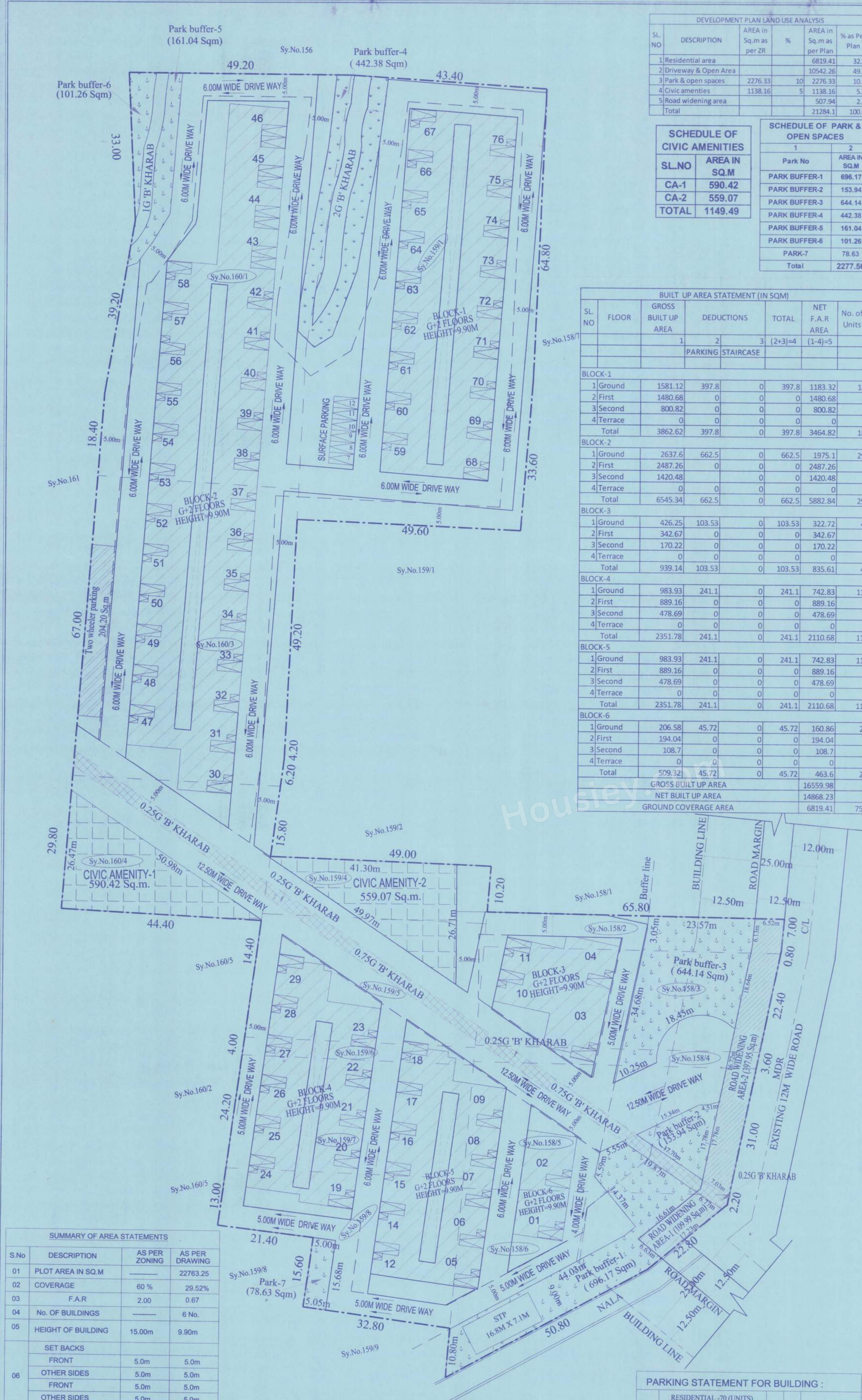












| DEVELOPMENT PLAN LAND USE ANALYSIS |                      |                        |    |                          |
|------------------------------------|----------------------|------------------------|----|--------------------------|
| SL NO                              | DESCRIPTION          | AREA in Sq.m as per ZR | %  | AREA in Sq.m as per Plan |
| 1                                  | Residential area     |                        |    | 6819.41                  |
| 2                                  | Driveway & Open Area |                        |    | 10542.26                 |
| 3                                  | Park & open spaces   | 2276.33                | 10 | 2276.33                  |
| 4                                  | Civic amenities      | 1138.16                | 5  | 1138.16                  |
| 5                                  | Road widening area   |                        |    | 507.94                   |
| Total                              |                      |                        |    | 21284.1                  |

