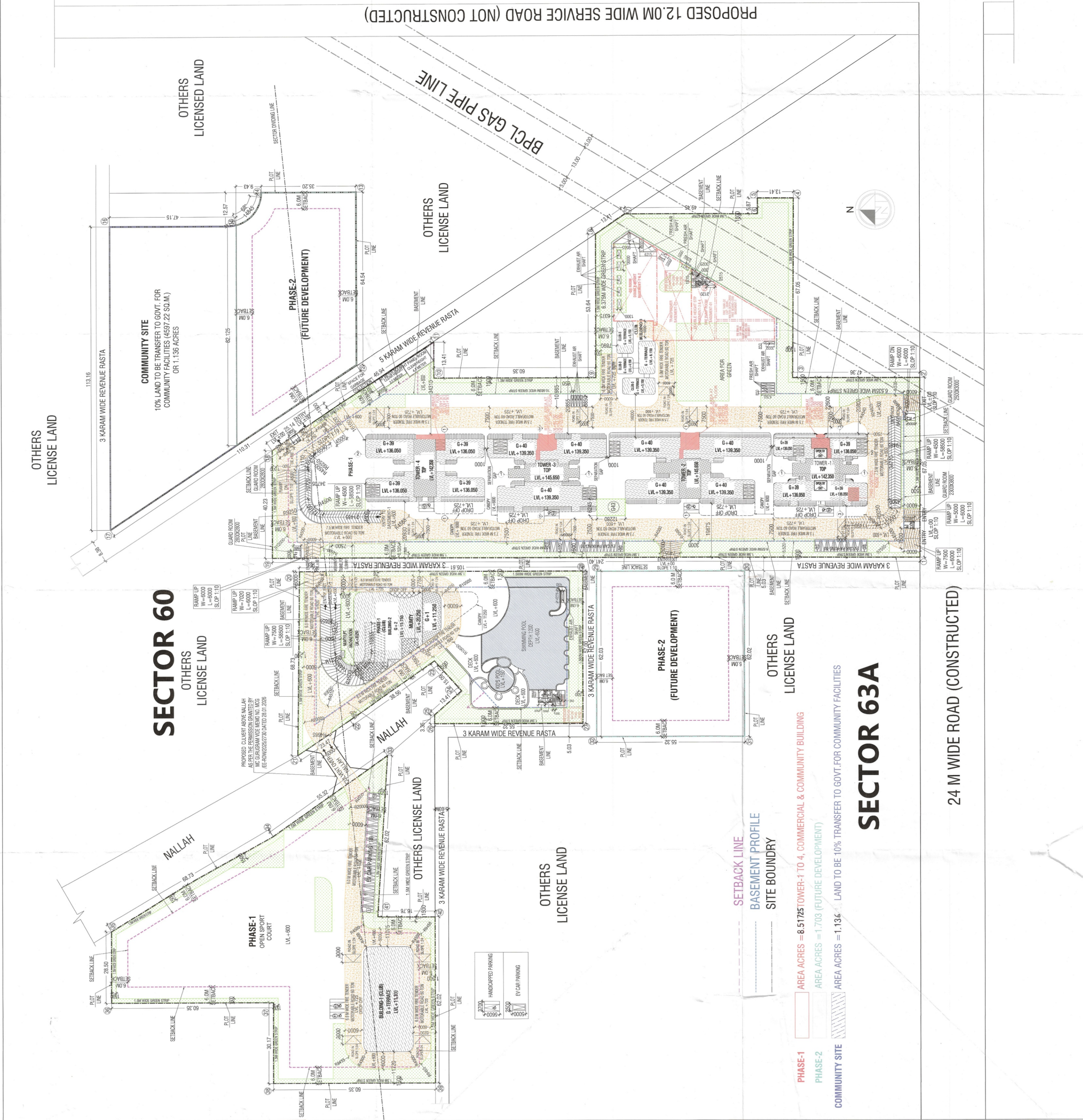




AREA SUMMARY PHASE-1				
TOTAL SITE AREA & NET PLANNED AREA	%	ACRES	SQMT.	
RESIDENTIAL COMPONENT @ 98% OF 11.35625 Acres	98%	11.35625 Acres	4957.040	
PERMISSIBLE FAR OF RESIDENTIAL(11.29125ACRES)	125%	11.29125 Acres	45937.900	
ADDITIONAL IGBG FAR @ 2% GOLD RATING OF 11.35625 Acres (IGBC Registration No.GH260243)	12%	5514.945	SQMT.	
PERMISSIBLE FAR @ 0.25 ON ACCOUNT OF PDR ISSUED VIDE MEMO NO. LC-5487/JRM/2026/10481	25%	11489.260	SQMT.	
PERMISSIBLE TDR RESIDENTIAL	100.093%	45079.8631	SQMT.	
TOTAL PERMISSIBLE FAR RESIDENTIAL	262.093%	118381.3491	SQMT.	
PROPOSED RESIDENTIAL FAR	240%	108173.651	SQMT.	
COMMERCIAL COMPONENT @ 2% OF 11.35625 Acres	2%	0.22713	919.141	
PERMISSIBLE FAR OF COMMERCIAL(0.227 ACRE) @ 175%	175%	1608.496	SQMT.	
PERMISSIBLE TDR COMMERCIAL	50%	460.00	SQMT.	
TOTAL PERMISSIBLE FAR COMMERCIAL	225%	2068.496	SQMT.	
PROPOSED COMMERCIAL FAR 51.41% AREA OF 2068.496 SQMT @ 1083.457 USED FOR COMMERCIAL SHOPS & LOCAL NEEDS	115.701%	1063.457	SQMT.	
PROPOSED REMAINING COMMERCIAL FAR 46.651% AREA OF 2068.496 SQMT @ 1004.883 USED FOR COMMERCIAL IN OTHER BUILDING	109.307%	1004.883	SQMT.	
