COMMON BASEMENT AREA STATEMENT IN SMT (TOWER - 1)

FLOOR	GROSS AREA	DEDUCTION AREA	BUILTUP AREA	NON FAR AREA LIFT	STAIRCASE	PARKING/VOID	TOTAL	NET FAR AREA	NO. OF (3BHK)UNITS	NO. OF (1BHK) UNITS	TOTAL UNITS
1st BASEMENT FLOOR	6322.66	2.29	6320.37	14.06	50.53	6255.78	6320.37	0.00	0	0	0
TOTAL	6322.66	2.29	6320.37	14.06	50.53	6255.78	6320.37	0.00	0	0	0

COMMON BASEMENT AREA STATEMENT IN SMT (TOWER - 2)

FLOOR	GROSS AREA	DEDUCTION AREA	BUILTUP AREA	NON FAR AREA LIFT	STAIRCASE	PARKING/VOID	TOTAL	NET FAR AREA	NO. OF (3BHK)UNITS	NO. OF (1BHK) UNITS	TOTAL UNITS
1st BASEMENT FLOOR	6325.60	2.29	6323.31	14.06	46.32	6262.93	6323.31	0.00	0	0	0
TOTAL	6325.60	2.29	6323.31	14.06	46.32	6262.93	6323.31	0.00	0	0	0

COMMON BASEMENT AREA STATEMENT IN SMT (TOWER - 3 & 4)

FLOOR	GROSS AREA	DEDUCTION AREA	BUILTUP AREA	NON FAR AREA LIFT	STAIRCASE	PARKING/VOID	TOTAL	NET FAR AREA	NO. OF (3BHK)UNITS	NO. OF (1BHK) UNITS	TOTAL UNITS
1st BASEMENT FLOOR	8123.59	10.80	8112.79	28.12	78.75	8005.92	8112.79	0.00	0	0	0
2nd BASEMENT FLOOR	8424.49	10.80	8413.69	28.12	78.75	8306.82	8413.69	0.00	0	0	0
TOTAL	16548.08	21.60	16526.48	56.24	157.50	16312.74	16526.48	0.00	0	0	0

AREA STATEMENT IN SMT (TOWER - 1)

FLOOR	GROSS AREA	DEDUCTION AREA	BUILTUP AREA	NON FAR AREA LIFT	STAIRCASE	PARKING/VOID	TOTAL	NET FAR AREA	NO. OF (3BHK)UNITS	NO. OF (1BHK) UNITS	TOTAL UNITS
GROUND FLOOR	928.98	43.17	885.81	14.06	31.27	92.15	137.48	748.33	5	0	5
1st FLOOR	928.98	29.91	899.07	14.06	31.27	134.84	180.17	718.90	5	0	5
2nd FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
3rd FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
4th FLOOR	928.98	53.11	875.87	14.06	31.27	0.00	45.33	830.54	6	0	6
5th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
6th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
7th FLOOR	928.98	53.11	875.87	14.06	31.27	0.00	45.33	830.54	6	0	6
8th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
9th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
10th FLOOR	928.98	53.11	875.87	14.06	31.27	0.00	45.33	830.54	6	0	6
11th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
12th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
13th FLOOR	928.98	53.11	875.87	14.06	31.27	0.00	45.33	830.54	6	0	6
14th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
15th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
16th FLOOR	928.98	53.11	875.87	14.06	31.27	0.00	45.33	830.54	6	0	6
17th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
18th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
19th FLOOR	930.98	57.17	873.81	14.06	31.27	46.88	92.21	781.60	5	1	6
20th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
21st FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
22nd FLOOR	928.98	53.11	875.87	14.06	31.27	0.00	45.33	830.54	6	0	6
TERRACE FLOOR	75.55	0.00	75.55	0.00	0.00	75.55	75.55	0.00	0	0	0
TOTAL	21444.09	1434.79	20009.30	323.38	719.21	349.42	1392.01	18617.29	135	1	136

AREA STATEMENT IN SMT (TOWER - 2)

