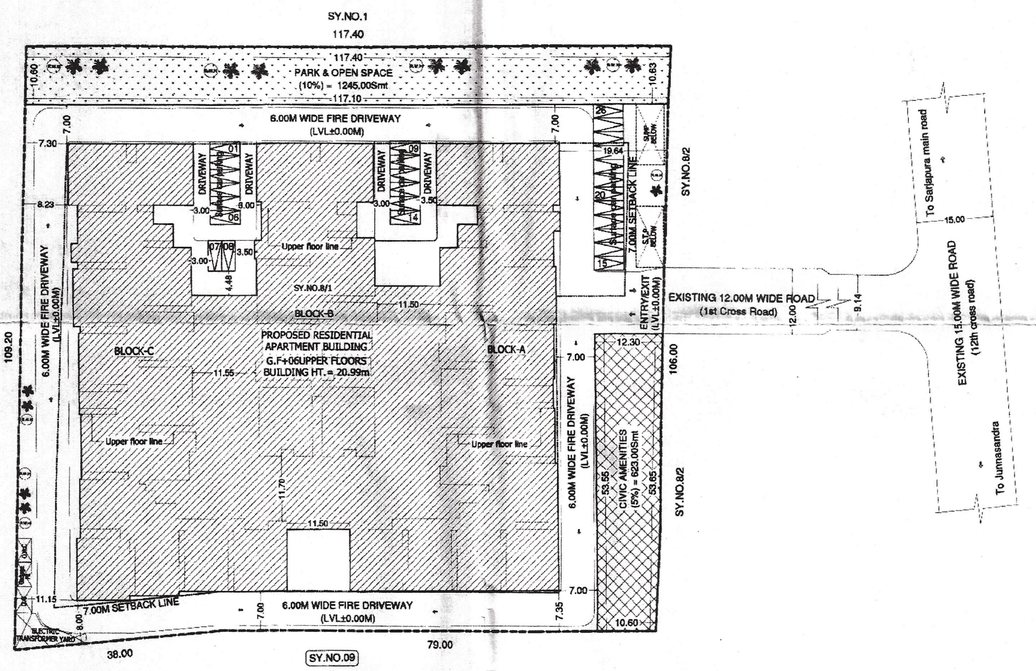


FLOORS	GROSS AREA	DUCTS/O.T.S/ CUTOUT AREA	BUILTUP AREA	NON FAR AREA					NET FAR AREA	
				LIFT	STAIRS AREA	SERVICE/VOID AREA	PARKING / TERRACE	TOTAL		
GROUND FLOOR	6255.12	16.73	6238.39	35.67	116.11	0.00	6067.70	6219.48	18.91	
TOTAL	6255.12	16.73	6238.39					6219.48	18.91	

TOWER-A FLOOR AREA STATEMENT IN SMT

FLOORS	GROSS AREA	DUCTS/O.T.S/ CUTOUT AREA	BUILTUP AREA	NON FAR AREA					NET FAR AREA	NO.OF UNITS
				LIFT	STAIRS AREA	SERVICE/VOID AREA	PARKING / TERRACE	TOTAL		
1st FLOOR	1701.15	6.60	1694.55	13.60	43.59	0.00	0.00	57.19	1637.36	15
2nd FLOOR	1813.40	6.60	1806.80	13.60	43.59	0.00	0.00	57.19	1749.61	15
3rd FLOOR	1813.40	6.60	1806.80	13.60	43.59	0.00	0.00	57.19	1749.61	15
4th FLOOR	1813.40	6.60	1806.80	13.60	43.59	0.00	0.00	57.19	1749.61	15
5th FLOOR	1813.40	6.60	1806.80	13.60	43.59	0.00	0.00	57.19	1749.61	15
6th FLOOR	1813.40	6.60	1806.80	13.60	43.59	0.00	0.00	57.19	1749.61	15
TERRACE FLOOR	85.52	0.00	85.52	0.00	0.00	0.00	85.52	85.52	0.00	0
TOTAL	10853.67	39.60	10814.07					428.66	10385.41	90

