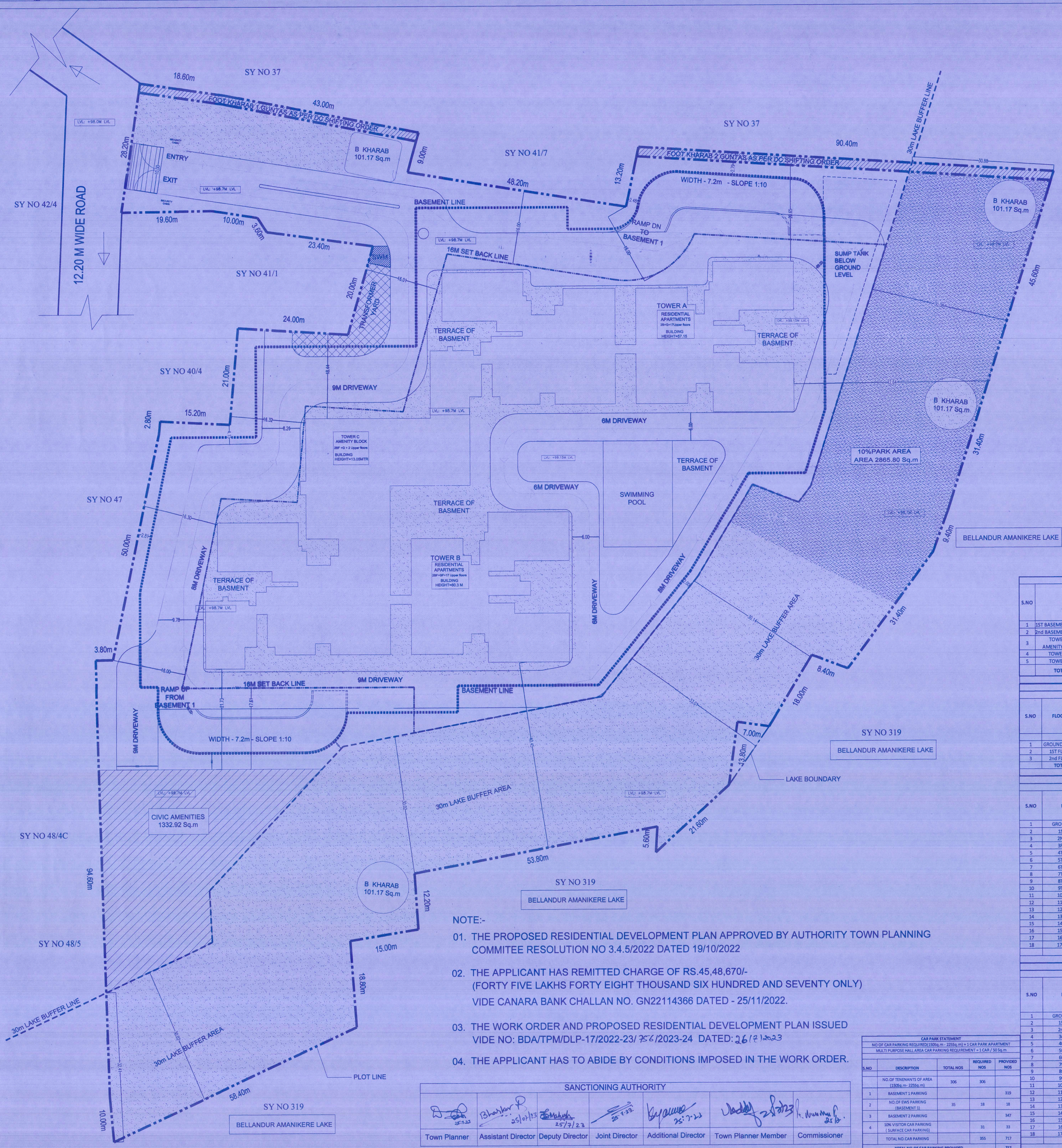

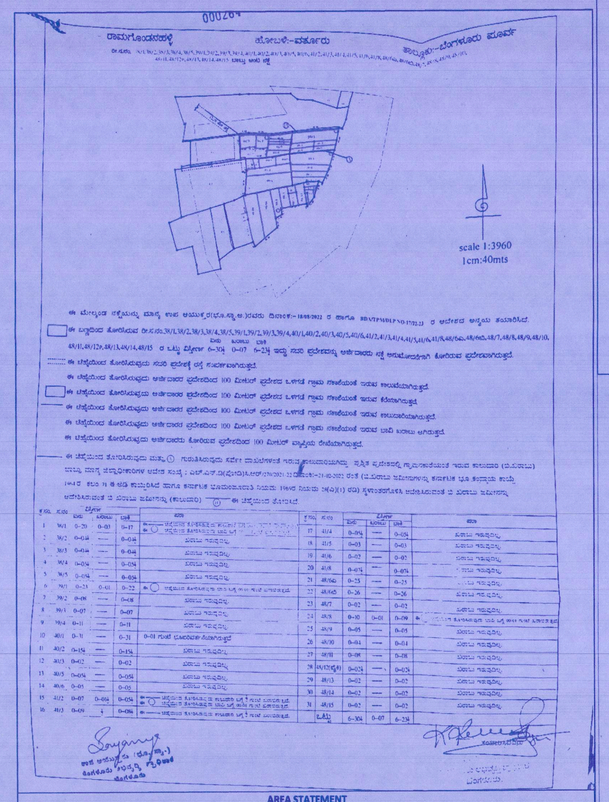

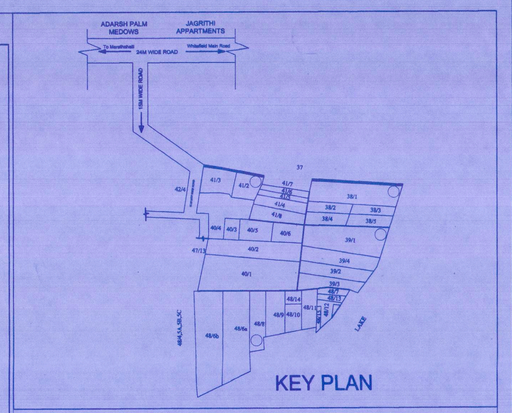

KEY PLAN

INDEX

- BOUNDARY LINE
- SETBACK LINE
- BASEMENT LINE
- CIVIC AMENITIES
- DRIVE WAY
- TRANSFORMER YARD
- SWM - OWC
- PARKING
- OPEN SPACE

ALL DIMENSIONS ARE IN METERS, UNLESS SPECIFIED.

SIGNATURE OF OWNER:-

for ZONASHA ESTATE & PROJECTS PRIVATE LIMITED

SIGNATURE OF ARCHITECT:

A.C. Prasanna
B.SC.,BE(CIVIL).,D.int.Design.,
Reg No:BCC/BL-3.6-E-0374/22-23

CLIENT:

ZONASHA ESTATE & PROJECTS PRIVATE LIMITED
No. 1075, 2nd Floor, 12th Main, 8th Cross Road,Indira Nagar, Bengaluru, Karnataka 560038

PROJECT:

RESIDENTIAL DEVELOPMENT PLAN AT SURVEY NO. 38/1,38/2, 38/3, 38/4, 38/5, 39/1, 39/2, 39/3, 39/4, 40/1, 40/2, 40/3, 40/5, 40/6, 41/2, 41/3, 41/4,41/5, 41/6, 41/8, 48/6A, 48/6B, 48/7, 48/8, 48/9, 48/10, 48/11, 48/12(P),48/13, 48/14, 48/15 AT RAMAGONDANAHALLI VILLAGE, VARTHUR HOBLI, BANGALORE EAST, BENGALURU - URBAN DIST.

