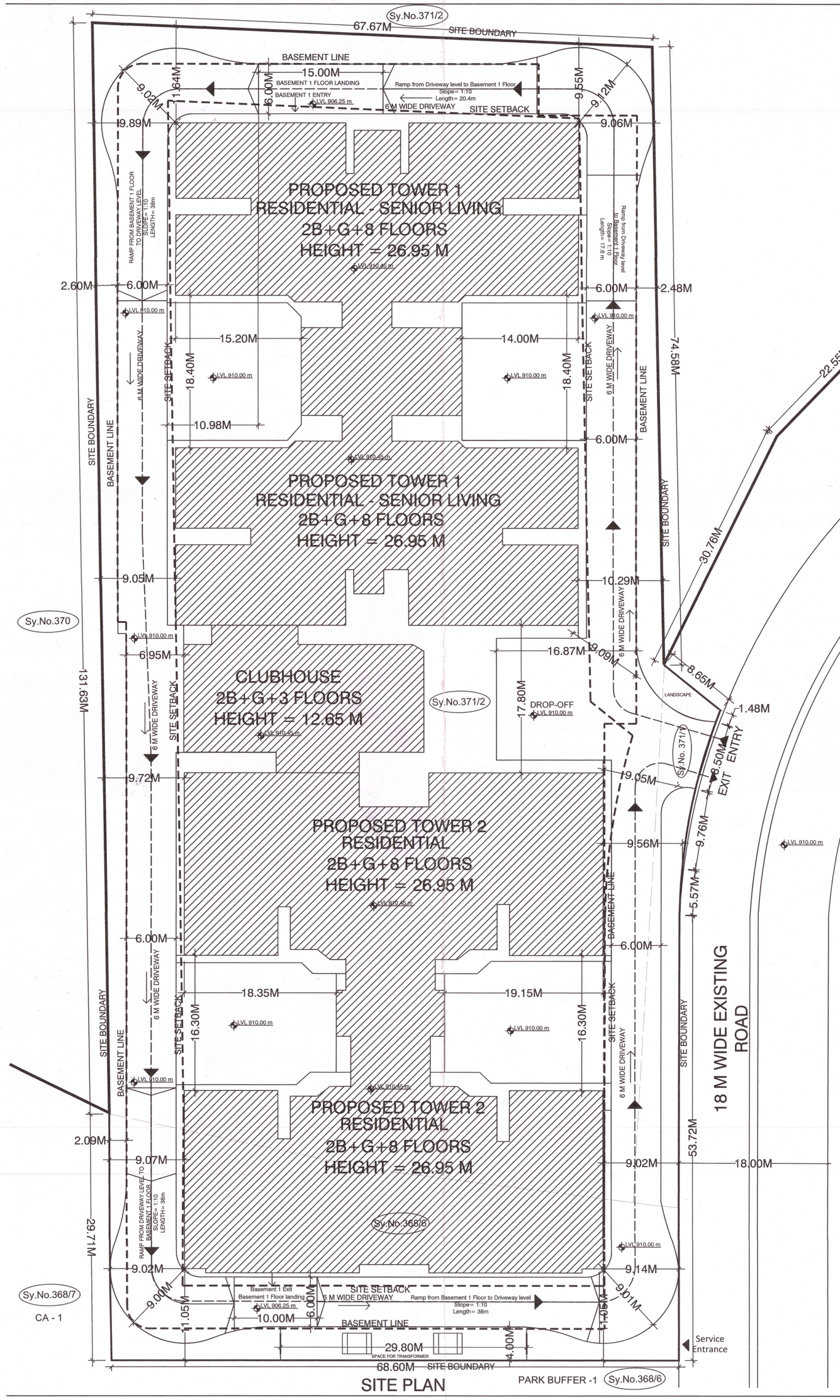


SITE PLAN

BUILDING - 24 SITE AREA WITH SURVEY Nos.			
Sl No.	Sy NOs.	AREA IN SQM	AREA IN SFT
1	371/2	9101.5	97968.8
2	371/1	290.8	3130.3
3	368/6	1601.6	17240.1
TOTAL		10993.9	118339.2