TOWER-B FLOOR AREA STATEMENT IN SMT

FLOORS	GROSS AREA	DUCTS/O.T.S/ CUTOUT AREA	BUILTUP AREA	NON FAR AREA					NET FAR AREA	NO.OF UNITS
				LIFT	STAIRS AREA	SERVICE/VOID AREA	PARKING / TERRACE	TOTAL		
1st FLOOR	1034.70	3.53	1031.17	8.47	28.93	0.00	0.00	37.40	993.77	9
2nd FLOOR	1043.18	3.53	1039.65	8.47	28.93	0.00	0.00	37.40	1002.25	9
3rd FLOOR	1043.18	3.53	1039.65	8.47	28.93	0.00	0.00	37.40	1002.25	9
4th FLOOR	1043.18	3.53	1039.65	8.47	28.93	0.00	0.00	37.40	1002.25	9
5th FLOOR	1043.18	3.53	1039.65	8.47	28.93	0.00	0.00	37.40	1002.25	9
6th FLOOR	1043.18	3.53	1039.65	8.47	28.93	0.00	0.00	37.40	1002.25	9
TERRACE FLOOR	57.52	0.00	57.52	0.00	0.00	0.00	0.00	57.52	0.00	0
TOTAL	6308.12	21.18	6286.94					281.92	6005.02	54

TOWER-C FLOOR AREA STATEMENT IN SMT

FLOORS	GROSS AREA	DUCTS/O.T.S/ CUTOUT AREA	BUILTUP AREA	NON FAR AREA					NET FAR AREA	NO.OF UNITS
				LIFT	STAIRS AREA	SERVICE/VOID AREA	PARKING / TERRACE	TOTAL		
1st FLOOR	1705.76	6.60	1699.16	13.60	43.59	0.00	0.00	57.19	1641.97	15
2nd FLOOR	1817.58	6.60	1810.98	13.60	43.59	0.00	0.00	57.19	1753.79	15
3rd FLOOR	1817.58	6.60	1810.98	13.60	43.59	0.00	0.00	57.19	1753.79	15
4th FLOOR	1817.58	6.60	1810.98	13.60	43.59	0.00	0.00	57.19	1753.79	15
5th FLOOR	1817.58	6.60	1810.98	13.60	43.59	0.00	0.00	57.19	1753.79	15
6th FLOOR	1817.58	6.60	1810.98	13.60	43.59	0.00	0.00	57.19	1753.79	15
TERRACE FLOOR	85.52	0.00	85.52	0.00	0.00	0.00	0.00	85.52	0.00	0
TOTAL	10879.18	39.60	10839.58					428.66	10410.92	90

COMBINED FLOOR AREA STATEMENT IN SMT

FLOORS	GROSS AREA	DUCTS/O.T.S/ CUTOUT AREA	BUILTUP AREA	NON FAR AREA					NET FAR AREA	NO.OF UNITS
				LIFT	STAIRS AREA	SERVICE/VOID AREA	PARKING / TERRACE	TOTAL		
GROUND FLOOR	6255.12	16.73	6238.39	35.67	116.11	0.00	6067.70	6219.48	18.91	0
1st FLOOR	4441.61	16.73	4424.88	35.67	116.11	0.00	0.00	151.78	4273.10	39
2nd FLOOR	4674.16	16.73	4657.43	35.67	116.11	0.00	0.00	151.78	4505.65	39
3rd FLOOR	4674.16	16.73	4657.43	35.67	116.11	0.00	0.00	151.78	4505.65	39
4th FLOOR	4674.16	16.73	4657.43	35.67	116.11	0.00	0.00	151.78	4505.65	39
5th FLOOR	4674.16	16.73	4657.43	35.67	116.11	0.00	0.00	151.78	4505.65	39
6th FLOOR	4674.16	16.73	4657.43	35.67	116.11	0.00	0.00	151.78	4505.65	39
TERRACE FLOOR	228.56	0.00	228.56	35.67	0.00	0.00	0.00	228.56	0.00	0
TOTAL	34296.09	117.11	34178.98					7358.72	26820.26	234

(1) SITE AREA AS PER DOCUMENT = 12747.495mt (3A-06G)
SITE AREA AS PER SKETCH = 12443.905mt (3A-03G)

S. No	PARTICULARS	AS PER Z.R	AS PER PLAN
1.	PARK & OPEN SPACES	1244.39smt (10.00%)	1245.00smt (10.00%)
2.	CIVIC AMENITIES	622.20smt (5.00%)	623.00smt (5.00%)
3.	SITE AREA	------	AREA CONSIDERED FOR FAR (Site Area-Civic Amenities) (12443.90 -623=11820.90smt) AREA CONSIDERED FOR COVERAGE (Site Area-Civic Amenities-park) (12443.90-623-1245=10575.90smt)
4.	COVERAGE	60.00%	PLINTH AREA / SITE AREA X100 6238.39 / 10575.90 = 58.98% < 60.00%
5.	FAR+TDR/ PREMIUM	3.20 (2.00+1.20=3.20)	FAR AREA / SITE AREA 26820.26 / 11820.90 = 2.27 < 3.20
6.	HT/.OF THE BUILDING	21.00M	BLOCK-A,B&C 20.99M (G.F+06UF)
7.	NO OF UNITS	------	234 Units

