EARLIER APPROVED (PHAE 1 & 2) AREA STATEMENT IN SQ M

TOTAL PLOT AREA IN SQ M =	18 ACRE 18 GUNTAS /74663.30 SQ.M
F.A.R AS PER ZR	2.50
F.A.R PERMISSIBLE AREA = (TOTAL DEVELOPMENT AREA - CA)=A	(74663.30 -3736.15) = 70927.15
NET FAR AREA = B	176176.00
F.A.R ACHIEVED = (B / A)	176176÷70927.15 = 2.48
NET PLOT AREA = (TOTAL PLOT AREA- (ROAD WIDENING AREA+CA) =	(74663.30-(6925.94+3736.15) =64001.21
GROUND COVERAGE AREA = D	14823.00
GROUND COVERAGE PERMISSIBLE	40%
COVERAGE = (D ÷ C) X 100 =	(14823 ÷ 64001.21)X100 = 23.16

EARLIER APPROVED (PHAE 1 & 2) BUILT UP AREA DETAILS IN SQ.M

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
S.No.	TYPE	Lower Basement floor Gross area in Sq.m	Lower Basement floor F.A.R area in Sq.m	Upper Basement floor Gross area in Sq.m	Upper Basement floor F.A.R area in Sq.m	Ground floor Gross area in Sq.m	Ground floor FAR area in Sq.m	First floor Gross area in Sq.m	First floor FAR area in Sq.m	Second floor Gross area in Sq.m	Second floor FAR area in Sq.m	Third floor Gross area in Sq.m	Third floor FAR area in Sq.m	Typical floor Gross area in Sqm (4th to 14th Floor)	Typical floor FAR area in Sqm(4th to 14th Floor)	Terrace floor area in Sq m	No. of Units
1	BUILDING-1																
	BLOCK-A					1626	1576	1634	1585	1634	1585	1634	1585	17973	17426	179	240
	BLOCK-B					1617	1569	1634	1585	1634	1585	1634	1585	17973	17426	179	240
	BLOCK-C					2228	2159	2244	2175	2244	2175	2244	2175	24679	23924	244	330
	BLOCK-D					878	862	971	929	1047	1005	1124	1082			104	
2	BUILDING-2	30925	2355	30925	1386												
	BLOCK-E					380	372	420	350	464	466	379	371			28	
	BLOCK-F					1626	1576	1634	1585	1634	1585	1634	1585	17973	17426	179	240
3	BUILDING-3					982	951	994	963	994	963	994	963	10934	10593	114	150
4	BUILDING-4					705	680	709	684	709	684	709	684	7791	7518	97	120
5	BUILDING-5					1985	1922	1988	1926	1988	1926	1988	1926	21868	21185	227	300
6	BUILDING-6 (COMMERCIAL)			4672	216	2796	2746	2866	2357	2829	1897	2606	2352			146	
	TOTAL	30925	2355	35597	1602	14823	14413	14894	14139	15177	13861	14946	14306	119191	115498	1497	1620

GROSS BUILT UP AREA IN SQ. M [TOTAL (3 + 5 + 7 + 9+11+13+15+17)	247050
NET F.A.R AREA IN SQ. M [TOTAL (4+6+8+10+12+14+16)	176176
GROUND COVERAGE IN SQ. M (RESIDENTIAL)	12027
GROUND COVERAGE IN SQ. M (COMMERCIAL)	2796
GROUND COVERAGE IN SQ. M (RESIDENTIAL + COMMERCIAL)	14823

CONSIDERING EARLIER APPROVED BLOCK A,B,C,D & COMMERCIAL AREA STATEMENT PHASE - 1 (IN SQ.M)

FLOORS / LEVELS	GROSS AREA	BUILT-UP AREA DEDUCTIONS	NET BUILT-UP AREA [C]	FAR AREA DEDUCTIONS (Parking & Lift)	NET F.A.R AREA [E]	UNITS
	[A]	[B]	[A] - [B]	[D]	[C] - [D]	
Lower Basement	16003.40	0.00	16003.40	14286.03	1717.37	0
Upper Basement	16003.40	0.00	16003.40	15049.23	954.17	0
Block A (Residential - Tower 1,2,3) 2B,G+14 FLOORS	24680.00	0.00	24680.00	923.00	23757.00	240
Block B (Residential - Tower 4,5,6) 2B,G+14 FLOORS	24671.00	0.00	24671.00	921.00	23750.00	240
Block C (Residential - Tower 7,8,9,10) 2B,G+14 FLOORS	33883.00	0.00	33883.00	1275.00	32608.00	330
Block D (Club House - Tower 11) 2B,G+3 FLOORS	4124.00	0.00	4124.00	246.00	3878.00	0
Building 6 Commercial B+G+ 3 FLOORS	15715.00	0.00	15715.00	6110.00	9605.00	0
TOTAL	135079.80	0.00	135079.80	38810.26	96269.54	810

