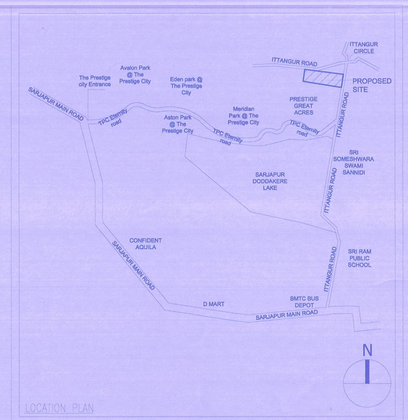

LOCATION PLAN

PROPOSED BUILDING	
SITE BOUNDARY	
SETBACK LINE	
BASEMENT LINE	
CIVIC AMENITIES	
PARKS & OPEN SPACE	

ಕ್ರ ಸಂ. sl.no	ಸರ್ವೆ ನಂ. ಹೆ.ಗುಂ. sy.no. ha.gunta	ಖರಾಬು ಹೆ.ಗುಂ. ka.ha.gunta	ಮಂಜೂರು ಹೆ.ಗುಂ. ma.ha.gunta	ಷರಾ REMARKS
1	99/2	03-16	--	03-16 ಮಂಜೂರಿಗೆ ಅರ್ಹತೆಗೆ ಅಧೀನ ಸಿಂದಗಿ ಸಂಖ್ಯೆ ಸಹ-12(ಇ)/2016-17 Dated
2	99/3	01-31	--	01-31 ಮಂಜೂರಿಗೆ ಅರ್ಹತೆಗೆ ಅಧೀನ ಸಿಂದಗಿ ಸಂಖ್ಯೆ ಸಹ-12(ಇ)/2016-17 Dated
3	100/3	02-03	--	02-03 ಮಂಜೂರಿಗೆ ಅರ್ಹತೆಗೆ ಅಧೀನ ಸಿಂದಗಿ ಸಂಖ್ಯೆ ಸಹ-12(ಇ)/2016-17 Dated
4	100/4	01-19.5	00-1.5	01-18 ಮಂಜೂರಿಗೆ ಅರ್ಹತೆಗೆ ಅಧೀನ ಸಿಂದಗಿ ಸಂಖ್ಯೆ ಸಹ-12(ಇ)/2016-17 Dated
5	100/5	01-12	--	01-12 ಮಂಜೂರಿಗೆ ಅರ್ಹತೆಗೆ ಅಧೀನ ಸಿಂದಗಿ ಸಂಖ್ಯೆ ಸಹ-12(ಇ)/2016-17 Dated
ಒಟ್ಟು Grand Total		10-1.50	00-1.50	10-00

NOTE :

ALL DIMENSIONS ARE IN METERS

ORIENTATION : N

SHEET NO : 1

OWNER'S SIGNATURE :

AUTHORIZED SIGNATORY

ENGINEER'S SIGNATURE :

CHAITANYA K K
NO. BCC/BL/3.6.E-4349/2018-19

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT / BUILDING PLAN (DEVELOPMENT PLAN)AT SY NO:- 99/2, 99/3, 100/3, 100/4, 100/5, KHATHA NO: 150200100100420278 OF ITTANGUR VILLAGE, SARJAPUR HOBLI, ANEKAL TALUK, BANGALORE DISTRICT.

PROJECT CONSULTANT :

RSP Design Consultants (India) Pvt Ltd.

RSP HOUSE, # 30, MUSEUM ROAD, BANGALORE - 560001 TEL: 25596868 FAX : 25595818

SIGNATURES :

PROJECT ARCHITECT	PROJECT CO-ORDINATOR
GEETHA	RAKESH

SUBJECT OF DRAWING :

SITE PLAN

SCALE : 1 : 700	DATE : 18-03-2026
JOB NO :	DRAWING NO : SD - 01

ಸರ್ಕಾರದ ಸಕ್ಷಮ ಅಧಿಕಾರಿಗಳು 236551
ದಿನಾಂಕ 14 AUG 2026
ಸಿಟಿಜನ್‌ಡೇಟಾದಲ್ಲಿ ಅಪ್‌ಲೋಡ್‌ಮಾಡಲಾಗಿದೆ.
ಸಹಾಯಕ ನಿರ್ದೇಶಕರು
ನಗರ ಯೋಜನೆ ಇಲಾಖೆ,
ಆನೇಕಲ್.

