SCHEDULE OF PARK BUFFER, PARK & OPEN SPACES		
S.No.	Description	AREA IN SQ.M
1	PARK BUFFER-1	2663.61
2	PARK-2	210.07
3	PARK-3	379.88
4	PARK-4	194.90
5	PARK BUFFER-5	289.88
6	PARK BUFFER-6	1247.04
7	PARK-6a	122.04
8	PARK BUFFER-7	328.67
9	PARK BUFFER-8	620.29
10	PARK BUFFER-9	841.23
11	PARK BUFFER-9a	166.67
12	PARK-10	114.74
13	PARK-11	6001.16
14	PARK-12	341.37
15	PARK BUFFER-13	321.37
16	PARK-14	278.76
17	PARK-15	537.87
18	PARK BUFFER-16	620.48
19	PARK-17	4603.47
20	PARK-18	413.86
21	PARK-19	104.09
22	PARK BUFFER-20a	297.64
23	PARK-20	819.83
24	PARK BUFFER-21	6022.18
25	PARK-22	782.22
26	PARK BUFFER-23	92.61
27	PARK BUFFER-24	3076.90
28	PARK BUFFER-25	2629.68
29	PARK-26	487.97
30	PARK BUFFER-27	140.76
31	PARK BUFFER-28	344.29
32	PARK-29	1062.78
33	PARK BUFFER-29a	207.83
34	PARK BUFFER-30	1232.40
35	PARK BUFFER-31	320.72
36	PARK BUFFER-32	274.17
37	PARK BUFFER-33	278.61
38	PARK-34	437.20
39	PARK BUFFER-35	506.82
40	PARK-36	4121.99
41	PARK BUFFER-36a	134.82
42	PARK BUFFER-37	774.53
43	PARK BUFFER-38	1675.70
44	PARK-39	1281.71
45	PARK BUFFER-39a	146.43
46	PARK BUFFER-40	856.57
47	PARK BUFFER-41	4766.12
48	PARK BUFFER-42	930.13
49	PARK BUFFER-43	324.87
50	PARK BUFFER-44	378.70
51	PARK BUFFER-45	270.87
52	PARK-46	1706.83
53	PARK BUFFER-47	2431.68
54	PARK BUFFER-48	406.71
55	PARK BUFFER-49a	146.09
56	PARK-49	2110.35
57	PARK BUFFER-50	236.69
58	PARK BUFFER-51	169.56
59	PARK BUFFER-52	161.88
60	PARK-53	147.30
61	PARK-54	3088.91
62	PARK-55	2512.04
63	PARK-56	1720.87
64	PARK-57	8068.56
65	PARK-58	1500.06
66	PARK-59	928.30
67	PARK-60	1278.43
68	PARK-61	604.06
69	PARK BUFFER-62	2228.40
70	PARK-63	1701.28
	TOTAL	81182.37

AREA STATEMENT IN SQ M

TOTAL PLOT AREA IN SQ M =	100 ACRE 6.75 GUNTAS/405362.89 SQ.M
F.A.R PERMITTED	2.50
F.A.R PERMISSIBLE AREA = (TOTAL DEVELOPMENT AREA - CA)	(405362.89 -20286.94)
F.A.R PERMISSIBLE AREA =	385075.95
NET FAR AREA	469120
PROPOSED F.A.R = (NET FAR AREA ÷ F.A.R PERMISSIBLE AREA)	469120 ÷ 385075.95
F.A.R ACHIEVED	1.22
NET PLOT AREA = (TOTAL PLOT AREA- ROAD WIDENING AREA)	(405362.89 -58760.22)
NET PLOT AREA	346602.67
GROUND COVERAGE AREA	80884
GROUND COVERAGE PERMISSIBLE	40%
COVERAGE = (GROUND COVERAGE AREA ÷ NET PLOT AREA) X100	(80884÷346602.67)
COVERAGE ACHIEVED	23.34

LAND USE ANALYSIS

S.No.	DESCRIPTION	AREA in Sq.m	%
1	Residential Area	71951.00	17.75
2	Access & Open area	104077.82	25.67
3	Commercial Area	20142.61	4.97
4	Park & Open spaces	81182.37	20.03
5	Civic Amenities	20286.94	5.00
6	Visitor's Parking	20316.93	5.01
7	Proposed Road	58760.22	14.50
8	Primary Sub-station	2967.65	0.73
9	Play ground Area	25677.35	6.33
	TOTAL	405362.89	100.00