PERMISSIBLE GROUND COVERAGE @ 35% OF 11.35625 Acres	35%	15763.26	SQMT.	
PROPOSED GROUND COVERAGE	12.89%	5804.285	SQMT.	
REQUIRED GREEN AREA @ 15% OF 11.35625 Acres	15%	6893.56	SQMT.	
PROPOSED GREEN AREA @ 15% OF 11.35625 Acres	15.29%	7026.155	SQMT.	
TOTAL PROPOSED MAIN DWELLING UNIT		624.00	D.U.	
PERMISSIBLE DENSITY (11.29125x525=5842.790)		400x125=525	PPA	
PROPOSED MAXIMUM DENSITY (624x5=3120)		280.35	PPA	
REQUIRED ECS @ 1.5 ECS/ DU (624x1.5)		936	ECS	
PROPOSED ECS		1577	ECS	
REQUIRED ECS COMMERCIAL 2068.496/50		41	ECS	
PROPOSED PARKING COMMERCIAL		42	BAYS	

UNIT DETAIL (TOWER WISE)				
DESCRIPTION	TOWER-1	TOWER-2	TOWER-3	TOWER-4
TYPICAL FLOOR (1ST TO 18TH, 18TH TO 28TH, 28TH TO 35TH, 35TH TO 38TH, 38TH TO 40TH)	144	144	144	144
TOTAL	155	155	155	155

PARKING CALCULATION				
DESCRIPTION	TOTAL DU	EG/ DU	REQUIRED EGS	PROPOSED EGS
PROVIDED CAR PARKING BAYS	155	1.5	232.5	232.5
PROPOSED COMMERCIAL CAR BAYS	42	1.0	42	42
TOTAL	197		274.5	274.5

APPROVED FOR CONSTRUCTION
DATE: 28.03.2026
BY: [Signature]
FOR: [Signature]
PROJECT: [Signature]
DATE: 28.03.2026
BY: [Signature]
FOR: [Signature]
PROJECT: [Signature]