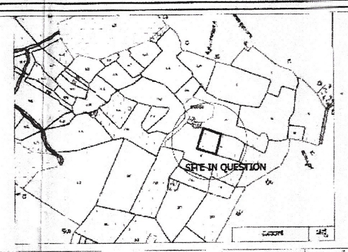
8. REQUIRED CAR PARKING DETAILS:-
234 UNITS MORE THAN 50smt / LESS THAN 225smt (234units x 01) = 234cars
10% OF VISITORS CAR PARKING = 24cars
TOTAL REQUIRED CAR PARKING = 258cars

9. PROVIDED CAR PARKING DETAILS:-
GROUND FLOOR CAR PARKING = 235cars
SURFACE CAR PARKING = 26cars
TOTAL REQUIRED CAR PARKING = 261cars

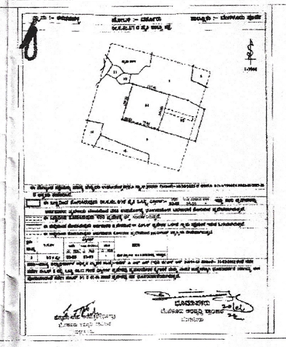
10. NO.OF CAR PARKING REQUIRED = 258smt
NO.OF CAR PARKING PROVIDED = 261smt

11. TREES DETAILS:-
NO.OF TREES REQUIRED (26820.26/240)=112Nos

KEY MAP (NOT TO SCALE):-



AUTHORISED SURVEY SKETCH:-



LEGEND:-
- SITE BOUNDARY LINE
- SETBACK LINE
- PARK & OPEN SPACE
- CIVIC AMENITIES

DC CONVERSION ORDER DETAILS :-

CONVERSION ORDER DETAILS

VILLAGE	SY.NO	EXTENT	CONVERSION NUMBER DETAILS
KASAVANAHALLI	8	3A-6G	36836 DATED:11.11.2025
	TOTAL	3A-6G	

TOWN PLANNER

ASSISTANT DIRECTOR

DEPUTY DIRECTOR

JOINT DIRECTOR

ADDITIONAL DIRECTOR

TOWN PLANNER MEMBER

OWNER'S SIGNATURE :-

M/S. BHAVYA CONSTRUCTIONS
(Represented by Its Managing Partners)

Sri. VENKATESWARLU NADELLA

Sri. PUTTA VENKATA LAKSHMANA RAO

REGISTERED PLANNER / ARCHITECT / ENGINEER :-

GANESH.N
B.C.C./B.L/3.6/E-4289/17-18

NOTE :-
1. THIS RESIDENTIAL DEVELOPMENT PLAN ISSUED UNDER PROVISION OF SECTION 17 OF KTCP ACT 1961
2. THIS RESIDENTIAL DEVELOPMENT PLAN IS RESOLVED TO APPROVE IN TOWN PLANING SUB COMMITEE VIDE RESOLUTION NO.7.19/25-26 DATED 6-10-2025
3. THE APPLICANT HAS REMITTED THE FEE OF RS. 21,24,270/- VIDE CHALLAN NO.GN25105313, DATED:10/10/2025
4. THE APPLICANT HAS ABIDE BY THE CONDITION IMPOSED IN THE APPROVAL ORDER.
5. THIS RESIDENTIAL DEVELOPMENT PLAN ISSUED VIDE NO.BDA/TPM/DLP-81/ 3299 /2025-26, DATED: 2/12/2025

SANCTIONING AUTHORITY:-

GOVERNMENT OF KARNATAKA
BANGALORE DEVELOPMENT AUTHORITY
T.Chowdaiah Road, Kumara Park West,
BANGALORE-560020.

DRAWING TITLE:- APPROVAL OF RESIDENTIAL DEVELOPMENT PLAN AT SY.NO.8/1, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, EAST TALUK, BANGALORE.

N

Drawing no:- | Date:- | Scale:- 1:500 | All Dimensions are in meters.