

BUILT UP AREA DETAILS IN SQ.M														
S.No.	BUILDING No.	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 Terrace Gross area in Sq.m	Third floor Terrace FAR area in Sq.m	TOTAL GROSS BUA	TOTAL NET FAR AREA	TERRACE FLOOR AREA in Sq.m	No of Units	No of Buildings
1	BLOCK-A	1175.87	821.71	1147.63	1191.07	573.04	556.44	0.00	0.00	2896.24	2609.22	0.00	7	1
2	BLOCK-B	1202.55	838.97	1158.00	1142.06	582.14	568.08	0.00	0.00	2928.63	2633.17	0.00	7	1
3	BLOCK-C	1059.85	808.50	1019.42	1001.85	515.63	498.06	0.00	0.00	2584.90	2308.41	0.00	7	1
4	BLOCK-D	1059.85	808.50	1019.42	1001.85	515.63	498.06	0.00	0.00	2584.90	2308.41	0.00	7	1
5	BLOCK-E	1059.85	808.50	1019.42	1001.85	515.63	498.06	0.00	0.00	2584.90	2308.41	0.00	7	1
6	BLOCK-F	1059.85	808.50	1019.42	1001.85	515.63	498.06	0.00	0.00	2584.90	2308.41	0.00	7	1
7	BLOCK-G	1059.85	808.50	1019.42	1001.85	515.63	498.06	0.00	0.00	2584.90	2308.41	0.00	7	1
8	BLOCK-H	1059.85	808.50	1019.42	1001.85	515.63	498.06	0.00	0.00	2584.90	2308.41	0.00	7	1
9	BLOCK-I	1059.85	808.50	1019.42	1001.85	515.63	498.06	0.00	0.00	2584.90	2308.41	0.00	7	1
10	BLOCK-J	1059.85	808.50	1019.42	1001.85	515.63	498.06	0.00	0.00	2584.90	2308.41	0.00	7	1
11	BLOCK-K	1059.85	808.50	1019.42	1001.85	515.63	498.06	0.00	0.00	2584.90	2308.41	0.00	7	1
12	BLOCK-L	1059.85	808.50	1019.42	1001.85	515.63	498.06	0.00	0.00	2584.90	2308.41	0.00	7	1
13	BLOCK-M	1059.85	808.50	1019.42	1001.85	515.63	498.06	0.00	0.00	2584.90	2308.41	0.00	7	1
14	BLOCK-N	1059.85	808.50	1019.42	1001.85	515.63	498.06	0.00	0.00	2584.90	2308.41	0.00	7	1
15	BLOCK-O	1059.85	808.50	1019.42	1001.85	515.63	498.06	0.00	0.00	2584.90	2308.41	0.00	7	1
16	BLOCK-P	1059.85	808.50	1019.42	1001.85	515.63	498.06	0.00	0.00	2584.90	2308.41	0.00	7	1
17	BLOCK-Q	1059.85	808.50	1019.42	1001.85	515.63	498.06	0.00	0.00	2584.90	2308.41	0.00	7	1
18	BLOCK-R	1059.85	808.50	1019.42	1001.85	515.63	498.06	0.00	0.00	2584.90	2308.41	0.00	7	1
19	BLOCK-S	1059.85	808.50	1019.42	1001.85	515.63	498.06	0.00	0.00	2584.90	2308.41	0.00	7	1
20	BLOCK-T	1059.85	808.50	1019.42	1001.85	515.63	498.06	0.00	0.00	2584.90	2308.41	0.00	7	1
21	BLOCK-U	1059.85	808.50	1019.42	1001.85	515.63	498.06	0.00	0.00	2584.90	2308.41	0.00	7	1
22	BLOCK-V	1059.85	808.50	1019.42	1001.85	515.63	498.06	0.00	0.00	2584.90	2308.41	0.00	7	1
23	BLOCK-W	1059.85	808.50	1019.42	1001.85	515.63	498.06	0.00	0.00	2584.90	2308.41	0.00	7	1
24	BLOCK-X	1059.85	808.50	1019.42	1001.85	515.63	498.06	0.00	0.00	2584.90	2308.41	0.00	7	1
25	BLOCK-Y	1059.85	808.50	1019.42	1001.85	515.63	498.06	0.00	0.00	2584.90	2308.41	0.00	7	1
26	BLOCK-Z	1059.85	808.50	1019.42	1001.85	515.63	498.06	0.00	0.00	2584.90	2308.41	0.00	7	1
27	BLOCK-AA	1059.85	808.50	1019.42	1001.85	515.63	498.06	0.00	0.00	2584.90	2308.41	0.00	7	1
28	CLUB HOUSE	1134.71	1119.53	1030.50	941.76	928.58	830.62	459.87	4022.64	3538.48	0.00	0.00	1	1
TOTAL		33634.04	25797.53	32800.91	32247.62	19251.55	17477.68	830.62	459.87	86519.13	75982.70	0.00	217	28
GROSS BUILT UP AREA (RESIDENTIAL + CLUB HOUSE) IN SQ.M [TOTAL (3+5+7+9+1)]											86519.13			
NET F.A.R. AREA (RESIDENTIAL + CLUB HOUSE) IN SQ.M [TOTAL (4+6+8+10)]											75982.70			
RESIDENTIAL GROUND COVERAGE IN SQ.M											32499.33			
CLUB HOUSE GROUND COVERAGE IN SQ.M											1134.71			
TOTAL GROUND COVERAGE IN SQ.M (RESIDENTIAL + CLUB HOUSE)											33634.04			

