CA AREA STATEMENT		
S NO	CIVIC AMENITIES	AREA IN SQM
1	CA-1	1128.44
	TOTAL	1128.44

PARK & N OPEN SPACE AREA STATEMENT		
S.NO	OPEN SPACE	AREA IN SQM
2	OS-1	523.58
3	OS-2	207.42
4	OS-3	112.06
5	OS-4	738.96
6	OS-5	80.74
7	OS-6	487.35
8	OS-7	105.87
	TOTAL	2256.878

TWO WHEELER PARKING AREA STATEMENT		
3 sqm / Two wheeler		
two wheeler parking area is 25% of car parking area as per norms		
SL NO	DESCRIPTION	AREA IN Sqm
1	TW PARKING-1	102.792
2	TW PARKING-2	34.66
3	TW PARKING-3	38.91
4	TW PARKING-4	50.937
5	TW PARKING-5	78.639
6	TW PARKING-6	68.962
7	TW PARKING-7	15.75
8	TW PARKING-8	19.923
9	TW PARKING-9	53.607
	TOTAL	464.18

PARKING AREA STATEMENT				
car park as per norms				
SLNO	DESCRIPTION	UNITS	ALLOWED	ACHIEVED
1	units with 2cars T1,T2	21	42	42
2	units with 3 cars T2,T3,T4	26	52	78
3	units with 4 cars,T5	18	36	72
4	unit with 1 car, T6	1	2	1
5	visitor parking 10%		13.2	8
	Total		145	201

AREA STATEMENT					
SL NO	SY NO	ASPER ADLR SKETCH		AS PER SY DWG	
		A-G	SQM	A-G	SQM
1	179	00-35	3540.99	00-35	3540.99
2	182/1	01-08.25	4881.50	01-08.25	4860.83
3	182/2	03-20	14163.94	03-20	14163.94
Total		5-23.25	22586.43	5-23.25	22565.76

TOTAL PLOT AREA = 22565.76 Sqm

ROAD WIDENING AREA = 0.00Sqm

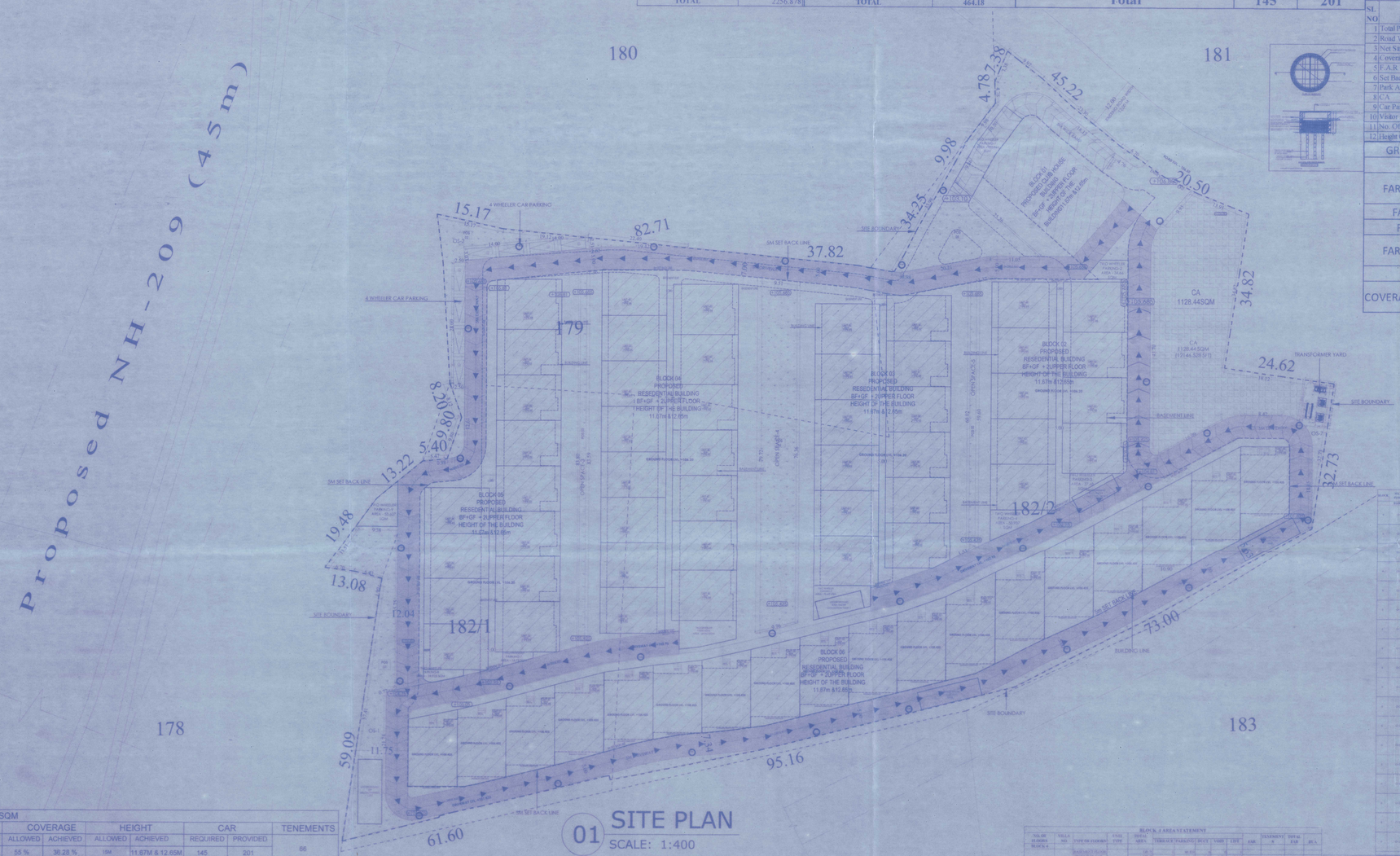
NET SITE AREA = (TOTAL SITE AREA - ROAD WIDENING AREA)

