

AREA STATEMENT IN SMT [BUILDING - 01]										
FLOORS	GROSS AREA	DEDUCTION AREA	BUILTUP AREA	NON FAR AREA			NET FAR AREA	NO.OF UNITS		
				LIFT	STAIRS	PARKING	TERRACE	TOTAL	AREA	UNITS
GROUND FLOOR	1310.29	14.40	1295.89	30.38	72.90	0.00	0.00	103.28	1192.61	15
1st FLOOR	1225.80	14.40	1211.40	30.38	72.90	0.00	0.00	103.28	1108.12	0
2nd FLOOR	1350.90	14.40	1336.50	30.38	72.90	0.00	0.00	103.28	1233.22	0
3rd FLOOR	1265.55	14.40	1251.15	30.38	72.90	0.00	0.00	103.28	1147.87	0
TERRACE FLOOR	45.00	0.00	45.00	0.00	0.00	0.00	0.00	45.00	0.00	0
<b>TOTAL (1)</b>	<b>5197.54</b>	<b>57.60</b>	<b>5139.94</b>	<b>121.12</b>	<b>291.50</b>	<b>0.00</b>	<b>0.00</b>	<b>481.22</b>	<b>4681.82</b>	<b>15</b>

AREA STATEMENT IN SMT [BUILDING - 02]										
FLOORS	GROSS AREA	DEDUCTION AREA	BUILTUP AREA	NON FAR AREA			NET FAR AREA	NO.OF UNITS		
				LIFT	STAIRS	PARKING	TERRACE	TOTAL	AREA	UNITS
GROUND FLOOR	3677.32	869.97	2807.35	74.00	169.83	0.00	0.00	243.83	2563.52	37
1st FLOOR	2645.50	869.97	1775.53	74.00	169.83	0.00	0.00	243.83	1531.70	0
2nd FLOOR	2776.48	869.97	1906.51	74.00	169.83	0.00	0.00	243.83	1662.68	0
3rd FLOOR	2656.60	869.97	1786.63	74.00	169.83	0.00	0.00	243.83	1542.80	0
TERRACE FLOOR	40.50	0.00	40.50	0.00	0.00	0.00	0.00	40.50	0.00	0
<b>TOTAL (2)</b>	<b>11796.40</b>	<b>3479.88</b>	<b>8316.52</b>	<b>296.00</b>	<b>669.49</b>	<b>0.00</b>	<b>0.00</b>	<b>1015.82</b>	<b>7300.70</b>	<b>37</b>

AREA STATEMENT IN SMT [BUILDING - 03]										
FLOORS	GROSS AREA	DEDUCTION AREA	BUILTUP AREA	NON FAR AREA			NET FAR AREA	NO.OF UNITS		
				LIFT	STAIRS	PARKING	TERRACE	TOTAL	AREA	UNITS
GROUND FLOOR	3588.69	862.03	2726.66	72.00	165.24	0.00	0.00	237.24	2489.42	36
1st FLOOR	2574.00	862.03	1711.97	72.00	165.24	0.00	0.00	237.24	1474.73	0
2nd FLOOR	2737.44	862.03	1875.41	72.00	165.24	0.00	0.00	237.24	1638.17	0
3rd FLOOR	2588.40	862.03	1726.37	72.00	165.24	0.00	0.00	237.24	1489.13	0
TERRACE FLOOR	40.50	0.00	40.50	0.00	0.00	0.00	0.00	40.50	0.00	0
<b>TOTAL (3)</b>	<b>11529.03</b>	<b>3448.12</b>	<b>8080.91</b>	<b>286.00</b>	<b>660.76</b>	<b>0.00</b>	<b>0.00</b>	<b>989.46</b>	<b>7091.45</b>	<b>36</b>

