AREA STATEMENT (BLOCK-1)

FLOOR	GROSS BUA	DEDUCTION DUCT/OTS	NET BUA	NON FAR LIFT	STAIRCASE	PARKING	TOTAL	NET FAR	UNITS
BASEMENT	14084.19	0	14084.19	33.56	125.81	13889.4	14049	35.44	0
GROUND	1358.01	89.62	1268.39	33.56	77.76	0	111.32	1157.07	12
FIRST	1411.58	143.19	1268.39	33.56	77.76	0	111.32	1157.07	12
SECOND	1454.58	63.49	1391.09	33.56	77.76	0	111.32	1279.77	13
THIRD	1454.58	63.49	1391.09	33.56	77.76	0	111.32	1279.77	13
FOURTH	1454.58	63.49	1391.09	33.56	77.76	0	111.32	1279.77	13
FIFTH	1454.58	63.49	1391.09	33.56	77.76	0	111.32	1279.77	13
SIXTH	1454.58	63.49	1391.09	33.56	77.76	0	111.32	1279.77	13
SEVENTH	1454.58	63.49	1391.09	33.56	77.76	0	111.32	1279.77	13
EIGHTH	1454.58	63.49	1391.09	33.56	77.76	0	111.32	1279.77	13
NINTH	1288.57	63.49	1225.08	33.56	77.76	0	111.32	1113.76	11
TENTH	1288.57	63.49	1225.08	33.56	77.76	0	111.32	1113.76	11
ELEVENTH	1288.57	63.49	1225.08	33.56	77.76	0	111.32	1113.76	11
TWELFTH	1288.57	63.49	1225.08	33.56	77.76	0	111.32	1113.76	11
THIRTEENTH	1288.57	63.49	1225.08	33.56	77.76	0	111.32	1113.76	11
FOURTEENTH	1288.57	63.49	1225.08	33.56	77.76	0	111.32	1113.76	11
TERRACE	100.17	100.13	0.04	0	0	0	0	0.04	0
TOTAL	**34867.43**	**1158.31**	**33709.12**	**536.96**	**1292.21**	**13889.4**	**15719**	**17990.57**	**181**

AREA STATEMENT (BLOCK-2)

FLOOR	GROSS BUA	DEDUCTION DUCT/OTS	NET BUA	NON FAR LIFT	STAIRCASE	PARKING	TOTAL	NET FAR	UNITS
GROUND	1870.09	224.24	1645.85	37.97	76.64	0	114.61	1531.24	14
FIRST	1923.66	271.23	1652.43	37.97	76.64	0	114.61	1537.82	14
SECOND	2000.63	93.17	1907.46	37.97	76.64	0	114.61	1792.85	16
THIRD	2000.63	93.17	1907.46	37.97	76.64	0	114.61	1792.85	16
FOURTH	2000.63	93.17	1907.46	37.97	76.64	0	114.61	1792.85	16
FIFTH	2000.63	93.17	1907.46	37.97	76.64	0	114.61	1792.85	16
SIXTH	2000.63	93.17	1907.46	37.97	76.64	0	114.61	1792.85	16
SEVENTH	2000.63	93.17	1907.46	37.97	76.64	0	114.61	1792.85	16
EIGHTH	2000.63	93.17	1907.46	37.97	76.64	0	114.61	1792.85	16
NINTH	1792.01	93.17	1698.84	37.97	76.64	0	114.61	1584.23	14
TENTH	1792.01	93.17	1698.84	37.97	76.64	0	114.61	1584.23	14
ELEVENTH	1792.01	93.17	1698.84	37.97	76.64	0	114.61	1584.23	14
TWELFTH	1792.01	93.17	1698.84	37.97	76.64	0	114.61	1584.23	14
THIRTEENTH	1792.01	93.17	1698.84	37.97	76.64	0	114.61	1584.23	14
FOURTEENTH	1792.01	93.17	1698.84	37.97	76.64	0	114.61	1584.23	14
TERRACE	102.67	102.63	0.04	0	0	0	0	0.04	0
TOTAL	**28652.89**	**1809.31**	**26843.58**	**569.55**	**1149.6**	**0**	**1719.2**	**25124.43**	**224**

