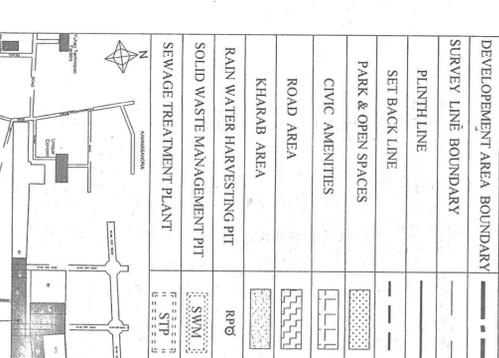
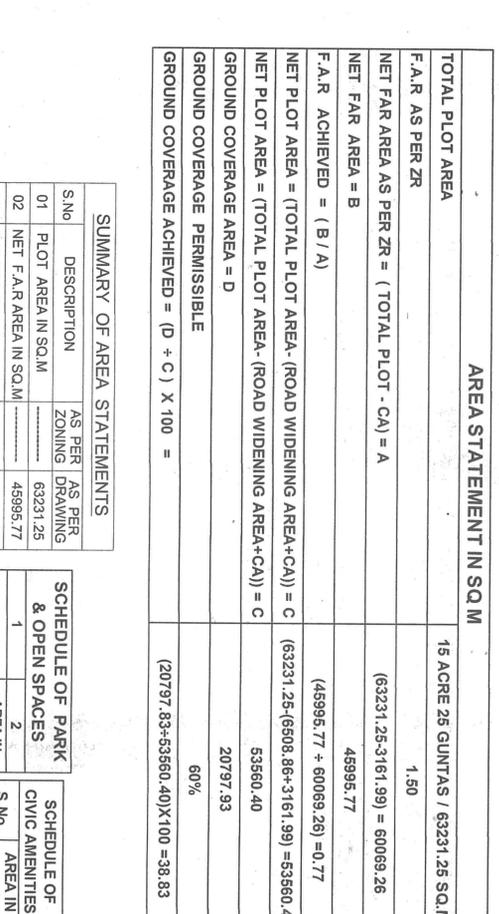
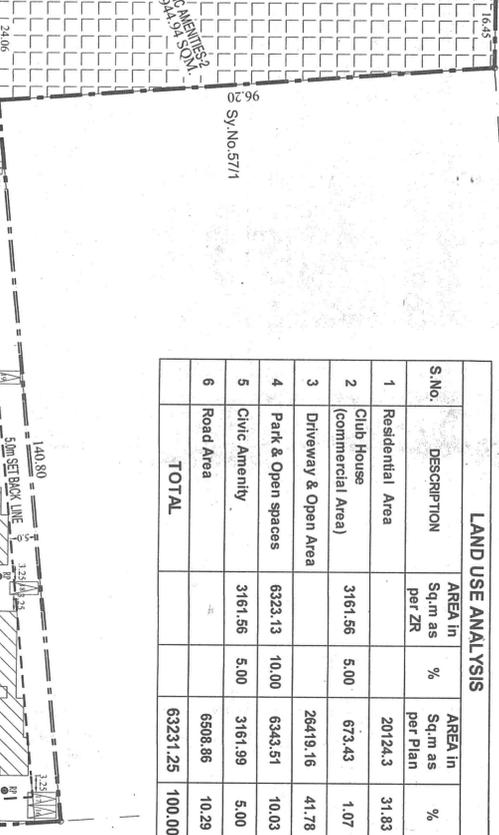
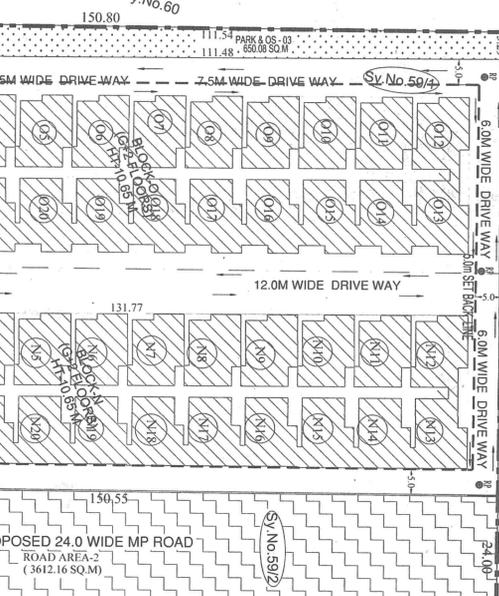