SCHEDULE OF CIVIC AMENITIES	
S.No.	AREA IN SQ.M
CA-1	7368.14
CA-2	912.73
CA-3	8006.32
CA-4	3999.75
TOTAL	20286.94

SCHEDULE OF COMMERCIAL BLOCK AREA	
S.No.	AREA IN SQ.M
COM-1	11293.67
COM-2	8848.94
TOTAL	20142.61

SCHEDULE OF PLAY GROUND AREA	
S.No.	AREA IN SQ.M
PLAY GROUND -1	18310.56
PLAY GROUND -2	7366.79
TOTAL	25677.35

SCHEDULE OF VISITOR'S PARKING	
S.No.	AREA IN SQ.M
VISITOR-1	2990.03
VISITOR-2	1411.22
VISITOR-3	1003.18
VISITOR-4	1846.79
VISITOR-5	4198.38
VISITOR-6	1077.99
VISITOR-7	998.27
VISITOR-8	1317.55
VISITOR-9	1908.04
VISITOR-10	1742.93
VISITOR-11	881.25
VISITOR-12	487.46
VISITOR-13	453.84
TOTAL	20316.93

PARKING STATEMENT FOR BUILDING:

S.No.	BUILDING TYPE	PARKING REQUIRED	PARKING PROVIDED
01	RESIDENTIAL - 2635 (UNITS) 1 CAR PARKING PER DWELLING UNIT ABOVE 50sqmt	2635 Cars	3310 Cars
02	VISITOR'S PARKING 5% OF THE TOTAL AREA	20268.59 Sq.m	20316.93 Sq.m
03	COMMERCIAL (24174.87 Sq.m) 1 CAR PARKING / 75sqmt OF BUILT UP AREA	323 Cars	370 Cars
04	CLUB HOUSE (8091.13 Sq.m) 1 CAR PARKING PER 75sqmt OF BUILT UP AREA	108 Cars	121 Cars
05	PLAY GROUND AREA PARKING 1 CAR PARKING PER 240 SEATS	7 Cars	32 Cars

SUMMARY OF AREA STATEMENTS

S.No	DESCRIPTION	AS PER ZONING	AS PER DRAWING
01	PLOT AREA IN SQ.M	-------	405362.89
02	NET F.A.R AREA IN SQ.M	-------	469120.00
03	COVERAGE	40 %	23.34%
04	F.A.R	2.5	1.22
05	SET BACKS		
	ALROUND	9.0	9.0
06	No. of Units	-------	2635 Nos.
07	No. of Buildings	-------	28 Nos.

INDEX

PROPOSED AREA BOUNDARY	▬ ▬
SETBACK LINE	— — — — —
SURVEY BOUNDARY	— - — - —
PARK & OPEN SPACES	▨
CIVIC AMINITIES	▦
VISITOR'S PARKING	▧
KHARAB AREA	▩
PROPOSED ROAD	═

