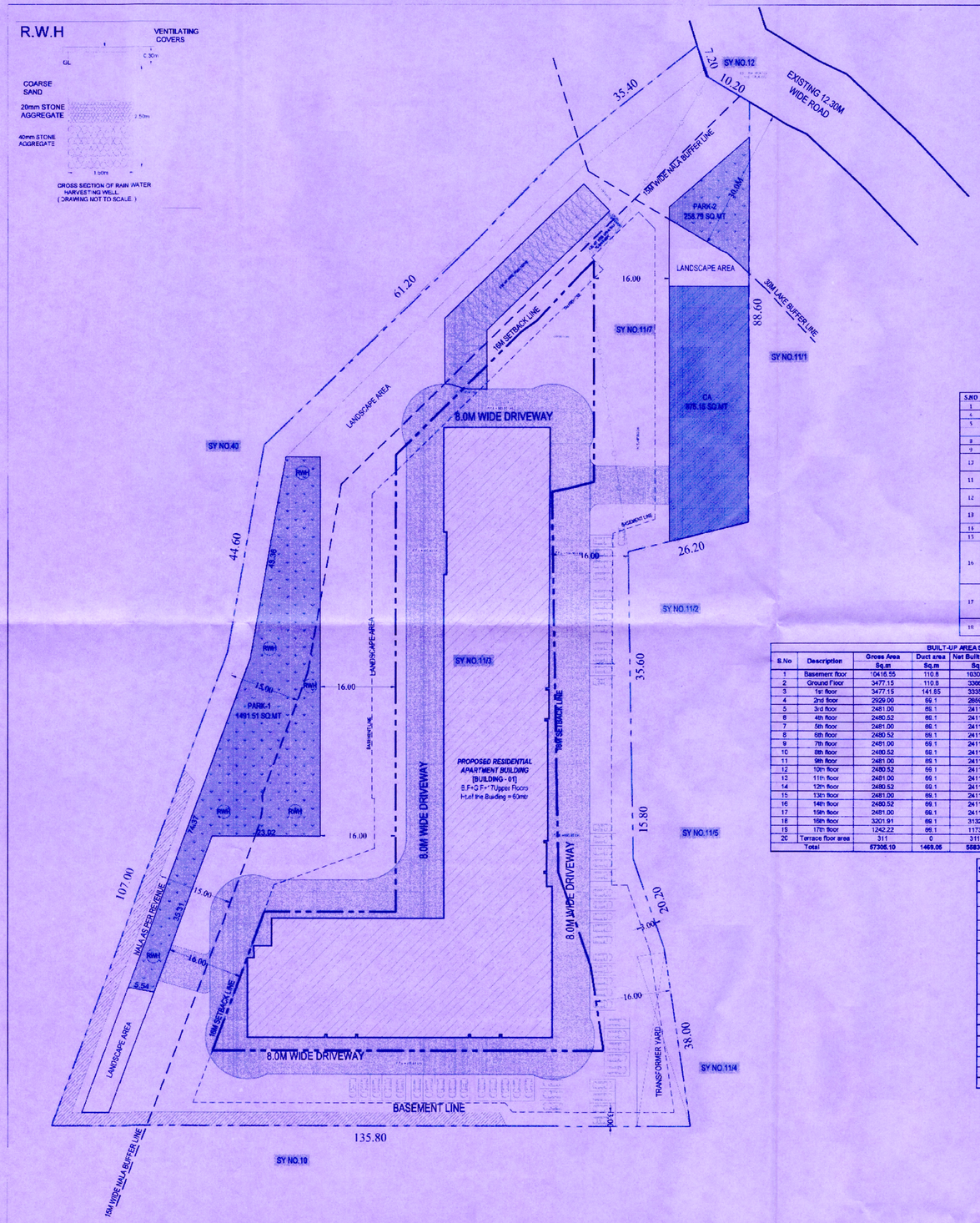
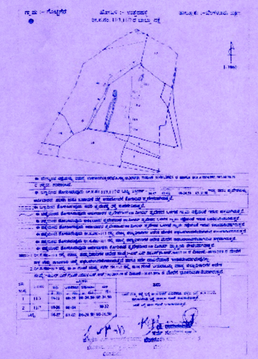


AUTHORISED SURVEY SKETCH:-



S.NO	RESIDENTIAL DEVELOPMENT PLAN AREA STATEMENT			
1	TOTAL PLOT AREA AS PER DOCUMENT [04A 37G]		19930.43	Sq.mt
4	KARAB AREA [00A-24-5G]		2478.665	Sq.mt
5	NET PLOT AREA [04A-12-5G]		17451.82	Sq.mt
	PARTICULARS	AS PER ZR	AS PER PLAN	UNITS
8	PARK & OPEN SPACE AREA	747.18 [13.90%]	1750.30[10.029%]	Sq.mt
9	CIVIC AMENITIES AREA	872.59 [5.00%]	875.13 [5.01%]	Sq.mt
12	S.T.I AREA FOR FSI [1745.182 - 872.13]		16576.69	Sq.mt
11	S.T.I AREA FOR COVERAGE [1745.182 - 872.13-1750.30]		14926.39	Sq.mt
12	FSI/POSSIBLE FSI	2.25	37039.13 / 16576.69 2.23 < 2.25	
13	COVERAGE	50.00%	3477.15 / 14926.70 23.95% < 55.00%	----
14	SETBACK	10.00	OVER ALL 16.23 [Min.]	Mts
15	BUILDING HT.	ABOVE 52.00	50.00	Mts
16	CAR PARKING STATEMENT (AS PER Z.R.):- FLATS MORETHAN 90sq.mt < 225.00sq.mt [333Flats]		333	No's
	TOTAL		333	No's
	10% OF VISITORS CAR PARKING		34	No's
	NET TOTAL CAR PARKING REQUIRED		367	No's
17	CAR PARKING STATEMENT (AS PER PLAN):- BASEMENT - 01		240	No's
	GROUND PARKING		127	No's
	PROVIDED CAR PARKING		367	No's
18	NO.OF TREES REQUIRED [37039.15 / 240.00]		156	No's
	NO.OF TREES TO BE PLANTED		156	No's