AREA STATEMENT IN SQ.M			
	PHASE-I	PHASE-II	PHASE-I & II
TOTAL PLOT AREA	15 ACRE 25 GUNTAS / 63231.25 SQ.M	10 ACRE 0 GUNTAS / 40468.00 SQ.M	25 ACRE 25 GUNTAS / 103699.25 SQ.M
F.A.R. AS PER ZR	2.25	2.25	2.25
NET FAR AREA AS PER ZR = (TOTAL PLOT - CA) = A	(63231.25-3161.99) = 60069.26	(40468.00-2023.36) = 38444.64	(103699.25-5185.38) = 98513.90
NET FAR AREA = B	43621.71	32360.99	75982.70
F.A.R. ACHIEVED = (B / A)	(43619.88 + 60069.26) = 0.73	(32360.99 + 38444.64) = 0.84	(75982.70 + 98513.90) = 0.77
NET PLOT AREA = (TOTAL PLOT AREA - (ROAD WIDENING AREA+CA)) = C	(63231.25-(6508.86+3161.99)) = 53560.40	(40468.00-(0+2023.36)) = 38444.64	(103699.25-(6508.86+5185.38)) = 92005.04
GROUND COVERAGE AREA = D	20124.29	13509.75	33634.04
GROUND COVERAGE PERMISSIBLE	60%	60%	60%
GROUND COVERAGE ACHIEVED = (D ÷ C) X 100 =	(20124.29+33560.40)X100 = 37.57	(13509.75+38444.64)X100 = 35.14	(33634.04+92005.04)X100 = 36.56

SUMMARY OF AREA STATEMENTS			
S.No.	DESCRIPTION	AS PER ZONING	AS PER DRAWING
01	PLOT AREA IN SQ.M	103699.25	103699.25
02	NET F.A.R. AREA IN SQ.M	75982.70	75982.70
03	COVERAGE	60 %	36.56%
04	F.A.R.	2.25	0.77
05	SET BACKS	5.0	5.0
06	No. OF UNITS	Phase-I: 138 Nos. Phase-II: 73 Nos. Total = 217 Nos.	
07	No. OF BUILDINGS	Phase-I: 16 Nos. Phase-II: 12 Nos. Total = 28 Nos.	
08	No. OF FLOORS	GR FLOORS & 10.85m & 14.95m	
09	HEIGHT OF BUILDING	Up to 15m	

