LAND USE ANALYSIS

S.No.	DESCRIPTION	AREA in Sq.m as per ZR	%	AREA in Sq.m as per Plan	%
1	Residential Area			13094.00	18.20
2	Commercial Area	3733.17	5.00	2796.00	3.74
3	Driveway & Open Area			30258.23	40.53
4	Park & Open spaces	14852.66	20.00	15049.80	20.16
5	Civic Amenities	3733.17	5.00	3736.16	5.00
6	Visitor's Parking	3733.17	5.00	3803.18	5.09
7	Road Area	-		6925.94	9.28
	TOTAL	-	-	74663.30	100.00

SUMMARY OF AREA STATEMENTS

S.No	DESCRIPTION	AS PER ZONING	AS PER DRAWING
01	PLOT AREA IN SQ.M	———	74663.46
02	NET F.A.R AREA IN SQ.M	———	176176.00
03	COVERAGE	40 %	23.16%
04	F A R	2.5	2.49
05	SET BACKS SET BACKS FOR HEIGHT UP TO - 45M ALROUND	13.0	13.0
06	No.OF UNITS	———	1620 Units
07	No.OF BUILDINGS	———	06 Nos.
08	HEIGHT OF BUILDING	45.0m	44.70m,19.92m 22.92m,18.45m

INDEX

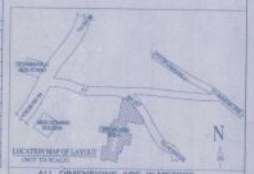
PROPOSED PLOT BOUNDARY	
SURVEY No. LINE	
SET BACK LINE	
BASEMENT EXTENSION LINE	
PARK & OPEN SPACES	
CIVIC AMENITIES	
VISITOR'S PARKING	
ROAD WIDENING AREA	
RAIN HARVESTING PIT	RHP

PARKING STATEMENT FOR BUILDING

S.No.	BUILDING TYPE	PARKING REQUIRED		PARKING PROVIDED
A) RESIDENTIAL				
01	RESIDENTIAL -1620 (UNITS) 1 CAR PARKING (2.5M X 5.0 M) FOR DWELLING EXCEEDING 80 SQ.M	1620 Cars	1693 Cars	LOWER BASEMENT FLOOR = 858 Cars UPPER BASEMENT FLOOR = 835 Cars TOTAL AREA = 1693 Cars
02	(COMMON AMENITIES) (TOWER- 11 & 12) PARKING REQUIREMENT 1 CAR PARK FOR 75 SQ.M OF AREA 5475.30 SQ.M (73 x 75 Cars	73 Cars		
	TWO WHEELER PARKING 20% OF CAR PARKING 20% x (12.3-960.M x 1620 Nos) = 3693.75 SQ.M	4268.82 Sq.m		LOWER BASEMENT FLOOR = 2845 SQ.M UPPER BASEMENT FLOOR = 2020 SQ.M TOTAL AREA = 4865 SQ.M
B) COMMERCIAL				
01	(COMMERCIAL) PARKING REQUIREMENT 1 CAR PARK FOR 75 SQ.M OF AREA 9600.00 SQ.M / 75 = 128 Cars	128 Cars		BASEMENT FLOOR = 130 Cars
02	TWO WHEELER PARKING 20% OF CAR PARKING 20% x (12.3-960.M x 1620 Nos) = 3693.75 SQ.M	468.25 Sq.m		BASEMENT FLOOR = 610.00 Sq.m
C) VISITOR'S PARKING				
01	VISITOR'S PARKING 5% OF THE TOTAL AREA	3733.17 Sq.m		3803.18 Sq.m

SCHEDULE OF PARK & OPEN SPACES

1	2
Park No.	AREA IN SQ.M
PARK & OS-1	2791.74
PARK & OS-2	2186.64
PARK & OS-3	2844.74
PARK & OS-4	62.31
PARK & OS-5	2700.49
PARK & OS-6	2499.63
PARK & OS-7	1486.31
PARK & OS-8	613.87
Total	15049.80



