SITE PLAN

NOTE :

1. THE RESIDENTIAL DEVELOPMENT PLAN IS APPROVED VIDE AUTHORITY COMMITTEE RESOLUTION NO 1.4.11/2024 DATED 25/01/2024.
2. THE APPLICANT HAS REMITTED CHARGES OF RS. 50,70,730/- VIDE CHALLAN NO GN 24039393 DATED 14/03/2024.
3. THE WORK ORDER ISSUED VIDE NO - BDA / TPM / DLP-38 / 22 / 2023-24 DATED : 16/4/2024
4. THE APPLICANT HAS TO ABIDE BY THE CONDITIONS IMPOSED IN THE WORK ORDER.

Sl. No	AREA SUMMARY			
1	Total Site Area	=	10Acre 18Guntas	
2	Less Kharab as per Nala Re-alignment Order	=	11.75Guntas	
3	Net Site Area	=	10Acre 6.25Guntas 41100.31	Sq.m
4	Area left for Road Widening	=	792.00	Sq.m
5	Site Area for FAR = 95% Net Site Area	=	0.95 x 41100.31 39045.30	Sq.m
6	Site Area for Coverage	=	(41100.31 - 792) 40308.31	Sq.m
7	Park & Open Spaces Area = 10% of the Site Area (Required)	=	(0.10 x 41100.31) 4110.03 (10%)	Sq.m
8	Park & Open Spaces Area (Provided)	=	4153.84 (10.10%)	Sq.m
9	CA Area = 5% of Net Site Area	=	(0.05 x 41100.03) 2055.00 (5%)	Sq.m
10	CA Area (Provided)	=	2060.00 (5.01%)	Sq.m
11	Total Plinth Area	=	10323.69	Sq.m
12	Ground Coverage = Plinth Area/Site Area for Coverage (Permissible = 60%)	=	(10323.69/40308.31) x 100 25.61% < 60%	%
13	Permissible FAR	=	2.00	
14	FAR Area Permissible	=	2 x 39045.30 78090.60	Sq.m
15	FAR Area Achieved	=	72444.81	Sq.m
16	FAR	=	72444.81/39045.30 1.86	
17	Total Number of Units			
	a. 3BHK Units (Below 150 Sq.m)	=	488	Nos.
	b. 1BHK Units (Above 50 Sq.m)	=	40	Nos.
	c. EWS Units (Below 50 Sq.m)	=	88	Nos.
	TOTAL	=	616	Nos.
18	Number of Car Parks Required	=	634	Nos.
19	Number of Car Parks Provided	=	640	Nos.
	PARK & OPEN SPACES - BREAK UP			
20	Park & Open Spaces 01	=	1779.09	Sq.m
21	Park & Open Spaces 02	=	1,279.05	Sq.m
22	Park & Open Spaces 03	=	975.71	Sq.m
23	Park & Open Spaces 04	=	120.00	Sq.m
24	TOTAL	=	**4,153.84**	Sq.m
	CIVIC AMENITIES AREA - BREAK UP			
25	CA 01	=	1560.59	Sq.m
26	CA 02	=	499.41	Sq.m
27	TOTAL	=	**2,060.00**	Sq.m
	PARKING CALCULATIONS			
28	Number of Units Proposed (Between 50 to 150 Sq.m)	=	528	nos
29	Total number of Car Parks required	=	528	nos
30	Number of Units below 50 Sq.m	=	88	Sq.m
31	Total number of Car Parks required for EWS	=	44	nos
32	Visitor Car Parks Required (10%)	=	62	nos
33	Total number of Car Parks required for Residential Block	=	634	nos
34	Total Number of Car Parks Provided	=	640	nos
	HEIGHT, SETBACK & ROAD WIDTH			
35	Site Set Back Provided	=	8.00	mtrs.
36	Height of the Building (21m to 24m)	=	23.95	mtrs.
37	Existing Road Width Upto 12m Wide	=	11.30 to 12	mtrs.

