AREA STATEMENT IN SMT [COMMON BASEMENT FOR TOWER-A & B] APPROVED BY BDA [BDA/EM/EO-1/TA-2/EAST/59/2023-24],Dated:05/03/24

FLOORS	GROSS	DEDUCTION	BUILTUP	NON FAR AREA						NET FAR	NO.OF	EWS	TOTAL
	AREA	AREA	AREA	LIFT	STAIRS	PARKING	REFUGE	TERRACE	TOTAL	AREA	UNITS	UNITS	UNITS
BASEMENT FLOOR	24051.38	0.00	24051.38	0.00	0.00	23981.12	0.00	0.00	23981.12	70.26	0	0	0
TOTAL	**24051.38**	**0.00**	**24051.38**						**23981.12**	**70.26**	**0**	**0**	**0**

AREA STATEMENT IN SMT [TOWER-A] APPROVED BY BDA [BDA/EM/EO-1/TA-2/EAST/59/2023-24],Dated:05/03/24

FLOORS	GROSS	DEDUCTION	BUILTUP	NON FAR AREA							NET FAR	NO.OF	EWS	TOTAL
	AREA	AREA	AREA	LIFT	STAIRS	PARKING	REFUGE	SERVICES	TOTAL		AREA	UNITS	UNITS	UNITS
GROUND FLOOR	2152.18	65.92	2086.26	41.16	71.82	0.00	0.00	149.80	262.78	1823.48	16	2	18
1st FLOOR	1892.22	47.59	1844.63	41.16	71.82	0.00	0.00	0.00	112.98	1731.65	16	2	18
2nd FLOOR	1892.22	47.59	1844.63	41.16	71.82	0.00	0.00	0.00	112.98	1731.65	16	2	18
3rd FLOOR	1892.22	47.59	1844.63	41.16	71.82	0.00	0.00	0.00	112.98	1731.65	16	2	18
4th FLOOR	1892.22	47.59	1844.63	41.16	71.82	0.00	0.00	0.00	112.98	1731.65	16	2	18
5th FLOOR	1892.22	47.59	1844.63	41.16	71.82	0.00	0.00	0.00	112.98	1731.65	16	2	18
6th FLOOR	1892.22	47.59	1844.63	41.16	71.82	0.00	0.00	0.00	112.98	1731.65	16	2	18
7th FLOOR	1892.22	47.59	1844.63	41.16	71.82	0.00	0.00	0.00	112.98	1731.65	16	2	18
8th FLOOR	1892.22	47.59	1844.63	41.16	71.82	0.00	0.00	0.00	112.98	1731.65	16	2	18
9th FLOOR	1892.22	47.59	1844.63	41.16	71.82	0.00	0.00	0.00	112.98	1731.65	16	2	18
10th FLOOR	1892.22	47.59	1844.63	41.16	71.82	0.00	0.00	0.00	112.98	1731.65	16	2	18
11th FLOOR	1892.22	47.59	1844.63	41.16	71.82	0.00	0.00	0.00	112.98	1731.65	16	2	18
12th FLOOR	1892.22	47.59	1844.63	41.16	71.82	0.00	0.00	0.00	112.98	1731.65	16	2	18
13th FLOOR	1892.22	47.59	1844.63	41.16	71.82	0.00	0.00	0.00	112.98	1731.65	16	2	18
14th FLOOR	1892.22	47.59	1844.63	41.16	71.82	0.00	0.00	0.00	112.98	1731.65	16	2	18
15th FLOOR	1892.22	47.59	1844.63	41.16	71.82	0.00	0.00	0.00	112.98	1731.65	16	2	18
16th FLOOR	1892.22	47.59	1844.63	41.16	71.82	0.00	0.00	0.00	112.98	1731.65	16	2	18
17th FLOOR	1892.22	47.59	1844.63	41.16	71.82	0.00	0.00	0.00	112.98	1731.65	16	2	18
18th FLOOR	1892.22	47.59	1844.63	41.16	71.82	0.00	0.00	0.00	112.98	1731.65	16	2	18
19th FLOOR	2014.99	47.59	1967.40	41.16	71.82	0.00	119.46	0.00	232.44	1734.96	16	2	18
20th FLOOR	1892.22	47.59	1844.63	41.16	71.82	0.00	0.00	0.00	112.98	1731.65	16	2	18
21st FLOOR	1892.22	47.59	1844.63	41.16	71.82	0.00	0.00	0.00	112.98	1731.65	16	2	18
22nd FLOOR	1892.22	47.59	1844.63	41.16	71.82	0.00	0.00	0.00	112.98	1731.65	16	2	18
23rd FLOOR	1892.22	47.59	1844.63	41.16	71.82	0.00	0.00	0.00	112.98	1731.65	16	2	18
24th FLOOR	1892.22	47.59	1844.63	41.16	71.82	0.00	0.00	0.00	112.98	1731.65	16	2	18
TERRACE FLOOR	164.22	0.00	164.22	0.00	0.00	0.00	0.00	0.00	164.22	0.00	0	0	0
TOTAL	**47852.45**	**1208.08**	**46644.37**						**3257.98**	**43386.39**	**400**	**50**	**450**

AREA STATEMENT IN SMT [TOWER-B] APPROVED BY BDA [BDA/EM/EO-1/TA-2/EAST/59/2023-24],Dated:05/03/24

FLOORS	GROSS	DEDUCTION	BUILTUP	NON FAR AREA						NET FAR	NO.OF	EWS	TOTAL
	AREA	AREA	AREA	LIFT	STAIRS	PARKING	REFUGE	SERVICES	TOTAL	AREA	UNITS	UNITS	UNITS
GROUND FLOOR	1741.04	56.73	1684.31	30.87	53.86	0.00	0.00	133.32	198.05	1486.26	13	2	15
1st FLOOR	1511.85	31.24	1480.61	30.87	53.86	0.00	0.00	0.00	84.73	1395.88	13	2	15
2nd FLOOR	1511.85	31.24	1480.61	30.87	53.86	0.00	0.00	0.00	84.73	1395.88	13	2	15
3rd FLOOR	1511.85	31.24	1480.61	30.87	53.86	0.00	0.00	0.00	84.73	1395.88	13	2	15
4th FLOOR	1511.85	31.24	1480.61	30.87	53.86	0.00	0.00	0.00	84.73	1395.88	13	2	15
5th FLOOR	1511.85	31.24	1480.61	30.87	53.86	0.00	0.00	0.00	84.73	1395.88	13	2	15
6th FLOOR	1511.85	31.24	1480.61	30.87	53.86	0.00	0.00	0.00	84.73	1395.88	13	2	15
7th FLOOR	1511.85	31.24	1480.61	30.87	53.86	0.00	0.00	0.00	84.73	1395.88	13	2	15
8th FLOOR	1511.85	31.24	1480.61	30.87	53.86	0.00	0.00	0.00	84.73	1395.88	13	2	15
9th FLOOR	1511.85	31.24	1480.61	30.87	53.86	0.00	0.00	0.00	84.73	1395.88	13	2	15
10th FLOOR	1511.85	31.24	1480.61	30.87	53.86	0.00	0.00	0.00	84.73	1395.88	13	2	15
11th FLOOR	1511.85	31.24	1480.61	30.87	53.86	0.00	0.00	0.00	84.73	1395.88	13	2	15
12th FLOOR	1511.85	31.24	1480.61	30.87	53.86	0.00	0.00	0.00	84.73	1395.88	13	2	15
13th FLOOR	1511.85	31.24	1480.61	30.87	53.86	0.00	0.00	0.00	84.73	1395.88	13	2	15
14th FLOOR	1511.85	31.24	1480.61	30.87	53.86	0.00	0.00	0.00	84.73	1395.88	13	2	15
15th FLOOR	1511.85	31.24	1480.61	30.87	53.86	0.00	0.00	0.00	84.73	1395.88	13	2	15
16th FLOOR	1511.85	31.24	1480.61	30.87	53.86	0.00	0.00	0.00	84.73	1395.88	13	2	15
17th FLOOR	1511.85	31.24	1480.61	30.87	53.86	0.00	0.00	0.00	84.73	1395.88	13	2	15
18th FLOOR	1511.85	31.24	1480.61	30.87	53.86	0.00	0.00	0.00	84.73	1395.88	13	2	15
19th FLOOR	1619.28	31.24	1588.04	30.87	53.86	0.00	0.00	104.09	0.00	188.82	1399.22	13	2	15
20th FLOOR	1511.85	31.24	1480.61	30.87	53.86	0.00	0.00	0.00	84.73	1395.88	13	2	15
21st FLOOR	1511.85	31.24	1480.61	30.87	53.86	0.00	0.00	0.00	84.73	1395.88	13	2	15
22nd FLOOR	1511.85	31.24	1480.61	30.87	53.86	0.00	0.00	0.00	84.73	1395.88	13	2	15
23rd FLOOR	1511.85	31.24	1480.61	30.87	53.86	0.00	0.00	0.00	84.73	1395.88	13	2	15
24th FLOOR	1511.85	31.24	1480.61	30.87	53.86	0.00	0.00	0.00	84.73	1395.88	13	2	15
TERRACE FLOOR	122.89	0.00	122.89	0.00	0.00	0.00	0.00	0.00	0.00	122.89	0.00	0	0
TOTAL	**38255.76**	**806.49**	**37449.27**						**2458.55**	**34990.72**	**325**	**50**	**375**

