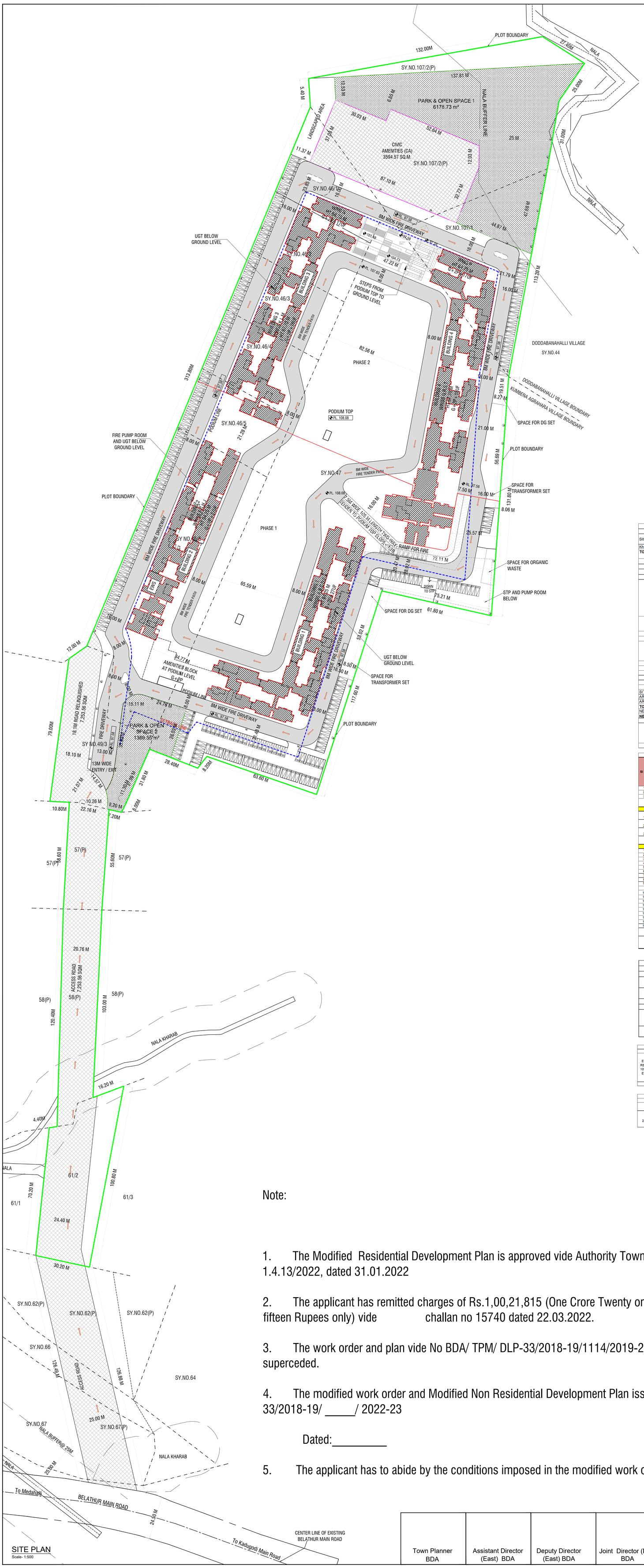
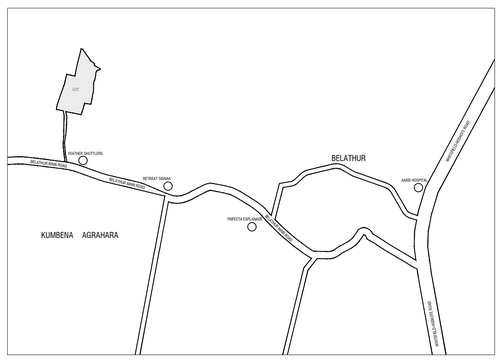
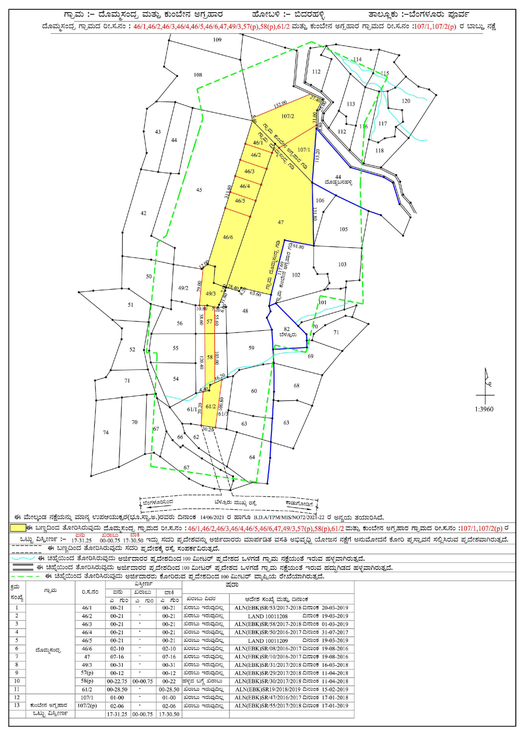


