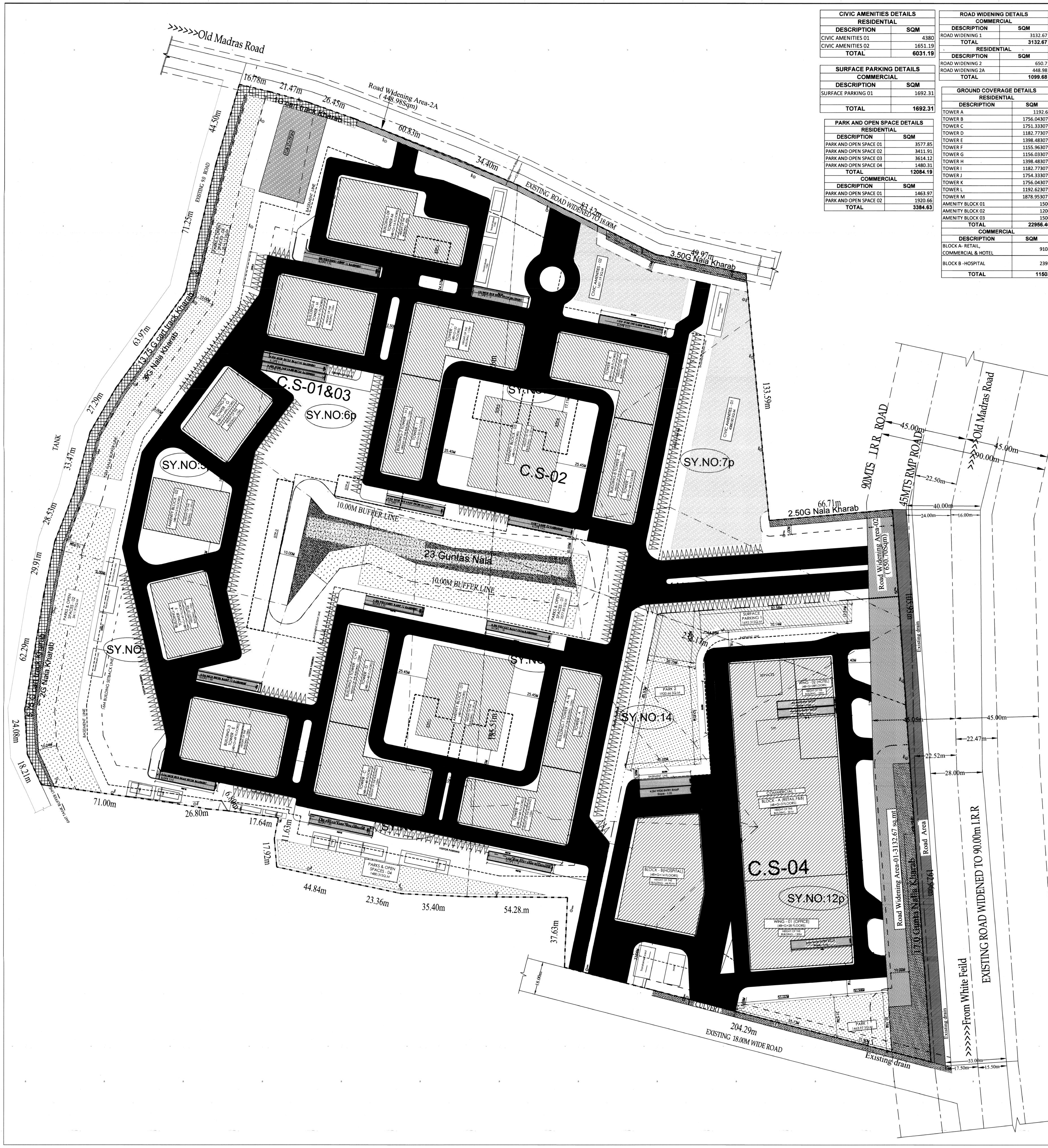


CIVIC AMENITIES DETAILS	
RESIDENTIAL	
DESCRIPTION	SQM
CIVIC AMENITIES 01	4380
CIVIC AMENITIES 02	1651.19
TOTAL	6031.19

SURFACE PARKING DETAILS	
COMMERCIAL	
DESCRIPTION	SQM
SURFACE PARKING 01	1692.31
TOTAL	1692.31

PARK AND OPEN SPACE DETAILS	
RESIDENTIAL	
DESCRIPTION	SQM
PARK AND OPEN SPACE 01	3577.85
PARK AND OPEN SPACE 02	3411.91
PARK AND OPEN SPACE 03	3614.12
PARK AND OPEN SPACE 04	1480.31
TOTAL	12084.19
COMMERCIAL	
DESCRIPTION	SQM
PARK AND OPEN SPACE 01	1463.97
PARK AND OPEN SPACE 02	1920.66
TOTAL	3384.63