FLOOR	GROSS AREA	DEDUCTION AREA	BUILTUP AREA	NON FAR AREA LIFT	STAIRCASE	PARKING/VOID	TOTAL	NET FAR AREA	NO. OF (3BHK)UNITS	NO. OF (1BHK) UNITS	TOTAL UNITS
GROUND FLOOR	928.98	43.17	885.81	14.06	31.27	92.15	137.48	748.33	5	0	5
1st FLOOR	928.98	29.91	899.07	14.06	31.27	134.84	180.17	718.90	5	0	5
2nd FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
3rd FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
4th FLOOR	928.98	53.11	875.87	14.06	31.27	0.00	45.33	830.54	6	0	6
5th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
6th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
7th FLOOR	928.98	53.11	875.87	14.06	31.27	0.00	45.33	830.54	6	0	6
8th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
9th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
10th FLOOR	928.98	53.11	875.87	14.06	31.27	0.00	45.33	830.54	6	0	6
11th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
12th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
13th FLOOR	928.98	53.11	875.87	14.06	31.27	0.00	45.33	830.54	6	0	6
14th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
15th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
16th FLOOR	928.98	53.11	875.87	14.06	31.27	0.00	45.33	830.54	6	0	6
17th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
18th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
19th FLOOR	930.98	57.17	873.81	14.06	31.27	46.88	92.21	781.60	5	1	6
20th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
21st FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
22nd FLOOR	928.98	53.11	875.87	14.06	31.27	0.00	45.33	830.54	6	0	6
23rd FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
24th FLOOR	679.28	62.44	616.84	14.06	31.27	0.00	45.33	571.51	4	0	4
TERRACE FLOOR	75.55	0.00	75.55	0.00	0.00	75.55	75.55	0.00	0	0	0
TOTAL	23052.35	1567.65	21484.70	351.50	781.75	349.42	1482.67	20002.03	145	1	146

AREA STATEMENT IN SMT (TOWER - 3)

FLOOR	GROSS AREA	DEDUCTION AREA	BUILTUP AREA	NON FAR AREA LIFT	STAIRCASE	PARKING/VOID	TOTAL	NET FAR AREA	NO. OF (3BHK)UNITS	NO. OF (1BHK) UNITS	TOTAL UNITS
GROUND FLOOR	928.98	43.17	885.81	14.06	31.27	92.15	137.48	748.33	5	0	5
1st FLOOR	928.98	29.91	899.07	14.06	31.27	134.84	180.17	718.90	5	0	5
2nd FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
3rd FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
4th FLOOR	928.98	53.11	875.87	14.06	31.27	0.00	45.33	830.54	6	0	6
5th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
6th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
7th FLOOR	928.98	53.11	875.87	14.06	31.27	0.00	45.33	830.54	6	0	6
8th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
9th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
10th FLOOR	928.98	53.11	875.87	14.06	31.27	0.00	45.33	830.54	6	0	6
11th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
12th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
13th FLOOR	928.98	53.11	875.87	14.06	31.27	0.00	45.33	830.54	6	0	6
14th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
15th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
16th FLOOR	928.98	53.11	875.87	14.06	31.27	0.00	45.33	830.54	6	0	6
17th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
18th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
19th FLOOR	930.98	57.17	873.81	14.06	31.27	46.88	92.21	781.60	5	1	6
20th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
21st FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
22nd FLOOR	928.98	53.11	875.87	14.06	31.27	0.00	45.33	830.54	6	0	6
23rd FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
24th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
25th FLOOR	679.28	49.55	629.73	14.06	31.27	0.00	45.33	584.40	4	0	4
TERRACE FLOOR	75.55	0.00	75.55	0.00	0.00	75.55	75.55	0.00	0	0	0
TOTAL	23981.33	1625.18	22356.15	365.56	813.02	349.42	1528.00	20828.15	151	1	152

AREA STATEMENT IN SMT (TOWER - 4)

