TOWER B - FLOOR WISE AREA STATEMENT

FLOOR	GROSS AREA	DEDUCTION AREA	BUILTUP AREA	NON FAR					NET FAR AREA	NO. OF UNITS
				STAIRCASE	LIFT	REFUGE	PARKING	TOTAL		
GROUND	841.39	65.19	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
1ST	841.39	65.19	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
2ND	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
3rd	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
4th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
5th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
6th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
7th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
8th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
9th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
10th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
11th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
12th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
13th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
14th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
15th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
16th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
17th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
18th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
19th	840.38	1.08	839.30	0.00	20.03	63.10	0.00	83.13	756.17	6
20th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
21st	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
22nd	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
23rd	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
24th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
25th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
26th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
27th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
28th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
29th	840.38	1.08	839.30	0.00	20.03	63.10	0.00	83.13	756.17	6
30th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
31st	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
32nd	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
33rd	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
34th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
35th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
36th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
TERRACE	75.03	75.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
TOTAL	29088.80	243.20	28845.59	0.00	741.11	126.20	0.00	867.31	27978.29	222.00

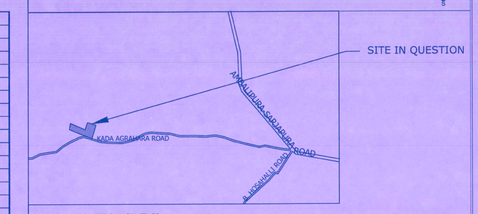
TOWER A - FLOOR WISE AREA STATEMENT

FLOOR	GROSS AREA	DEDUCTION AREA	BUILTUP AREA	NON FAR					NET FAR	NO. OF UNITS
				STAIRCASE	LIFT	REFUGE	PARKING	TOTAL		
GROUND	841.39	65.19	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
1ST	841.39	65.19	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
2ND	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
3rd	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
4th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
5th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
6th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
7th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
8th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
9th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
10th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
11th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
12th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
13th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
14th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
15th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
16th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
17th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
18th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
19th	840.38	1.08	839.30	0.00	20.03	63.10	0.00	83.13	756.17	6
20th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
21st	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
22nd	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
23rd	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
24th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
25th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
26th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
27th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
28th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
29th	840.38	1.08	839.30	0.00	20.03	63.10	0.00	83.13	756.17	6
30th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
31st	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
32nd	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
33rd	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
34th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
35th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
36th	777.28	1.08	776.20	0.00	20.03	0.00	0.00	20.03	756.17	6
TERRACE	75.03	75.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
TOTAL	29088.80	243.20	28845.59	0.00	741.11	126.20	0.00	867.31	27978.29	222.00

COMBINED AREA STATEMENT IN SQMT (TOWER A & B)

