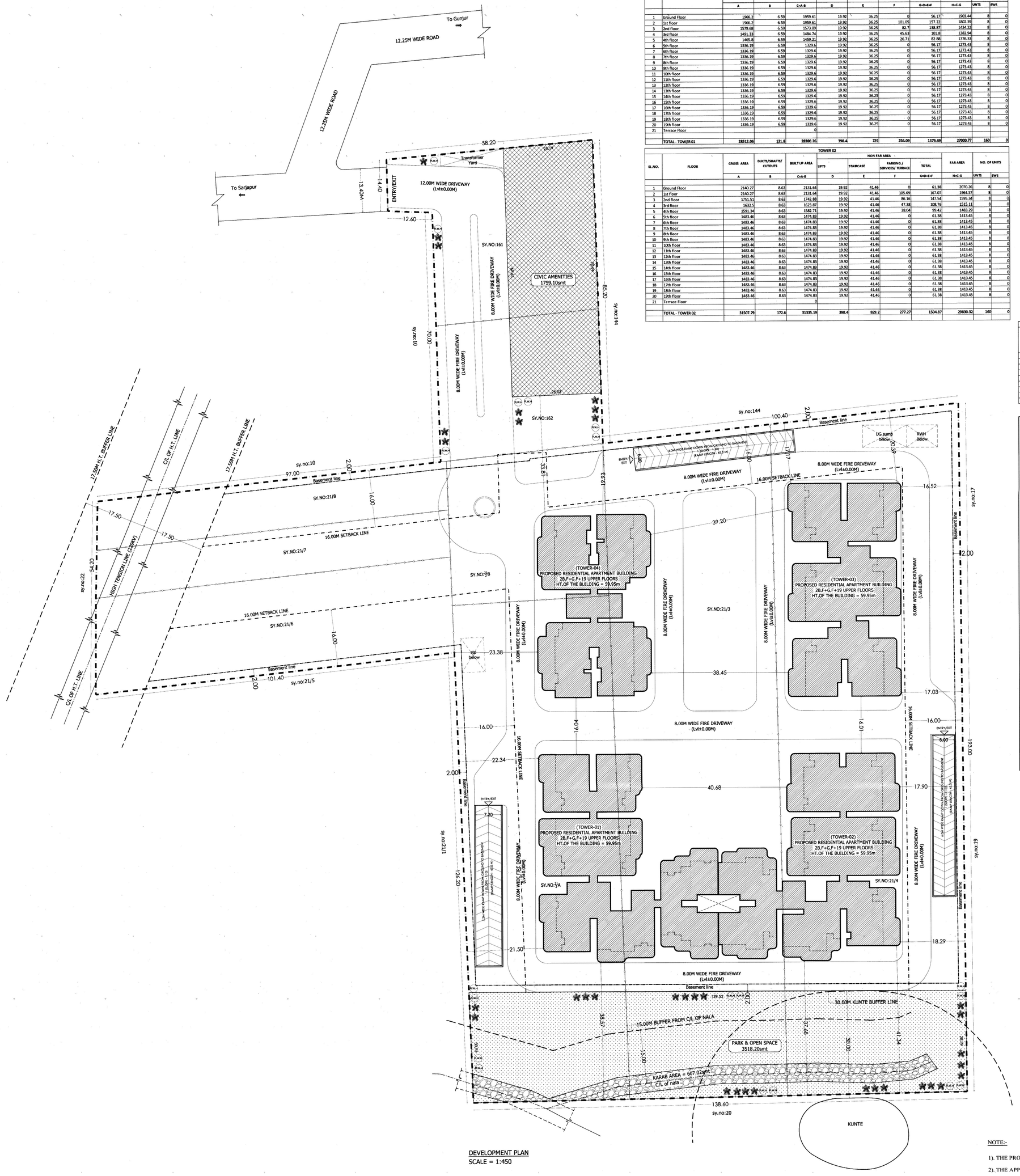


DEVELOPMENT PLAN
SCALE = 1:450

TOWER 01												
SL.NO.	FLOOR	GROSS AREA	DUCTS/SHAFTS/ CUTOUTS	BUILT UP AREA	NON FAR AREA - LIFTS	STAIRCASE	PARKING / SERVICES/ TERRACE	TOTAL	FAR AREA	NO. OF UNITS	
		A	B	C=A-B	D	E	F	G=D+E+F	H=C-G	UNITS	EWS
1	Ground Floor	1966.2	6.59	1959.61	19.92	36.25	0	56.17	1903.44	8	0
2	1st Floor	1966.2	6.59	1959.61	19.92	36.25	101.05	157.22	1802.39	8	0
3	2nd Floor	1579.66	6.59	1573.08	19.92	36.25	82.7	138.87	1434.21	6	0
4	3rd Floor	1491.33	6.59	1484.74	19.92	36.25	45.63	101.8	1382.94	6	0
5	4th floor	1495.8	6.59	1489.21	19.92	36.25	26.71	82.88	1376.33	6	0
6	5th floor	1336.19	6.59	1329.6	19.92	36.25	0	56.17	1273.43	6	0
7	6th floor	1336.19	6.59	1329.6	19.92	36.25	0	56.17	1273.43	6	0
8	7th floor	1336.19	6.59	1329.6	19.92	36.25	0	56.17	1273.43	6	0
9	8th floor	1336.19	6.59	1329.6	19.92	36.25	0	56.17	1273.43	6	0
10	9th floor	1336.19	6.59	1329.6	19.92	36.25	0	56.17	1273.43	6	0
11	10th floor	1336.19	6.59	1329.6	19.92	36.25	0	56.17	1273.43	6	0
12	11th floor	1336.19	6.59	1329.6	19.92	36.25	0	56.17	1273.43	6	0
13	12th floor	1336.19	6.59	1329.6	19.92	36.25	0	56.17	1273.43	6	0
14	13th floor	1336.19	6.59	1329.6	19.92	36.25	0	56.17	1273.43	6	0
15	14th floor	1336.19	6.59	1329.6	19.92	36.25	0	56.17	1273.43	6	0
16	15th floor	1336.19	6.59	1329.6	19.92	36.25	0	56.17	1273.43	6	0
17	16th floor	1336.19	6.59	1329.6	19.92	36.25	0	56.17	1273.43	6	0
18	17th floor	1336.19	6.59	1329.6	19.92	36.25	0	56.17	1273.43	6	0
19	18th floor	1336.19	6.59	1329.6	19.92	36.25	0	56.17	1273.43	6	0
20	19th floor	1336.19	6.59	1329.6	19.92	36.25	0	56.17	1273.43	6	0
21	Terrace Floor			0							
	TOTAL - TOWER 01	28512.06	131.6	28380.36	398.4	725	256.09	1379.49	27000.77	160	0