BUILDING 1							
AREA STATEMENT - TOWER 1							
FLOOR	GROSS AREA	DEDUCTIONS FOR CUT OUTS	NET BUILT UP AREA	LIFT	OTHERS / PARKING / SERVICE ROOMS	NET FAR DEDUCTIONS	NET F.A.R AREA	NO. OF UNITS PER FLOOR
Ground Floor	678.31	30.28	648.03	23.42		23.42	624.61	2
1st Floor	678.31	180.11	498.20	23.42		23.42	474.78	3
2nd Floor	646.30	30.287	616.01	23.42		23.42	592.59	4
3rd Floor	646.30	30.287	616.01	23.42		23.42	592.59	4
4th Floor	646.30	30.287	616.01	23.42		23.42	592.59	4
5th Floor	646.30	30.287	616.01	23.42		23.42	592.59	4
6th Floor	646.30	30.287	616.01	23.42		23.42	592.59	4
7th Floor	646.30	30.287	616.01	23.42		23.42	592.59	4
8th Floor	646.30	30.287	616.01	23.42		23.42	592.59	4
9th Floor	646.30	30.287	616.01	23.42		23.42	592.59	4
10th Floor	646.30	30.287	616.01	23.42		23.42	592.59	4
11th Floor	646.30	30.287	616.01	23.42		23.42	592.59	4
12th Floor	646.30	30.287	616.01	23.42		23.42	592.59	4
13th Floor	646.30	30.287	616.01	23.42		23.42	592.59	4
14th Floor	646.30	30.287	616.01	23.42		23.42	592.59	4
15th Floor	646.30	30.287	616.01	23.42		23.42	592.59	4
16th Floor	646.30	30.287	616.01	23.42		23.42	592.59	4
17th Floor	646.30	30.287	616.01	23.42		23.42	592.59	4
18th Floor	646.30	30.287	616.01	23.42		23.42	592.59	4
19th Floor-Refuge	676.77	30.287	646.48	23.42	30.47	53.89	592.59	4
20th Floor	646.30	30.287	616.01	23.42		23.42	592.59	4
21st Floor	646.30	30.287	616.01	23.42		23.42	592.59	4
22nd Floor	646.30	30.287	616.01	23.42		23.42	592.59	4
23rd Floor	646.30	30.287	616.01	23.42		23.42	592.59	4
24th Floor	646.30	30.287	616.01	23.42		23.42	592.59	4
25th Floor	646.30	30.287	616.01	23.42		23.42	592.59	4
26th Floor	646.30	30.287	616.01	23.42		23.42	592.59	4
27th Floor	546.30	30.287	516.01	23.42		23.42	492.59	2
Terrace Floor	99.556		99.56		99.56	99.56		
TOTAL	18190.446	997.852	17192.594	655.76	130.02448	785.78448	16,406.81	107

