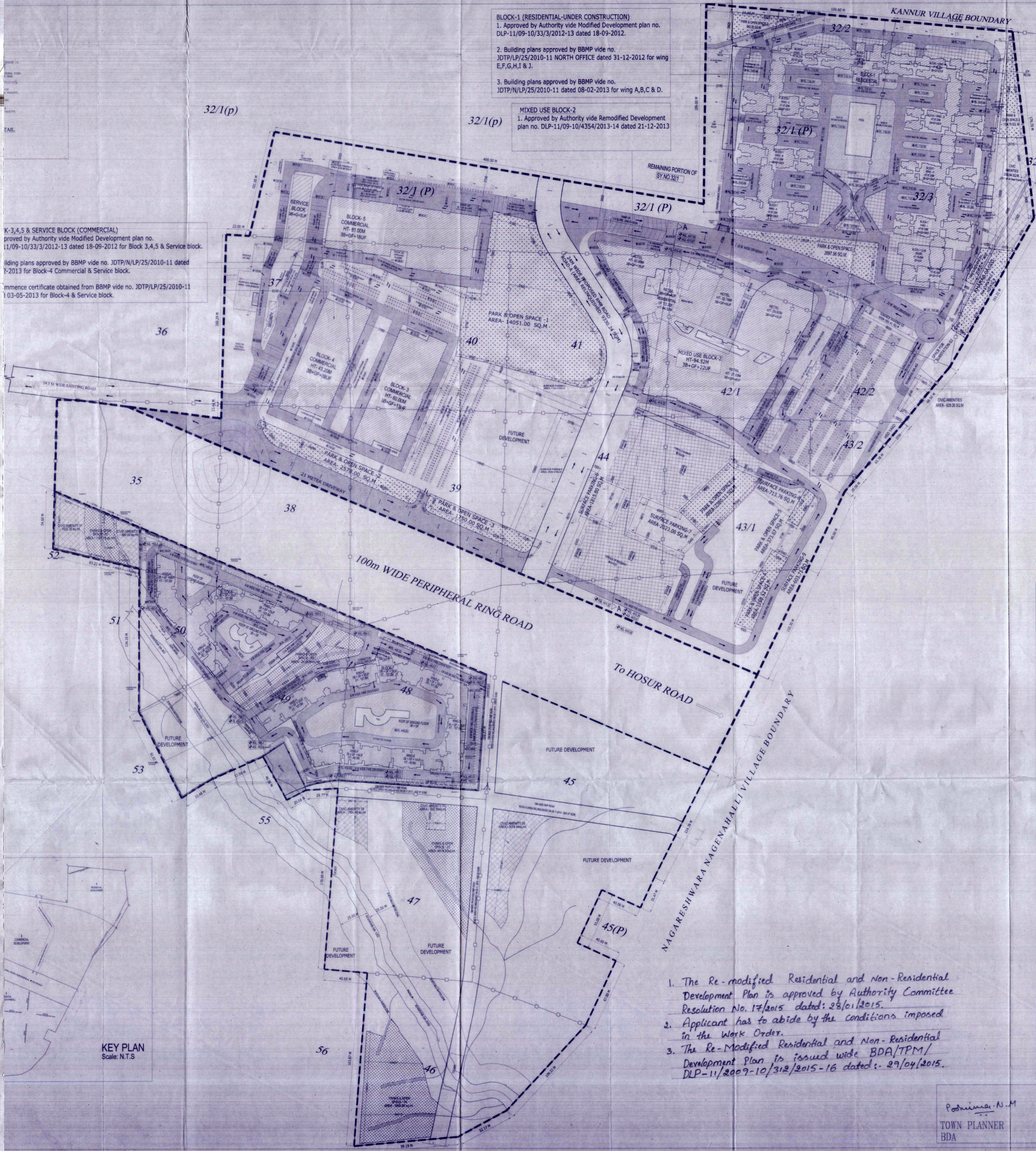
NO : 13636 | DRAWING NO : SD-01
JECT CONSULTANTS:
RSP Design Consultants (India) Pvt Ltd. RSP
CATION PLAN
t to scale
LEGENDS
PLOT BOUNDARY
SETBACK LINE
BASEMENT LINE
GROUND FLOOR LINE
PODIUM LINE
BUILDING BLOCK
SOLAR STREET LIGHTING
RAIN WATER RECHARGE PIT
PARKS & OPEN SPACE
CIVIC AMENITIES
KHARAB LAND
SURFACE PARKING
FIRE DRIVEWAY
DRIVEWAY
RMP ROAD
TERRACE OF BASEMENT
TERRACE OF GROUND FLOOR
BHARTIYA CITY DEVELOPERS PVT LTD
1, ANCHORAGE 1,
HMOND ROAD
GALORE- 560025
ERS SIGNATURE:
G. RAGHAVAN
(Authorized Signatory)
BHARTIYA CITY DEVELOPERS PVT LTD
INEERS SIGNATURE
MESH V JOSHI
C/BL/3.6/E-3787/2012-13
ROJECT TITLE
PROPOSED RE-MODIFIED DEVELOPMENT PLAN FOR RESIDENTIAL & NON RESIDENTIAL COMMERCIAL BUILDING
HOKKANAHALLI VILLAGE,YELAHANKA OBLI,BANGALORE NORTH TALUK.
JECT OF DRAWING :
-MODIFIED DEVELOPMENT PLAN
SCALE : 1:1200 | DATE : 03.01.15

BLOCK-1 (RESIDENTIAL-UNDER CONSTRUCTION)
1. Approved by Authority vide Modified Development plan no. DLP-11/09-10/33/3/2012-13 dated 18-09-2012.
2. Building plans approved by BBMP vide no. JDTP/LP/25/2010-11 NORTH OFFICE dated 31-12-2012 for wing E,F,G,H,I & J.
3. Building plans approved by BBMP vide no. JDTP/N/LP/25/2010-11 dated 08-02-2013 for wing A,B,C & D.