LEGEND

	SURVEY LINE
	SITE BOUNDARY LINE
	SITE SETBACK LINE
	BASEMENT LINE
	DP SITE BOUNDARY LINE

AREA STATEMENT

SLNO	AREA STATEMENT IN SQM	
1	TOTAL PLOT AREA	100 ACRE 6.75 GUNTAS, 405362.89 SQM
2	FAR PERMITTED	2.50
3	F.A.R PERMISSIBLE AREA = (TOTAL DEVELOPMENT AREA - CA)	405362.89 - 20286.94
4	F.A.R PERMISSIBLE AREA =	385075.95
5	NET F.A.R PERMISSIBLE AREA	962689.88
6	NET PLOT AREA = (TOTAL PLOT AREA - ROAD WIDENING AREA)	405362.89 - 58760.22
7	NET PLOT AREA	346602.67
	PROPOSED AREAS OF BUILDING 24	
8	NET SITE AREA OF BUILDING 24	2 ACRE 28.66 GUNTAS, 10993.9 SQM
9	GROUND COVERAGE AREA	4813.16
10	GROUND COVERAGE PERMISSIBLE	40.00%
11	COVERAGE = (GROUND COVERAGE AREA/NET PLOT AREA) X 100	(4813.16/346602.67) * 100
12	COVERAGE ACHIEVED	1.38%
13	ACHIEVED NET FAR AREA OF BUILDING 24	37760.66
14	NET FAR ACHIEVED	0.098

BUILT UP AREA STATEMENT

TOWER - 1

S.No	FLOOR LEVEL	GROSS BUILT-UP AREA	DEDUCTION IN OTS,DUCTS	NET BUILT-UP AREA	NON FAR AREA			TOTAL NON FAR AREA	NET FAR AREA	No. of UNITS
					LIFTS	PARKING	STAIRCASE ROOM			
		A	B	C = A - B	D	E	F	G = D + E + F	H = C - G	
0	Ground Floor	1,448.93	97.60	1,351.28	25.84	-	-	25.84	1,325.44	10
1	First Floor	1,808.91	106.03	1,702.88	25.84	-	-	25.84	1,677.04	14
2	Second Floor	1,990.42	108.56	1,881.86	25.84	-	-	25.84	1,856.02	16
3	Third Floor	2,242.04	108.56	2,133.48	25.84	-	-	25.84	2,107.64	20
4	Fourth Floor	2,242.04	108.56	2,133.48	25.84	-	-	25.84	2,107.64	20
5	Fifth Floor	2,242.04	108.56	2,133.48	25.84	-	-	25.84	2,107.64	20
6	Sixth Floor	2,242.04	108.56	2,133.48	25.84	-	-	25.84	2,107.64	20
7	Seventh Floor	2,242.04	108.56	2,133.48	25.84	-	-	25.84	2,107.64	20
8	Eighth Floor	2,242.04	108.56	2,133.48	25.84	-	-	25.84	2,107.64	20
9	Terrace	167.63	3.16	164.49	-	-	164.49	164.49	-	-
	AMENITIES (TOWER - 1)									
0	Ground Floor	777.96	-	777.96	-	-	-	-	777.96	-
1	First Floor	197.46	-	197.46	-	-	-	-	197.46	-
TOTAL 1		19,823.57	966.76	18,856.81	232.56	-	164.49	377.05	18,479.76	160.00

TOWER - 2

S.No	FLOOR LEVEL	GROSS BUILT-UP AREA	DEDUCTION IN OTS,DUCTS	NET BUILT-UP AREA	NON FAR AREA			TOTAL NON FAR AREA	NET FAR AREA	No. of UNITS
					LIFTS	PARKING	STAIRCASE ROOM			
		A	B	C = A - B	D	E	F	G = D + E + F	H = C - G	
0	Ground Floor	1,671.20	135.73	1,535.47	25.84	-	-	25.84	1,509.63	12
1	First Floor	1,830.66	140.37	1,690.32	25.84	-	-	25.84	1,664.48	14
2	Second Floor	2,170.75	149.60	2,021.15	25.84	-	-	25.84	1,995.31	18
3	Third Floor	2,078.83	150.96	1,927.87	25.84	-	-	25.84	1,901.83	17
4	Fourth Floor	2,170.75	149.60	2,021.15	25.84	-	-	25.84	1,995.31	18
5	Fifth Floor	2,170.75	149.60	2,021.15	25.84	-	-	25.84	1,995.31	18
6	Sixth Floor	2,170.75	149.60	2,021.15	25.84	-	-	25.84	1,995.31	18
7	Seventh Floor	2,170.75	149.60	2,021.15	25.84	-	-	25.84	1,995.31	18
8	Eighth Floor	2,170.75	149.60	2,021.15	25.84	-	-	25.84	1,995.31	18
9	Terrace	137.61	3.23	134.38	-	-	134.38	134.38	-	-
	AMENITIES (TOWER - 2)									
0	Ground Floor	516.35	-	516.35	-	-	-	-	516.35	-
1	First Floor	206.29	-	206.29	-	-	-	-	206.29	-
2	Third Floor	95.31	-	95.31	-	-	-	-	95.31	-
TOTAL 2		19,560.58	1,327.89	18,232.69	232.56	-	134.38	366.94	17,865.75	153.00