SITE PLAN
Scale- 1:500



LOCATION MAP
Scale- N.T.S.



SL NO.	ಗ್ರಾಮ	ಹೊಸ ಸ.ನಂ		ಹಳೆ ಸ.ನಂ		ಕರ್ತೃ ಹೆಸರು	ಷರತ್ತು
		ಎ	ಗುಂ	ಎ	ಗುಂ		
1	ಕೆಮಮ್ಮನಕುಂಟೆ	46/1	00-21	-	00-21	ಮೆಸರ್ಸ್ ಇಂಡ್ಲಿಯನ್	ALNEEBK;SR/31/2017-2018 ದಿನಾಂಕ 30-03-2019
2		46/2	00-21	-	00-21	ಮೆಸರ್ಸ್ ಇಂಡ್ಲಿಯನ್	LAND 10011208 ದಿನಾಂಕ 19-03-2019
3		46/3	00-21	-	00-21	ಮೆಸರ್ಸ್ ಇಂಡ್ಲಿಯನ್	ALNEEBK;SR/20/2015-2016 ದಿನಾಂಕ 01-03-2019
4		46/4	00-21	-	00-21	ಮೆಸರ್ಸ್ ಇಂಡ್ಲಿಯನ್	ALNEEBK;SR/50/2016-2017 ದಿನಾಂಕ 31-07-2017
5		46/5	00-21	-	00-21	ಮೆಸರ್ಸ್ ಇಂಡ್ಲಿಯನ್	LAND 10011209 ದಿನಾಂಕ 19-03-2019
6		46/6	02-10	-	02-10	ಮೆಸರ್ಸ್ ಇಂಡ್ಲಿಯನ್	ALNEEBK;SR/38/2016-2017 ದಿನಾಂಕ 19-08-2016
7		47	07-16	-	07-16	ಮೆಸರ್ಸ್ ಇಂಡ್ಲಿಯನ್	ALNEEBK;SR/10/2016-2017 ದಿನಾಂಕ 19-08-2016
8		49/3	00-31	-	00-31	ಮೆಸರ್ಸ್ ಇಂಡ್ಲಿಯನ್	ALNEEBK;SR/31/2017-2018 ದಿನಾಂಕ 16-03-2018
9		57(p)	00-12	-	00-12	ಮೆಸರ್ಸ್ ಇಂಡ್ಲಿಯನ್	ALNEEBK;SR/29/2017-2018 ದಿನಾಂಕ 11-04-2018
10		58(p)	00-22.75	00-00.75	00-22	ಶ್ರೀಧರ್ ಬಿನ್ ಲಿಂಗಯ್ಯ	ALNEEBK;SR/30/2017-2018 ದಿನಾಂಕ 11-04-2018
11		61/2	00-28.50	-	00-28.50	ಮೆಸರ್ಸ್ ಇಂಡ್ಲಿಯನ್	ALNEEBK;SR/19/2018-2019 ದಿನಾಂಕ 15-02-2019
12		107/1	01-00	-	01-00	ಮೆಸರ್ಸ್ ಇಂಡ್ಲಿಯನ್	ALNEEBK;SR/47/2016-2017 ದಿನಾಂಕ 17-01-2018
13	ಕುಂಬೇನ ಅಗ್ರಹಾರ	107/2(p)	02-06	-	02-06	ಮೆಸರ್ಸ್ ಇಂಡ್ಲಿಯನ್	ALNEEBK;SR/55/2017-2018 ದಿನಾಂಕ 17-01-2018
	ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ	17-31.25	00-00.75	17-30.50			