SCHEDULE OF CIVIC AMENITIES

S.No.	AREA IN SQ.M
CA-1	2310.49
CA-2	1423.66
TOTAL	3736.16

SCHEDULE OF ROAD AREA

SL.NO	AREA IN SQ.M
ROAD AREA-1	2965.63
ROAD AREA-2	2386.70
ROAD AREA-3	576.41
TOTAL	6925.94

SCHEDULE OF VISITOR'S PARKING

S.No.	AREA IN SQ.M
VISITOR-1	177.75
VISITOR-2	173.85
VISITOR-3	551.59
VISITOR-4	173.48
VISITOR-5	300.22
VISITOR-6	545.10
VISITOR-7	207.46
VISITOR-8	253.95
VISITOR-9	196.63
VISITOR-10	419.63
VISITOR-11	299.53
TOTAL	3803.18

ALL DIMENSIONS ARE IN METERS

DETAILS OF AREA AS PER Sy Nos.

TOTAL AREA 18 ACRES 18 GUNTAS (74663.46 SQ.M)

Sy No.	VILLAGE	ACRE	GUNTAS	CONVERSION ORDER No & Date
341/1	DEVANAHALLI	2	31	
342/1		0	32	
344/2		4	16	ALN (DE)/BR/336/2004-05, Dtd. 06-04-2005
343/1		0	38	
343/2		0	7	
344/3		1	25.66	
359		2	3.50	ALN (DE)/BR/336/2004-05, Dtd. 08-04-2005
360		1	20	ALN (DE)/BR/336/2004-05, Dtd. 08-04-2005
361/2		1	1	ALN (DE)/BR/336/2004-05, Dtd. 08-04-2005
362/1		0	32	ALN (DE)/BR/336/2004-05, Dtd. 08-04-2005
362/2		0	35	
367/1		1	35	ALN (DE)/BR/336/2004-05, Dtd. 08-04-2005
TOTAL		15	234	
TOTAL		18	18	

AREA STATEMENT IN SQ.M

TOTAL PLOT AREA IN SQ.M =	18 ACRE 18 GUNTAS (74663.46 SQ.M
F.A.R AS PER ZR	2.50
F.A.R PERMISSIBLE AREA = (TOTAL DEVELOPMENT AREA - CA)=A	(74663.30 -3736.16) = 70927.15
NET FAR AREA = B	176176.00
F.A.R ACHEVED = (B / A)	176176÷70927.15 = 2.48
NET PLOT AREA = (TOTAL PLOT AREA- (ROAD WIDENING AREA+CA) =	(74663.30-(6925.94+3736.16) =64001.21
GROUND COVERAGE AREA = D	14823.00
GROUND COVERAGE PERMISSIBLE	40%
COVERAGE = (D ÷ C) X 100 =	(14823 ÷ 64001.21)X100 = 23.16

BUILT UP AREA DETAILS IN SQ.M

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
S.No.	TYPE	Lower Basement floor Gross area in Sq.m	Lower Basement floor F.A.R area in Sq.m	Upper Basement floor Gross area in Sq.m	Upper Basement floor F.A.R area in Sq.m	Ground floor Gross area in Sq.m	Ground floor FAR area in Sq.m	First floor Gross area in Sq.m	First floor FAR area in Sq.m	Second floor Gross area in Sq.m	Second floor FAR area in Sq.m	Third floor Gross area in Sq.m	Third floor FAR area in Sq.m	Typical floor Gross area in Sqm (4th to 14th Floor)	Typical floor FAR area in Sqm(4th to 14th Floor)	Terrace floor area in Sq.m	No. of Units
1	BUILDING-1																
	BLOCK-A					1629	1579	1634	1585	1634	1585	1634	1585	17973	17426	179	249
	BLOCK-B					1617	1569	1634	1585	1634	1585	1634	1585	17973	17426	179	249
	BLOCK-C					2220	2159	2244	2175	2244	2175	2244	2175	24679	23934	244	339
	BLOCK-D					878	852	871	828	1047	1066	1124	1082				
2	BUILDING-2	30925	2355	30925	1389											104	
	BLOCK-E					390	372	420	386	464	408	379	371				
	BLOCK-F					1629	1579	1634	1585	1634	1585	1634	1585	17973	17426	29	
3	BUILDING-3					882	881	894	863	894	863	894	863	10824	10523	179	248
4	BUILDING-4					709	680	709	684	709	684	709	684	7791	7519	114	158
5	BUILDING-5					1966	1822	1986	1926	1986	1926	1986	1926	21868	21199	87	120
6	BUILDING-6 (COMMERCIAL)			4873	216	2796	2746	2996	2337	2629	1887	2626	2362			227	399
	TOTAL	30925	2355	35797	1602	14823	14413	14894	14139	15177	13861	14946	14308	119191	115456	146	
																1497	1635