BASEMENT

S.No	FLOOR LEVEL	GROSS BUILT-UP AREA	DEDUCTION IN OTS,DUCTS	NET BUILT-UP AREA	NON FAR AREA			TOTAL NON FAR AREA	NET FAR AREA	No. of UNITS
					LIFTS	PARKING	STAIRCASE ROOM			
		A	B	C = A - B	D	E	F	G = D + E + F	H = C - G	
1	Basement 01	9,533.57	865.93	8,687.64	58.66	8,303.98	-	8,362.64	325.00	-
2	Basement 02	8,155.16	-	8,155.16	58.66	7,971.50	-	8,030.16	125.00	-
TOTAL 3		17,688.73	865.93	16,842.80	117.32	16,275.48	-	16,392.80	250.00	-

COMMON CLUBHOUSE

S.No	FLOOR LEVEL	GROSS BUILT-UP AREA	DEDUCTION IN OTS,DUCTS	NET BUILT-UP AREA	NON FAR AREA			TOTAL NON FAR AREA	NET FAR AREA	No. of UNITS
					LIFTS	PARKING	STAIRCASE ROOM			
		A	B	C = A - B	D	E	F	G = D + E + F	H = C - G	
0	Ground Floor	399.27	3.00	396.27	6.72	-	-	6.72	389.55	-
1	First Floor	111.62	3.00	108.62	6.72	-	-	6.72	101.90	-
2	Second Floor	371.01	3.00	368.01	6.72	-	-	6.72	361.29	-
3	Third Floor	322.13	3.00	319.13	6.72	-	-	6.72	312.41	-
4	Terrace	48.58	3.00	45.58	-	-	45.58	45.58	-	-
TOTAL 4		1,252.61	15.00	1,237.61	26.88	-	45.58	72.46	1,165.15	-

COMBINED AREA STATEMENT

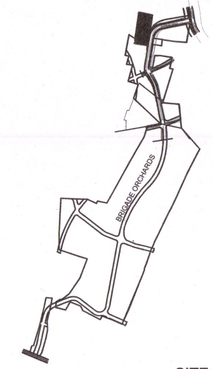
S.No	FLOOR LEVEL	GROSS BUILT-UP AREA	DEDUCTION IN OTS,DUCTS	NET BUILT-UP AREA	NON FAR AREA			TOTAL NON FAR AREA	NET FAR AREA	No. of UNITS
					LIFTS	PARKING	STAIRCASE ROOM			
		A	B	C = A - B	D	E	F	G = D + E + F	H = C - G	
1	TOWER 1	19,823.57	966.76	18,856.81	232.56	-	164.49	377.05	18,479.76	160.00
2	TOWER 2	19,560.58	1,327.89	18,232.69	232.56	-	134.38	366.94	17,865.75	153.00
3	BASEMENT	17,688.73	865.93	16,842.80	117.32	16,475.48	-	16,592.80	250.00	-
4	CLUBHOUSE	1,252.61	15.00	1,237.61	26.88	-	45.58	72.46	1,165.15	-
TOTAL		58,325.49	3,155.58	55,169.91	609.32	16,475.48	324.45	17,409.25	37,760.66	311.00

SLNO	SUMMARY	
1	GROSS BUILT-UP AREA	58325.49
2	DEDUCTION IN OTS,DUCTS	3155.58
3	NET BUILT-UP AREA	55169.91
4	TOTAL NON FAR AREA	17409.25
5	ACHIEVED NET FAR AREA OF BUILDING 24	37760.66
6	NET FAR ACHIEVED	0.098