MIXED USE BLOCK-2
1. Approved by Authority vide Remodified Development plan no. DLP-11/09-10/4354/2013-14 dated 21-12-2013

K-3,4,5 & SERVICE BLOCK (COMMERCIAL)
proved by Authority vide Modified Development plan no. 11/09-10/33/3/2012-13 dated 18-09-2012 for Block 3,4,5 & Service block.
ilding plans approved by BBMP vide no. JDTP/N/LP/25/2010-11 dated 2-2013 for Block-4 Commercial & Service block.
mmence certificate obtained from BBMP vide no. JDTP/LP/25/2010-11 l 03-05-2013 for Block-4 & Service block.



1. The Re-modified Residential and Non-Residential Development Plan is approved by Authority Committee Resolution No. 17/2015 dated: 28/01/2015.
2. Applicant has to abide by the conditions imposed in the Work Order.
3. The Re-Modified Residential and Non-Residential Development Plan is issued wide BDA/TPM/ Development Plan is issued wide DLP-11/2009-10/312/2015-16 dated:- 29/04/2015.

AREA STATEMENT OF BUILDING APPROVED BY BDA IN THE MODIFIED DEVELOPMENT PLAN VIDE NO.BDA/DLP-11/09-10/4354/2013-14 DATED 21-12-2013

AREA STATEMENT			
TOTAL AREA OF THE PLOT	=	429,068.00 Sqm	(106 Acre - 1 Guntas)
Site Area for Commercial Development (North Parcel)	=	289,762.50 Sqm	(71 Acre - 24 Guntas)
Site Area for Residential Development (South Parcel)	=	138,704.85 Sqm	(34 Acre - 11 Guntas)
Site Area under Alloted "A" Kharab Land	=	1621.00 Sqm	(0 Acre - 16 Guntas)
Site Area under Proposed PRR	=	68,492.66 Sqm	(16 Acre - 37 Guntas)

NORTH PARCEL		
TOTAL SITE UNDER COMMERCIAL ZONE (NORTH PARCEL)	289,752.50 Sqm	(71 Acre - 24 Guntas)
SITE PARCEL AREA FOR COMMERCIAL DEVELOPMENT	222,995.50 Sqm	
SITE PARCEL AREA FOR RESIDENTIAL DEVELOPMENT	66,757.00 Sqm	

CALCULATION OF PARKS/OPEN SPACES, SURFACE PARKING & CIVIC AMENITIES FOR COMMERCIAL 222,995.50 Sqm	%	PERMISSIBLE (IN SQM)	%	PROPOSED (IN SQM)	
PARKS & OPEN SPACES AREA (COMMERCIAL)	10%	22,299.55	10.04%	21,132.78	22,391.30
PARKS & OPEN SPACES AREA (RESIDENTIAL)				1,258.52	
SURFACE PARKING (COMMERCIAL)	5%	11,149.78	5.02%	10,571.03	11,200.29
CIVIC AMENITIES (RESIDENTIAL)				629.26	
TOTAL AREA	15%	33,449.33	15.05%		33,591.58

CALCULATION OF PARKS/OPEN SPACES & CIVIC AMENITY FOR RESIDENTIAL 66,757.00 Sqm	%	PERMISSIBLE (IN SQM)	%	PROPOSED (IN SQM)
PARKS & OPEN SPACES AREA	10%	6,675.70	10.00%	6,675.73
CIVIC AMENITIES	5%	3,337.85	5.07%	3,383.94
TOTAL AREA	15%	10,013.55	15.07%	10,059.67

NET SITE AREA CONSIDERED FOR FAR
2,897,52.50 - (21,132.78+629.26+3,383.94) = 264,606.52 Sqm

PERMISSIBLE F A R = 3.00 — Net site area considered for coverage
PERMISSIBLE GROUND COVERAGE = 50% — 264606.52 - 9330.24 = 255276.28 smt

PROPOSED FAR AREA = 704,290.85 SQM
PROPOSED FAR = 2.662
PROPOSED GROUND COVERAGE = [redacted] 31.79% (81145.57 smt).

