LAND AREA STATEMENT

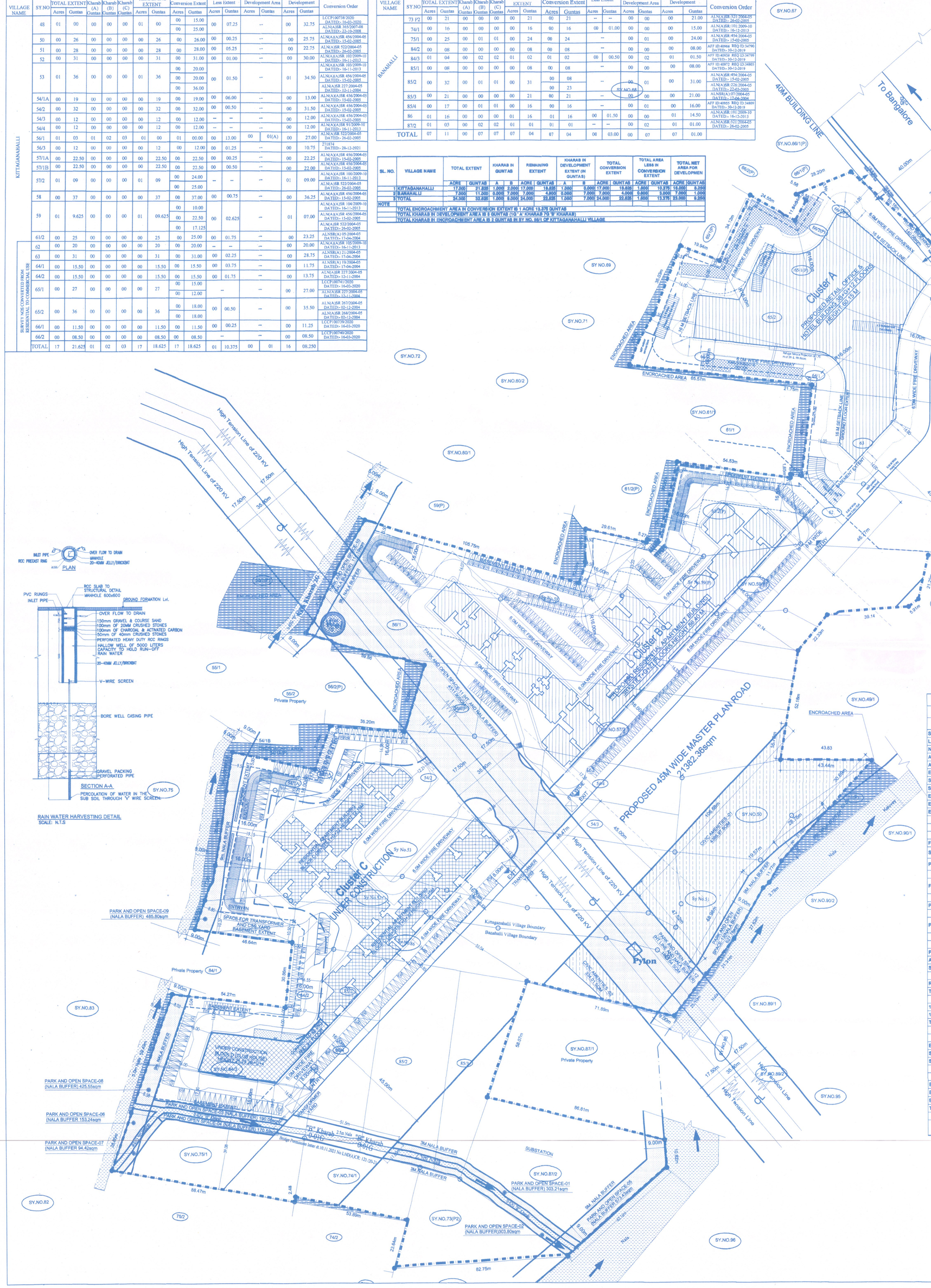
VILLAGE NAME	SY NO	TOTAL EXTENT (A) Acres	TOTAL EXTENT (A) Guntas	Kharab (B) Acres	Kharab (B) Guntas	Kharab (C) Acres	Kharab (C) Guntas	REMAINING EXTENT Acres	REMAINING EXTENT Guntas	Conversion Extent Acres	Conversion Extent Guntas	Less Extent Acres	Less Extent Guntas	Kharab in Development Area Acres	Kharab in Development Area Guntas	Area for Development Acres	Area for Development Guntas	Conversion Order
KITTAGANAHALLI	48	01	00	00	00	00	00	01	00	--	00	15.00	00	07.25	--	00	32.75	LCC*F/0718/2020 DATED:-16-03-2022
												25.00						ALNA/SR 165/2007-08 DATED:-22-9-2008
	50	00	26	00	00	00	00	26	00	26.00	00.25	--				00	25.75	ALNA/SR 456/2004-05 DATED:-15-02-2005
	51	00	28	00	00	00	00	28	00	28.00	05.25	--				00	22.75	ALNA/SR 522/2004-05 DATED:-26-02-2005
	52	00	31	00	00	00	00	31	00	31.00	00	01.00				00	30.00	ALNA/SR 1(B)/2006-07 DATED:-16-11-2012
	53	01	36	00	00	00	01	36	00	20.00								ALNA/SR (B)/2006-07 DATED:-16-11-2012
										70.00	01.50	--				01	34.50	ALNA/SR 456/2004-05 DATED:-15-02-2005
										20.00								ALNA/SR 27/2004-05 DATED:-12-01-2004
	54/1A	00	19	00	00	00	00	19	00	19.00	06.00	--				00	13.00	ALNA/SR 522/2004-05 DATED:-26-02-2005
	54/2	00	32	00	00	00	00	32	00	32.00	00.50	--				00	31.50	ALNA/SR 456/2004-05 DATED:-15-02-2005
	54/3	00	12	00	00	00	00	12	00	12.00	--	--				00	12.00	ALNA/SR 456/2004-05 DATED:-15-02-2005
	54/4	00	12	00	00	00	00	12	00	12.00	--	--				00	12.00	ALNA/SR 91/2006-10 DATED:-16-11-2012
	56/1	01	03	01	02	03	01	00	01	00.00	00	13.00	00	01(A)	00	27.00		ALNA/SR 522/2004-05 DATED:-26-02-2005
	56/3	00	12	00	00	00	00	12	00	12.00	00	01.25	--			00	10.75	LCC*F/0718/2020 DATED:-26-12-2021
	57/1A	00	22.50	00	00	00	00	22.50	00	22.50	00	00.25	--			00	22.25	ALNA/SR 456/2004-05 DATED:-15-02-2005