TOTAL RESIDENTIAL BUILTUP AREA	119364.80
TOTAL COMMERCIAL BUILTUP AREA	15715.00
NET BUILTUP AREA (RESIDENTIAL + COMMERCIAL)	135079.80
FAR AREA (RESIDENTIAL + COMMERCIAL)	96269.54
GROUND COVERAGE AREA (RESIDENTIAL)	6349.00
GROUND COVERAGE AREA (COMMERCIAL)	2796.00
NET GROUND COVERAGE AREA (RESIDENTIAL + COMMERCIAL)	9145.00

LAND USE ANALYSIS

S.No.	DESCRIPTION	AREA in Sq.m as per ZR	%	AREA in Sq.m as per Plan	%
1	Residential Area			12403.08	16.61%
2	Commercial Area	3733.17	5.00	2796.00	3.74%
3	Driveway & Open Area			29949.15	40.11%
4	Park & Open spaces	14932.66	20.00	15049.80	20.16%
5	Civic Amenities	3733.17	5.00	3736.15	5.00%
6	Visitor's Parking	3733.17	5.00	3803.18	5.09%
7	Road Area			6925.96	9.28%
	TOTAL			74663.30	100.00%

SUMMARY OF AREA STATEMENTS

S.No	DESCRIPTION	AS PER ZONING	AS PER DRAWING
01	PLOT AREA IN SQ.M	------------	74663.30
02	NET F.A.R AREA IN SQ.M	------------	176699.62
03	COVERAGE	40 %	23.75%
04	F . A . R	2.50	2.49
05	SET BACKS SET BACKS FOR HEIGHT UP TO - 45M ALROUND	13.0	13.0
06	No.OF UNITS	----------	1608 Units
07	No.OF BUILDINGS	----------	06 Nos.
08	HEIGHT OF BUILDING	45.0m	45.00m,16.00m 23.50m,18.45m

MODIFIED PHASE - 2 AREA STATEMENT BLOCK WISE (IN SQ.M)

FLOORS / LEVELS	GROSS AREA	BUILT-UP AREA DEDUCTIONS	NET BUILT-UP AREA [C]	FAR AREA DEDUCTIONS (Parking & Lift)	NET F.A.R AREA [E]	UNITS
	[A]	[B]	[A] - [B]	[D]	[C] - [D]	
Lower Basement	14921.60	0.00	14921.60	14284.03	637.57	0
Upper Basement	14921.60	0.00	14921.60	14489.77	431.83	0
Tower 12 (Clubhose -3) 2B,G+3 FLOORS	1566.03	6.48	1559.55	69.73	1489.82	0
Tower 12 (Clubhose - 2) 2B,G+3 Floors	1423.67	2.92	1420.75	45.36	1375.39	0
Tower 13 & 14 (Residential) 2B,G+14 Floors	22039.08	878.15	21160.93	921.38	20239.55	142
Tower 15 (Residential) 2B,G+14 Floors	12913.01	432.07	12480.94	547.13	11933.81	86
Tower 16 (Residential) 2B,G+14 Floors	13419.76	912.15	12507.61	531.55	11976.06	171
Tower 17,18 & 19 (Residential) 2B,G+14 Floors	36086.11	2236.37	33829.74	1483.69	32346.05	399
TOTAL	117270.86	4468.14	112802.72	32372.64	80430.08	798

MODIFIED AREA STATEMENT (PHASE 1 & 2) IN SQ M

TOTAL PLOT AREA IN SQ M =		18 ACRE 18 GUNTAS /74663.30 SQ.M
F.A.R AS PER ZR		2.50
F.A.R PERMISSIBLE AREA = (TOTAL DEVELOPMENT AREA - CA)=A		(74663.30 -3736.15) = 70927.15
NET FAR AREA = B		176699.62
PHASE 1 FAR AREA	96269.54	
PHASE 2 FAR AREA	80430.08	
TOATL	176699.62	
F.A.R ACHIEVED = (B / A)		176699.62 ÷ 70927.15 = 2.49
NET PLOT AREA = (TOTAL PLOT AREA- (ROAD WIDENING AREA+CA) = C		(74663.30-(6925.94+3736.15) = 64001.21
GROUND COVERAGE AREA = D		15199.06
PHASE 1 AREA	9145.00	
PHASE 2 AREA	6054.06	
TOATL	15199.06	
GROUND COVERAGE PERMISSIBLE		40%
COVERAGE = (D ÷ C) X 100 =		(15199.06 ÷ 64001.21)X100 = 23.75%