SUMMARY OF COMMERCIAL - BLOCKS - 3, 4, 5 & Service Block

Sl No	Floors	Gross Area (Sqm)	Deductions for Shafts / Cutouts (Sqm)	Built Up Area (Sqm)	Lifts & Ramps (Sqm)	Open Sitouts / Terraces / Refuge (Sqm)	Parking (Sqm)	Net FAR Deductions (Sqm)	FAR (Sqm)
1	Basement 3 Floor (Including Service Block)	43,054.91	-	43,054.91	343.84	-	41,054.78	41,398.61	1,656.30
2	Basement 2 Floor (Including Service Block)	42,988.65	191.56	42,797.09	343.84	-	40,271.85	40,615.68	2,181.41
3	Basement 1 Floor (Including Service Block)	42,954.21	159.38	42,794.83	343.84	-	38,721.19	39,065.02	3,729.81
4	Ground Floor (Block-5)+Service Block	15,254.11	41.67	15,212.44	343.84	-	13,081.36	13,425.20	1,787.24
	Total Parking Levels	144,251.89	392.61	143,859.28	1,375.34	-	133,129.17	134,504.52	9,354.76
5	Block 3								
	Ground floor	4,453.14	172.05	4,281.09	96.67	-	-	96.67	4,184.42
	1st Floor	5,043.78	112.08	4,931.70	87.47	-	-	87.47	4,844.23
	2nd Floor	5,026.95	112.06	4,914.89	87.47	-	-	87.47	4,827.42
	3rd Floor	5,026.95	112.06	4,914.89	87.47	-	-	87.47	4,827.42
	4th Floor	5,026.95	112.06	4,914.89	87.47	-	-	87.47	4,827.42
	5th Floor	5,026.95	112.06	4,914.89	87.47	-	-	87.47	4,827.42
	6th Floor	5,027.78	112.06	4,915.72	87.47	324.32	-	411.79	4,503.93
	7th Floor	5,026.95	112.06	4,914.89	87.47	-	-	87.47	4,827.42
	8th Floor	5,026.95	112.06	4,914.89	87.47	-	-	87.47	4,827.42
	9th Floor	5,026.95	112.06	4,914.89	87.47	-	-	87.47	4,827.42
	10th Floor	5,027.78	112.06	4,915.72	87.47	324.32	-	411.79	4,503.93
	11th Floor	5,026.95	112.06	4,914.89	87.47	-	-	87.47	4,827.42
	12th Floor	5,026.95	112.06	4,914.89	87.47	-	-	87.47	4,827.42
	13th Floor	5,026.95	112.06	4,914.89	87.47	-	-	87.47	4,827.42
	Terrace	5,026.95	112.06	4,914.89	14.56	4,440.60	-	4,455.16	459.73
	TOTAL OF BLOCK 3	74,848.93	1,740.91	73,108.02	1,248.34	5,089.24	-	6,337.58	66,770.44
6	Block 4								
	Ground floor	4,472.63	170.69	4,301.94	74.77	-	-	74.77	4,227.17
	1st Floor	4,876.41	59.73	4,816.68	65.57	-	-	65.57	4,751.11
	2nd Floor	4,794.11	68.33	4,725.78	65.57	-	-	65.57	4,660.21
	3rd Floor	4,813.58	93.28	4,720.30	65.57	-	-	65.57	4,654.73
	4th Floor	4,794.11	68.33	4,725.78	65.57	-	-	65.57	4,660.21
	5th Floor	4,805.68	93.28	4,712.40	65.57	329.94	-	395.51	4,316.89
	6th Floor	4,794.11	68.33	4,725.78	65.57	-	-	65.57	4,660.21
	7th Floor	4,813.58	93.28	4,720.30	65.57	-	-	65.57	4,654.73
	8th Floor	4,794.11	68.33	4,725.78	65.57	-	-	65.57	4,660.21
	9th Floor	4,813.58	93.28	4,720.30	65.57	-	-	65.57	4,654.73
	Terrace	363.35	6.70	356.65	14.56	-	-	14.56	490.76
	TOTAL OF BLOCK 4	48,135.25	883.56	47,251.69	679.46	329.94	-	1,009.40	46,242.29
7	Block 5								
	1st Floor	7,269.17	105.87	7,163.30	153.08	-	-	153.08	7,010.22
	2nd Floor	7,269.17	105.87	7,163.30	153.08	-	-	153.08	7,010.22
	3rd Floor	7,269.17	105.87	7,163.30	153.08	-	-	153.08	7,010.22
	4th Floor	7,269.17	105.87	7,163.30	153.08	-	-	153.08	7,010.22
	5th Floor	7,269.17	105.87	7,163.30	153.08	426.47	-	579.55	6,583.75
	6th Floor	7,269.17	105.87	7,163.30	153.08	-	-	153.08	7,010.22
	7th Floor	7,269.17	105.87	7,163.30	153.08	-	-	153.08	7,010.22
	8th Floor	7,269.17	105.87	7,163.30	153.08	-	-	153.08	7,010.22
	9th Floor	7,269.17	105.87	7,163.30	153.08	426.47	-	579.55	6,583.75
	10th Floor	7,269.17	105.87	7,163.30	153.08	-	-	153.08	7,010.22
	11th Floor	7,269.17	105.87	7,163.30	153.08	-	-	153.08	7,010.22
	12th Floor	7,269.17	105.87	7,163.30	153.08	-	-	153.08	7,010.22
	13th Floor	7,269.17	105.87	7,163.30	153.08	426.47	-	579.55	6,583.75
	14th Floor	7,269.17	105.87	7,163.30	153.08	-	-	153.08	7,010.22
	15th Floor	7,269.17	105.87	7,163.30	153.08	-	-	153.08	7,010.22
	16th Floor	7,269.17	105.87	7,163.30	153.08	-	-	153.08	7,010.22
	17th Floor	7,269.17	105.87	7,163.30	153.08	426.47	-	579.55	6,583.75
	18th Floor	7,269.17	105.87	7,163.30	153.08	-	-	153.08	7,010.22
	Terrace	7,269.17	105.87	7,163.30	14.57	6,689.49	-	6,704.06	459.24
	TOTAL OF BLOCK 5	138,114.23	2,011.53	136,102.70	2,770.01	8,395.37	-	11,165.38	124,937.32
8	Service Block-for Services								
	1st Floor	1,268.78	51.06	1,217.72	-	-	-	51.06	1,217.72
	2nd Floor	1,268.78	51.06	1,217.72	-	-	-	51.06	1,217.72
	3rd Floor	1,268.78	51.06	1,217.72	-	-	-	51.06	1,217.72
	Terrace Floor	1,268.78	51.06	1,217.72	-	1,217.72	-	1,217.72	-
	TOTAL OF SERVICE BLOCK	5,075.12	204.25	4,870.87	-	1,217.72	-	1,370.91	3,653.15
	GRAND TOTAL	410,425.42	5,232.86	405,192.56	6,073.16	15,032.27	133,129.17	154,387.78	250,957.96

NORTH PARCEL - SUMMARY OF BLOCKS 1, 2, 3, 4, 5 & SERVICE BLOCK

Sl No	BUILDING NAME	Gross Area (Sqm)	Deductions for Shafts / Cutouts (Sqm)	Built Up Area (Sqm)	Lifts & Ramps (Sqm)	Parking (Sqm)	OTS Terraces	Net FAR Deductions (Sqm)	FAR (Sqm)	No Of Residential Units
1	RESIDENTIAL BLOCK-1	446,548.63	24,957.79	421,590.84	6,163.50	114,329.28		120,492.78	301,098.06	2,415.00
2	MIXED USE BLOCK 2	285,519.05	30,415.84	255,103.21	6,831.05	96,006.13	31.20	102,868.38	152,234.83	144.00
3	COMMERCIAL BLOCKS 3, 4 & 5 & SERVICE BLOCK	410,425.42	5,232.86	405,192.56	6,073.15	133,129.17	15,032.27	154,387.79	250,957.96	
	GRAND TOTAL OF BLOCK-1, 2,3, 4,5 & SERVICE BLOCK	1,142,493.10	60,606.49	1,081,886.61	19,067.70	343,464.58	15,063.47	377,748.95	704,290.85	