	57/1B	00	22.50	00	00	00	00	22.50	00	22.50	00	00.50	--			00	22.00	ALNA/SR 456/2004-05 DATED:-15-02-2005
	57/2	01	09	00	00	00	01	09	00	24.00	--	--	--			01	09.00	ALNA/SR 100/2009-10 DATED:-16-11-2012
										27.00								ALNA/SR 522/2004-05 DATED:-26-02-2005
	58	00	37	00	00	00	00	37	00	37.00	00	00.75	--			00	36.25	ALNA/SR 456/2004-05 DATED:-15-02-2005
										10.00								ALNA/SR 104/2009-10 DATED:-16-11-2012
	59	01	9.625	00	00	00	01	09.625	00	22.50	00	02.625	--			01	07.00	ALNA/SR 456/2004-05 DATED:-15-02-2005
										17.125								ALNA/SR 522/2004-05 DATED:-26-02-2005
	61/2	00	25	00	00	00	00	25	00	25.00	00	01.75	--			00	23.25	ALNB(A)/05-2006-07 DATED:-11-06-2008
	62	00	20	00	00	00	00	20	00	20.00	--	--	--			00	20.00	ALNC(A)/SR 102/2006-07 DATED:-17-06-2008
	63	00	31	00	00	00	00	31	00	31.00	00	02.25	--			00	28.75	ALNB(A)-11/2006-07 DATED:-17-06-2008
	64/1	00	15.50	00	00	00	00	15.50	00	15.50	00	03.75	--			00	11.75	ALNB(A)-11/2006-07 DATED:-17-06-2008
	64/2	00	15.50	00	00	00	00	15.50	00	15.50	00	01.75	--			00	13.75	ALNB(A)-11/2006-07 DATED:-17-06-2008
	65/1	00	27	00	00	00	00	27	00	15.00	--	--	--			00	27.00	LCC*F/0741/2020 DATED:-19-05-2020
										12.00								ALNA/SR 102/2004-05 DATED:-13-11-2006
	65/2	00	36	00	00	00	00	36	00	18.00	00	00.50	--			00	35.50	ALNA/SR 207/2004-05 DATED:-12-01-2006
										18.00								ALNA/SR 264/2004-05 DATED:-12-12-2006
	66/1	00	11.50	00	00	00	00	11.50	00	11.50	00	00.25	--			00	11.25	LCC*F/0718/2020 DATED:-16-03-2020
	66/2	00	08.50	00	00	00	00	08.50	00	08.50	--		--			00	08.50	LCC*F/0742/2020 DATED:-19-05-2020
	TOTAL	17	21.625	01	02	03	17	18.625	17	18.625	01	10.375	00	01	16	08.250		
SURVEY NOS. CONVERTED FROM 'B' TO 'A' KHARAB																		

