SITE PLAN

KEY PLAN
SCALE : NTS

AREA STATEMENT IN SQM	
TOTAL SITE AREA	10 ACRE 0 GUNTAS (40468.00)
F.A.R PERMISSIBLE AS PER ZONAL REGULATIONS =	2.5
SITE REA FOR F.A.R AS PER ZONING REGULATIONS = (TOTAL SITE AREA - CA) =A	(40468 - 2024) = 38,444.00
NET F.A.R AREA = B	96071.56
F.A.R. ACHIEVED = (B / A)	(96071.56 / 38444) = 2.499
NET SITE AREA FOR COVERAGE = (TOTAL SITE AREA - (CA+ STRR LAND BANK) = C	(40468 - (2024 + 2024)= 36420
GROUND COVERAGE AREA = D	10972.27
GROUND COVERAGE PERMISSIBLE	55%
GROUND COVERAGE ACHIEVED = (D / C) X 100 =	30.13%

PARK AREA DETAILS IN SQM	
PARK-1	1092.89
PARK-2	765.95
PARK-3	407.17
PARK-4	1092.23
PARK-5	704.39
TOTAL	4062.64

CA AREA DETAILS IN SQM	
CA-1	1322.71
CA-2	701.29
TOTAL	2024

AREA STATEMENT

SL.NO	VILLAGE	SY NO	AREA DETAILS Acre - Guntas	Kaneh	Remaining Area Acre - Guntas	CONVERSION ORDER NO
1	MUGALUR	180	2A 0G	0 G	2A 0G	ALN (ASHER 141 -2015-16
2		181	2A 0G	0 G	2A 0G	ALN (ASHER 142-2015-16
3		182	2A 0G	0 G	2A 0G	ALN (ASHER 140/2015-16
4		183	2A 0G	0 G	2A 0G	ALN (ASHER 139/2015-16
5		185	2A 0G	0 G	2A 0G	ALN (ASHER 143 -2015-16
TOTAL			10A 0G	0 G	10A 0G	

TOTAL 10 A 0 G AREA = 40,468 SQM

LAND USE ANALYSIS

SL.NO	DESCRIPTION	AREA IN SQ.M AS PER ZR	%	AREA IN SQ.M AS PER PLAN	%
1	DEVELOPMENT AREA			10972.27	27.11%
2	ROAD WIDENING AREA			2532.23	6.26%
3	DRIVE WAY &OPEN AREA			18852.86	46.59%
4	PARK	4046.80	10%	4,062.64	10.04%
5	CA	2023.40	5%	2,024.00	5.00%
6	STRR LAND BANK	2023.40	5%	2024.00	5.00%
TOTAL				40468.00	100.00%

AREA STATEMENT IN SQM

FLOOR	GROSS AREA	DEDUCTIONS FOR DUCTS & OTS	BUILT UP AREA	FAR AREA	NO'S OF UNIT
BASEMENT	16032.72	58.25	15974.47	-	-
GROUND FLOOR	10972.27	478.20	10494.07	196.19	-
1ST FLOOR	7856.22	478.20	7378.02	7378.02	48
2ND FLOOR	7856.22	478.20	7378.02	7378.02	48
3RD FLOOR	7856.22	478.20	7378.02	7378.02	48
4th FLOOR	7856.22	478.20	7378.02	7378.02	48
5th FLOOR	7856.22	478.20	7378.02	7378.02	48
6th FLOOR	7856.22	478.20	7378.02	7378.02	48
7th FLOOR	7856.22	478.20	7378.02	7378.02	48
8th FLOOR	7856.22	478.20	7378.02	7378.02	48
9th FLOOR	7856.22	478.20	7378.02	7378.02	48
10th FLOOR	7856.22	478.20	7378.02	7378.02	48
11th FLOOR	7856.22	478.20	7378.02	7378.02	48
12th FLOOR	7856.22	478.20	7378.02	7378.02	48
13th FLOOR	7856.22	478.20	7378.02	7378.02	48
TERRACE FLOOR	287.00	11.72	275.28	-	-
TOTAL	129422.85	6764.77	122658.08	96110.45	624

FAR :

FAR = FAR AREA / SITE AREA-CA = 96110.45 / 40468.0-2024.0 = 2.49 < 2.50

COVERAGE :

COVERAGE = GF AREA / SITE AREA-CA - LAND BANK = 10972.27 / 36420.00 = 30.13 %

CAR PARKING CALCULATIONS :

ALL UNITS MORE THEN 50SQM AREA
CAR PARKING FOR 624 UNITS = 624 NO'S
10% VISITOR'S PARKING = 63 NO'S
REQUIRED CAR PARKING = 687 NO'S
PROVIDED CAR PARKING = 688 NO'S
BASEMENT CAR PARKING = 426 NO'S
GROUND CAR PARKING = 262 NO'S

2 WHLEER'S PARKING CALCULATIONS :

25 % OF AREA CAR PARKING PROVIDED
[i.e 13.75 X 688]X25% = 2,365.00 SQM
2 WHLEER'S PARKING PROVIDED = 2400.00 SQM

TITLE :-

PROPOSED RESIDENTIAL DEVELOPMENT PLAN
SY NO.180,181,182,183,185 of MUGALURU VILLAGE,
SARJAPURA HOBLI, ANEKAL TALUK
BANGALORE DISTRICT.

OWNER:-

MR. VINAY GURUDUTT
M/S MODERN PROJECTS

ENGINEER:-

(PRAVEEN .B. V)
Reg.No: BCC/BL-3.6/E:3957-2014-15

DWG :
SCALE :
SHEET NO : 01 OF 01

OFFICE USE :

ಪ್ರಾಧಿಕಾರದ ಜಾಪ ಅನುಮತಿಯನ್ನು ಮಾತ್ರ ಕಡತಗಳಲ್ಲಿ, ಮಂಜೂರು-
ಮಾಡಿದ ಅಂತಿಮ ನಕ್ಷೆಯಲ್ಲಿ ಪ್ರಕಟಿಸಿದ ಸಂಪೂರ್ಣ ಮಾಹಿತಿಯನ್ನು
ಪರಿಗಣಿಸಿ ಅಂತಿಮ ನಕ್ಷೆಯನ್ನು ಮಂಜೂರು ಮಾಡಿ ನಿಬಂಧನೆ ಅಂತೆ ಅನುಮತಿಸಲಾಗಿದೆ.
ಸಮಾಲೋಚನೆ ಪ್ರಾಧಿಕಾರ ಪ್ರಾಧಿಕಾರಿಯವರು ಸಂ: PA/ಸಂಖ್ಯೆ/04-25
ದಿನಾಂಕ: 22/04/25 ರಲ್ಲಿ ಪರಿಶೀಲನೆ ಮಾಡಿ ಅಂತಿಮ ಅನುಮತಿಯನ್ನು
ಪ್ರದಾನ ಮಾಡಲು ನಿರ್ದೇಶಿಸಿದ್ದಾರೆ. ಸೂಚ ಅನುಮತಿಯನ್ನು ಪ್ರದಾನ ಮಾಡಲಾಗಿದೆ
ಎಂದು ತಿಳಿಸಲಾಗಿದೆ.

Sign 22/04/25

ಸಹಾಯಕ ನಿರ್ದೇಶಕರು ನಗರಾಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಮತ್ತು ಸಂಚಾರಿ ಯೋಜನಾ ಘಟಕ
ಬಿಬಿಎಂಪಿ ಕಚೇರಿ, ಬೆಂಗಳೂರು.

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