RESIDENTIAL BLOCK FAR AREA STATEMENT - BLOCK 01

SI.NO	FLOORS	GROSS AREA (SQMT)	SHAFT DEDUCTIONS (SQMT)	CUT OUTS (SQMT)	BUILT UP AREA (SQMT)	LIFT DEDUCTIONS (SQMT)	OTHER DEDUCTIONS (SQMT)	FAR DEDUCTIONS (SQMT)	FAR AREA (SQMT)	NO. OF UNITS Nos.
1	Basement Floor 02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
2	Basement Floor 01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
3	Ground Floor	2,017.63	23.54	134.65	1,859.35	20.50	0.00	61.82	1,777.04	14
4	1st Floor	2,017.63	23.54	134.65	1,859.35	20.50	0.00	61.82	1,777.04	14
5	2nd Floor	2,017.63	23.54	134.65	1,859.35	20.50	0.00	61.82	1,777.04	14
6	3rd Floor	2,017.63	23.54	134.65	1,859.35	20.50	0.00	61.82	1,777.04	14
7	4th Floor	2,017.63	23.54	134.65	1,859.35	20.50	0.00	61.82	1,777.04	14
8	5th Floor	2,017.63	23.54	134.65	1,859.35	20.50	0.00	61.82	1,777.04	14
9	6th Floor	2,017.63	23.54	134.65	1,859.35	20.50	0.00	61.82	1,777.04	14
10	7th Floor	2,017.63	23.54	134.65	1,859.35	20.50	0.00	61.82	1,777.04	14
11	Terrace Floor	192.48	0.00	0.00	192.48	0.00	0.00	0.00	192.17	0
12	TOTAL	16,272.78	188.29	1,077.18	15,007.29	164.49	0.00	556.35	14,269.46	112

RESIDENTIAL BLOCK FAR AREA STATEMENT - BLOCK 02

SI.NO	FLOORS	GROSS AREA (SQMT)	SHAFT DEDUCTIONS (SQMT)	CUT OUTS (SQMT)	BUILT UP AREA (SQMT)	LIFT DEDUCTIONS (SQMT)	OTHER DEDUCTIONS (SQMT)	FAR DEDUCTIONS (SQMT)	FAR AREA (SQMT)	NO. OF UNITS Nos.
1	Basement Floor 02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
2	Basement Floor 01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
3	Ground Floor	1,112.89	10.80	73.23	1,028.86	20.50	0.00	42.50	965.17	8
4	1st Floor	1,112.89	10.80	73.23	1,028.86	20.50	0.00	42.50	965.17	8
5	2nd Floor	1,112.89	10.80	73.23	1,028.86	20.50	0.00	42.50	965.17	8
6	3rd Floor	1,112.89	10.80	73.23	1,028.86	20.50	0.00	42.50	965.17	8
7	4th Floor	1,112.89	10.80	73.23	1,028.86	20.50	0.00	42.50	965.17	8
8	5th Floor	1,112.89	10.80	73.23	1,028.86	20.50	0.00	42.50	965.17	8
9	6th Floor	1,112.89	10.80	73.23	1,028.86	20.50	0.00	42.50	965.17	8
10	7th Floor	1,112.89	10.80	73.23	1,028.86	20.50	0.00	42.50	965.17	8
11	Terrace Floor	39.48	0.00	0.00	10.38	0.00	0.00	0.00	38.98	0
12	TOTAL	8,903.70	86.40	585.83	8,361.47	164.00	0.00	382.48	7,794.51	64