LAND AREA STATEMENT

VILLAGE NAME	SY NO	TOTAL EXTENT (A) Acres	TOTAL EXTENT (A) Guntas	Kharab (B) Acres	Kharab (B) Guntas	Kharab (C) Acres	Kharab (C) Guntas	REMAINING EXTENT Acres	REMAINING EXTENT Guntas	Conversion Extent Acres	Conversion Extent Guntas	Less Extent Acres	Less Extent Guntas	Kharab in Development Area Acres	Kharab in Development Area Guntas	Area for Development Acres	Area for Development Guntas	Conversion Order
BANAHALLI	73 P2	00	21	00	00	00	00	00	21	00	21	--	--	00	00	00	21.00	ALNA/SR 151/2006-07 DATED:-26-02-2008
	74/1	00	16	00	00	00	00	16	00	16	16	00	01.00	00	00	00	15.00	ALNA/SR (B)/2009-10 DATED:-16-11-2013
	75/1	00	25	00	01	01	00	24	00	24	24	--		00	01	00	24.00	ALNA/SR 454/2004-05 DATED:-15-02-2005
	84/2	00	08	00	00	00	00	08	00	08	08	--		00	00	00	08.00	APP 20-49/97 REQ ID:34790 DATED:-30-12-2019
	84/3	01	04	00	02	02	01	02	01	02	00	00.50	00	02	01	01.50		ALNA/SR 185(2)/2007-08 DATED:-30-12-2019
	85/1	00	08	00	00	00	00	08	00	08	--		00	00	00	08.00		APP 20-49/97 REQ ID:34801 DATED:-30-12-2019
	85/2	00	32	00	01	01	00	31	00	08	--		00	01	00	31.00		ALNA/SR 454/2004-05 DATED:-15-02-2005
										23								ALNA/SR 226/2004-05 DATED:-12-01-2006
	85/3	00	21	00	00	00	00	21	00	21	--		00	00	00	21.00		ALNB(A)/SR 102/2006-07 DATED:-17-06-2008
	85/4	00	17	00	01	01	00	16	00	16	--		00	01	00	16.00		APP 20-49/97 REQ ID:34809 DATED:-30-12-2019
	86	01	16	00	00	00	01	16	01	16	00	01.50	00	00	01	14.50		ALNA/SR (B)/2009-10 DATED:-16-11-2013
	87/2	01	03	00	02	02	01	01	01	01	--	--	00	02	01	01.00		ALNA/SR 151/2006-07 DATED:-26-02-2008
TOTAL		07	11	00	07	07	04	07	04	07	04	03.00	00	07	07	01.00		

