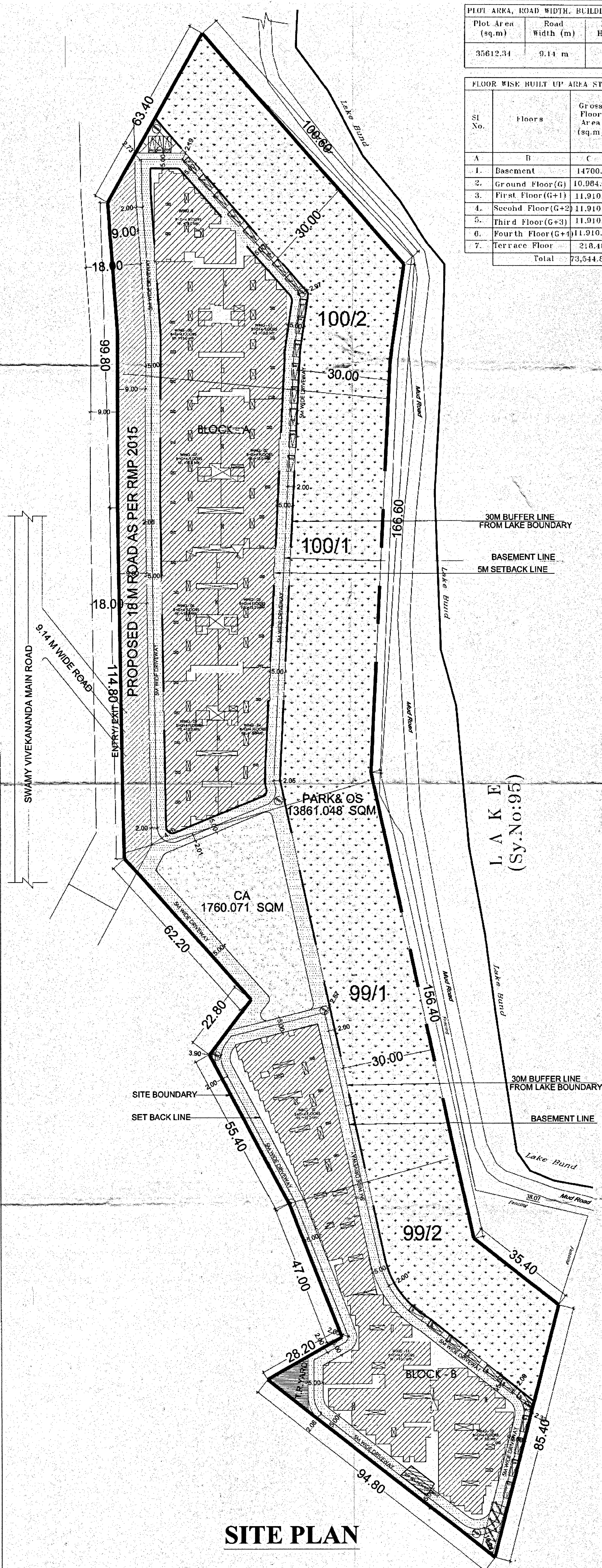


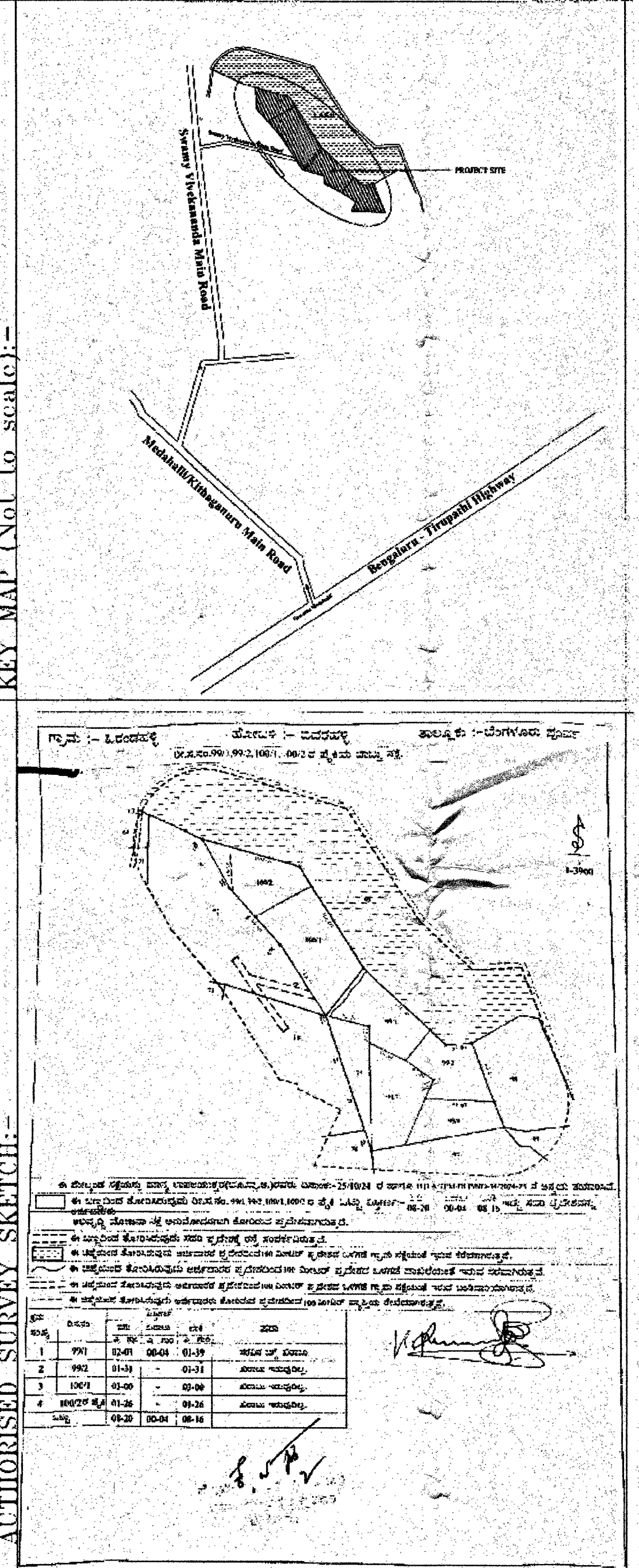


SITE PLAN

PLOT AREA, ROAD WIDTH, BUILDING HEIGHT AND SETBACK STATEMENT					
Plot Area (sq.m)	Road Width (m)	Building Height(m)	Setbacks (m)		
			Front	Rear	Side
35612.34	9.14 m	14.95	5.00	5.00	5.00

FLOOR WISE BUILT UP AREA STATEMENT- COMBINED BLOCK AREA STATEMENT-BLOCK A&B (WING-1 TO 12)(B+G+4)									
Sl No.	Floors	Gross Floor Area (sq.m)	Floor area excluded from FAR computation (sq.m)					Net Floor Area for FAR computation (sq.m) (C-I)	Height from average ground level(m)
			Parking/ Driveway/ Vehicle Ramp	Staircase/ Staircase room/ Escalators	Lift Well/ Lift Machine room	Ducts/ Shafts	Service Area/ OHT		
1.	Basement	14700.32	14,401.81	152.970	65.731	0000.00	0000.00	14700.32	-3.80
2.	Ground Floor(G)	10,984.71	0000.00	152.970	65.731	368.442	0000.00	587.143	2.95
3.	First Floor(G+1)	11,910.35	0000.00	152.970	65.731	368.442	0000.00	587.143	2.95
4.	Second Floor(G+2)	11,910.35	0000.00	152.970	65.731	368.442	0000.00	587.143	2.95
5.	Third Floor(G+3)	11,910.35	0000.00	152.970	65.731	368.442	0000.00	587.143	2.95
6.	Fourth Floor(G+4)	11,910.35	0000.00	152.970	65.731	368.442	0000.00	587.143	2.95
7.	Terrace Floor	218.401	0000.00	152.970	65.731	0000.00	0000.00	218.401	1.2
Total		73,544.831						17,854.43	55,690.38