RESIDENTIAL BLOCK FAR AREA STATEMENT - BLOCK 03

SI.NO	FLOORS	GROSS AREA (SQMT)	SHAFT DEDUCTIONS (SQMT)	CUT OUTS (SQMT)	BUILT UP AREA (SQMT)	LIFT DEDUCTIONS (SQMT)	OTHER DEDUCTIONS (SQMT)	FAR DEDUCTIONS (SQMT)	FAR AREA (SQMT)	NO. OF UNITS Nos.
1	Basement Floor 02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
2	Basement Floor 01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
3	Ground Floor	2,810.18	35.14	196.28	2,381.76	43.95	0.00	79.30	2,262.51	18
4	1st Floor	2,810.18	35.14	196.28	2,381.76	43.95	0.00	79.30	2,262.51	18
5	2nd Floor	2,810.18	35.14	196.28	2,381.76	43.95	0.00	79.30	2,262.51	18
6	3rd Floor	2,810.18	35.14	196.28	2,381.76	43.95	0.00	79.30	2,262.51	18
7	4th Floor	2,810.18	35.14	196.28	2,381.76	43.95	0.00	79.30	2,262.51	18
8	5th Floor	2,810.18	35.14	196.28	2,381.76	43.95	0.00	79.30	2,262.51	18
9	6th Floor	2,810.18	35.14	196.28	2,381.76	43.95	0.00	79.30	2,262.51	18
10	7th Floor	2,810.18	35.14	196.28	2,381.76	43.95	0.00	79.30	2,262.51	18
11	Terrace Floor	172.28	0.00	0.00	172.28	43.95	0.00	79.30	159.83	0
12	TOTAL	21,184.34	265.12	1,562.22	19,337.00	396.55	0.00	677.73	18,253.71	144

RESIDENTIAL BLOCK FAR AREA STATEMENT - BLOCK 04

SI.NO	FLOORS	GROSS AREA (SQMT)	SHAFT DEDUCTIONS (SQMT)	CUT OUTS (SQMT)	BUILT UP AREA (SQMT)	LIFT DEDUCTIONS (SQMT)	OTHER DEDUCTIONS (SQMT)	FAR DEDUCTIONS (SQMT)	FAR AREA (SQMT)	NO. OF UNITS Nos.
1	Basement Floor 02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
2	Basement Floor 01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
3	Ground Floor	3,510.05	18.57	97.74	1,395.74	20.50	0.00	60.96	1,314.28	11
4	1st Floor	3,510.05	18.57	97.74	1,395.74	20.50	0.00	60.96	1,314.28	11
5	2nd Floor	3,510.05	18.57	97.74	1,395.74	20.50	0.00	60.96	1,314.28	11
6	3rd Floor	3,510.05	18.57	97.74	1,395.74	20.50	0.00	60.96	1,314.28	11
7	4th Floor	3,510.05	18.57	97.74	1,395.74	20.50	0.00	60.96	1,314.28	11
8	5th Floor	3,510.05	18.57	97.74	1,395.74	20.50	0.00	60.96	1,314.28	11
9	6th Floor	3,510.05	18.57	97.74	1,395.74	20.50	0.00	60.96	1,314.28	11
10	7th Floor	3,510.05	18.57	97.74	1,395.74	20.50	0.00	60.96	1,314.28	11
11	Terrace Floor	91.31	0.00	0.00	91.31	0.00	0.00	0.00	90.97	0
12	TOTAL	12,171.72	132.52	781.94	11,257.20	164.00	0.00	548.65	10,544.61	88