COMBINED OVER ALL SUMMARY (PHASE – II) TOWER 13,14,15,16,17,18,19

FLOOR	GROSS AREA (1)	DEDUCTIONS (2)	BUILT UP AREA	DEDUCTIONS (4)	DEDUCTIONS (5)	PARKING	Terrace	Total Deduction	FAR AREA	NO. OF UNITS
		Ducts & cutouts	(1-2) = (3)	Stair case	Lifts	6	7	(4 to 7)=(8)	(3-8)=(9)	
1st Base	14921.60	0.00	14921.60	0.00	101.43	14182.60	0.00	14284.03	637.57	
2nd BASE	14921.60	0.00	14921.60	0.00	101.43	14388.34	0.00	14489.77	431.83	
GROUND	6326.71	272.65	6054.06	0.00	112.77	1535.68	0.00	1648.45	4405.61	21
FIRST	6503.69	615.14	5888.55	0.00	112.77	0.00	0.00	112.77	5775.78	49
2nd	6497.94	277.40	6220.54	0.00	112.77	0.00	0.00	112.77	6107.77	56
3rd	6069.29	277.40	5791.89	0.00	112.77	0.00	69.73	182.50	5609.39	56
4th	5600.31	275.05	5325.26	0.00	101.43	0.00	0.00	101.43	5223.83	56
5th	5600.31	275.05	5325.26	0.00	101.43	0.00	0.00	101.43	5223.83	56
6th	5600.31	275.05	5325.26	0.00	101.43	0.00	0.00	101.43	5223.83	56
7th	5600.31	275.05	5325.26	0.00	101.43	0.00	0.00	101.43	5223.83	56
8th	5600.31	275.05	5325.26	0.00	101.43	0.00	0.00	101.43	5223.83	56
9th	5600.31	275.05	5325.26	0.00	101.43	0.00	0.00	101.43	5223.83	56
10th	5600.31	275.05	5325.26	0.00	101.43	0.00	0.00	101.43	5223.83	56
11th	5600.31	275.05	5325.26	0.00	101.43	0.00	0.00	101.43	5223.83	56
12th	5600.31	275.05	5325.26	0.00	101.43	0.00	0.00	101.43	5223.83	56
13th	5600.31	275.05	5325.26	0.00	101.43	0.00	0.00	101.43	5223.83	56
14th	5600.31	275.05	5325.26	0.00	101.43	0.00	0.00	101.43	5223.83	56
TERRACE	426.62	0.00	426.62	0.00	0.00	0.00	426.62	426.62	0.00	
TOTAL	117270.86	4468.14	112802.72	0.00	1769.67	30106.62	496.35	32372.64	80430.08	798

COMBINED OVER ALL BASEMENT 1ST & 2ND BASEMENT

FLOOR	GROSS AREA (1)	DEDUCTIONS (2)	BUILT UP AREA	DEDUCTIONS (4)	DEDUCTIONS (5)	PARKING	Terrace	Total Deduction	FAR AREA
		Ducts & cutouts	(1-2) = (3)	Stair case	Lifts	6	7	8	(3-4-5-6-7)=(8)
1st Base	14921.60	0.00	14921.60	0.00	101.43	14182.60	0.00	14284.03	637.57
2nd BASE	14921.60	0.00	14921.60	0.00	101.43	14388.34	0.00	14489.77	431.83
TOTAL	29843.20	0.00	29843.20	0.00	202.86	28570.94	0.00	28773.80	1069.40

TOWER - 12 CRYSTAL CLUBHOUSE 3 (Proposed Building - 2)

FLOOR	GROSS AREA (1)	DEDUCTIONS (2)	BUILT UP AREA	DEDUCTIONS (4)	DEDUCTIONS (5)	PARKING	Terrace	Total Deduction	FAR AREA
		Ducts & cutouts	(1-2) = (3)	Stair case	Lifts	6	7	(4 to 7)=(8)	(3-8)=(9)
GROUND	368.64	0.73	367.91	0.00	11.34			11.34	356.57
FIRST	482.34	0.73	481.61	0.00	11.34			11.34	470.27
2nd	460.72	0.73	459.99	0.00	11.34			11.34	448.65
3 rd /	111.97	0.73	111.24	0.00	11.34			11.34	99.90
TOTAL	1423.67	2.92	1420.75	0.00	45.36	0.00	0.00	45.36	1375.39