ROAD WIDENING DETAILS	
COMMERCIAL	
DESCRIPTION	SQM
ROAD WIDENING 1	3132.67
TOTAL	3132.67
RESIDENTIAL	
DESCRIPTION	SQM
ROAD WIDENING 2	650.7
ROAD WIDENING 2A	448.98
TOTAL	1099.68

GROUND COVERAGE DETAILS	
RESIDENTIAL	
DESCRIPTION	SQM
TOWER A	1192.62
TOWER B	1756.043077
TOWER C	1751.333077
TOWER D	1182.773077
TOWER E	1398.483077
TOWER F	1155.963077
TOWER G	1156.033077
TOWER H	1398.483077
TOWER I	1182.773077
TOWER J	1754.333077
TOWER K	1756.043077
TOWER L	1192.623077
TOWER M	1878.953077
AMENITY BLOCK 01	1500
AMENITY BLOCK 02	1200
AMENITY BLOCK 03	1500
TOTAL	22956.46
COMMERCIAL	
DESCRIPTION	SQM
BLOCK A- RETAIL, COMMERCIAL & HOTEL	9108
BLOCK B -HOSPITAL	2395
TOTAL	11503

SL NO	DEVELOPMENT PLAN AREA STATEMENT			
1	Total area of site [39 Acres -38.22 Guntas] : A		161694.10	Sq.mt
2	Kharab Area[01Acres -32.00 Guntas] : B		7284.29	Sq.mt
3	Net Plot Area [38Acres-06.22Guntas] (D) = A-B		154409.81	Sq.mt
4	Residential Development plan site Area		120563.59	Sq.mt
5	Commercial Development plan site Area		33846.22	Sq.mt

	RESIDENTIAL DEVELOPMENT PLAN AREA STATEMENT [120563.59 Sqm]				
1	Residential Development plan site Area :	120563.59			Sq.mt
	Particulars	As Per ZR		As Per Plan	Units
2	Park & Open spaces Area	12056.36 [10%]		12084.19[10.02%]	Sq.mt
3	Civic Amenity Area	6028.18 [5%]		6031.16 [5.00%]	Sq.mt
4	Road Area			1099.68	Sq.mt
5	Site Area for FSI [120563.59-6031.16]	______		114532.43	Sq.mt
6	Site Area For Coverage [120563.59-12084.19-6031.16-1099.68]	______		101348.56	Sq.mt
7	Permissible FAR	343597.29 Sqm	3.00	549755.66/114532.43	----
	Premimum FAR [0.4 Times] [0.4 x3.00]	137438.92Sqm	1.20		
	TDR FAR [0.2 Times] [0.2 x3.00]	68719.46 Sqm	0.60	**4.80=4.80**	
	Permissible FAR +Premimum FAR + TDR FAR	**549755.66 Sqm**	**4.80**		
8	COVERAGE	**50671.01 Sqm**	50%	22956.46/101348.56 **22.65 % < 50%**	----
9	SET BACK	16.00Mts		Over all 16.00 (Min)	Mts
10	BUILDING HT.	Above 50.00 Mts Ht.		170.00 (Maximum)	Mts
11	**CAR PARKING STATEMENT (AS PER ZR) :-**				
	Units Type				
	Units Below 50 Sqm [360 Flats]			**180**	No's
	Units Above 50 Sqm & Below 225 Sqm [3446 Flats]			**3446**	No's
	Units Above 225 Sqm [376 Flats]			**752**	No's
	Amenity Area One for every 50 Sqm [9250.00/50]			**185**	No's
	Total			**4563**	No's
	10% of Visitor car parking(residential +Amenity area)			**457**	
	Total Car Parking Requirement			**5020**	No's
14	**CAR PARKING STATEMENT (AS PER PLAN) :-**				
	BASEMENT -01			1000	No's
	BASEMENT -02			1320	No's
	BASEMENT -03			1320	No's
	BASEMENT -04			930	No's
	SURFACE PARKING			457	No's
	PROVIDED CAR PARKING			**5027**	**No's**
15	NO. OF TREES REQUIRED [549755.66/240]			2291	No's
	NO. OF TREES TO BE PLANTED			**2291**	**No's**