FLOOR	GROSS AREA	DEDUCTION AREA	BUILTUP AREA	NON FAR AREA LIFT	STAIRCASE	PARKING/VOID	TOTAL	NET FAR AREA	NO. OF (3BHK)UNITS	NO. OF (1BHK) UNITS	TOTAL UNITS
GROUND FLOOR	928.98	43.17	885.81	14.06	31.27	92.15	137.48	748.33	5	0	5
1st FLOOR	928.98	29.91	899.07	14.06	31.27	134.84	180.17	718.90	5	0	5
2nd FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
3rd FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
4th FLOOR	928.98	53.11	875.87	14.06	31.27	0.00	45.33	830.54	6	0	6
5th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
6th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
7th FLOOR	928.98	53.11	875.87	14.06	31.27	0.00	45.33	830.54	6	0	6
8th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
9th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
10th FLOOR	928.98	53.11	875.87	14.06	31.27	0.00	45.33	830.54	6	0	6
11th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
12th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
13th FLOOR	928.98	53.11	875.87	14.06	31.27	0.00	45.33	830.54	6	0	6
14th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
15th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
16th FLOOR	928.98	53.11	875.87	14.06	31.27	0.00	45.33	830.54	6	0	6
17th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
18th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
19th FLOOR	930.98	57.17	873.81	14.06	31.27	46.88	92.21	781.60	5	1	6
20th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
21st FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
22nd FLOOR	928.98	53.11	875.87	14.06	31.27	0.00	45.33	830.54	6	0	6
23rd FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
24th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
25th FLOOR	928.98	53.11	875.87	14.06	31.27	0.00	45.33	830.54	6	0	6
26th FLOOR	928.98	70.42	858.56	14.06	31.27	0.00	45.33	813.23	6	0	6
TERRACE FLOOR	75.55	0.00	75.55	0.00	0.00	75.55	75.55	0.00	0	0	0
TOTAL	25160.01	1699.16	23460.85	379.62	844.29	349.42	1573.33	21887.52	159	1	160

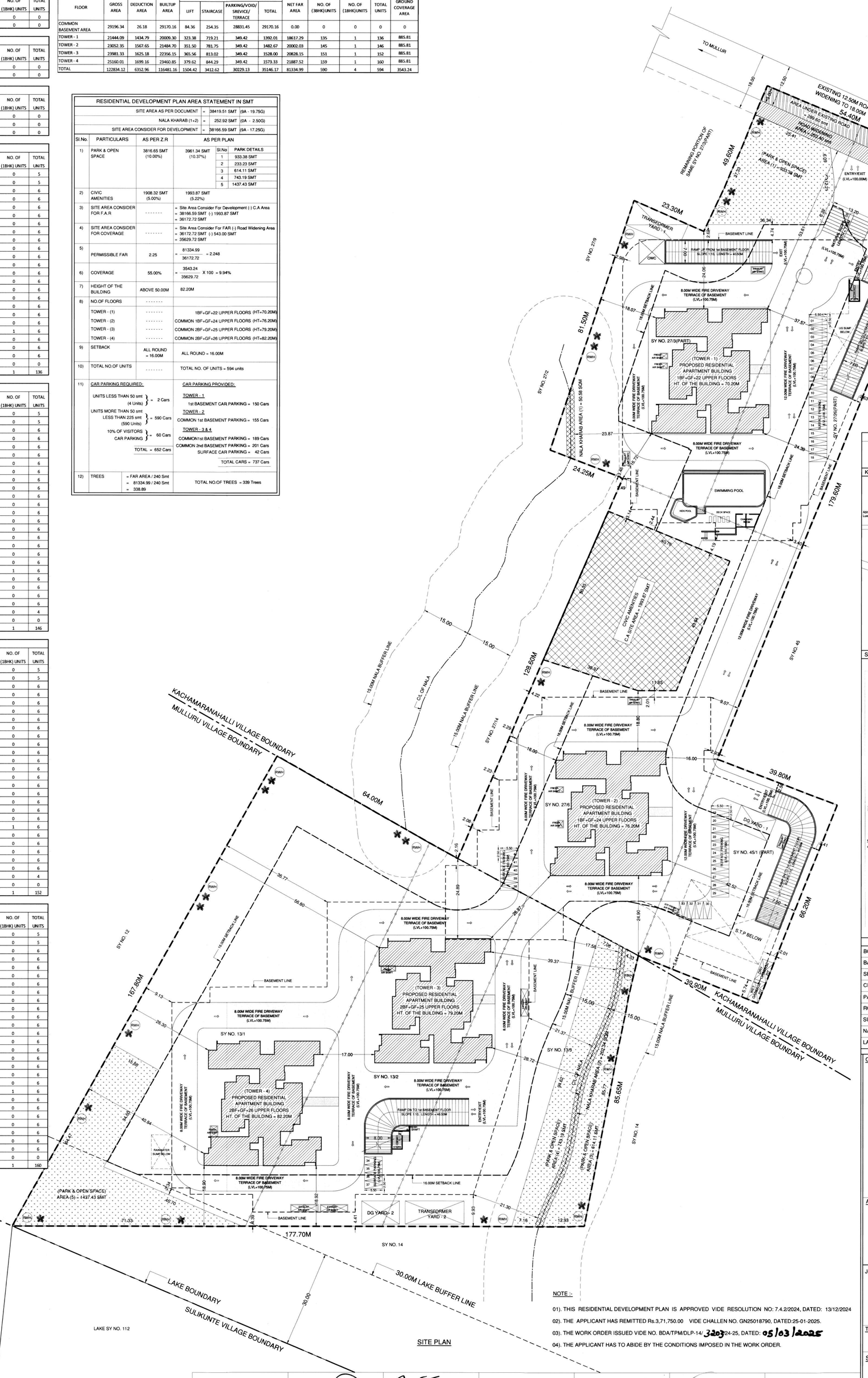
CONSOLIDATED AREA STATEMENT IN SMT (COMMON BASEMENT + TOWER - 1, 2, 3 & 4)

