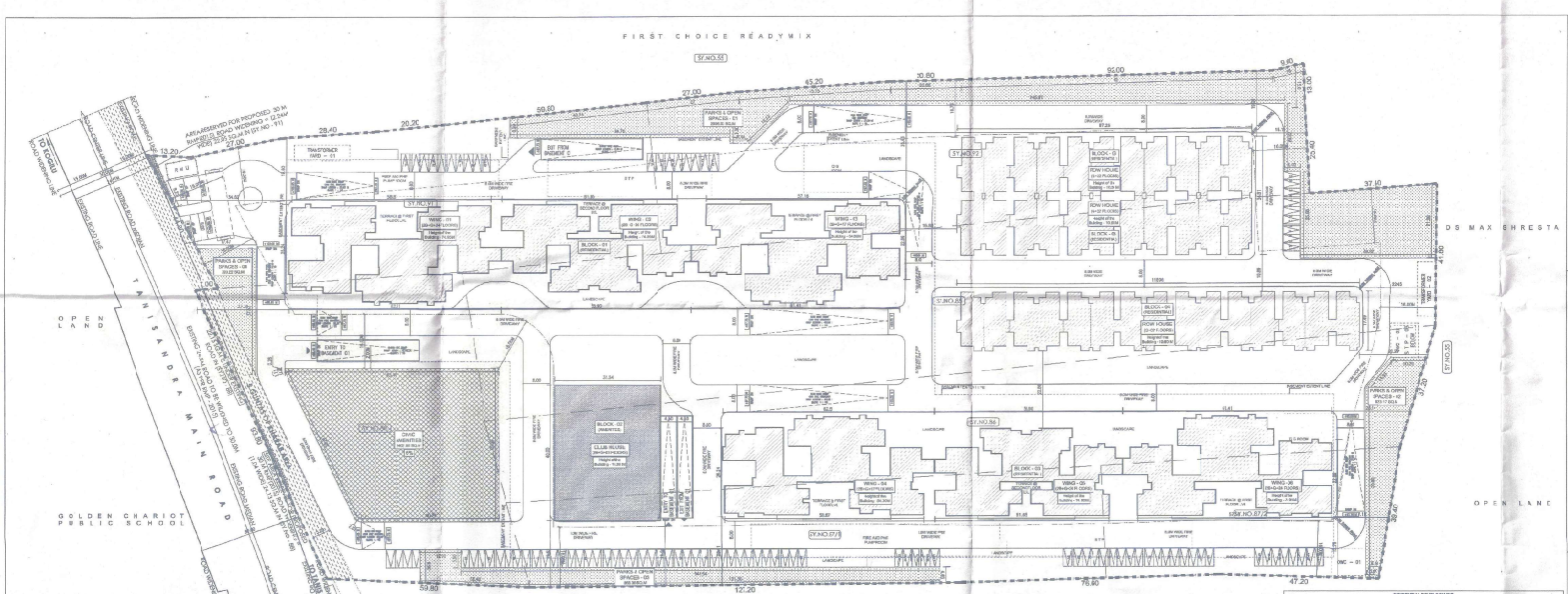
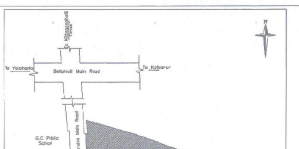
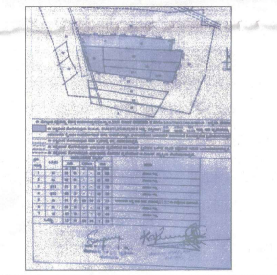


1 SITE PLAN

SCALE 1:500



KEY PLAN
N.T.S



AUTHORISED SURVEY SKETCH:-

RESIDENTIAL DEVELOPMENT		
	ACRES(GUNTAS)	IN SQ.M
NE AREA (U)	18.4	46,515.87
KARAB AREA (B)	3.6	9,540.00
NET SITE AREA - CONSIDERED FOR DEVELOPMENT (C = A - B)	21.8 (54.5)	55,055.87

