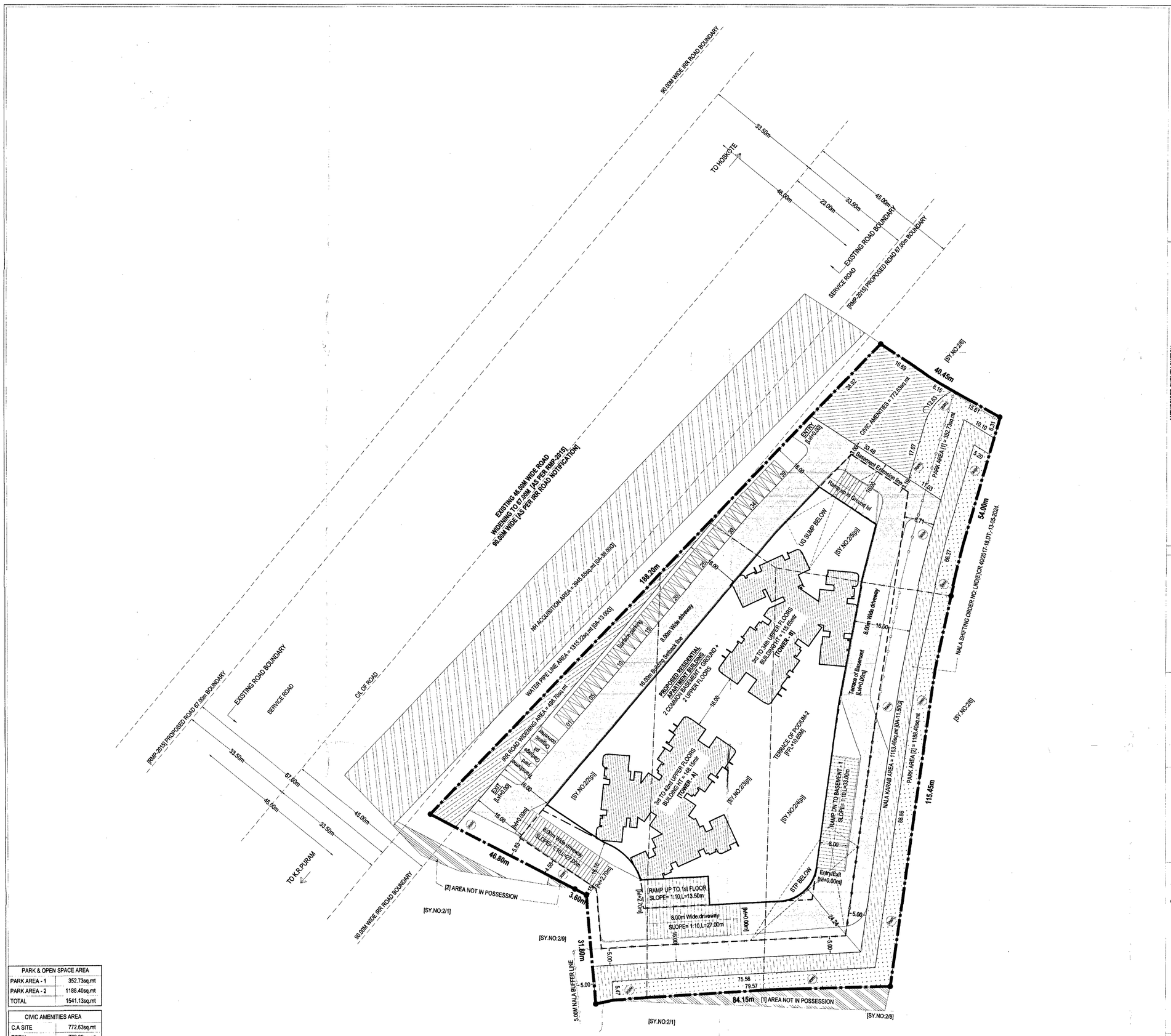

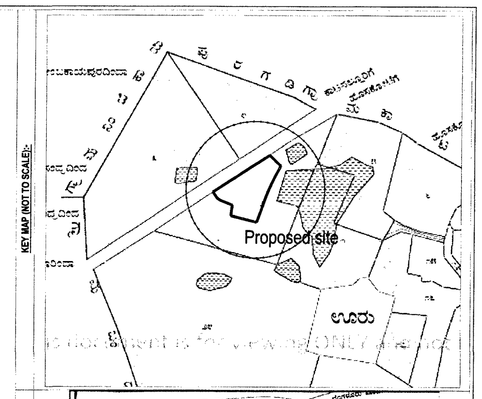

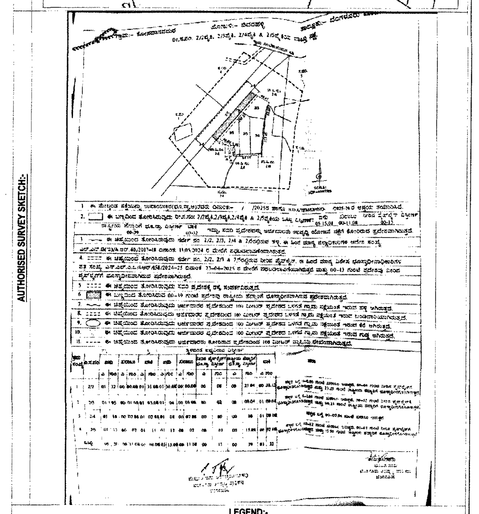

LEGEND:-

SITE BOUNDARY	SETBACK LINE
SURVEY BOUNDARY	BASEMENT LINE
BUILDING LINE	NALA BUFFER LINE
CART TRACK KHARAB	ROAD/ STREET
HT BUFFER LINE	ROAD WIDENING AREA
HT LINE	PARK AREA
LAKE/ TANK/ POND	PROPOSED BUILDING
RAILWAY LINE	CIVIC AMENITIES
H.T LINE	NALA KARAB

AREA STATEMENT :-

DESCRIPTION	AREA ACRE	AREA GUNTAS	AREA IN Sq.mt
PLOT AREA	03	32.00	15377.92sq.mt

LAND USE ANALYSIS:-

S.NO	LAND USE	Area in sq.mt	%
01	RESIDENTIAL AREA	12565.46	81.71
02	PARK & OPEN SPACE AREA	1541.13	10.02
03	CIVIC AMENITIES AREA	772.63	5.02
04	IRR ROAD WIDENING AREA	498.70	3.25
	TOTAL	15377.92	100.00

APPLICANT/ GPA HOLDER:-

M/s.RUCHIRA DEVELOPERS LLP
Represented by its partner
Mr.RAMANJULU.G

REGISTERED PLANNER / ARCHITECT / ENGINEER :-

SRIKANTH C.N
BCCL/BL-3.6/E-0057/24-25

TOWN PLANNER

ASSISTANT DIRECTOR

DEPUTY DIRECTOR

JOINT DIRECTOR

ADDITIONAL DIRECTOR