COMBINED AREA STATEMENT IN SMT [COMMON BASEMENT,TOWER-A & TOWER-B]

FLOORS	GROSS	DEDUCTION	BUILTUP	NON FAR AREA						NET FAR	NO.OF	EWS	TOTAL
	AREA	AREA	AREA	LIFT	STAIRS	PARKING	REFUGE	SERVICES	TOTAL	AREA	UNITS	UNITS	UNITS
Common BASEMENT	24051.38	0.00	24051.38	0.00	0.00	23981.12	0.00	0.00	23981.12	70.26	0	0	0
TOWER-A	47852.45	1208.08	46644.37	0.00	0.00	0.00	0.00	0.00	3257.98	43386.39	400	50	450
TOWER-B	38255.76	806.49	37449.27	0.00	0.00	0.00	0.00	0.00	2458.55	34990.72	325	50	375
NET TOTAL AREA	110159.59	2014.57	108145.02						**29697.65**	**78447.37**	**725**	**100**	**825**

[PROPOSED BUILDING] AREA STATEMENT IN SMT [TOWER-C]

FLOORS	GROSS	DEDUCTION	BUILTUP	NON FAR AREA						NET FAR	NO.OF	EWS	TOTAL
	AREA	AREA	AREA	LIFT	STAIRS	PARKING	REFUGE	SERVICES	TOTAL	AREA	UNITS	UNITS	UNITS
BASEMENT FLOOR	9755.56	0.00	9755.56	20.58	35.91	9699.07	0.00	0.00	9755.56	0.00	0	0	0
GROUND FLOOR	1296.00	18.53	1277.47	20.58	35.91	0.00	0.00	153.96	210.45	1067.02	6	4	10
1st FLOOR	1157.05	18.53	1138.52	20.58	35.91	0.00	0.00	0.00	56.49	1082.03	8	0	8
2nd FLOOR	1157.05	18.53	1138.52	20.58	35.91	0.00	0.00	0.00	56.49	1082.03	8	0	8
3rd FLOOR	1157.05	18.53	1138.52	20.58	35.91	0.00	0.00	0.00	56.49	1082.03	8	0	8
4th FLOOR	1157.05	18.53	1138.52	20.58	35.91	0.00	0.00	0.00	56.49	1082.03	8	0	8
5th FLOOR	1157.05	18.53	1138.52	20.58	35.91	0.00	0.00	0.00	56.49	1082.03	8	0	8
6th FLOOR	1157.05	18.53	1138.52	20.58	35.91	0.00	0.00	0.00	56.49	1082.03	8	0	8
7th FLOOR	1157.05	18.53	1138.52	20.58	35.91	0.00	0.00	0.00	56.49	1082.03	8	0	8
8th FLOOR	1157.05	18.53	1138.52	20.58	35.91	0.00	0.00	0.00	56.49	1082.03	8	0	8
9th FLOOR	1157.05	18.53	1138.52	20.58	35.91	0.00	0.00	0.00	56.49	1082.03	8	0	8
10th FLOOR	1157.05	18.53	1138.52	20.58	35.91	0.00	0.00	0.00	56.49	1082.03	8	0	8
11th FLOOR	1157.05	18.53	1138.52	20.58	35.91	0.00	0.00	0.00	56.49	1082.03	8	0	8
12th FLOOR	1157.05	18.53	1138.52	20.58	35.91	0.00	0.00	0.00	56.49	1082.03	8	0	8
13th FLOOR	1157.05	18.53	1138.52	20.58	35.91	0.00	0.00	0.00	56.49	1082.03	8	0	8
14th FLOOR	1157.05	18.53	1138.52	20.58	35.91	0.00	0.00	0.00	56.49	1082.03	8	0	8
15th FLOOR	1157.05	18.53	1138.52	20.58	35.91	0.00	0.00	0.00	56.49	1082.03	8	0	8
16th FLOOR	1157.05	18.53	1138.52	20.58	35.91	0.00	0.00	0.00	56.49	1082.03	8	0	8
17th FLOOR	1157.05	18.53	1138.52	20.58	35.91	0.00	0.00	0.00	56.49	1082.03	8	0	8
18th FLOOR	1157.05	18.53	1138.52	20.58	35.91	0.00	0.00	0.00	56.49	1082.03	8	0	8
19th FLOOR	1239.05	18.53	1220.52	20.58	35.91	0.00	0.00	82.00	0.00	138.49	1082.03	8	0	8
20th FLOOR	1157.05	18.53	1138.52	20.58	35.91	0.00	0.00	0.00	56.49	1082.03	8	0	8
21st FLOOR	1157.05	18.53	1138.52	20.58	35.91	0.00	0.00	0.00	56.49	1082.03	8	0	8
22nd FLOOR	1157.05	18.53	1138.52	20.58	35.91	0.00	0.00	0.00	56.49	1082.03	8	0	8
23rd FLOOR	1157.05	18.53	1138.52	20.58	35.91	0.00	0.00	0.00	56.49	1082.03	8	0	8
24th FLOOR	1157.05	18.53	1138.52	20.58	35.91	0.00	0.00	0.00	56.49	1082.03	8	0	8
TERRACE FLOOR	122.89	0.00	122.89	0.00	0.00	0.00	0.00	0.00	0.00	122.89	0.00	0	0
TOTAL	**39025.65**	**463.25**	**38562.40**						**11526.66**	**27035.74**	**198**	**4**	**202**