BUILT-UP AREA STATEMENT (Building-1)

S.No	Description	Gross Area Sq.m	Duct area Sq.m	Net Built-up Area Sq.m	lift area Sq.m	Staircase area Sq.m	Parking /Service Area Sq.m	FAR Sq.m	Unit Nos
1	Basement floor	10416.55	110.8	10305.75	60.80	163.22	9965.28	116.45	---
2	Ground Floor	3477.15	110.8	3366.35	60.80	163.22	3025.86	116.45	3.00
3	1st floor	3477.15	141.85	3335.30	60.80	163.22	789.88	2321.40	20.00
4	2nd floor	2929.00	69.1	2886.90	60.80	163.22	446.48	2187.40	20.00
5	3rd floor	2481.00	69.1	2411.90	60.80	163.22	--	2187.88	20.00
6	4th floor	2480.52	69.1	2411.42	60.80	163.22	--	2187.40	20.00
7	5th floor	2481.00	69.1	2411.90	60.80	163.22	--	2187.88	20.00
8	6th floor	2480.52	69.1	2411.42	60.80	163.22	--	2187.40	20.00
9	7th floor	2481.00	69.1	2411.90	60.80	163.22	--	2187.88	20.00
10	8th floor	2480.52	69.1	2411.42	60.80	163.22	--	2187.40	20.00
11	9th floor	2481.00	69.1	2411.90	60.80	163.22	--	2187.88	20.00
12	10th floor	2480.52	69.1	2411.42	60.80	163.22	--	2187.40	20.00
13	11th floor	2481.00	69.1	2411.90	60.80	163.22	--	2187.88	20.00
14	12th floor	2480.52	69.1	2411.42	60.80	163.22	--	2187.40	20.00
15	13th floor	2481.00	69.1	2411.90	60.80	163.22	--	2187.88	20.00
16	14th floor	2480.52	69.1	2411.42	60.80	163.22	--	2187.40	20.00
17	15th floor	2481.00	69.1	2411.90	60.80	163.22	--	2187.88	20.00
18	16th floor	3201.91	69.1	3132.81	60.80	163.22	--	2908.79	20.00
19	17th floor	1242.22	69.1	1173.12	60.80	163.22	--	949.10	10.00
20	Terrace floor area	311	0	311.00	0.00	311	---	0.00	C.00
	Total	57306.10	1469.05	55836.05	1155.20	3412.18	14229.52	37039.15	333.00

S.No	AREA TYPE	Area Sq.m	Area Sq.ft
	FSI AREA STATEMENT		
1	Site area	17,451.82	187851.39
2	Park and Open Space 10%	1,750.30	18840.05
3	CA land 5%	875.13	9419.90
4	Site area for FSI calculation	16,576.69	178431.49
5	2.25 FSI Area as per site extent	37,297.55	401470.86
	AREA AS PER DESIGN		
1	Total Built-up Area	55,638.17	598889.26
2	Total FAR area	37039.15	398669.41
3	FAR % achieved	2.23	
4	Basement built-up area	10244.95	110276.64
5	Stilt floor built-up area	3305.55	35580.94
6	Built-up area of 1st to 18th	38779.3	417419.85
	UNIT TYPOLOGY		
1	2 BHK		101
2	2.5 BHK		99
3	3 BHK		101
4	4 BHK		32
5	Total Number of flats		333

LEGEND:-

SITE BOUNDARY	
BASEMENT LINE	
SET BACK LINE	
BUFFER LINE	
BUILDING LINE	
SY.LINE	
ROAD WIDENING AREA	
CIVIC AMENITIES	
PARK & OPEN SPACES	
KALA KHARAB	
R.W.H/DG/OTHER UTILITY	

APPLICANT/GPA HOLDER:-

AEE(BDA)

ASSISTANT DIRECTOR

DEPUTY DIRECTOR

JOINT DIRECTOR

REGISTERED PLANNER / ARCHITECT/ ENGINEER:-

ADDITIONAL DIRECTOR

BCC/BL-3.6E-4165/2025-26

TOWN PLANNER MEMBER

NOTE:-

1 THIS RESIDENTIAL DEVELOPMENT PLAN IS APPROVED IN THE TOWN PLANNING COMMITTEE VIDE RESSOLUTION NO 7.5.2925DATED 06.10.2025

2. THE APPLICANT/ANT HAS REMITTED CHARGES OF RS.2978,330/- AND VIDE CHALLAN NO GN251054609

3 THE APPLICANT HAS TO ABIDE BY THE CONDITION IMPOSED IN THE WORK ORDER

4. THIS RESIDENTIAL DEVELOPMENT PLAN ISSUED VIDE NO: BDA/TPM/DLP-27/2025-26/2835 2025-26 DATED: 22/10/2025

SANCTIONING AUTHORITY:-

Government of Karnataka
BANGALORE DEVELOPMENT AUTHORITY
T-Chowdaiah Road, Kumara park west,
Bangalore-560020.

DRAWING TITLE:- PROPOSED RESIDENTIAL DEVELOPMENT PLAN AT SY NO 11/3 & 11/7 AT GOTTIGERE VILLAGE, UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK

Drawing no :- Date :- Scale:- 1:500 All Dimensions in Meters

N