TOWN PLANNER MEMBER

PARK & OPEN SPACE AREA	
PARK AREA - 1	352.73sq.mt
PARK AREA - 2	1188.40sq.mt
TOTAL	1541.13sq.mt

CIVIC AMENITIES AREA	
C.A SITE	772.63sq.mt
TOTAL	772.63sq.mt

AREA STATEMENT IN SQ.MT

S.NO	FLOOR NAME	GROSS AREA	DEDUCTION AREA	BUILT UP AREA	STAIRS	LIFT	REFUGE	SERVICE	TERRACE	RAMP	PARKING	TOTAL	NET FAR AREA	NO OF FLATS
1	BASEMENT - 2	8836.52	51.17	8785.35	73.04	57.44	0.00	0.00	0.00	0.00	8484.70	8615.18	170.17	0.00
2	BASEMENT - 1	8747.32	51.17	8696.15	73.04	57.44	0.00	0.00	0.00	0.00	8395.50	8525.98	170.17	0.00
3	GROUND FLOOR	6101.03	51.17	6049.86	73.04	57.44	0.00	0.00	0.00	0.00	5023.72	5154.20	995.66	0.00
4	1ST FLOOR [PODIUM-1]	5950.00	793.83	5156.17	73.04	57.44	0.00	0.00	0.00	0.00	4855.52	4986.00	170.17	0.00
5	2ND FLOOR [PODIUM - 2]	5612.11	51.17	5560.94	73.04	57.44	0.00	0.00	0.00	0.00	5260.29	5390.77	170.17	0.00
	TOTAL - I	35246.98	998.51	34248.47	365.20	287.20	0.00	0.00	0.00	0.00	32019.73	32672.13	1576.34	0.00

AREA STATEMENT IN SQ.MT [TOWER - A]

