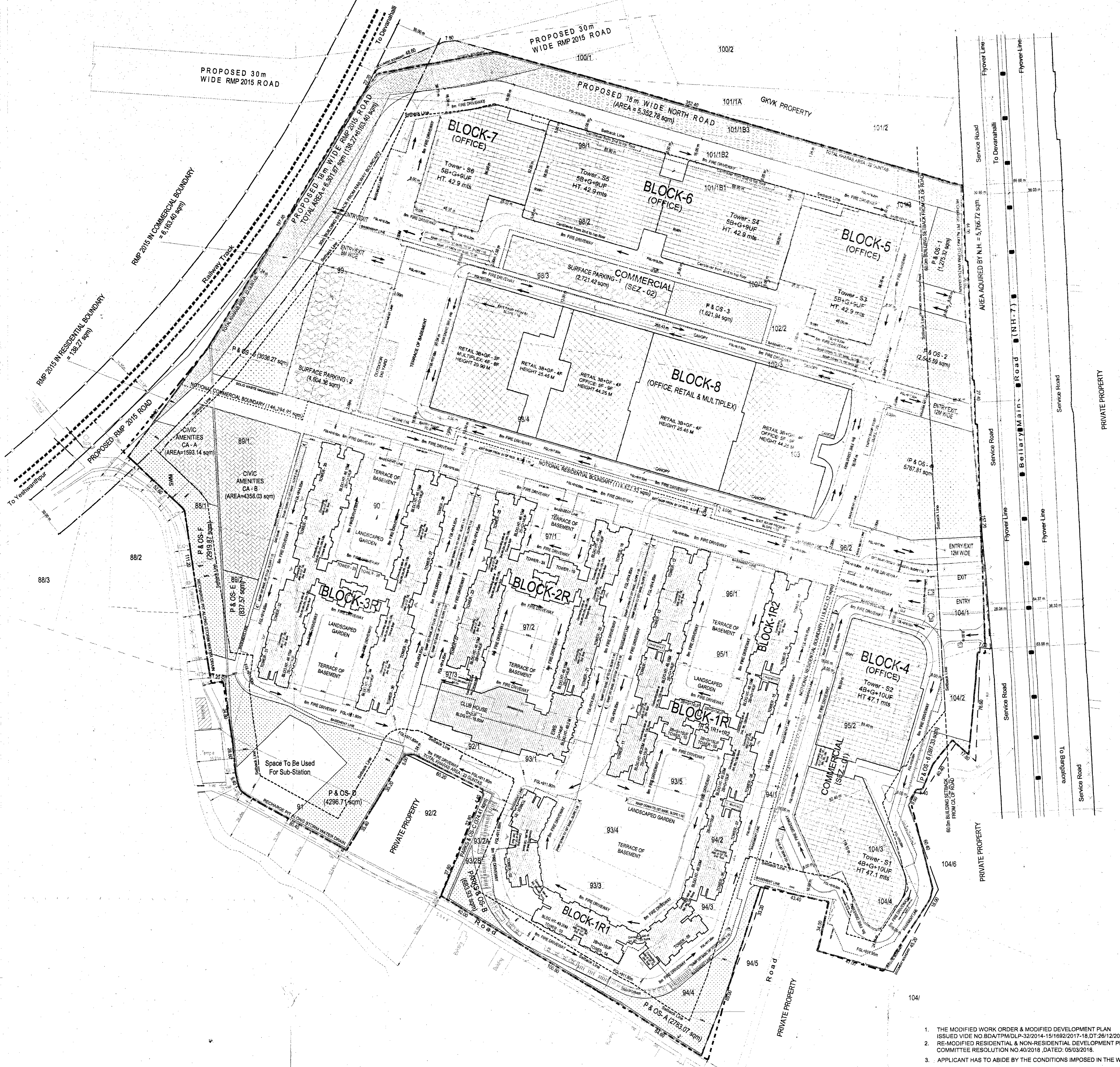


SUMMARY

1	NET AREA AS PER SALE DEED	67A 4.50G	=	271,592.39 sqm
2	LESS SITE AREA ACQUIRED BY NH		=	5,766.72 sqm
3	NET AREA AS PER DOCUMENTS		=	265,825.67 sqm
4	GROSS AREA AS PER BDA SURVEYOR DRAWING	66A 6.50G	=	267,747.90 sqm
5	LESS KHARAB 4G(A) + 22G(B)	26.00G	=	2,630.43 sqm
6	NET AREA AS PER BDA SURVEYOR DRAWING (4-5)	65A 20.50G	=	265,117.47 sqm
7	LESS 18.0M ROAD WIDENING AS PER RMP 2015 (6,163.40 + 138.27 sqm)		=	6,301.67 sqm
8	BALANCE SITE AREA AFTER DEDUCTING RMP Road (6-7)	64A 30.50G	=	258,815.80 sqm
9	SITE AREA FOR RESIDENTIAL		=	118,822.52 sqm
9a	10% PARKS AND OPEN SPACES OF (9)		=	11,895.56 sqm
9b	5% CIVIC AMENITIES OF (9)		=	5,951.17 sqm
9c	AREA RESERVED FOR 18.0M WIDE ROAD		=	138.27 sqm
10	BALANCE SITE AREA FOR RESIDENTIAL FAR AFTER DEDUCTING 5% OF CIVIC AMENITIES (9-9b)		=	112,871.35 sqm
11	PERMISSIBLE FAR		=	3.25
11a	MAX. TDR THAT CAN BE UTILISED @60% OF FAR (3.25x60%)		=	1.95
11b	TOTAL FAR PERMITTED INCLUDING TDR (3.25+1.95)		=	5.20
12	MAX. FAR AREA AVAILABLE INCLUDING TDR (10x11b)		=	586,931.02 sqm
12a	RESIDENTIAL FAR AREA ACHIEVED		=	366,835.86 sqm
12b	RESIDENTIAL FAR ACHIEVED		=	3.2500 <5.20
13	SITE AREA FOR GROUND COVERAGE = (9-9b) - (138.27 sqm)		=	112,733.08 sqm
14	PERMISSIBLE GROUND COVERAGE AREA = (50% x 13)		=	56,366.54 sqm
