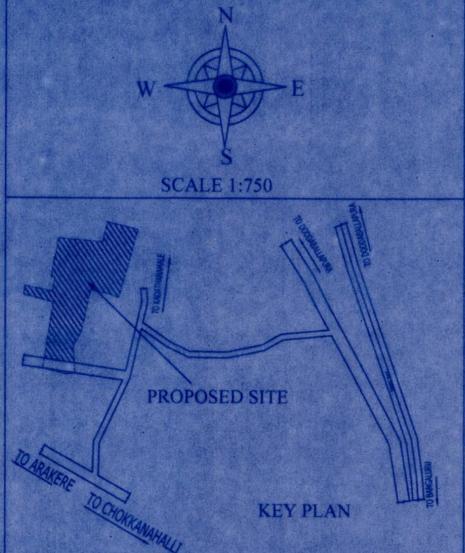


INDEX	
SITE BOUNDARY	---
SET BACK LINE BOUNDARY	---
SURVEY LINE	---
PARK & OPEN SPACES	▨
CIVIC AMENITIES	▨
KHARAB AREA EXCLUDED IN DEVELOPMENT PLAN	▨
ROAD AREA	▨
RAIN HARVESTING PIT	RHP
RAIN HARVESTING PIT	RHS



ALL DIMENSIONS ARE IN METERS

DETAILS OF AREA AS PER Sy No.

Sl. No.	SY No.	VILLAGE	ACRE	GUNTAS	KHARAB IN GUNTAS	CONVERSION ORDER No & Date
1	103/2		1	1		No. 432953, Dated: 03/04/2023
2	103/4		1	12	0	No. 482318, Dated: 30/06/2023
3	103/6		0	8.5	0	No. 409311, Dated: 21/01/2023
4	103/7		0	12	0	No. 428222, Dated: 21/02/2023
5	103/8		0	2.5	0	No. 474256, Dated: 20/03/2023
6	103/9		0	8.5	0	No. 409314, Dated: 28/01/2023
7	104/2		1	34	6	No. 349181, Dated: 29/01/2023
8	108/1		0	28	0	No. 474242, Dated: 20/03/2023
9	108/2		0	26	0	No. 474320, Dated: 20/03/2023
10	108/7		0	25	0	No. 482306, Dated: 20/03/2023
TOTAL			3	184.5	6	
TOTAL			6	34.6	6	

AREA STATEMENT IN SQ.M	
TOTAL PLOT AREA (A)	28378.19 Sq.m (7 ACRE 0.5 GUNTAS)
B KHARAB (B)	607.02 Sq.m (6 GUNTAS)
AREA CONSIDERED FOR DP = (C-A-B)	27771.17 Sq.m (6 ACRES 34.50 GUNTAS)
ROAD AREA = D	165.41 Sq.m
PARK & OPEN SPACE = E	2788.57 Sq.m (10.04%)
CIVIC AMENITIES = F	1391.53 Sq.m (5.01%)
SITE AREA CONSIDERED FOR COVERAGE CALCULATION = G = (C-D)	(27771.17-165.41) = 27605.76 Sq.m
PLINTH AREA = H	13185.00 Sq.m
GROUND COVERAGE PERMISSIBLE	60%
GROUND COVERAGE ACHIEVED = (H + G) X 100 =	(13185 + 27605.76) X 100 = 47.76%
SITE AREA CONSIDERED FOR FAR CALCULATION = I = (C-F)	(27771.17-1391.53) = 26379.64 Sq.m
NET FAR AREA = J	33565.00 Sq.m
F.A.R. AS PER ZR	2.00
F.A.R. ACHIEVED = (J / I)	(33565 + 26379.64) = 1.27

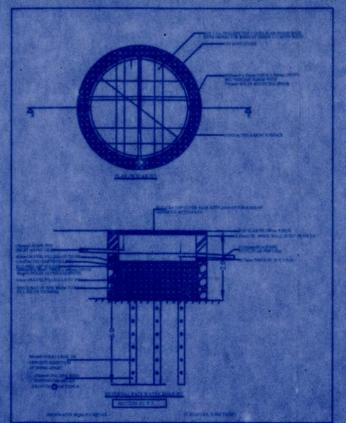
SUMMARY OF AREA STATEMENTS			
S.No.	DESCRIPTION	AS PER ZONING	AS PER DRAWING
01	PLOT AREA IN SQ.M	27771.17	27771.17
02	COVERAGE	60%	47.76%
03	F.A.R.	2.00	1.27
04	No. OF BUILDINGS	11 No.	11 No.
05	No. OF UNITS	150 No.	150 No.
06	No. OF STOREYS	5/11+G+2	5/11+G+2
07	HEIGHT OF BUILDING	15.00m	12.45m
08	OTHER SIDES	5.0m	5.0m
	FRONT	5.0m	5.0m
	OTHER SIDES	5.0m	5.0m

