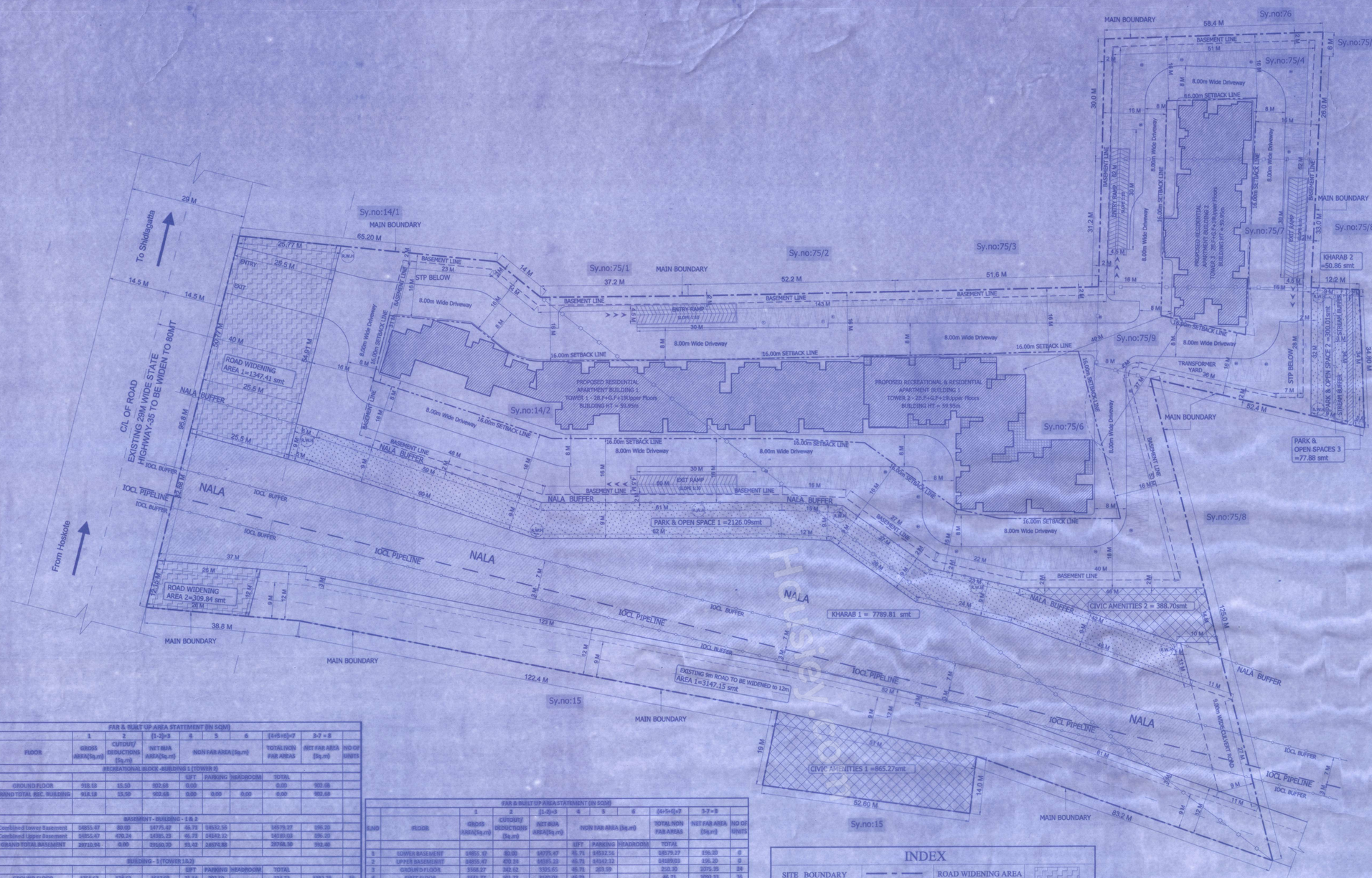
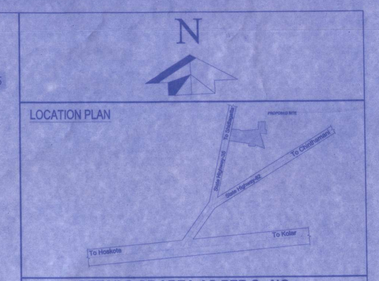




DETAILS OF AREA AS PER Sy NOs.