NORTH PARCEL - PARKING STATEMENT

Sl No	BUILDING NAME	AS PER REVISED MASTER PLAN 2015	REQUIRED PARKING	PROPOSED PARKING IN BASEMENTS, GROUND & SURFACE
1	RESIDENTIAL BLOCK-1	1 per Unit + 10% Visitors	2,848	3,221
2	MIXED USE BLOCK -2		2,375	2,375
3	COMMERCIAL BLOCK-3, 4, 5 & SERVICE BLOCK	For every 50 Sqm of floor area	5,017	5,018

PARKS & OPEN SPACES, SURFACE PARKING & CIVIC AMENITIES
NORTH PARCEL

COMMERCIAL				RESIDENTIAL (MIXED USE BLOCK-2)			
PARKS & OPEN SPACES		SURFACE PARKING		PARKS & OPEN SPACES		CIVIC AMENITIES	
No	Area (Sqm)	No	Area (Sqm)	No	Area (Sqm)	No	Area (Sqm)
1	14051.00	1	1040.60	A	1,258.52	1	629.26
2	2578.00	2	233.86				
3	1750.00	3	117.79				
4	2380.11	4	1152.74				
5	373.67	5	2509.37				
		6	1815.80				
		7	2023.00				
		8	713.76				
		9	603.71				
		10	360.40				
Total	21132.78	Total	10571.03	Total	1258.52	Total	629.26

RESIDENTIAL (BLOCK-1)			
PARKS & OPEN SPACES		CIVIC AMENITIES	
No	Area (Sqm)	No	Area (Sqm)
1	2697.56	1	3383.94
2	842.00		
3	1334.75		
4	322.38		
5	1479.04		
Total	6675.73	Total	3383.94

CALCULATION OF CIVIC AMENITY & PARKS & OPEN SPACES FOR RESIDENTIAL IN MIXED USE BLOCK-2		
TOTAL RESIDENTIAL FAR	37,755.50	SQM
SITE AREA @ 3.00 FAR	12,585.17	SQM
5% CIVIC AMENITIES	629.26	SQM
10% PARKS & OPEN SPACES	1,258.52	SQM

SUMMARY OF RESIDENTIAL - BLOCK-1

Sl No	Floors	Gross Area (Sqm)	Deductions for Shafts / Cutouts (Sqm)	Built Up Area (Sqm)	Lifts & Ramps (Sqm)	Parking (Sqm)	OTS Terraces	Net FAR Deductions (Sqm)	FAR (Sqm)	No Of Units with EWS (Servant Quarters)	Total No Of Residential Units
1	Basement-2	47,672.63	243.37	47,429.26	213.00	44,492.59	-	44,705.59	2,723.67	-	-
2	Basement-1	47,672.63	802.72	46,869.91	213.00	44,401.23	-	44,614.23	2,255.68	-	-
3	Ground Floor	33,736.95	243.37	33,493.58	213.00	25,435.46	-	25,648.46	7,845.12	-	-
	Total Parking Levels	1,29,082.21	1,289.46	1,27,792.75	639.00	1,14,329.28	-	1,14,968.28	12,824.47	-	-
4	1st Floor	11,318.21	2,416.85	8,901.36	207.00	-	-	207.00	8,694.36	4	74
5	2nd Floor	11,325.39	612.15	10,713.24	207.00	-	-	207.00	10,506.24	4	66
6	3rd Floor	11,503.48	1,173.29	10,330.19	207.00	-	-	207.00	10,123.19	4	74
7	4th Floor	13,478.70	775.59	12,703.11	207.00	-	-	207.00	12,496.11	17	101
8	5th Floor	13,811.97	850.65	12,961.32	207.00	-	-	207.00	12,754.32	17	115
9	6th Floor	13,244.48	775.59	12,468.89	207.00	-	-	207.00	12,261.89	17	101
10	7th Floor	13,510.42	775.59	12,734.83	207.00	-	-	207.00	12,527.83	17	115
11	8th Floor	13,244.48	775.59	12,468.89	207.00	-	-	207.00	12,261.89	17	101
12	9th Floor	13,811.97	850.65	12,961.32	207.00	-	-	207.00	12,754.32	17	115
13	10th Floor	13,244.48	775.59	12,468.89	207.00	-	-	207.00	12,261.89	17	101
14	11th Floor	13,510.42	775.59	12,734.83	207.00	-	-	207.00	12,527.83	17	115
15	12th Floor	13,244.48	775.59	12,468.89	207.00	-	-	207.00	12,261.89	17	101
16	13th Floor	13,811.97	850.65	12,961.32	207.00	-	-	207.00	12,754.32	17	115
17	14th Floor	13,244.48	775.59	12,468.89	207.00	-	-	207.00	12,261.89	17	101
18	15th Floor	13,510.42	775.59	12,734.83	207.00	-	-	207.00	12,527.83	17	115
19	16th Floor	13,244.48	775.59	12,468.89	207.00	-	-	207.00	12,261.89	17	101
20	17th Floor	10,328.98	762.72	9,566.26	207.00	-	-	207.00	9,359.26	4	81
21	18th Floor	9,474.47	660.84	8,813.63	207.00	-	-	207.00	8,606.63	4	75
22	19th Floor	10,439.24	766.24	9,673.00	207.00	-	-	207.00	9,466.00	4	88
23	20th Floor	10,262.50	766.24	9,496.26	207.00	-	-	207.00	9,289.26	4	82
24	21st Floor	10,723.76	841.30	9,882.46	207.00	-	-	207.00	9,675.46	4	88
25	22nd Floor	10,262.50	766.24	9,496.26	207.00	-	-	207.00	9,289.26	4	82
26	23rd Floor	10,439.24	766.24	9,673.00	207.00	-	-	207.00	9,466.00	4	88
27	24th Floor	10,262.50	766.24	9,496.26	207.00	-	-	207.00	9,289.26	4	82
28	25th Floor	10,748.04	841.30	9,906.74	207.00	-	-	207.00	9,699.74	4	82
29	26th Floor	9,040.97	658.57	8,382.40	207.00	-	-	207.00	8,175.40	-	54
30	27th Floor	5,890.84	1,562.26	4,328.58	142.50	-	-	142.50	4,186.08	-	-
31	28th Floor	533.55	-	533.55	-	-	-	-	533.55	-	-
	Total Residential Levels	3,17,466.42	23,668.33	2,93,798.09	5,524.50	-	-	5,524.50	2,88,273.59	269	2,415
	GRAND TOTAL	4,46,548.63	24,957.79	4,21,590.84	6,163.50	1,14,329.28	-	1,20,492.78	3,01,098.06	269	2,415