FLOOR	GROSS AREA	DEDUCTION AREA	BUILTUP AREA	NON FAR AREA LIFT	STAIRCASE	PARKING/VOID/ SREVICE/ TERRACE	TOTAL	NET FAR AREA	NO. OF (3BHK)UNITS	NO. OF (1BHK)UNITS	TOTAL UNITS	GROUND COVERAGE AREA
COMMON BASEMENT AREA	29196.34	26.18	29170.16	84.36	254.35	28831.45	29170.16	0.00	0	0	0	0
TOWER - 1	21444.09	1434.79	20009.30	323.38	719.21	349.42	1392.01	18617.29	135	1	136	885.81
TOWER - 2	23052.35	1567.65	21484.70	351.50	781.75	349.42	1482.67	20002.03	145	1	146	885.81
TOWER - 3	23981.33	1625.18	22356.15	365.56	813.02	349.42	1528.00	20828.15	151	1	152	885.81
TOWER - 4	25160.01	1699.16	23460.85	379.62	844.29	349.42	1573.33	21887.52	159	1	160	885.81
TOTAL	122834.12	6352.96	116481.16	1504.42	3412.62	30229.13	35146.17	81334.99	590	4	594	3543.24

RESIDENTIAL DEVELOPMENT PLAN AREA STATEMENT IN SMT

	SITE AREA AS PER DOCUMENT	=	38419.51 SMT (9A - 19.75G)
	NALA KHARAB (1+2)	=	252.92 SMT (0A - 2.50G)
	SITE AREA CONSIDER FOR DEVELOPMENT	=	38166.59 SMT (9A - 17.25G)

Sl.No.	PARTICULARS	AS PER Z.R	AS PER PLAN
1)	PARK & OPEN SPACE	3816.65 SMT (10.00%)	3961.34 SMT (10.37%) — Sl.No / PARK DETAILS: 1 933.38 SMT; 2 233.23 SMT; 3 614.11 SMT; 4 743.19 SMT; 5 1437.43 SMT
2)	CIVIC AMENITIES	1908.32 SMT (5.00%)	1993.87 SMT (5.22%)
3)	SITE AREA CONSIDER FOR F.A.R	-------	= Site Area Consider For Development (-) C.A Area = 38166.59 SMT (-) 1993.87 SMT = 36172.72 SMT
4)	SITE AREA CONSIDER FOR COVERAGE	-------	= Site Area Consider For FAR (-) Road Widening Area = 36172.72 SMT (-) 543.00 SMT = 35629.72 SMT
5)	PERMISSIBLE FAR	2.25	= 81334.99 / 36172.72 = 2.248
6)	COVERAGE	55.00%	= 3543.24 / 35629.72 X 100 = 9.94%
7)	HEIGHT OF THE BUILDING	ABOVE 50.00M	82.20M
8)	NO.OF FLOORS	-------	
	TOWER - (1)	-------	1BF+GF+22 UPPER FLOORS (HT=70.20M)
	TOWER - (2)	-------	COMMON 1BF+GF+24 UPPER FLOORS (HT=76.20M)
	TOWER - (3)	-------	COMMON 2BF+GF+25 UPPER FLOORS (HT=79.20M)
	TOWER - (4)	-------	COMMON 2BF+GF+26 UPPER FLOORS (HT=82.20M)
9)	SETBACK	ALL ROUND = 16.00M	ALL ROUND = 16.00M
10)	TOTAL NO.OF UNITS	-------	TOTAL NO. OF UNITS = 594 units
11)	CAR PARKING REQUIRED: UNITS LESS THAN 50 smt (4 Units) = 2 Cars; UNITS MORE THAN 50 smt LESS THAN 225 smt (590 Units) = 590 Cars; 10% OF VISITORS CAR PARKING = 60 Cars; TOTAL = 652 Cars		CAR PARKING PROVIDED: TOWER - 1: 1st BASEMENT CAR PARKING = 150 Cars; TOWER - 2: COMMON 1st BASEMENT PARKING = 155 Cars; TOWER - 3 & 4: COMMON 1st BASEMENT PARKING = 189 Cars; COMMON 2nd BASEMENT PARKING = 201 Cars; SURFACE CAR PARKING = 42 Cars; TOTAL CARS = 737 Cars
12)	TREES	= FAR AREA / 240 Smt = 81334.99 / 240 Smt = 338.89	TOTAL NO.OF TREES = 339 Trees