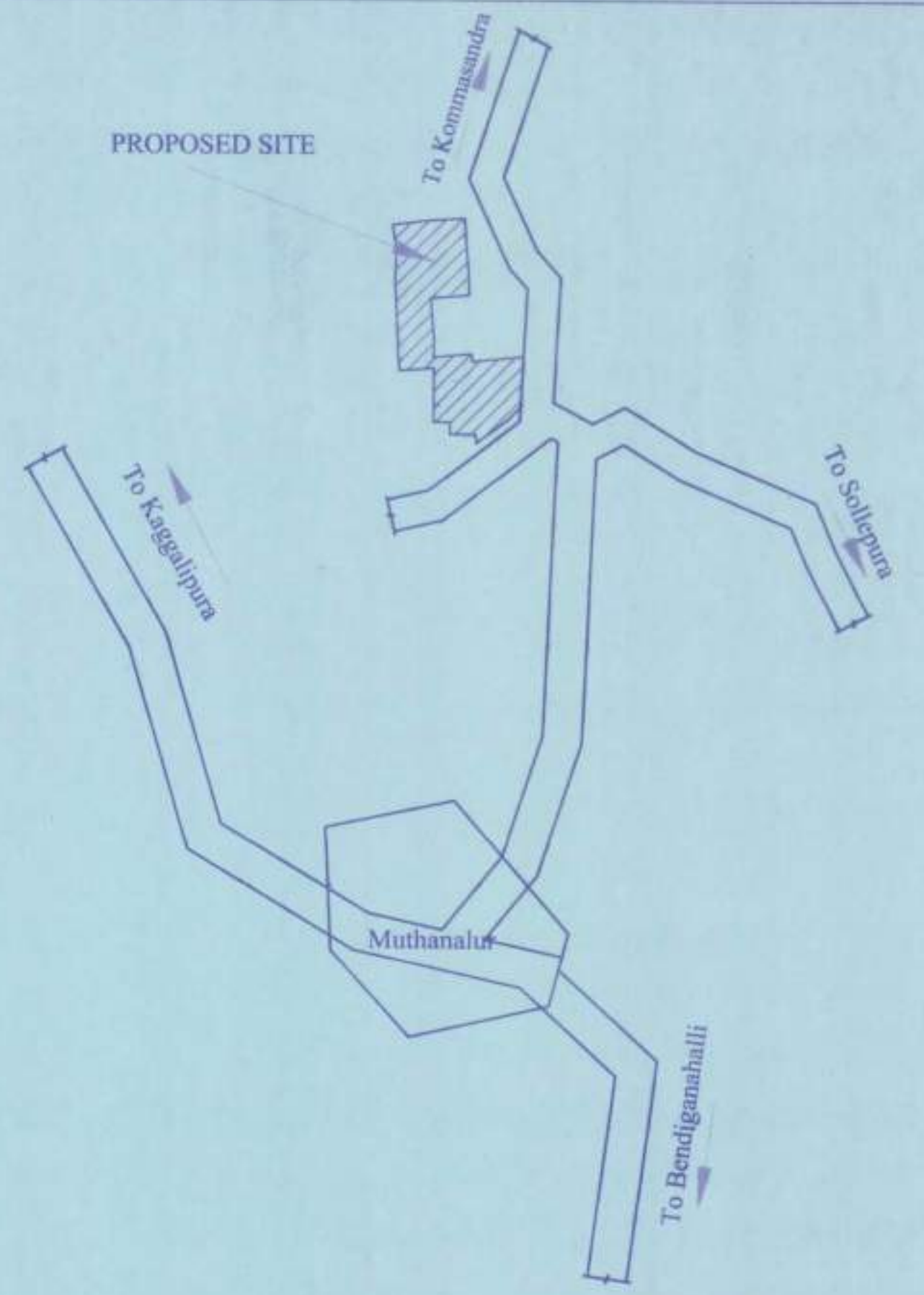
SCHEDULE OF CIVIC AMENITIES

| SL NO | AREA IN SQ.M |
|-------|--------------|
| CA-1  | 590.42       |
| CA-2  | 559.07       |
| TOTAL | 1149.49      |

SCHEDULE OF PARK & OPEN SPACES

| 1             | 2            |
|---------------|--------------|
| Park No       | AREA IN SQ.M |
| PARK BUFFER-1 | 696.17       |
| PARK BUFFER-2 | 153.94       |
| PARK BUFFER-3 | 644.14       |
| PARK BUFFER-4 | 442.38       |
| PARK BUFFER-5 | 161.04       |
| PARK BUFFER-6 | 101.26       |
| PARK-7        | 78.63        |
| Total         | 2277.56      |

| BUILT UP AREA STATEMENT (IN SQM) |         |                     |            |           |                |              |
|----------------------------------|---------|---------------------|------------|-----------|----------------|--------------|
| SL NO                            | FLOOR   | GROSS BUILT UP AREA | DEDUCTIONS | TOTAL     | NET F.A.R AREA | No. of Units |
|                                  |         | 1                   | 2          | 3         | (2+3)=4        | (1-4)=5      |
|                                  |         |                     | PARKING    | STAIRCASE |                |              |
| BLOCK-1                          |         |                     |            |           |                |              |
| 1                                | Ground  | 1581.12             | 397.8      | 0         | 397.8          | 18           |
| 2                                | First   | 1480.68             | 0          | 0         | 1480.68        |              |
| 3                                | Second  | 800.82              | 0          | 0         | 800.82         |              |
| 4                                | Terrace | 0                   | 0          | 0         | 0              |              |
| Total                            |         | 3862.62             | 397.8      | 0         | 397.8          | 18           |
| BLOCK-2                          |         |                     |            |           |                |              |
| 1                                | Ground  | 2637.6              | 662.5      | 0         | 662.5          | 29           |
| 2                                | First   | 2487.26             | 0          | 0         | 2487.26        |              |
| 3                                | Second  | 1420.48             | 0          | 0         | 1420.48        |              |
| 4                                | Terrace | 0                   | 0          | 0         | 0              |              |
| Total                            |         | 6545.34             | 662.5      | 0         | 662.5          | 29           |
| BLOCK-3                          |         |                     |            |           |                |              |
| 1                                | Ground  | 426.25              | 103.53     | 0         | 103.53         | 4            |
| 2                                | First   | 342.67              | 0          | 0         | 342.67         |              |