SUMMARY OF MIXED USE BLOCK-2

Sl No	Floors	Gross Area	Deductions Cutout/Shaft	Built Up Area	Lifts & Sumps	Parking & Ramps	OTS Terraces	Net FAR Deductions	Net FAR Area	No. of EWS Units	Total No. of Residential Units
1	Basement-3	36,772.28	1,077.98	35,694.30	1,425.94	29,758.22	-	31,184.16	4,510.14	-	-
2	Basement-2	43,280.98	2,520.64	40,760.34	752.12	34,722.14	-	35,474.26	5,286.08	-	-
3	Basement-1	44,495.30	1,689.41	42,805.89	442.17	25,630.36	-	26,072.53	16,733.36	-	-
	Total Parking Levels	124,548.56	5,288.03	119,260.53	2,620.23	90,110.72	-	92,730.95	26,529.58	-	-
	Block-2										
1	Ground Floor	25,291.43	1,634.91	23,656.52	629.67	5,895.41	-	6,525.08	17,131.44	-	-
2	1st Floor	19,303.29	2,428.25	16,875.04	377.51	-	-	377.51	16,497.53	-	-
3	2nd Floor	18,806.84	1,815.59	16,991.25	292.10	-	-	292.10	16,699.15	-	-
4	3rd Floor	16,651.54	4,119.89	12,531.65	251.30	-	-	251.30	12,280.35	-	-
5	4th Floor	12,914.24	2,496.71	10,417.53	269.40	-	-	269.40	10,148.13	-	-
6	5th Floor	9,098.23	4,203.45	4,894.78	258.94	-	-	258.94	4,635.84	-	-
7	6th Floor	8,914.00	6,577.30	2,336.70	49.00	-	-	49.00	2,287.70	-	-
8	7th Floor	3,602.11	131.79	3,470.32	226.02	-	-	226.02	3,244.30	1	9
9	8th Floor	3,487.87	131.79	3,356.08	111.78	-	-	111.78	3,244.30	1	9
10	9th Floor	3,519.07	131.79	3,387.28	111.78	-	-	111.78	3,275.50	1	9
11	10th Floor	3,487.87	131.79	3,356.08	111.78	-	-	111.78	3,244.30	1	9
12	11th Floor	3,487.87	131.79	3,356.08	111.78	-	-	111.78	3,244.30	1	9
13	12th Floor	3,487.87	131.79	3,356.08	111.78	-	-	111.78	3,244.30	1	9
14	13th Floor	3,519.07	131.79	3,387.28	111.78	-	-	111.78	3,275.50	1	9
15	14th Floor	3,487.87	131.79	3,356.08	111.78	-	-	111.78	3,244.30	1	9
16	15th Floor	3,487.87	131.79	3,356.08	111.78	-	-	111.78	3,244.30	1	9
17	16th Floor	3,487.87	131.79	3,356.08	111.78	-	-	111.78	3,244.30	1	9
18	17th Floor	3,519.07	114.12	3,404.95	111.78	-	31.20	142.98	3,261.97	1	9
19	18th Floor	3,162.92	113.84	3,049.08	111.78	-	-	111.78	2,937.30	1	9
20	19th Floor	2,002.44	75.82	1,926.62	96.50	-	-	96.50	1,830.12	1	9
21	20th Floor	1,966.77	73.87	1,892.90	62.78	-	-	62.78	1,830.12	1	9
22	21st Floor	1,966.77	73.87	1,892.90	62.78	-	-	62.78	1,830.12	-	9
23	22nd Floor	1,966.77	73.87	1,892.90	62.78	-	-	62.78	1,830.12	-	9
24	Terrace Floor	350.88	8.42	342.46	342.46	-	-	342.46	-	-	-
	Total Block-2	160,970.49	25,127.81	135,842.68	4,210.82	5,895.41	31.20	10,137.43	125,705.25	14.00	144.00
	GRAND TOTAL	285,519.05	30,415.84	255,103.21	6,831.05	96,006.13	31.20	102,868.38	152,234.83	14.00	144.00

PROPOSED BLOCK 6&7 IN SOUTH PARCEL FOR APPROVAL

SOUTH PARCEL				
TOTAL SITE UNDER RESIDENTIAL ZONE (SOUTH PARCEL)	= 1,38,704.85 Sqm			
	= 34 Acre - 11 Guntas			
CALCULATION OF PARKS/OPEN SPACES & CIVIC AMENITY FOR RESIDENTIAL	%	PERMISSIBLE (IN SQM)	%	PROPOSED (IN SQM)
PARKS & OPEN SPACES AREA	10%	13,870.60	10.09%	13,996.11
CIVIC AMENITIES	5%	6,935.30	5.01%	6954.77
TOTAL AREA	15%	20,805.90	15.10%	20,950.88

NET SITE AREA CONSIDERED FOR FAR =
1,38,704.85 - 6954.77= 1,31750.08Sqm

PERMISSIBLE F A R = 3.00
PERMISSIBLE GROUND COVERAGE = 55%

PROPOSED FAR AREA = 271504.09SQM
PROPOSED FAR = 2.06

SITE AREA CONSIDERED FOR GROUND COVERAGE	120858.75 sqmts
	138704.85-6954.77-10891.33=120858.75
PROPOSED GROUND COVERAGE AREA	[redacted] 271503.65 sqmt
PROPOSED GROUND COVERAGE AREA	[redacted] 2.06