OVER ALL COMBINED AREA STATEMENT IN SMT [BASEMENT,TOWER-A,B & C]

FLOORS	GROSS	DEDUCTION	BUILTUP	NON FAR AREA						NET FAR	NO.OF	EWS	TOTAL
	AREA	AREA	AREA	LIFT	STAIRS	PARKING	REFUGE	SERVICES	TOTAL	AREA	UNITS	UNITS	UNITS
Base.(Tower-A & B)	24051.38	0.00	24051.38	0.00	0.00	23981.12	0.00	0.00	23981.12	70.26	0	0	0
TOWER-A	47852.45	1208.08	46644.37	0.00	0.00	0.00	0.00	0.00	3257.98	43386.39	400	50	450
TOWER-B	38255.76	806.49	37449.27	0.00	0.00	0.00	0.00	0.00	2458.55	34990.72	325	50	375
TOWER-C	39025.65	463.25	38562.40	0.00	0.00	0.00	0.00	0.00	11526.66	27035.74	198	4	202
NET TOTAL AREA	**149185.24**	**2477.82**	**146707.42**						**41224.31**	**105483.11**	**923**	**104**	**1027**

RESIDENTIAL DEVELOPEMENT PLAN AREA STATEMENT

(1)	TOTAL SITE AREA	50635.86smt (12A-20.50G)
(2)	KARAB AREA	1264.63smt (0A-12.50G)
(3)	NET SITE AREA [1-2]	49371.23smt (12A-8.0G)
(4)	ROAD WIDENING AREA	46.74smt
(5)	AREA UNDER EXLROAD	349.40smt
(6)	SITE AREA	48975.09smt

Sl.No	PARTICULARS	AS PER Z.R	AS PER PLAN
1.	PARK & OPEN SPACES	4937.12smt (10.00%)	5065.67smt (10.26%)
2.	CIVIC AMENITIES	2468.56smt (5.00%)	2469.19smt (5.00%)
3.	NET SITE AREA FOR DEVELOPMENT	----------	Area considered for FAR (49371.23 - 2469.19 = 46902.04smt) Area considered for Coverage (48975.09 - 2469.19 = 46505.90smt)
4.	COVERAGE	55.00%	5048.04 = 10.85% < 55.00% 46505.90
5.	FAR	2.25	105483.11 = 2.249 < 2.25 46902.04
6.	HT/.OF THE BUILDING	ABOVE 50.00M	77.00m
7.	SETBACK	ALL ROUND 16.00m	ALL ROUND 16.00m (MINIMUM)
8.	NO OF FLOORS	----------	COMMON B.F+G.F +24 UPPER FLOOR
9.	NO OF UNITS	----------	1027units [923+104]
10.	CAR PARKING STATEMENT: (RESIDENTIAL): FLATS MORE THAN 50smt < 225smt (923units) = 923cars; EWS FLATS LESS THAN 50smt (104units/02) = 52cars; TOTAL = 975cars; 10% OF VISITORS CAR PARKING = 98cars; TOTAL = 1073cars		
12.	CAR PARKING	1073cars	BASEMENT PARKING = 1120cars; SURFACE PARKING = 21cars; TOTAL = 1141cars
13.	NO.OF TREES REQUIRED (105483.11 / 240) = 440nos; TREES PLANTED = 440nos		

