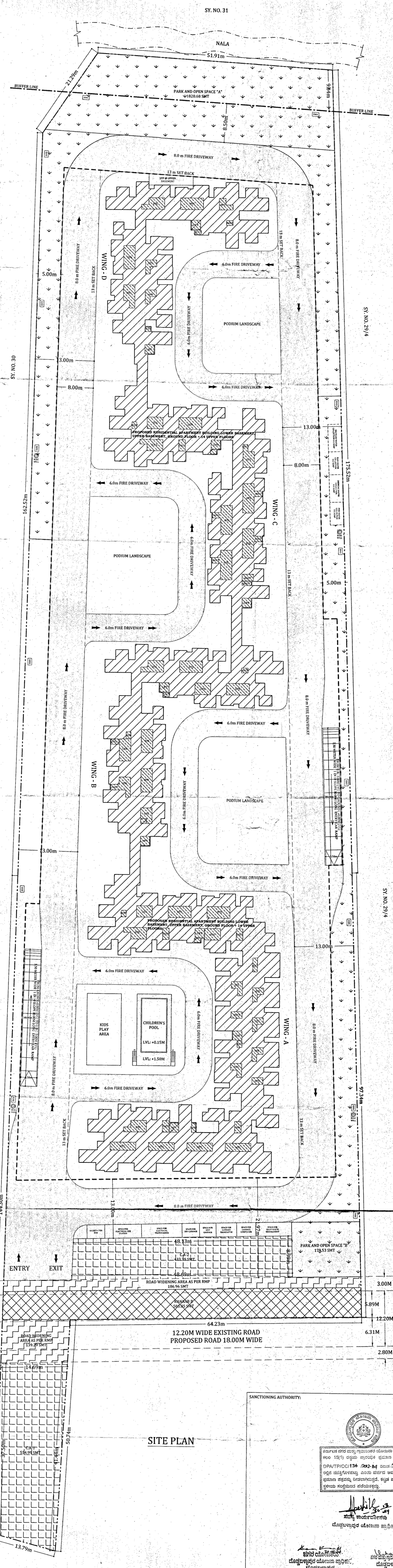
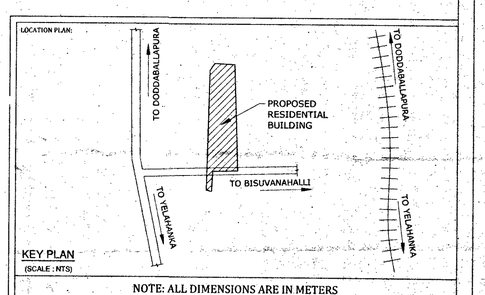


SITE PLAN

SL. NO.	UNIT TYPE	NO. OF UNITS
1	SINGLE BHK UNITS	585
2	DOUBLE BHK UNITS	285
	TOTAL	870

SL. NO.	LAND USE	SQ. MT.
1	PARK AND OPEN SPACE "A"	1820.68
2	PARK AND OPEN SPACE "B"	179.53
	TOTAL	2000.21

LOCATION PLAN:



NOTE: ALL DIMENSIONS ARE IN METERS

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SCALE - 1:250 | SHEET - 01 of 14

LEGEND

	SITE BOUNDARY		DRIVEWAY
	BASEMENT EXTENSION LINE		PARK / BUFFER
	BUFFER LINE		ROAD WIDENING AREA
	NALA	STP	SEWAGE TREATMENT PLANT
	RESIDENTIAL BUILDING		BOREWELL
	CIVIC AMENTITIES	RWH	RAIN WATER HARVESTING
	KHARAB		DUCT

LAND USE ANALYSIS

SL. NO.	LAND USE	SQ. MT.	PERCENTAGE
1	RESIDENTIAL AREA	16412.52	83.19%
2	PARK / BUFFER	2000.21	10.14%
3	C.A.	989.17	5.01%
4	ROAD WIDENING AREA	326.25	1.66%
	TOTAL	19728.15	100.00%

ABSTRACT OF LAND
TOTAL EXTENT AREA - 4 ACRE 35 GUNTAS (19728.15 SQMT)

SY. NO.	VILLAGE	ACRE	GUNTAS	KHARAB 'B'	CONVERSION ORDER NO. & DATE
29/1	BISUVANAHALLI	3	0	0	ALN. (DK) SR:21/16-17 DATED: 22/08/2019
29/2		1	32	05	
29/2 'A' KHARAB		0	03	0	
	TOTAL	4	35	5	