SL. NO.	VILLAGE NAME	TOTAL EXTENT		KHARAB IN GUNTAB		REMAINING EXTENT		KHARAB IN DEVELOPMENT EXTENT (IN GUNTAB)		TOTAL CONVERSION EXTENT		TOTAL AREA LESS IN CONVERSION EXTENT		TOTAL NET AREA FOR DEVELOPMENT	
		ACRE	GUNTAB	A	B	ACRE	GUNTAB	A	B	ACRE	GUNTAB	ACRE	GUNTAB	ACRE	GUNTAB
1	KITTAGANAHALLI	17.500	21.000	1.000	2.000	17.000	19.000	1.000	0.000	17.000	19.000	0.250	10.375	16.750	8.250
2	BANAHALLI	07.000	11.000	0.000	7.000	07.000	04.000	0.000	7.000	07.000	04.000	0.000	01.000	07.000	03.000
3	TOTAL	24.500	32.000	1.000	9.000	24.000	23.000	1.000	7.000	24.000	23.000	0.250	11.375	23.750	11.250

NOTE :
- TOTAL ENCROACHMENT AREA IN CONVERSION EXTENT IS 1 ACRE 15.375 GUNTAB
- TOTAL KHARAB IN DEVELOPMENT AREA IS 8 GUNTAB (1G 'A' KHARAB 7G 'B' KHARAB)
- TOTAL KHARAB IN ENCROACHMENT AREA IS 2 GUNTAB 8G BY ST. NO. 89/1 OF KITTAGANAHALLI VILLAGE



LAND USE ANALYSYS

SL NO.	LAND USE	AREA IN SQM.	%
1	DEVELOPMENT AREA	58032.63	61.73
2	PARK & OPEN SPACE	9757.46	10.38
3	CIVIC AMENITIES	4700.98	5.00
4	HOSUR MAIN ROAD (NH7) WIDENING	140.08	0.15
5	PROPOSED 45M WIDE MASTER PLAN ROAD	21382.38	22.74
6	TOTAL	94013.52	100.00

PARK & OPEN SPACES	
A PARK & OPEN SPACE 01 (NALA BUFFER)	303.20
B PARK & OPEN SPACE 02 (NALA BUFFER)	303.20
C PARK & OPEN SPACE 03 (NALA BUFFER)	190.01
D PARK & OPEN SPACE 04 (NALA BUFFER)	170.58
E PARK & OPEN SPACE 06 (NALA BUFFER)	573.42
F PARK & OPEN SPACE 06 (NALA BUFFER)	153.23
G PARK & OPEN SPACE 07 (NALA BUFFER)	94.41
H PARK & OPEN SPACE 08 (NALA BUFFER)	425.54
J PARK & OPEN SPACE 09 (NALA BUFFER)	485.79
K PARK & OPEN SPACE 10 (NALA BUFFER)	114.18
L PARK & OPEN SPACE 11 (NALA BUFFER & HT LINE)	4511.90
M PARK & OPEN SPACE 12 (NALA BUFFER & HT LINE)	1803.64
N PARK & OPEN SPACE 13 (NALA BUFFER)	627.76
TOTAL PARK & OPEN SPACE PROVIDED	9757.46
CIVIC AMENITIES	
CIVIC AMENITIES 01	4366.97
CIVIC AMENITIES 02	334.01
TOTAL	4700.98

RELINQUISHMENT DEED FOR PARK & OPEN SPACES DTD ABL -1-03749-2022-23

5% SURFACE PARKING AREA PROVIDED FOR CLUSTER A	
SURFACE PARKING - 01	542.25
SURFACE PARKING - 02	250.83
TOTAL	792.88

AREA STATEMENT PROPOSED CLUSTER - B (RESIDENTIAL)