| 3                                | Second  | 170.22              | 0          | 0         | 170.22         |              |
| 4                                | Terrace | 0                   | 0          | 0         | 0              |              |
| Total                            |         | 939.14              | 103.53     | 0         | 103.53         | 4            |
| BLOCK-4                          |         |                     |            |           |                |              |
| 1                                | Ground  | 983.93              | 241.1      | 0         | 241.1          | 11           |
| 2                                | First   | 889.16              | 0          | 0         | 889.16         |              |
| 3                                | Second  | 478.69              | 0          | 0         | 478.69         |              |
| 4                                | Terrace | 0                   | 0          | 0         | 0              |              |
| Total                            |         | 2351.78             | 241.1      | 0         | 241.1          | 11           |
| BLOCK-5                          |         |                     |            |           |                |              |
| 1                                | Ground  | 983.93              | 241.1      | 0         | 241.1          | 11           |
| 2                                | First   | 889.16              | 0          | 0         | 889.16         |              |
| 3                                | Second  | 478.69              | 0          | 0         | 478.69         |              |
| 4                                | Terrace | 0                   | 0          | 0         | 0              |              |
| Total                            |         | 2351.78             | 241.1      | 0         | 241.1          | 11           |
| BLOCK-6                          |         |                     |            |           |                |              |
| 1                                | Ground  | 206.58              | 45.72      | 0         | 45.72          | 2            |
| 2                                | First   | 194.04              | 0          | 0         | 194.04         |              |
| 3                                | Second  | 108.7               | 0          | 0         | 108.7          |              |
| 4                                | Terrace | 0                   | 0          | 0         | 0              |              |
| Total                            |         | 509.32              | 45.72      | 0         | 45.72          | 2            |
| GROSS BUILT UP AREA              |         |                     |            |           | 16559.98       |              |
| NET BUILT UP AREA                |         |                     |            |           | 14868.23       |              |
| GROUND COVERAGE AREA             |         |                     |            |           | 6819.41        | 75           |