BUILT UP AREA DETAILS

Floors	Gross Area in Smt	Deductions (Void/Void Staircase Headroom)	Built-up Area	NON FAR AREA Lifts	NON FAR AREA Parking	Total Non FAR Area	Net FAR Area	No. of Units
	A	B	C=A-B		S/C HEAD	D	E=C-D	
LOWER BASEMENT	13750.33	13.87	13736.46	36.00	13534.98	13570.98	165.48	--
UPPER BASEMENT	13750.33	13.87	13736.46	36.00	13534.98	13570.98	165.48	--
GROUND FLOOR	3334.12	459.07	2875.05	36.00	--	36.00	2839.05	55
FIRST FLOOR	3217.80	459.07	2758.73	36.00	--	36.00	2722.73	55
SECOND FLOOR	3334.12	459.07	2875.05	36.00	--	36.00	2839.05	55
THIRD FLOOR	3217.80	459.07	2758.73	36.00	--	36.00	2722.73	55
FOURTH FLOOR	3334.12	459.07	2875.05	36.00	--	36.00	2839.05	55
FIFTH FLOOR	3217.80	459.07	2758.73	36.00	--	36.00	2722.73	55
SIXTH FLOOR	3334.12	459.07	2875.05	36.00	--	36.00	2839.05	60
SEVENTH FLOOR	3217.80	459.07	2758.73	36.00	--	36.00	2722.73	60
EIGHTH FLOOR	3334.12	459.07	2875.05	36.00	--	36.00	2839.05	60
NINTH FLOOR	3217.80	459.07	2758.73	36.00	--	36.00	2722.73	60
TENTH FLOOR	3334.12	459.07	2875.05	36.00	--	36.00	2839.05	60
ELEVENTH FLOOR	3217.80	459.07	2758.73	36.00	--	36.00	2722.73	60
TWELFTH FLOOR	3334.12	459.07	2875.05	36.00	--	36.00	2839.05	60
THIRTEENTH FLOOR	3217.80	459.07	2758.73	36.00	--	36.00	2722.73	60
FOURTEENTH FLOOR	3334.12	459.07	2875.05	36.00	--	36.00	2839.05	60
TERRACE FLOOR	194.20	194.20	0.00	0.00	--	--	--	--
TOTAL	76892.42	7107.99	69784.43	612.00	27069.96	27681.96	42102.47	870

TOTAL GROSS BUILT UP AREA	=	76892.42 SMT
DEDUCTION FOR OTS / VOIDS	=	7107.99 SMT
TOTAL BUILT UP AREA	=	69784.43 SMT
NET DEDUCTION FOR NON FAR AREA	=	27681.96 SMT
NET FAR AREA	=	42102.47 SMT
SITE AREA FOR FAR	=	18738.98 SMT
PERMISSIBLE FAR - 2.25	FAR = NET FAR AREA / SITE AREA = 42102.47 / 18738.98	= 2.246 < 2.25
GROUND COVERAGE - 50%	GROUND COVERAGE = PLINTH AREA / NET SITE AREA X100 = 3334.12 / 19401.90 X100	= 17.18% < 50.0%
TOTAL SITE AREA	=	20234.00 SMT (5 ACRE)
KHARAB A	=	303.51 SMT (3 GUNTAS)
KHARAB B	=	505.85 SMT (5 GUNTAS)
AREA OF LAND CONVERTED/ AREA CONSIDERED FOR DP (TOTAL SITE AREA- KHARAB B)	=	(20234.00-505.85) =19728.15 SMT (4 ACRE 35 GUNTAS)
WIDTH OF EXISTING ROAD	=	12.00 M
WIDTH OF PROPOSED ROAD	=	18.00 M
AREA REQUIRED FOR ROAD WIDENING	=	326.25 SMT
PARK AND OPEN SPACE	=	2000.21 SMT
TOTAL CA	=	989.17 SMT
SITE AREA CONSIDERED FOR COVERAGE (TOTAL BUILDING AREA- ROAD WIDENING AREA)	=	(19728.15-326.25) = 19401.90 SMT
SITE AREA CONSIDERED FOR CALCULATING OF FAR (TOTAL BUILDING AREA- CA)	=	(19728.15-989.17) = 18738.98 SMT
F.A.R AS PER ZR	=	2.25
F.A.R ACHIEVED	=	(42102.47 / 18738.98) = 2.246
TOTAL NO.OF FLOORS	=	LB+UB+GF+14 UF
HEIGHT OF THE BUILDING	=	43.95 M