GROSS BUILT UP AREA IN SQ.M (TOTAL (3 + 5 + 7 + 9+11+13+15+17)	247050
NET F.A.R AREA IN SQ.M (TOTAL (4+6+8+10+12+14+16)	176176
GROUND COVERAGE IN SQ.M (RESIDENTIAL)	12027
GROUND COVERAGE IN SQ.M (COMMERCIAL)	2796
GROUND COVERAGE IN SQ.M (RESIDENTIAL + COMMERCIAL)	14823

OWNER'S SIGNATURE

Mr.P. K. MISHRA
Authorised Signatory
M/s. BALARPURIA REAL ESTATES PRIVATE LIMITED

ENGINEER'S SIGNATURE

SUDHAKAR PAI
BCC/BL-3.6/A-1473/2006 -07

PROJECT NAME

PROPOSED RESIDENTIAL GROUP HOUSING (RESIDENTIAL APARTMENT) DEVELOPEMENT PLAN IN Sy.No.341/1,342/1,342/2 343/1,343/2,345/2, 359, 360, 361/2,362/1,362/2 367/1 OF DEVANAHALLI VILLAGE, KASABA HOBLI, DEVANAHALLI TALUK BANGALORE RURAL DISTRICT

SUBJECT OF DRAWING

RESIDENTIAL DEVELOPMENT PLAN
-FOR GROUP HOUSING

ORIENTATION N

SHEET No.

DEVELOPMENT PLAN DETAILS

SCALE : 1 : 750

DATE

ARCHITECTS

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Phone : 2555 2600 Telefax : 4152 3295 E-mail : info@sparchitects.in

SANCTIONING AUTHORITY

BANGALORE INTERNATIONAL AIRPORT AREA PLANNING AUTHORITY
No.1511, K.C. COMPLEX, 1ST FLOOR, SHANTINAGAR
NELAMANGALA ROAD, DEVANAHALLI - 562110
BANGALORE RURAL DISTRICT

ದೇವನಹಳ್ಳಿ ಪ್ರಾಧಿಕಾರ ಅಧ್ಯಕ್ಷರು ಮತ್ತು ಸದಸ್ಯರು ದಿನಾಂಕ 30-03-2016 ರಂದು ನಡೆದ ಸಭೆಯಲ್ಲಿ ಕೈಗೊಂಡ ನಿರ್ಣಯ ಸಂಖ್ಯೆ 1231/2016 ಅನ್ವಯ ಸಂಖ್ಯೆ: ಬಿಡಿಎ/ಎಲ್ಎಪಿ/ಕೆಸಿ/2015-16 ದಿನಾಂಕ 28-06-2016 ರಂದು ನಡೆದ ಪ್ರಾಧಿಕಾರದ ಸಭೆಯ ನಿರ್ಣಯ ಸಂಖ್ಯೆ 28-06-2016 ರಂದು ಕೈಗೊಂಡ ನಿರ್ಣಯದಂತೆ ಷರತ್ತುಗಳಿಗೊಳಪಟ್ಟು ಕಟ್ಟಡ ನಕ್ಷೆಯನ್ನು ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿಸಲಾಗಿದೆ.

ಸಂಗ್ರಹ ಅಧಿಕಾರಿ,
ದೇವನಹಳ್ಳಿ ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ದೇವನಹಳ್ಳಿ ಸ್ಥಳೀಯ ಯೋಜನೆ ಪ್ರಾಧಿಕಾರ.
ದಿನಾಂಕ: 28-6-16