FLOOR	GROSS AREA	DEDUCTION AREA	BUILTUP AREA	NON FAR					NET FAR AREA	NO. OF UNITS
				STAIRCASE	LIFT	REFUGE	PARKING	TOTAL		
BASEMENT-01	18110.83	0.00	18110.83	0.00	0.00	0.00	18060.83	18060.83	50.00	0
GROUND	1682.77	130.37	1552.40	0.00	40.06	0.00	0.00	40.06	1512.34	12.00
1ST	1682.77	130.37	1552.40	0.00	40.06	0.00	0.00	40.06	1512.34	12.00
2ND	1554.56	2.16	1552.40	0.00	40.06	0.00	0.00	40.06	1512.34	12.00
3rd	1554.56	2.16	1552.40	0.00	40.06	0.00	0.00	40.06	1512.34	12.00
4th	1554.56	2.16	1552.40	0.00	40.06	0.00	0.00	40.06	1512.34	12.00
5th	1554.56	2.16	1552.40	0.00	40.06	0.00	0.00	40.06	1512.34	12.00
6th	1554.56	2.16	1552.40	0.00	40.06	0.00	0.00	40.06	1512.34	12.00
7th	1554.56	2.16	1552.40	0.00	40.06	0.00	0.00	40.06	1512.34	12.00
8th	1554.56	2.16	1552.40	0.00	40.06	0.00	0.00	40.06	1512.34	12.00
9th	1554.56	2.16	1552.40	0.00	40.06	0.00	0.00	40.06	1512.34	12.00
10th	1554.56	2.16	1552.40	0.00	40.06	0.00	0.00	40.06	1512.34	12.00
11th	1554.56	2.16	1552.40	0.00	40.06	0.00	0.00	40.06	1512.34	12.00
12th	1554.56	2.16	1552.40	0.00	40.06	0.00	0.00	40.06	1512.34	12.00
13th	1554.56	2.16	1552.40	0.00	40.06	0.00	0.00	40.06	1512.34	12.00
14th	1554.56	2.16	1552.40	0.00	40.06	0.00	0.00	40.06	1512.34	12.00
15th	1554.56	2.16	1552.40	0.00	40.06	0.00	0.00	40.06	1512.34	12.00
16th	1554.56	2.16	1552.40	0.00	40.06	0.00	0.00	40.06	1512.34	12.00
17th	1554.56	2.16	1552.40	0.00	40.06	0.00	0.00	40.06	1512.34	12.00
18th	1554.56	2.16	1552.40	0.00	40.06	0.00	0.00	40.06	1512.34	12.00
19th	1680.76	2.16	1678.60	0.00	40.06	126.20	0.00	166.26	1512.34	12.00
20th	1554.56	2.16	1552.40	0.00	40.06	0.00	0.00	40.06	1512.34	12.00
21st	1554.56	2.16	1552.40	0.00	40.06	0.00	0.00	40.06	1512.34	12.00
22nd	1554.56	2.16	1552.40	0.00	40.06	0.00	0.00	40.06	1512.34	12.00
23rd	1554.56	2.16	1552.40	0.00	40.06	0.00	0.00	40.06	1512.34	12.00
24th	1554.56	2.16	1552.40	0.00	40.06	0.00	0.00	40.06	1512.34	12.00
25th	1554.56	2.16	1552.40	0.00	40.06	0.00	0.00	40.06	1512.34	12.00
26th	1554.56	2.16	1552.40	0.00	40.06	0.00	0.00	40.06	1512.34	12.00
27th	1554.56	2.16	1552.40	0.00	40.06	0.00	0.00	40.06	1512.34	12.00
28th	1554.56	2.16	1552.40	0.00	40.06	0.00	0.00	40.06	1512.34	12.00
29th	1680.76	2.16	1678.60	0.00	40.06	126.20	0.00	166.26	1512.34	12.00
30th	1554.56	2.16	1552.40	0.00	40.06	0.00	0.00	40.06	1512.34	12.00
31st	1554.56	2.16	1552.40	0.00	40.06	0.00	0.00	40.06	1512.34	12.00
32nd	1554.56	2.16	1552.40	0.00	40.06	0.00	0.00	40.06	1512.34	12.00
33rd	1554.56	2.16	1552.40	0.00	40.06	0.00	0.00	40.06	1512.34	12.00
34th	1554.56	2.16	1552.40	0.00	40.06	0.00	0.00	40.06	1512.34	12.00
35th	1554.56	2.16	1552.40	0.00	40.06	0.00	0.00	40.06	1512.34	12.00
36th	1554.56	2.16	1552.40	0.00	40.06	0.00	0.00	40.06	1512.34	12.00
TERRACE	150.06	150.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAT	76288.42	486.40	75802.02	0.00	1482.22	252.39	18060.83	19795.44	56006.58	444.00

KEY PLAN:



SURVEY SKETCH (N.T.S)

ORIENTATION

SCALE

1 : 400 (In A0)

LEGEND	
SITE BOUNDARY	
BASEMENT LINE	
16.00M SETBACK LINE	
SY. LINE	
ROAD LINE	
PARK & OPENSPACES	
CIVIC AMENITIES	
ROAD WIDENING AREA	

STAIRCASE DETAILS:
2 No. OF STAIRCASES IN EACH TOWER,
RISER = 150mm (10 risers/ flight)
TREAD = 300mm
FLIGHT = 1500mm
HANDRAIL HEIGHT = 1200MM
HEADROOM CLEARANCE = 2450MM