NET SITE AREA = (22565.76 - 0.00) = 22565.76Sqm

SUMMARY OF THE AREA STATEMENT

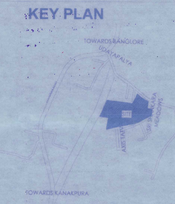
SL NO	DESCRIPTION	AS PER ZONING	AS PER DRAWING
1	Total Plot Area In Sqm	-----	22565.76
2	Road Widening Area In Sqm	-----	0
3	Net Site Area In Sqm	-----	22565.76
4	Coverage	55%	36.28%
5	F.A.R	2(485795.68Sqm)	1.15(25906.49Sqm)
6	Set Back Alround	5.00m	5.00m
7	Park And Open Space	10%(2256.58)	10.001%(2256.878)
8	CA	5%(1128.29)	5.001%(1128.44)
9	Car Parking	145	201
10	Visitor Parking	10% (192.50Sqm) 14	14 nos
11	No. Of units	-----	66
12	Height Of The Building	above 12 upto 15m	11.67m& 12.65m

GROSS SITE AREA		
22565.76		
F.A.R CALCULATIONS		
FAR =	TOTAL FAR AREA / TOTAL SITE AREA	
FAR ALLOWED	2	
FAR ACHIVED	1.15	
FAR =	25906.49 / 22565.76	1.15<2.00
GROUND COVERAGE CALCULATION		
COVERAGE =	8187.24 / 22565.76	36.28%



01 SITE PLAN
SCALE: 1:400

KEY PLAN



LEGEND

- PLOT BOUNDARY
- BASEMENT LINE
- SETBACK LINE
- RESIDENCIAL BLOCK
- SURVEY LINE
- 6 SURVEY NUMBER
- CIVIC AMENITIES
- DRIVEWAY

PROJECT

PROPOSED RESIDENTIAL BOW HOUSING SHOWING GF, FF,SF PLAN AT KHATHA NO.1848/179/182/1/182/2 E-KHATHA NO.:150020300100326062 IN KAGGALIPURA VILLAGE, UTTARAHALLI HOBLI,BANGLORE SOUTH TALUK, KPA APPROVED DEVELOPMENT PLAN VIDE LETTER NO. KPA/LAO/477/23-24 DATED 21-12-2023.