SOUTH PARCEL

PARKS & OPEN SPACES		CIVIC AMENITIES	
No	Area (Sqm)	No	Area (Sqm)
1	1397.78	1	1532.35
2	2418.55	2	680.93
3	4519.90	3	1164.49
4	5659.88	4	502.56
		5	3074.44
Total	13996.11	Total	6954.77

SUMMARY OF CLUBHOUSE

Sl No	Floors	Gross Area (sqmts)	Deductions Cutout/Shaft (sqmts)	Built Up Area (sqmts)	Lifts (sqmts)	Net FAR Deductions (sqmts)	Net FAR Area (sqmts)
	BLOCK -6						
1	27th floor	551.30	44.15	507.15	6.55	6.55	500.60
2	28th floor	374.33		374.33			374.33
3	33 rd floor	2,232.18	231.54	2,000.64	75.55	75.55	1,925.09
	Total for Block -6	3,157.81	275.69	2,882.12	82.10	82.10	2,800.02
	BLOCK -7						
1	Ground floor	1,394.09	21.11	1,372.98	21.23	21.23	1,351.75
2	14th floor	1,523.90	103.89	1,420.01	16.19	16.19	1,403.82
3	15th floor	499.46		499.46	11.16	11.16	488.30
4	33 rd floor	3,057.24	319.56	2,737.68	90.89	90.89	2,646.79
	Total for Block -7	6,474.69	444.56	6,030.13	139.47	139.47	5,890.66
	GRAND TOTAL	9,632.50	720.25	8,912.25	221.57	221.57	8,690.68

PARKING STATEMENT
CAR PARK REQUIRED FOR BLOCK 6&7

DESCRIPTION	NO. OF UNITS	CAR PARK PROVISION REQUIRED	NO. OF CAR PARKS
UNITS UPTO 50 SQM (EWS UNITS)	211	1 PER 2 UNITS	106
UNITS ABOVE 50 SQM & UPTO 224 SQM	2025	1 PER UNIT	2025
TOTAL	2236		2131
VISITOR'S PARKING		10%	213
CLUB HOUSE AREA = 8690.68 SQMTS		1 PER 50 SQM	174
TOTAL NO.OF CAR PARKS REQUIRED			2518

CAR PARK PROVIDED FOR BLOCK 6 & 7	
NO OF CAR PARKS PRVIDED AT B3 - LOWER BASEMENT	665
NO OF CARPARKS PROVIDED AT B2- MIDDLE BASEMENT	627
NO OF CAR PARKS PROVIDED AT B1 - UPPER BASEMENT	624
NO OF CAR PARKS PROVIDED AT GROUND FLOOR	404
NO OF CAR PARKS PROVIDED AT SURFACE	200
TOTAL CAR PARKS PROVIDED	2520

SOUTH PARCEL - BLOCK 6&7

Sl No	BUILDING NAME	Gross Area (Sqm)	Deductions for Shafts / Cutouts (Sqm)	Built Up Area (Sqm)	Lifts (Sqm)	Parking (Sqm)	Net FAR Deductions (Sqm)	FAR (Sqm)	No of EWS units	Total No Of Residential Units
1	RESIDENTIAL BLOCK-6	164,723.50	13,716.53	151,006.98	2,988.47	36,643.11	39,649.24	111,357.74	137.00	973
2	RESIDENTIAL BLOCK-7	241,933.53	22,418.06	219,515.47	3,904.94	55,447.07	59,369.56	160,145.91	74.00	1263
	SUMMARY OF BLOCK-6&7	406,657.03	36,134.58	370,522.45	6,893.41	92,090.18	99,018.80	271,503.65	211.00	2,236.00