RESIDENTIAL BLOCK FAR AREA STATEMENT - BLOCK 05

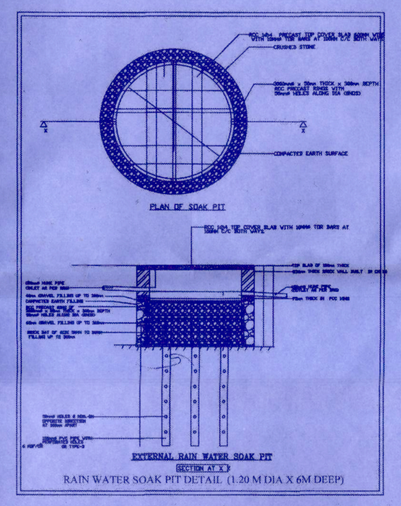
SI.NO	FLOORS	GROSS AREA (SQMT)	SHAFT DEDUCTIONS (SQMT)	CUT OUTS (SQMT)	BUILT UP AREA (SQMT)	LIFT DEDUCTIONS (SQMT)	OTHER DEDUCTIONS (SQMT)	FAR DEDUCTIONS (SQMT)	FAR AREA (SQMT)	NO. OF UNITS Nos.
1	Basement Floor 02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
2	Basement Floor 01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
3	Ground Floor	2,269.21	28.71	158.11	2,081.39	27.10	0.00	63.72	1,990.57	15
4	1st Floor	2,269.21	28.71	158.11	2,081.39	27.10	0.00	63.72	1,990.57	15
5	2nd Floor	2,269.21	28.71	158.11	2,081.39	27.10	0.00	63.72	1,990.57	15
6	3rd Floor	2,269.21	28.71	158.11	2,081.39	27.10	0.00	63.72	1,990.57	15
7	4th Floor	2,269.21	28.71	158.11	2,081.39	27.10	0.00	63.72	1,990.57	15
8	5th Floor	2,269.21	28.71	158.11	2,081.39	27.10	0.00	63.72	1,990.57	15
9	6th Floor	2,269.21	28.71	158.11	2,081.39	27.10	0.00	63.72	1,990.57	15
10	7th Floor	2,269.21	28.71	158.11	2,081.39	27.10	0.00	63.72	1,990.57	15
11	Terrace Floor	172.28	0.00	0.00	172.28	27.10	0.00	63.72	81.10	0
12	TOTAL	18,324.62	229.68	1,272.92	16,824.02	243.87	0.00	573.48	16,008.67	120

RESIDENTIAL BLOCK FAR AREA STATEMENT - EWS BLOCK

SI.NO	FLOORS	GROSS AREA (SQMT)	SHAFT DEDUCTIONS (SQMT)	CUT OUTS (SQMT)	BUILT UP AREA (SQMT)	LIFT DEDUCTIONS (SQMT)	OTHER DEDUCTIONS (SQMT)	FAR DEDUCTIONS (SQMT)	FAR AREA (SQMT)	NO. OF UNITS Nos.
1	Basement Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
2	Ground Floor	854.12	5.51	0.00	796.61	10.25	0.00	20.88	767.48	11
3	1st Floor	854.12	5.51	60.58	718.03	10.25	0.00	20.88	696.90	11
4	2nd Floor	854.12	5.51	60.58	718.03	10.25	0.00	20.88	696.90	11
5	3rd Floor	854.12	5.51	60.58	718.03	10.25	0.00	20.88	696.90	11
6	4th Floor	854.12	5.51	60.58	718.03	10.25	0.00	20.88	696.90	11
7	5th Floor	854.12	5.51	60.58	718.03	10.25	0.00	20.88	696.90	11
8	6th Floor	854.12	5.51	60.58	718.03	10.25	0.00	20.88	696.90	11
9	7th Floor	854.12	5.51	60.58	718.03	10.25	0.00	20.88	696.90	11
10	Terrace Floor	23.00	0.00	0.00	23.00	0.00	0.00	20.88	2.11	0
11	TOTAL	6,455.39	44.12	564.05	5,848.61	82.00	0.00	187.95	5,078.66	88

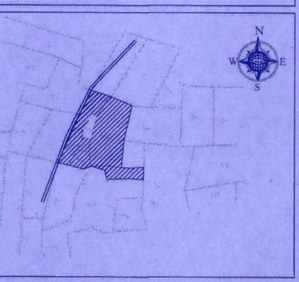
CONSOLIDATED AREA STATEMENT OF ALL THE BLOCKS