TOWER - 12 CRYSTAL CLUBHOUSE 2 (Proposed Building - 2)

FLOOR	GROSS AREA (1)	DEDUCTIONS (2)	BUILT UP AREA	DEDUCTIONS (4)	DEDUCTIONS (5)	PARKING	Terrace	Total Deduction	FAR AREA
		Ducts & cutouts	(1-2) = (3)	Stair case	Lifts	6	7	(4 to 7)=(8)	(3-8)=(9)
GROUND	351.07	1.62	349.45	0.00	0.00			0.00	349.45
FIRST	421.04	1.62	419.42	0.00	0.00			0.00	419.42
2nd	436.91	1.62	435.29	0.00	0.00			0.00	435.29
3 rd	357.01	1.62	355.39		0.00		69.73	69.73	285.66
TOTAL	1566.03	6.48	1559.55	0.00	0.00	0.00	69.73	69.73	1489.82
TOTAL OF CLUBHOUS E 2 & 3	2989.70	9.40	2980.30	0.00	45.36	0.00	69.73	115.09	2865.21

PROPOSED BUILDINGT - 2 PENTAMIX TOWER – 13

FLOOR	GROSS AREA (1)	DEDUCTIONS (2)	BUILT UP AREA	DEDUCTIONS (4)	DEDUCTIONS (5)	PARKING	Terrace	Total Deduction	FAR AREA	NO. OF UNITS
		Ducts & cutouts	(1-2) = (3)	Stair case	Lifts	6	7	(4 to 7)=(8)	(3-8)=(9)	
GROUND	856.14	21.49	834.65	0.00	14.49	210.52		225.01	609.64	2
FIRST	849.45	103.33	746.12	0.00	14.49			14.49	731.63	5
2nd	849.45	26.24	823.21	0.00	14.49			14.49	808.72	6
3rd	849.45	26.24	823.21	0.00	14.49			14.49	808.72	6
4th	849.45	26.24	823.21	0.00	14.49			14.49	808.72	6
5th	849.45	26.24	823.21	0.00	14.49			14.49	808.72	6
6th	849.45	26.24	823.21	0.00	14.49			14.49	808.72	6
7th	849.45	26.24	823.21	0.00	14.49			14.49	808.72	6
8th	849.45	26.24	823.21	0.00	14.49			14.49	808.72	6
9th	849.45	26.24	823.21	0.00	14.49			14.49	808.72	6
10th	849.45	26.24	823.21	0.00	14.49			14.49	808.72	6
11th	849.45	26.24	823.21	0.00	14.49			14.49	808.72	6
12th	849.45	26.24	823.21	0.00	14.49			14.49	808.72	6
13th	849.45	26.24	823.21	0.00	14.49			14.49	808.72	6
14th	849.45	26.24	823.21	0.00	14.49			14.49	808.72	6
TERRACE	62.05	0.00	62.05				62.05	62.05	0.00	
TOTAL	12810.49	465.94	12344.55	0.00	217.35	210.52	62.05	489.92	11854.63	85

PROPOSED BUILDING - 2 PENTAMIX TOWER – 14

FLOOR	GROSS AREA (1)	DEDUCTIONS (2)	BUILT UP AREA	DEDUCTIONS (4)	DEDUCTIONS (5)	PARKING	Terrace	Total Deduction	FAR AREA	NO. OF UNITS
		Ducts & cutouts	(1-2) = (3)	Stair case	Lifts	6	7	(4 to 7)=(8)	(3-8)=(9)	
GROUND	610.72	20.71	590.01	0.00	14.49	146.32		160.81	429.20	2
FIRST	610.72	122.27	488.45	0.00	14.49			14.49	473.96	3
2nd	610.72	20.71	590.01	0.00	14.49			14.49	575.52	4
3rd	610.72	20.71	590.01	0.00	14.49			14.49	575.52	4
4th	610.72	20.71	590.01	0.00	14.49			14.49	575.52	4
5th	610.72	20.71	590.01	0.00	14.49			14.49	575.52	4
6th	610.72	20.71	590.01	0.00	14.49			14.49	575.52	4
7th	610.72	20.71	590.01	0.00	14.49			14.49	575.52	4
8th	610.72	20.71	590.01	0.00	14.49			14.49	575.52	4
9th	610.72	20.71	590.01	0.00	14.49			14.49	575.52	4
10th	610.72	20.71	590.01	0.00	14.49			14.49	575.52	4
11th	610.72	20.71	590.01	0.00	14.49			14.49	575.52	4
12th	610.72	20.71	590.01	0.00	14.49			14.49	575.52	4
13th	610.72	20.71	590.01	0.00	14.49			14.49	575.52	4
14th	610.72	20.71	590.01	0.00	14.49			14.49	575.52	4
TERRACE	67.79	0.00	67.79				67.79	67.79	0.00	
TOTAL	9228.59	412.21	8816.38	0.00	217.35	146.32	67.79	431.46	8384.92	57

