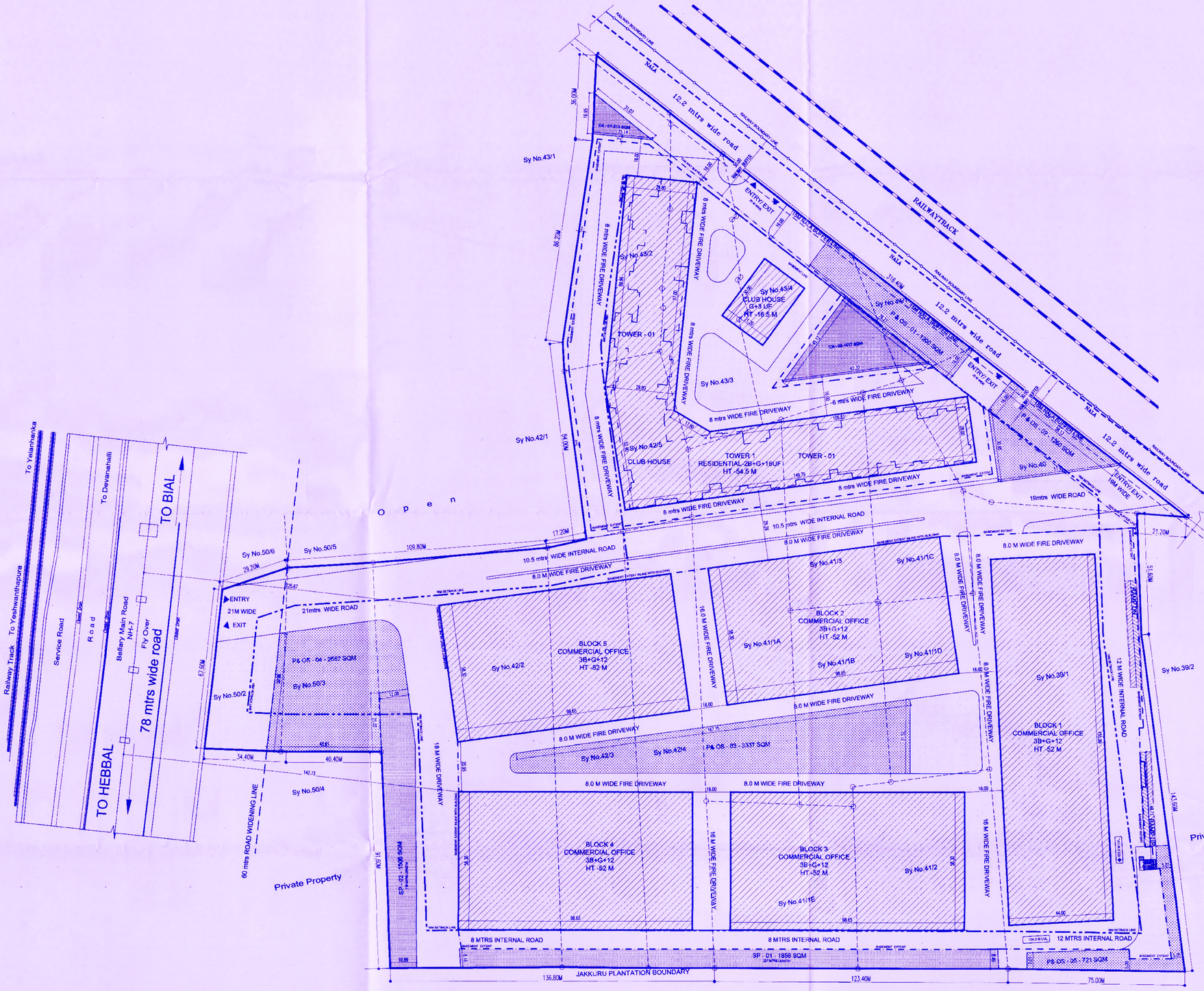

AREA STATEMENT			
SITE AREA	22 Acres 27.5 G	91,811.78	Sqm
K-KARAB AREA		-	Sqm
ROAD WIDENING AREA			Sqm
SITE AREA AFTER EXECTIONS		91,811.78	Sqm
APPROACH ROAD WIDTH		Above 30	Mts
AREA CONSIDERED FOR COMMERCIAL DEVELOPMENT	16 acres 24.5 G	67,227.08	Sqm
AREA CONSIDERED FOR RESIDENTIAL DEVELOPMENT	6 acres - 3 Guntas	24,584.70	Sqm