TOTAL AREA = 8 ACRES 5 GUNTAS (32880.25 SQ.M)

VILLAGE	SY NO.	ACRE	GUNTAS	KHARAB A	KHARAB B	TOTAL A-G	CONVERSION ORDER No & Date
DOODAHULLURU	75/4	0	17.50	-	-	0 - 17.50	LAND 681938 DATE: 10/07/2024
DOODAHULLURU	75/6	2	15.50	0-10	-	2 - 05.50	LAND 644498 DATE: 03/04/2024
DOODAHULLURU	75/7	0	17.50	-	-	0 - 17.50	LAND 644500 DATE: 03/04/2024
DOODAHULLURU	75/9	0	21.50	0-0.50	-	0 - 21	LAND 644498 DATE: 03/04/2024
YALACHNAYAKANAPURA	14/2	4	13	-	1-27	2-26	LAND 680348 DATE: 10/07/2024
TOTAL SITE AREA						8 ACRE - 5 GUNTAS	
KHARAB						1 ACRE -37.5 GUNTAS	
NET SITE AREA						6 ACRE -7.5 GUNTAS	

PARK & OPEN SPACES LAND USE ANALYSIS

SL NO.	PARTICULAR	AREA
1	PARK & OPEN SPACES 1	2126.09
2	PARK & OPEN SPACES 2	300.01
3	PARK & OPEN SPACES 3	77.88
	TOTAL AREA	2503.98

CIVIC AMENITIES LAND USE ANALYSIS

SL NO.	PARTICULAR	AREA
1	CIVIC AMENITIES 1	865.27
2	CIVIC AMENITIES 2	388.70
	TOTAL AREA	1253.97

ROAD LAND USE ANALYSIS

SL NO.	PARTICULAR	AREA
1	ROAD WIDENING AREA 1	1347.41
2	ROAD WIDENING AREA 2	309.84
3	EXISTING ROAD AREA	3147.15
	TOTAL AREA	4804.40

DEVELOPMENT PLAN LAND USE ANALYSIS

SL NO.	PARTICULAR	AREA	%
1	BUILDING AREA	3588.27	14.25
2	PARK & OPEN SPACES	2503.98	10.00
3	CIVIC AMENITIES	1253.97	5.01
4	ROAD WIDENING & EXISTING AREA	4804.40	19.19
5	OPEN AREA, DRIVE WAY & PARKING	12908.95	51.55
	TOTAL SITE	25039.57	100.00

PARTICULAR		AS PER ZONAL REGULATION		AS PER DRAWINGS
ALL AROUND SET BACKS		16.0 M		16.0 M
COVERAGE		50%		14.25%
F.A.R		2.75		2.742
NO.OF UNITS		----		762 Units
HEIGHT OF BUILDING		60M		59.95 M
PARKING	1 CAR PARKING (2.5M X 5.50 M) EXCEEDING AREA OF 50 SQ.M = 704 x1 = 704 Cars	704 Cars	LOWER BASEMENT	=358 Cars
	LESS THAN 50 SQ.M AREA = 58/2 = 29 Cars	29 Cars	UPPER BASEMENT	=352 Cars
	VISITOR PARKING 10 % = 704+29 = 733X10% Cars	74 Cars	SURFACE PARKING	=110 Cars
	RECREATIONAL PARKING = 911.65 / 75 = 12.14 Cars	13 Cars		
	TWO WHEELER PARKING 25% OF CAR PARKING 25% x (13.75 SQ.M x 620 Nos) = 2818.75 SQ.M		TOTAL PARKING	=820 Cars

820 Cars

TOTAL No. OF UNITS IN- BUILDING-1 & BUILDING-2

S.No.	NAME	TOTAL AREA IN SQM	No.OF.UNITS
01	3BHK	< 150 SQ.M	453 Nos.
02	2BHK	< 150 SQ.M	251 Nos.
03	1BHK	< 50 SQ.M	58 Nos.
		TOTAL	762 Nos.