14a	RESIDENTIAL GROUND COVERAGE AREA ACHIEVED		=	28,277.19 sqm
14b	RESIDENTIAL GROUND COVERAGE ACHIEVED		=	25.08 <50%
15	SET BACK PROVIDED		=	16 m
16	PERMISSIBLE HEIGHT OF BUILDINGS		=	51.9 m
17	SITE AREA FOR COMMERCIAL = (8-9)		=	146,294.95 sqm
17a	10% PARKS AND OPEN SPACES OF (17)		=	14,644.26 sqm
17b	5% SURFACE CAR PARKING OF (17)		=	7,325.78 sqm
17c	AREA RESERVED FOR 18.0M WIDE ROAD (6,163.40 + 5,352.78 sqm)		=	11,516.18 sqm
18	BALANCE SITE AREA FOR COMMERCIAL FAR AFTER DEDUCTING 10% OF PARKS AND OPEN SPACE & PROPOSED 18m WIDE NORTH ROAD (17-17a-(5,352.78 sqm))		=	126,297.91 sqm
19	PERMISSIBLE FAR		=	3.25
19a	MAX. TDR THAT CAN BE UTILISED @60% OF FAR (3.25 x 60%)		=	1.95
19b	TOTAL FAR PERMITTED INCLUDING TDR (3.25+1.95)		=	5.20
20	MAX. FAR AREA AVAILABLE INCLUDING TDR (18x19b)		=	656,749.13 sqm
20a	COMMERCIAL FAR AREA ACHIEVED		=	476,022.54 sqm
20b	COMMERCIAL FAR ACHIEVED		=	3.7690 <5.20
21	SITE AREA FOR GROUND COVERAGE = ((17-17a) - (6,163.40 sqm) - (5,352.78))		=	120,134.51 sqm
22	PERMISSIBLE GROUND COVERAGE AREA = (45% x 21)		=	54,060.53 sqm
22a	COMMERCIAL GROUND COVERAGE AREA ACHIEVED		=	54,031.85 sqm
22b	COMMERCIAL GROUND COVERAGE ACHIEVED		=	44.98 <45%
23	SET BACK PROVIDED		=	16 m
24	PERMISSIBLE HEIGHT OF BUILDINGS		=	51.9 m