SITE PLAN

NOTE :-

01). THIS RESIDENTIAL DEVELOPMENT PLAN IS APPROVED VIDE RESOLUTION NO: 7.4.2/2024, DATED: 13/12/2024

02). THE APPLICANT HAS REMITTED Rs.3,71,750.00 VIDE CHALLEN NO. GN25018790, DATED:25-01-2025.

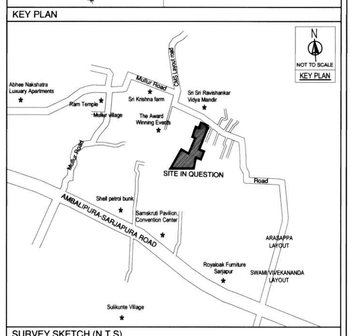
03). THE WORK ORDER ISSUED VIDE NO. BDA/TPM/DLP-14/ 3203 24-25, DATED: 05/03/2025

04). THE APPLICANT HAS TO ABIDE BY THE CONDITIONS IMPOSED IN THE WORK ORDER.

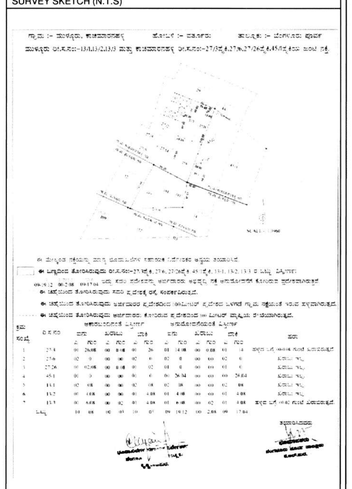
TOWN PLANNER B.D.A	ASSISTANT DIRECTOR B.D.A	DEPUTY DIRECTOR B.D.A	JOINT DIRECTOR B.D.A	ADDITIONAL DIRECTOR B.D.A	TOWN PLANNER MEMBER B.D.A	COMMISSIONER B.D.A

ORIENTATION	SCALE
N	SCALE : 1:500

KEY PLAN



SURVEY SKETCH (N.T.S)



LEGEND	
BOUNDARY LINE	
BASEMENT LINE	
SETBACK LINE	
CIVIC AMENITIES	
PARK & OPENSPACES	
ROAD WIDENING	
SURVEY LINE	
NALA BUFFER LINE	
LAKE BUFFER LINE	

OWNER'S / GPA HOLDER SIGNATURE :-

M/s. NBR PROJECTS LLP,
Represented by its Managing Partners

1) SRI. N. ASHWATHNARAYANA REDDY

2) SRI. N. NAGABUSHANA REDDY
(GPA Holder for)
SRI. VENKATARAMANAPPA AND OTHERS

ARCHITECT'S SIGNATURE :-

N.GANESH, B.E.....FIV.,
Regd Eng B.C.C/B.L/3.6/E-4289/17-18

JOB TITLE:

RESIDENTIAL DEVELOPMENT PLAN AT
SY. NO. 27/3(PART), 27/6, 27/26(PART), 45/1(PART) OF
KACHAMARANAHALLI VILLAGE, VARTHUR HOBLI,
SY. NO. 13/1, 13/2,13/3 OF MULLUR VILLAGE, VARTHUR HOBLI,
BANGALORE EAST TALUK.

TITLE:

DEVELOPMENT PLAN

SANCTIONING AUTHORITY :-

BANGALORE DEVELOPMENT AUTHORITY
T-CHOWDAIAH ROAD, KUMARA PARK WEST, BANGALORE - 20.