SCHEDULE OF PARK & OPEN SPACES	
Park No.	AREA IN SQ.M
PARK & OS-1	201.36
PARK & OS-2	938.30
PARK & OS-3	86.67
PARK & OS-4	187.88
PARK & OS-5	297.22
PARK & OS-6	291.50
PARK & OS-7	775.70
Total	2788.60

SCHEDULE OF ROAD AREA	
SL. NO	AREA IN SQ.M
ROAD-1	79.16
ROAD-2	86.25
TOTAL	165.41

BUILT UP AREA STATEMENT (IN SQ.M)						
SL. NO.	FLOOR	GROSS BUILT UP AREA	DEDUCTIONS	TOTAL	NET F.A.R. AREA	No. of Units
		1	2	3	4	5
			PARKING	CUTOUT	STAIRCASE HEADROOM	
					(2+3+4)=5	(1-5)=6
BLOCK-1						
1	Stilt	865.00	720		720	145.00
2	Ground	865.00			0	865.00
3	First	865.00	45.00		45	820.00
4	Second	480.00	45.00		45	435.00
5	Terrace	52.50		52.50	52.50	0.00
Total		3127.80	720.00	90.00	862.50	2265.00
BLOCK-2						
1	Stilt	1040.00	870		870	170.00
2	Ground	1040.00			0	1040.00
3	First	1040.00	50.00		50	990.00
4	Second	520.00	50.00		50	470.00
5	Terrace	63.00		63.00	63	0.00
Total		3703.00	870.00	100.00	63.00	1033.00
BLOCK-3						
1	Stilt	1230.00	1045		1045	185.00
2	Ground	1230.00			0	1230.00
3	First	1230.00	60.00		60	1170.00
4	Second	580.00	60.00		60	520.00
5	Terrace	73.50		73.50	73.50	0.00
Total		4343.50	1045.00	120.00	73.50	1238.50
BLOCK-4						
1	Stilt	1240.00	1045		1045	195.00
2	Ground	1240.00			0	1240.00
3	First	1240.00	60.00		60	1180.00
4	Second	580.00	60.00		60	520.00
5	Terrace	73.50		73.50	73.50	0.00
Total		4373.50	1045.00	120.00	73.50	1238.50
BLOCK-5						
1	Stilt	1240.00	1045		1045	195.00
2	Ground	1240.00			0	1240.00
3	First	1240.00	60.00		60	1180.00
4	Second	580.00	60.00		60	520.00
5	Terrace	73.50		73.50	73.50	0.00
Total		4373.50	1045.00	120.00	73.50	1238.50
BLOCK-6						
1	Stilt	1240.00	1045		1045	195.00
2	Ground	1240.00			0	1240.00
3	First	1240.00	60.00		60	1180.00
4	Second	580.00	60.00		60	520.00
5	Terrace	73.50		73.50	73.50	0.00
Total		4373.50	1045.00	120.00	73.50	1238.50
BLOCK-7						
1	Stilt	1240.00	1045		1045	195.00
2	Ground	1240.00			0	1240.00
3	First	1240.00	60.00		60	1180.00
4	Second	580.00	60.00		60	520.00
5	Terrace	73.50		73.50	73.50	0.00
Total		4373.50	1045.00	120.00	73.50	1238.50
BLOCK-8						
1	Stilt	1390.00	1160		1160	230.00
2	Ground	1390.00			0	1390.00
3	First	1390.00	70.00		70	1320.00
4	Second	700.00	70.00		70	630.00
5	Terrace	84.00		84.00	84.00	0.00
Total		4964.00	1160.00	140.00	84.00	1384.00
BLOCK-9						
1	Stilt	1400.00	1175		1175	225.00
2	Ground	1400.00			0	1400.00
3	First	1400.00	70.00		70	1330.00
4	Second	880.00	70.00		70	810.00
5	Terrace	84.00		84.00	84.00	0.00
Total		4964.00	1175.00	140.00	84.00	1399.00
BLOCK-10						
1	Stilt	1255.00	1050		1050	205.00
2	Ground	1255.00			0	1255.00
3	First	1255.00	60.00		60	1195.00
4	Second	580.00	60.00		60	520.00
5	Terrace	73.50		73.50	73.50	0.00
Total		4418.50	1050.00	120.00	73.50	1243.50
BLOCK-11						
1	Stilt	1045.00	860		860	165.00
2	Ground	1045.00			0	1045.00
3	First	1045.00	50.00		50	995.00
4	Second	500.00	60.00		60	450.00
5	Terrace	63.00		63.00	63	0.00
Total		3698.00	860.00	100.00	63.00	1023.00
TOTAL						
		GROSS BUILT UP AREA			4672.50	
		NET BUILT UP AREA			3365.00	
		GROUND COVERAGE AREA			13185.00	150.00