TOWER 02											
SL.NO.	FLOOR	GROSS AREA	DUCTS/SHAFTS/ CUTOUTS	BUILT UP AREA	NON FAR AREA - LIFTS	STAIRCASE	PARKING / SERVICES/ TERRACE	TOTAL	FAR AREA	NO. OF UNITS	
		A	B	C=A-B	D	E	F	G=D+E+F	H=C-G	UNITS	EWS
1	Ground Floor	2140.27	8.63	2131.64	19.92	41.46	0	61.38	2070.26	8	0
2	1st Floor	2140.27	8.63	2131.64	19.92	41.46	105.69	167.07	1964.57	8	0
3	2nd Floor	1751.51	8.63	1742.88	19.92	41.46	86.16	147.54	1595.34	6	0
4	3rd Floor	1632.5	8.63	1623.87	19.92	41.46	47.38	108.76	1515.11	6	0
5	4th floor	1591.34	8.63	1582.71	19.92	41.46	38.04	99.42	1483.29	6	0
6	5th floor	1483.46	8.63	1474.83	19.92	41.46	0	61.38	1413.45	6	0
7	6th floor	1483.46	8.63	1474.83	19.92	41.46	0	61.38	1413.45	6	0
8	7th floor	1483.46	8.63	1474.83	19.92	41.46	0	61.38	1413.45	6	0
9	8th floor	1483.46	8.63	1474.83	19.92	41.46	0	61.38	1413.45	6	0
10	9th floor	1483.46	8.63	1474.83	19.92	41.46	0	61.38	1413.45	6	0
11	10th floor	1483.46	8.63	1474.83	19.92	41.46	0	61.38	1413.45	6	0
12	11th floor	1483.46	8.63	1474.83	19.92	41.46	0	61.38	1413.45	6	0
13	12th floor	1483.46	8.63	1474.83	19.92	41.46	0	61.38	1413.45	6	0
14	13th floor	1483.46	8.63	1474.83	19.92	41.46	0	61.38	1413.45	6	0
15	14th floor	1483.46	8.63	1474.83	19.92	41.46	0	61.38	1413.45	6	0
16	15th floor	1483.46	8.63	1474.83	19.92	41.46	0	61.38	1413.45	6	0
17	16th floor	1483.46	8.63	1474.83	19.92	41.46	0	61.38	1413.45	6	0
18	17th floor	1483.46	8.63	1474.83	19.92	41.46	0	61.38	1413.45	6	0
19	18th floor	1483.46	8.63	1474.83	19.92	41.46	0	61.38	1413.45	6	0
20	19th floor	1483.46	8.63	1474.83	19.92	41.46	0	61.38	1413.45	6	0
21	Terrace Floor			0							
	TOTAL - TOWER 02	31507.79	172.6	31335.19	398.4	829.2	277.27	1504.87	29830.32	160	0