OWNER'S SIGNATURE

M/S SATTVA GROUP RESI PVT Ltd
GPA Holder For Bhavani Enterprises

ARCHITECT'S SIGNATURE

PADMAJA KRISHNA PRASAD
NO.BCC/BL-3-23/A-473/91-92
FOR A & A ARCHITECTS AND PLANNERS (P) LTD,
1031/A, 40th CROSS ROAD, 22ND MAIN ROAD, JAYANAGAR 4th T-BLOCK BENGALURU KARNATAKA - 560041.
Ph:9480056108, 9480057108 Email:architects@aaapl.net

SITE AREA: 22565.76 SQM												
FAR		COVERAGE		HEIGHT		CAR			TENEMENTS
ALLOWED	ACHIEVED	ALLOWED	ACHIEVED	ALLOWED	ACHIEVED	REQUIRED	PROVIDED		66
2	1.15	55 %	36.28 %	16M	11.67M & 12.65M	145	201		

COMBINED AREA STATEMENT

Name of the Block	Name of the Floor	Total area	Terrace	Parking	Duct	void	lift shaft	FAR	No of tenements	Total FAR Area	BUA
BLOCK-1 -Club	PLANT ROOM	442.68	0	0	0	0	0	442.68			442.68
	BASEMENT FLOOR	442.68	0	0.00	0.64	2.25	439.79	439.79			439.79
	Ground Floor	442.68	0	0	0.49	6.563	3.25	433.37			433.37
	FIRST FLOOR	442.68	0.00	0.00	0.49	6.56	3.25	433.37			433.37
	SECOND FLOOR	442.68	0.00	0.00	0.49	6.56	2.25	433.37			433.37
	THIRD FLOOR	346.46	241.01	0.00	0.49	6.56	2.25	296.14			296.14
	Total	2759.80	241.01	0	1.97	26.892	11.25	2478.73	1	2478.73	2478.73
BLOCK-2	BF	1312.65	0	442.77	0	0	0	869.87			1312.65
	GF	996.46	0.00	0.00	4.56	11.53	18.27	964.63			996.46
	FF	983.47	73.10	0.00	1.984	11.53	18.27	878.64			878.64
	SF	731.94	28.13	0.00	2.288	11.53	18.27	556.78			556.78
	Total	4005.494	355.237	442.767	8.867	34.565	54.647	2969.91	9	2969.91	3705.68
BLOCK-3	BF	1312.154	0	1096.547	0	0	0	611.58			1707.17
	GF	1327.12	0.00	0.00	5.34	14.53	24.30	1282.95			1282.95
	FF	1305.24	94.21	0.00	2.74	14.53	24.30	1169.48			1169.48
	SF	1272.23	170.41	0.00	2.74	14.53	24.30	799.95			799.95
	Total	5366.743	464.609	1096.547	11.182	43.592	72.89	3863.94	12	3863.94	4959.45
BLOCK-4	BF	2243.586	0	1365.409	0	0	0	777.85			2243.58
	GF	1601.84	0.00	0.00	6.76	18.193	30.37	1600.22			1600.22
	FF	1639.84	119.67	0.00	3.26	18.192	30.37	1467.60			1467.60
	SF	1521.45	470.16	0.00	3.84	18.192	30.37	999.01			999.01
	Total	6985.485	589.791	1365.409	13.898	54.577	91.123	4844.68	15	4844.68	6310.42
BLOCK - 5	BF	1824.557	0	1208.9	0	0	0	615.65			1824.55
	GF	1318.844	0.00	0.00	7.00	11.996	24.39	1275.54			1275.54
	FF	1307.66	88.72	0.00	3.016	11.996	24.39	1179.57			1179.57
	SF	1232.49	356.83	0.00	3.76	11.996	24.39	815.11			815.11
	Total	5683.581	455.548	1208.9	13.272	35.988	72.89	3885.42	12	3885.42	5094.38
BLOCK - 6	BF	2690.47	0	1131.974	0	0	0	1558.50			2690.47
	GF	2690.47	0.00	0.00	7.52	23.46	36.45	2623.04			2623.04
	FF	2575.49	0.00	0.00	7.52	148.95	36.45	2382.57			2382.57
	SF	2925.88	1379.89	0.00	7.51	148.95	36.45	1254.08			1254.08
	Total	10882.308	1379.889	1131.974	22.542	321.36	109.35	7818.25	18	7818.25	9060.23
	TOTAL								66	25906.94	31546.77