S.NO	FLOOR NAME	GROSS AREA	DEDUCTION AREA	BUILT UP AREA	STAIRS	LIFT	REFUGE	SERVICE	TERRACE	RAMP	PARKING	TOTAL	NET FAR AREA	NO OF FLATS
1	3rd FLOOR	994.07	27.96	966.11	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	900.87	4.00
2	4th FLOOR	968.73	29.20	939.53	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	874.29	6.00
3	5th FLOOR	968.73	29.20	939.53	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	874.29	6.00
4	6th FLOOR	968.73	29.20	939.53	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	874.29	6.00
5	7th FLOOR	968.73	29.20	939.53	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	874.29	6.00
6	8th FLOOR	968.73	29.20	939.53	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	874.29	6.00
7	9th FLOOR	968.73	29.20	939.53	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	874.29	6.00
8	10th FLOOR	968.73	29.20	939.53	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	874.29	6.00
9	11th FLOOR	968.73	29.20	939.53	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	874.29	6.00
10	12th FLOOR	968.73	29.20	939.53	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	874.29	6.00
11	13th FLOOR	968.73	29.20	939.53	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	874.29	6.00
12	14th FLOOR	968.73	29.20	939.53	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	874.29	6.00
13	15th FLOOR [REFUGE]	990.96	31.56	959.40	36.52	28.72	36.80	0.00	0.00	0.00	0.00	102.04	857.36	6.00
14	16th FLOOR	968.73	29.20	939.53	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	874.29	6.00
15	17th FLOOR	968.73	29.20	939.53	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	874.29	6.00
16	18th FLOOR	968.73	29.20	939.53	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	874.29	6.00
17	19th FLOOR	968.73	29.20	939.53	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	874.29	6.00
18	20th FLOOR	968.73	29.20	939.53	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	874.29	6.00
19	21st FLOOR	968.73	29.20	939.53	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	874.29	6.00
20	22nd FLOOR	968.73	29.20	939.53	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	874.29	6.00
21	23rd FLOOR	968.73	29.20	939.53	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	874.29	6.00
22	24th FLOOR [REFUGE]	990.96	31.56	959.40	36.52	28.72	36.80	0.00	0.00	0.00	0.00	102.04	857.36	6.00
23	25th FLOOR	968.73	29.20	939.53	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	874.29	6.00
24	26th FLOOR	968.73	29.20	939.53	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	874.29	6.00
25	27th FLOOR	968.73	29.20	939.53	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	874.29	6.00
26	28th FLOOR	968.73	29.20	939.53	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	874.29	6.00
27	29th FLOOR	968.73	29.20	939.53	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	874.29	6.00
28	30th FLOOR	968.73	29.20	939.53	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	874.29	6.00
29	31st FLOOR	968.73	29.20	939.53	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	874.29	6.00
30	32nd FLOOR	968.73	29.20	939.53	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	874.29	6.00
31	33rd FLOOR [REFUGE]	990.96	31.56	959.40	36.52	28.72	36.80	0.00	0.00	0.00	0.00	102.04	857.36	6.00
32	34th FLOOR	1321.55	48.53	1273.02	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	1207.78	0.00
33	35th FLOOR	1029.07	34.00	995.07	42.97	28.72	0.00	0.00	0.00	0.00	0.00	71.69	923.38	5.00
34	36th FLOOR	1029.07	70.75	958.32	42.97	28.72	0.00	0.00	0.00	0.00	0.00	71.69	886.63	4.00
35	37th FLOOR	1029.07	34.00	995.07	42.97	28.72	0.00	0.00	0.00	0.00	0.00	71.69	923.38	5.00
36	38th FLOOR	1029.07	70.75	958.32	42.97	28.72	0.00	0.00	0.00	0.00	0.00	71.69	886.63	4.00
37	39th FLOOR	1029.07	34.00	995.07	42.97	28.72	0.00	0.00	0.00	0.00	0.00	71.69	923.38	5.00
38	40th FLOOR	1029.07	70.75	958.32	42.97	28.72	0.00	0.00	0.00	0.00	0.00	71.69	886.63	4.00
39	41st FLOOR [REFUGE]	1051.30	36.36	1014.94	42.97	28.72	36.80	0.00	0.00	0.00	0.00	108.49	906.45	5.00
40	42nd FLOOR	1029.07	70.75	958.32	42.97	28.72	0.00	0.00	0.00	0.00	0.00	71.69	886.63	4.00
41	TERRACE FLOOR	183.65	0.00	183.65	0.00	0.00	0.00	0.00	183.65	0.00	0.00	183.65	0.00	0.00
	TOTAL - II	39882.65	1380.93	38501.72	1512.40	1148.80	147.20	0.00	183.65	0.00	0.00	2992.05	35509.67	220.00