CALCULATION OF FARES - OPEN SPACES AND CIVIC AMENITIES OR RESIDENTIAL DEVELOPMENT				
PARTICULARS	PERCENTAGE	AS PER (2)	PERCENTAGE	AS PER TLAPR
	(%)	(In Sq.m)		(In Sq.m)
FARES & OPEN SPACES (2)	10.00%	4,865.60	10.00%	4,865.60
CIVIC AMENITIES (2)	2.00%	2,432.80	2.00%	2,432.80

SE AREA CONSIDERED FOR FAR (F = C - E)	18,693.20 SQ.M
SP AREA CONSIDERED FOR GROUND INDICATORS (G)	68.39
AREA CONSIDERED FOR GROUND COVERAGE	13,384.89
PERMISSIBLE F.A.R	AS PER MDP 3.00 / 3.25
PERMISSIBLE GROUND COVERAGE	40.00% 33.75% (E) 1.75% 26.93 (G)
	26.93
TOTAL BUILTUP AREA	1,11,154.20 SQ.M
SE AREA CONSIDERED FOR WORK INDEXING (D)	68.39 SQ.M
SE AREA CONSIDERED FOR GROUND COVERAGE (E = F - G)	18,624.81 SQ.M
ACHIEVED GROUND COVERAGE AREA	8,534.68 SQ.M
BLOCK - 01 (G & 03 STORYES + CLUB HOUSE)	3,700.43 SQ.M
BLOCK - 24 (G & 02 (ROW HOUSE)	3,068.41 SQ.M
ACHIEVED GROUND COVERAGE	11.34% PERCENTAGE

PARKS & OPEN SPACES (B-10%)			CIVIC AMENITIES (2-10%)		
NO.		AREA (IN SQ.M)	NO.		AREA (IN SQ.M)
1	6(3)	2,444.00			2,432.80
2	6(3)				
3	6(4.50)	2,421.80			
4	3(0.5)				
TOTAL		4,865.60	TOTAL		2,432.80

RESIDENTIAL DEVELOPMENT					
BLOCK NO.	NO. OF FLOORS	UNIT TYPE	NO. OF E'V'S LIFTS	NO. OF UNITS	TOTAL NO. OF UNIT
BLOCK - 01 (WING - 01)	(B+G+3+P) (G+3+P)	2BHK+3BHK	2	140	217
BLOCK - 02 (WING - 02)	(B+G+3+P) (G+3+P)	2BHK+3BHK	2	148	148
BLOCK - 03 (WING - 03)	(B+G+7 FLOORS)	2BHK+3BHK	2	74	74
BLOCK - 03 (WING - 04)	(B+G+7 FLOORS)	2BHK+3BHK	2	72	72
BLOCK - 03 (WING - 05)	(B+G+9 FLOORS)	2BHK+3BHK	2	148	148
BLOCK - 03 (WING - 06)	(B+G+9 FLOORS)	2BHK+3BHK	2	148	148
BLOCK - 04 (G & 03 STORYES + CLUB HOUSE)	(B+G+3 FLOORS)	RESIDENTIAL	2	37	37
BLOCK - 05 (CLUB HOUSE)	(B+G+3 FLOORS)	RESIDENTIAL	2	37	37
			17	848	1043

CAR PARKING CALCULATION (BLOCK - 01, 02 03, 04 & 05)		
DESCRIPTION	NO. OF UNITS	CAR PARK REQUIRED
UNITS BELOW 30 SQ.M	1	0.5 PER UNIT
UNITS ABOVE 30 SQ.M AND BELOW 120 SQ.M	1	1 PER UNIT
UNITS ABOVE 120 SQ.M AND BELOW 220 SQ.M (ROW HOUSE)	1	2 PER UNIT
UNITS ABOVE 220 SQ.M AND BELOW 300 SQ.M (ROW HOUSE)	1	3 PER UNIT
TOTAL	1043	518.5
VISITOR'S PARKING	1043	103
CLUB HOUSE (1STUDS SQ.M)	1	1 PER 50 SQ.M
TOTAL NO. OF CAR PARKS REQUIRED		1125
TOTAL NO. OF CAR PARKS ACHIEVED		1276

