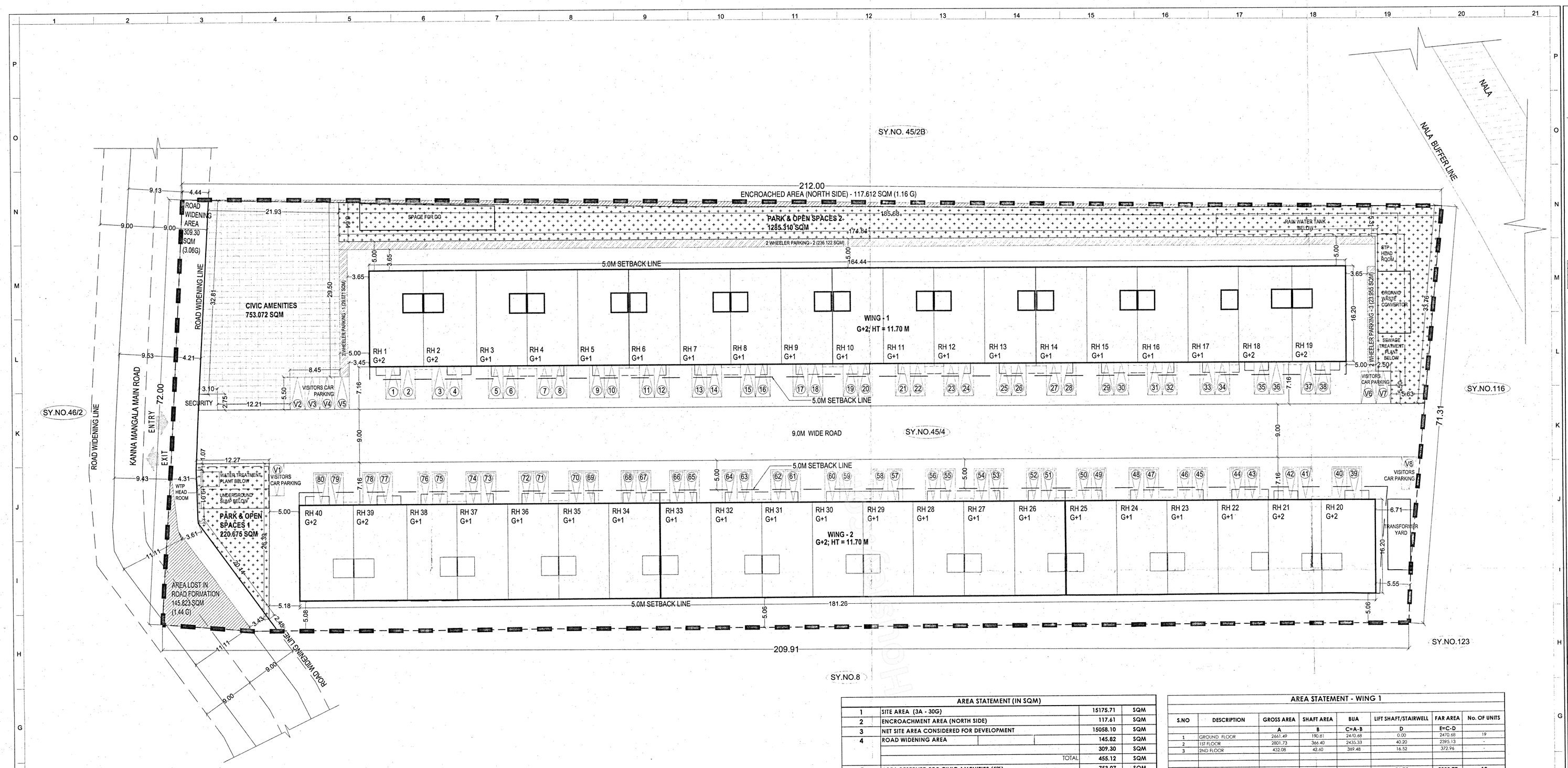


1 SITE PLAN
SCALE-1:250

AREA STATEMENT (IN SQM)				
1	SITE AREA (3A - 30G)		15175.71	SQM
2	ENCROACHMENT AREA (NORTH SIDE)		117.61	SQM
3	NET SITE AREA CONSIDERED FOR DEVELOPMENT		15058.10	SQM
4	ROAD WIDENING AREA		145.82	SQM
			309.30	SQM
		TOTAL	455.12	SQM
5	AREA RESERVED FOR CIVIC AMENITIES (5%)		753.07	SQM
6	AREA RESERVED FOR OPEN SPACE (10%)		1505.99	SQM
7	SETBACKS PROVIDED ON ALL SIDES		5.0 m	
8	PERMISSIBLE HEIGHT OF THE BUILDING		12.0 m	
9	ACHIEVED HEIGHT OF THE BUILDING - FOR BUILDING A & B		11.70 m	
10	F.A.R. CALCULATION			
11	F.A.R. AS PER ZR		1.75	
12	NET PLOT AREA CONSIDERED FOR FAR (TOTAL PLOT AREA - CA) (15058.10 SQM - 753.07 SQM)		14305.03	SQM
13	NET F.A.R. AREA		10987.75	SQM
14	ACHIEVED F.A.R.	10987.75 / 14305.026	0.768	
15	GROUND COVERAGE CALCULATION			
16	NET PLOT AREA = TOTAL PLOT AREA - (ROAD WIDENING AREA + CA)			
	= 15058.10 - (455.12 + 753.07)		13849.90	SQM
17	GROUND COVERAGE PROVIDED	5596.29 / 13849.903	40.41%	
18	GROUND COVERAGE PERMISSIBLE		60%	

AREA STATEMENT - WING 1							
S.NO	DESCRIPTION	GROSS AREA	SHAFT AREA	BUA	LIFT SHAFT/STAIRWELL	FAR AREA	No. OF UNITS
		A	B	C=A-B	D	E=C-D	
1	GROUND FLOOR	2661.49	190.81	2470.68	0.00	2470.68	19
2	1ST FLOOR	2801.73	366.40	2435.33	40.20	2395.13	-
3	2ND FLOOR	432.08	42.60	389.48	16.52	372.96	-
	TOTAL	5895.30	599.81	5295.49	56.72	5238.77	19

AREA STATEMENT - WING 2							
S.NO	DESCRIPTION	GROSS AREA	SHAFT AREA	BUA	LIFT SHAFT/STAIRWELL	FAR AREA	No. OF UNITS
		A	B	C=A-B	D	E=C-D	
1	GROUND FLOOR	2934.80	212.35	2722.45	0.00	2722.45	21
2	1ST FLOOR	3090.78	397.04	2693.74	40.73	2653.01	-
3	2ND FLOOR	432.09	42.62	389.47	15.95	373.52	-
	TOTAL	6457.67	652.01	5805.66	56.68	5748.98	21

COMBINED AREA STATEMENT							
S.NO	DESCRIPTION	GROSS AREA	SHAFT AREA	BUA	LIFT SHAFT/STAIRWELL	FAR AREA	NUMBER OF UNITS
		A	B	C=A-B	D	E=C-D	
2	GROUND FLOOR	5596.29	403.16	5193.130	0.00	5193.13	40
3	1ST FLOOR	5892.51	763.44	5129.070	80.93	5048.14	-
4	2nd FLOOR	864.17	85.22	778.950	32.47	746.48	-
	TOTAL	12352.97	1251.82	11101.15	113.40	10987.75	40

PARKING REQUIREMENT				
1	CAR PARKING DETAILS	NO.OF UNITS	REQUIRED AS PER BYELAW	
			PER UNIT	TOTAL
a	UNIT (BUA >225 sqm)	40	2	80
b	UNIT (BUA <225 sqm)	0	1	0
	TOTAL	40		80
	Total No. of cars			80
	10% Visitor's car park			8
	Total No. of cars required			88
	CAR PARKING DETAILS			
	Surface parking			88
	Total no of cars provided			88

2	NO. OF TWO WHEELER PARKING REQUIRED	
	25% OF CAR PARKING AREA =(80*0.25*2.5*5.5)	275.00
	Area required for 2 wheeler parking	275.00
	Area provided for 2 wheeler parking	
	Surface level	289.15
	Total area provided for 2- wheeler provided	289.15

PROVIDED AREA FOR TWO WHEELER PARKING	
SURFACE PARKING	
SL.NO	AREA IN SQ.M
1	29.07
2	236.12
3	23.96
TOTAL	289.15

TOTAL TWO WHEELER PARKING	
SURFACE PARKING	289.15
TOTAL	289.15

LAND USE ANALYSIS			
1	RESIDENTIAL AREA	5596.29	37.2%
2	OPEN AREA / DRIVEWAY	4892.78	32.5%
3	PARKS & OPEN SPACES	1505.99	10.0%
4	CIVIC AMENITES	753.07	5.0%
5	ROAD AREA	2309.98	15.3%
	TOTAL SITE AREA	15058.10	100%

PARK AND OPEN SPACES			
SL. NO	DESCRIPTION	AREA IN SQM	%
1	PARK-1	220.68	14.65
2	PARK-2	1285.31	85.35
	TOTAL	1505.99	100.00

CIVIC AMENITIES		
SL. NO	DESCRIPTION	AREA IN SQM
1	C.A	753.070
	TOTAL	753.070

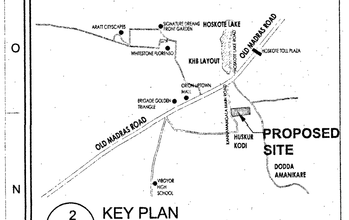
SETBACKS	AS PER REGULATIONS	AS PER DRAWING
FRONT	5.0 M	7.16 M
REAR	5.0 M	5.06 M
LEFT	5.0 M	5.0 M
RIGHT	5.0 M	5.55 M

ಹೊಸಕೋಟೆ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ
ಕಟ್ಟಡ ನಕ್ಷೆಗೆ ತಾಂತ್ರಿಕ ಅನುಮೋದನೆ
ಕ.ಟಿ.ಸಿ.ಪಿ. ಕಾಯ್ದೆ, 1961 ರ ಕಲಂ 15(1) ರ ಅಡಿಯಲ್ಲಿ ಈ ಕಟ್ಟಡ ನಕ್ಷೆ ಸಂಖ್ಯೆ: ಪೊಸೋಅಪ್ರಾ/ CC/1147/2022-23 ದಿನಾಂಕ: 08.11.2022 ರಲ್ಲಿ ವಿಧಿಸಿರುವ ನಿಬಂಧನೆಗಳೊಳಪ್ಪು ಮತ್ತು / ಷರತ್ತುಗಳು / ಕೈಪಿಡಿಯಾ ಉದ್ದೇಶದ ಕಟ್ಟಡ ನಕ್ಷೆಗೆ ತಾಂತ್ರಿಕ ಅನುಮೋದನೆ ನೀಡಲಾಗಿದೆ.

Assistant Director of Town & Country Planning
Hoskote Planning Authority,
Hoskote.

Deputy Director of Town & Country Planning
Hoskote Planning Authority,
Hoskote.

Joint Director of Town & Country Planning & Member Secretary,
Hoskote Planning Authority,
Hoskote.



2 KEY PLAN
SCALE-NTS

Sl. No.	Sy. No.	Extent		Conversion order No. and Date
		Acres	Guntas	
1	45/4	2	0	AL(N:E) (B) SR 88/2009-10, dated 11.01.2010
	(old Sy.No.45/2A)	1	30	AL(N:E) (VB) SR. 368/2004-05 dated 21.07.2010

INDEX
SURVEY SKETCH
SETBACK LINE
GROUND FLOOR LINE
SURVEY BOUNDARY
CIVIC AMENITES
PARK AND OPEN SPACE
2 WHEELERS' PARKING

OWNER'S SIGNATURE

SIGN.....

ARCHITECTS SIGNATURE

SIGN.....
(GEETHA K NAIR)
BCC /BL 3-2-3 /A-558 / 93-94

ARCHITECTS :

SOBHA LIMITED.
'SOBHA', REGD. & CORPORATE OFFICE,
SARJAPUR - MARATHAHALLI OUTER RING ROAD (ORR),
DEVARABISANAHALLI, BELLANDUR POST, BANGALORE - 560 103. INDIA.
TEL : (080) 49320000, E-mail: architects@sobha.com

DEALT BY: SHUBHANG	SCALE : AS SHOWN
CHECKED BY: VIJAY	DATE : 16.09.2022
NORTH	PROJECT NO : 436
	REV.NO.

TITLE

PROPOSED RESIDENTIAL ROW HOUSES BUILDING AS PER APPROVED RESIDENTIAL DEVELOPMENT PLAN VIDE NO.HPA/LAO/01/2022-23, Dtd: 08/09/2022
KHATA NO.161/153 45/4 &
E- KHATA No.150200401601200153
AT SY No.45/4, OF HUSKUR VILLAGE ,BIDARAHALLI HOBLI, BANGALORE - EAST.

DRAWING TITLE

SITE PLAN

SHEET 1 OF 11