RESIDENTIAL TOWERS									
TOWER	NO. OF FLOORS	NO. OF UNITS	NO. OF BAYS	NO. OF EGS	NO. OF EGS	NO. OF EGS	NO. OF EGS	NO. OF EGS	NO. OF EGS
1	144	144	144	144	144	144	144	144	144
2	144	144	144	144	144	144	144	144	144
3	144	144	144	144	144	144	144	144	144
4	144	144	144	144	144	144	144	144	144
5	144	144	144	144	144	144	144	144	144
6	144	144	144	144	144	144	144	144	144
7	144	144	144	144	144	144	144	144	144
8	144	144	144	144	144	144	144	144	144
9	144	144	144	144	144	144	144	144	144
10	144	144	144	144	144	144	144	144	144
11	144	144	144	144	144	144	144	144	144
12	144	144	144	144	144	144	144	144	144
13	144	144	144	144	144	144	144	144	144
14	144	144	144	144	144	144	144	144	144
15	144	144	144	144	144	144	144	144	144
16	144	144	144	144	144	144	144	144	144
17	144	144	144	144	144	144	144	144	144
18	144	144	144	144	144	144	144	144	144
19	144	144	144	144	144	144	144	144	144
20	144	144	144	144	144	144	144	144	144
21	144	144	144	144	144	144	144	144	144
22	144	144	144	144	144	144	144	144	144
23	144	144	144	144	144	144	144	144	144
24	144	144	144	144	144	144	144	144	144
25	144	144	144	144	144	144	144	144	144
26	144	144	144	144	144	144	144	144	144
27	144	144	144	144	144	144	144	144	144
28	144	144	144	144	144	144	144	144	144
29	144	144	144	144	144	144	144	144	144
30	144	144	144	144	144	144	144	144	144
31	144	144	144	144	144	144	144	144	144
32	144	144	144	144	144	144	144	144	144
33	144	144	144	144	144	144	144	144	144
34	144	144	144	144	144	144	144	144	144
35	144	144	144	144	144	144	144	144	144
36	144	144	144	144	144	144	144	144	144
37	144	144	144	144	144	144	144	144	144
38	144	144	144	144	144	144	144	144	144
39	144	144	144	144	144	144	144	144	144
40	144	144	144	144	144	144	144	144	144
41	144	144	144	144	144	144	144	144	144
42	144	144	144	144	144	144	144	144	144
43	144	144	144	144	144	144	144	144	144
44	144	144	144	144	144	144	144	144	144
45	144	144	144	144	144	144	144	144	144
46	144	144	144	144	144	144	144	144	144
47	144	144	144	144	144	144	144	144	144
48	144	144	144	144	144	144	144	144	144
49	144	144	144	144	144	144	144	144	144
50	144	144	144	144	144	144	144	144	144
51	144	144	144	144	144	144	144	144	144
52	144	144	144	144	144	144	144	144	144
53	144	144	144	144	144	144	144	144	144
54	144	144	144	144	144	144	144	144	144
55	144	144	144	144	144	144	144	144	144
56	144	144	144	144	144	144	144	144	144
57	144	144	144	144	144	144	144	144	144
58	144	144	144	144	144	144	144	144	144
59	144	144	144	144	144	144	144	144	144
60	144	144	144	144	144	144	144	144	144
61	144	144	144	144	144	144	144	144	144
62	144	144	144	144	144	144	144	144	144
63	144	144	144	144	144	144	144	144	144
64	144	144	144	144	144	144	144	144	144
65	144	144	144	144	144	144	144	144	144
66	144	144	144	144	144	144	144	144	144
67	144	144	144	144	144	144	144	144	144
68	144	144	144	144	144	144	144	144	144
69	144	144	144	144	144	144	144	144	144
70	144	144	144	144	144	144	144	144	144
71	144	144	144	144	144	144	144	144	144
72	144	144	144	144	144	144	144	144	144
73	144	144	144	144	144	144	144	144	144
74	144	144	144	144	144	144	144	144	144
75	144	144	144	144	144	144	144	144	144
76	144	144	144	144	144	144	144	144	144
77	144	144	144	144	144	144	144	144	144
78	144	144	144	144	144	144	144	144	144
79	144	144	144	144	144	144	144	144	144
80	144	144	144	144	144	144	144	144	144
81	144	144	144	144	144	144	144	144	144
82	144	144	144	144	144	144	144	144	144
83	144	144	144	144	144	144	144	144	144
84	144	144	144	144	144	144	144	144	144
85	144	144	144	144	144	144	144	144	144
86	144	144	144	144	144	144	144	144	144
87	144	144	144	144	144	144	144	144	144
88	144	144	144	144	144	144	144	144	144
89	144	144	144	144	144	144	144	144	144
90	144	144	144	144	144	144	144	144	144
91	144	144	144	144	144	144	144	144	144
92	144	144	144	144	144	144	144	144	144
93	144	144	144	144	144	144	144	144	144
94	144	144	144	144	144	144	144	144	144
95	144	144	144	144	144	144	144	144	144
96	144	144	144	144	144	144	144	144	144
97	144	144	144	144	144	144	144	144	144
98	144	144	144	144	144	144	144	144	144
99	144	144	144	144	144	144	144	144	144
100	144	144	144	144	144	144	144	144	144