TOWER 03											
SL.NO.	FLOOR	GROSS AREA	DUCTS/SHAFTS/ CUTOUTS	BUILT UP AREA	NON FAR AREA - LIFTS	STAIRCASE	PARKING / SERVICES/ TERRACE	TOTAL	FAR AREA	NO. OF UNITS	
		A	B	C=A-B	D	E	F	G=D+E+F	H=C-G	UNITS	EWS
1	Ground Floor	1691.84	9.64	1682.2	24.32	36.25	0	60.57	1621.63	6	2
2	1st Floor	1691.84	9.64	1682.2	24.32	36.25	128.31	188.94	1493.26	6	2
3	2nd Floor	1326.05	9.64	1316.37	24.32	36.25	97.43	157.99	1158.38	4	2
4	3rd floor	1232.93	9.64	1223.67	24.32	36.25	50.92	111.49	1112.18	4	2
5	4th floor	1181.49	9.64	1171.85	24.32	36.25	39.68	100.25	1071.6	4	2
6	5th floor	1143.77	9.64	1134.13	24.32	36.25	0	60.57	1073.56	4	2
7	6th floor	1143.77	9.64	1134.13	24.32	36.25	0	60.57	1073.56	4	2
8	7th floor	1143.77	9.64	1134.13	24.32	36.25	0	60.57	1073.56	4	2
9	8th floor	1143.77	9.64	1134.13	24.32	36.25	0	60.57	1073.56	4	2
10	9th floor	1143.77	9.64	1134.13	24.32	36.25	0	60.57	1073.56	4	2
11	10th floor	1143.77	9.64	1134.13	24.32	36.25	0	60.57	1073.56	4	2
12	11th floor	1143.77	9.64	1134.13	24.32	36.25	0	60.57	1073.56	4	2
13	12th floor	1143.77	9.64	1134.13	24.32	36.25	0	60.57	1073.56	4	2
14	13th floor	1143.77	9.64	1134.13	24.32	36.25	0	60.57	1073.56	4	2
15	14th floor	1143.77	9.64	1134.13	24.32	36.25	0	60.57	1073.56	4	2
16	15th floor	1143.77	9.64	1134.13	24.32	36.25	0	60.57	1073.56	4	2
17	16th floor	1143.77	9.64	1134.13	24.32	36.25	0	60.57	1073.56	4	2
18	17th floor	1143.77	9.64	1134.13	24.32	36.25	0	60.57	1073.56	4	2
19	18th floor	1143.77	9.64	1134.13	24.32	36.25	0	60.57	1073.56	4	2
20	19th floor	1143.77	9.64	1134.13	24.32	36.25	0	60.57	1073.56	4	2
21	Terrace Floor			0							
	TOTAL - TOWER 03	24282.04	192.8	24089.24	486.4	725	316.09	1527.49	22561.75	120	40