RESIDENTIAL BASEMENT AREA (1R+2R+3R+Club House+EWS)		GROSS AREA (sqm)	CUT-OUTS (sqm)	BUILT-UP AREA per floor	NON FAR AREA (Lift shafts, Parking)	F A R
S. Nos	FLOOR	C	D	E = C - D	F	G = E - F
01	BASEMENT 1	83358.24	1535.81	82,322.43	[illegible]	7352.72
02	BASEMENT 2	83358.24	2738.82	81,119.42	[illegible]	7028.41
	TOTAL AREA =	1,67,716.48	4,274.63	1,63,441.85	1,49,060.72	14,381.13

RESIDENTIAL AREA (1R+2R+3R+Club House+EWS)		GROSS AREA (sqm)	CUT-OUTS (sqm)	BUILT-UP AREA per floor	NON FAR AREA (Lift shafts, terrace, LMR)	F A R	No. of Apts per floor
S. Nos.	FLOOR	C	D	E = C - D	F	G = E - F	
1	GROUND FLOOR	28,277.19	1,182.70	27,094.50	1,866.[illegible]	[illegible]	113
2	FIRST FLOOR	26,253.69	1,689.00	24,564.69	477.61	[illegible]	143
3	SECOND FLOOR	25,784.59	1,505.06	24,279.53	477.65	[illegible]	143
4	THIRD FLOOR	25,501.79	1,832.11	23,669.68	852.82	[illegible]	150
5	FOURTH FLOOR	24,601.66	1,447.71	23,153.95	469.86	[illegible]	150
6	FIFTH FLOOR	24,601.66	1,447.71	23,153.95	469.86	[illegible]	150
7	SIXTH FLOOR	24,601.66	1,447.71	23,153.95	469.86	[illegible]	150
8	SEVENTH FLOOR	24,601.66	1,447.71	23,153.95	469.86	[illegible]	150
9	EIGHTH FLOOR	24,993.21	1,447.71	23,545.50	728.64	[illegible]	150
10	NINTH FLOOR	24,601.66	1,447.71	23,153.95	469.86	[illegible]	150
11	TENTH FLOOR	24,601.66	1,447.71	23,153.95	469.86	[illegible]	150
12	ELEVENTH FLOOR	24,601.66	1,447.71	23,153.95	469.86	[illegible]	150
13	TWELFTH FLOOR	24,601.66	1,447.71	23,153.95	469.86	[illegible]	150
14	THIRTEENTH FLOOR	24,860.44	1,447.71	23,412.73	728.64	[illegible]	150
15	FOURTEENTH FLOOR	24,601.66	1,447.71	23,153.95	469.86	[illegible]	150
16	FIFTEENTH FLOOR	7,380.91	448.69	6,932.21	139.46	[illegible]	42
17	Terrace (only stairs)	1,578.54	41.66	1,536.88	1,464.65	72.23	-
	TOTAL AREA =	3,86,045.33	22,824.05	3,63,421.28	10,966.55	3,52,454.73	2241

NON-RESIDENTIAL (SEZ-01, SEZ-02, COMMERCIAL OFFICE, RETAIL & MULTIPLEX)
OVERALL AREA (in sqm)
(S1,S2,S3,S4,S5,S6,Block-8)

Sl.No.	Floor	Gross Area (sqm)	CUT-OUTS (sqm)	BUILT-UP AREA Per Floor	NON_FAR AREA	TOTAL
		C	D	E = C-D	F	G = E-F
01	BASEMENT 5	30,780.96	.00	30,780.96	29,504.77	1,276.19
02	BASEMENT 4	48,510.31	233.97	48,276.33	46,319.62	1,956.71
03	BASEMENT 3	86,616.50	714.02	85,902.48	80,943.73	4,958.75
04	BASEMENT 2	87,974.11	1,789.97	86,184.13	81,971.80	4,212.33
05	BASEMENT 1	86,622.18	2,794.25	83,827.93	73,345.65	10,482.28
06	G/ Floor	49,797.78	712.82	49,084.96	881.77	48,203.19
07	1st Floor	50,355.79	4,856.20	45,499.59	881.77	44,617.82
08	2nd Floor	56,032.20	2,942.85	53,089.35	815.36	52,273.99
09	3rd Floor	56,198.96	2,929.25	53,269.71	815.37	52,454.34
10	4th Floor	56,198.96	3,799.24	52,399.72	798.94	51,600.78
11	5th Floor	44,208.38	638.13	43,570.25	1,013.81	42,556.44
12	6th Floor	42,174.23	628.57	41,545.66	997.59	40,548.07
13	7th Floor	40,834.59	628.57	40,206.02	691.29	39,514.73
14	8th Floor	40,821.99	628.57	40,193.42	997.59	39,195.83
15	9th Floor	36,645.81	628.57	36,017.24	997.59	35,019.65
16	10th Floor	7,562.90	211.98	7,350.92	199.50	7,151.42
18	Terrace	2,324.61	353.86	1,970.74	1,970.74	.00
	TOTAL	823,660.22	24,490.80	799,169.42	323,146.89	476,022.53