BUILDING BUILT UP AREA DETAILS

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
S.No.	TYPE	Lower Basement floor Gross area in Sq.m	Lower Basement floor FAR area in Sq.m	Upper Basement floor Gross area in	Upper Basement floor FAR area in Sq.m	Stilt floor Gross area in Sq.m	Stilt floor FAR area in Sq.m	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 Gross area in Sq.m	Third floor FAR area in Sq.m	Typical floor Gross area in Sqm (Second to sixth floor)	Typical floor FAR area in Sqm (Second to sixth floor)	Typical floor Gross area in Sqm (First to Sevant floor)	Typical floor FAR area in Sqm (First to Sevant floor)	Eighth floor Gross area in Sq.m	Eighth floor FAR area in Sq.m	Terrace floor area in Sq.m	No of Units
1	BUILDING -1							1359	1142	1067	1055	632	621										6
2	BUILDING -2							2755	2237	2169	2148	1317	1295										12
3	BUILDING -3							2306	1884	1791	1771	1077	1057										10
4	BUILDING -4							2310	1894	1788	1769	1060	1041										10
5	BUILDING -5							1832	1481	1453	1437	889	873										8
6	BUILDING -6							2533	2069	1976	1954	1185	1162										11
7	BUILDING -7							2546	2092	1956	1934	1161	1140										11
8	BUILDING -8							2297	1867	1804	1784	1094	1074										10
9	BUILDING -9							1614	1320	1253	1239	752	738										7
10	BUILDING -10							457	370	365	361	222	218										2
11	BUILDING -11							917	742	724	715	446	436										4
12	BUILDING -12							1372	1109	1094	1082	667	655										6
13	BUILDING -13							457	370	365	361	222	218										2
14	BUILDING -14	11085	950	11085	950			5424	5395									37968	37765	5424	5395	1600	270
15	BUILDING -15			838	828			2933	2850	2004	1966	1902	1467	1013	980							187	Club House
16	BUILDING -16			8560	600			6000	3950	6000	3950					30000	19625					2400	Commercial
17	BUILDING -17			8268	624	3972	482	3325	3248									23275	22738			436	256
18	BUILDING -18			8450	800	3996	800	3534	3503	4722	4650							24738	24521			374	272
19	BUILDING -19			12904	1200	7162	900	7162	7102									50134	49714			654	480
20	BUILDING -20			9865	700	8745	800	8020	8005									56140	56035	8020	8005	486	432
21	BUILDING -21	5325	600	5325	600			3900	3800									27300	26600	3900	3800	1500	150
22	BUILDING -22	3300	750	3300	750			2543	2300									17801	16100	2543	2300	2000	338
23	BUILDING -23							6690	4350	6690	4350	6690	4350	6690	4350							250	School
24	BUILDING -24	9545	600	9545	600			6952	6750									48864	47250	6952	6750	450	338
25	BUILDING -25							276	276	276	276	276	276	276	276							50	
26	BUILDING -26							900	826	900	826	900	826	900	826							50	Sports Complex
27	BUILDING -27							250	209													50	Toilet Block
28	BUILDING -28							190	173	190	173											50	Toilet Block
	TOTAL	29255	2900	78140	7652	23875	2982	80884	71312	38586	33799	20492	17447	8879	6432	30000	19625	286020	280721	26839	26250	10517	2635

GROSS BUILT UP AREA IN SQ.M [TOTAL (3 + 5 + 7 + 9 +11+13+15+16+17+19+21+23+25)	633488
NET F.A.R AREA IN SQ.M [TOTAL (4+6+8+10+12+14+16+18+20+22+24)	469120
GROUND COVERAGE IN SQ.M (RESIDENTIAL)	71951
GROUND COVERAGE IN SQ.M (RESIDENTIAL+ COMMERCIAL) [TOTAL (7)	80884

ALL DIMENSIONS ARE IN METERS

DETAILS OF AREA AS PER Sy Nos.

TOTAL AREA 100 ACRES 6.75 GUNTAS (405362.89 SQ.M)

Sy Nos.	VILLAGE	ACRE	GUNTA	A-KHARAB IN GUNTAS	B-KHARAB IN GUNTAS	CONVERSION ORDER No & Date
30/3	RAYASANDRA	0	24			ALN (D) SR : 33/10-11 dtd. 25/08/2010
33/2		2	26		6	ALN (D) SR : 32/10-11 dtd. 25/08/2010
35/1		4	8	5		ALN (D) SR : 169/06-07 dtd. 01/01/2008
35/2		3	0			ALN (D) SR : 170/06-07 dtd. 01/01/2008
35/3		4	8	44		ALN (D) SR : 159/06-07 dtd. 01/01/2008
35/4		4	8	3		ALN (D) SR : 159/06-07 dtd. 01/01/2008
35/5		1	8			ALN (D) SR : 171/06-07 dtd. 01/01/2008
36		15	20	30	32	ALN (D) SR : 91/03-04 dtd. 28/04/2004
37/2 (P)		9	3	31		ALN (D) SR : 90/03-04 dtd. 28/04/2004
38/2		6	11		35	ALN (D) SR : 89/03-04 dtd. 28/04/2004
39		25	39	46	64	ALN (D) SR : 89/03-04 dtd. 28/04/2004
368/2	DEVANAHALLI	4	0		10	ALN (D) SR : 67/05-06 dtd. 10/05/2005
368/3		1	23			ALN (D) SR : 114/04-05 dtd. 19/01/2005
368/4 (Old No.368/1)		1	0	8		ALN (D) SR : 24/09-10 dtd. 17/05/2010
368/6 (Old No.368/1)		2	17		12	ALN (D) SR : 49/09-10 dtd. 7/05/2010
368/7 (Old No.368/1)		1	10			ALN (D) SR : 48/09-10 dtd. 7/05/2010
371/1		1	31.25			ALN (D) SR : 67/05-06 dtd. 10/05/2005
371/2		1	3			ALN (D) SR : 114/04-05 dtd. 19/01/2005
		1	3			ALN (D) SR : 68/05-06 dtd. 13/05/2005
372		3	17.50	1		ALN (D) SR : 68/05-06 dtd. 13/05/2005
397		5	0.25			ALN (D) SR : 68/05-06 dtd. 13/05/2005
		0	27.75			ALN (D) SR : 68/05-06 dtd. 13/05/2007
TOTAL		93	286.75	168	161	
TOTAL		100	6.75	329		