	AS PER ZONAL REGULATION	AS PER DRAWING
FRONT	13.00 M	13.00 M
REAR	13.00 M	13.00 M
LEFT	13.00 M	13.00 M
RIGHT	13.00 M	13.00 M
PLINTH AREA	--	3334.12 SMT
COVERAGE	50%	17.18%
NET FLOOR AREA	--	42102.47
F.A.R	2.25	2.246
NO.OF UNITS	--	870
CAR PARKING	479	490
TWO WHEELER PARKING	1646.56 SMT	1690.35 SMT
PARK AND OPEN SPACE	10%	10.14%
CIVIC AMENITIES	5%	5.01%

CAR PARKING CALCULATION		
NO OF UNITS : 55x6	=	330 NO'S
NO OF UNITS : 60x9	=	540 NO'S
NO OF UNITS : <50 SMT	=	870 NO'S
TOTAL NO OF UNITS :	=	870 NO'S
CAR PARKING REQUIRED		
TOTAL FLATS < 50 SMT (870 NO'S) - 870 /2	=	435 CARS
FOR VISITORS @10% (435) = 435/10 = 43.5	=	44 CARS
TOTAL CAR PARKING REQUIRED (435+44)	=	479 CARS
CAR PARKING PROVIDED: LOWER BASEMENT	=	245 CARS
CAR PARKING PROVIDED: UPPER BASEMENT	=	245 CARS
TOTAL CAR PARKING PROVIDED	=	490 CARS
TWO WHEELER PARKING REQUIRED		
TOTAL CAR PARKING PROVIDED	=	490 CARS
PARKING AREA REQUIRED (490 X 2.5 X 5.5) X 25%	=	1684.38 SQM
TWO WHEELER PARKING PROVIDED	=	1690.35 SQM

PROPOSED BUILDING PLAN FOR RESIDENTIAL APARTMENT BUILDING IN SY. NO. 29/1 & SY. NO. 29/2 BEARING KHATHA NO. 514/146/29/1 & 29/2 (PID NO. 3343022532) AT BISUVANAHALLI VILLAGE, KASABA HOBLI, DODDABALLAPURA TALUK, BANGALORE RURAL DISTRICT.

SANCTIONING AUTHORITY:

ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಕಾಯ್ದೆ 1961ರ ಕಲಂ 15(1) ರನ್ವಯ ಪ್ರಾರಂಭಿಕ ಪ್ರಮಾಣ ಪತ್ರ ಸಂಖ್ಯೆ: DPA/TP/CC/136 /2023-24 ದಿನಾಂಕ: 30/03/2024 ರಲ್ಲಿನ ಷರತ್ತುಗಳಂತೆ ಎಂದು ವರ್ಷದ ಅವಧಿಗೆ ಪ್ರಾರಂಭಿಕ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ನೀಡಲಾಗಿರುತ್ತದೆ. ಕಟ್ಟಡ ಪರವಾನಗಿಯನ್ನು ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಯಿಂದ ಪಡೆಯತಕ್ಕದ್ದು.

30.3.24
ಸಮಿತಿ ಕಾರ್ಯದರ್ಶಿಗಳು
ದೊಡ್ಡಬಳ್ಳಾಪುರ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ

ನಗರ ಯೋಜನೆಗಳು
ದೊಡ್ಡಬಳ್ಳಾಪುರ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ,
ದೊಡ್ಡಬಳ್ಳಾಪುರ.

30/3/24
ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಸಹಾಯಕ ನಿರ್ದೇಶಕರು
ದೊಡ್ಡಬಳ್ಳಾಪುರ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ,
ದೊಡ್ಡಬಳ್ಳಾಪುರ.

OWNER'S SIGNATURE:

Mr. SHIVASHANKAR CHIKKERI
AUTHORIZED SIGNATORY FOR
M/s. DS-MAX PROPERTIES PVT. LTD.

ENGINEER'S SIGNATURE: