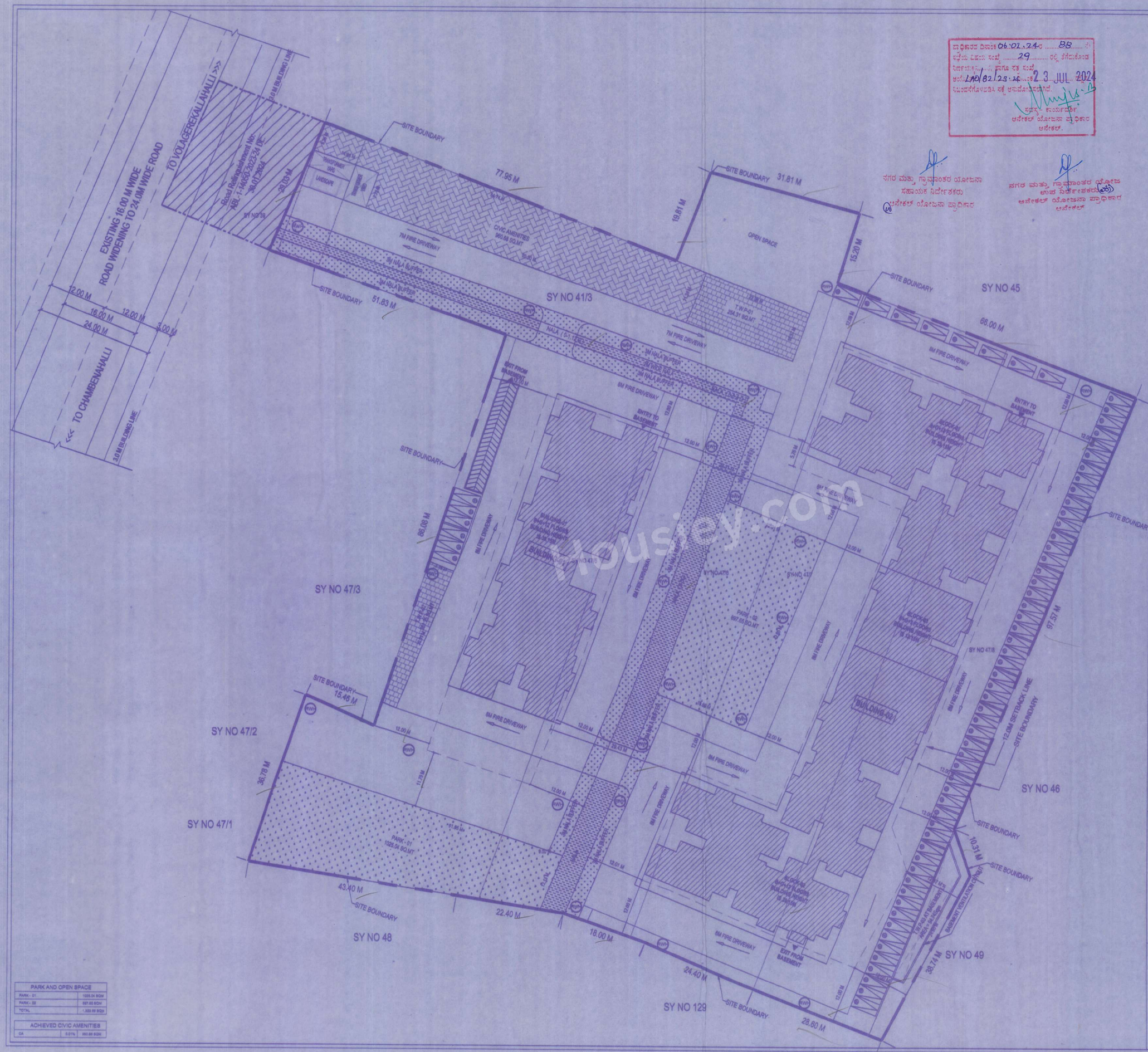

ಪ್ರಾಧಿಕಾರದ ದಿನಾಂಕ 06.02.24 ರಂದು 88
ಕಛೇರಿ ನಿರ್ಣಯ ಸಂಖ್ಯೆ 29 ರಲ್ಲಿ ತೆಗೆದುಕೊಂಡ
ನಿರ್ಣಯಕ್ಕೆ ಸಂಬಂಧಿಸಿದಂತೆ ಸರ್ವೆ ಸಂಖ್ಯೆ
ಅಂದಾಜು LP/82/23-24 ರಂದು 23 JUL 2024
ಷರತ್ತುಗಳೊಂದಿಗೆ ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿಸಲಾಗಿದೆ.
ಸದಸ್ಯ- ಕಾರ್ಯದರ್ಶಿ,
ಆನೇಕಲ್ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ
ಆನೇಕಲ್.

ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ
ಸಹಾಯಕ ನಿರ್ದೇಶಕರು
ಆನೇಕಲ್ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ

ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ
ಉಪ ನಿರ್ದೇಶಕರು
ಆನೇಕಲ್ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ
ಆನೇಕಲ್

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SCALE-1:400(1CM:4.0M)

SL NO	VILLAGE	SY NO	AREA DETAILS Acre-Guntas	Kaneb	Remaining Area Acre-Guntas	Conversion Order No :
1	CHAMBENAHALLI	41/3	0-38.12	0-1.12	0-32	ALN(A)(S)SR/104/12-13 Dt:21.06.2012
2		41/5	0-2.12	0-0.04	0-2.08	ALN/ASH/SR/378/22-23 Dt:15.04.2023
3		47/5	0-38.08		0-38.08	ALN/ASH/SR/19/23-24 Dt:15.05.2023
4		47/6	1-8.08	0-5	0-38.08	ALN/ASH/SR/377/22-23 Dt:15.04.2023
5		47/7	0-39		0-39	ALN/ASH/SR/376/22-23 Dt:15.04.2023
6		47/8	0-39		0-39	ALN/ASH/SR/377/22-23 Dt:15.04.2023
TOTAL			4-36.08	0-7	4-29.08	

LAND USE ANALYSIS

SL.NO	DESCRIPTION	AREA IN SQ.M AS PER ZR	%	AREA IN SQ.M AS PER PLAN	%
1	DEVELOPMENT AREA			3988.39	20.80%
2	DRIVE WAY & OPEN SPACE			12299.95	64.16%
3	PARK	1917.17	10%	1,922.69	10.03%
4	CA AREA	958.59	5%	960.68	5.01%
TOTAL				19171.71	100.00%

LAND USE ANALYSIS

TOTAL AREA:- 04ACRES 29.08 GUNTAS OR (19,171.71Sqm)

BUILT UP AREA STATEMENT (IN SQM)

FLOOR	GROSS BUILT UP AREA	DEDUCTIONS FOR DUCTS/OTS	NET BUILT UP AREA	NET FAR AREA	NO OF UNITS
BASEMENT	11763.57	---	11381.27	382.30	---
GROUND	3988.39	21.51	3805.30	375.31	---
FIRST	3995.96	498.88	3497.08	3497.08	28
SECOND	4031.43	344.23	3687.20	3687.20	28
THIRD	4034.58	434.80	3599.78	3599.78	28
FOURTH	3683.88	322.02	3361.86	3361.86	28
FIFTH	3683.88	322.02	3361.86	3361.86	28
SIXTH	3683.88	322.02	3361.86	3361.86	28
SEVENTH	3683.88	322.02	3361.86	3361.86	28
EIGHTH	3683.88	322.02	3361.86	3361.86	28
NINTH	3683.88	322.02	3361.86	3361.86	28
TENTH	3683.88	322.02	3361.86	3361.86	28
ELEVENTH	3683.88	478.99	3204.89	3204.89	26
TWELVTH	3624.56	942.82	2681.74	2681.74	11
TERRACE	140.16	---	140.16	---	---
GRAND TOTAL	61049.69	4975.37	55530.44	40961.32	327

FAR :

$$FAR = \frac{\text{FAR AREA}}{\text{SITE AREA-CA}} \quad \frac{40961.32}{19171.71-960.68} = 2.249 < 2.25$$

COVERAGE :

$$COVERAGE = \frac{\text{GF AREA}}{\text{SITE AREA}} \quad \frac{3988.39}{19171.71} = 20.80\%$$

CAR PARKING CALCULATIONS :

NOS UNITS AREA 50SQM - 150SQM AREA = 306 NO'S
NOS UNITS AREA 150SQM - 225SQM AREA = 06 NO'S
NOS UNITS AREA 225SQM - 300SQM AREA = 05 NO'S
CAR PARKING FOR 306 UNITS = 306 NO'S
CAR PARKING FOR 06 UNITS = 12 NO'S
CAR PARKING FOR 05 UNITS = 15 NO'S
10% VISITOR'S PARKING = 33 NO'S
RECREATION CLUB PARKING = 16 NO'S
REQUIRED CAR PARKING = 382 NO'S
PROVIDED CAR PARKING = 409 NO'S

2 WHLEER'S PARKING CALCULATIONS :

25 % OF AREA CAR PARKING PROVIDED
(i.e 13.75 X 409)X25% = 1,405.93 SQM
2 WHLEER'S PARKING PROVIDED = 1,410.00 SQM

TITLE :-

PROPOSED RESIDENTIAL DEVELOPMENT PLAN IN SY NO.41/3,41/5,47/5,47/6,47/7,47/8 of CHAMBENAHALLI VILLAGE, SARJAPURA HOBLI, ANEKAL TALUK BANGALORE DISTRICT.

OWNER:-

ANIL KUMAR SANNAPU REDDY
MANAGING PARTNER M/s CYNOSURE LIVING SPACE AND AUTHORIZED GPA HOLDER FOR LAKSHMIAH, APPAIAH, RAJAMMA, VINOD KUMAR,NAGESH, YELLAMMA, S BHARATH

ENGINEER:-

PARK AND OPEN SPACE

PARK - 01	1025.04 SQM
PARK - 02	697.55 SQM
TOTAL	1,922.69 SQM

ACHIEVED CIVIC AMENITIES

CA	5.01%	960.68 SQM