TITLE:

DEVELOPMENT PLAN

ISSUING AUTHORITY :
BANGALORE DEVELOPMENT AUTHORITY
KUMARA PARK WEST - BANGALORE.

NORTH

SCALE: 1:300

NOTE:-

01. THE PROPOSED RESIDENTIAL DEVELOPMENT PLAN APPROVED BY AUTHORITY TOWN PLANNING COMMITEE RESOLUTION NO 3.4.5/2022 DATED 19/10/2022

02. THE APPLICANT HAS REMITTED CHARGE OF RS.45,48,670/- (FORTY FIVE LAKHS FORTY EIGHT THOUSAND SIX HUNDRED AND SEVENTY ONLY) VIDE CANARA BANK CHALLAN NO. GN22114366 DATED - 25/11/2022.

03. THE WORK ORDER AND PROPOSED RESIDENTIAL DEVELOPMENT PLAN ISSUED VIDE NO: BDA/TPM/DLP-17/2022-23/ 356 /2023-24 DATED: 26/7/2023

04. THE APPLICANT HAS TO ABIDE BY CONDITIONS IMPOSED IN THE WORK ORDER.

SANCTIONING AUTHORITY

Town Planner	Assistant Director	Deputy Director	Joint Director	Additional Director	Town Planner Member	Commissioner
25.7.23	25/07/23	25/7/23	25.7.23	25.7.23	25/7/23	