LEGEND

- SITE BOUNDARY
- 16.00M SETBACK LINE
- BASEMENT LINE
- PRO.RESIDENTIAL BUILDING UNDER CONSTRUCTION
- BUILDING
- BUFFER LINE
- KARAB AREA
- CIVIC AMENITIES
- PARK & OPEN SPACES
- ROAD WIDENING AREA

GROUND COVERAGE AREA IN SMT

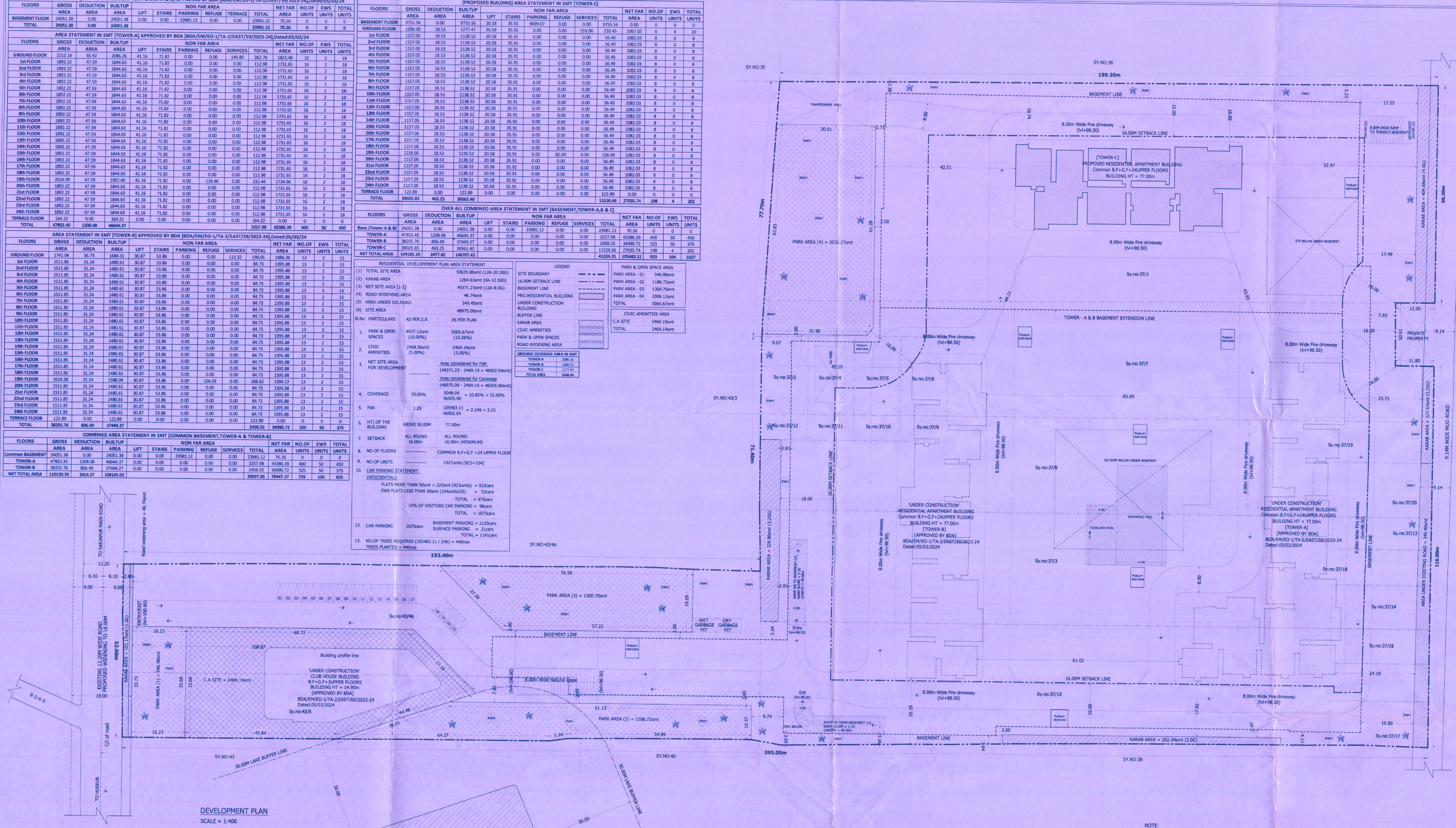
TOWER-A	2086.26
TOWER-B	1684.31
TOWER-C	1277.47
TOTAL AREA	5048.04