FLOORS	GROSS	DUCTS	NET BUA	FAR DEDU.	FAR AREA	UNITS
BASEMENT - 3 FLOOR	12,918.21	13.54	12,902.67	12,566.13	336.54	-
BASEMENT - 2 FLOOR	12,918.21	592.25	12,323.96	11,987.42	336.54	-
BASEMENT - 1 FLOOR	13,580.46	13.54	13,566.92	12,504.21	1,062.71	-
STILT FLOOR	5,139.29	17.74	5,121.55	3,798.42	1,323.13	-
GROUND FLOOR	3,780.10	262.18	3,517.92	70.84	3,447.08	25
FIRST FLOOR	3,776.17	26.92	3,749.25	70.84	3,678.41	28
SECOND FLOOR	3,776.17	26.92	3,749.25	70.84	3,678.41	28
THIRD FLOOR	3,776.17	26.92	3,749.25	70.84	3,678.41	28
FOURTH FLOOR	3,776.17	26.92	3,749.25	70.84	3,678.41	28
FIFTH FLOOR	3,776.17	26.92	3,749.25	70.84	3,678.41	28
SIXTH FLOOR	3,776.17	26.92	3,749.25	70.84	3,678.41	28
SEVENTH FLOOR	3,776.17	26.92	3,749.25	70.84	3,678.41	28
EIGHTH FLOOR	3,776.17	26.92	3,749.25	70.84	3,678.41	28
NINTH FLOOR	3,776.17	26.92	3,749.25	70.84	3,678.41	28
TENTH FLOOR	3,776.17	26.92	3,749.25	70.84	3,678.41	28
ELEVENTH FLOOR	3,776.17	26.92	3,749.25	70.84	3,678.41	28
TWELVETH FLOOR	3,776.17	26.92	3,749.25	70.84	3,678.41	28
THIRTEENTH FLOOR	3,776.17	26.92	3,749.25	70.84	3,678.41	28
FOURTEENTH FLOOR	3,776.17	26.92	3,749.25	70.84	3,678.41	28
FIFTEENTH FLOOR	3,776.17	26.92	3,749.25	70.84	3,678.41	28
SIXTEENTH FLOOR	3,776.17	26.92	3,749.25	70.84	3,678.41	28
SEVENTEENTH FLOOR	3,776.17	26.92	3,749.25	70.84	3,678.41	28
EIGHTEENTH FLOOR	3,776.17	26.92	3,749.25	70.84	3,678.41	28
NINETEENTH FLOOR	3,804.43	26.92	3,777.51	301.91	3,475.60	26
TWENTYETH FLOOR	3,776.17	26.92	3,749.25	70.84	3,678.41	28
TWENTY-FIRST FLOOR	3,776.17	26.92	3,749.25	70.84	3,678.41	28
TWENTY-SECOND FLOOR	3,776.17	26.92	3,749.25	70.84	3,678.41	28
TWENTY-THIRD FLOOR	3,776.17	26.92	3,749.25	70.84	3,678.41	28
TWENTY-FOURTH FLOOR	3,776.17	26.92	3,749.25	70.84	3,678.41	28
TWENTY-FIFTH FLOOR	3,776.17	26.92	3,749.25	70.84	3,678.41	28
TWENTY-SIXTH FLOOR	3,776.17	26.92	3,749.25	70.84	3,678.41	28
TWENTY-SEVENTH FLOOR	3,776.17	26.92	3,749.25	70.84	3,678.41	28
TERRACE FLOOR	310.96	18.62	291.34	291.34	-	-
TOTAL	1,50,628.08	1,645.71	1,48,982.37	43,522.76	1,05,620.26	779