AREA STATEMENT IN SMT [BUILDING - 04]										
FLOORS	GROSS AREA	DEDUCTION AREA	BUILTUP AREA	NON FAR AREA			NET FAR AREA	NO.OF UNITS		
				LIFT	STAIRS	PARKING	TERRACE	TOTAL	AREA	UNITS
GROUND FLOOR	1476.18	0.00	1476.18	34.34	82.62	0.00	0.00	116.96	1359.22	17
1st FLOOR	1387.71	16.32	1371.39	34.34	82.62	0.00	0.00	116.96	1254.43	0
2nd FLOOR	1531.02	16.32	1514.70	34.34	82.62	0.00	0.00	116.96	1397.74	0
3rd FLOOR	1385.16	16.32	1368.84	34.34	82.62	0.00	0.00	116.96	1251.88	0
TERRACE FLOOR	45.00	0.00	45.00	0.00	0.00	0.00	0.00	45.00	0.00	0
<b>TOTAL (4)</b>	<b>5825.07</b>	<b>48.96</b>	<b>5776.11</b>	<b>137.00</b>	<b>332.06</b>	<b>0.00</b>	<b>0.00</b>	<b>512.84</b>	<b>5263.27</b>	<b>17</b>

AREA STATEMENT IN SMT [BUILDING - 05]										
FLOORS	GROSS AREA	DEDUCTION AREA	BUILTUP AREA	NON FAR AREA			NET FAR AREA	NO.OF UNITS		
				LIFT	STAIRS	PARKING	TERRACE	TOTAL	AREA	UNITS
GROUND FLOOR	434.18	0.00	434.18	10.10	24.30	0.00	0.00	34.40	399.78	5
1st FLOOR	408.60	4.80	403.80	10.10	24.30	0.00	0.00	34.40	369.40	0
2nd FLOOR	450.30	4.80	445.50	10.10	24.30	0.00	0.00	34.40	411.10	0
3rd FLOOR	421.50	4.80	416.70	10.10	24.30	0.00	0.00	34.40	382.30	0
TERRACE FLOOR	45.00	0.00	45.00	0.00	0.00	0.00	0.00	45.00	0.00	0
<b>TOTAL (5)</b>	<b>1759.58</b>	<b>14.40</b>	<b>1745.18</b>	<b>40.40</b>	<b>97.20</b>	<b>0.00</b>	<b>0.00</b>	<b>182.60</b>	<b>1562.58</b>	<b>5</b>

COMBINED AREA STATEMENT IN SMT [BUILDING -01 to 05]										
FLOORS	GROSS AREA	DEDUCTION AREA	BUILTUP AREA	NON FAR AREA			NET FAR AREA	NO.OF UNITS		
				LIFT	STAIRS	PARKING	TERRACE	TOTAL	AREA	UNITS
BASEMENT FLOOR	15310.38	0.00	15310.38	222.20	742.50	14345.68	0.00	15310.38	0.00	0
GROUND FLOOR	10486.66	1746.40	8740.26	220.82	514.89	0.00	0.00	735.71	8004.55	110
1st FLOOR	8241.61	1767.52	6474.09	220.82	514.89	0.00	0.00	735.71	5738.38	0
2nd FLOOR	8846.14	1767.52	7078.62	220.82	514.89	0.00	0.00	735.71	6342.91	0
3rd FLOOR	8317.21	1767.52	6549.69	220.82	514.89	0.00	0.00	735.71	5813.98	0
TERRACE FLOOR	216.00	0.00	216.00	0.00	0.00	0.00	0.00	216.00	0.00	0
<b>TOTAL (6)</b>	<b>51418.00</b>	<b>7048.96</b>	<b>44369.04</b>	<b>1173.64</b>	<b>3282.18</b>	<b>14345.68</b>	<b>0.00</b>	<b>18469.22</b>	<b>25899.82</b>	<b>110</b>

PARK & OPEN SPACE	
PARK AREA - 01	507.00smt
PARK AREA - 02	78.69smt
PARK AREA - 03	1511.31smt
<b>TOTAL</b>	<b>2097.00smt</b>