AREA STATEMENT IN SQ.MT [TOWER - B]

S.NO	FLOOR NAME	GROSS AREA	DEDUCTION AREA	BUILT UP AREA	STAIRS	LIFT	REFUGE	SERVICE	TERRACE	RAMP	PARKING	TOTAL	NET FSI AREA	NO OF FLATS
1	3rd FLOOR	908.46	27.49	880.97	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	815.73	2.00
2	4th FLOOR	907.96	28.73	879.23	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	813.99	4.00
3	5th FLOOR	907.96	28.73	879.23	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	813.99	4.00
4	6th FLOOR	907.96	28.73	879.23	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	813.99	4.00
5	7th FLOOR	907.96	28.73	879.23	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	813.99	4.00
6	8th FLOOR	907.96	28.73	879.23	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	813.99	4.00
7	9th FLOOR	907.96	28.73	879.23	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	813.99	4.00
8	10th FLOOR	907.96	28.73	879.23	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	813.99	4.00
9	11th FLOOR	907.96	28.73	879.23	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	813.99	4.00
10	12th FLOOR	907.96	28.73	879.23	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	813.99	4.00
11	13th FLOOR	907.96	28.73	879.23	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	813.99	4.00
12	14th FLOOR	907.96	28.73	879.23	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	813.99	4.00
13	15th FLOOR [REFUGE]	929.05	31.55	897.50	36.52	28.72	36.53	0.00	0.00	0.00	0.00	101.77	795.73	4.00
14	16th FLOOR	907.96	28.73	879.23	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	813.99	4.00
15	17th FLOOR	907.96	28.73	879.23	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	813.99	4.00
16	18th FLOOR	907.96	28.73	879.23	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	813.99	4.00
17	19th FLOOR	907.96	28.73	879.23	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	813.99	4.00
18	20th FLOOR	907.96	28.73	879.23	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	813.99	4.00
19	21st FLOOR	907.96	28.73	879.23	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	813.99	4.00
20	22nd FLOOR	907.96	28.73	879.23	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	813.99	4.00
21	23rd FLOOR	907.96	28.73	879.23	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	813.99	4.00
22	24th FLOOR [REFUGE]	929.05	31.55	897.50	36.52	28.72	36.53	0.00	0.00	0.00	0.00	101.77	795.73	4.00
23	25th FLOOR	907.96	28.73	879.23	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	813.99	4.00
24	26th FLOOR	907.96	28.73	879.23	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	813.99	4.00
25	27th FLOOR	907.96	28.73	879.23	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	813.99	4.00
26	28th FLOOR	907.96	28.73	879.23	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	813.99	4.00
27	29th FLOOR	907.96	28.73	879.23	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	813.99	4.00
28	30th FLOOR	965.24	28.73	936.51	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	871.27	4.00
29	31st FLOOR	965.24	28.73	936.51	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	871.27	4.00
30	32nd FLOOR	965.24	28.73	936.51	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	871.27	4.00
31	33rd FLOOR [REFUGE]	986.33	31.55	954.78	36.52	28.72	36.53	0.00	0.00	0.00	0.00	101.77	853.01	4.00
32	34th FLOOR	1193.27	43.24	1150.03	36.52	28.72	0.00	0.00	0.00	0.00	0.00	65.24	1084.79	0.00
33	TERRACE FLOOR	174.51	0.00	174.51	0.00	0.00	0.00	0.00	174.51	0.00	0.00	174.51	0.00	0.00
	TOTAL - III	29807.43	941.09	28866.34	1168.64	919.04	109.59	0.00	174.51	0.00	0.00	2371.78	26494.56	122.00

CONSOLIDATED AREA STATEMENT IN SQ.MT [TOWER - A & B]

S.NO	FLOOR NAME	GROSS AREA	DEDUCTION AREA	BUILT UP AREA	STAIRS	LIFT	REFUGE	SERVICE	TERRACE	RAMP	PARKING	TOTAL	NET FSI AREA	NO OF FLATS
1	TOTAL - I, II & III	104937.06	3320.53	101616.53								38035.96	63580.57	342.00