COMBINED AREA STATEMENT UNDER CONSTRUCTION CLUSTER - C, BLOCK-C & D

FLOORS	GROSS	DUCTS	NET BUA	FAR DEDU.	FAR AREA	UNITS
LOWER BASEMENT	12,812.83	98.90	12,813.93	12,431.00	382.93	-
UPPER BASEMENT	13,507.50	148.71	13,358.79	12,497.43	861.36	-
STILT FLOOR	3,837.75	338.78	3,498.97	2,530.74	968.23	-
GROUND FLOOR	4,159.13	379.22	3,779.91	263.90	3,516.01	26
FIRST FLOOR	3,858.72	274.41	3,585.31	73.22	3,512.09	29
SECOND FLOOR	4,062.49	217.04	3,845.45	73.22	3,772.23	29
THIRD FLOOR	4,005.86	137.61	3,867.95	73.22	3,794.73	29
FOURTH FLOOR	3,958.59	671.07	3,287.52	73.22	3,214.30	29
FIFTH FLOOR	3,194.01	108.94	3,085.07	69.62	3,015.45	29
SIXTH FLOOR	3,194.01	108.94	3,085.07	69.62	3,015.45	29
SEVENTH FLOOR	3,194.01	108.94	3,085.07	69.62	3,015.45	29
EIGHTH FLOOR	3,194.01	108.94	3,085.07	69.62	3,015.45	29
NINTH FLOOR	3,194.01	108.94	3,085.07	69.62	3,015.45	29
TENTH FLOOR	3,194.01	108.94	3,085.07	69.62	3,015.45	29
ELEVENTH FLOOR	3,194.01	108.94	3,085.07	69.62	3,015.45	29
TWELVETH FLOOR	3,194.01	108.94	3,085.07	69.62	3,015.45	29
THIRTEENTH FLOOR	3,194.01	108.94	3,085.07	69.62	3,015.45	29
FOURTEENTH FLOOR	3,194.01	108.94	3,085.07	69.62	3,015.45	29
FIFTEENTH FLOOR	3,194.01	108.94	3,085.07	69.62	3,015.45	29
SIXTEENTH FLOOR	3,194.01	108.94	3,085.07	69.62	3,015.45	29
SEVENTEENTH FLOOR	3,194.01	108.94	3,085.07	69.62	3,015.45	29
EIGHTEENTH FLOOR	3,194.01	108.94	3,085.07	69.62	3,015.45	29
NINETEENTH FLOOR	3,197.50	108.94	3,088.56	263.55	2,825.01	27
TWENTYETH FLOOR	3,194.01	108.94	3,085.07	69.62	3,015.45	29
TWENTY-FIRST FLOOR	3,194.01	108.94	3,085.07	69.62	3,015.45	29
TWENTY-SECOND FLOOR	3,194.01	108.94	3,085.07	69.62	3,015.45	29
TERRACE FLOOR	391.06	61.81	329.19	329.19	-	-
TOTAL	1,08,190.54	4,288.77	1,03,901.77	29,792.23	74,109.54	662

CONSOLIDATED AREA STATEMENT CLUSTER - B & CLUSTER C

BLOCKS	GROSS BUILTUP AREA	DUCTS & CUTOUTS	NET BUILTUP AREA	FAR DEDU.	FAR AREA	UNITS
PROPOSED CLUSTER - B (RESIDENTIAL BLOCK)	1,50,628.08	1,645.71	1,48,982.37	43,522.76	1,05,620.26	779
UNDER CONSTRUCTION CLUSTER - C, BLOCK-C & D (RESIDENTIAL & CLUB HOUSE)	1,08,190.54	4,288.77	1,03,901.77	29,792.23	74,109.54	662
TOTAL	2,58,818.62	5,934.48	2,52,884.14	73,314.99	1,79,729.80	1,441

AREA STATEMENT PROPOSED CLUSTER - A (RETAIL, OFFICE & HOTEL)

FLOORS	GROSS	DUCTS	NET BUA	FAR DEDU.	FAR AREA	ROOMS
BASEMENT - 3 FLOOR	9,238.13	156.94	9,081.19	8,395.58	685.61	-
BASEMENT - 2 FLOOR	9,474.61	450.09	9,024.52	7,845.38	1,179.14	-
BASEMENT - 1 FLOOR	9,616.07	175.93	9,440.14	6,862.63	2,577.51	-
GROUND FLOOR	5,480.00	79.76	5,400.24	279.17	5,121.07	-
FIRST FLOOR	5,411.81	1,222.43	4,189.38	101.66	4,087.72	-
SECOND FLOOR	5,267.23	552.76	4,714.47	101.66	4,612.81	-
THIRD FLOOR	4,920.16	471.59	4,448.57	101.66	4,346.91	20
FOURTH FLOOR	2,962.53	68.66	2,893.87	94.64	2,799.23	20
FIFTH FLOOR	2,306.72	70.19	2,236.53	340.75	1,895.78	19
SIXTH FLOOR	2,093.30	53.72	2,039.58	69.75	1,969.83	20
SEVENTH FLOOR	2,093.30	53.72	2,039.58	69.75	1,969.83	20
EIGHTH FLOOR	2,093.30	53.72	2,039.58	69.75	1,969.83	20
NINTH FLOOR	2,128.33	52.91	2,075.42	134.00	1,941.42	16
TENTH FLOOR	2,096.31	53.72	2,042.59	112.76	1,929.83	15
ELEVENTH FLOOR	2,215.30	18.50	2,196.80	325.92	1,870.88	-
TWELFTH FLOOR	671.83	23.37	648.46	37.85	610.61	-
TERRACE FLOOR	340.57	29.31	311.26	311.26	-	-
TOTAL	68,409.50	3,587.32	64,822.18	25,254.17	39,568.01	150