CIVIC AMENITIES	
CIVIC AMENITIES	1048.50smt

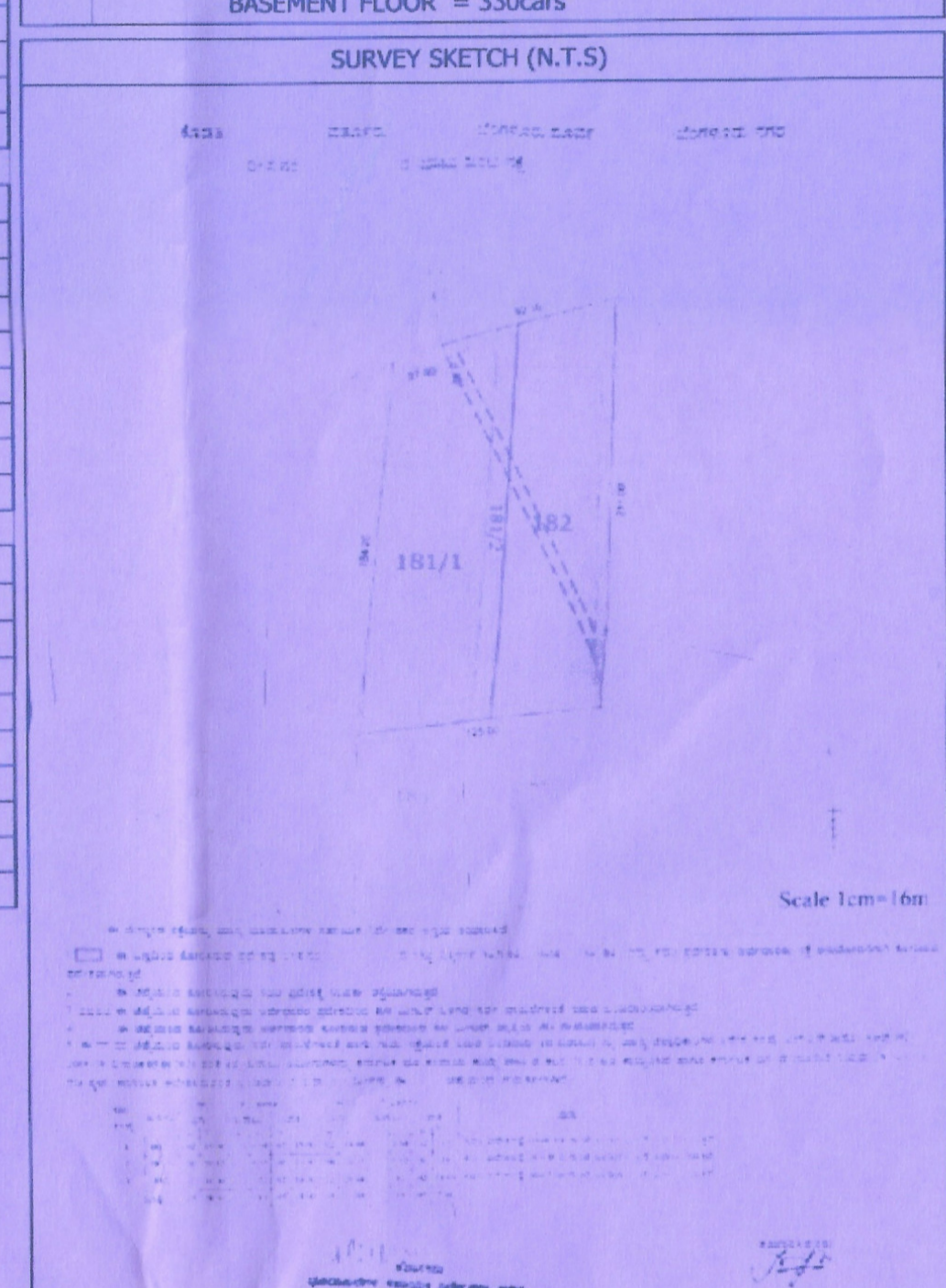
RESIDENTIAL DEVELOPMENT PLAN STATEMENT			
(1) SITE AREA			22383.99smt (SA-21.25G)
(2) KARAB AREA			1416.39smt (DA-14.0G)
(3) SITE AREA FOR FAR [1-2]			20967.60smt (SA-7.25G)