AREA STATEMENT

Site Area for Residential Development	17 ACRES 31.25 guntas	71957.56	Sq.M.
Kharab Land	0.75 guntas	75.88	Sq.M.
TOTAL SITE AVAILABLE FOR DEVELOPMENT	**17 ACRES 30.50 GUNTAS**	**71,881.68**	**Sq.M.**

CALCULATION OF PARKS/OPEN SPACES

Description	PERMISSIBLE (IN SQM) %	PERMISSIBLE (IN SQM) Area	PROPOSED (IN SQM) Details	Area	%
PARKS AND OPEN SPACES	10%	7,188.17	PARKS AND OPEN SPACES AREA-1	6178.73	10.53%
			PARKS AND OPEN SPACES AREA-2	1389.55	
			TOTAL OPEN SPACE PROVIDED	**7,568.28**	
CIVIC AMENITIES	5%	3,594.08	**TOTAL CIVIC AMENITIES PROVIDED**	**3594.59**	5.00%
TOTAL AREA	**15%**	**10,782.25**		**11,162.87**	**15.53%**

NET SITE AREA CONSIDERED FOR FAR (in Sq.M.)	Total Site Area	CA	Site Area-(After deducting CA)
	71,881.68	3,594.59	68,287.09

CALCULATION OF FAR

	PERMISSIBLE (IN SQM)		PROPOSED (IN SQM)	
F.A.R	**2.50**	**1,70,717.73**	**2.496**	**1,70,432.16**

CALCULATION OF GROUND COVERAGE

SITE AREA (AFTER DEDUCTING CA)	68,287.09
AREA OF THE ROAD RELINQUISHED (Y)	6,474.87
AREA OF THE ROAD TO BE RELINQUISHED (X)	778.69
TOTAL AREA OF ROAD RELINUISHED (X+Y)	**7,253.56**
NET PLOT AREA FOR GROUND COVERAGE (SITE AREA-X-Y) =	68,287.09 - 6474.87-778.69 = 61,033.53
NET PLOT AREA	**61,033.53**

	PERMISSIBLE (IN SQM)		PROPOSED (IN SQM)	
GROUND COVERAGE	**55%**	**33,568.44**	**31,022.72 (PODIUM AREA)/61,033.53 (SITE AREA) = 51%**	**31,022.72**