COMMERCIAL DEVELOPMENT				
COMMERCIAL SITE AREA			67,227.08	Sqm
SURFACE PARKING @ 5%	Required	3,361.35	5.00%	Sqm
	Provided	3,362.00	5.00%	Sqm
PARKS AND OPEN SPACES @ 10%	Required	6,722.71	10.00%	Sqm
	Provided	6,725.00	10.01%	Sqm
NET SITE AREA FOR FAR			67,227.08	Sqm
FAR	Allowed	3.25		
		3.25	2,18,488.01	Sqm
	Achieved	3,48,511.45	= 5.184	> 3.25
		67,227.08		
		TDR AREA	1,30,023.440	
GROUND COVERAGE	Allowed	45%	30,251.19	Sqm
	Achieved	30,000.00	44.62%	< 45 %
		67,227.08		
BUILDING HEIGHT		38+G+12 FLOORS	55.00	Mts
SETBACK PROVIDED			16.00	Mts
PARKING		Required	6,970	Nos
		Provided	6,970	Nos

RESIDENTIAL DEVELOPMENT				
RESIDENTIAL SITE AREA			24,584.70	Sqm
CIVIC AMENITIES @ 5%	Required	1,229.24	5.00%	Sqm
	Provided	1,230.00	5.00%	Sqm
PARKS AND OPEN SPACES @ 10%	Required	2,458.47	10.00%	Sqm
	Provided	2,460.00	10.01%	Sqm
NET SITE AREA FOR FAR			20,895.47	Sqm
FAR	Allowed	3.25		
		3.25	75,905.26	Sqm
	Achieved	75,857.08	= 3.247	< 3.25
		23,355.47		
GROUND COVERAGE	Allowed	50%	11,677.73	Sqm
	Achieved	3,723.37	24.47%	< 50 %
		23,355.47		
BUILDING HEIGHT		28+G+16 FLOORS	54.50	Mts
SETBACK PROVIDED			16.00	Mts
UNITS		UNITS	418.00	Nos
		EWS	40.00	Nos
		TOTAL	458.00	Nos
PARKING		Required	528	Nos
		Provided	528	Nos

RESIDENTIAL PARKING STATEMENT		
RESIDENTIAL - 1 CAR PER UNIT	528	Nos
EWS - 1 CAR PER 2 UNITS	21	Nos
RESIDENTIAL - 10% FOR VISITORS	55	Nos
CLUB HOUSE - 1 CAR PER 50 Sqm	50	Nos
TOTAL CARS REQUIRED	654	Nos
PARKING PROVIDED		
BASEMENT 1	509	Nos
BASEMENT 2	509	Nos
TOTAL CARS PROVIDED	1,018	Nos

PARK AND OPEN SPACE		
PARK-01	1230	Sqm
PARK-02	1790	Sqm
PARK-03	1337	Sqm
PARK-04	2667	Sqm
PARK-05	721	Sqm
TOTAL	9145	Sqm

SURFACE PARKING		
SP-01	1858	Sqm
SP-02	1504	Sqm
TOTAL	3362	Sqm
CIVIC AMENITY		
CA 1	213	Sqm
CA 2	1017	Sqm
TOTAL	1230	Sqm

FAR AREA STATEMENT - BLOCK 1 - COMMERCIAL (OFFICE BUILDING)

Sl. NO.	FLOORS	GROSS AREA	DEDUCTION FOR DUCTS	NET BULT UP AREA	DEDUCTION FOR FAR LIFTS	STAIRCASE	SERVICES	OTHERS	NET FAR DEDUCTION	NET FAR AREA
1	BASEMENT 3	12711.96	0.00	12711.960	0.00	171.79	121.43	12418.64	12711.860	0.000
2	BASEMENT 2	13173.38	27.82	13274.660	76.19	160.25	1301.06	11682.09	13274.980	0.000
3	BASEMENT 1	13173.38	102.75	13308.610	76.19	160.25	1238.61	11830.55	13308.600	0.000
4	GROUND FLOOR	8630.000	96.110	8534.890	158.190	214.220	15.320	0.000	388.440	8280.450
5	1st FLOOR	8028.000	1364.520	6663.480	158.190	208.750	15.320	0.000	378.260	6285.220
6	2nd FLOOR	8028.000	994.520	7033.480	158.190	208.750	15.320	0.000	382.260	6651.220
7	3rd FLOOR	8020.000	181.000	8000.000	130.190	208.750	15.320	0.000	352.260	6316.740
8	4th FLOOR	8020.000	181.000	8000.000	130.190	208.750	15.320	0.000	352.260	6316.740
9	5th FLOOR	8020.000	181.000	8000.000	130.190	208.750	15.320	0.000	352.260	6316.740
10	6th FLOOR	8020.000	181.000	8000.000	130.190	208.750	15.320	458.870	811.130	5867.870
11	7th FLOOR	8020.000	181.000	8000.000	130.190	208.750	15.320	0.000	352.260	6316.740
12	8th FLOOR	8020.000	181.000	8000.000	130.190	208.750	15.320	0.000	352.260	6316.740
13	9th FLOOR	8020.000	181.000	8000.000	130.190	208.750	15.320	458.870	811.130	5867.870
14	10th FLOOR	8020.000	181.000	8000.000	130.190	208.750	15.320	0.000	352.260	6316.740
15	11th FLOOR	8020.000	181.000	8000.000	130.190	208.750	15.320	0.000	352.260	6316.740
16	12th FLOOR	8020.000	181.000	8000.000	130.190	208.750	15.320	0.000	352.260	6316.740
17	TERRACE FLOOR	267.600	7.470	260.130	13.300	174.690		62.24	250.190	0.000
	TOTAL	139990.22	4233.62	127756.60	1536.00	3362.00	2742.17	36721.23	44661.40	77095.18