PHASE -1 AREA STATEMENT ACHIEVED

BUILDING	FLOORS	BUILT UP AREA	NON FAR AREA			FAR AREA
			STAIRCASE	LIFT VOID	SERVICES/PARKING/LMR/REFUGE	
BUILDING-1	TOWER-A (4B+G+48 FLOORS)	41,063.45	1,645.91	2,577.40	415.40	36,424.74
	TOWER-B (4B+G+48 FLOORS)	64,208.88	1,727.34	3,495.66	582.79	58,403.09
BUILDING-2	TOWER-C (4B+G+48 FLOORS)	64,081.93	1,711.47	3,495.66	935.56	57,939.24
	TOWER-D (4B+G+48 FLOORS)	40,962.50	1,648.95	2,577.40	651.76	36,084.39
BUILDING-3	TOWER-E (4B+G+49FLOORS)	58,307.57	1,720.00	2,598.50	881.07	53,108.00
BUILDING-4	TOWER-F (4B+G+49 FLOORS)	44,759.06	1,709.50	2,005.00	877.33	40,167.23
BUILDING-5	TOWER-G (4B+G+49 FLOORS)	41,638.47	1,719.76	2,005.00	708.51	37,205.20
BUILDING-9	TOWER-M (4B+G+16 FLOORS)	17,511.59	661.30	508.13	0.00	16,342.16
AMENITY BLOCK-1	(4B+G+3 FLOORS)	4566	320	96	150	4000
AMENITY BLOCK -2	(4B+G+3 FLOORS)	2766	320	96	100	2250
BASEMENT		188406.29	1513.21	1722.16	183489.46	1,681.45
TOTAL		5,68,271.73	14,697.44	21,176.91	1,88,791.87	3,43,605.50