PROPOSED BUILDING - 3 DIAMOND TOWER – 15

FLOOR	GROSS AREA (1)	DEDUCTIONS (2)	BUILT UP AREA	DEDUCTIONS (4)	DEDUCTIONS (5)	PARKING	Terrace	Total Deduction	FAR AREA	NO. OF UNITS
		Ducts & cutouts	(1-2) = (3)	Stair case	Lifts	6	7	(4 to 7)=(8)	(3-8)=(9)	
GROUND	855.84	22.17	833.67	0.00	14.49	254.37		268.86	564.81	3
FIRST	855.84	121.69	734.15	0.00	14.49			14.49	719.66	5
2nd	855.84	22.17	833.67	0.00	14.49			14.49	819.18	6
3rd	855.84	22.17	833.67	0.00	14.49			14.49	819.18	6
4th	855.84	22.17	833.67	0.00	14.49			14.49	819.18	6
5th	855.84	22.17	833.67	0.00	14.49			14.49	819.18	6
6th	855.84	22.17	833.67	0.00	14.49			14.49	819.18	6
7th	855.84	22.17	833.67	0.00	14.49			14.49	819.18	6
8th	855.84	22.17	833.67	0.00	14.49			14.49	819.18	6
9th	855.84	22.17	833.67	0.00	14.49			14.49	819.18	6
10th	855.84	22.17	833.67	0.00	14.49			14.49	819.18	6
11th	855.84	22.17	833.67	0.00	14.49			14.49	819.18	6
12th	855.84	22.17	833.67	0.00	14.49			14.49	819.18	6
13th	855.84	22.17	833.67	0.00	14.49			14.49	819.18	6
14th	855.84	22.17	833.67	0.00	14.49			14.49	819.18	6
TERRACE	75.41	0.00	75.41				75.41	75.41	0.00	
TOTAL	12913.01	432.07	12480.94	0.00	217.35	254.37	75.41	547.13	11933.81	86

PROPOSED BUILDING - 5 QUARTZ TOWER – 19

FLOOR	GROSS AREA (1)	DEDUCTIONS (2)	BUILT UP AREA	DEDUCTIONS (4)	DEDUCTIONS (5)	PARKING	Terrace	Total Deduction	FAR AREA	NO. OF UNITS
		Ducts & cutouts	(1-2) = (3)	Stair case	Lifts	6	7	(4 to 7)=(8)	(3-8)=(9)	
GROUND	611.87	20.68	591.19	0.00	14.49	154.70		169.19	422.00	2
FIRST	611.87	122.55	489.32	0.00	14.49			14.49	474.83	3
2nd	611.87	20.68	591.19	0.00	14.49			14.49	576.70	4
3rd	611.87	20.68	591.19	0.00	14.49			14.49	576.70	4
4th	611.87	20.68	591.19	0.00	14.49			14.49	576.70	4
5th	611.87	20.68	591.19	0.00	14.49			14.49	576.70	4
6th	611.87	20.68	591.19	0.00	14.49			14.49	576.70	4
7th	611.87	20.68	591.19	0.00	14.49			14.49	576.70	4
8th	611.87	20.68	591.19	0.00	14.49			14.49	576.70	4
9th	611.87	20.68	591.19	0.00	14.49			14.49	576.70	4
10th	611.87	20.68	591.19	0.00	14.49			14.49	576.70	4
11th	611.87	20.68	591.19	0.00	14.49			14.49	576.70	4
12th	611.87	20.68	591.19	0.00	14.49			14.49	576.70	4
13th	611.87	20.68	591.19	0.00	14.49			14.49	576.70	4
14th	611.87	20.68	591.19	0.00	14.49			14.49	576.70	4
TERRACE	48.54	0.00	48.54				48.54	48.54	0.00	
TOTAL	9226.59	412.07	8814.52	0.00	217.35	154.70	48.54	420.59	8393.93	57