PARKING STATEMENT FOR BUILDING			
S.No.	BUILDING TYPE	PARKING REQUIRED	PARKING PROVIDED
01	1 CAR PARKING CAR SIZE 2.5 x 5.5 FOR EVERY 1 UNIT HAVING AREA GREATER THAN 90 Sq.m No. OF UNITS = 150	150 Nos.	346 Nos.
02	10% OF CARS FOR VISITOR'S PARKING 0.1 * 150 = 15 Nos.	15 Nos.	
03	TWO WHEELER PARKING 25% OF CAR PARKING 25% x (13.75 Sq.m x 165 Nos) = 567.19 Sq.m	567.19 Sq.m	567.19 Sq.m



SANCTIONING AUTHORITY



ದಿನಾಂಕ: 10.10.2023 ರಂದು ನಡವಿದ...
 ಸಭೆಯ ನಡವಳಿಕೆ ಸಂಖ್ಯೆ: 18/14...
 ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಕಾಯ್ದೆ 1961ರ ಕೆಂ 15 ರನ್ವಯ
 DPA/TP/DP/05/2023-24 ನಂ: 18/10.10.2023
 ಪರಶುಗಳಿಗೆ ಒಳಪಟ್ಟು ವಸತಿ/ ವಾಣಿಜ್ಯಾಂತರ ಅಭಿವೃದ್ಧಿ
 ಯೋಜನಾ ನಕ್ಷೆಗೆ ಅನುಮೋದನೆ ನೀಡಲಾಗಿದೆ.

(Signature)
 ಸದಸ್ಯ ಕಾರ್ಯದರ್ಶಿ
 ದೊಡ್ಡಬಳ್ಳಾಪುರ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ

(Signature)
 ನಗರ ಯೋಜನಾ
 ದೊಡ್ಡಬಳ್ಳಾಪುರ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ,
 ದೊಡ್ಡಬಳ್ಳಾಪುರ.

(Signature)
 ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಸಹಾಯಕ ನಿರ್ದೇಶಕರು
 ದೊಡ್ಡಬಳ್ಳಾಪುರ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ,
 ದೊಡ್ಡಬಳ್ಳಾಪುರ.

OWNER'S SIGNATURE

Mr. MAREGWODA
 Mr. MANJUNATH
 Mr. KRISHNA REDDY
 Mr. MAHESH KUMAR REDDY
 Mr. KONDASANI GIRISH KUMAR REDDY
 Mr. PRASANNA LAKSHMI YARATAPALLI
 Mr. SHIVAKUMAR REDDY - Y

ENGINEER'S SIGNATURE:

(Signature)
 SRIKANTH C.N.
 BCC/BL/3/6/E-4449/2019-20
 ONENESS INFRA TECH
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 Near Bhasyan Circle, Rajajinagar,
 Bangalore-560 010
 Tel : 080-41141611 Email : info@oitech.co.in
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PROJECT NAME:
 PROPOSED RESIDENTIAL GROUP HOUSING
 DEVELOPMENT PLAN IN Sy.No.103/2,103/4,103/6,
 103/7,103/8,103/9,104/2,105/1,105/2 & 105/7 OF
 ADDEVISHWANATHPURA VILLAGE
 HESARAGATTA HOBLI, YELAHANKA TALUK,
 BANGALORE URBAN DISTRICT.