TOWER 04											
SL.NO.	FLOOR	GROSS AREA	DUCTS/SHAFTS/ CUTOUTS	BUILT UP AREA	NON FAR AREA - LIFTS	STAIRCASE	PARKING / SERVICES/ TERRACE	TOTAL	FAR AREA	NO. OF UNITS	
		A	B	C=A-B	D	E	F	G=D+E+F	H=C-G	UNITS	EWS
1	Ground Floor	1449.35	6.12	1443.23	21.92	38.63	0	60.55	1382.68	4	3
2	1st floor	1449.35	6.12	1443.23	21.92	38.63	98.42	159.02	1284.21	4	3
3	2nd floor	1114.96	6.12	1108.84	21.92	38.63	84.26	144.81	964.03	4	3
4	3rd floor	1082.99	6.12	1076.87	21.92	38.63	30.12	90.67	986.2	4	3
5	4th floor	1045.1	6.12	1038.98	21.92	38.63	27.53	88.05	940.93	4	3
6	5th floor	997.59	6.12	991.47	21.92	38.63	0	60.55	930.92	4	3
7	6th floor	997.59	6.12	991.47	21.92	38.63	0	60.55	930.92	4	3
8	7th floor	997.59	6.12	991.47	21.92	38.63	0	60.55	930.92	4	3
9	8th floor	997.59	6.12	991.47	21.92	38.63	0	60.55	930.92	4	3
10	9th floor	997.59	6.12	991.47	21.92	38.63	0	60.55	930.92	4	3
11	10th floor	997.59	6.12	991.47	21.92	38.63	0	60.55	930.92	4	3
12	11th floor	997.59	6.12	991.47	21.92	38.63	0	60.55	930.92	4	3
13	12th floor	997.59	6.12	991.47	21.92	38.63	0	60.55	930.92	4	3
14	13th floor	997.59	6.12	991.47	21.92	38.63	0	60.55	930.92	4	3
15	14th floor	997.59	6.12	991.47	21.92	38.63	0	60.55	930.92	4	3
16	15th floor	997.59	6.12	991.47	21.92	38.63	0	60.55	930.92	4	3
17	16th floor	997.59	6.12	991.47	21.92	38.63	0	60.55	930.92	4	3
18	17th floor	997.59	6.12	991.47	21.92	38.63	0	60.55	930.92	4	3
19	18th floor	997.59	6.12	991.47	21.92	38.63	0	60.55	930.92	4	3
20	19th floor	997.59	6.12	991.47	21.92	38.63	0	60.55	930.92	4	3
21	Terrace Floor			0							
	TOTAL - TOWER 04	21105.6	122.4	20983.2	438.4	772.6	250.35	1461.35	19521.85	80	12

CONSOLIDATED AREA STATEMENT											
SL.NO.	FLOOR	GROSS AREA	DUCTS/SHAFTS/ CUTOUTS	BUILT UP AREA	NON FAR AREA - LIFTS	STAIRCASE	PARKING / SERVICES/ TERRACE	TOTAL	FAR AREA	NO. OF UNITS	
		A	B	C=A-B	D	E	F	G=D+E+F	H=C-G	UNITS	EWS
1	Basement 2	22049.58	26.52	22023.07	58.14	108.23	21856.7	22023.07	0	0	0
2	Basement 1	22049.58	26.52	22023.07	58.14	108.23	21856.7	22023.07	0	0	0
3	TOWER 01	28512.06	131.6	28380.36	398.4	725	256.09	1379.49	27000.77	160	0
4	TOWER 02	31507.79	172.6	31335.19	398.4	829.2	277.27	1504.87	29830.32	160	0
5	TOWER 03	24282.04	192.8	24089.24	486.4	725	316.09	1527.49	22561.75	120	40
6	TOWER 04	21105.6	122.4	20983.2	438.4	772.6	250.35	1461.35	19521.85	80	12
	TOTAL	149056.67	673.64	148834.03	1837.88	3268.26	44813.2	49919.34	98914.69	520	52

RESIDENTIAL DEVELOPMENT PLAN AREA STATEMENT IN SMT

TOTAL SITE AREA (As Per Document)	=	35789.09	(08A - 33.75G)
KHARAB AREA	=	607.02	(00A - 06.00G) (-)
NET SITE AREA (Consider For Development)	=	35182.07	(08A - 27.75G)

Sl.No.	PARTICULARS	AS PER Z.R	AS PER PLAN
1).	PARK & OPEN SPACE AREA	3518.20 (10.00%)	3518.20 (10.00%)
2).	CIVIC AMENITIES AREA	1759.10 (5.00%)	1759.10 (5.00%)
3).	SITE AREA CONSIDER FOR FAR & COVERAGE	-------	= Site Area Consider For Development (-) CA = 35182.07 - 1759.10 = 33422.97
4).	FAR a). PERMISSIBLE FAR b). PERMISSIBLE TDR	 2.00 1.20	 3.20 = 98914.69 / 33422.97 = 2.959 < 3.20
5).	TDR 2.00 x 0.60 = 1.20	 (1.20 x 33422.97) 40107.56	 LOADED TDR AREA = 32068.75 smt
6).	COVERAGE	50.00%	= 7216.68 / 33422.97 = 21.59% < 50.00%
7).	HEIGHT OF THE BUILDING	-------	59.95M
8).	NO.OF FLOORS	-------	(TOWER - 1 TO 4) 2B,F+G,F +19 UPPER FLOORS
9).	SETBACK	FRONT = 16.00M REAR = 16.00M LEFT = 16.00M RIGHT = 16.00M	FRONT = 19.93M REAR = 37.68M LEFT = 21.50M RIGHT = 16.52M
10).	TOTAL NO.OF UNITS		NO.OF UNITS = 520 Units NO.OF EWS UNITS = 52 Units TOTAL = 572 Units
11).	CAR PARKING REQUIRED: Units Less than 50smt (52 Units / 2 = 26 Cars) = 26 Cars Units more than 50smt less than 225 smt 520 Units = 520 Cars = 546 Cars		CAR PARKING PROVIDED: LOWER BASEMENT FLOOR L=I = 350 Cars UPPER BASEMENT FLOOR L=I = 315 Cars TOTAL = 665 Cars
12).	TREES	(FAR AREA / 240 Smt) (98914.69 / 240 Smt) = 412.14 nos.	TOTAL NO.OF TREES = 415 TREES