PROPOSED BUILDING - 5 QUARTZ TOWER – 18

FLOOR	GROSS AREA (1)	DEDUCTIONS (2)	BUILT UP AREA	DEDUCTIONS (4)	DEDUCTIONS (5)	PARKING	Services	Total Deduction	FAR AREA	NO. OF UNITS
		Ducts & cutouts	(1-2) = (3)	Stair case	Lifts	6	7	(4 to 7)=(8)	(3-8)=(9)	
GROUND	890.81	61.75	829.06	0.00	14.49	256.59		271.08	557.98	4
FIRST	890.81	47.65	843.16	0.00	14.49			14.49	828.67	11
2nd	890.81	61.75	829.06	0.00	14.49			14.49	814.57	12
3rd	890.81	61.75	829.06	0.00	14.49			14.49	814.57	12
4th	890.81	61.75	829.06	0.00	14.49			14.49	814.57	12
5th	890.81	61.75	829.06	0.00	14.49			14.49	814.57	12
6th	890.81	61.75	829.06	0.00	14.49			14.49	814.57	12
7th	890.81	61.75	829.06	0.00	14.49			14.49	814.57	12
8th	890.81	61.75	829.06	0.00	14.49			14.49	814.57	12
9th	890.81	61.75	829.06	0.00	14.49			14.49	814.57	12
10th	890.81	61.75	829.06	0.00	14.49			14.49	814.57	12
11th	890.81	61.75	829.06	0.00	14.49			14.49	814.57	12
12th	890.81	61.75	829.06	0.00	14.49			14.49	814.57	12
13th	890.81	61.75	829.06	0.00	14.49			14.49	814.57	12
14th	890.81	61.75	829.06	0.00	14.49			14.49	814.57	12
TERRACE	57.61	0.00	57.61				57.61	57.61	0.00	
TOTAL	13419.76	912.15	12507.61	0.00	217.35	256.59	57.61	531.55	11976.06	171

PROPOSED BUILDING - 5 QUARTZ TOWER – 17

FLOOR	GROSS AREA (1)	DEDUCTIONS (2)	BUILT UP AREA	DEDUCTIONS (4)	DEDUCTIONS (5)	PARKING	Services	Total Deduction	FAR AREA	NO. OF UNITS
		Ducts & cutouts	(1-2) = (3)	Stair case	Lifts	6	7	(4 to 7)=(8)	(3-8)=(9)	
GROUND	890.81	61.75	829.06	0.00	14.49	256.59		271.08	557.98	4
FIRST	890.81	47.65	843.16	0.00	14.49			14.49	828.67	11
2nd	890.81	61.75	829.06	0.00	14.49			14.49	814.57	12
3rd	890.81	61.75	829.06	0.00	14.49			14.49	814.57	12
4th	890.81	61.75	829.06	0.00	14.49			14.49	814.57	12
5th	890.81	61.75	829.06	0.00	14.49			14.49	814.57	12
6th	890.81	61.75	829.06	0.00	14.49			14.49	814.57	12
7th	890.81	61.75	829.06	0.00	14.49			14.49	814.57	12
8th	890.81	61.75	829.06	0.00	14.49			14.49	814.57	12
9th	890.81	61.75	829.06	0.00	14.49			14.49	814.57	12
10th	890.81	61.75	829.06	0.00	14.49			14.49	814.57	12
11th	890.81	61.75	829.06	0.00	14.49			14.49	814.57	12
12th	890.81	61.75	829.06	0.00	14.49			14.49	814.57	12
13th	890.81	61.75	829.06	0.00	14.49			14.49	814.57	12
14th	890.81	61.75	829.06	0.00	14.49			14.49	814.57	12
TERRACE	57.61	0.00	57.61				57.61	57.61	0.00	
TOTAL	13419.76	912.15	12507.61	0.00	217.35	256.59	57.61	531.55	11976.06	171