Block-01 Area Statement

BLOCK	NO. OF FLOORS	VILLA NO	UNIT TYPE	TOTAL AREA	TERRACE	PARKING	DUCT	VOID	LIFT	FAR	NO. OF TENEMENTS	TOTAL FAR	BUA
BLOCK 1													
1	PLANT ROOM		CLUB	442.68	0	0	0	0	0	442.68			442.68
1	BASEMENT FLO		CLUB	442.68	0	0	0.00	0.64	2.25	439.79			439.79
1	Ground Floor		CLUB	442.68	0	0	0.49	6.563	2.25	433.37			433.37
1	FIRST FLOOR		CLUB	442.68	0.00	0.00	0.49	6.56	2.25	433.37			433.37
1	SECOND FLOOR		CLUB	442.68	0.00	0.00	0.49	6.56	2.25	433.37			433.37
1	THIRD FLOOR		CLUB	546.46	241.01	0.00	0.49	6.56	2.25	296.14			296.14
	TOTAL			2759.86	241.01	0	1.97	26.89	11.25	2478.73	1	2478.73	2478.73

BLOCK 2 AREA STATEMENT

NO. OF FLOORS	VILLA NO	TYPE OF FLOORS	TOTAL AREA	DEDUCTION TERRACE	PARKING	DUCT	VOID	LIFT	FAR	NO. OF TENEMENTS	TOTAL FAR	BUA
BLOCK 2												
G+2	1	BASEMENT FLOOR	359.802	0	359.802	0	0	0				
		GROUND FLOOR	330.989	0	0	0.06	0.54	2.025				
		FIRST FLOOR	324.1	12.24	0	0.397	0.54	2.025				
		SECOND FLOOR	319.096	30.665	0	0.397	0.54	2.025				
		TOTAL	912.69	42.91	359.802	0.86	1.62	6.075	354.27			402.25
G+2	2	BASEMENT FLOOR	918.45	0	0	0.53	1.809	2.025				
		GROUND FLOOR	306.77	0	0	0.53	1.809	2.025				
		FIRST FLOOR	296.96	12.24	0	0.397	0.54	2.025				
		SECOND FLOOR	305.05	29.285	0	0.397	0.54	2.025				
		TOTAL	1827.23	41.525	306.77	1.86	4.698	8.1	321.09			407.56
G+2	3	BASEMENT FLOOR	306.77	0	0	0.53	1.809	2.025				
		GROUND FLOOR	306.77	0	0	0.53	1.809	2.025				
		FIRST FLOOR	296.96	12.24	0	0.397	0.54	2.025				
		SECOND FLOOR	305.05	29.285	0	0.397	0.54	2.025				
		TOTAL	1215.55	41.525	306.77	1.86	4.698	8.1	321.09			407.52
G+2	4	BASEMENT FLOOR	177.648	0	177.648	0	0	0				
		GROUND FLOOR	115.565	0	0	0.36	0.54	2.025				
		FIRST FLOOR	115.565	7.59	0	0.397	0.54	2.025				
		SECOND FLOOR	130.136	30.665	0	0.397	0.54	2.025				
		TOTAL	539.37	38.26	177.648	0.76	1.62	6.075	348.38			474.19
G+2	61	BASEMENT FLOOR	441.86	40.91	401.79	0.53	1.809	2.025				
		GROUND FLOOR	101.49	0	0	0.53	1.809	2.025				
		FIRST FLOOR	108.75	8.424	0	0.397	0.54	2.025				
		SECOND FLOOR	98.15	32.448	0	0.397	0.54	2.025				
		TOTAL	750.25	81.87	87.69	0.91	5.52	6.08	314.56			402.21
G+2	62	BASEMENT FLOOR	340.606	0	86.906	0	0	0				
		GROUND FLOOR	108.684	0	0	0.53	1.809	2.025				
		FIRST FLOOR	105.944	8.424	0	0.397	0.54	2.025				
		SECOND FLOOR	97.53	32.448	0	0.397	0.54	2.025				
		TOTAL	653.165	40.87	86.99	0.91	3.42	6.075	311.07			398.06
G+2	63	BASEMENT FLOOR	340.606	0	86.906	0	0	0				
		GROUND FLOOR	108.684	0	0	0.53	1.809	2.025				
		FIRST FLOOR	105.944	8.424	0	0.397	0.54	2.025				
		SECOND FLOOR	97.53	32.448	0	0.397	0.54	2.025				
		TOTAL	653.165	40.87	86.99	0.91	3.42	6.075	311.07			398.06
G+2	64	BASEMENT FLOOR	340.606	0	86.906	0	0	0				
		GROUND FLOOR	108.684	0	0	0.53	1.809	2.025				
		FIRST FLOOR	105.944	8.424	0	0.397	0.54	2.025				
		SECOND FLOOR	97.53	32.448	0	0.397	0.54	2.025				
		TOTAL	653.165	40.87	86.99	0.91	3.42	6.075	311.07			398.06
G+2	65	BASEMENT FLOOR	340.606	0	86.906	0	0	0				
		GROUND FLOOR	108.684	0	0	0.53	1.809	2.025				
		FIRST FLOOR	105.944	8.424	0	0.397	0.54	2.025				
		SECOND FLOOR	97.53	32.448	0	0.397	0.54	2.025				
		TOTAL	653.165	40.87	86.99	0.91	3.42	6.075	311.07			398.06
G+2	66	BASEMENT FLOOR	340.606	0	86.906	0	0	0				
		GROUND FLOOR	111.82	0	0	0.53	1.809	2.025				
		FIRST FLOOR	109.56	11.496	0	0.397	0.54	2.025				
		SECOND FLOOR	97.6	32.448	0	0.397	0.54	2.025				
		TOTAL	661.26	43.94	87.46	0.91	3.42	6.075	317.31			404.75
TOTAL			6306.45	305.35	842.77	8.37	34.65	54.68	2969.91	9	2969.91	3752.68