S.NO	RESIDENTIAL DEVELOPMENT PLAN AREA STATEMENT			
1	TOTAL PLOT AREA [5A-20.00G]		22257.52	Sq.mt
2	NALA KARAB AREA AFTER SHIFTING [11.50G]		1163.46	Sq.mt
3	NH ACQUISTION AREA [39.00G]		3945.65	Sq.mt
4	WATER PIPE LINE AREA [13.00G]		1315.22	Sq.mt
5	AREA NOT IN POSSESSION [4.50G]		455.27	Sq.mt
6	NET PLOT AREA [3A-32.00G]		15377.92	Sq.mt
7	90.00M WIDE IRR ROAD WIDENING AREA		498.70	Sq.mt
	PARTCULARS	AS PER Z.R	AS PER PLAN	UNITS
8	PARK AREA	1537.80 [10.00%]	1541.13 [10.02%]	Sq.mt
9	CIVIC AMENITIES	768.90 [5.00%]	772.63 [5.02%]	Sq.mt
10	SITE AREA FOR FAR	——	[15377.92 - 772.63] 14605.29	Sq.mt
11	SITE AREA FOR COVERAGE	——	[14605.29 - 498.70 - 1541.13] 12565.46	Sq.mt
12	PERMISSIBLE FAR	3.25		
	TDR FAR [0.60Times x 3.25]	1.95	63580.57 / 14605.29 = **4.353**	——
	PERMI.FAR + TDR FAR	5.20		
13	COVERAGE	50.00%	6101.03 / 12565.46 **48.55% < 50.00%**	——
14	SETBACK	16.00	OVER ALL 16.00 (Min.)	Mtr
15	BUILDING HT.	Above 50.00	148.15	Mtr
16	NO.OF FLATS	——	342	No's
17	**CAR PARKING REQUIRED STATEMENT (AS PER Z.R):-**			
	FLATS [MORE THAN 50.00 sq.mt LESS THAN 225.00 sq.mt [334 flats]		334	No's
	FLATS [MORE THAN 225.00 sq.mt LESS THAN 375.00 sq.mt [04 flats] X 02		8	No's
	FLATS [MORE THAN 375.00 sq.mt LESS THAN 525.00 sq.mt [04 flats] X 03		12	No's
	AMENITIES AREA [2927.75 / 50]		59	No's
	TOTAL		413	No's
	10% OF VISITORS PARKING		42	No's
	TOTAL NO.OF PARKING		**455**	No's
18	**CAR PARKING PROVIDED STATEMENT (AS PER PLAN):-**			
	BASEMENT - 2		147	No's
	BASEMENT - 1		146	No's
	GROUND PARKING		45	No's
	PODIUM - 1 [1ST FLOOR]		85	No's
	PODIUM - 2 [2ND FLOOR]		116	No's
	SURFACE PARKING		39	No's
	TOTAL NO.OF PARKING		**578**	No's
19	NO.OF TREES REQUIRED [63580.57 / 240.00]		265	No's
	NO.OF TREES PLANTED		265	No's

NOTE :-

1. THE PROPOSED RESIDENTIAL DEVELOPMENT PLAN IS APPROVED VIDE RESOLUTION NO. 8.69/2025 , DATED : 06.12.2025.
2. APPLICANT HAS REMITTED THE FEE OF RS. 26,24,610.00/- VIDE CHALLAN NO. GN26018017 DATE : 28/01/2026 .
3. APPLICANT HAS ABIDE BY THE CONDITION IMPOSED IN THE APPROVAL ORDER.
4. THIS RESIDENTIAL DEVELOPMENT PLAN ISSUED VIDE NO. 4570 BDA/TPM/DLP- 50 /2025-26, DATED: 23/03/2026.

SANCTIONING AUTHORITY:-

Government of Karnataka

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

DRAWING TITLE:-

PROPOSED RESIDENTIAL DEVELOPMENT PLAN
IN SY NO: 2/2(p), 2/3(p), 2/4(p) & 2/5(p) [EXTENT - 3A-32.00G] OF
KONADASANAPURA VILLAGE,
BIDARAHALLI HOBLI, BANGALORE EAST TALUK,
BANGALORE URBAN DISTRICT.

Drawing no:- Date:- Scale:- 1:500

All Dimensions are in meters.