PROPOSED BUILIDNG - 4 DICE TOWER – 16

FLOOR	GROSS AREA (1)	DEDUCTIONS (2)	BUILT UP AREA	DEDUCTIONS (4)	DEDUCTIONS (5)	PARKING	Terrace	Total Deduction	FAR AREA	NO. OF UNITS
		Ducts & cutouts	(1-2) = (3)	Stair case	Lifts	6	7	(4 to 7)=(8)	(3-8)=(9)	
GROUND	890.81	61.75	829.06	0.00	14.49	256.59		271.08	557.98	4
FIRST	890.81	47.65	843.16	0.00	14.49			14.49	828.67	11
2nd	890.81	61.75	829.06	0.00	14.49			14.49	814.57	12
3rd	890.81	61.75	829.06	0.00	14.49			14.49	814.57	12
4th	890.81	61.75	829.06	0.00	14.49			14.49	814.57	12
5th	890.81	61.75	829.06	0.00	14.49			14.49	814.57	12
6th	890.81	61.75	829.06	0.00	14.49			14.49	814.57	12
7th	890.81	61.75	829.06	0.00	14.49			14.49	814.57	12
8th	890.81	61.75	829.06	0.00	14.49			14.49	814.57	12
9th	890.81	61.75	829.06	0.00	14.49			14.49	814.57	12
10th	890.81	61.75	829.06	0.00	14.49			14.49	814.57	12
11th	890.81	61.75	829.06	0.00	14.49			14.49	814.57	12
12th	890.81	61.75	829.06	0.00	14.49			14.49	814.57	12
13th	890.81	61.75	829.06	0.00	14.49			14.49	814.57	12
14th	890.81	61.75	829.06	0.00	14.49			14.49	814.57	12
TERRACE	57.61	0.00	57.61				57.61	57.61	0.00	
TOTAL	13419.76	912.15	12507.61	0.00	217.35	256.59	57.61	531.55	11976.06	171

SCHEDULE OF VISITOR'S PARKING

S.No.	AREA IN SQ.M
VISITOR-1	177.75
VISITOR-2	173.85
VISITOR-3	551.59
VISITOR-4	173.48
VISITOR-5	300.22
VISITOR-6	549.10
VISITOR-7	207.46
VISITOR-8	753.95
VISITOR-9	196.63
VISITOR-10	419.63
VISITOR-11	299.52
TOTAL	3803.18

SCHEDULE OF PARK & OPEN SPACES

S.No.	AREA IN SQ.M
Park No	AREA IN SQ.M
PARK & OS-1	2781.74
PARK & OS-2	2186.64
PARK & OS-3	2844.74
PARK & OS-4	63.31
PARK & OS-5	2700.46
PARK & OS-6	2499.03
PARK & OS-7	1460.31
PARK & OS-8	513.57
Total	15049.80

Car Parking Statement For Existing Building

Type of Building	As Per Sanction	No's	Required	Provided	
COMMERCIAL	9605.00 / 75	129.00	129.00	130.00	In Commercial Basement
	Two Wheeler Parking 25% of Car Parking 25% (12.50 x 129 No's) = 403.13 Sq.m	403.13 Sq.m		Commercial Basement Floor = 410.00 Sq.m	
CLUBHOUSE TOWER 11	3878.00 / 75	51.71	52.00	404.00	In Lower Basement
TOWER 1 TO 10 TOTAL 810 UNITS	Less Than 50 Sq.m = 113	56.50	754.00	404.00	In Upper Basement
	Above 50 to 150 Sq.m = 697	697.00			
	Total Required For Existing	935.00		938.00	Existing Parking

Car Parking Statement For Proposed Building

Type of Building	Required		Provided	
	As Per Sanction	No's	No's	Schedule
CLUBHOUSE 2 & 3 TOWER -12	2865.21/75	38.00	290	LOWER BASEMENT
Tower 13 to 19	Less Than 50 Sq.m = 333	167.00	290	UPPER BASEMENT
	Above 50 to 150 Sq.m = 465	465.00	53	GROUND FLOOR
			38	SURFACE PARKING
Two Wheeler Parking 25% of Car Parking 25% (12.50 x 1596 No's)		4987.50 Sq.m	Lower Basement	2685.00
			Upper Basement	2620.00
			Total	5305.00
Total		670.00	671	

Total Required (Existing & Proposed)	Total Proveided (Existing & Proposed)
1605.00	1609.00

SCHEDULE OF CIVIC AMENITIES

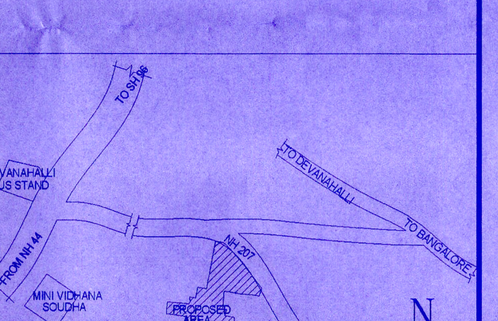
S.No	AREA IN SQ.M
CA-1	2310.49
CA-2	1425.66
TOTAL	3736.15

