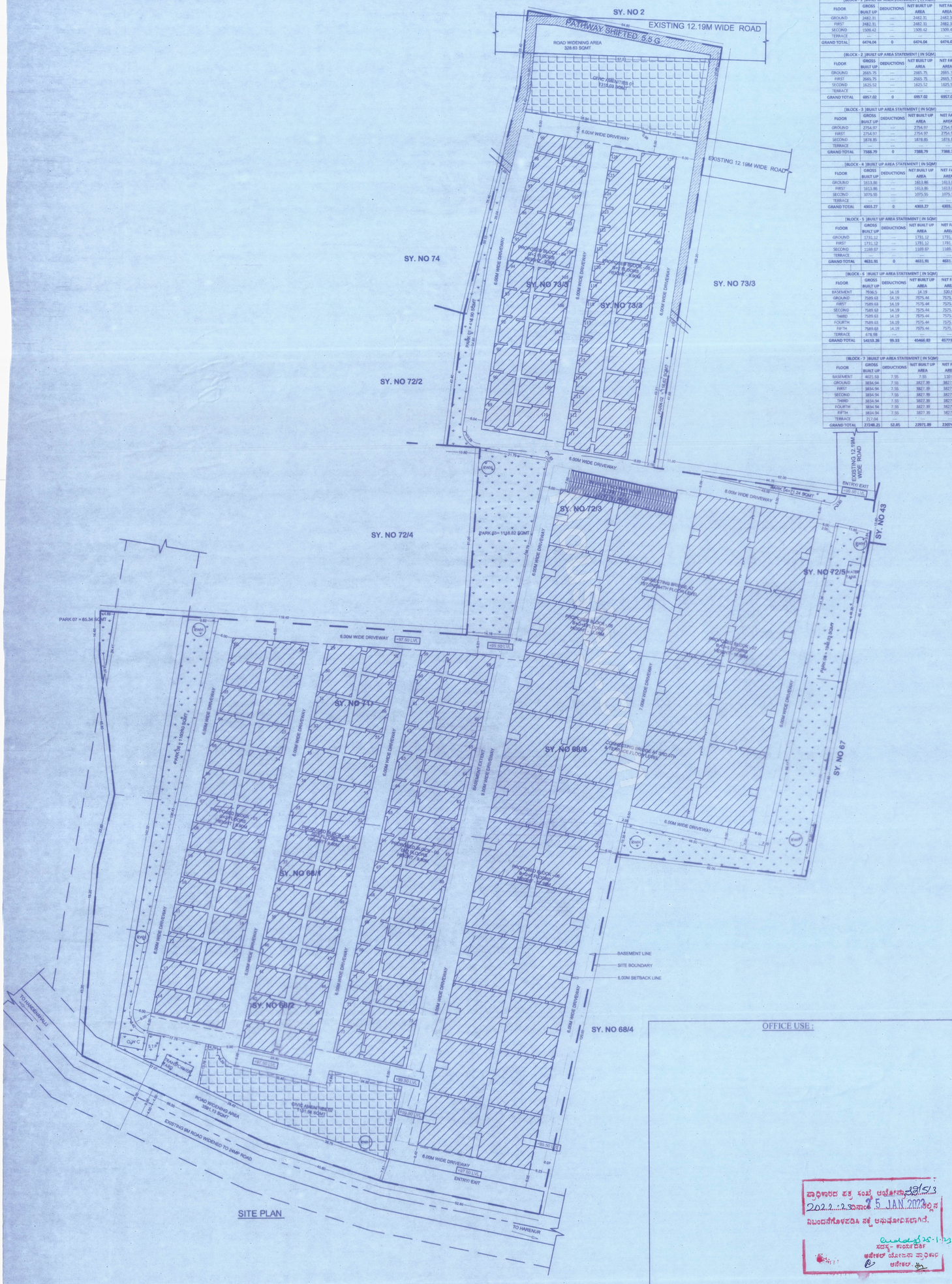


SITE PLAN

[BLOCK - 1]BUILT UP AREA STATEMENT (IN SQM)				
FLOOR	GROSS BUILT UP	DEDUCTIONS	NET BUILT UP AREA	NET FAR AREA
GROUND	2482.31	----	2482.31	2482.31
FIRST	2482.31	----	2482.31	2482.31
SECOND	1509.42	----	1509.42	1509.42
TERRACE	----	----		
GRAND TOTAL	6474.04	0	6474.04	6474.04

[BLOCK - 2]BUILT UP AREA STATEMENT (IN SQM)				
FLOOR	GROSS BUILT UP	DEDUCTIONS	NET BUILT UP AREA	NET FAR AREA
GROUND	2665.75	----	2665.75	2665.75
FIRST	2665.75	----	2665.75	2665.75
SECOND	1625.52	----	1625.52	1625.52
TERRACE	----	----		
GRAND TOTAL	6957.02	0	6957.02	6957.02