SUMMARY OF RESIDENTIAL BLOCK-6

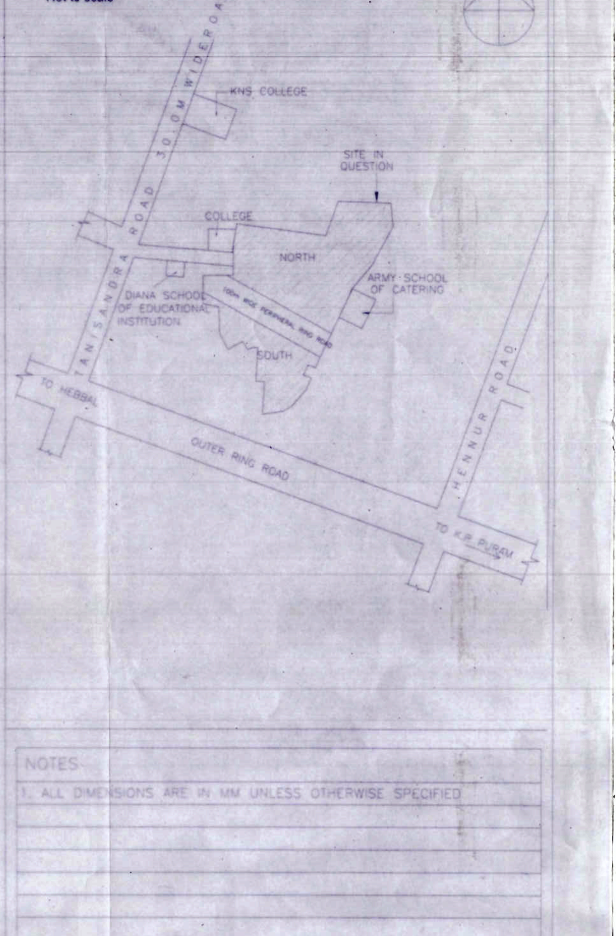
Sl No	Floors	Gross Area	Deductions Cutout/Shaft	Built Up Area	Lifts	Parking	Net FAR Deductions	Net FAR Area	No of EWS Units	Total No Of Residential Units	Car Park nos
1	Basement-3	10,599.11	8.01	10,591.10	75.64	10,104.00	10,179.64	411.46			236
2	Basement-2	10,599.11	514.99	10,084.12	75.64	9,594.67	9,670.31	413.81			224
3	Basement-1	10,599.11	514.99	10,084.12	75.64	9,594.67	9,670.31	413.81			224
	Total Parking Levels	31,797.33	1,037.99	30,759.34	226.92	29,293.34	29,520.26	1,239.06			684
	Block-6										
1	Ground Floor	10,002.34	432.38	9,569.96	82.20	7,349.77	7,431.97	2,137.99	-	5	153
2	1st Floor	3,917.51	326.34	3,591.17	82.20		82.20	3,508.97	4	27	
3	2nd Floor	3,601.79	376.77	3,225.02	82.20		82.20	3,142.82	4	30	
4	3rd Floor	3,601.79	376.77	3,225.02	82.20		82.20	3,142.82	4	30	
5	4th Floor	3,601.79	376.77	3,225.02	82.20		82.20	3,142.82	4	30	
6	5th Floor	3,889.10	375.85	3,513.25	82.20		82.20	3,431.05	5	32	
7	6th Floor	3,889.10	375.85	3,513.25	82.20		82.20	3,431.05	5	32	
8	7th Floor	3,889.10	375.85	3,513.25	82.20		82.20	3,431.05	5	32	
9	8th Floor	3,889.10	375.85	3,513.25	82.20		82.20	3,431.05	5	32	
10	9th Floor	3,889.10	375.85	3,513.25	82.20		82.20	3,431.05	5	32	
11	10th Floor	3,901.24	357.42	3,543.82	82.20		82.20	3,461.62	4	31	
12	11th Floor	3,889.10	414.20	3,474.90	82.20		82.20	3,392.70	4	31	
13	12th Floor	3,889.10	414.20	3,474.90	82.20		82.20	3,392.70	4	31	
14	13th Floor	3,889.10	414.20	3,474.90	82.20		82.20	3,392.70	4	31	
15	14th Floor	3,889.10	375.85	3,513.25	82.20		82.20	3,431.05	5	32	
16	15th Floor	3,889.10	375.85	3,513.25	82.20		82.20	3,431.05	5	32	
17	16th Floor	3,889.10	375.85	3,513.25	82.20		82.20	3,431.05	5	32	
18	17th Floor	3,889.10	375.85	3,513.25	82.20		82.20	3,431.05	5	32	
19	18th Floor	3,889.10	375.85	3,513.25	82.20		82.20	3,431.05	5	32	
20	19th Floor	3,901.24	357.42	3,543.82	82.20		82.20	3,461.62	4	31	
21	20th Floor	3,889.10	414.20	3,474.90	82.20		82.20	3,392.70	4	31	
22	21st Floor	3,889.10	414.20	3,474.90	82.20		82.20	3,392.70	4	31	
23	22nd Floor	3,889.10	414.20	3,474.90	82.20		82.20	3,392.70	4	31	
24	23rdFloor	3,889.10	375.85	3,513.25	82.20		82.20	3,431.05	5	32	
25	24thFloor	3,889.10	375.85	3,513.25	82.20		82.20	3,431.05	5	32	
26	25thFloor	3,889.10	375.85	3,513.25	82.20		82.20	3,431.05	5	32	
27	26thFloor	3,889.10	375.85	3,513.25	82.20		82.20	3,431.05	5	32	
28	27thFloor (Including Clubhouse)	3,668.65	347.07	3,321.58	82.20		82.20	3,239.38	3	25	
29	28thFloor (Including Clubhouse)	3,648.85	314.32	3,334.53	82.20		82.20	3,252.33	3	26	
30	29thFloor	3,262.30	358.66	2,903.64	75.55		75.55	2,828.09	3	26	
31	30thFloor	3,262.30	358.66	2,903.64	75.55		75.55	2,828.09	3	26	
32	31stFloor	3,262.30	358.66	2,903.64	75.55		75.55	2,828.09	3	26	
33	32ndFloor	3,262.30	358.66	2,903.64	75.55		75.55	2,828.09	3	26	
34	33rd Floor (Including Clubhouse)	2,232.18	231.54	2,000.64	75.55		75.55	1,925.09	-	-	
35	Terrace Floor	17.66		17.66				17.66			
	Total Block-6	132,926.17	12,678.54	120,247.64	2,761.55	7,349.77	10,128.98	110,118.66	137	973	153
	GRAND TOTAL	164,723.50	13,716.53	151,006.98	2,988.47	36,643.11	39,649.24	111,357.74			837