SCHEDULE OF ROAD AREA

SL. NO	AREA IN SQ.M
ROAD AREA - 1	2950.83
ROAD AREA - 2	3398.70
ROAD AREA - 3	576.41
TOTAL	6925.94

INDEX

PROPOSED PLOT BOUNDARY	
SURVEY No. LINE	
SET BACK LINE	
BASEMENT EXTENSION LINE	
PARK & OPEN SPACES	
CIVIC AMENITIES	
VISITOR'S PARKING	
ROAD WIDENING AREA	
EXISTING BLOCKS	
PROPOSED BLOCKS	
RAIN HARVESTING PIT	RP



LOCATION MAP OF LAYOUT
(NOT TO SCALE)

ALL DIMENSIONS ARE IN METERS

DETAILS OF AREA AS PER Sy Nos.

TOTAL AREA 18 ACRES 18 GUNTAS (74663.46 SQ.M)

Sy No.	VILLAGE	ACRE	GUNTAS	CONVERSION ORDER No & Date
341/1	DEVANAHALLI	2	17	ALN (DE)/SR/309/2004-05, Dtd. 08-04-2005
342/1		0	20	
342/2		0	36	
343/1		0	36	
343/2		0	7	
345/2		1	25.50	
		2	3.50	ALN (DE)/SR/308/2004-05, Dtd. 08-04-2005
359		3	20	ALN (DE)/SR/309/2004-05, Dtd. 08-04-2005
360		1	39	
361/2		1	1	ALN (DE)/SR/308/2004-05, Dtd. 08-04-2005
362/1		0	33	ALN (DE)/SR/309/2004-05, Dtd. 08-04-2005
362/2		0	25	
367/1		1	35	ALN (DE)/SR/308/2004-05, Dtd. 08-04-2005
TOTAL		11	298	
TOTAL		18	18	

OWNER'S SIGNATURE

Mr.P. K. MISHRA
Authorised Signatory
M/s. SALARPURIA REAL ESTATES PRIVATE LIMITED

ENGINEER'S SIGNATURE

V.NARASIMHAN
BCC/BL-3.6/A-0042/21-22

Venkataramanan Associates — ARCHITECTURE INTERIOR DESIGN URBANISM
10/2, O'Shaughnessy Road, Langford Gardens, Bengaluru - 560025 India | www.vagroup.com

PROJECT NAME
MODIFIED RESIDENTIAL GROUP HOUSING (RESIDENTIAL APARTMENT)

BUILDING PLAN AT WARD NO 22 KHATHA NO: 2714/ 341/1/342/1/342/2/343/1/343/2/ 345/2/359/360/361/2/362/1362/2/367/1, Sy.No.341/1,342/1,342/2 343/1,343/2,345/2, 359, 360, 361/2,362/1,362/2 ,367/1 OF DEVANAHALLI VILLAGE, KASABA HOBLI, DEVANAHALLI TALUK BANGALORE RURAL DISTRICT.

SUBJECT OF DRAWING
MODIFIED RESIDENTIAL BUILDING PLAN
- FOR GROUP HOUSING

ORIENTATION N | SHEET No. SITE PLAN DETAILS

SCALE : 1 : 700

SANCTIONING AUTHORITY

"ತಾಂತ್ರಿಕವಾಗಿ ಪರಿಶೀಲಿಸಿದೆ"
ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಕಾಯ್ದೆ
1961 ಕಲಂ 18 ರನ್ವಯ ಶುಲ್ಕ ರೂ. 25,84,610/-
ಗಳನ್ನು ಹಾಗೂ ನಿಯಮಾನುಸಾರ ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಗೆ
ಪಾವತಿಸಿಕೊಳ್ಳಬೇಕಾದ ಇತರೆ ಅಗತ್ಯ ಶುಲ್ಕಗಳನ್ನು
ಪಾವತಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು
01/02/2022
ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ
ಜಂಟಿ ನಿರ್ದೇಶಕರು ಹಾಗೂ ಸದಸ್ಯ ಕಾರ್ಯದರ್ಶಿ,
ಬೆಂಗಳೂರು ಅಂತರ ರಾಷ್ಟ್ರೀಯ ವಿಮಾನ ನಿಲ್ದಾಣ
ಪ್ರದೇಶ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ, ದೇವನಹಳ್ಳಿ

BANGALORE INTERNATIONAL AIRPORT AREA PLANNING AUTHORITY
No.333/1, V.J. COMPLEX, 1ST FLOOR, SHANTINAGAR
SULIBELE ROAD, DEVANAHALLI - 562110
BANGALORE RURAL DISTRICT

SHEET NO : 01 OUT OF 11