OWNER'S SIGNATURE

ARCHITECT'S SIGNATURE

FOR CnT ARCHITECTS
SUMAN PAUL
BANGALORE CITY CORPORATION
REGISTRATION NUMBER
BCC/BL-3.6/A-1453/2006-07

PROJECT NAME

MODIFIED RESIDENTIAL GROUP HOUSING (RESIDENTIAL APARTMENT)
DEVELOPMENT PLAN IN Sy.Nos. 30/3, 33/2, 35/1
35/2, 35/3, 35/4, 35/5, 36 ,37/2 (P), 38/2, 39
OF RAYASANDRA VILLAGE AND Sy.Nos.368/2,368/3
368/4(Old No.368/1), 368/6 (Old No.368/1),
368/7 (Old No.368/1), 371/1, 371/2, 372, 397
OF DEVANAHALLI VILLAGE, KASABA HOBLI,
DEVANAHALLI TALUK,BANGALORE RURAL DISTRICT

SUBJECT OF DRAWING

RESIDENTIAL DEVELOPMENT PLAN
- FOR GROUP HOUSING

ORIENTATION N

SHEET No.

SCALE : 1 : 1250

SANCTIONING AUTHORITY

BANGALORE INTERNATIONAL AIRPORT AREA PLANNING AUTHORITY
No.333/1, V.J. COMPLEX, 1ST FLOOR, SHANTINAGAR
SULIBELE ROAD, DEVANAHALLI - 562110
BANGALORE RURAL DISTRICT

ಸೂಚನೆ: ದಿನಾಂಕ 20-02-2014 [illegible] 11 [6(3)] [illegible] 14-05-2014 [illegible]

ಬೆಂ.ಅಂ.ವಿ.ವಿ.ಪ್ರ.ಯೋ. ಪ್ರಾಧಿಕಾರದ ಅನುಮೋದಿತ ವಲಯ ನಿಯಮಾವಳಿಗಳು ಹಾಗೂ ದಿನಾಂಕ : 18-12-2014 ರಂದು ನಡೆದ ಪ್ರಾಧಿಕಾರದ ಸಭೆಯ ವಿಷಯ ಸಂಖ್ಯೆ 102 ಕ 7(2) ರಲ್ಲಿನ ನಿರ್ಣಯದನ್ವಯ, ಪ್ರಾಧಿಕಾರದ ಪತ್ರ ಸಂಖ್ಯೆ : ಬಿಐಎಎಪಿಎ/ ಟಿಪಿ 22/ [illegible] /49/2011-12 ದಿನಾಂಕ : 31-03-2015 ರಲ್ಲಿನ ಷರತ್ತುಗಳಿಗೊಳಪಟ್ಟು ದಿನಾಂಕ 31-03-2015 ರಿಂದ ದಿನಾಂಕ 30-03-2017 ರವರೆಗೆ ಎರಡು ವರ್ಷದ ಅವಧಿಗೆ ಗ್ರೂಪ್ ಹೌಸಿಂಗ್/ಅಭಿವೃದ್ಧಿ ನಕ್ಷೆಗೆ ಅನುಮೋದನೆಯನ್ನು ನೀಡಲಾಗಿದೆ.

31/3
ಸದಸ್ಯ ಕಾರ್ಯದರ್ಶಿ,
ಬೆಂಗಳೂರು ಅಂತರ ರಾಷ್ಟ್ರೀಯ ವಿಮಾನ ನಿಲ್ದಾಣ ಪ್ರದೇಶ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ,
ದೇವನಹಳ್ಳಿ 31/3