Key Plan (Not to Scale)

ALL DIMENSIONS ARE IN METERS

| DETAILS OF AREA AS PER Sy Nos.               |        |             |      |        |                  |                             |
|----------------------------------------------|--------|-------------|------|--------|------------------|-----------------------------|
| TOTAL AREA 5 ACRES 25 GUNTAS (22763.25 Sq.m) |        |             |      |        |                  |                             |
| Sl. No                                       | Sy No. | VILLAGE     | ACRE | GUNTAS | Kharab in GUNTAS | CONVERSION ORDER No & Date  |
| 1                                            | 158/2  | MUTHANALLUR | 0    | 5      |                  | No.415344, Dated:28/12/2022 |
| 2                                            | 158/3  |             | 0    | 14     |                  | No.415346, Dated:28/12/2022 |
| 3                                            | 158/4  |             | 0    | 2      | 0.25             | No.415348, Dated:28/12/2022 |
| 4                                            | 158/5  |             | 0    | 16     | 0.75             | No.415349, Dated:28/12/2022 |
| 5                                            | 158/6  |             | 0    | 14     |                  | No.415350, Dated:28/12/2022 |
| 6                                            | 159/1  |             | 1    | 5      | 2                | No.416027, Dated:28/12/2022 |
| 7                                            | 159/4  |             | 0    | 6      | 0.25             | No.415353, Dated:28/12/2022 |
| 8                                            | 159/5  |             | 0    | 13     | 0.75             | No.415354, Dated:28/12/2022 |
| 9                                            | 159/6  |             | 0    | 2      | 0                | No.415355, Dated:28/12/2022 |
| 10                                           | 159/7  |             | 0    | 13     | 0                | No.415356, Dated:28/12/2022 |
| 11                                           | 159/8  |             | 0    | 13     | 0                | No.415357, Dated:28/12/2022 |
| 12                                           | 160/1  |             | 0    | 39     | 1                | No.415358, Dated:28/12/2022 |
| 13                                           | 160/3  |             | 0    | 30     | 0                | No.415359, Dated:28/12/2022 |
| 14                                           | 160/4  |             | 0    | 13     | 0.25             | No.415360, Dated:28/12/2022 |
| TOTAL                                        |        |             | 5    | 25     | 5.25             |                             |

OWNER'S SIGNATURE

ENGINEER'S SIGNATURE

SRIKANTH C.N  
BCC/BL/3.6/E-4449/2019-20  
Oneness InfraTech  
#9/9, 2nd Floor, 59th Cross, 5th Block,  
Near Bhasyam Circle, Rajajinagar,  
Bangalore-560 010  
Tel : 080-41141611 Email : info@oitech.co.in  
www.oitech.co.in

PROJECT NAME  
PROPOSED RESIDENTIAL VILLAS IN KHATHA No.  
158/5 4 3 2 159/4 5 6 7 8 160/4 1 159/1 158/6 159/8 160/3  
(150200102100320303)  
IN Sy.No.158/2,158/3,158/4,158/5,158/6,159/1,159/4,159/5,159/6,  
159/7,159/8,160/1,160/3 & 160/4 OF MUTHANALLUR  
VILLAGE, SARJAPURA HOBLI,ANEKAL TALUK,  
BANGALORE URBAN DISTRICT.