BLOCK 03 AREA STATEMENT

NO. OF FLOORS	VILLA NO	TYPE OF FLOORS	UNIT TYPE	TOTAL AREA	TERRACE	PARKING	DUCT	VOID	LIFT	FAR	NO. OF TENEMENTS	TOTAL FAR	BUA
BLOCK 3													
G+2	51	BASEMENT FLOOR	TYPE-1	352.07	0	352.07	0	0	0				
		GROUND FLOOR		289.383	0	0	0.53	1.809	2.025				
		FIRST FLOOR		302.1	8.424	0	0.397	0.54	2.025				
		SECOND FLOOR		299.36	32.448	0	0.397	0.54	2.025				
		TOTAL		1242.92	40.87	352.07	1.33	2.889	6.075	339.66			440.73
G+2	52	BASEMENT FLOOR	TYPE-1	340.606	0	86.906	0	0	0				
		GROUND FLOOR		289.383	0	0	0.53	1.809	2.025				
		FIRST FLOOR		302.1	8.424	0	0.397	0.54	2.025				
		SECOND FLOOR		299.36	32.448	0	0.397	0.54	2.025				
		TOTAL		1231.23	40.87	86.906	0.93	3.42	6.075	339.66			426.86
G+2	53	BASEMENT FLOOR	TYPE-1	340.606	0	86.906	0	0	0				
		GROUND FLOOR		289.383	0	0	0.53	1.809	2.025				
		FIRST FLOOR		302.1	8.424	0	0.397	0.54	2.025				
		SECOND FLOOR		299.36	32.448	0	0.397	0.54	2.025				
		TOTAL		1231.23	40.87	86.906	0.93	3.42	6.075	339.66			426.86
G+2	54	BASEMENT FLOOR	TYPE-1	340.606	0	86.906	0	0	0				
		GROUND FLOOR		289.383	0	0	0.53	1.809	2.025				
		FIRST FLOOR		302.1	8.424	0	0.397	0.54	2.025				
		SECOND FLOOR		299.36	32.448	0	0.397	0.54	2.025				
		TOTAL		1231.23	40.87	86.906	0.93	3.42	6.075	339.66			426.86
G+2	55	BASEMENT FLOOR	TYPE-1	340.606	0	86.906	0	0	0				
		GROUND FLOOR		289.383	0	0	0.53	1.809	2.025				
		FIRST FLOOR		302.1	8.424	0	0.397	0.54	2.025				
		SECOND FLOOR		299.36	32.448	0	0.397	0.54	2.025				
		TOTAL		1231.23	40.87	86.906	0.93	3.42	6.075	339.66			426.86
G+2	56	BASEMENT FLOOR	TYPE-1	340.606	0	86.906	0	0	0				
		GROUND FLOOR		289.383	0	0	0.53	1.809	2.025				
		FIRST FLOOR		302.1	8.424	0	0.397	0.54	2.025				
		SECOND FLOOR		299.36	32.448	0	0.397	0.54	2.025				
		TOTAL		1231.23	40.87	86.906	0.93	3.42	6.075	339.66			426.86
G+2	57	BASEMENT FLOOR	TYPE-2	340.606	0	86.906	0	0	0				
		GROUND FLOOR		289.383	0	0	0.53	1.809	2.025				
		FIRST FLOOR		302.1	8.424	0	0.397	0.54	2.025				
		SECOND FLOOR		299.36	32.448	0	0.397	0.54	2.025				
		TOTAL		1231.23	40.87	86.906	0.93	3.42	6.075	339.66			426.86
G+2	58	BASEMENT FLOOR	TYPE-2	340.606	0	86.906	0	0	0				
		GROUND FLOOR		289.383	0	0	0.53	1.809	2.025				
		FIRST FLOOR		302.1	8.424	0	0.397	0.54	2.025				
		SECOND FLOOR		299.36	32.448	0	0.397	0.54	2.025				
		TOTAL		1231.23	40.87	86.906	0.93	3.42	6.075	339.66			426.86
G+2	59	BASEMENT FLOOR	TYPE-2	340.606	0	86.906	0	0	0				
		GROUND FLOOR		289.383	0	0	0.53	1.809	2.025				
		FIRST FLOOR		302.1	8.424	0	0.397	0.54	2.025				
		SECOND FLOOR		299.36	32.448	0	0.397	0.54	2.025				
		TOTAL		1231.23	40.87	86.906	0.93	3.42	6.075	339.66			426.86
G+2	60	BASEMENT FLOOR	TYPE-2	340.606	0	86.906	0	0	0				
		GROUND FLOOR		289.383	0	0	0.53	1.809	2.025				
		FIRST FLOOR		302.1	8.424	0	0.397	0.54	2.025				
		SECOND FLOOR		299.36	32.448	0	0.397	0.54	2.025				
		TOTAL		1231.23	40.87	86.906	0.93	3.42	6.075	339.66			426.86
TOTAL				7387.38	245.22	521.436	5.58	20.52	36.45	2037.96	12	2037.96	2559.16