Sl.No	PARTICULARS	AS PER Z.R.	AS PER PLAN
1.	PARK & OPEN SPACES	2096.76smt (10.00%)	2097.00smt (10.00%)
2.	CIVIC AMENITIES	1048.38smt (5.00%)	1048.50smt (5.00%)
3.	95% SITE AREA FOR FAR & COVERAGE		(20967.60 - 1048.50) = 19919.10smt
4.	COVERAGE	60.00%	10486.66 = 52.65% 19919.10
5.	FAR	2.00	25899.82 = 1.30 19919.10
6.	H/T/ OF THE BUILDING	15.00M	12.60M
7.	NO OF FLOORS		B.F.+G.F.+3UPPER FLOOR
8.	SETBACK	ALL ROUND 5.00m	ALL ROUND 5.00m (MINIMUM)
9.	NO. OF UNITS		110units (100+10 Ews units)

**CAR PARKING STATEMENT:**  
 FLATS MORE THAN 225smt < 300smt (110units x 02) = 220cars  
 10% OF VISITORS CAR PARKING = 22cars  
**TOTAL = 242cars**



**NOTE:**

01. THE PROPOSED RESIDENTIAL DEVELOPMENT PLAN IS APPROVED VIDE RESOLUTION NO:4.4.7/2024, DATED:18/07/2024.
02. THE APPLICANT HAS REMITTED CHARGES OF Rs.29,80,510.00 (TWENTY NINE LAKHS EIGHTY THOUSAND FIVE HUNDRED TEN ONLY) VIDE CHALLAN NO.GN24094606, DATED:03-09-2024.
03. THE WORK ORDER ISSUED VIDE NO:BD/TPM/DLP- 04/ 24.26 /2024-25, DATED: 26/12/2024
04. THE APPLICANT HAS TO ABIDE BY CONDITIONS IMPOSED IN THE WORK ORDER.
05. THE APPLICANT HAS TO ABIDE BY THE CONDITIONS IN THE APIDAVIT DATED :- 09.12.2024

ORIENTATION	SCALE
	1:350

**LEGEND**

- SITE BOUNDARY
- 5.00M SETBACK LINE
- BASEMENT LINE
- PROPOSED BUILDING
- CIVIC AMENITIES
- PARK & OPEN SPACES
- KARAB AREA
- 30.00M KUNTE BUFFER LINE

**OWNER'S SIGNATURE :-**

M/s. SNARK DEVELOPERS  
 (Represented by Its Partners)  
  
 (1) G.K. RAJAGOPAL NAIDU  
  
 (2) NARENDRA KUMAR PUSULURI

**ARCHITECT'S SIGNATURE :-**

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

**JOB TITLE:**  
 PROPOSED RESIDENTIAL (ROW HOUSE) DEVELOPMENT PLAN @ SY.NO:181/1, 181/2 & 182 KODATHI VILLAGE, VARTHUR HOBLI, BANGALORE EAST TALUK.

**TITLE:**  
 DEVELOPMENT PLAN

**SHEET : 01 OF 01**  
 PLANNING AUTHORITY:

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

TOWN PLANNER (2/c)      ASSISTANT DIRECTOR      DEPUTY DIRECTOR      JOINT DIRECTOR      ADDITIONAL DIRECTOR      TOWN PLANNER MEMBER      COMMISSIONER