SI.NO	FLOORS	GROSS AREA (SQMT)	SHAFT DEDUCTIONS (SQMT)	CUT OUTS (SQMT)	BUILT UP AREA (SQMT)	LIFT DEDUCTIONS (SQMT)	OTHER DEDUCTIONS (SQMT)	FAR DEDUCTIONS (SQMT)	FAR AREA (SQMT)	NO. OF UNITS Nos.
1	Basement Floor 02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
2	Basement Floor 01	10,244.55	0.00	0.00	10,244.55	164.00	0.00	10,103.55	0.00	0
3	Ground Floor	10,267.60	0.00	0.00	10,267.60	164.00	0.00	10,103.60	0.00	0
4	1st Floor	10,323.69	118.27	660.01	9,945.41	142.60	0.00	328.18	8,077.44	77
5	2nd Floor	10,323.69	118.27	740.39	9,464.63	142.60	0.00	328.18	8,096.85	77
6	3rd Floor	10,323.69	118.27	740.39	9,464.63	142.60	0.00	328.18	8,096.85	77
7	4th Floor	10,323.69	118.27	740.39	9,464.63	142.60	0.00	328.18	8,096.85	77
8	5th Floor	10,323.69	118.27	740.39	9,464.63	142.60	0.00	328.18	8,096.85	77
9	6th Floor	10,323.69	118.27	740.39	9,464.63	142.60	0.00	328.18	8,096.85	77
10	7th Floor	10,323.69	118.27	740.39	9,464.63	142.60	0.00	328.18	8,096.85	77
11	Terrace Floor	1,648.48	0.00	0.00	1,648.48	110.05	0.00	328.18	388.58	0
12	TOTAL	1,21,428.02	946.13	5,844.15	113,637.74	1,542.96	0.00	19,643.87	72,444.81	516

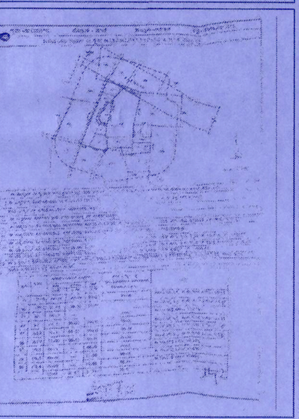


RAIN WATER SOAK PIT DETAIL (1.20 M DIA X 6M DEEP)

KEY PLAN (NTS)



SURVEY SKETCH



ORIENTATION:

SCALE - 1 : 450

LEGEND

- REVENUE SY.NO BOUNDARY
- DEVELOPMENT BOUNDARY
- 8M SETBACK LINE CONSIDERED FOR DEVELOPMENT
- BASEMENT LINE
- AREA ALLOTTED FOR ROAD WIDENING
- TERTIARY NALA KHARAB
- 15M TERTIARY NALA KHARAB BUFFER
- 10% PARK & OPEN SPACES AREA
- 5% CIVIC AMENITIES AREA
- HT LINE & HT LINE BUFFER

OWNER's SIGNATURE

MR. M. SATISH REDDY & OTHERS

ARCHITECTS

AR. MONICA R
COA REGISTERATION NUMBER - CA/2019/105127

PROJECT TITLE

RESIDENTIAL DEVELOPMENT PLAN

SY. NO. 159/1, 159/2, 161,162, 163/1, 163/2, 178/1, 178/3 & 178/4
OF HULIMANGALA VILLAGE
JIGANI HOBLI, ANEKAL TALUK
BENGALURU URBAN (DISTRICT)

DRAWING DESCRIPTION:

RESIDENTIAL DEVELOPMENT PLAN

ASSISTANT ENGINEER (BDA)	ASST.DIRECTOR (BDA)	EXECUTIVE ENGINEER (BDA)	JOINT DIRECTOR (BDA)	ADDITIONAL DIRECTOR (BDA)	TOWN PLANNER MEMBER (BDA)	COMMISSIONER (BDA)
15/4/24	15.4.2024	15/04/24		15.4.24	15/4/24	