FAR AREA STATEMENT - TYPICAL BLOCK (F.N.G & COMMERCIAL/OFFICE BUILDING)

Sl. No.	FLOORS	GROSS AREA	DUCTS	BULT UP AREA	LIFT OUTLET STAIRCASES		WALLS	WALKWAY/BALCONY	Parking/ramp/Floor	70%ta	FAR AREA
1	BASEMENT-3	10800.00	0.00	10800.00	26.00	148.00	3.00	-	10800.00	10800.00	0.00
2	BASEMENT-2	10800.00	40.00	10760.00	26.00	148.00	3.00	-	9800.00	10800.00	0.00
3	BASEMENT-1	10800.00	200.00	10600.00	113.00	148.00	3.00	-	9800.00	9800.00	0.00
4	GROUND	5,782	127.00	5655.00	113.00	172.00	3.00	-	-	255.00	5400.00
5	FIRST	5,782	1226.00	4556.00	113.00	172.00	3.00	-	-	288.00	4268.00
6	SECOND	5,782	1226.00	4556.00	76.00	172.00	3.00	-	-	248.00	4308.00
7	THIRD	5,782	127.00	5655.00	76.00	172.00	3.00	-	-	248.00	5407.00
8	FOURTH	5,782	127.00	5655.00	76.00	172.00	3.00	-	-	248.00	5407.00
9	FIFTH	5,782	127.00	5655.00	76.00	172.00	3.00	-	-	248.00	5407.00
10	SIXTH	5,782	127.00	5655.00	76.00	172.00	3.00	-	-	248.00	5407.00
11	SEVENTH	5,782	127.00	5655.00	76.00	172.00	3.00	-	-	248.00	5407.00
12	EIGHTH	5,782	127.00	5655.00	76.00	172.00	3.00	-	-	248.00	5407.00
13	NINTH	5,782	127.00	5655.00	76.00	172.00	3.00	-	-	248.00	5407.00
14	TENTH	5,782	127.00	5655.00	76.00	172.00	3.00	-	-	248.00	5407.00
15	ELEVENTH	5,782	127.00	5655.00	76.00	172.00	3.00	-	-	248.00	5407.00
16	TWELFTH	5,782	127.00	5655.00	76.00	172.00	3.00	-	-	248.00	5407.00
17	TERRACE	280	15.00	265.00	0.00	180.00	3.00	-	-	183.00	0.00
20	TOTAL	108005.00	4186.00	103820.00	1286.00	3173.00	3360.00	30957.00	30600.00	94600.00	67734.00

COMMERCIAL DEVELOPEMENT PARKING STATEMENT
FAR AREA = 348511.45 SQMTRS
1 CAR PARK REQUIRED FOR EVERY 30 SQMTS OF FAR AREA
REQUIRED CAR PARKS = 6970

BLOCKS	BASEMENT 1 CAR PARKS	BASEMENT 2 CAR PARKS	BASEMENT 3 CAR PARKS	TOTAL CAR PARKS
1	522	530	574	1626
2	419	471	471	1361
3	419	471	471	1361
4	419	471	471	1361
5	419	471	471	1361
CAR PARKS PROVIDED IN ALL BLOCKS				6970

FAR AREA SUMMARY - TOWER 1(RESIDENTIAL BUILDING)