SUMMARY CLUSTER A - COMMERCIAL (RETAIL, HOTEL & OFFICE)

DESCRIPTION - 3 Basements + Ground + 12 Floors (60.15 M Building height)			AREA	UNITS
SITE DETAILS				
SITE AREA (24 ACRES AND 22.625 GUNTAS)			99.413.52	SQM
LESS EXTENT (1 ACRE 13.375 GUNTAS)			5,400.00	SQM
NET SITE AREA FOR FAR - AFTER DEDUCTING LESS EXTENT			94,013.52	SQM
AREA RELINQUISHED FOR HOSUR MAIN ROAD (NH7) WIDENING (34.5M) dated 31.06.2022 No. ABL-1-2422-2022-23			140.08	SQM
AREA OF PROPOSED 45M MASTER PLAN ROAD			21,382.36	SQM
EFFECTIVE SITE AREA FOR GROUND COVERAGE FOR - A B, C & D			72,491.08	SQM
SITE AREA TO BE CONSIDERED FOR FAR FOR CLUSTER A (3 ACRES AND 36.6 GUNTAS)			15,833.26	SQM
SITE AREA CONSIDERED FOR CLUSTER B, C & D (19 ACRES AND 12.75 GUNTAS)			78,179.89	SQM
EFFECTIVE SITE AREA FOR GROUND COVERAGE FOR - A B, C & D			72,491.08	SQM
EFFECTIVE SITE AREA FOR GROUND COVERAGE FOR - A			15,833.26	SQM
EFFECTIVE SITE AREA FOR GROUND COVERAGE FOR - B, C & D			56,657.82	SQM
AREA DETAILS FOR CLUSTER A				
FAR PERMISSIBLE				
FAR PERMISSIBLE FOR CLUSTER A			2.50	
SITE AREA FOR FAR COMPUTATION			15,833.26	SQM
PERMISSIBLE FAR AREA FOR CLUSTER A	SITE AREA FOR COMPUTATION x ALLOWABLE FAR	15,833.26 x 2.50	39,583.16	SQM
FAR AREA ACHIEVED				
FAR ACHIEVED FOR CLUSTER A	TOTAL FAR AREA	39,568.01	2.499	
	SITE AREA FOR COMPUTATION	15,833.26		
GROUND COVERAGE PERMISSIBLE				
PERMISSIBLE GROUND COVERAGE AREA (50 %)	EFFECTIVE SITE AREA x 50%	15,833.26 x 50%	7,916.63	SQM
GROUND COVERAGE PROPOSED				
PROPOSED GROUND COVERAGE	TOTAL PLINTH AREA * 100	5,480.00	34.61	%
	EFFECTIVE SITE AREA	15,833.26		
PERMISSIBLE SETBACKS				
PROPOSED HEIGHT OF THE BUILDING			60.15	METERS
ALL AROUND BUILDING SETBACK FOR MORE THAN 50 METERS BUILDING HEIGHT			16.00	METERS
SECONDARY NALA (6M+16M)			22.00	METERS
AREA MATRIX				
RETAIL AND OFFICE AREA (A)			32,693.41	SQM
TOTAL Nos. OF HOTEL ROOMS FROM 3rd TO 10th FLOOR			150	NOS
CAR PARKING REQUIRED				
1 CAR PARKING REQUIRED FOR EVERY 75 SQM RETAIL, OFFICE & HOTEL AREA (EXCEPT ROOMS AREA) 32,693.41 / 75 = 435.91			436	NOS
1 CAR PARKING REQUIRED FOR EVERY 4 ROOMS 150 / 6 = 25			25	NOS
TOTAL NO. OF PARKING REQUIRED			461	NOS
SURFACE PARKING REQUIRED IS 5% OF EFFECTIVE SITE AREA				
EFFECTIVE SITE AREA			15,833.26	SQM
SURFACE PARKING AREA REQUIRED		15,833.26 X 5%	791.66	SQM
SURFACE PARKING AREA PROVIDED			792.88	SQM
CAR PARKING PROVIDED IN CLUSTER A				
BASEMENT 3			201	NOS
BASEMENT 2			192	NOS
BASEMENT 1			123	NOS
TOTAL NO. OF PARKING PROPOSED			516	NOS
TOTAL NO. OF PARKING REQUIRED	REQUIRED AS PER ZR		ACHIEVED AS PER PLAN	
	461 Nos.		516 Nos.	