LAND USE ANALYSIS			
S.No.	DESCRIPTION	AREA in Sq.m as per ZR	AREA in Sq.m as per Plan
1	Residential Area	5184.96	5184.96
2	Club House (Commercial Area)	5184.96	5184.96
3	Driveway & Open Area	10369.93	10369.93
4	Park & Open spaces	10369.93	10369.93
5	Civic Amenity	5184.96	5184.96
6	Road Area	6508.86	6508.86
TOTAL		103699.25	103699.25

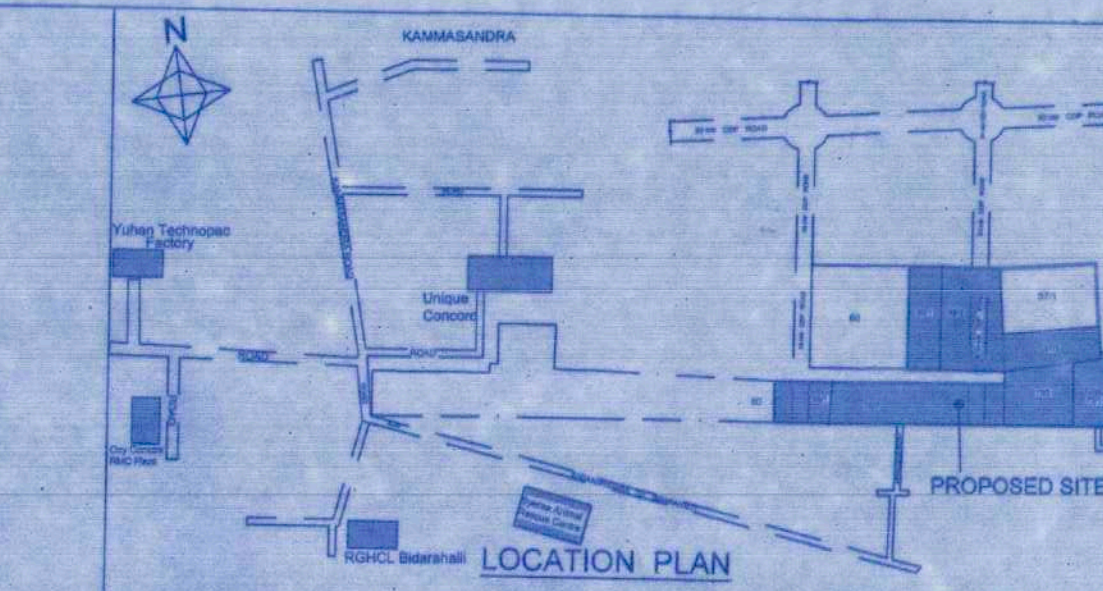
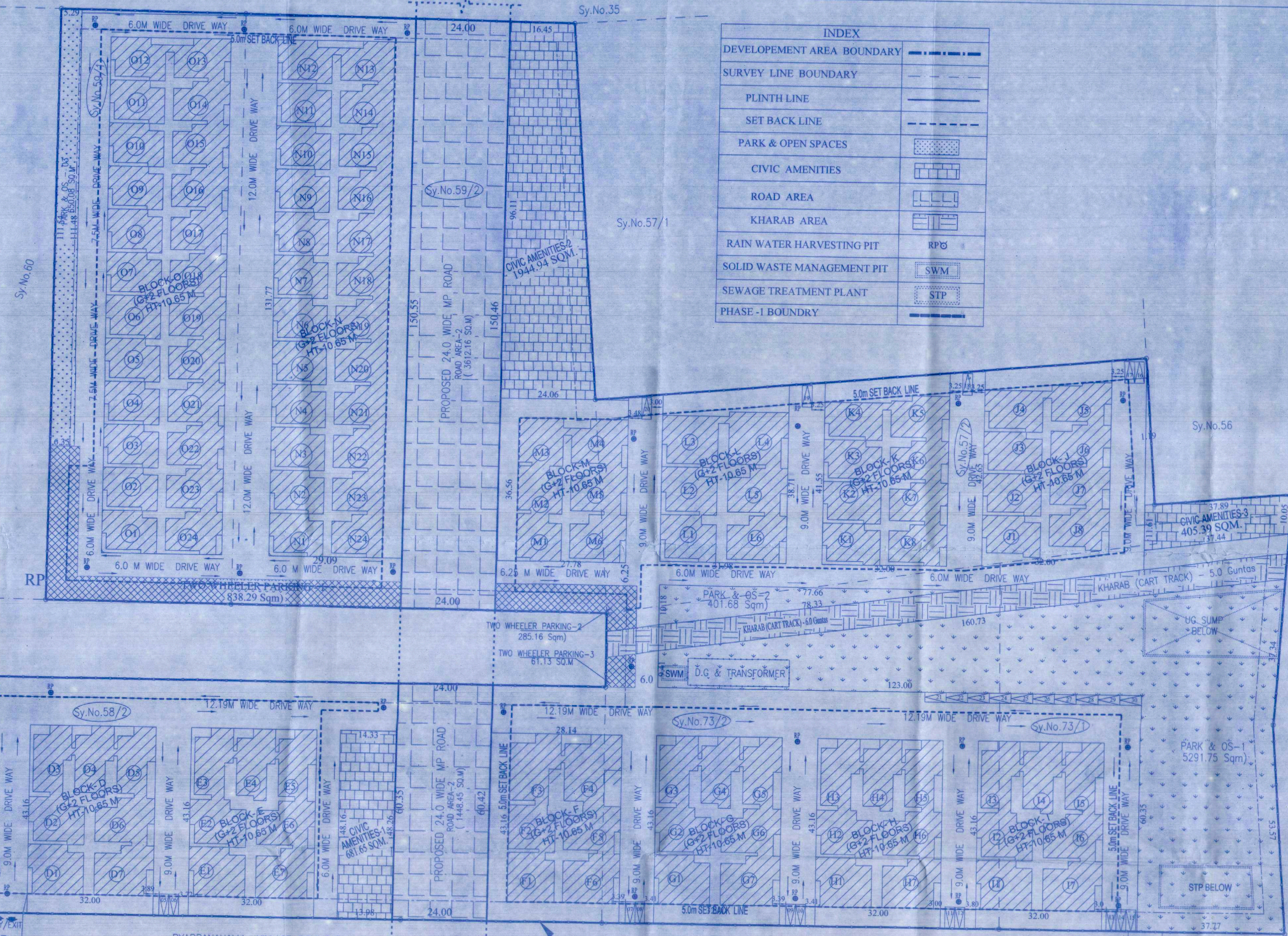
PARKING STATEMENT FOR BUILDING (PHASE-I & II)			
S.No.	BUILDING TYPE	PARKING REQUIRED	PARKING PROVIDED
01	RESIDENTIAL - 217 UNITS 2 CAR PARKING (2.5M X 5.50 M) FOR 1 DWELLING UNIT AREA EXCEEDING 150 SQ.M	434 Cars	GROUND FLOOR = 483 Cars SURFACE PARKING = 50 Cars TOTAL CARS = 533 Cars
02	CLUB HOUSE (COMMERCIAL) PARKING 1 CAR PARKING (2.5M X 5.50 M) 75 PER FLOOR AREA 33634.04 / 75 = 45 CARS	45 Cars	
03	VISITOR'S PARKING 10% OF CAR PARKING 434 CAR X 10% = 44 CARS	44 Cars	
04	TWO WHEELER PARKING 25% OF CAR PARKING 25% x (13.75 SQ.M x 523 Nos) = 1797.81 SQ.M	1797.81 SQ.M	