FAR & BUILT UP AREA STATEMENT (IN SQM)

S.NO	FLOOR	1 GROSS AREA(Sq.m)	2 CUTOUT/ DEDUCTIONS (Sq.m)	(1-2)=3 NET BUA AREA(Sq.m)	4 NON FAR AREA (Sq.m) LIFT	PARKING	HEADROOM	TOTAL	5	6	(4+5+6)=7 TOTAL NON FAR AREAS	3-7 = 8 NET FAR AREA (Sq.m)	NO OF UNITS
	RECREATIONAL BLOCK -BUILDING 1 (TOWER 2)												
1	GROUND FLOOR	918.63	15.50	902.68	0.00			0.00			0.00	902.68	
	GRAND TOTAL REC. BUILDING	918.18	15.50	902.68	0.00	0.00	0.00	0.00			0.00	902.68	
	BASEMENT - BUILDING - 1 & 2												
1	Combined Lower Basement	34855.47	80.00	34775.47	46.75	34532.56					34579.27	196.20	
2	Combined Upper Basement	34855.47	470.24	34385.23	46.75	34242.32					34289.03	196.20	
	GRAND TOTAL BASEMENT	69710.94	0.00	69160.70	93.42	68774.88					70868.30	392.40	
	BUILDING - 1 (TOWER 1&2)												
					LIFT	PARKING	HEADROOM	TOTAL					
1	GROUND FLOOR	1751.63	138.02	1613.61	31.14	203.59		234.73			1378.88	55	
2	FIRST FLOOR	2745.95	352.50	2393.45	31.14			31.14			2362.32	38	
3	2ND FLOOR	2745.95	242.60	2503.35	31.14			31.14			2472.22	39	
4	3RD FLOOR	2745.95	242.60	2503.35	31.14			31.14			2472.22	39	
5	4th FLOOR	2745.95	242.60	2503.35	31.14			31.14			2472.22	39	
6	5th FLOOR	2745.95	242.60	2503.35	31.14			31.14			2472.22	39	
7	6th FLOOR	2745.95	242.60	2503.35	31.14			31.14			2472.22	39	
8	7th FLOOR	2745.95	242.60	2503.35	31.14			31.14			2472.22	39	
9	8th FLOOR	2745.95	242.60	2503.35	31.14			31.14			2472.22	39	
10	9th FLOOR	2745.95	242.60	2503.35	31.14			31.14			2472.22	39	
11	10th FLOOR	2745.95	242.60	2503.35	31.14			31.14			2472.22	39	
12	11th FLOOR	2745.95	242.60	2503.35	31.14			31.14			2472.22	39	
13	12th FLOOR	2745.95	242.60	2503.35	31.14			31.14			2472.22	39	
14	13th FLOOR	2745.95	242.60	2503.35	31.14			31.14			2472.22	39	
15	14th FLOOR	2745.95	242.60	2503.35	31.14			31.14			2472.22	39	
16	15th FLOOR	2745.95	242.60	2503.35	31.14			31.14			2472.22	39	
17	16th FLOOR	2745.95	242.60	2503.35	31.14			31.14			2472.22	39	
18	17th FLOOR	2745.95	242.60	2503.35	31.14			31.14			2472.22	39	
19	18th FLOOR	2745.95	242.60	2503.35	31.14			31.14			2472.22	39	
20	19th FLOOR	2745.95	242.60	2503.35	31.14			31.14			2472.22	39	
21	TERRACE	164.92		164.92			164.92	164.92			0.00		
	GRAND TOTAL BUILDING -1	54069.79	4853.92	49215.87	622.80	203.59	164.92	971.31			48244.56	584	
	BUILDING - 2 (TOWER 3)												
					LIFT	PARKING	HEADROOM	TOTAL					
1	GROUND FLOOR	898.46	92.50	805.96	15.57			15.57			790.39	8	
2	FIRST FLOOR	896.81	149.23	746.58	15.57			15.57			731.01	8	
3	2ND FLOOR	895.81	92.50	803.31	15.57			15.57			787.74	9	
4	3RD FLOOR	895.81	92.50	803.31	15.57			15.57			787.74	9	
5	4th FLOOR	895.81	92.50	803.31	15.57			15.57			787.74	9	
6	5th FLOOR	895.81	92.50	803.31	15.57			15.57			787.74	9	
7	6th FLOOR	895.81	92.50	803.31	15.57			15.57			787.74	9	
8	7th FLOOR	895.81	92.50	803.31	15.57			15.57			787.74	9	
9	8th FLOOR	895.81	92.50	803.31	15.57			15.57			787.74	9	
10	9th FLOOR	895.81	92.50	803.31	15.57			15.57			787.74	9	
11	10th FLOOR	895.81	92.50	803.31	15.57			15.57			787.74	9	
12	11th FLOOR	895.81	92.50	803.31	15.57			15.57			787.74	9	
13	12th FLOOR	895.81	92.50	803.31	15.57			15.57			787.74	9	
14	13th FLOOR	895.81	92.50	803.31	15.57			15.57			787.74	9	
15	14th FLOOR	895.81	92.50	803.31	15.57			15.57			787.74	9	
16	15th FLOOR	895.81	92.50	803.31	15.57			15.57			787.74	9	
17	16th FLOOR	895.81	92.50	803.31	15.57			15.57			787.74	9	
18	17th FLOOR	895.81	92.50	803.31	15.57			15.57			787.74	9	
19	18th FLOOR	895.81	92.50	803.31	15.57			15.57			787.74	9	
20	19th FLOOR	895.81	92.50	803.31	15.57			15.57			787.74	9	
21	TERRACE	62.08		62.08			62.08	62.08			0.00		
	GRAND TOTAL BUILDING - 2	17988.93	1906.73	16074.20	311.40	0.00	62.08	373.48			15700.72	179	
	GROSS BUILT UP AREA BUILDING 1 + BUILDING 2 + BASEMENT + RECREATIONAL										120679.84		
	NET BUILT UP AREA BUILDING 1 + BUILDING 2 + BASEMENT + RECREATIONAL										85353.45		
	NET FAR AREA BUILDING 1 + BUILDING 2 + BASEMENT + RECREATIONAL										85260.30		
	GROUND COVERAGE AREA BUILDING 1 + BUILDING 2 + RECREATIONAL										3588.27		
	TOTAL No. OF UNITS										762		

