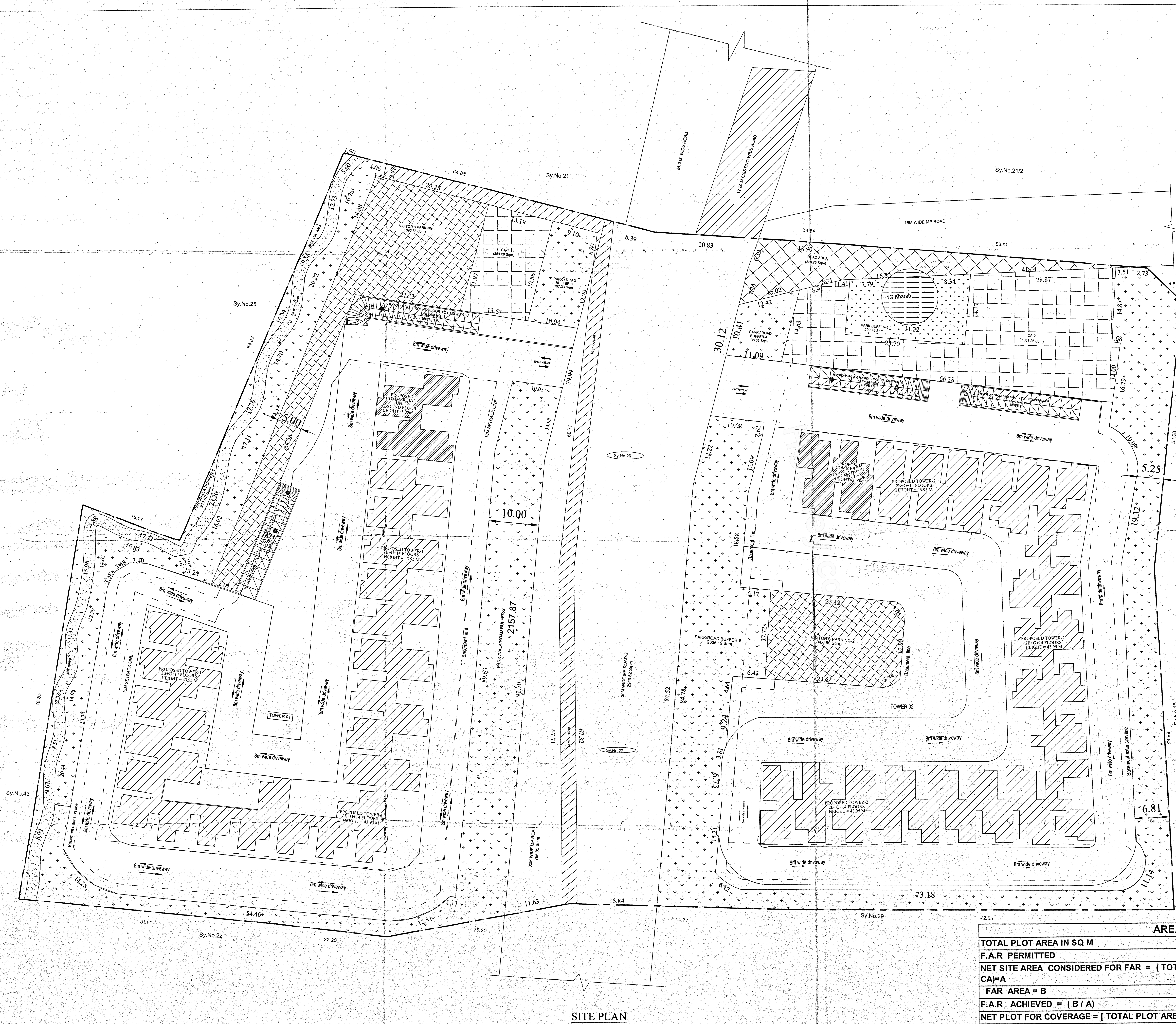




SITE PLAN

BUILT UP AREA STATEMENT													
S NO	FLOORS	GROSS BUILT UP AREA	DEDUCTIONS	TOTALIZED LOSSES	NET AREA	NON FAR AREAS	TOTAL FAR AREA	FAR AREA	NO	COUNTS			
			OPEN DUCTS	TOWER	STAIRS	LIFTS	PARKING	STAIRS	STAIRS				
AREA STATEMENT (IN SQM) TOWER-01													
TOWER 1 (RESIDENTIAL)													
1	Ground	9333.98	0.0	0.0	843.49	15.32	8796.36	0.0	8514.98	0.00	0	0	
2	1st floor	9333.98	0.0	0.0	843.49	15.32	8796.36	0.0	8514.98	0.00	0	0	
3	Ground floor	1660.98	7.14	0.0	7.14	13.36	1653.82	0.0	1653.82	0.00	0	0	
4	1st floor	1660.98	7.14	0.0	7.14	13.36	1653.82	0.0	1653.82	0.00	0	0	
5	2nd floor	1737.30	0.0	0.0	8.3	17.28	1729.02	0.0	1729.02	0.00	0	0	
6	3rd floor	1737.30	0.0	0.0	8.3	17.28	1729.02	0.0	1729.02	0.00	0	0	
7	4th floor	1737.30	0.0	0.0	8.3	17.28	1729.02	0.0	1729.02	0.00	0	0	
8	5th floor	1737.30	0.0	0.0	8.3	17.28	1729.02	0.0	1729.02	0.00	0	0	
9	6th floor	1737.30	0.0	0.0	8.3	17.28	1729.02	0.0	1729.02	0.00	0	0	
10	7th floor	1737.30	0.0	0.0	8.3	17.28	1729.02	0.0	1729.02	0.00	0	0	
11	8th floor	1737.30	0.0	0.0	8.3	17.28	1729.02	0.0	1729.02	0.00	0	0	
12	9th floor	1737.30	0.0	0.0	8.3	17.28	1729.02	0.0	1729.02	0.00	0	0	
13	10th floor	1737.30	0.0	0.0	8.3	17.28	1729.02	0.0	1729.02	0.00	0	0	
14	11th floor	1737.30	0.0	0.0	8.3	17.28	1729.02	0.0	1729.02	0.00	0	0	