SCHEDULE OF ROAD AREA	
SL.No.	AREA IN SQ.M
ROAD-1	1448.25
ROAD-2	1448.45
ROAD-3	3612.16
TOTAL	6508.86

SCHEDULE OF TWO WHEELER PARKING	
S.No.	AREA IN SQ.M
TW-1	838.28
TW-2	285.16
TW-3	61.125
TW-4	265.08
TW-5	593.22
TOTAL	2042.87

SCHEDULE OF CIVIC AMENITIES	
S.No.	AREA IN SQ.M
CA-1	681.65
CA-2	1844.94
CA-3	405.39
CA-4	2153.33
TOTAL	5185.31

SCHEDULE OF PARK & OPEN SPACES	
Park No.	AREA IN SQ.M
PARK & OS-1	5291.75
PARK & OS-2	401.68
PARK & OS-3	650.08
PARK & OS-4	1210.98
PARK & OS-5	2816.78
Total	10370.27



ALL DIMENSIONS ARE IN METERS			
DETAILS OF AREA AS PER Sy Nos. (PHASE-I)			
Sy No.	VILLAGE	ACRE	GUNTAS
572	KAMMASANDRA	1	32.00
581		1	8.00
582		3	31.00
591		3	14.00
592		1	30.00
731		1	28.00
732		2	0.00
TOTAL		15	25.00

DETAILS OF AREA AS PER Sy Nos. (PHASE-II)			
Sy No.	VILLAGE	ACRE	GUNTAS
77		5	0.00
78		5	0.00
TOTAL		10	0.00

DETAILS OF AREA AS PER Sy Nos. (PHASE-I & II)			
Sy No.	VILLAGE	ACRE	GUNTAS
572	KAMMASANDRA	1	32.00
581		1	8.00
582		3	31.00
591		3	14.00
592		1	30.00
731		1	28.00
732		2	0.00
77		5	0.00
78		5	0.00
TOTAL		25	25.00

DETAILS OF AREA AS PER Sy Nos. (PHASE-I)			
Sy No.	VILLAGE	ACRE	GUNTAS
572	KAMMASANDRA	1	32.00
581		1	8.00
582		3	31.00
591		3	14.00
592		1	30.00
731		1	28.00
732		2	0.00
77		5	0.00
78		5	0.00
TOTAL		25	25.00

DETAILS OF AREA AS PER Sy Nos. (PHASE-I & II)			
Sy No.	VILLAGE	ACRE	GUNTAS
572	KAMMASANDRA	1	32.00
581		1	8.00
582		3	31.00
591		3	14.00
592		1	30.00
731		1	28.00
732		2	0.00
77		5	0.00
78		5	0.00
TOTAL		25	25.00

OWNER'S SIGNATURE

M/s. ALLURE ANANI PVT. LTD.

ARCHITECT'S SIGNATURE

PROJECT NAME

PROPOSED RESIDENTIAL GROUP HOUSING

BUILDING PLAN AT AS PER APPROVED DEVELOPMENT PLAN HPA APPROVED DP

VIDE NO. - HPA/AD/05/2023-24, DT. 26.09.2023

KHATA No. 3007/32/58/2/59/1/57/2/58/1/73/1/77/78 - PID No. 16020400/100220408

SITUATED AT Sy Nos. 572, 581, 582, 591, 592, 731, 732, 77 & 78 OF KAMMASANDRA VILLAGE, BYAPPANAHALLI HOBLI, BANGALORE EAST TALUK, BANGALORE URBAN DISTRICT

SUBJECT OF DRAWING

RESIDENTIAL DEVELOPMENT PLAN

ORIENTATION

SHEET No. 1/14

DEVELOPMENT PLAN DETAILS

SCALE : 1 : 500

CONSULTANTS

ASLAM ARCHITECTS AND