FAR:- FARs = FAR AREA / SITE AREA = 39,568.01 / 15,833.26 = 2.499 < 2.50

COVERAGE:- COVERAGE= PLINTH AREA / SITE AREA = 5,480.00 / 15,833.26 = 34.61% < 50%

SUMMARY CLUSTER B, C & D

DESCRIPTION			AREA	UNITS
SITE DETAILS				
SITE AREA (24 ACRES AND 22.625 GUNTAS)			99.413.52	SQM
LESS EXTENT (1 ACRE 13.375 GUNTAS)			5,400.00	SQM
NET SITE AREA FOR FAR - AFTER DEDUCTING LESS EXTENT			94,013.52	SQM
AREA RELINQUISHED FOR HOSUR MAIN ROAD (NH7) WIDENING (34.5M) dated 31.06.2022 No. ABL-1-2422-2022-23			140.08	SQM
AREA OF PROPOSED 45M MASTER PLAN ROAD			21,382.36	SQM
EFFECTIVE SITE AREA FOR GROUND COVERAGE FOR - A B, C & D			72,491.08	SQM
SITE AREA TO BE CONSIDERED FOR FAR FOR CLUSTER A (3 ACRES AND 36.6 GUNTAS)			15,833.26	SQM
SITE AREA CONSIDERED FOR CLUSTER B, C & D (19 ACRES AND 12.75 GUNTAS)			78,179.89	SQM
EFFECTIVE SITE AREA FOR GROUND COVERAGE FOR - A B, C & D			72,491.08	SQM
EFFECTIVE SITE AREA FOR GROUND COVERAGE FOR - A			15,833.26	SQM
EFFECTIVE SITE AREA FOR GROUND COVERAGE FOR - B, C & D			56,657.82	SQM
AREA DETAILS FOR CLUSTER B, C & D				
CIVIC AMENITIES				
CIVIC AMENITIES REQUIRED (5%)	NET SITE AREA x 5%	78,179.89 x 5%	3,908.99	SQM
CIVIC AMENITIES PROVIDED			4,700.98	SQM
PARKS AND OPEN SPACES				
PARK AND OPEN SPACE REQUIRED (10%)	NET SITE AREA x 10%	78,179.89 x 10%	7,817.99	SQM
PARK AND OPEN SPACE PROVIDED			9,757.46	SQM
FAR PERMISSIBLE				
FAR PERMISSIBLE FOR CLUSTER B, C & D			2.75	%
SITE AREA FOR FAR COMPUTATION (95%)	NET SITE AREA – CIVIC AMENITIES	78,179.89 - 3,908.99	74,270.90	SQM
PERMISSIBLE FAR AREA FOR CLUSTER B, C & D	SITE AREA FOR COMPUTATION x ALLOWABLE FAR	74,270.90 x 2.75	2,04,244.98	SQM
FAR AREA ACHIEVED				
FAR ACHIEVED FOR CLUSTER C & D	TOTAL FAR AREA	74,109.54	1.00	%
	SITE AREA FOR COMPUTATION	74,270.90		
FAR ACHIEVED FOR CLUSTER B	TOTAL FAR AREA	1,05,620.26	1.42	%
	SITE AREA FOR COMPUTATION	74,270.90		
TOTAL FAR ACHIEVED FOR CLUSTER B, C & D	TOTAL FAR AREA	1,79,729.80	2.42	%
	SITE AREA FOR COMPUTATION	74,270.90		
GROUND COVERAGE PERMISSIBLE				
PERMISSIBLE GROUND COVERAGE AREA (50 %)	EFFECTIVE SITE AREA x 50%	56,657.45 x 50%	28,328.91	SQM
GROUND COVERAGE PROPOSED				
PROPOSED GROUND COVERAGE	TOTAL PLINTH AREA * 100	7,939.23*100	14.01	%
	EFFECTIVE SITE AREA	56,657.82		
PERMISSIBLE SETBACKS				
PROPOSED HEIGHT OF THE BUILDING (86.40