BUILDING 2							
AREA STATEMENT - TOWER 2							
FLOOR	GROSS AREA	DEDUCTIONS FOR CUT OUTS	NET BUILT UP AREA	LIFT	OTHERS	NET FAR DEDUCTIONS	NET F.A.R AREA	NO. OF UNITS PER FLOOR
Ground Floor	842.78	29.41	813.37	51.866		51.866	761.50	4
1st Floor	842.78	154.22	688.56	23.42		23.42	665.14	5
2nd Floor	795.88	29.41	766.47	23.42		23.42	743.05	6
3rd Floor	795.88	29.41	766.47	23.42		23.42	743.05	6
4th Floor	795.88	29.41	766.47	23.42		23.42	743.05	6
5th Floor	795.88	29.41	766.47	23.42		23.42	743.05	6
6th Floor	795.88	29.41	766.47	23.42		23.42	743.05	6
7th Floor	795.88	29.41	766.47	23.42		23.42	743.05	6
8th Floor	795.88	29.41	766.47	23.42		23.42	743.05	6
9th Floor	795.88	29.41	766.47	23.42		23.42	743.05	6
10th Floor	795.88	29.41	766.47	23.42		23.42	743.05	6
11th Floor	795.88	29.41	766.47	23.42		23.42	743.05	6
12th Floor	795.88	29.41	766.47	23.42		23.42	743.05	6
13th Floor	795.88	29.41	766.47	23.42		23.42	743.05	6
14th Floor	795.88	29.41	766.47	23.42		23.42	743.05	6
15th Floor	795.88	29.41	766.47	23.42		23.42	743.05	6
16th Floor	795.88	29.41	766.47	23.42		23.42	743.05	6
17th Floor	795.88	29.41	766.47	23.42		23.42	743.05	6
18th Floor	795.88	29.41	766.47	23.42		23.42	743.05	6
19th Floor-Refuge	833.66	29.41	804.25	23.42	37.69	61.11056	743.14	6
20th Floor	795.88	29.41	766.47	23.42		23.42	743.05	6
21st Floor	795.88	29.41	766.47	23.42		23.42	743.05	6
22nd Floor	795.88	29.41	766.47	23.42		23.42	743.05	6
23rd Floor	795.88	29.41	766.47	23.42		23.42	743.05	6
24th Floor	795.88	29.41	766.47	23.42		23.42	743.05	6
25th Floor	795.88	29.41	766.47	23.42		23.42	743.05	6
26th Floor	795.88	29.41	766.47	23.42		23.42	743.05	6
27th Floor	795.88	29.41	766.47	23.42		23.42	743.05	6
28th Floor	795.88	29.41	766.47	23.42		23.42	743.05	6
29th Floor-Refuge	833.66	29.41	804.25	23.42	37.69	61.11056	743.14	6
30th Floor	745.88	29.41	716.47	23.42		23.42	693.05	5
Terrace Floor	109.748		109.75		109.75	109.748		
TOTAL	24901.388	1036.92	23864.468	754.466	185.12912	939.59512	22925.27288	182

BUILDING 2							
AREA STATEMENT - TOWER 3							
FLOOR	GROSS AREA	DEDUCTIONS FOR CUT OUTS	NET BUILT UP AREA	LIFT	OTHERS	NET FAR DEDUCTIONS	NET F.A.R AREA	NO. OF UNITS PER FLOOR
Ground Floor	791.14	27.99	763.15	23.42		23.42	739.73	4
1st Floor	791.14	152.5	638.64	23.42		23.42	615.22	5
2nd Floor	744.24	27.99	716.25	23.42		23.42	692.83	6
3rd Floor	744.24	27.99	716.25	23.42		23.42	692.83	6
4th Floor	744.24	27.99	716.25	23.42		23.42	692.83	6
5th Floor	744.24	27.99	716.25	23.42		23.42	692.83	6
6th Floor	744.24	27.99	716.25	23.42		23.42	692.83	6
7th Floor	744.24	27.99	716.25	23.42		23.42	692.83	6
8th Floor	744.24	27.99	716.25	23.42		23.42	692.83	6
9th Floor	744.24	27.99	716.25	23.42		23.42	692.83	6
10th Floor	744.24	27.99	716.25	23.42		23.42	692.83	6
11th Floor	744.24	27.99	716.25	23.42		23.42	692.83	6
12th Floor	744.24	27.99	716.25	23.42		23.42	692.83	6
13th Floor	744.24	27.99	716.25	23.42		23.42	692.83	6
14th Floor	744.24	27.99	716.25	23.42		23.42	692.83	6
15th Floor	744.24	27.99	716.25	23.42		23.42	692.83	6
16th Floor	744.24	27.99	716.25	23.42		23.42	692.83	6
17th Floor	744.24	27.99	716.25	23.42		23.42	692.83	6
18th Floor	744.24	27.99	716.25	23.42		23.42	692.83	6
19th Floor-Refuge	779.52	27.99	751.53	23.42	35.28	58.70	692.83	6
20th Floor	744.24	27.99	716.25	23.42		23.42	692.83	6
21st Floor	744.24	27.99	716.25	23.42		23.42	692.83	6
22nd Floor	744.24	27.99	716.25	23.42		23.42	692.83	6
23rd Floor	744.24	27.99	716.25	23.42		23.42	692.83	6
24th Floor	744.24	27.99	716.25	23.42		23.42	692.83	6
25th Floor	744.24	27.99	716.25	23.42		23.42	692.83	6
26th Floor	744.24	27.99	716.25	23.42		23.42	692.83	6
27th Floor	744.24	27.99	716.25	23.42		23.42	692.83	6
28th Floor	744.24	27.99	716.25	23.42		23.42	692.83	6
29th Floor-Refuge	779.52	27.99	751.53	23.42	35.28	58.70	692.83	6
30th Floor	744.24	27.99	716.25	23.42		23.42	692.83	6
Terrace Floor	109.748		109.75		109.75	109.748		
TOTAL	23345.548	992.2	22353.348	726.02	180.308	906.328	21447.02	183

BUILDING 2							
AREA STATEMENT - TOWER 4							
FLOOR	GROSS AREA	DEDUCTIONS FOR CUT OUTS	NET BUILT UP AREA	LIFT	OTHERS	NET FAR DEDUCTIONS	NET F.A.R AREA	NO. OF UNITS PER FLOOR
Ground Floor	790.88	26.96	763.92	23.42		23.42	740.50	4
1st Floor	790.88	152.8	638.08	23.42		23.42	614.66	5
2nd Floor	743.99	27.99	716.00	23.42		23.42	692.58	6
3rd Floor	743.99	27.99	716.00	23.42		23.42	692.58	6
4th Floor	743.99	27.99	716.00	23.42		23.42	692.58	6
5th Floor	743.99	27.99	716.00	23.42		23.42	692.58	6
6th Floor	743.99	27.99	716.00	23.42		23.42	692.58	6
7th Floor	743.99	27.99	716.00	23.42		23.42	692.58	6
8th Floor	743.99	27.99	716.00	23.42		23.42	692.58	6
9th Floor	743.99	27.99	716.00	23.42		23.42	692.58	6
10th Floor	743.99	27.99	716.00	23.42		23.42	692.58	6
11th Floor	743.99	27.99	716.00	23.42		23.42	692.58	6
12th Floor	743.99	27.99	716.00	23.42		23.42	692.58	6
13th Floor	743.99	27.99	716.00	23.42		23.42	692.58	6
14th Floor	743.99	27.99	716.00	23.42		23.42	692.58	6
15th Floor	743.99	27.99	716.00	23.42		23.42	692.58	6
16th Floor	743.99	27.99	716.00	23.42		23.42	692.58	6
17th Floor	743.99	27.99	716.00	23.42		23.42	692.58	6
18th Floor	743.99	27.99	716.00	23.42		23.42	692.58	6
19th Floor-Refuge	779.52	27.99	751.53	23.42	35.47	58.89	692.64	6
20th Floor	743.99	27.99	716.00	23.42		23.42	692.58	6
21st Floor	743.99	27.99	716.00	23.42		23.42	692.58	6
22nd Floor	743.99	27.99	716.00	23.42		23.42	692.58	6
23rd Floor	743.99	27.99	716.00	23.42		23.42	692.58	6
24th Floor	743.99	27.99	716.00	23.42		23.42	692.58	6
25th Floor	743.99	27.99	716.00	23.42		23.42	692.58	6
26th Floor	743.99	27.99	716.00	23.42		23.42	692.58	6
27th Floor	743.99	27.99	716.00	23.42		23.42	692.58	6
28th Floor	743.99	27.99	716.00	23.42		23.42	692.58	6
29th Floor-Refuge	779.52	27.99	751.53	23.42	35.47	58.89	692.64	6
30th Floor	743.99	27.99	716.00	23.42		23.42	692.58	6
Terrace Floor	109.748		109.75		109.75	109.748		
TOTAL	23338.278	991.47	22346.808	726.02	180.688	906.708	21440.1	183