SLNO	PARKING STATEMENT	NO'S
1	NO.OF UNITS PROPOSED MEASURING 50 TO 150 SQ.M	311
2	CAR PARKING PROVIDED - 1 CAR PARK FOR EVERY UNIT	311
3	CLUBHOUSE PARKING (1 CAR PARKING PER 75 SQM)	1237.61 / 75
4	CLUBHOUSE PARKING REQUIRED	16.50 ~ 17
5	TOTAL NO.OF UNTIS PROPOSED	311
6	TOTAL NO.OF CAR PARKS REQUIRED FOR UNITS	311
7	TOTAL NO.OF CAR PARKS PROVIDED FOR UNITS	311
8	TOTAL NO.OF CAR PARKS REQUIRED FOR CLUBHOUSE	17
9	TOTAL NO.OF CAR PARKS PROVIDED FOR CLUBHOUSE	17
10	CAR PARK PROVIDED IN BASEMENT - 1	152
11	CAR PARK PROVIDED IN BASEMENT - 2	177
12	TOTAL CAR PARKS PROVIDED	329
	TOTAL NO.OF CAR PARKS PROPOSED	328
	TOTAL NO.OF CAR PARKS PROVIDED	329

BUILDING 24	STAIRCASE NUMBER	LIFT NUMBER	
		PASSENGER LIFT (13 PAX)	FIREMAN LIFT (15 PAX)
TOWER - 1	2	4	1
TOWER - 2	2	4	1
CLUBHOUSE	1	1	0
TOTAL	5	9	2

STAIRCASE DETAILS	
RISER	150mm
TREAD	300mm
WIDTH	1250mm
NO.OF RISER	20 No's
HEADROOM CLEARANCE	2200



SITE LOCATION
(Not to scale)

ALL DIMENSIONS ARE IN METERS

DETAILS OF UNITS

S.No.		NAME	AREA (SQM)	No.OF. UNITS	UNIT Nos.
01	TOWER-1 (GROUND FLOOR)	1BHK-2T	> 50 SQ.M	10 Nos.	14,17
		2BHK-2T			7,8,9,10,11,12,13,18
02	TOWER-1 (FIRST FLOOR)	2BHK-2T	> 50 SQ.M	14 Nos.	3,4,7,8,9,10,11,12,13, 14,17,18,19,20
03	TOWER-1 (SECOND FLOOR)	2BHK-2T	> 50 SQ.M	16 Nos.	1,2,3,4,7,8,9,10,11,12, 13,14,17,18,19,20
04	TOWER-1 (TYPICAL FLOOR -3,4,5,6,7,8)	1BHK-2T	> 50 SQ.M	20 Nos.	5,6,15,16
		2BHK-2T			1,2,3,4,7,8,9,10,11,12, 13,14,17,18,19,20
01	TOWER-2 (GROUND FLOOR)	1BHK-1T	> 50 SQ.M	12 Nos.	04,13,15
		2BHK-2T			01,06,18
		3BHK-2T			02,03,,07,12,16,17
02	TOWER-2 (FIRST FLOOR)	2BHK-2T	> 50 SQ.M	14 Nos.	01,04,06,10,13,15,18
		3BHK-2T			02,03,07
		3BHK-3T			11,12,16,17
03	TOWER-2 (THIRD FLOOR)	1BHK-1T	> 50 SQ.M	17 Nos.	05,14
		2BHK-2T			01,04,06,10,13,15,18
		3BHK-2T			02,03,07,08
		3BHK-3T			11,12,16,17
04	TOWER-2 (TYPICAL FLOOR - 2,4,5,6,7,8)	1BHK-1T	> 50 SQ.M	18 Nos.	05,14
		2BHK-2T			01,04,06,09,10,13,15,18
		3BHK-2T			02,03,07,08
		3BHK-3T			11,12,16,17

AREA STATEMENTS

TOTAL SITE AREA: 2 ACRES 28.66 GUNTAS OR (10993.9 Sq.m)

SET BACKS	AS PER ZONAL REGULATION	AS PER DRAWING
FRONT	9.00m	9.00m
REAR	9.00m	9.00m
FRONT	9.00m	9.00m
REAR	9.00m	9.00m
No.Of Units	------	311 Units
Height of building	HEIGHT AS PER ZR-27M	26.95 M

OWNER'S SIGNATURE

BCV DEVELOPERS PVt. Ltd.,29th FLOOR, WORLD TRADE CENTER, BRIGADE GATEWAY CAMPUS, 26/1, Dr. RAJKUMAR ROAD, MALLESHWARAM, BANGALORE - 560055.
PH : 080-41379303 FAX : 080-41379300