COMBAINED AREA STATEMENT

FLOOR	GROSS BUA	DEDUCTION DUCT/OTS	NET BUA	NON FAR LIFT	STAIRCASE	PARKING	TOTAL	NET FAR	UNITS
BASEMENT	14084.19	0	14084.19	33.56	125.81	13889.4	14049	35.44	0
GROUND	3228.1	313.86	2914.24	71.53	154.4	0	225.93	2688.31	26
FIRST	3335.24	414.42	2920.82	71.53	154.4	0	225.93	2694.89	26
SECOND	3455.21	156.66	3298.55	71.53	154.4	0	225.93	3072.62	29
THIRD	3455.21	156.66	3298.55	71.53	154.4	0	225.93	3072.62	29
FOURTH	3455.21	156.66	3298.55	71.53	154.4	0	225.93	3072.62	29
FIFTH	3455.21	156.66	3298.55	71.53	154.4	0	225.93	3072.62	29
SIXTH	3455.21	156.66	3298.55	71.53	154.4	0	225.93	3072.62	29
SEVENTH	3455.21	156.66	3298.55	71.53	154.4	0	225.93	3072.62	29
EIGHTH	3455.21	156.66	3298.55	71.53	154.4	0	225.93	3072.62	29
NINTH	3080.58	156.66	2923.92	71.53	154.4	0	225.93	2697.99	25
TENTH	3080.58	156.66	2923.92	71.53	154.4	0	225.93	2697.99	25
ELEVENTH	3080.58	156.66	2923.92	71.53	154.4	0	225.93	2697.99	25
TWELFTH	3080.58	156.66	2923.92	71.53	154.4	0	225.93	2697.99	25
THIRTEENTH	3080.58	156.66	2923.92	71.53	154.4	0	225.93	2697.99	25
FOURTEENTH	3080.58	156.66	2923.92	71.53	154.4	0	225.93	2697.99	25
TERRACE	202.84	202.76	0.08	0	0	0	0	0.08	0
TOTAL	**63520.32**	**2967.62**	**60552.7**	**1106.5**	**2441.81**	**13889.4**	**17438**	**43115**	**405**

NOTE:

1. THE PROPOSED RESIDENTIAL DEVELOPMENT PLAN IS APPROVED BY AUTHORITY TOWN PLANNING COMMITTEE RESOLUTION NO. 05.04.2011/22, DATED : 17/12/2022.
2. THE APPLICANT HAS REMITTED CHARGE OF RS. 34,34,870/- (THIRTY FOUR LAKH THIRTY FOUR THOUSAND EIGHT HUNDRED AND SEVENTY ONLY) VIDE CHALLAN NO. GN23026577, DATED: 07/02/2023
3. THE WORK ORDER AND PROPOSED RESIDENTIAL DEVELOPMENT PLAN ISSUED VIDE NO. : BDA/TPM/DLP-34/22-23/ 465 /23-24, DATED: 1/6/2023
4. THE APPLICANT HAS TO ABIDE BY CONDITIONS IMPOSED IN THE WORK ORDER.

LEGEND

- ROAD WIDENING AREA
- CIVIC AMENITY
- PARK & OPEN SPACE
- PROPOSED BUILDING
- FIRE DRIVEWAY
- KHARAB LAND
- SITE BOUNDARY LINE
- SETBACK LINE
- BASEMENT EXTENSION LINE
- PROPOSED ROAD WIDENING LINE

		AREA IN SQM
TOTAL SITE AREA (5.11.14 A/G)	=	21,435.60
KHARAB AREA(12.50 GUNTAS)	=	1,264.63
SITE AREA (4.39.06 A/G)	=	20,170.77
ROAD WIDENING AREA	=	95.25
NET SITE AREA	=	20,075.52
PARK & OS (10%)	=	2017.08
CIVIC AMENITY (5%)	=	1,008.54
GROUND COVERAGE:		
PERMISSIBLE GROUND COVERAGE	=	UP TO 55%
COVERGAE ACHIVED = PLINTH AREA (NET SITE AREA) x 100	=	3228.1 x 100 / 20,075.52
	=	16.08% < 55%
PERMISSIBLE FAR:		
PERMISSIBLE FAR AREA = (SITE AREA - 5% CA) = 2.25 x (20,170.77-1,008.54) = 43,115.02		
FAR = ACHIEVED FAR AREA/(SITE AREA - 5%)	=	43,115.00 / 19,162.23
	=	2.24 < 2.25
BUILDING HEIGHT:		
PERMISSIBLE BUILDING HEIGHT	=	45.00 M
ACHIEVED HEIGHT OF THE BUILDINGS	=	44.90 M
CAR PARKING CALCULATION:		
NO.OF FLATS	=	405
NO.OF CAR PARKING REQUIRED FOR FLATS	=	405
10% VISITORS CAR PARKING REQUIRED	=	405/10 = 40.50 SAY 41
TOTAL NO.OF CAR PARKING REQUIRED	=	405+41 = 446
CAR PARKING PROVIDED IN BASEMENT	=	499
TOTAL NO.OF CAR PARKING PROVIDED	=	499

TITLE: **SITE PLAN**

OWNER'S SIGNATURE
FOR M/s. MYHNA ESTATE PROJECTS
M. KARTHIKEYAN
(MANAGING PARTNER)

ARCHITECT'S SIGNATURE
RAJAKUMAR M.R
BCC/BL-3-6A-1913/09-10

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT PLAN AT SY. NO. 44/2, 44/3, 44/4, 44/5, 44/6, 44/7, 44/8, 44/9, 44/10, 48/4, 48/5, 48/6, 48/7, 48/8, 48/9, 48/10 AND 48/11, GUNJUR VILLAGE, VARTHUR HOBLI, BANGALORE EAST TALUK, BANGALORE. WARD NO.149

DATE	06/05/2023
SCALE	1:300
SHEET NO.	01 OF 01

NORTH

TOWN PLANNER	ASSISTANT DIRECTOR (EAST)	DEPUTY DIRECTOR (EAST)	JOINT DIRECTOR (M.P)	ADDITIONAL DIRECTOR	TOWN PLANNING MEMBER	COMMISSIONER
	19/5/23	19/5/2023	19.5.23	19.5.23	19/5/23	19/5/23