15	12th floor	1737.30	0.0	0.0	8.3	17.28	1729.02	0.0	1729.02	0.00	0	0	
16	13th floor	1737.30	0.0	0.0	8.3	17.28	1729.02	0.0	1729.02	0.00	0	0	
17	14th floor	1737.30	0.0	0.0	8.3	17.28	1729.02	0.0	1729.02	0.00	0	0	
18	15th floor	1737.30	0.0	0.0	8.3	17.28	1729.02	0.0	1729.02	0.00	0	0	
19	16th floor	1737.30	0.0	0.0	8.3	17.28	1729.02	0.0	1729.02	0.00	0	0	
20	17th floor	1737.30	0.0	0.0	8.3	17.28	1729.02	0.0	1729.02	0.00	0	0	
21	18th floor	1737.30	0.0	0.0	8.3	17.28	1729.02	0.0	1729.02	0.00	0	0	
22	19th floor	1737.30	0.0	0.0	8.3	17.28	1729.02	0.0	1729.02	0.00	0	0	
23	20th floor	1737.30	0.0	0.0	8.3	17.28	1729.02	0.0	1729.02	0.00	0	0	
24	21st floor	1737.30	0.0	0.0	8.3	17.28	1729.02	0.0	1729.02	0.00	0	0	
25	22nd floor	1737.30	0.0	0.0	8.3	17.28	1729.02	0.0	1729.02	0.00	0	0	
26	23rd floor	1737.30	0.0	0.0	8.3	17.28	1729.02	0.0	1729.02	0.00	0	0	
27	24th floor	1737.30	0.0	0.0	8.3	17.28	1729.02	0.0	1729.02	0.00	0	0	
28	25th floor	1737.30	0.0	0.0	8.3	17.28	1729.02						

LAND USE ANALYSIS				
S.No.	DESCRIPTION	AREA in Sq.m as per Plan	%	% ASPEREZR
1	Residential Area	3314.68	12.18	
2	Commercial Area	354.68	1.30	5%
3	Park & Open spaces	5451.41	20.03	20%
4	Civic Amenities	1367.54	5.02	5%
5	Visitor's Parking	1362.42	5.01	5%
6	MP Road area	4096.40	15.05	
7	Open Area & drive way	11267.70	41.40	
	TOTAL	27214.73	100.00	

LOCATION PLAN
(Not to scale)

LOCATION PLAN
(Not to scale)