BUILT UP AREA DETAILS IN SQ.M														
S.No.	Building No.	Ground floor area in Sqm	First floor FAR area in Sqm	Second floor FAR area in Sqm	Third floor FAR area in Sqm	Fourth floor FAR area in Sqm	GROSS BUA in Sqm	TOTAL FAR AREA in Sqm	Terrace in Sqm	No of Buildings				
1	BLOCK-A	1175.57	921.71	1142.63	1131.07	573.04	556.44	2898.24	2898.24	0.00	7			
2	BLOCK-B	1202.53	938.57	1158.00	1142.08	588.08	552.14	2928.64	2928.64	0.00	7			
3	BLOCK-C	1059.58	802.50	1001.85	1001.85	516.83	486.06	2594.50	2594.50	0.00	7			
4	BLOCK-D	1059.58	802.50	1001.85	1001.85	516.83	486.06	2594.50	2594.50	0.00	7			
5	BLOCK-E	1059.58	802.50	1001.85	1001.85	516.83	486.06	2594.50	2594.50	0.00	7			
6	BLOCK-F	1059.58	802.50	1001.85	1001.85	516.83	486.06	2594.50	2594.50	0.00	7			
7	BLOCK-G	1059.58	802.50	1001.85	1001.85	516.83	486.06	2594.50	2594.50	0.00	7			
8	BLOCK-H	1059.58	802.50	1001.85	1001.85	516.83	486.06	2594.50	2594.50	0.00	7			
9	BLOCK-I	1059.58	802.50	1001.85	1001.85	516.83	486.06	2594.50	2594.50	0.00	7			
10	BLOCK-J	1059.58	802.50	1001.85	1001.85	516.83	486.06	2594.50	2594.50	0.00	7			
11	BLOCK-K	1059.58	802.50	1001.85	1001.85	516.83	486.06	2594.50	2594.50	0.00	7			
12	BLOCK-L	1059.58	802.50	1001.85	1001.85	516.83	486.06	2594.50	2594.50	0.00	7			
13	BLOCK-M	1059.58	802.50	1001.85	1001.85	516.83	486.06	2594.50	2594.50	0.00	7			
14	BLOCK-N	1059.58	802.50	1001.85	1001.85	516.83	486.06	2594.50	2594.50	0.00	7			
15	BLOCK-O	1059.58	802.50	1001.85	1001.85	516.83	486.06	2594.50	2594.50	0.00	7			
16	BLOCK-P (CLUB HOUSE)	673.43	673.43	673.43	673.43	673.43	673.43	673.43	673.43	0.00	1			
TOTAL		20797.73	15890.77	19861.77	10104.82	9788.22	355.60	51535.31	45995.77	0.00	138			
NET F.A.R AREA IN SQ.M (TOTAL (3+5+7+9) RESIDENTIAL+COMMERCIAL)		45995.77												
RESIDENTIAL GROUND COVERAGE IN SQ.M		20124.30												
COMMERCIAL (CLUB HOUSE) GROUND COVERAGE IN SQ.M		673.43												
TOTAL GROUND COVERAGE IN SQ.M (RESIDENTIAL+COMMERCIAL)		20797.73												

LAND USE ANALYSIS				
S.No.	DESCRIPTION	AREA in Sq.m as per ZR	%	AREA in Sq.m as per Plan
1	Residential Area	3161.56	15.19	20124.3
2	Club House (Commercial Area)	673.43	3.24	673.43
3	Driveway & Open Area	26419.16	127.11	41.78
4	Park & Open spaces	6323.13	29.93	10.03
5	Civic Amenities	3161.56	15.19	3161.99
6	Road Area	6508.86	31.34	5.00
TOTAL		63231.25	300.00	100.00

AREA STATEMENT IN SQ.M			
DESCRIPTION	AREA IN SQ.M	PERCENTAGE	REMARKS
TOTAL PLOT AREA	15 Acre 25 Guntas / 63231.25 SQ.M	100%	
F.A.R AS PER ZR	1.50		
NET FAR AREA AS PER ZR = (TOTAL PLOT - CA) = A	(63231.25-3161.99) = 60069.26		
NET FAR AREA = B	45995.77		
F.A.R ACHIEVED = (B / A)	(45995.77 + 60069.26) = 0.77		
NET PLOT AREA = (TOTAL PLOT AREA - (ROAD WIDENING AREA+CA)) = C	(63231.25-(6508.86+3161.99)) = 53560.40		
NET PLOT AREA = (TOTAL PLOT AREA - (ROAD WIDENING AREA+CA)) = C	53560.40		
GROUND COVERAGE AREA = D	20797.73		
GROUND COVERAGE PERMISSIBLE	60%		
GROUND COVERAGE ACHIEVED = (D + C) X 100 =	(20797.73+53560.40)X100 = 38.83		