ORIENTATION



SITE PLAN

SCALE : 1 : 300

SANCTIONING AUTHORITY

| SUMMARY OF AREA STATEMENTS |                    |               |                |
|----------------------------|--------------------|---------------|----------------|
| S.No                       | DESCRIPTION        | AS PER ZONING | AS PER DRAWING |
| 01                         | PLOT AREA IN SQ.M  |               | 22763.25       |
| 02                         | COVERAGE           | 60 %          | 29.52%         |
| 03                         | F.A.R              | 2.00          | 0.67           |
| 04                         | No. OF BUILDINGS   |               | 6 No.          |
| 05                         | HEIGHT OF BUILDING | 15.00m        | 9.90m          |
| 06                         | SET BACKS          |               |                |
|                            | FRONT              | 5.0m          | 5.0m           |
|                            | OTHER SIDES        | 5.0m          | 5.0m           |
|                            | FRONT              | 5.0m          | 5.0m           |
|                            | OTHER SIDES        | 5.0m          | 5.0m           |

| AREA STATEMENT IN SQ.M                         |                                   |
|------------------------------------------------|-----------------------------------|
| TOTAL PLOT AREA                                | 5 ACRES 25 GUNTAS / 22763.25 SQ.M |
| F.A.R AS PER ZR                                | 2                                 |
| NET FAR AREA AS PER ZR = (TOTAL PLOT - CA) = A | (22763.25-1149.49)=21613.76       |
| NET FAR AREA = B                               | 14470.82                          |
| F.A.R. ACHIEVED = (B/A)                        | (14470.82 / 21613.76)=0.67        |
| GROUND COVERAGE AREA = D                       | 6819.41                           |
| GROUND COVERAGE PERMISSIBLE                    | 60%                               |
| GROUND COVERAGE ACHIEVED = (D/C) X 100 =       | (6819.41/ 21613.76) X 100=31.55%  |

| PARKING STATEMENT FOR BUILDING : |                                                                                                                                    |        |      |
|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------|--------|------|
| Parking                          | RESIDENTIAL -70 (UNITS)<br>1 CAR PARKING (2.5M X 5.50 M)<br>FOR PER DWELLING<br>HAVING AREA 50 Sq.m TO 150Sq.m<br>= 70 x1 =70 Cars | 70     | Cars |
|                                  | RESIDENTIAL -05 (UNITS)<br>2 CAR PARKING (2.5M X 5.50 M)<br>FOR PER DWELLING<br>HAVING AREA MORE THAN 225 Sq.m<br>= 10 Cars        | 10     | Cars |
|                                  | VISITOR'S PARKING =<br>10% OF THE TOTAL CAR PARKING<br>= 10% X 80 Nos = 8 Nos                                                      | 8      | Cars |
|                                  | TWO WHEELER PARKING<br>25% OF CAR PARKING<br>25% x (13.75 Sq.m x83 Nos)<br>= 285.31m.                                              | 285.31 | Sq.m |
|                                  | TWO WHEELER PARKING<br>INSIDE HOUSE                                                                                                | 117.72 | Sq.m |
|                                  | TWO WHEELER PARKING<br>OUTSIDE HOUSE                                                                                               | 204.20 | Sq.m |
|                                  |                                                                                                                                    | 321.92 | Sq.m |
|                                  |                                                                                                                                    |        |      |
|                                  |                                                                                                                                    |        |      |
|                                  |                                                                                                                                    |        |      |
|                                  |                                                                                                                                    |        |      |

ಅಧಿಕಾರಿಗಳು ಸಹಿ ಮಾಡಿ  
2023.04.04  
ಸುರಕ್ಷಿತವಾಗಿ ಸಹಿ ಮಾಡಲಾಗಿದೆ.