Parking Statement			
1	Total No. of Units Proposed below 50 Sqm	0	Nos
	Car parks required @ 1 for every 2 units	0	Nos
2	Total No. of Units proposed above 50 Sqm	655	Nos
	Car parks required @ 1 for every unit	655	Nos
3	Visitors parking @ 10%	66	Nos
4	Total Car parks required with visitors	721	Nos
5	Car parks required Club house @ 1 per 50 SQM	50	Nos
	FAR 2513.09		
6	Total Car parks required with club house	771	Nos
6	Car Parks provided in 1st basement	455	Nos
7	Car Parks provided in 2nd Basement	436	Nos
9	Car Parks provided in Ground floor (open)	35	
Total Car parks Required		771	Nos
Total Car parks Provided		926	Nos

Total 2 Wheeler parking-25% of car parking- (13.75 sqm x771 nos)= 10601.25 sqm = 25% is 2651 sqm ,Provided 2651 sqm

CIVIC AMENITY STATEMENT-AREA IN SQM	
CA	2024.1
PARK AND OPEN SPACES STATEMENT-AREA IN SQM	
OS1	1735.56
OS2	2314.03
TOTAL	4049.59

RECREATIONAL BUILDING							
FLOOR	GROSS AREA	DEDUCTIONS FOR CUT OUTS	NET BUILT UP AREA	LIFT	OTHERS	NET FAR DEDUCTIONS	NET F.A.R AREA
Ground floor	1103.79	52.69	1051.1	16.49		16.49	1034.61
1st floor	1006.3	181.56	824.74	16.49		16.49	808.25
2nd floor	958.26	271.54	686.72	16.49		16.49	670.23
Total	3068.35	505.79	2562.56	49.47		49.47	2513.09

LAND USE ANALYSIS			
SL.No	DESCRIPTION	AREA IN SQM	%
1	RESIDENTIAL AREA	20142.05	49.77
2	PARK AREA	4049.59	10.01
3	CIVIC AMENITY	2024.10	05.00
4	MP ROAD AREA	6207.14	15.34
5	DRIVE WAY & OPEN AREA	8045.73	19.88
	TOTAL AREA	40468.61	100

SUMMARY OF BUILDING 1 & 2 AREA STATEMENT (WITH RECREATIONAL BUILDING)