S.NO	Floors	GROSS AREA	CUT OUT	BUILT-UP	LIFTS	STAIRCASE	TOTAL DEDUCTION	NET FAR
				sqm				sqm
1	BASEMENT-1	18287	63	18234	0	0	0	0
2	BASEMENT-2	18287	0	18287	0	0	0	0
3	GROUND FLOOR	5715.37	625.00	5090.37	88.76	125.52	214.28	4876.09
4	1st FLOOR	5715.37	850.00	4865.37	88.76	125.52	214.28	4651.09
5	2nd FLOOR	5093.15	355.00	4738.15	88.76	125.52	214.28	4523.87
6	3rd FLOOR	5093.15	355.00	4738.15	88.76	125.52	214.28	4523.87
7	4th FLOOR	5093.15	355.00	4738.15	88.76	125.52	214.28	4523.87
8	5th FLOOR	5093.15	355.00	4738.15	88.76	125.52	214.28	4523.87
9	6th FLOOR	5093.15	355.00	4738.15	88.76	125.52	214.28	4523.87
10	7th FLOOR	5093.15	355.00	4738.15	88.76	125.52	214.28	4523.87
11	8th FLOOR	5093.15	355.00	4738.15	88.76	125.52	214.28	4523.87
12	9th FLOOR	5093.15	355.00	4738.15	88.76	125.52	214.28	4523.87
13	10th FLOOR	5093.15	355.00	4738.15	88.76	125.52	214.28	4523.87
14	11th FLOOR	5093.15	355.00	4738.15	88.76	125.52	214.28	4523.87
15	12th FLOOR	5093.15	355.00	4738.15	88.76	125.52	214.28	4523.87
16	13th FLOOR	5093.15	355.00	4738.15	88.76	125.52	214.28	4523.87
17	14th FLOOR	5093.15	355.00	4738.15	88.76	125.52	214.28	4523.87
18	15th FLOOR	5093.15	355.00	4738.15	88.76	125.52	214.28	4523.87
19	16th FLOOR	925.00	0.00	925.00	88.76	350.52	439.28	485.72
20	17th FLOOR							
21	TERRACE							
21	TOTAL	85450.54	4858.00	77214.54	1596.00	2918.64	4967.76	72247.08

FAR AREA SUMMARY - CLUBHOUSE

S.NO	Floors	GROSS AREA	CUT OUT	BUILT-UP	STAIRCASE	NET FAR
21	GROUND FLOOR	650	25	625	25	600
22	1st FLOOR	650	25	625	25	600
23	2nd FLOOR	650	25	625	25	600
	3rd Floor	650	25	625	25	600
24	TERRACE	110	0	110	0	110
25	TOTAL					2510.00

KEY MAP (NOT TO SCALE)

AUTHORISED SURVEY SKETCH:-

DEPUTY DIRECTOR	LEGEND:-
TOWN PLANNER	SITE BOUNDARY
ASSISTANT DIRECTOR	SET BACK LINE
DEPUTY DIRECTOR	BASEMENT LINE
JOINT DIRECTOR	NALA BUFFER LINE
ADDITIONAL DIRECTOR	BUILDING EXTENT
TOWN PLANNER MEMBER	SURVEY LINES
COMMISSIONER	SURFACE CAR PARKING
	BUILDING FOOTPRINT
	CA
	DRIVEWAY
	PARK AND OPEN SPACES
	FREE SPACES
	RAILWAY BOUNDARY
	RAILWAY BUFFER

AREA STATEMENT AS PER REVENUE RECORDS:

Total Land Area	: 22A-27.50G (91811.78sq.m)
Total Kharab Area	: 00A-00.00G (0000.00sq.m)
Acquired Area	: 00A-00.00G (0000.00sq.m)
Unclassified Area	: 00A-00.00G (0000.00sq.m)
Net Area	: 22A-27.50G (91811.78sq.m)

APPLICANT/ OPA HOLDER:-

Name

REGISTERED PLANNER/ ARCHITECT/ ENGINEER:-

Name
Registration Number

NOTE :-
1) This BDA Layout APP Plan is issued under the Provision of section 13 of KTCP Act, 1961 for purpose only.
2) This BDA Layout APP Plan is required to be approved by Town Planning Sub Committee of the authority vide Resolution No: S-49/2014 Dated: 13.03.2014 11008
3) The Applicant has to abide by the condition imposed in the work order.
4) The DEVELOPMENT Plan is issued vide order no: BDA/TPM/LP-56/2015 Dtd: 16.11.2015
DATED: 21/12/2015

Government of Karnataka
BANGALORE DEVELOPMENT AUTHORITY
T Chowdaiah Road, Kumara Park West, Bengaluru 560 020

DRAWING TITLE: Approval of Development plan in Bengaluru District, Yeshanka Taluk, Yelahanka Hobli, Shivanahalli and Allalasandra Village, Sy.No.:36/1,4OP, 41/1,41/1B,41/1C,41/1D,41/1E,41/2,41/3,42/2,42/3,42/4,42/5,43/2,43/3, 43/4,44/1,50/2,50/3,50/4,50/5,50/6, for a total extent of 22 Acres 27.5 Gunta.

DRAWING No.: DATE:

All dimensions in meters.