FAR & BUILT UP AREA STATEMENT (IN SQM)

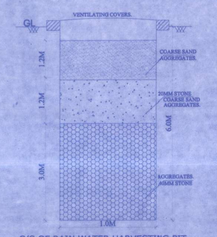
S.NO	FLOOR	1 GROSS AREA(Sq.m)	2 CUTOUT/ DEDUCTIONS (Sq.m)	(1-2)=3 NET BUA AREA(Sq.m)	4 NON FAR AREA (Sq.m) LIFT	PARKING	HEADROOM	TOTAL	5	6	(4+5+6)=7 TOTAL NON FAR AREAS	3-7 = 8 NET FAR AREA (Sq.m)	NO OF UNITS
1	LOWER BASEMENT	34855.47	80.00	34775.47	46.75	34532.56					34579.27	196.20	0
2	UPPER BASEMENT	34855.47	470.24	34385.23	46.75	34242.32					34289.03	196.20	0
3	GROUND FLOOR	3588.27	262.62	3325.65	46.75	203.59					250.30	3075.35	24
4	FIRST FLOOR	3541.77	501.73	3040.04	46.75						46.75	2993.33	35
5	2ND FLOOR	3541.77	335.60	3206.17	46.75						46.75	3159.42	39
6	3RD FLOOR	3541.77	335.60	3206.17	46.75						46.75	3159.42	39
7	4th FLOOR	3541.77	335.60	3206.17	46.75						46.75	3159.42	39
8	5th FLOOR	3541.77	335.60	3206.17	46.75						46.75	3159.42	39
9	6th FLOOR	3541.77	335.60	3206.17	46.75						46.75	3159.42	39
10	7th FLOOR	3541.77	335.60	3206.17	46.75						46.75	3159.42	39
11	8th FLOOR	3541.77	335.60	3206.17	46.75						46.75	3159.42	39
12	9th FLOOR	3541.77	335.60	3206.17	46.75						46.75	3159.42	39
13	10th FLOOR	3541.77	335.60	3206.17	46.75						46.75	3159.42	39
14	11th FLOOR	3541.77	335.60	3206.17	46.75						46.75	3159.42	39
15	12th FLOOR	3541.77	335.60	3206.17	46.75						46.75	3159.42	39
16	13th FLOOR	3541.77	335.60	3206.17	46.75						46.75	3159.42	39
17	14th FLOOR	3541.77	335.60	3206.17	46.75						46.75	3159.42	39
18	15th FLOOR	3541.77	335.60	3206.17	46.75						46.75	3159.42	39
19	16th FLOOR	3541.77	335.60	3206.17	46.75						46.75	3159.42	39
20	17th FLOOR	3541.77	335.60	3206.17	46.75						46.75	3159.42	39
21	18th FLOOR	3541.77	335.60	3206.17	46.75						46.75	3159.42	39
22	19th FLOOR	3541.77	335.60	3206.17	46.75						46.75	3159.42	39
23	TERRACE	207.00		207.00			207.00	207.00			0.00	0	
	GRAND TOTAL	103679.84	7126.39	95353.45	1027.62	38878.47	207.00	40113.09			65240.36	762	