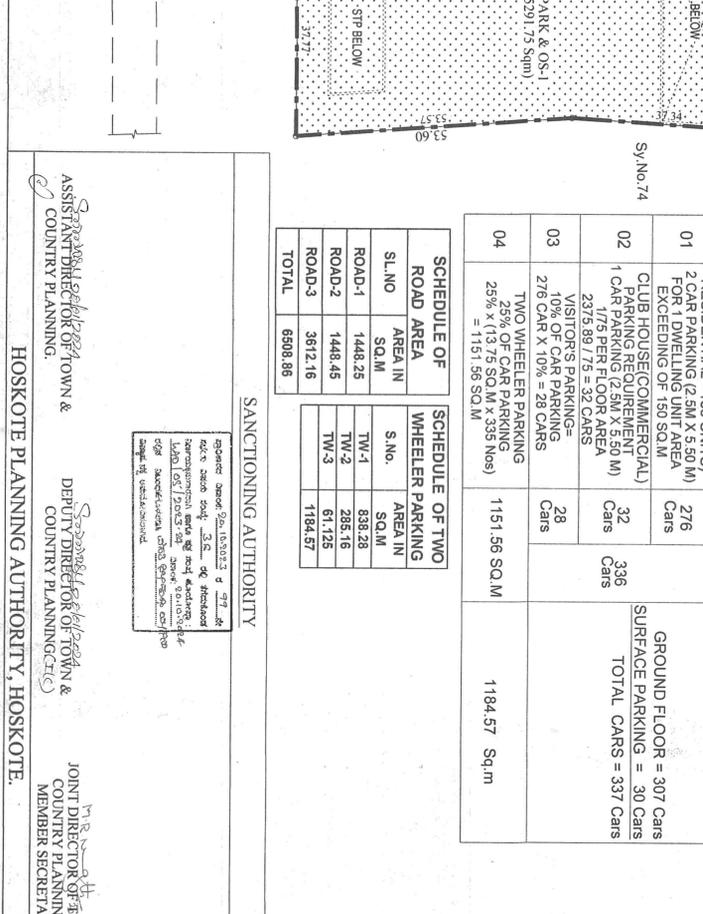
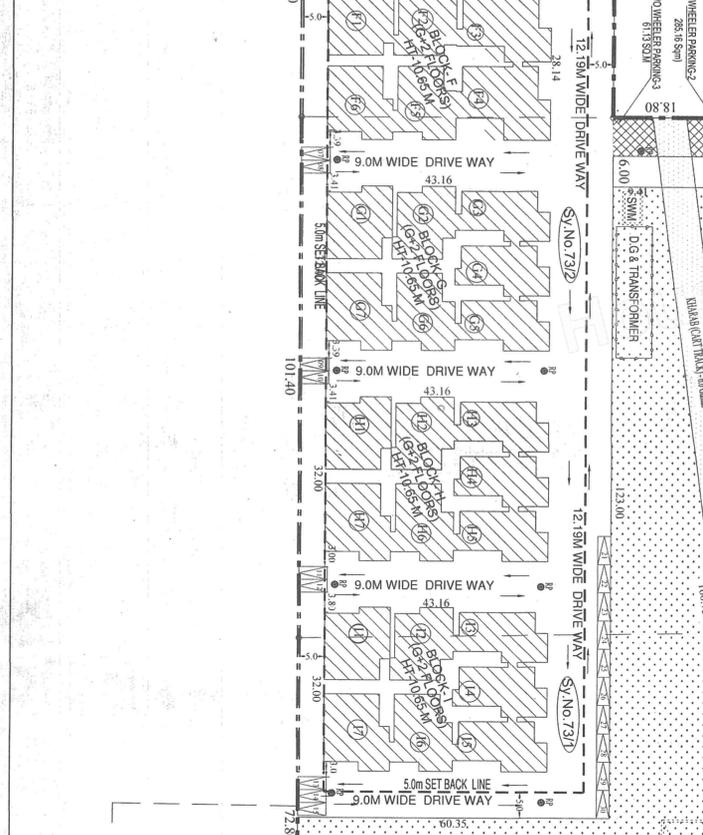