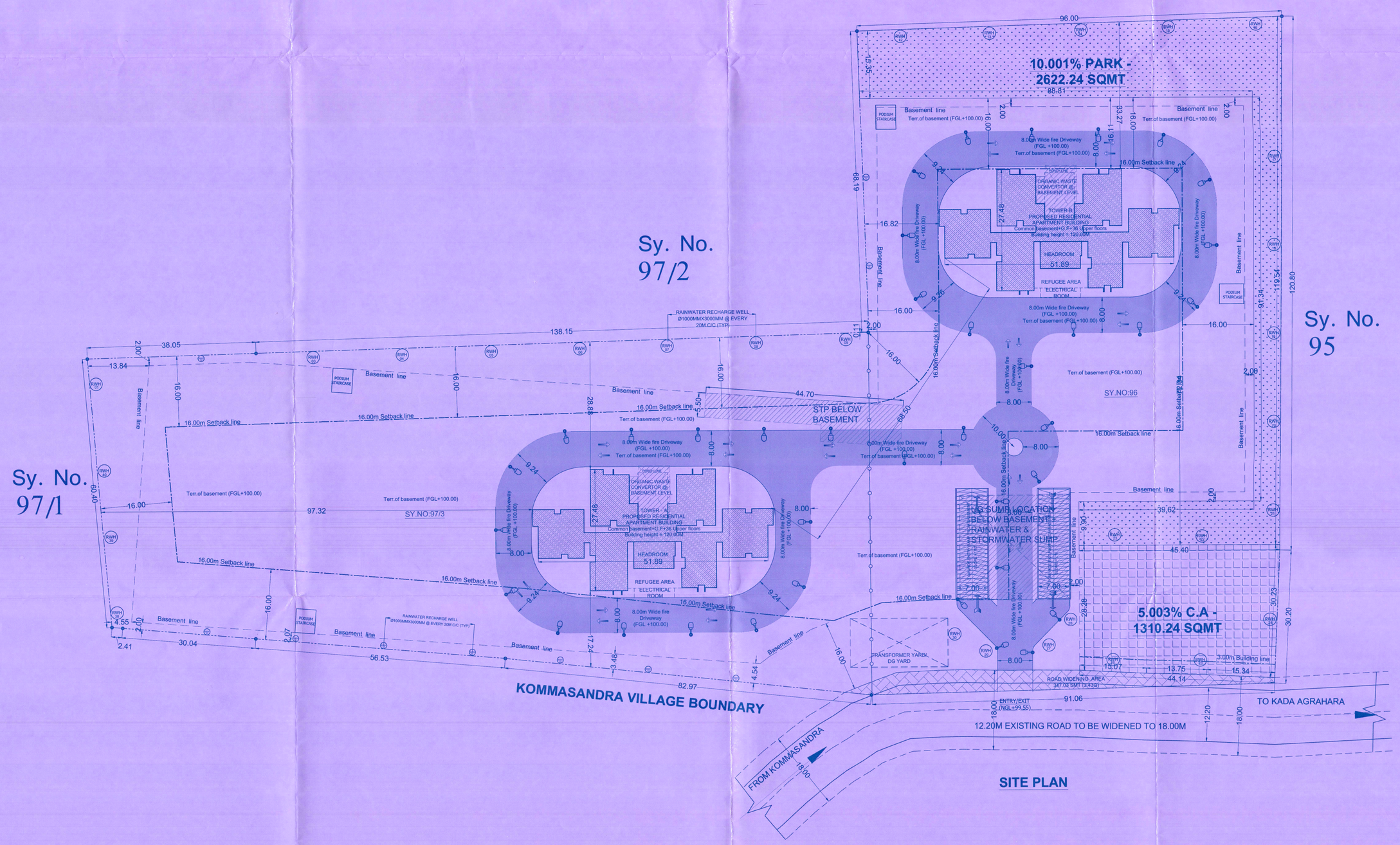
PODIUM STAIRCASE DETAILS:
4 No. OF STAIRCASES IN EACH TOWER,
RISER = 146mm (8 risers/ flight)
TREAD = 300mm
FLIGHT = 1350mm
HANDRAIL HEIGHT = 1200MM
HEADROOM CLEARANCE = 2450MM

Sy. No. 103

Sy. No. 97/2

Sy. No. 97/1

Sy. No. 95



RESIDENTIAL DEVELOPEMENT PLAN AREA STATEMENT		
(1)	TOTAL SITE AREA	26203.20smt (6A - 19G)
(2)	ROAD WIDENING AREA	347.03smt (3.4G)
(3)	NET SITE AREA (1-2)	25856.17smt (6A - 15.6G)

Sl.No	PARTICULARS	AS PER Z.R	AS PER PLAN
1.	95% SITE AREA FOR DEVELOPMENT	----------	Area considered for FAR (26203.20 - 1310.24 = 24892.96 smt) Area considered for Coverage (26203.20 - 347.03 = 25856.17smt)
2.	PARK & OPEN SPACES	2620.32smt (10.00%)	2622.24smt (10.007%) PARK AREA - 01 = 2622.24smt
3.	CIVIC AMENITIES	1310.16smt (5.00%)	1310.24 smt (5.001%) C.A SITE -01 = 1310.24 smt
4.	COVERAGE	55.00%	1682.77 / 25856.17 = 6.50% < 55.00%
5.	FAR	2.25	56006.59 / 24892.96 = 2.24 < 2.25
6.	HT. OF THE BUILDING	--	120.00M
7.	SETBACK	FRONT = 16.00m REAR = 16.00m LEFT = 16.00m RIGHT = 16.00m	FRONT = 16.00m and above REAR = 16.00m and above LEFT = 16.00m and above RIGHT = 16.00m and above
8.	NO OF FLOORS TOWER-A TOWER-B		RESIDENTIAL: TOWER-A=B.F.I+G.F+36 UPPER FLOORS Building height = 120.00M TOWER-B=B.F.I+G.F+36 UPPER FLOORS Building height = 120.00M
9.	NO OF UNITS	----------	NO. OF UNITS = 444 units
10.	CAR PARKING REQUIRED :	FLATS MORE THAN 50smt < 225smt (444units) = 444 cars TOTAL = 444 cars 10% OF VISITORS CAR PARKING = 45 cars TOTAL = 489 cars 25% OF 2-WHEELER PARKING = (489*13.75)25% => 1680.93 sqm	
11.	CAR PARKING PROVIDED :	489 cars	639 cars BASEMENT 01 = 639 CARS
12.	NO. OF TREE REQUIRED (26203.20/240) = 110 Nos TREE TO BE PLANTED = 110 Nos		

CONVERSION DETAILS

Sy. No.s	VILLAGE NAME	Sy. No.s	AREA IN SQMT	AREA ACRES - GUNTAS	CONVERSION ORDER NUMBER & DATE
01.	YAMARE VILLAGE	96	14062.64	3 - 19.00	ALN/ASH/SR 446/24-25 Dated: 11-03-2025
02.		97/3	12140.56	3 - 00.00	ALN/ASH/SR 41/25-26 Dated: 10-06-2025
TOTAL			26203.20	6 - 19.00	

LAND USE ANALYSIS

Sl. No	DESCRIPTION	AREA IN SQM AS PER Z.R	%	AREA IN SQM AS PER PLAN	%
01.	DEVELOPMENT AREA			1682.77	6.422%
02.	CIVIC AMENITIES AREA	1310.16	5%	1310.24	5.001%
03.	PARK AREA	2620.32	10%	2622.24	10.007%
04.	ROAD WIDENING AREA			347.03	1.32%
05.	DRIVEWAY AND OPEN SPACES			20240.97	77.245%
TOTAL				26203.20	100.00%

OWNER'S SIGNATURE :-

M/s.TRIFECTA PROJECTS PRIVATE LIMITED.
(Represented by its Managing Director)

For TRIFECTA PROJECTS PRIVATE LIMITED

Managing Director

Mr. R. V. SUBBAREDDY

ARCHITECT'S SIGNATURE :-

MOHAMED SIDIQUE NAWAZ
CA/2020/121298

SHANKAR. L; Rep. BY GPA HOLDER:

TRIFECTA PROJECTS PVT. LTD
TRIFECTA ADATTO, 11TH FLOOR,
66/2, 67/1, WHITEFIELD MAIN ROAD,
GARUDACHARPALYA, MAHADEVAPURA POST,
BANGALORE 560048

TITLE :

PROPOSED RESIDENTIAL DEVELOPMENT PLAN @ Sy. No. 96, Sy. No. 97/3, YAMARE VILLAGE, SARJAPURA HOBLI, ANEKAL TALUK, BENGALURU DISTIRICT.

TITLE:

SITE PLAN

SANCTIONING AUTHORITY:

ಪ್ರಧಿಕಾರದ ದಿನಾಂಕ 23.7.25 ರ 73 ನೇ
ಸಭೆಯ ನಿರ್ಣಯ ಸಂಖ್ಯೆ 36 ರಲ್ಲಿ ತೀರ್ಮಾನಿಸಿದ
ನಿರ್ಣಯಕ್ಕನುಗುಣವಾಗಿ, ಪ್ರಾಧಿಕಾರ ಪತ್ರ ಸಂಖ್ಯೆ
ಆಪ್ರ/ಅನ/23/25-26 ದಿನಾಂಕ 10 OCT 2025
ರಲ್ಲಿ ಅನುಮೋದಿಸಿದೆ.

ಕಾರ್ಯದರ್ಶಿ
ಅನೇಕಲ್ ನಗರಾಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ,
ಅನೇಕಲ್.

19.10.2025

ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ
ಸಹಾಯಕ ನಿರ್ದೇಶಕರು
ಅನೇಕಲ್ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