INDEX

SITE BOUNDARY		ROAD WIDENING AREA	
SET BACK LINE		CA	
PLINTH LINE		PARK	
IOCL LINE		BUILDING	
NALA BUFFER		KHARAB	
SURVEY LINE		TERRACE	

PLOT AREA CALCULATIONS (FAR & GROUND COVERAGE)

PARTICULAR	CALCULATION	AREA (sqm)
TOTAL PLOT AREA (A)	6Acre 7.5Guntas	25039.57
NET PLOT AREA FOR FAR	A-(CA) =25039.57-1252.03	23787.54
NET PLOT AREA FOR COVERAGE	A-(CA)-(ROAD) =25039.57-1252.03-4804.40	18983.14



C/S OF RAIN WATER HARVESTING PIT
(NOT TO SCALE)

SANCTIONING AUTHORITY

ಹೊಸಕೋಟೆ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ
ಕಟ್ಟಡ ನಕ್ಷೆಗೆ ಷರತ್ತಿನ ಅನುಮೋದನೆ
ಕೆ.ಟಿ.ಸಿ.ಪಿ. ಕಾಯ್ದೆ, 1961 ರ ಕಲಂ 15(1) ರ ಅಡಿಯಲ್ಲಿ ಈ ಕಳೆಗಿ.
ಪತ್ರ ಸಂಖ್ಯೆ: ಹೊಯೋಪಾ/ C.C/250/2023-24
ದಿನಾಂಕ: 26.09.2024 ರಲ್ಲಿ ವಿಧಿಸಿರುವ ನಿಬಂಧನೆಗಳಅನ್ವಯ ಮನೆ / ಪೂರ್ಣ / ಕೈಗಾರಿಕಾ ಉದ್ದೇಶದ ಕಟ್ಟಡ ನಕ್ಷೆಗೆ ಷರತ್ತಿನ ಅನುಮೋದನೆ ನೀಡಲಾಗಿದೆ.

ASSISTANT DIRECTOR OF TOWN & COUNTRY PLANNING.

DEPUTY DIRECTOR OF TOWN & COUNTRY PLANNING.

JOINT DIRECTOR OF TOWN & COUNTRY PLANNING & MEMBER SECRETARY

HOSKOTE PLANNING AUTHORITY, HOSKOTE.

STABILITY CERTIFICATE

This is to certify that, this apartment building is reinforced concrete framed structure with columns, beam and slabs system, and is complying with bureau of Indian standards norms. The structure is designed for 2 Basements+Ground +19 floors in accordance with IS:456(Gravity load only) & with consideration of sub soil bearing capacity. The Quality of construction materials & structural design standards will be strictly adhered & followed under our supervision.

STRUCTURAL ENGINEER'S SIGNATURE

Vaibhavi.g

License No: Reg.No.BCC/BL-3.6 SE-0016/23-24

ARCHITECT'S / ENGINEER'S SIGNATURE:

Vaibhavi.g

License No: Reg.No.BCC/BL-3.6 SE-0016/23-24

OWNER:

DIRECTOR-S.SREENIVASAN

Authorised Signatory
M/s.SOWPARNIKA GREEN MEADOWS PVT LTD

PROJECT NAME

PROPOSED RESIDENTIAL GROUP HOUSING APARTMENT BUILDING PLAN AS PER DEVELOPMENT PLAN VIDE NO: HPA/LAO/56/2024-25,DATED 03/06/2025, HPA APPROVED. IN Sy Nos.75/4, 75/6, 75/7,75/9 OF DODDAHULLUR VILLAGE & 14/2 OF YALACHANAYAKANAPURA AS PER THE GRAM PANCHAYATH KHATHA NO. 428 & PID No.150300401200521125, KASABA HOBLI, HOSKOTE TALUK , BANGALORE RURAL DISTRICT

DRAWING NO :01/07 SITE PLAN