ALL DIMENSIONS ARE IN METERS

DETAILS OF UNITS					
S.No. NAME		TOTAL AREA IN SQM	No. OF UNITS	UNIT Nos.	
01	TOWER-1	1BHK(G) < 50 SQ.M 2BHK(G)	20 Nos	7,8,9,10,11,12,13 12,13,14,15,16, 17,18,19,20	
02	TOWER-1 TYPICAL	1BHK < 50 SQ.M 2BHK	33 Nos	7,8,9,10,11,12,13 1,2,3,4,5,6,14,15,16, 17,18,19,20,21,22,23 24,25,26,27,28,29,30, 31,32,33	
01	TOWER-2	1BHK(G) < 50 SQ.M 2BHK(G)	20 Nos	6,7,8,9,10,11 12,13,14,15,16,17,18, 19,20	
02	TOWER-2 TYPICAL	1BHK < 50 SQ.M 2BHK	35 Nos	14,15,16,17,18,19 1,2,3,4,5,6,7,8,9,10, 11,12,13,20,21,22,23, 28,29,30,31,24,25,26,27, 31,32,33,34,35	

SCHEDULE OF OPENINGS		
TYPE	DESCRIPTION	SIZE
MD	DOOR	1.05 x 2.10
D1	DOOR	0.90 x 2.10
W2	WINDOWS	1.50 x 1.20
W3	WINDOWS	0.90 x 1.20
KW	WINDOWS	1.30 x 0.50
V	VENTILATOR	0.90 x 2.10

AREA STATEMENTS		
TOTAL SITE AREA: 6 ACRES 29 GUNTAS OR (27214.73 Sq.m)		
SET BACKS	AS PER ZONAL REGULATION	AS PER DRAWING
FRONT	13.00m	13.00m
REAR	13.00m	13.00m
FRONT	13.00m	13.00m
REAR	13.00m	13.00m
Coverage	50 %	16.87 %
F.A.R	2.00	1.99
No. Of Units	-----	992 Units
Height of building	HEIGHT AS PER ZR-40-45M	44.95 M
	HEIGHT AS PER AA1-80M	48.45 M

PARKING STATEMENT FOR BUILDING:			
SL.NO.	BUILDING TYPE	PARKING REQUIRED	PARKING PROVIDED
01	RESIDENTIAL -092 (UNITS) 1 CAR PARKING (2.3M X 5.5M) FOR 200 DWELLING LESS THAN 50 SQ.M	942 X 0.5 = 496	BASEMENT-1 =298 Nos BASEMENT-2 =315 Nos
	COMMERCIAL PARKING CAR PARKING FOR EVERY 75 SQ.M FLOOR AREA No. of cars=345.78755=346	05 cars	GROUND FLOOR =41 Nos
	Total No. of cars=496+5=501 Nos.		654 Nos
03	VISITOR'S PARKING 9% OF TOTAL AREA	1360.74 Sq.m	1362.42 Sq.m
	TWO WHEELER PARKING 25% OF CAR PARKING 25% x (12.5 Sq.m x 501 Nos)	1565.63 Sq.m	2244.74 Sq.m

OWNERS SIGNATURE _____

SRI.A.P.KRISHNAPPA
S/O SRI MUTAPPA
SMT.A.C.GOWRAMMA
W/o SRI.A.P.KRISHNAPPA
Rep By Thier GPA Holder M/S DS MAX PROPERTIES PVT.LTD

AUTHORISED SIGNATORY
ENGINEER'S SIGNATURE

Srikanth C.N
SRIKANTH C.N
BCCL/BL/3.6/E-0057/2024-25
ONENESS INFRA TECH
#9/9, 2nd Floor, 59th Cross, 5th Block,
Near Bhasyanagar Circle, Rajajinagar,
Bangalore-560 010
Tel : 080-41141611 Email : info@ojtech.co.in

PROJECT NAME	
PROPOSED RESIDENTIAL APARTMENT PLAN IN KATHANA No.1439/27-1440/26 PID No. (150200200900420356) Sy.No.26 & Sy No.27 OF NAVATHANKA AGRAHARA VILLAGE,JALA HOBLI, YELAHANKA TALUK BANGALORE URBAN DISTRICT IN APPROVED DEVELOPMENT PLAN VIDE ORDER No.BIAAPA/TP/DPLAO/55/2022-23, DATED:21-09-2024	
SUBJECT OF DRAWING	DRAWING No:01 OF 06