[BLOCK - 3]BUILT UP AREA STATEMENT (IN SQM)				
FLOOR	GROSS BUILT UP	DEDUCTIONS	NET BUILT UP AREA	NET FAR AREA
GROUND	2754.97	----	2754.97	2754.97
FIRST	2754.97	----	2754.97	2754.97
SECOND	1878.85	----	1878.85	1878.85
TERRACE	----	----		
GRAND TOTAL	7388.79	0	7388.79	7388.79

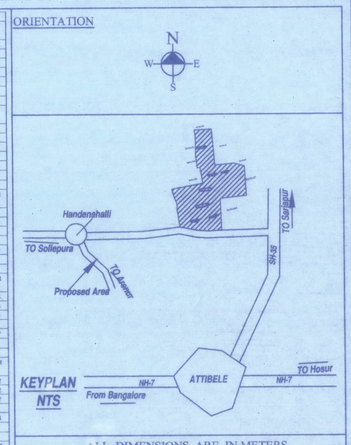
[BLOCK - 4]BUILT UP AREA STATEMENT (IN SQM)				
FLOOR	GROSS BUILT UP	DEDUCTIONS	NET BUILT UP AREA	NET FAR AREA
GROUND	1613.86	----	1613.86	1613.86
FIRST	1613.86	----	1613.86	1613.86
SECOND	1075.55	----	1075.55	1075.55
TERRACE	----	----		
GRAND TOTAL	4303.27	0	4303.27	4303.27

[BLOCK - 5]BUILT UP AREA STATEMENT (IN SQM)				
FLOOR	GROSS BUILT UP	DEDUCTIONS	NET BUILT UP AREA	NET FAR AREA
GROUND	1731.12	----	1731.12	1731.12
FIRST	1731.12	----	1731.12	1731.12
SECOND	1169.67	----	1169.67	1169.67
TERRACE	----	----		
GRAND TOTAL	4631.91	0	4631.91	4631.91

[BLOCK - 6]BUILT UP AREA STATEMENT (IN SQM)				
FLOOR	GROSS BUILT UP	DEDUCTIONS	NET BUILT UP AREA	NET FAR AREA
BASEMENT	7936.3	14.19	14.19	320.52
GROUND	7589.63	14.19	7575.44	7575.44
FIRST	7589.63	14.19	7575.44	7575.44
SECOND	7589.63	14.19	7575.44	7575.44
THIRD	7589.63	14.19	7575.44	7575.44
FOURTH	7589.63	14.19	7575.44	7575.44
FIFTH	7589.63	14.19	7575.44	7575.44
TERRACE	678.08	----	----	
GRAND TOTAL	54153.26	99.33	45466.83	45773.16

[BLOCK - 7]BUILT UP AREA STATEMENT (IN SQM)				
FLOOR	GROSS BUILT UP	DEDUCTIONS	NET BUILT UP AREA	NET FAR AREA
BASEMENT	4021.53	7.55	7.55	130.08
GROUND	3834.94	7.55	3827.39	3827.39
FIRST	3834.94	7.55	3827.39	3827.39
SECOND	3834.94	7.55	3827.39	3827.39
THIRD	3834.94	7.55	3827.39	3827.39
FOURTH	3834.94	7.55	3827.39	3827.39
FIFTH	3834.94	7.55	3827.39	3827.39
TERRACE	217.04			
GRAND TOTAL	27248.21	52.85	22971.89	23074.42

ORIENTATION



ALL DIMENSIONS ARE IN METERS

DETAILS OF AREA AS PER Sy Nos.

TOTAL AREA 12 ACRES 3.50 GUNTAS (48915.70 Sq.m)

Sl No.	Sy No.	VILLAGE	ACRE	GUNTAS	B-Kharab In Guntas	CONVERSION ORDER No & Date
1	68/1	HANDENAHALLI	1.00	24.00	0.00	ALN(A)(B)SR/110/2019-20 146/13 DATED:08/06/2020
2	68/2		1.00	16.00	0.00	31198 DATED:06/02/2020
3	68/3		1.00	12.00	0.00	ALN(ASH)SR 18/2018-19 LAND10015190 DATED:03/06/2019
4	71		3.00	28.00	0.00	ALN(ASH)SR 18/2018-19 LAND10015184 DATED:03/06/2019
5	72/3		1.00	0.00	0.00	ALN(ASH)SR 22/2018-19 LAND10015718 DATED:03/06/2019
6	72/5		0.00	37.00	0.00	ALN(ASH)SR 22/2018-19 LAND10015720 DATED:03/06/2019
7	73/3		2.00	6.50	5.50	ALN(ASH)SR 20/2018-19 LAND10015191 DATED:03/06/2019
8	TOTAL		12.00	3.50	5.50	

TOTAL GROSS LAND AREA	= 12 A 9 G (49,472.13 SQMT)
TOTAL KARAB LAND AREA	= 5.5 G (556.43 SQMT)
NET SITE AREA	= 12A 3.5G (48915.69 SQMT)
ROAD WIDENING AREA	= 3919.76 SQMT
SITE AREA	= 44995.93 SQMT