CONSOLIDATED AREA STATEMENT									
BLOCK - FLT & AREA									
FLOORS	GROSS AREA	DEDUCTIONS OF OTS & SHCTS	BUILT UP AREA	STAIRCASE	LIFT VOID	SERVICES/FAR KIND(L) M II	F.A.R AREA	UNITS	E'W'S UNITS
	A	B	C = A - B	D	E	F	G = C - D - E - F	H	J
BASEMENT - 01	21,42.10	9,282	21,528.58	189.10	134.64	20,910.48	0.00	0.00	0.00
BASEMENT - 02	24,207.88	1,572.74	22,635.14	189.10	134.64	22,170.20	172.10	0.00	0.00
GROUND FLOOR	9,854.00	341.69	9,512.30	126.96	262.69	0.00	9,123.07	1.00	1.00
1ST FLOOR	10,481.00	1,364.34	9,277.45	126.96	262.69	0.00	8,887.80	72.00	1.00
2ND FLOOR	10,862.17	1,362.69	9,499.48	126.96	262.69	0.00	9,109.83	74.00	1.00
3RD FLOOR	8,586.12	1,351.07	8,235.05	188.10	134.64	0.00	7,912.31	64.00	1.00
4TH FLOOR	6,455.16	497.64	6,018.76	188.10	134.64	0.00	5,695.92	48.00	1.00
5TH FLOOR	6,426.45	331.17	6,510.28	188.10	134.64	0.00	5,787.55	48.00	1.00
6TH FLOOR	6,426.45	407.68	6,018.76	188.10	134.64	0.00	5,695.92	48.00	1.00
7TH FLOOR	6,426.45	356.17	6,070.28	188.10	134.64	0.00	5,747.44	48.00	1.00
8TH FLOOR	6,426.45	407.68	6,018.76	188.10	134.64	0.00	5,695.92	48.00	1.00
9TH FLOOR	6,426.45	356.17	6,070.28	188.10	134.64	0.00	5,747.44	48.00	1.00
10TH FLOOR	6,426.45	407.68	6,018.76	188.10	134.64	0.00	5,695.92	48.00	1.00
11TH FLOOR	6,426.45	356.17	6,070.28	188.10	134.64	0.00	5,747.44	48.00	1.00
12TH FLOOR	6,426.45	407.68	6,018.76	188.10	134.64	0.00	5,695.92	48.00	1.00
13TH FLOOR	6,426.45	356.17	6,070.28	188.10	134.64	0.00	5,747.44	48.00	1.00
14TH FLOOR	6,426.45	407.68	6,018.76	188.10	134.64	0.00	5,695.92	48.00	1.00
15TH FLOOR	6,426.45	356.17	6,070.28	188.10	134.64	0.00	5,747.44	48.00	1.00
16TH FLOOR	4,183.70	302.70	4,883.00	123.24	89.76	0.00	4,669.81	20.00	1.00
17TH FLOOR	4,499.66	394.49	4,394.87	123.24	89.76	112.96	4,068.91	20.00	1.00
18TH FLOOR	4,183.70	302.70	4,883.00	123.24	89.76	0.00	4,669.81	20.00	1.00
19TH FLOOR	4,183.70	311.30	4,872.53	123.24	89.76	0.00	4,659.53	20.00	1.00
20TH FLOOR	4,183.70	302.70	4,883.00	123.24	89.76	0.00	4,669.81	20.00	1.00
21ST FLOOR	4,183.70	311.30	4,872.53	123.24	89.76	0.00	4,659.53	20.00	1.00
22ND FLOOR	4,183.70	302.70	4,883.00	123.24	89.76	0.00	4,669.81	20.00	1.00
23RD FLOOR	4,183.70	311.30	4,872.53	123.24	89.76	0.00	4,659.53	20.00	1.00
24TH FLOOR	4,183.70	302.70	4,883.00	123.24	89.76	0.00	4,669.81	20.00	1.00
TERRACE	1,202.00	102.24	1,100.00	20.04	157.33	912.14	0.00	0.00	3.00
LIFT	64.00	0.00	64.00	0.00	0.00	64.00	0.00	0.00	3.00
	2,03,991.52	13,747.24	1,91,244.28	5,938.00	5,886.13	44,152.54	1,38,912.59	945.00	32.00