SANCTION PLAN		
SCALE:1:250	ORIENTATION 	SITE PLAN
SANCTIONING AUTHORITY		

AREA STATEMENT IN SQ M	
TOTAL PLOT AREA IN SQ M	6 ACRE 29 GUNTAS / 27214.73 Sqm
F.A.R PERMITTED	2.00
NET SITE AREA CONSIDERED FOR FAR = (TOTAL DEVELOPMENT AREA - CA)=A	(27214.73 -1367.54) =25847.19
FAR AREA = B	51380.64
F.A.R ACHIEVED = (B / A)	51380.64÷25847.19=1.99
NET PLOT FOR COVERAGE = [TOTAL PLOT AREA-(ROAD AREA+C.A)]=C	[27214.73- (4096.40+1367.54)]=21750.79
GROUND COVERAGE AREA = D (PLINTH AREA)	3553.40
GROUND COVERAGE PERMISSIBLE	50%
COVERAGE = (D ÷ C) X 100	(3553.40 ÷21750.79)X100 =16.34 %

ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಸಾಧಿ 1961 ರ
 ಕಲಂ 15 (1) ರನ್ವಯೆ ಘಾಟಿ ಪ್ರಾಧಿಕಾರದ ಪ್ರಕೃತ ಸಂಖ್ಯೆ :
 ಬಿಜಿಎಂಎಂಎ/ಬಿ/ಎ/ಸಿ/1961/2004-2005-2006-2007-2008-2009-2010-2011-2012-2013-2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2202-2203-2204-2205-2206-2207-2208-2209-2210-2211-2212-2213-2214-2215-2216-2217-2218-2219-2220-2221-2222-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-2479-2480-2481-2482-2483-2484-2485-2486-2487-2488-2489-2490-2491-2492-2493-2494-2495-2496-2497-2498-2499-2500-2501-2502-2503-2504-2505-2506-2507-2508-2509-2510-2511-2512-2513-2514-2515-2516-2517-2518-2519-2520-2521-2522-2523-2524-2525-2526-2527-2528-2529-2530-2531-2532-2533-2534-2535-2536-2537-2538-2539-2540-2541-2542-2543-2544-2545-2546-2547-2548-2549-2550-2551-2552-2553-2554-2555-2556-2557-2558-2559-2560-2561-2562-2563-2564-2565-2566-2567-2568-2569-2570-2571-2572-2573-2574-2575-2576-2577-2578-2579-2580-2581-2582-2583-2584-2585-2586-2587-2588-2589-2590-2591-2592-2593-2594-2595-2596-2597-2598-2599-2600-2601-2602-2603-2604-2605-2606-2607-2608-2609-2610-2611-2612-2613-2614-2615-2616-2617-2618-2619-2620-2621-2622-2623-2624-2625-2626-2627-2628-2629-2630-2631-2632-2633-2634-2635-2636-2637-2638-2639-2640-2641-2642-2643-2644-2645-2646-2647-2648-2649-2650-2651-2652-2653-2654-2655-2656-2657-2658-2659-2660-2661-2662-2663-2664-2665-2666-2667-2668-2669-2670-2671-2672-2673-2674-2675-2676-2677-2678-2679-2680-2681-2682-2683-2684-2685-2686-2687-2688-2689-2690-2691-2692-2693-2694-2695-2696-2697-2698-2699-2700-2701-2702-2703-2704-2705-2706-2707-2708-2709-2710-2711-2712-2713-2714-2715-2716-2717-2718-2719-2720-2721-2722-2723-2724-2725-2726-2727-2728-2729-2730-2731-2732-2733-2734-2735-2736-2737-2738-2739-2740-2741-2742-2743-2744-2745-2746-2747-2748-2749-2750-2751-2752-2753-2754-2755-2756-2757-2758-2759-2760-2761-2762-2763-2764-2765-2766-2767-2768-2769-2770-2771-2772-2773-2774-2775-2776-2777-2778-2779-2780-2781-2782-2783-2784-2785-2786-2787-2788-2789-2790-2791-2792-2793-2794-2795-2796-2797-2798-2799-2800-2801-2802-

ಸಂಸ್ಥೆಯಿಂದ ಪಡೆಯತಕ್ಕದ್ದು.

ಸದಸ್ಯ ~~ರಾಜೇಶ್ವರಿ~~ 22/10/2018
ಬೆಂಗಳೂರು ಅಂತಾರಾಷ್ಟ್ರೀಯ ವಿಮಾನ
ನಿಲ್ದಾಣ ಪ್ರದೇಶ ಯೋಜನಾ ಶ್ರಾಧಿಕಾರ,
ಅಧೀನವಿವರಣೆ