PROJECT: Proposed Building Plans for Phase-1 of Residential Project under the Building Plan No. 11.35625 of 2025 for 11.35625 Acres in the Revenue Estate of Village: Illanas, Gram Panchayat: Illanas, Taluk: Illanas, District: Bangalore, Karnataka. The Project is being developed by Gokul Properties Ltd.

ASSOCIATE ARCHITECTS
ACPI DESIGN PVT. LTD.
E-24, South Extension Part -1, New Delhi,
Delhi, India - 110049.

OWNERS SEAL & SIGNATURE
For Gokul Properties Ltd.
Authorized Signatory

ARCHITECTS SEAL & SIGNATURE

NOTES:-
ALL FLOOR MECHANICAL VENTILATED LIGHTED & 100% POWER BACK-UP. AIR CONDITIONING SYSTEM IS BEING PROVIDED FOR ALL FLOORS. TOILET ARE MECHANICAL VENTILATED. ALL LIFTS SHALL HAVE POWER BACK-UP. ALL ELECTRICAL INSTALLATION SHALL BE AS PER PROVISION OF RELEVANT CODE. FIRE/FIGHTING/SAFETY PROVISIONS WILL BE AS PER RELEVANT CODE. BASEMENT AREA SHELL HAVE MECHANICALLY VENTILATED AS PER RELEVANT CODE. ALL TOILETS ARE VENTILATED AS PER BUILDING CODE 2017. BUILDINGS HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY RELEVANT CODE. BUILDING WILL BE DESIGNED STRUCTURES AS PER RELEVANT EARTHQUAKE RESISTANCE. SOLAR PANELS OF REQUIRED CAPACITY SHALL BE PROVIDED. AS PER HARE DA ZONING NORMS. ALL HANDICAP RAMPS WITH RAILING. ALL FIRE FIGHTING INSTALLATIONS SHALL BE AS PER CODE OF RELEVANT CODE. THE FIRE FIGHTING SYSTEM SHALL BE PROVIDED AS PER CENTRAL GROUND WATER AUTHORITY NORMS.

S. NO.	DETAIL OF TOWERS	GROUND COVERAGE IN SQFT	NO. OF FLOORS	TERRACE HEIGHT OF BUILDING	REFUGE TERRACE	REFUGE AREA
1	TOWER-1	789.526	6+39	136.050 M.	8.340	1779.2771357m ² & 13.42000000
2	TOWER-2	1115.750	6+40	138.350 M.	8.340	1779.2771357m ² & 13.42000000
3	TOWER-3	594.200	6+40	138.350 M.	8.340	1779.2771357m ² & 13.42000000
4	TOWER-4	688.048	6+39	136.050 M.	8.340	1779.2771357m ² & 13.42000000
5	RESIDENTIAL GROUND COVERAGE	789.526				
6	BUILDING (EXCLUDED)	899.875	6+42			
7	BASEMENT	36.440				
8	GUARD ROOM	107.740				
9	METER ROOM & HT PANEL	5.000				
10	GARBAGE COLLECTION	5.000				
11	GRAND TOTAL	5864.385				

S. No.	TDR Certificate No.	TDR Utilization Certificate No. and Dated	FAR to be utilized	Total Additional FAR (in Sqm.)
1	TDR Certificate No. 1-405 of 48/2025 dated 24.9.2025	TDR Utilization Certificate No. 15 of 2026 dated 19.2.2026	Residential 17930.680 00	17930