GROUND COVERAGE

SL.NO.	TOWER NAME	BUILTUP AREA
1	TOWER -1	1959.61
2	TOWER -2	2131.64
3	TOWER -3	1682.20
4	TOWER -4	1443.23
TOTAL		7216.68

NOTE:-

1). THE PROPOSED RESIDENTIAL DEVELOPMENT PLAN IS APPROVED VIDE RESOLUTION NO. 1.4.15/23-24, DATED : 25-01-2024.

2). THE APPLICANT HAS REMITTED CHARGES OF Rs. 66,41,090.00 (RUPEES SIXTY SIX LAKH FORTY ONE THOUSAND NINETY ONLY). VIDE CHALLAN NO. GN24039811, DATED: 25/03/2024.

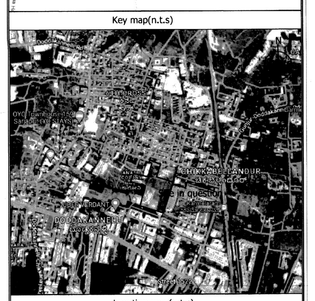
3). THE WORK ORDER ISSUED VIDE NO: BDA/TPM/DLP-18/22-23/ 366 /2023-24, DATED: 28/05/2024

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

Town Planner	Assistant Director	Deputy Director	Joint Director	Additional Director	Town Planner Member	Commissioner
22.5.24	22/05/24	22/05/2024	22.5.24	22.5.24		

ORIENTATION	SCALE
N	1:450

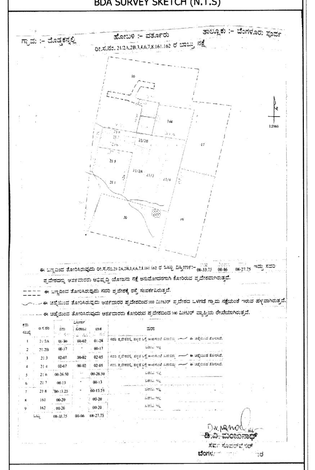
LOCATION MAP (N.T.S)



Key map(n.t.s)

Location map(n.t.s)

BDA SURVEY SKETCH (N.T.S)



LEGEND	
SITE BOUNDARY	
16.00M SETBACK LINE	
BASEMENT LINE	
BUFFER LINE	
PROPOSED RESIDENTIAL BUILDING	
CIVIC AMENITIES	
PARK & OPEN SPACES	
KHARAB AREA	

SANCTIONING AUTHORITY :-

BANGALORE DEVELOPMENT AUTHORITY
T-Chowdaiah Road, Kumara park west, Bangalore-20.

OWNER'S SIGNATURE :-

M/S MANA PROJECTS PVT. LTD.,
Rep.by it's Managing Director
Mr. D. KISHORE REDDY

(Owners)

1). GOWRAMMA

2). BHAGYAMMA

ARCHITECT'S SIGNATURE :-

JAYANT VAITHA
BCC/BL-3.6/A-2433/2012-13 (1685)

JOB TITLE :-

PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT PLAN AT SY.NOS: 161, 162, 21/2A, 21/2B, 21/3, 21/4, 21/6, 21/7 & 21/8 OF DODDAKANNANAHALLI VILLAGE, VARTHUR HOBLI, BANGALORE EAST TALUK.

TITLE: DEVELOPMENT PLAN

SHEET : 01 OF 01

Designed by	Checked by	File name
		F:\Mani\BDA\Mana Promoters _\Doddakannah

ARCHITECT:

COLLIERS
First Floor, Sunningdale, Embassy
Golf Links Business Park, Domlur
Bengaluru - 560 071 | India.
https://www.colliers.com/