NOTE :-

1) This RESIDENTIAL DEVELOPMENT Plan is issued under the Provision of section 17 of KTCP Act, 1961 for K.G. Nagar purpose only.
2) This RESIDENTIAL DEVELOPMENT Plan is received to be approved by Town Planning Sub Committee of the authority vide Resolution No:- 2.4.5/2025 Dated:- 5/4/2025
3) The Applicant has to abide by the condition imposed in the work order.
4) The RESIDENTIAL DEVELOPMENT Plan is issued vide order no: BDA/TPM/BP-35 /23-24/ Dtd:-29/05/2025
5) PARK AND OPEN SPACES AND ROAD WIDENINGAREA "O BE RELINQUISHED TO THE CONCERNED AUTHORITY

TOWN PLANNER

ASSISTANT DIRECTOR

DEPUTY DIRECTOR

JOINT DIRECTOR

ADDITIONAL DIRECTOR

TOWN PLANNER MEMBER

COMMISSIONER

LEGEND:-

- Site Boundary
- Survey Boundary
- Foot Track Kharab
- Cart Track Kharab
- Nala Kharab
- Nala Center Line
- Lake/ Tank/ Pond
- Railway Line
- H T Line
- Gas Line
- Road Center Line
- Building Line
- Road/ Street
- Road widening area
- Park & Open Space
- Civic Amenity Site
- Public Utility Site
- Parking Area

AREA STATEMENT AS PER REVENUE RECORDS:-

Total Land Area	:- 12A-00.00 (48,581.87sq.m)
Total Kharab Area	:- 00A-35.00 (905.95sq.m)
Acquired Area	:- 00A-00.00 (0000.00sq.m)
Encroached Area	:- 00A-00.00 (0000.00sq.m)
Net Area	:- 11A-35.00 (48,056.02sq.m)

ALIENATION ORDER DETAILS:-

Village	Sy No.	Area Acre	Guntaiharab	Order No./Date
BELLAHALLI	85	03	00.00	339/7/17-1-2024
	86	02	00.00	339/4/17-1-2024
	87/1	01	10.00	33923/17-1-2024
	87/2	00	30.00	339/9/17-1-2024
	88	01	15.00	5 33925/17-1-2024
	91	01	20.00	339/8/17-1-2024
	92	02	00.00	339/6/17-1-2024
	Total	12A	00.00	(48,561.87 sqm)

LANDUSE ANALYSIS:-

Sl No.	Landuse	Area(sq.m)	Percent(%)
1.	Residential	8,924.02	18.38%
2.	Civic Amenities	2,432.90	05.00%
2.	Park & Open Space	4,805.80	10.00%
2.	Driveways & Landscape	25,570.85	53.21%
2.	Utility Services	6,452.45	13.43%
	Total	48,056.02	100.00%

APPLICANT/ GPA HOLDER:-

Name

REGISTERED PLANNER/ ARCHITECT/ ENGINEER:-

Abhay Ilty Zachariah
Reg No : B.C.C/B.L-3.6/-2027-09-10

Government of Karnataka

BANGALORE DEVELOPMENT AUTHORITY

T Chowdaiah Road, Kumara Park West, Bengaluru 560 020

DRAWING TITLE:

Approval of RESIDENTIAL DEVELOPMENT plan in Bengaluru District
Sy.No.:- 85,86,87/1,87/2,88,91,92 -Hobli, BELLAHALLI Village,
Sy.No.:- 85,86,87/1,87/2,88,91,92 , for a total extent of 11 A Acres
35 Gurta.

DRAWING No.:- | DATE:- | SCALE:- 1:500

All dimensions in meters.

Paper size: 841mm x 1189mm (A1), Printable area: 801mm x 1135mm