PHASE -2 AREA STATEMENT ACHIEVED

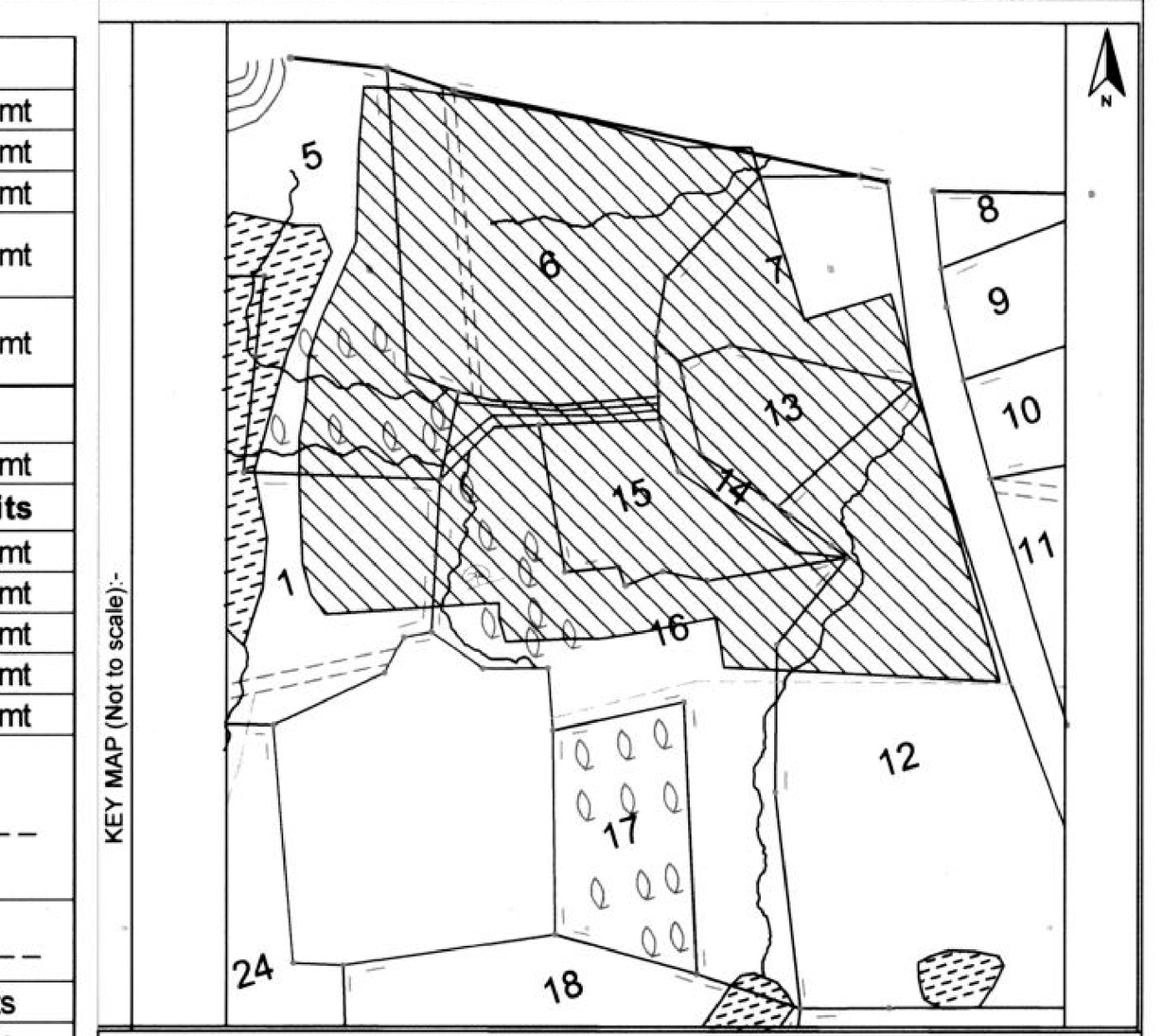
BUILDING	FLOORS	BUILT UP AREA	NON FAR AREA			FAR AREA
			STAIRCASE	LIFT VOID	SERVICES/PARKING/LMR/REFUGE	
BUILDING-6	TOWER-H (4B+G+41 FLOORS	48,816.73	1,444.80	2,182.74	817.80	44,371.39
BUILDING-7	TOWER-I (4B+G+32 FLOORS)	27,408.71	1,111.51	1,735.80	593.27	23,968.13
	TOWER-J (4B+G+32 FLOORS)	43,008.37	1,154.83	2,354.22	851.83	38,647.49
BUILDING-8	TOWER-K (4B+G+48 FLOORS	64,203.14	1,727.34	3,495.66	582.79	58,397.35
	TOWER-L (4B+G+48 FLOORS)	41,054.50	1,645.91	2,577.40	415.40	36,415.79
AMENITY BLOCK-3	(4B+G+3 FLOORS)	3516	320	96	100	3,000.00
BASEMENT		94203.14	756.61	861.08	91235.46	1,350.00
TOTAL		228007.4434	7404.39	12441.82	3361.08344	2,06,150.15