ARCHITECT'S SIGNATURE

MANICKAVEL G K
REG.NO.BCCL/BL-3.6/A-0248/22-23

CnT Architects
7, PALACE CROSS ROAD, BANGALORE - 560020
T : +91 80 2334 1002/6005
www.cnt.co.in

PROJECT NAME

PROPOSED RESIDENTIAL BUILDING PLAN IN SITE NO - 24, KATHA NO - 4368/371/1/371/2/368/6, SY NO - 371/1, 371/2, & 368/6, SITUATED AT DEVANAHALLI VILLAGE, KASABA HOBLI, DEVANAHALLI TALUK, BANGALORE RURAL DISTRICT. BIAAPA APPROVED NO - BIAAPA/TP2/DP/41/2011-12/4670, DATED - 31-03-2015

TITLE

SITE PLAN

ORIENTATION	SCALE	DRAWING NO.
N	1 : 200	SHEET 01 OF 11

ENGINEER'S SIGNATURE

NAVEEN.P.K BE.,(CIVIL)
STHAMBAJA CONSULTANCY & CIVIL ENGINEERS
DEVANAHALLI, BANGALORE (R) DIST.
Lic.No : DHL/BL/10002/25-26
PH: +91-7259975385

"ಪ್ರೀಮಾರ್ಕರುವುದು ಶ್ರೇಯಾಂ ಸಂಸ್ಥೆಯವರೆಗೆ ಮಂಜೂರಾತಿಗಾಗಿ ಅರ್ಜಿಸಿದಂತೆ, ಮುಂದಿನ ಕ್ರಮಕ್ಕಾಗಿ ಈ ಪ್ರಾಧಿಕಾರಕ್ಕೆ ಸಲ್ಲಿಸಿತ್ತು, ಪ್ರಾಧಿಕಾರದಿಂದ ಅಂತಿಮತೆಗೆ ಅಭಿಪ್ರಾಯವಿದೆಯೆಂದು ಮಾತ್ರ ನೀಡಲಾಗಿರುತ್ತದೆ. ಅದರಿಂದ ಯೋಜನೆಗೆ ಅನ್ವಯ ಕೆಲವು ಅಂಶಗಳು ಶ್ರೇಯಾಂ ಸಂಸ್ಥೆಯವರೆಗೆ ಬರಬೇಕಿರುತ್ತದೆ."

"ಹಾಂಪ್ರತಿಕವಾಗಿ ಪರಿಶೀಲಿಸಿದೆ"

ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಕಾಯ್ದೆ 1961 ಕಲಂ 19 ರನ್ವಯ ಶುಲ್ಕ ರೂ. 11,66,510/- (ಒಂದು ಲಕ್ಷ ಅರವತ್ತಾರು ಸಾವಿರ ಐನೂರು ಹತ್ತು ರೂಪಾಯಿ ಮಾತ್ರ) ಗಳನ್ನು ಪಾವತಿ ನಿಯಮಾನುಸಾರ ಸ್ವೀಕರಿಸಿ, ಸಂಸ್ಥೆಗೆ ಪಾವತಿಸಿರುವುದೆಂದಾದರೆ ಇತರೆ ಇನ್ನುಳಿದ ಶುಲ್ಕಗಳನ್ನು ಪಾವತಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು.

ಇದರ ಮತ್ತು ಗ್ರಾಮಾಂತರದ ಯೋಜನಾ ಅಂಶ ಸಿದೇಶಾಲಯದ ಪಾಲಿನ ಶುಲ್ಕ ಅಂದಾಜು, ಬೆಂಗಳೂರು ಅರ್ಬನ್ ರಾಷ್ಟ್ರೀಯ ಪಾರ್ಕ್ ಕಾಯ್ದೆ ಪ್ರಕಾರ ಪ್ರಸ್ತುತ ಯೋಜನೆಗೆ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು.

'ಸ್ವೀಕರಿಸಿದೆ'

ಮುಖ್ಯಾಧಿಕಾರಿ
ಪುರಸಭೆ, ದೇವನಹಳ್ಳಿ

ಕಿರಿಯ ಅಭಿಯಂತರರು
ಪುರಸಭೆ, ದೇವನಹಳ್ಳಿ