SUMMARY OF RESIDENTIAL BLOCKS

Sl No	Floors	Gross Area (Sqm)	Deductions for Shafts / Cutouts (Sqm)	Built Up Area (Sqm)	Parking (Sqm)	Lifts + LMR (Sqm)	Staircases + Staircase headroom (Sqm)	Services (Sqm)	OTS Terraces (refuge)/ Other canopies at Podium 1 level	Net FAR Deductions (Sqm)	FAR (Sqm)	No Of Regular Units on Level	No Of EWS Units	Total no.of units
1	Ground floor	29,578.99	-	29,578.99	29,101.83		27.86	444.19	-	29,573.88	5.10	-		
2	Podium 1	25,280.77	0.44	25,280.33	24,108.03		27.86		1,066.78	25,202.66	77.67			
3	Podium 2	24,059.83	0.44	24,059.39	24,026.79		27.86	-	-	24,054.55	4.74	-		
	Total for Parking Level	**78,919.59**	**0.88**	**78,918.71**	**77,236.65**	**-**	**83.58**	**444.19**	**1,066.78**	**78,831.20**	**87.52**	**-**	**-**	**-**
1	Amenities ground floor	661.03	-	661.03		3.99	19.25		-	23.24	637.80	-		
2	Amenities Podium 1 floor	283.14	-	283.14		3.99	17.76		-	21.75	261.39	-		
3	Amenities Podium 2 floor	341.06	-	341.06		3.99	14.99		-	18.98	322.08	-		
	Total for Amenties	**1,285.23**	**-**	**1,285.23**	**-**	**11.97**	**52.00**	**-**	**-**	**63.97**	**1,221.27**		**-**	**-**
1	WING A	10,943.50	255.91	10,687.59	-	380.00	851.92	155.84	19.70	1,407.46	9,280.13	108	-	108
2	WING B	10,964.81	255.91	10,708.90	-	380.00	851.92	177.14	19.70	1,428.76	9,280.14	108	-	108
3	WING C	10,011.70	235.36	9,776.34	-	380.00	777.82	178.80	18.02	1,354.64	8,421.70	108	-	108
4	WING D	15,683.66	303.88	15,379.78	-	481.07	877.16	239.15	27.33	1,624.71	13,755.07	166	-	166
5	WING E	11,233.07	266.97	10,966.10	-	380.00	851.92	168.38	19.70	1,420.00	9,546.10	112		112
6	WING F	12,963.52	428.73	12,534.79	-	456.94	882.92	33.24	22.47	1,395.57	11,139.22	-	223	223
7	WING G	10,231.08	237.44	9,993.64	-	380.00	777.82	124.88	18.02	1,300.72	8,692.92	112		112
8	WING H	11,192.38	257.99	10,934.39	-	380.00	851.92	128.12	19.70	1,379.74	9,554.65	112		112
9	WING J	11,192.38	257.99	10,934.39	-	380.00	851.92	128.12	19.70	1,379.74	9,554.65	112		112
10	WING K	11,440.41	195.34	11,245.07	-	339.67	669.69	111.70	29.44	1,150.50	10,094.57	86	26	112
11	WING L	8,691.91	172.70	8,519.21	-	267.85	615.26	152.62	22.12	1,057.85	7,461.36	76		76
12	WING M	7,865.79	168.38	7,697.41	-	267.85	624.92	137.14	19.93	1,049.84	6,647.57	76		76
13	WING N	12,674.50	187.76	12,486.84	-	326.29	639.97	145.03	33.27	1,144.56	11,342.28	110		110
14	WING P	12,613.71	191.01	12,422.70	-	322.74	639.97	145.03	33.05	1,140.79	11,281.91	110		110
15	WING Q	7,881.77	168.38	7,713.39	-	267.85	624.92	154.64	19.93	1,067.34	6,646.05	76		76
16	WING R	8,692.20	172.70	8,519.50	-	267.85	615.26	152.62	22.12	1,057.85	7,461.65	76		76
17	WING S	7,865.50	168.38	7,697.12	-	267.85	624.92	137.14	19.93	1,049.84	6,647.28	76		76
18	WING T	13,944.35	404.06	13,540.29	-	542.52	644.90	-	36.72	1,224.14	12,316.15	144	35	179
	Total of Buildings	**1,96,086.34**	**4,328.89**	**1,91,757.45**	**-**	**6,468.48**	**13,275.13**	**2,469.59**	**420.87**	**22,634.07**	**1,69,123.38**	**1,768**	**284**	**2,052**
	GRAND TOTAL (including the parking levels	**2,76,291.16**	**4,329.77**	**2,71,961.39**	**77,236.65**	**6,480.45**	**13,410.71**	**2,913.78**	**1,487.65**	**1,01,529.23**	**1,70,432.16**	**1768**	**16.06%**	

CAR PARKING REQUIREMENTS AND PROVISION

SL NO.	BUILDING TYPE	CAR PARKING REQUIRED UNITS	CAR PARKING REQUIRED CARS	CAR PARKING PROVIDED Number of car parks Provided in :	No. of Cars
1	CAR PARKING REQUIRED @ 0.5 CAR PER DWELLING UNIT NOT EXCEEDING 50SQM	284	142	No. of Car Parks in Ground Floor	857
2	CAR PARKING REQUIRED @ 1 CAR PER DWELLING UNIT EXCEEDING 50SQM	1768	1768	No. of Car Parks in Podium 1	752
	TOTAL	2,052	1,910	No. of Car Parks on Podium 2	753
3	VISITORS CAR PARKING @ 10%		191	No. of Car Parks on Surface	217
4	**AMENTIES BLOCK CAR PARKING @ 1CAR PER 50SQM OF FAR 1221.27/50**		**25**	**TOTAL NUMBER OF CAR PARKS PROVIDED FOR AMENITIES**	**25**
	TOTAL CAR PARKING REQUIRED		**2,126**	**TOTAL NUMBER OF CAR PARKS PROVIDED**	**2604**