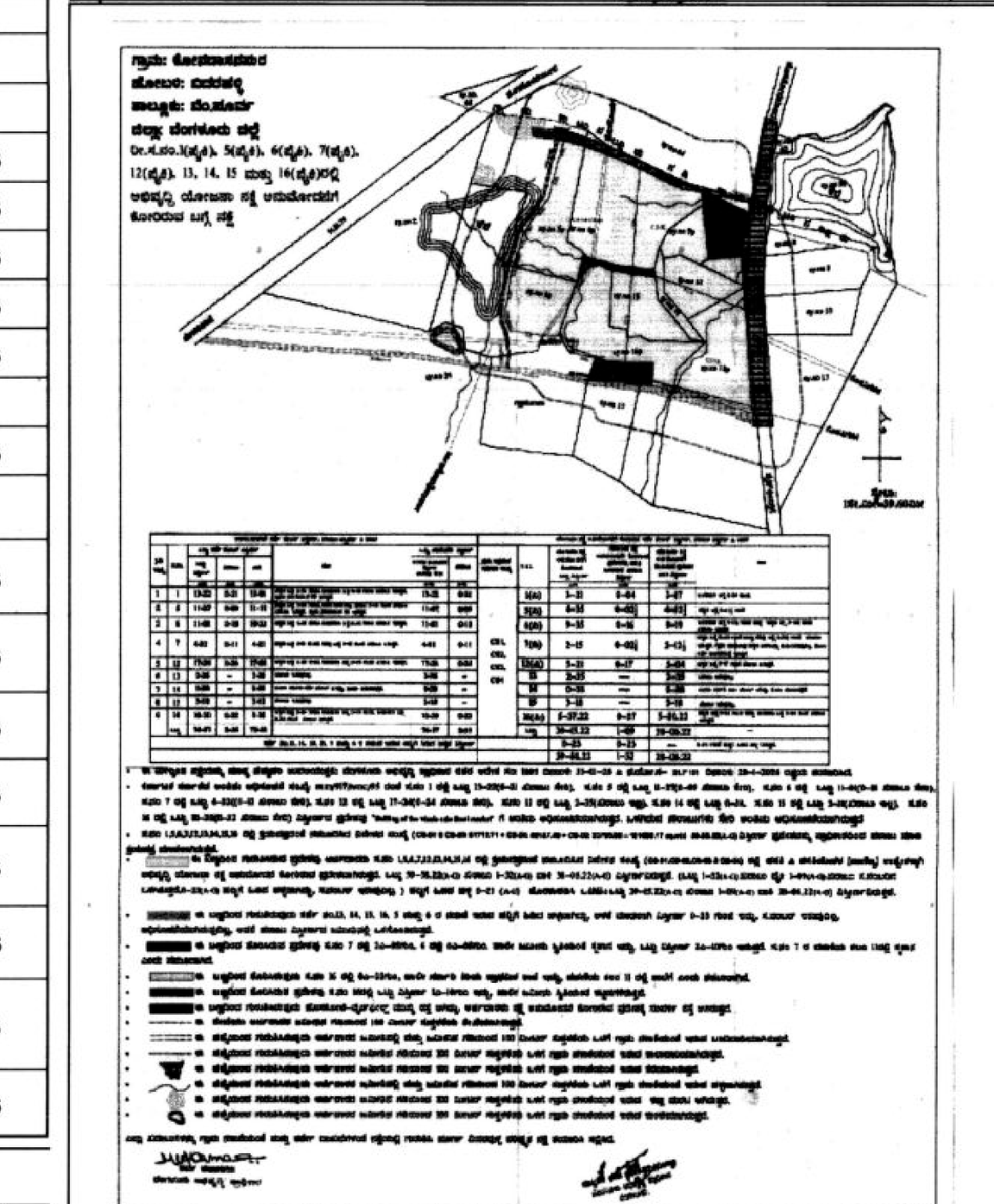
	COMMERCIAL DEVELOPMENT PLAN AREA STATEMENT [33846.22Sqm]				
1	Commercial Development plan site Area :	33846.22			Sq.mt
	Particulars	As Per ZR		As Per Plan	Units
2	Park & Open spaces Area	3384.63 [10%]		3384.63 [10%]	Sq.mt
3	Surface Parking Area	1692.31 [5%]		1692.31 [5%]	Sq.mt
4	Road Area			3132.67	Sq.mt
5	Site Area for FSI [33846.22]	______		33846.22	Sq.mt
6	Site Area For Coverage [33846.22-3384.63-3132.67-1692.31]	______		25636.61	Sq.mt
7	Permissible FAR	101538.66 Sqm	3.00	111691.36/33846.22	----
	Premimum FAR [0.4 Times] [0.4 x3.00]	40615.46Sqm	1.20		
	TDR FAR [0.2 Times] [0.2 x3.00]	20307.73 Sqm	0.60	**3.299 < 4.80**	
	Permissible FAR +Premimum FAR + TDR FAR	**162461.86 Sqm**	**4.80**		
8	COVERAGE	**11536.47Sqm**	45%	11503.00/28769.28 **44.86 % < 45%**	----
9	SET BACK	16.00Mts		Over all 16.00 (Min)	Mts
10	BUILDING HT.	Above 50.00 Mts Ht.		130.00 (Maximum)	Mts
11	**CAR PARKING STATEMENT (AS PER ZR) :-**				
	Units Type				
	Retail Area One for every 50 Sqm [21187.80/50]			**424**	No's
	Commercial Area One for every 50 Sqm [36486.30/50]			**730**	No's
	Hospital Area One for every 100 Sqm [25169.60/100]			**252**	No's
	Hotel Common Area One for every 75 Sqm [9843.60/75]			**131**	No's
	Hotel One for every 2 Rooms [247 Rooms]			**124**	No's
	Hotel 10% of Visitor car parking [247 Hotel Parking]			**25**	No's
	Total			**1686**	No's
14	**CAR PARKING STATEMENT (AS PER PLAN) :-**				
	BASEMENT -01			290	No's
	BASEMENT -02			268	No's
	BASEMENT -03			556	No's
	BASEMENT -04			663	No's
	PROVIDED CAR PARKING			**1777**	**No's**
15	NO. OF TREES REQUIRED [111691.36/240]			456	No's
	NO. OF TREES TO BE PLANTED			**456**	**No's**