SUMMARY OF RESIDENTIAL BLOCK-7

Sl No	Floors	Gross Area (sqmts)	Deductions Cutout/Shaft (sqmts)	Built Up Area (sqmts)	Lifts (sqmts)	Parking (sqmts)	Net FAR Deductions (sqmts)	Net FAR Area (sqmts)	No of EWS Units	Total No Of Residential Units	Car Park nos
1	Basement-3	16,430.59	12.66	16,417.93	107.04	15,695.32	15,802.36	615.57			429
2	Basement-2	16,430.59	862.62	15,567.97	107.04	14,890.85	14,997.89	570.08			403
3	Basement-1	16,430.59	862.62	15,567.97	107.04	14,890.85	14,997.89	570.08			400
	Total Parking Levels	49,291.77	1,737.90	47,553.87	321.12	45,477.02	45,798.14	1,755.73			1,232
	Block-7										
1	Ground Floor (Including Clubhouse)	15,081.24	624.87	14,456.37	124.13	9,970.05	10,094.18	4,362.19	1	10	261
2	1st Floor	6,733.67	694.17	6,039.50	124.13		124.13	5,915.37	3	40	
3	2nd Floor	6,179.50	751.17	5,428.33	124.13		124.13	5,304.20	3	45	
4	3rd Floor	6,182.69	750.88	5,431.81	124.13		124.13	5,307.68	3	45	
5	4th Floor	6,179.50	751.17	5,428.33	124.13		124.13	5,304.20	3	45	
6	5th Floor	6,644.80	730.08	5,914.72	124.13		124.13	5,790.59	4	51	
7	6th Floor	6,656.59	672.60	5,983.99	124.13		124.13	5,859.86	4	51	
8	7th Floor	6,633.39	730.08	5,903.31	124.13		124.13	5,779.18	4	51	
9	8th Floor	6,632.55	730.08	5,902.47	124.13		124.13	5,778.34	4	51	
10	9th Floor	6,650.62	672.60	5,978.02	124.13		124.13	5,853.89	4	51	
11	10th Floor	6,620.73	679.77	5,940.96	124.13		124.13	5,816.83	3	49	
12	11th Floor	6,654.17	798.37	5,855.80	124.13		124.13	5,731.67	3	49	
13	12th Floor	6,661.47	798.37	5,863.10	124.13		124.13	5,738.97	3	49	
14	13th Floor	6,636.94	798.37	5,838.57	124.13		124.13	5,714.44	3	49	
15	14th Floor (Including Clubhouse)	6,119.46	643.81	5,475.65	107.93		107.93	5,367.72	2	33	
16	15th Floor (Including Clubhouse)	5,107.60	481.44	4,626.16	102.05		102.05	4,524.11	2	34	
17	16th Floor	4,592.94	508.23	4,084.71	90.89		90.89	3,993.82	2	34	
18	17th Floor	4,607.61	508.23	4,099.38	90.89		90.89	4,008.49	2	34	
19	18th Floor	4,610.17	470.29	4,139.88	90.89		90.89	4,048.99	2	34	
20	19th Floor	4,603.50	470.29	4,133.21	90.89		90.89	4,042.32	1	32	
21	20th Floor	4,605.64	626.83	3,978.81	90.89		90.89	3,887.92	1	32	
22	21st Floor	4,606.54	588.89	4,017.65	90.89		90.89	3,926.76	1	32	
23	22nd Floor	4,592.41	588.89	4,003.52	90.89		90.89	3,912.63	1	32	
24	23rdFloor	4,607.61	508.23	4,099.38	90.89		90.89	4,008.49	2	34	
25	24thFloor	4,610.17	470.29	4,139.88	90.89		90.89	4,048.99	2	34	
26	25thFloor	4,582.80	508.23	4,074.57	90.89		90.89	3,983.68	2	34	
27	26thFloor	4,606.17	508.23	4,097.94	90.89		90.89	4,007.05	2	34	
28	27thFloor	4,608.14	470.29	4,137.85	90.89		90.89	4,046.96	2	34	
29	28thFloor	4,600.10	470.29	4,129.81	90.89		90.89	4,038.92	1	32	
30	29thFloor	4,596.62	588.89	4,007.73	90.89		90.89	3,916.84	1	32	
31	30thFloor	4,585.83	588.89	3,996.94	90.89		90.89	3,906.05	1	32	
32	31stFloor	4,583.39	588.89	3,994.50	90.89		90.89	3,903.61	1	32	
33	32ndFloor	4,592.41	588.89	4,003.52	90.89		90.89	3,912.63	1	32	
34	33rd Floor (Including Clubhouse)	3,057.24	319.56	2,737.68	90.89		90.89	2,646.79	-	-	
35	Terrace Floor	17.55		17.55				17.55			
	Total Block-7	192,641.76	20,680.16	171,961.60	3,583.82	9,970.05	13,571.42	158,390.18	74	1,263	261
	GRAND TOTAL	241,933.53	22,418.06	219,515.47	3,904.94	55,447.07	59,369.56	160,145.91			1,493

Poornima N.M				28/4/15	
TOWN PLANNER BDA	ASSISTANT DIRECTOR (N) BDA	DEPUTY DIRECTOR (E) BDA	JOINT DIRECTOR (E) BDA	TOWN PLANNER MEMBER BDA	COMMISSIONER BDA

LOCATION PLAN
Not to scale



NOTES
1. ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE SPECIFIED

LEGENDS
- PLOT BOUNDARY
- SETBACK LINE
- BASEMENT LINE
- GROUND FLOOR LINE
- PODIUM LINE
- BUILDING BLOCK
- SOLAR STREET LIGHTING
- RAIN WATER RECHARGE PIT
- PARKS & OPEN SPACE
- CIVIC AMENITIES
- KHARAB LAND
- SURFACE PARKING
- FIRE DRIVEWAY
- DRIVEWAY
- RMP ROAD
- TERRACE OF BASEMENT
- TERRACE OF GROUND FLOOR

BHARTIYA CITY DEVELOPERS PVT LTD

100/1, ANCHORAGE 1,
RICHMOND ROAD
BANGALORE- 560025

OWNERS SIGNATURE:

G. RAGHAVAN
(Authorized Signatory)
BHARTIYA CITY DEVELOPERS PVT LTD

ENGINEERS SIGNATURE

RAMESH V JOSHI
BCC/BL/3.6/E-3787/2012-13

PROJECT TITLE

PROPOSED RE-MODIFIED DEVELOPMENT PLAN FOR RESIDENTIAL & NON RESIDENTIAL COMMERCIAL BUILDING

(AT SY NOS: 32/1(P), 32/2(P), 32/3, 32/4, 35, 37, 38, 39, 40, 41, 42/1, 42/2, 43/1,43/2, 44 & 45, 46, 47, 48, 49, 50)

CHOKKANAHALLI VILLAGE,YELAHANKA HOBLI,BANGALORE NORTH TALUK.

SUBJECT OF DRAWING :
RE-MODIFIED DEVELOPMENT PLAN

FILENAME :	
SCALE : 1:1200	DATE : 03.01.15
DRAWN : RAMASAMY	CHECKED : TINKU JACOB
JOB NO : 13636	DRAWING NO : SD-01

PROJECT CONSULTANTS:
RSP Design Consultants (India) Pvt Ltd.