A PARKS & OPEN SPACES - RESIDENTIAL

P & OS – A =	2,783.07	sqm
P & OS – B =	683.93	sqm
P & OS – C =	374.41	sqm
P & OS – D =	4,296.71	sqm
P & OS – E =	837.57	sqm
P & OS – F =	2,919.87	sqm
TOTAL =	11,895.56	sqm
=	10.011%	> 10%

B CIVIC AMENITIES - RESIDENTIAL

CA – A =	1,593.14	sqm
CA – B =	4,358.03	sqm
TOTAL =	5,951.17	sqm
=	5.008%	> 5%

PARKING - RESIDENTIAL

CAR PARK REQUIREMENT (FOR RESIDENTIAL)

APARTMENT AREA IN sqm	NO. OF APTS	NO. OF CARS	TOTAL
LESS THAN 50 sqm	210	1 per 2 apts	105
50 sqm to 150 sqm	928	1	928
150 sqm to 225 sqm	1,103	1	1,103
225 sqm to 300 sqm	0	2	0
TOTAL	2,241 apts		2,136 cars
ADDITIONAL 10% VISITORS CAR PARKING			214 cars
CAR PARKING FOR CLUB (1 CAR PER 50 sqm)		=	90 cars
TOTAL REQUIREMENT (RESIDENTIAL)			2,440 cars

TOTAL CAR PARKING PROVIDED

SURFACE PARKING	= 45 CARS
RESIDENTIAL BASEMENT - 1	= 1,410 CARS
RESIDENTIAL BASEMENT - 2	= 1,350 CARS
TOTAL CAR PARKING PROVIDED	= 2,805 CARS

RESIDENTIAL APARTMENT COUNT

[illegible]

TOTAL NO OF APARTMENTS EXCLUDING EWS = 2,031 APTS
TOTAL NUMBER OF EWS UNITS = 210 APTS
TOTAL NUMBER OF APARTMENTS IN THE DEVELOPMENT = 2,241 APTS
EWS ACHIEVED (210 nos / 2031 nos) = 10.34%

PARKING : NON-RESIDENTIAL

RETAIL					
	Area (sq m)	Area (Sqm) per car			
RETAIL BLOCK - 8	[illegible]	[illegible]		=	2184
OFFICE					
	Area (sq m)	Area (Sqm) per car			
BLOCK - 4	[illegible]	[illegible]		=	3909
BLOCK - 5, 6, 7	[illegible]	[illegible]		=	4149
BLOCK - 8	[illegible]	[illegible]		=	990
TOTAL	[illegible]	[illegible]		=	7146
MULTIPLEX					
BLOCK - 8	No. of Seats	Area (sq m)	Area (Sqm) per car		No. of cars
1 Multiplex-1	37			=	20
2 Multiplex-2	38			=	20
3 Multiplex-3	34			=	20
4 Multiplex-4	132			=	20
5 Multiplex-5	132			=	20
6 Multiplex-6	156			=	20
7 Multiplex-7	360			=	20
8 Multiplex-8	79			=	20
9 Multiplex-9	200			=	20
10 Multiplex-10	144			=	20
11 Multiplex-11	116			=	20
12 Multiplex-12	252			=	20
13 Multiplex-13	104			=	20
14 Multiplex-14	27			=	20
Total	2161				280
Common Rec Ews & Service Area		[illegible]	40	=	228
Total No. of Car Parking Required (MULTIPLEX)					508
Grand Total No. of Car Parking Required =					9847