EWS UNIT CALCULATION

EWS UNITS REQUIRED @ 10% OF NON-EWS UNITS	TOTAL NUMBER OF NON EWS UNITS		1768	UNITS
	EWS UNITS REQUIRED		EWS UNITS PROPOSED	
	%	NO.	%	NO.
	10%	177	16%	284
	TOTAL UNITS IN DEVELOPMENT		**2,052**	**UNITS**

TREE PLANTATION REQUIREMENT

FAR CONSUMED	1.70.432 PLANTATION REQUIRED	SQM PLANTATION PROPOSED
TOTAL NUMBER OF TREES REQUIRED @ 1 TREE PER 240SQM OF FAR CONSUMED (1.70.438/240)	710	750

Note:

1. The Modified Residential Development Plan is approved vide Authority Town Planning Committee Resolution No. 1.4.13/2022, dated 31.01.2022

2. The applicant has remitted charges of Rs.1,00,21,815 (One Crore Twenty one thousand Eight hundred and fifteen Rupees only) vide challan no 15740 dated 22.03.2022.

3. The work order and plan vide No BDA/ TPM/ DLP-33/2018-19/1114/2019-20 -dated 22.10.2019 has been superceded.

4. The modified work order and Modified Non Residential Development Plan issued vide No BDA/ TPM/ DLP - 33/2018-19/ _____/ 2022-23

Dated:_____

5. The applicant has to abide by the conditions imposed in the modified work order.

NOTES

1. ALL DIMENSIONS ARE IN M
2. ALL LEVELS INDICATED ARE IN M
3. DIMENSIONS / LEVELS INDICATED ARE STRUCTURAL UNLESS OTHER SPECIFIED
4. DRAWINGS NOT TO BE SCALED. DRAWINGS TO BE READ ONLY. DRAWINGS TO BE PRINTED AT A1 SIZE.
5. ONLY WRITTEN DIMENSIONS TO BE FOLLOWED. DO NOT SCALE THE DRAWING
6. DIMENSIONS / LEVELS SHOWN TO BE VERIFIED AT SITE BEFORE COMMENCEMENT OF WORK. ANY DISCREPANCY TO BE ARCHITECT SHOULD BE BROUGHT TO THE NOTICE OF ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
7. RELEVANT SERVICES DRAWINGS ARE TO BE READ SIMULTANEOUSLY AND PROVISION OF CUTOUTS / SLEEVES TO BE PROVIDED AS REQUIRED
8. ALL MATERIALS / FINISHES TO BE AS SPECIFIED AND APPROVED BY THE CONSULTANTS

LEGENDS

- PLOT BOUNDARY
- SETBACK LINE
- PODIUM LINE
- SURVEY BOUNDARY
- BUILDING BLOCK
- RAIN WATER RECHARGE PIT
- PARKS & OPEN SPACE
- CIVIC AMENITIES
- DRIVEWAY

OWNER'S SIGNATURE

(Authorized Signatory)

GODREJ PROPERTIES LIMITED
LEVEL 10, PRESTIGE OBELISK,
NO. 3 KASTURBA ROAD,
BANGALORE - 560001

ENGINEER'S SIGNATURE

JOB TITLE:
PROPOSED MODIFIED RESIDENTIAL DEVELOPMENT PLAN AT Sy. Nos. 57(P), 58(P), 61/2, 49/3, 46/6,46/1, 46/2, 46/3, 46/4, 46/5, 46/6 and 47 of Dommasandra Village and Sy. No. 107/1 and 107/2(P)of Kumbena Agrahara Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore

DEVELOPMENT PLAN

ARCHITECTS:

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MUMBAI-DELHI-CHENNAI-KOLKATA-BANGALURU-HYDERABAD-PUNE

DWG NO.	001			NORTH: N
DRAWING:	DEVELOPMENT PLAN			
DRAWN BY:	CHKD BY:	SCALE:	DATE:	PURPOSE OF RELEASE
SHINJINI.B	GAURI.G	1:500	06.04.2022	APPROVAL

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Town Planner BDA	Assistant Director (East) BDA	Deputy Director (East) BDA	Joint Director (M.P) BDA	Additional Director BDA	Town Planner Member BDA	Commissioner BDA