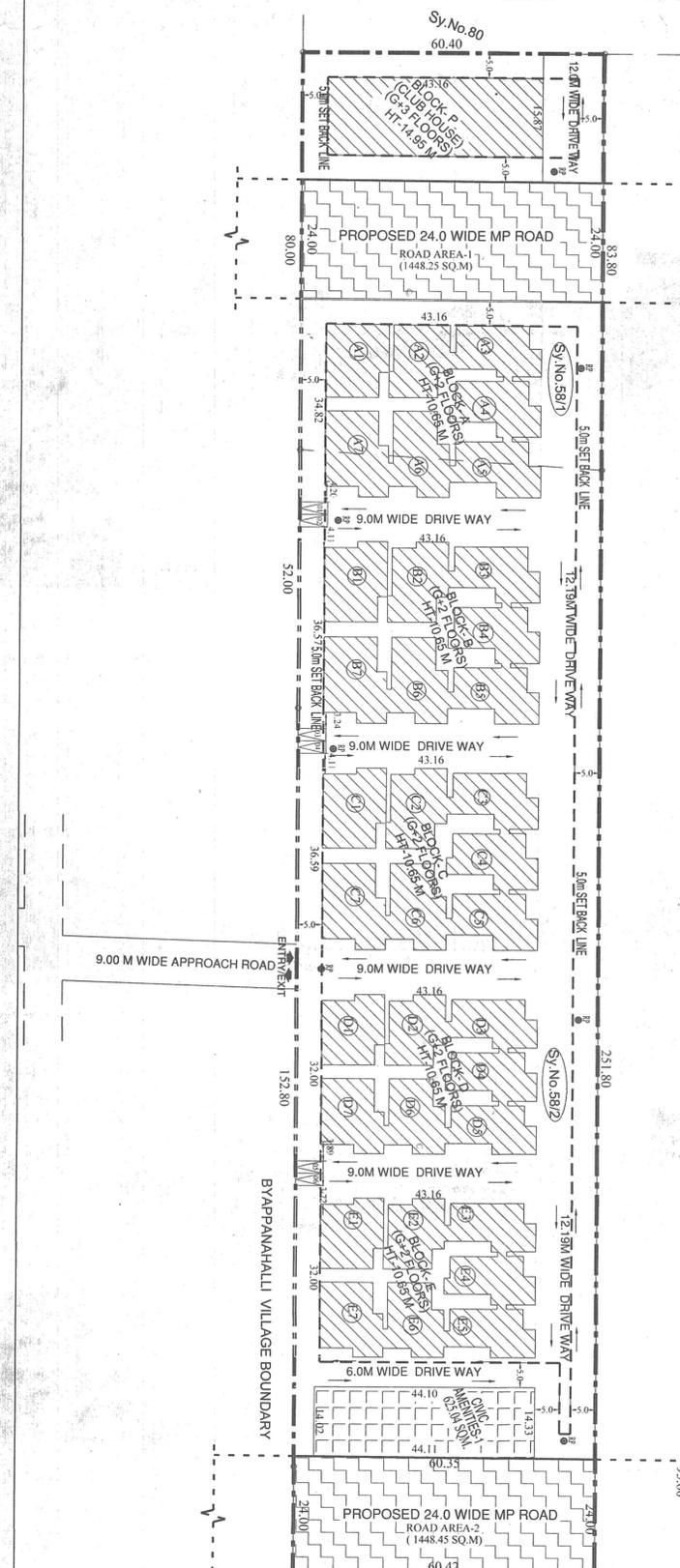