BLOCK 4 AREA STATEMENT

NO. OF FLOORS	VILLA NO	TYPE OF FLOORS	UNIT TYPE	TOTAL AREA	TERRACE	PARKING	DUCT	VOID	LIFT	FAR	NO. OF TENEMENTS	TOTAL FAR	BUA
BLOCK 4													
G+2	31	BASEMENT FLOOR	TYPE-1	352.07	0	352.07	0	0	0				
		GROUND FLOOR		289.383	0	0	0.53	1.809	2.025				
		FIRST FLOOR		302.1	8.424	0	0.397	0.54	2.025				
		SECOND FLOOR		299.36	32.448	0	0.397	0.54	2.025				
		TOTAL		1242.92	40.87	352.07	1.33	2.889	6.075	339.66			440.73
G+2	32	BASEMENT FLOOR	TYPE-1	340.606	0	86.906	0	0	0				
		GROUND FLOOR		289.383	0	0	0.53	1.809	2.025				
		FIRST FLOOR		302.1	8.424	0	0.397	0.54	2.025				
		SECOND FLOOR		299.36	32.448	0	0.397	0.54	2.025				
		TOTAL		1231.23	40.87	86.906	0.93	3.42	6.075	339.66			426.86
G+2	33	BASEMENT FLOOR	TYPE-1	340.606	0	86.906	0	0	0				
		GROUND FLOOR		289.383	0	0	0.53	1.809	2.025				
		FIRST FLOOR		302.1	8.424	0	0.397	0.54	2.025				
		SECOND FLOOR		299.36	32.448	0	0.397	0.54	2.025				
		TOTAL		1231.23	40.87	86.906	0.93	3.42	6.075	339.66			426.86
G+2	34	BASEMENT FLOOR	TYPE-1	340.606	0	86.906	0	0	0				
		GROUND FLOOR		289.383	0	0	0.53	1.809	2.025				
		FIRST FLOOR		302.1	8.424	0	0.397	0.54	2.025				
		SECOND FLOOR		299.36	32.448	0	0.397	0.54	2.025				
		TOTAL		1231.23	40.87	86.906	0.93	3.42	6.075	339.66			426.86
G+2	35	BASEMENT FLOOR	TYPE-1	340.606	0	86.906	0	0	0				
		GROUND FLOOR		289.383	0	0	0.53	1.809	2.025				
		FIRST FLOOR		302.1	8.424	0	0.397	0.54	2.025				
		SECOND FLOOR		299.36	32.448	0	0.397	0.54	2.025				
		TOTAL		1231.23	40.87	86.906	0.93	3.42	6.075	339.66			426.86
G+2	36	BASEMENT FLOOR	TYPE-2	340.606	0	86.906	0	0	0				
		GROUND FLOOR		289.383	0	0	0.53	1.809	2.025				
		FIRST FLOOR		302.1	8.424	0	0.397	0.54	2.025				
		SECOND FLOOR		299.36	32.448	0	0.397	0.54	2.025				
		TOTAL		1231.23	40.87	86.906	0.93	3.42	6.075	339.66			426.86