AREA STATEMENT

S.NO	DESCRIPTION	AS PER ZR	AREA IN SQM(m^2)	AREA IN (acres- guntas)
1	SITE AREA		27366.64	6 - 30.5
2	KHARAB AREA		708.2	0 - 07
3	NET SITE AREA		26658.44	6 - 23.5
4	CIVIC AMENITIES	5%	1332.92	
5	TOTAL SITE AREA FOR FAR CALCULATION (NET SITE AREA - CIVIC AMENITIES)	(26658.44 - 1332.92)	25325.52	
6	FAR AREA	2.25	56982.42	
7	FAR ACHIEVED	2.247	56918.72	
	56918.72/25325.52 X 100 = 2.247 < 2.25			
8	PARK AREA	10%	2865.8m^2	
	GROUND COVERAGE STATEMENT			
1	PERMISSIBLE GROUND COVERAGE	50%	16.40%	
	GROUND COVERAGE AREA / TOTAL SITE AREA = 4141.13/25325.52 x100 =16.35%			

AREA SUMMARY(Sq.m)

S.NO		GROSS AREA	DUCTS/ CUTOUTS	DEDUCTIONS OTS	TOTAL DUCTS/ CUTOUTS	BUILTUP AREA	NON FAR AREA LIFTS SHAFTS	PARKING	TOTAL NON FAR AREA	NET FAR AREA	NO OF UNITS	EWS UNITS
1	1ST BASEMENT FLOOR	12268.73	7.56	0	7.56	12261.17	59.4	12055.28	12114.68	146.49	0	0
2	2nd BASEMENT FLOOR	12268.73	7.56	0	7.56	12261.17	59.4	12031.24	12090.64	170.53	0	0
3	TOWER C - AMENITY BLOCK	2572.05	246.41	0	246.41	2325.64	10.8	0	10.8	2314.84	0	0
4	TOWER - A	28319.2	762.81	0	762.81	27556.39	504.9	0	504.9	27051.49	153	18
5	TOWER - B	28405.98	635.31	0	636.01	27769.97	534.6	0	534.6	27235.37	153	17
	TOTAL	83834.69	1659.65	0	1660.35	82174.34	1169.1	24086.52	25255.62	56918.72	306	35

TOWER C - AMENITY BLOCK

AREA STATEMENT(Sq.m)

S.NO	FLOORS	GROSS AREA	DUCTS/ CUTOUTS	DEDUCTIONS OTS	TOTAL DUCTS/ CUTOUTS	BUILTUP AREA	NON FAR AREA LIFTS SHAFTS	PARKING	TOTAL NON FAR AREA	NET FAR AREA	NO OF UNITS	EWS UNITS
1	GROUND FLOOR	896.25	5.01	0	5.01	891.24	3.6	0	3.6	887.64	0	0
2	1ST FLOOR	888.96	80.23	0	80.23	808.73	3.6	0	3.6	805.13		
3	2nd FLOOR	786.84	161.17	0	161.17	625.67	3.6	0	3.6	622.07	0	0
	TOTAL	2572.05	246.41	0	246.41	2325.64	10.8	0	10.8	2314.84	0	0

TOWER - A BLOCK

AREA STATEMENT(Sq.m)

S.NO	FLOORS	GROSS AREA	DUCTS/ CUTOUTS	DEDUCTIONS OTS	TOTAL DUCTS/ CUTOUTS	BUILTUP AREA	NON FAR AREA LIFTS SHAFTS	PARKING	TOTAL NON FAR AREA	NET FAR AREA	NO OF UNITS	EWS UNITS
1	GROUND FLOOR	1707.66	37.0	0	37	1670.66	29.7	0	29.7	1640.96	9	3
2	1ST FLOOR	1708.78	106.52	0	106.52	1602.3	29.7	0	29.7	1572.56	9	3
3	2ND FLOOR	1708.78	106.52	0	106.52	1602.3	29.7	0	29.7	1572.56	9	3
4	3RD FLOOR	1636.63	35.1	0	35.1	1601.53	29.7	0	29.7	1571.83	9	3
5	4TH FLOOR	1636.63	35.1	0	35.1	1601.53	29.7	0	29.7	1571.83	9	3
6	5TH FLOOR	1636.63	35.1	0	35.1	1601.53	29.7	0	29.7	1571.83	9	3
7	6TH FLOOR	1636.63	35.1	0	35.1	1601.53	29.7	0	29.7	1571.83	9	0
8	7TH FLOOR	1636.63	35.1	0	35.1	1601.53	29.7	0	29.7	1571.83	9	0
9	8TH FLOOR	1636.63	35.1	0	35.1	1601.53	29.7	0	29.7	1571.83	9	0
10	9TH FLOOR	1636.63	35.1	0	35.1	1601.53	29.7	0	29.7	1571.83	9	0
11	10th FLOOR	1636.63	35.1	0	35.1	1601.53	29.7	0	29.7	1571.83	9	0
12	11th FLOOR	1636.63	35.1	0	35.1	1601.53	29.7	0	29.7	1571.83	9	0
13	12th FLOOR	1636.63	35.1	0	35.1	1601.53	29.7	0	29.7	1571.83	9	0
14	13th FLOOR	1636.63	35.1	0	35.1	1601.53	29.7	0	29.7	1571.83	9	0
15	14th FLOOR	1636.63	35.1	0	35.1	1601.53	29.7	0	29.7	1571.83	9	0
16	15th FLOOR	1636.63	35.1	0	35.1	1601.53	29.7	0	29.7	1571.83	9	0
17	16th FLOOR	1636.63	35.1	0	35.1	1601.53	29.7	0	29.7	1571.83	9	0
18	17TH FLOOR	281.16	21.37	0	21.37	259.79	0	0	0	259.79	0	0
	TOTAL	28319.2	762.81	0	762.81	27556.39	504.9	0	504.9	27051.49	153	18