	DESCRIPTION	AREA AS PER ZR (SQMT)	AREA AS PER PLAN (SQMT)	% AS PER PLAN
1	NET SITE AREA	——	48,915.69	——
2	RESIDENTIAL AREA	——	22672.58	46.35%
3	DRIVEWAY & OPEN AREA	——	18903.49	38.65%
4	PARK & OPEN SPACES	4881.694	4,893.05	10.00%
5	CIVIC AMENITIES	2440.84	2,446.57	5.00%
6	NET FAR AREA	——	98,602.61	——
7	COVERAGE AREA	——	22672.58	——
8	COVERAGE	55%	53.41 %	——
9	FAR	2.25%	2.12	——
10	SETBACK AROUND	6.00 M	6.00 M	——

(CONSOLIDATED)BUILT UP AREA STATEMENT (IN SQM)

FLOOR	GROSS BUILT UP	DEDUCTIONS	NET BUILT UP AREA	NET FAR AREA
BASEMENT	11958.03	21.74	21.74	430.6
GROUND	22672.58	21.74	22650.84	22650.84
FIRST	22672.58	21.74	22650.84	22650.84
SECOND	18683.58	21.74	18661.84	18661.84
THIRD	11424.57	21.74	11402.83	11402.83
FOURTH	11424.57	21.74	11402.83	11402.83
FIFTH	11424.57	21.74	11402.83	11402.83
TERRACE	896.02	----	----	---
GRAND TOTAL	111156.5	152.18	98193.75	98602.61

FAR :

$$FAR = \frac{\text{FAR AREA}}{\text{SITE AREA - CA}} = \frac{98602.61}{48816.945 - 2445.48} = \frac{98602.61}{46371.46} = 2.12 < 2.25$$

COVERAGE :

$$COVERAGE = \frac{\text{GF AREA}}{\text{SITE AREA - ROAD WIDENING - CA}} = \frac{22672.58}{48816.945 - 3919.76 - 2446.57} = \frac{22672.58}{42,450.61} = 53.41\%$$

PARKING STATEMENT FOR BUILDING:

SL.NO.	DESCRIPTION	PARKING REQUIRED	PARKING PROVIDED
01	VILLAMENTS = 384 FLATS 1 CAR PARKING (2.50M X 5.50M) FOR DWELLING UNITS GREATER THAN 50 SQMT 384 X 1 = 384 NOs	384 NOs	CAR PARKING= NO. OF FLATS+ VILLAMENT VISITOR'S = VILLA VISITOR'S PARKING
02	VISITOR'S PARKING = 10% OF THE TOTAL CAR PARKING = 10% X 384 = 39 CARS	39 NOs	= 456 NOs
03	VILLA = 137 VILLAS 1 CAR PARKING (2.50M X 5.50M) FOR DWELLING UNITS GREATER THAN 50 SQMT 137 X 1 = 137 NOs	137 NOs	137 NOs
04	VISITOR'S PARKING = 10% OF THE TOTAL CAR PARKING = 10% X 137 = 14 CARS	14 NOs	INCLUDED IN BASEMENT CAR PARKING
05	TOTAL CAR PARKING	574 CARS	593 CARS
06	TWO WHEELER PARKING = 25% OF THE TOTAL CAR PARKING = 25% X 13.75 X 574= 1973.125 SQMT	1973.125 SQMT	1989.07 SQMT

HEIGHT OF THE BUILDING = 9.90 M & 17.95 M

NOTE: ALL DIMENSIONS ARE IN METER

SCALE - 1 : 300 SHEET NO - 1

DRAWINGS: SITE PLAN

PROPOSED RESIDENTIAL GROUP HOUSING BUILDING PLAN
KATHA NO : 1502001027009200075 (343-344-345-346-347-348-349)
SITUATED AT Sy.NO. 68/1,68/2,68/3,71,72/3,72/5 & 73/3 .
HANDENAHALLI VILLEGE,
SARJAPURA HOBLI , ANEKAL TALUK,
BANGLORE URBAN DISTRICT

OWNER'S SIGNATURE

Mr. GAURAV KUMAR GUPTA
M/S ATCO PROJECTS Pvt.Ltd.

ENGINEER'S SIGNATURE

(PRAVEEN B.V)
Reg.No : BCC/BL-3.6/E-3957:2014-15.

OFFICE USE :

ಪ್ರಾಧಿಕಾರದ ಪತ್ರ ಸಂಖ್ಯೆ: ಆಯುಕ್ತರವರಿಗೆ 131/13
202.2.2.30 ದಿನಾಂಕ 25 JAN 2023 ಲಿಖಿತ
ನಿಬಂಧನೆಗಳೊಳಪಡಿಸಿ ನಕ್ಷೆ ಅನುಮೋದಿಸಲಾಗಿದೆ.
25.1.23
ಸದಸ್ಯ- ಕಾರ್ಯದರ್ಶಿ
ಅನೇಕಲ್ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ
ಅನೇಕಲ್