PARKING PROVIDED - NON RESIDENTIAL

CAR PARKING PROVIDED	BLOCK - 4	BLOCK - 5, 6, 7	BLOCK - 8	TOTAL
BASEMENT 5	-	900		900
BASEMENT 4	333	900	-	1,233
BASEMENT 3	426	960	1,205	2,591
BASEMENT 2	529	790	1,200	2,519
BASEMENT 1	529	646	1,258	2,433
GROUND PARKING	122	53		175
TOTAL CAR PARKING PROVIDED	2,006	4,149	3,693	9,851

SURFACE PARKING : NON-RESIDENTIAL

SURFACE PARKING AREA		
TOTAL SITE AREA	1,46,294.96	
SURFACE PARKING AREA - 5% Required	7,314.75	
SURFACE PARKING 01	2,721.42	sqm
SURFACE PARKING 02	4,604.36	sqm
PROPOSED SURFACE PARKING AREA - 5%	7,325.78	sqm

PARKS & OPEN SPACES : NON-RESIDENTIAL

PARKS AND OPEN SPACES		
TOTAL SITE AREA	1,46,294.96	
PARKS & OPEN SPACES - 10.0% Required	14,629.50	
P & OS - 01	1,275.32	sqm
P & OS - 02	2,545.59	sqm
P & OS - 03	1,621.94	sqm
P & OS - 04	5,767.81	sqm
P & OS - 05	3,036.27	sqm
P & OS - 06	397.33	sqm
PROPOSED PARKS & OPEN SPACES - 10.00%	14,644.26	sqm

GROUND COVERAGE - NON RESIDENTIAL	BLOCK - 4	BLOCK - 5, 6, 7	BLOCK - 8	TOTAL
GROUND COVERAGE	9,655.71	20,080.17	24,295.97	54,031.85

RESIDENTIAL OVERALL AREA		GROSS AREA (sqm)	CUT-OUTS (sqm)	BUILT-UP AREA per floor	NON FAR AREA (Lift shafts, Parking)	F A R
Sl No	FLOOR	C	D	E = C - D	F	G = E - F
01	RESIDENTIAL (1R+2R+3R+Club House+EWS)	3,86,045.33	22,824.05	3,63,421.28	10,966.55	3,52,454.73
02	BASEMENT (1R+2R+3R+Club House+EWS)	1,67,716.48	4,274.63	1,63,441.85	1,49,060.72	14,381.13
	TOTAL RESIDENTIAL AREA =	5,53,761.81	26,898.68	5,26,863.13	1,60,027.27	3,66,835.86

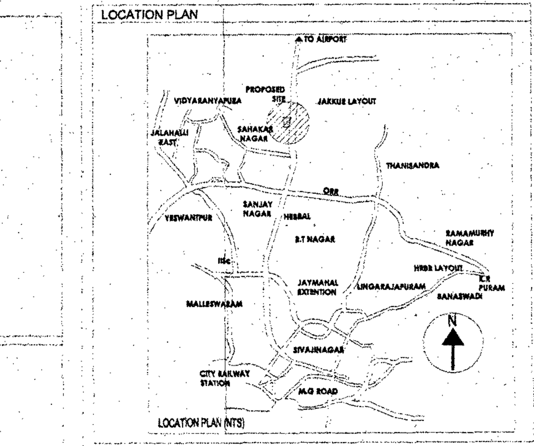
OVERALL AREA
RESIDENTIAL & NON-RESIDENTIAL (Commercial / Office / Retail / Multiplex)

Sl.No.	FLOOR	GROSS AREA (sqm)	CUT-OUTS (sqm)	BUILT-UP AREA per floor	NON FAR AREA (Lift shafts, Parking)	F A R
		C	D	E = C-D	F	G = E-F
01	RESIDENTIAL (1R+2R+3R+Club House+EWS)	553,761.81	26,898.68	526,863.13	160,027.27	366,835.86
02	COMMERCIAL (SEZ 01): Tower S1, S2	174,076.55	6,238.73	167,837.81	67,419.75	100,418.06
03	COMMERCIAL (SEZ 02): Tower S3, S4, S5, S6	361,951.04	5,850.98	356,100.05	148,747.52	207,352.54
04	COMMERCIAL OFFICES, RETAIL & MULTIPLEX	287,632.64	12,401.09	275,231.55	106,979.61	168,251.94
	OVERALL AREA =	1,377,422.03	51,389.48	1,326,032.55	483,174.16	842,858.40