G+2	37	BASEMENT FLOOR	TYPE-2	340.606	0	86.906	0	0	0				
		GROUND FLOOR		289.383	0	0	0.53	1.809	2.025				
		FIRST FLOOR		302.1	8.424	0	0.397	0.54	2.025				
		SECOND FLOOR		299.36	32.448	0	0.397	0.54	2.025				
		TOTAL		1231.23	40.87	86.906	0.93	3.42	6.075	339.66			426.86
G+2	38	BASEMENT FLOOR	TYPE-2	340.606	0	86.906	0	0	0				
		GROUND FLOOR		289.383	0	0	0.53	1.809	2.025				
		FIRST FLOOR		302.1	8.424	0	0.397	0.54	2.025				
		SECOND FLOOR		299.36	32.448	0	0.397	0.54	2.025				
		TOTAL		1231.23	40.87	86.906	0.93	3.42	6.075	339.66			426.86
TOTAL				8617.61	286.09	608.342	6.51	23.94	42.525	2378.62	12	2378.62	2986.02

BLOCK 05 AREA STATEMENT

NO. OF FLOORS	VILLA NO	TYPE OF FLOORS	UNIT TYPE	TOTAL AREA	TERRACE	PARKING	DUCT	VOID	LIFT	FAR	NO. OF TENEMENTS	TOTAL FAR	BUA
BLOCK 5													
G+2	39	BASEMENT FLOOR	11-Unit	352.07	0	352.07	0	0	0				
		GROUND FLOOR		289.07	0	0	0.53	1.809	2.025				
		FIRST FLOOR		302.1	8.424	0	0.397	0.54	2.025				
		SECOND FLOOR		299.36	32.448	0	0.397	0.54	2.025				
		TOTAL		1242.59	40.87	352.07	1.33	2.889	6.075	339.66			440.73
G+2	40	BASEMENT FLOOR	11-Unit	340.606	0	86.906	0	0	0				
		GROUND FLOOR		289.383	0	0	0.53	1.809	2.025				
		FIRST FLOOR		302.1	8.424	0	0.397	0.54	2.025				
		SECOND FLOOR		299.36	32.448	0	0.397	0.54	2.025				
		TOTAL		1231.23	40.87	86.906	0.93	3.42	6.075	339.66			426.86
G+2	41	BASEMENT FLOOR	11-Unit	340.606	0	86.906	0	0	0				
		GROUND FLOOR		289.383	0	0	0.53	1.809	2.025				
		FIRST FLOOR		302.1	8.424	0	0.397	0.54	2.025				
		SECOND FLOOR		299.36	32.448	0	0.397	0.54	2.025				
		TOTAL		1231.23	40.87	86.906	0.93	3.42	6.075	339.66			426.86
G+2	42	BASEMENT FLOOR	11-Unit	340.606	0	86.906	0	0	0				
		GROUND FLOOR		289.383	0	0	0.53	1.809	2.025				
		FIRST FLOOR		302.1	8.424	0	0.397	0.54	2