GROUND COVERAGE, FAR & PARKING STATEMENT :-		
As Approved	As Approved	Required/ Allowable as per Zonal Regulations
Ground coverage = Gross Floor Area / Plot Area x 100	$\frac{10984.71}{35612.34} \times 100 = 30.82\%$	60.00%
Floor Area Ratio = Net Floor Area / Plot Area	$\frac{55690.38}{32678.37} = 1.70$	2.00
Parking (2.5m x 5.5m each)	550 No.s	550 No.s



	TOWN PLANNER
	DEPUTY DIRECTOR
	JOINT DIRECTOR
	ADDITIONAL DIRECTOR
	TOWN PLANNER MEMBER
	COMMISSIONER

LEGEND:-	
	PLOT BOUNDARY
	SETBACK LINE
	PROPOSED BLOCK SURVEY BOUNDARY
	SURVEY NUMBER
	BUFFER LINE
	BASEMENT LINE
	PARKS
	SURFACE PARKING
	DRIVEWAY

AREA STATEMENT AS PER REVENUE RECORDS:-			
SL.NO	DESCRIPTION	SQ.M	Acres/Guntas
1	TOTAL SITE AREA AS PER RECORDS (INCLUDING KARAS) (A)	35612.34	8 32
2	As Per Conversion Site Area Available = 8 Acres 32 Guntas (12 Guntas is left out since encroached in survey No.1002) (B)	1214.06	6 12
3	AREA LEFT FOR PROPOSED 18 M WIDE RMP 2015 ROAD (C)	1975.38	0 19.52
4	SITE AREA CONSIDERED AFTER DEDUCTING ENCROACHED AREA (D=A-B)	34398.28	8 20
5	PROVIDED 5% OF TOTAL SITE AREA FOR CMG AMENITIES E = (D * 5%)	1719.91	0 16.99
6	NET SITE AREA AVAILABLE FOR FAR 99% (F=D-E)	32678.37	8 3

ALIENATION ORDER DETAILS:-			
Village	Sy No.	Area	Order No./Date
		Acres/Guntas	
HIRANDAHALLI VILLAGE	99/1	02 03	ALN. (F-H) SR 70/2008-09
	99/2	01 31	ALN. (F-H) SR 70/2008-09
	100/1	03 00	ALN. (F-H) SR 70/2008-09
	100/2	01 26	ALN. (F-H) SR 70/2008-09
	TOTAL	08 20	

APPLICANT/ GPA HOLDER:-	
M/S Reddy Structures Pvt Ltd	
Represented by its Authorized signatory	
V.Vijaya Bhaskara Reddy	

REGISTERED PLANNER/ ARCHITECT/ ENGINEER:-	
M. Suden Bra	
BCC/BL-3.6/E-4283/2017-2018	
Name & Registration Number	

NOTE:-	
1) This Development Plan is issued under the provision of Section 17 of KTCP Act, 1961 for Residential purpose only.	
2) This Development Plan is approved by Town Planning Sub Committee of the authority vide Resolution No:- 2.4.1/2025, Dated:-05-04-2025	
3) The Applicant has Remitted Charges of Rs.58,67,800/- and vide the Challan No.GN25051561 Dated 15/05/2025	
4) The Applicant has to abide by the condition imposed in the work order.	
5) The Development Plan is issued vide order no:BDA/TPM/DLP-34/24-25/ 1024/Dtd: 29/05/25	

Government of Karnataka	
BANGALORE DEVELOPMENT AUTHORITY	
T Chowdaiah Road, Kumara Park West, Bengaluru 560 020	

DRAWING TITLE:	Approval of Residential plan in Bengaluru District, Bengaluru East Taluk, Bidarahalli Hobli, Hirandahalli Village, Sy.Nos.:99/1, 99/2, 100/1, 100/2, for a total extent of 08 Acres 20 Guntas.
DRAWING No.:-	DATE:-
SCALE:-	1:600
All dimensions in meters.	