SUMMARY OF AREA STATEMENTS			
S.No	DESCRIPTION	AS PER ZONING	AS PER DRAWING
01	PLOT AREA IN SQ.M	63231.25	63231.25
02	NET F.A.R AREA IN SQ.M	45995.77	45995.77
03	COVERAGE	60%	38.83%
04	F.A.R	1.50	0.76
05	SET BACKS	5.0	5.0
06	NO OF UNITS	138 Units	138 Units
07	NO OF BUILDINGS	16 Nos.	16 Nos.
08	NO OF FLOORS	6+2 FLOORS & G+3 FLOORS	10.65m & 14.59m
09	HEIGHT OF BUILDING	Up to 15m	14.59m
TOTAL		6343.51	6343.51

PARKING STATEMENT FOR BUILDING:			
S.No.	BUILDING TYPE	PARKING REQUIRED	PARKING PROVIDED
01	RESIDENTIAL - 138 UNITS) 2 CAR PARKING (2.5M X 5.50 M) FOR 1 DWELLING UNIT AREA EXCEEDING OF 150 SQ.M	276 Cars	GROUND FLOOR = 307 Cars SURFACE PARKING = 30 Cars TOTAL PARKING = 337 Cars
02	CLUB HOUSE (COMMERCIAL) PARKING REQUIREMENT 1 CAR PARKING (2.5M X 5.50 M) 1/75 PER FLOOR AREA 2376.99 / 75 = 32 Cars	32 Cars	TOTAL CARS = 337 Cars
03	VISITORS PARKING 10% OF CAR PARKING 276 CAR X 10% = 28 CARS	28 Cars	
04	TWO WHEELER PARKING 25% X (1375 SQ.M X 335 Nos) = 1151.56 SQ.M	1151.56 SQ.M	1184.57 Sq.m

SCHEDULE OF ROAD AREA			
S.No	ROAD AREA	AREA IN SQ.M	WHEELER PARKING
ROAD-1	1448.25	838.28	285.16
ROAD-2	1448.45	811.25	1184.57
ROAD-3	3612.16	1184.57	
TOTAL	6508.86	1184.57	

SCHEDULE OF TWO WHEELER PARKING			
S.No.	ROAD AREA	AREA IN SQ.M	WHEELER PARKING
TW-1	1448.25	838.28	285.16
TW-2	1448.45	811.25	1184.57
TW-3	3612.16	1184.57	
TOTAL	6508.86	1184.57	



INDEX

DEVELOPMENT AREA BOUNDARY

SURVEY LINE BOUNDARY

PLINTH LINE

SET BACK LINE

PARK & OPEN SPACES

CIVIC AMENITIES

ROAD AREA

KHARAB AREA

RAIN WATER HARVESTING PIT

SOLID WASTE MANAGEMENT PIT

SEWAGE TREATMENT PLANT

SWM

STP

PROPOSED SITE

LOC. IN SCALE

ALL DIMENSIONS ARE IN METERS

DETAILS OF AREA AS PER SY NOS.

TOTAL AREA 15 ACRES 25 GUNTAS (63231.25 SQ.M)

Sy No.	VALUED ACRES (GUNTAS)	CONVERSION ORDER No. & DATE
572	1.00	APPLICATION NO.35991 Dtd. 28.07.2022
581	1.00	APPLICATION NO.35998 Dtd. 28.07.2022
582	1.00	APPLICATION NO.35997 Dtd. 28.07.2022
591	3.00	APPLICATION NO.35998 Dtd. 28.07.2022
592	1.00	APPLICATION NO.35997 Dtd. 28.07.2022
721	2.00	APPLICATION NO.35998 Dtd. 28.07.2022
732	2.00	APPLICATION NO.35998 Dtd. 28.07.2022
TOTAL	15.00	

OWNERS SIGNATURE

Architect's Signature

Mr. ALLURE MANTU PVT. LTD

ANI SAMBAL
COA-09/27/602

PROJECT NAME
PROPOSED RESIDENTIAL GROUP HOUSING DEVELOPMENT PLAN IN SY NOS 572, 581, 592, 591, 592, 721 & 732 OF KAMMASANDRA VILLAGE, BIDARAHALLI HOBLI, BANGALORE EAST TALUK, BANGALORE URBAN DISTRICT

SUBJECT OF DRAWING
RESIDENTIAL DEVELOPMENT PLAN FOR GROUP HOUSING SHEET NO.

ORIENTATION

SCALE: 1 : 500

ASLAM ARCHITECTS AND INTERIOR DESIGNERS PVT. LTD

303 FLOOR MEZZANINE FLOOR, ASLAM ARCHITECTS AND INTERIOR DESIGNERS PVT. LTD, 3RD FLOOR, HYDRABAD ROAD, KAMMASANDRA VILLAGE, BIDARAHALLI HOBLI, BANGALORE EAST TALUK, BANGALORE URBAN DISTRICT, KARNATAKA - 560022, MH. PIND: 084-459555 (044-452344)

Joint Director of Town & Country Planning, Hoskote
Member Secretary

Sanctioning Authority

Joint Director of Town & Country Planning, Hoskote

Assistant Director of Town & Country Planning, Hoskote

HOSKOTE PLANNING AUTHORITY, HOSKOTE.