1. THE MODIFIED WORK ORDER & MODIFIED DEVELOPMENT PLAN ISSUED VIDE NO.BDA/TPM/DLP-32/2014-15/1692/2017-18,DT:26/12/2017 HAS BEEN SUPERCEEDED.
2. RE-MODIFIED RESIDENTIAL & NON-RESIDENTIAL DEVELOPMENT PLAN IS APPROVED BY AUTHORITY COMMITTEE RESOLUTION NO.40/2018 ,DATED: 05/03/2018.
3. APPLICANT HAS TO ABIDE BY THE CONDITIONS IMPOSED IN THE WORK ORDER.
4. THE RE-MODIFIED RESIDENTIAL & NON-RESIDENTIALDEVELOPMENT PLAN WORK ORDER ISSUED VIDE NO. BDA/TPM/DLP - 32/2014-15/..917...../ 2017-18 DATED ..02/08/2019

TOWN PLANNER	ADTP	DDTP (N)	JDTP (N)	ADDITIONAL DIRECTOR,	TOWN PLANNER MEMBER,	COMMISSIONER
[signature] 31/07/18	K.S. [signature] 31/7	[signature] 31/07/2018	[signature] 31/07/2018	[signature]	[signature] 31/7/18	[signature]
B.D.A.	B.D.A.	B.D.A.	B.D.A.	B.D.A.	B.D.A. I/c	B.D.A.

LOCATION PLAN



NOTES:
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE MENTIONED.
2. DO NOT SCALE THE DRAWING. READ WRITTEN DIMENSIONS.

LEGEND

- SITE BOUNDARY (AS PER DOCUMENT)
- SITE BOUNDARY (AS PER PHYSICAL SURVEY)
- RAILWAY LINE
- SETBACK LINE
- 60m BUILDING SETBACK FROM C/L OF NATIONAL HIGHWAY
- 30m BUILDING SETBACK FROM RAILWAY BOUNDARY
- PROPOSED RMP ROAD
- PARKS AND OPEN SPACE RESERVE
- CIVIC AMENITIES
- 8m WIDE FIRE DRIVEWAY
- PROPOSED COMMERCIAL BUILDING
- RESIDENTIAL BUILDING
- EXTENT OF BASEMENT
- SURFACE CAR PARKING

OWNER'S NAME & ADDRESS:

L&T CONSTRUCTION EQUIPMENT LTD.

REGISTERED OFFICE:
L&T HOUSE, N.M. MARG
BALLARD ESTATE, MUMBAI, 400 001

BANGALORE OFFICE:
BELLARY ROAD, NEXT TO GKVK,
BYATARAYANAPURA, BANGALORE 560 092

OWNER'S SIGNATURE:
For L&T CONSTRUCTION EQUIPMENT LTD. - REALTY DIVISION

(AUTHORISED SIGNATORY)

ARCHITECT SIGNATURE :

PROJECT TITLE:
RE-MODIFIED RESIDENTIAL AND NON - RESIDENTIAL DEVELOPMENT (COMMERCIAL / OFFICE / RETAIL / MULTIPLEX) PLAN ON
KATHA NO. 239/240/275/88/1, 240/276/89/1 OF WARD NO. 07, SY NOS.: 88/1(P),88/2(P), 89/1, 89/2, 90, 91, 92/1, 93/1, 93/2A, 93/2B,93/3, 93/4, 93/5, 94/1, 94/2, 94/3, 94/4, 95/1, 95/2, 96/1, 96/2,97/1, 97/2, 97/3, 98/1(P),98/2, 98/3,98/4, 99, 100/1(P), 101/1A(P),101/1B,101/2(P),101/3(P),102/1(P),102/2(P),102/3(P), 103, 104/1(P), 104/2, 104/3,104/4.
OF BYATARAYANAPURA VILLAGE,
YELAHANKA HOBLI, BANGALORE NORTH,
BELLARY ROAD, BANGALORE - 560092

PROJECT CONSULTANTS :

RSP Design Consultants (India) Pvt Ltd. RSP
RSP HOUSE, # 30, MUSEUM ROAD, BANGALORE - 560001 TEL: 25598888 FAX: 25596818

DRAWING TITLE

RE-MODIFIED DEVELOPMENT PLAN

NOTE :
ALL DIMENSIONS ARE IN METRES

ORIENTATION : N SHEET NO :