PARK & OPEN SPACE AREA

PARK AREA - 01	546.98smt
PARK AREA - 02	1186.72smt
PARK AREA - 03	1300.70smt
PARK AREA - 04	2006.12smt
TOTAL	5065.67smt

CIVIC AMENITIES AREA

C.A SITE	2469.19smt
TOTAL	2469.19smt



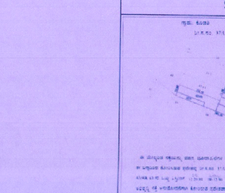
DEVELOPMENT PLAN

SCALE = 1:400

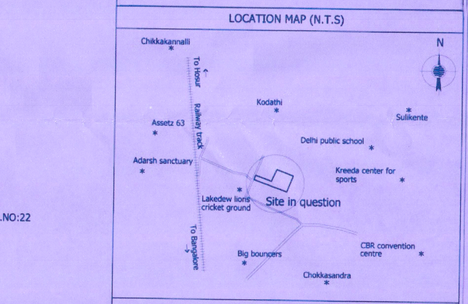
ORIENTATION: N

SCALE: 1:400

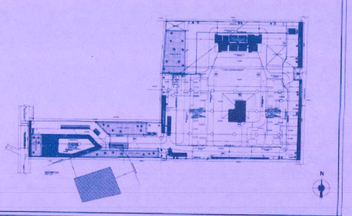
SURVEY SKETCH (N.T.S)



LOCATION MAP (N.T.S)



KEY PLAN (N.T.S)



OWNER'S SIGNATURE :-

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

Mr.R.V.SUBBA REDDY

ARCHITECT'S SIGNATURE :-

GANESH.N
B.C.C./B.L/3.6/E-4289/17-18

JOB TITLE:

MODIFIED RESIDENTIAL DEVELOPMENT PLAN (APARTMENT BUILDING)
@ SY.NO:37/1,37/2,37/3,37/4,37/5,37/6,37/7,37/8,37/9,37/10,37/11, 37/12,37/13,37/14,37/15,37/16,37/17,37/18,37/19,37/20, 43/5 & 43/4B OF KODATHI VILLAGE, VARTHUR HOBLI,BANGALORE EAST TALUK.

TITLE:

DEVELOPMENT PLAN

PLANNING AUTHORITY:

'BANGALORE DEVELOPMENT AUTHORITY'
Kumara Park West,T.Chowdaiah Road, Bangalore-560020.

NOTE:

01. THE MODIFIED RESIDENTIAL DEVELOPMENT PLAN IS APPROVED VIDE RESOLUTION NO:6.6.2/2024, DATED:30.10.2024.
02. THE APPLICANT HAS REMITTED CHARGES OF Rs.16,05,280.00 (SIXTEEN LAKHS FIVE THOUSAND TWO HUNDRED EIGHTY ONLY) VIDE CHALLAN NO.GN24126959,DATED:03-12-2024.
03. THE WORK ORDER ISSUED VIDE NO:BDA/TPM/DLP- 39/2022-23/2428/2024-25,DATED: 26/12/2024
04. THE APPLICANT HAS TO ABIDE BY CONDITIONS IMPOSED IN THE WORK ORDER.
05. THE MODIFIED DEVELOPMENT PLAN & WORK ORDER SUPERSEDES EARLIER APPROVAL GIVEN ON 09.10.2024
06. THE APPLICANT HAS TO ABIDE BY THE CONDITIONS IN THE AFFIDAVIT. DATED : 18.12.2024.

TOWN PLANNER (I/C) | ASSISTANT DIRECTOR | DEPUTY DIRECTOR | JOINT DIRECTOR | ADDITIONAL DIRECTOR | TOWN PLANNER MEMBER | COMMISSIONER