



FLOOR AREA STATEMENT IN SMT - BLOCK-1, 2, 3, 4 & 5 (WING-A, B, C, D, E, F, G, H, I, J, K, L, M, N & O)												
FLOORS	TOTAL	BUILDUP AREA	NET BUILDUP AREA	NET FLOOR AREA	STAIRS AREA	SERVICES/VOID	PARKING / RAMP AREA	TERRACE	TOTAL	NET FAR AREA	NO. OF UNITS	TOTAL
LOWER BASEMENT FLOOR	5444.37	4.93	5439.44	14.52	2.88	1883.04	1932.50	5833.44	5.00	0.00	0.00	0.00
UPPER BASEMENT FLOOR	2433.89	45.99	2427.70	135.49	221.76	584.39	3333.46	2427.70	0.00	0.00	0.00	0.00
GROUND FLOOR	1687.70	514.92	1192.78	159.52	839.30	0.00	0.00	574.82	1877.78	108	0	108
1st FLOOR	1686.16	1433.06	1353.12	154.92	889.90	0.00	0.00	1313.34	2288.16	121	0	121
2nd FLOOR	1682.18	762.00	1153.18	135.52	838.92	0.00	0.00	974.82	1453.96	148	0	148
3rd FLOOR	1624.58	1433.06	1483.14	135.52	839.90	0.00	0.00	1313.34	2288.16	123	0	123
4th FLOOR	1702.98	870.52	1403.46	135.52	887.22	0.00	0.00	922.74	1528.72	63	42	105
TERRACE FLOOR	144.72	0.00	0.00	0.00	0.00	0.00	0.00	144.72	0.00	0.00	0.00	0.00
TOTAL	113823.78	5254.44	108648.34					3526.56	70962.78	398	42	440

GROUND COVERAGE AREA	
SI. No.	BLOCK
1	BLOCK-1
2	BLOCK-2
3	BLOCK-3
4	BLOCK-4
5	BLOCK-5
TOTAL	1594.56

RESIDENTIAL DEVELOPMENT PLAN AREA STATEMENT IN SMT			
TOTAL SITE AREA (Consider For Development) = 32779.26 (05A - 04.00%)			
PROPOSED ROAD WIDENING AREA = 558.98 (00A - 05.53%)			
NET SITE AREA = 32220.28 (07A - 38.47%)			
Sl.No.	PARTICULARS	AS PER Z.R.	AS PER PLAN
1.	PARK & OPEN SPACE	3277.92 (10.00%)	3277.92 (10.00%)
2.	CIVIC AMENITIES	1638.96 (5.00%)	1638.96 (5.00%)
3.	SITE AREA CONSIDER FOR FAR		= Site Area Consider For Development - CA Area = 32779.26 - 1638.96 (CA) = 31140.30
4.	SITE AREA CONSIDER FOR COVERAGE		= Net Site Area - CA Area = 32220.28 - 1638.96 (CA) = 30581.32
5.	FAR PERMISSIBLE FAR	2.25	= 70562.78 = 2.249 = 2.25
6.	COVERAGE	55.00%	= 16822.58 = 52.16% = 55.00%
7.	HEIGHT OF THE BUILDING		14.50M
8.	NO OF FLOORS		20 F+GF + 04 UPPER FLOORS
9.	SETBACK	ALL AROUND 5.00M SETBACK	ALL AROUND 5.00M SETBACK
10.	TOTAL NO OF UNITS		NO. OF UNITS = 398 Units NO. OF EWS UNITS = 42 Units TOTAL NO. OF UNITS = 441 Units
11.	CAR PARKING REQUIRED:		CAR PARKING PROVIDED:
	UNITS MORE THAN 50 unit	= 399 Cars	
	LESS THAN 25 unit (399 Units)	= 42 Cars	
	EWS UNITS (42 Units)	= 44 Cars	
	10.00% OF VISITORS CAR PARKING	= 44 Cars	
	TOTAL	= 485 Cars	
			LB FLOOR CAR PARKING = 38 Cars UB FLOOR CAR PARKING = 485 Cars TOTAL CARS = 523 Cars
12.	TREES	(FAR AREA) 240 Smt (70562.78 / 240 Smt) = 293.97 trees	TOTAL NO OF TREES = 298 TREES

PARK & OPEN SPACE AREA (P.O.S)	
PARK & OPEN SPACE - (1) AREA	= 289.92 smt
PARK & OPEN SPACE - (2) AREA	= 1561.00 smt
PARK & OPEN SPACE - (3) AREA	= 1427.00 smt
TOTAL AREA	= 3277.92 smt
CIVIC AMENITIES AREA	
CIVIC AMENITIES - (1) AREA	= 969.88 smt
CIVIC AMENITIES - (2) AREA	= 669.08 smt
TOTAL AREA	= 1638.96 smt



OWNER'S SIGNATURE: _____

M/S. SBR BUILDERS,
(REP. BY ITS MANAGING PARTNER)
Mr. T. VENUGOPAL
(G.P.A HOLDERS FOR
MR. B.K. SURENDRANATH & OTHERS)

ARCHITECT'S SIGNATURE: _____

N. GANESH, B.E., FIV.,
Regd Eng B.C.B./L3/B/E-4289/17-18
JOB TITLE:
MODIFIED RESIDENTIAL DEVELOPMENT PLAN
AT SY.Nos. 145/1, 145/2 & 145/4,
KUMBALAGODU VILLAGE, KENGERI HOBLI,
BANGALORE SOUTH TALUK.

SANCTIONING AUTHORITY: _____
BANGALORE DEVELOPMENT AUTHORITY
TOWN PLANNING SECTION
T-Chowdah Road, Kumara park west, Bangalore-20.

TITLE: DEVELOPMENT PLAN
SHEET - 01 OF 01
Designed By: _____
Checked By: _____
Filename: F:\SBR\BDA\Kumbalagodu Village\DP

- NOTE:
- 1). THIS MODIFIED RESIDENTIAL DEVELOPMENT PLAN IS APPROVED VIDE RESOLUTION NO. 4.5.1/24-25, DATED : 18-07-2024.
 - 2). THE APPLICANT HAS REMITTED CHARGES OF Rs. 41,050.00 (FORTY ONE THOUSAND AND FIFTY RUPEES ONLY). VIDE CHALLAN NO. GN24084530, DATED: 31-08-2024.
 - 3). THE WORK ORDER ISSUED VIDE NO: BDA/TPM/DLP-48.55/2022-23/ 24.29/2024-25, DATED: 26/12/2024.
 - 4). THE APPLICANT HAS TO ABIDE BY CONDITIONS IMPOSED IN THE WORK ORDER.

DEVELOPMENT PLAN
SCALE = 1:300

TOWN PLANNER: _____
ASSISTANT DIRECTOR: _____
DEPUTY DIRECTOR: _____
JOINT DIRECTOR: _____
ADDITIONAL DIRECTOR: _____
TOWN PLANNER MEMBER: _____
COMMISSIONER: _____