FLOOR	GROSS AREA	DEDUCTIONS FOR CUT OUTS	NET BUILT UP AREA	LIFT	OTHERS	NET FAR DEDUCTIONS	NET F.A.R AREA	NO. OF UNITS PER FLOOR
Basement floor 1	20152.45	443.605	19,708.85	99.372	18,613.41	18712.785	996.06	
Basement floor 2	20152.45	1042.57	19,109.88	99.372	18,296.25	18395.62	714.26	
Ground Floor	4206.90	167.33	4,039.57	138.616		138.616	3,900.95	14
1st Floor	4109.41	821.19	3,288.22	110.17		110.17	3,178.05	18
2nd Floor	3888.67	387.217	3,501.45	110.17		110.17	3,391.28	22
3rd Floor	2930.41	115.677	2,814.73	93.68		93.68	2,721.05	22
4th Floor	2930.41	115.677	2,814.73	93.68		93.68	2,721.05	22
5th Floor	2930.41	115.677	2,814.73	93.68		93.68	2,721.05	22
6th Floor	2930.41	115.677	2,814.73	93.68		93.68	2,721.05	22
7th Floor	2930.41	115.677	2,814.73	93.68		93.68	2,721.05	22
8th Floor	2930.41	115.677	2,814.73	93.68		93.68	2,721.05	22
9th Floor	2930.41	115.677	2,814.73	93.68		93.68	2,721.05	22
10th Floor	2930.41	115.677	2,814.73	93.68		93.68	2,721.05	22
11th Floor	2930.41	115.677	2,814.73	93.68		93.68	2,721.05	22
12th Floor	2930.41	115.677	2,814.73	93.68		93.68	2,721.05	22
13th Floor	2930.41	115.677	2,814.73	93.68		93.68	2,721.05	22
14th Floor	2930.41	115.677	2,814.73	93.68		93.68	2,721.05	22
15th Floor	2930.41	115.677	2,814.73	93.68		93.68	2,721.05	22
16th Floor	2930.41	115.677	2,814.73	93.68		93.68	2,721.05	22
17th Floor	2930.41	115.677	2,814.73	93.68		93.68	2,721.05	22
18th Floor	2930.41	115.677	2,814.73	93.68		93.68	2,721.05	22
19th Floor-Refuge	3066.47	115.677	2,953.79	93.68	138.91	232.59604	2,721.20	22
20th Floor	2930.41	115.677	2,814.73	93.68		93.68	2,721.05	22
21st Floor	2930.41	115.677	2,814.73	93.68		93.68	2,721.05	22
22nd Floor	2930.41	115.677	2,814.73	93.68		93.68	2,721.05	22
23rd Floor	2930.41	115.677	2,814.73	93.68		93.68	2,721.05	22
24th Floor	2930.41	115.677	2,814.73	93.68		93.68	2,721.05	22
25th Floor	2930.41	115.677	2,814.73	93.68		93.68	2,721.05	22
26th Floor	2930.41	115.677	2,814.73	70.26		70.26	2,744.47	22
27th Floor	2830.41	115.68	2714.73	93.68	0.00	93.68	2621.05	20
28th Floor	2284.11	85.39	2,198.72	70.26		70.26	2,128.46	18
29th Floor-Refuge	2392.7	85.39	2,307.31	70.26	208.00	278.26596	2,029.05	18
30th Floor	2234.11	27.99	2,206.12	23.42		23.42	2,182.70	17
Terrace Floor	428.8		428.80		428.80	428.8		
TOTAL	133148.91	5952.607	1,27,196.30	3040.22	37,685.37	40725.5896	86,470.72	655

AREA STATEMENT (IN SQM)		
Area of Plot - 10 Acres 1.5 GUNTA	40,620.36	Sqm
Kharab area 1.5 Guntas	151.76	Sqm
Net Site Area of Plot - 10 Acres	40,468.61	Sqm
Parks & open spaces required @ 10% of the plot area	4,046.86	
Parks & open spaces provided - 10.01%	4,049.59	
Civic Amenity required @ 5% of the plot area	2,023.43	
Civic Amenity provided 5.00%	2,024.10	
Net Plot area available for development after deducting area reserved for Civic Amenities	38,444.51	Sqm
Permissible FAR	2.25	
Permissible FAR Area	86,500.14	Sqm
Proposed FAR	2.249	
Proposed FAR Area	86470.716	Sqm
Permissible Ground Coverage	55.00%	
Permissible Ground Coverage Area	16,118.88	Sqm
Net Site Area of Plot - After deducting CA	38,444.51	Sqm
Proposed 45m MP road area	6,207.14	Sqm
Site area for ground coverage	32,237.37	
Proposed Ground Coverage	13.05%	%
Proposed Ground Coverage Area	4,206.90	Sqm