COMMERCIAL CONSOLIDATED AREA STATEMENT

COMPONENT	BUA	NON-FAR AREA			FAR AREA
		STAIRCAS	LIFT VOID	SERVICES & PA	
BLOCK A					
RETAIL	22,581.60	1,093.80		300.00	21,187.80
COMMERCIAL	38,802.80	2,016.50		300.00	36,486.30
HOTEL	29,667.16	2,270.00		300.00	27,097.16
BLOCK B (HOSPITAL)	29,891.00	2,272.00	998.40	300.00	26,320.60
BASEMENTS	55,927.00	1,259.70	479.98	53,587.32	600.00
GRAND TOTAL	**1,76,869.56**	**8,912.00**	**1,478.38**		**1,11,691.86**

KEY MAP (Not to scale):-





LEGEND:-
- Site Boundary
- Survey Boundary
- Nala Kharab
- Road Center Line
- Set back line
- Road/ Street
- Road widening area
- Park & Open Space
- Civic Amenity Site

AREA STATEMENT AS PER REVENUE RECORDS:-

Total Land Area :- 39A-38.22G
Total Kharab Area :- 1A-32.00G
Net Area :- 38A-6.22G (154409.81 sq.m)

OOD CENSUS DUTY

TOWN PLANNER

ASSISTANT DIRECTOR

DEPUTY DIRECTOR

JOINT DIRECTOR

ADDITIONAL DIRECTOR

TOWN PLANNER MEMBER

APPLICANT/ GPA HOLDER:-
M/s Ananthay Properties Pvt. Ltd.

REGISTERED PLANNER/ ARCHITECT/ ENGINEER:-
ABHAY ITTY ZACHARIAH
B.C.C/B.L-3.6/A 2027-09-10

NOTE:-
1. THE PROPOSED RESIDENTIAL / NON RESIDENTIAL DEVELOPMENT PLAN IS APPROVED VIDE RESOLUTION NO.H.6.12/2025 DATED:06/12/2025 & AS PER NOTE APPROVAL OF COMMISSIONER, BDA DATED:17/04/2026
2. APPLICANT HAS REMITTED THE FEE OF Rs. 3,28,94,200.00 VIDE CHALLAN NO. GN 28039508 DATE:16/03/2026
3. APPLICANT HAS ABIDE BY THE CONDITION IMPOSED IN THE APPROVAL ORDER.
4. THIS RESIDENTIAL /NON-RESIDENTIAL DEVELOPMENT PLAN ISSUED VIDE NO.BDA/TPM/DLP-10/2025-26/ 292 /2026-27 DATED 18/4/2026

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

DRAWING TITLE: **APPROVAL RESIDENTIAL & COMMERCIAL DEVELOPMENT PLAN AT SY.NO. 1(p),5(p),6,7(p),12(p),13(p),14,15& 16(p) [ACTION SITE NUMBER BDA AUCTION:C.S-01,02,03 & 04] KONADASANPURA VILLAGE,BIDARAHALLI HOBLI, BENGALURU EAST TALUK, BENGALURU URBAN . FOR A TOTAL EXTENT OF 38 ACRES 6.22 GUNTA.**

DRAWING No.:- | DATE:- | SCALE- 1:750