

Color Notes

COLOR INDEX	
[Red Line]	PROPOSED WORK (COVERAGE AREA)
[Blue Line]	EXISTING (To be retained)
[Black Line]	EXISTING (To be demolished)

AREA STATEMENT (BMAP)

AREA STATEMENT (BMAP)	VERSION NO. 10.18
PROJECT DETAIL	VERSION DATE: 08/05/2024
Authority: BMAP	Plot Use: Residential
Project No: PSE/24/753/24	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Project Title: Building Renovation	Plot Area (Sq. M): 201
Nature of Structure: NEW	City Survey No: 188
Location: HNG-3	Khata No. per Ward: CHNG/ 201
Building Use: Residential per Z/R NA	Location: (Share of the property: VIBHUTHIRA VILLAGE, VARTHUR HUBLI, BANGALORE SOUTH TALK, BANGALORE)
Zone: Mahanagara	
Water: WASHNET	
Power: DRY TRENCH / Rainwater	
Height: 26.95 M	
AREA OF PLOT (Minimum)	60.00 M ²
Decision for Transfer Area	574.93
Area of Plot (Actual)	574.93
NET AREA OF PLOT	574.93 (A-Deductions)
COVERAGE CHECK	2586.00
Permissible Coverage Area (30%)	1724.79
Proposed Coverage Area (27.5%)	1581.41
Admitted Net coverage area (27.5%)	1581.41
Balance coverage area (RT/20%)	1165.32
FAR CHECK	
Permissible FAR as per zoning regulation (375/1 Z/2)	1207.138
Additional FAR within Reg and IT (for unapproved plot: 1)	0.00
Allowable FAR Area (20% of Plot FAR)	0.00
Proposed FAR (Permissible FAR Zone - 1)	0.00
Total Perm. FAR area (Z/2)	1207.138
Proposed FAR (36.4%)	467.32
Commercial FAR Area	1278.44
Admitted Net FAR Area (Z/2)	1278.44
Balance FAR Area (100%)	186.57
Proposed Built-Up Area	21428.37
Substructure Area Add in Built (Above Lvl)	2178.43
Admitted Built-Up Area	21449.93

Approval Date:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOB
A (ABCD)	DE	0.75	2.10	06
A (ABCD)	DI	0.88	2.10	06
A (ABCD)	V	1.20	2.10	02
A (ABCD)	W	1.87	1.90	12
A (ABCD)	DI	1.50	2.10	01
A (ABCD)	ED	1.02	2.10	02
A (ABCD)	MD	1.20	2.10	02
A (ABCD)	ED	1.50	2.10	24

SCHEDULE OF JOINEERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOB
A (ABCD)	W	0.85	1.40	06
A (ABCD)	W	1.00	1.80	06
A (ABCD)	V	1.20	1.30	03
A (ABCD)	W	1.87	1.90	12
A (ABCD)	V	1.90	1.90	02
A (ABCD)	W	2.00	1.90	36
A (ABCD)	V	2.30	1.90	06
A (ABCD)	W	2.35	1.90	12
A (ABCD)	W	2.40	1.90	36
A (ABCD)	W	2.50	1.90	210
A (ABCD)	W	2.75	1.90	60
A (ABCD)	W	2.80	1.90	06
A (ABCD)	W	3.00	1.90	60
A (ABCD)	W	3.40	1.90	06
A (ABCD)	W	3.50	1.90	24
A (ABCD)	GW	4.72	1.90	02
A (ABCD)	GW	4.90	1.90	01
A (ABCD)	GW	5.15	1.90	04
A (ABCD)	GW	6.30	1.90	01
A (ABCD)	GW	6.45	1.90	01
A (ABCD)	GW	6.90	1.90	01
A (ABCD)	GW	7.10	1.90	02
A (ABCD)	GW	8.99	1.90	01
A (ABCD)	GW	8.13	1.90	02
A (ABCD)	GW	9.31	1.90	01
A (ABCD)	GW	9.38	1.90	06

UNIBUA Table for Block A (ABCD)

FLOOR	Name	UNIBUA Type	UNIBUA Area (Sq.M)	Carpet Area (Sq.M)	No. of Rooms	No. of Tenants
TYPICAL - 3, 4, 5 & 6 FLOOR PLAN	UNIT 01	FLAT	117.29	119.87	3	3
	UNIT 02	FLAT	112.88	112.12	3	3
	UNIT 03	FLAT	112.88	112.12	3	3
	UNIT 04	FLAT	120.23	119.70	3	3
UNIT 05	FLAT	120.80	119.87	3	3	
UNIT 06	FLAT	106.45	106.02	7	7	
UNIT 07	FLAT	106.45	106.02	7	7	
UNIT 1	FLAT	120.80	119.87	3	3	
Total	-	-	679.91	678.27	48	60

Block A (ABCD) Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (ABCD)	Residential	Apartment	Highrise	R

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.M)	Res. Units	Ret. Units	Prop. Units	Car	Prog.
A (ABCD)	Commercial	Retail Shop	> 0	4657.32	55	-	-	-
A (ABCD)	Residential	Apartment	50,725	1	-	1	60	-
Total	-	-	-	-	-	-	150	203

Block A (ABCD) Details

Floor Name	Total Area (Sq.M)	SubArea (Sq.M)	LR	LR	SubStructure	Rate	Parking	Proposed FAR Area (Sq.M)	Total FAR Area (Sq.M)	Tent (No.)
Ground	194.48	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
First	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Second	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Third	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Fourth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Fifth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Sixth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Seventh	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Eighth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Ninth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Tenth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Eleventh	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Twelfth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Thirteenth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Fourteenth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Fifteenth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Sixteenth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Seventeenth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Eighteenth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Nineteenth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Twentieth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Twenty-first	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Twenty-second	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Twenty-third	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Twenty-fourth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Twenty-fifth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Twenty-sixth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Twenty-seventh	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Twenty-eighth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Twenty-ninth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Thirtieth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Thirty-first	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Thirty-second	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Thirty-third	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Thirty-fourth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Thirty-fifth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Thirty-sixth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Thirty-seventh	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Thirty-eighth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Thirty-ninth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Fortieth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Forty-first	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Forty-second	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Forty-third	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Forty-fourth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Forty-fifth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Forty-sixth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Forty-seventh	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Forty-eighth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Forty-ninth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Fiftieth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Fifty-first	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Fifty-second	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Fifty-third	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Fifty-fourth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Fifty-fifth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Fifty-sixth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Fifty-seventh	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Fifty-eighth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Fifty-ninth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Sixtieth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Sixty-first	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Sixty-second	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Sixty-third	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Sixty-fourth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Sixty-fifth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Sixty-sixth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Sixty-seventh	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Sixty-eighth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Sixty-ninth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Seventieth	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Seventy-first	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Seventy-second	188.12	161.77	41.10	0.00	0.00	0.00	0.00	1678.32	1678.32	00
Seventy-third	188.12	161.77	41.10	0.00	0.					