TOWER - B BLOCK

AREA STATEMENT(Sq.m)

S.NO	FLOORS	GROSS AREA	DUCTS/ CUTOUTS	DEDUCTIONS OTS	TOTAL DUCTS/ CUTOUTS	BUILTUP AREA	NON FAR AREA LIFTS SHAFTS	PARKING	TOTAL NON FAR AREA	NET FAR AREA	NO OF UNITS	EWS UNITS
1	GROUND FLOOR	1537.22	35.72	0	35.72	1501.5	29.7	0	29.7	1471.80	8	3
2	1ST FLOOR	1537.22	35.72	0	35.72	1501.5	29.7	0	29.7	1471.80	8	3
3	2nd FLOOR	1520.69	32.6	0	32.6	1488.09	29.7	0	29.7	1458.39	8	3
4	3rd FLOOR	1499.23	33.78	0	33.78	1465.45	29.7	0	29.7	1435.75	8	3
5	4th FLOOR	1636.63	35.1	0	35.1	1601.53	29.7	0	29.7	1571.83	9	3
6	5th FLOOR	1636.63	35.1	0	35.1	1601.53	29.7	0	29.7	1571.83	9	2
7	6th FLOOR	1636.63	35.1	0	35.1	1601.53	29.7	0	29.7	1571.83	9	0
8	7th FLOOR	1636.63	35.1	0	35.1	1601.53	29.7	0	29.7	1571.83	9	0
9	8th FLOOR	1636.63	35.1	0	35.1	1601.53	29.7	0	29.7	1571.83	9	0
10	9th FLOOR	1636.63	35.1	0	35.1	1601.53	29.7	0	29.7	1571.83	9	0
11	10th FLOOR	1636.63	35.1	0	35.1	1601.53	29.7	0	29.7	1571.83	9	0
12	11th FLOOR	1636.63	35.1	0	35.1	1601.53	29.7	0	29.7	1571.83	9	0
13	12th FLOOR	1636.63	35.1	0	35.1	1601.53	29.7	0	29.7	1571.83	9	0
14	13th FLOOR	1636.63	35.1	0	35.1	1601.53	29.7	0	29.7	1571.83	9	0
15	14th FLOOR	1636.63	35.1	0	35.1	1601.53	29.7	0	29.7	1571.83	9	0
16	15th FLOOR	1636.63	35.1	0	35.1	1601.53	29.7	0	29.7	1571.83	9	0
17	16th FLOOR	1636.63	35.1	0	35.1	1601.53	29.7	0	29.7	1571.83	9	0
18	17TH FLOOR	1035.43	41.19	0	41.89	993.54	29.7	0	29.7	963.84	4	0
	TOTAL	28405.98	635.31	0	636.01	27769.97	534.6	0	534.6	27235.37	153	17

CAR PARK STATEMENT

NO OF CAR PARKING REQUIRED(1500sq.m - 2250sq.m) = 1 CAR PARK APARTMENT
MULTI PURPOSE HALL AREA CAR PARKING REQUIREMENT = 1 CAR / 50 Sq.m

S.NO	DESCRIPTION	TOTAL NOS	REQUIRED NOS	PROVIDED NOS
	NO.OF TENENANTS OF AREA (1500sq.m - 2250sq.m)	306	306	
1	BASEMENT 1 PARKING	35	18	319
2	NO.OF EWS PARKING (BASEMENT 1)			18
3	BASEMENT 2 PARKING			347
4	10% VISITOR CAR PARKING (SURFACE CAR PARKING)		31	33
	TOTAL NO.CAR PARKING		355	717
	TOTAL NO.OF CAR PARKING PROVIDED			717