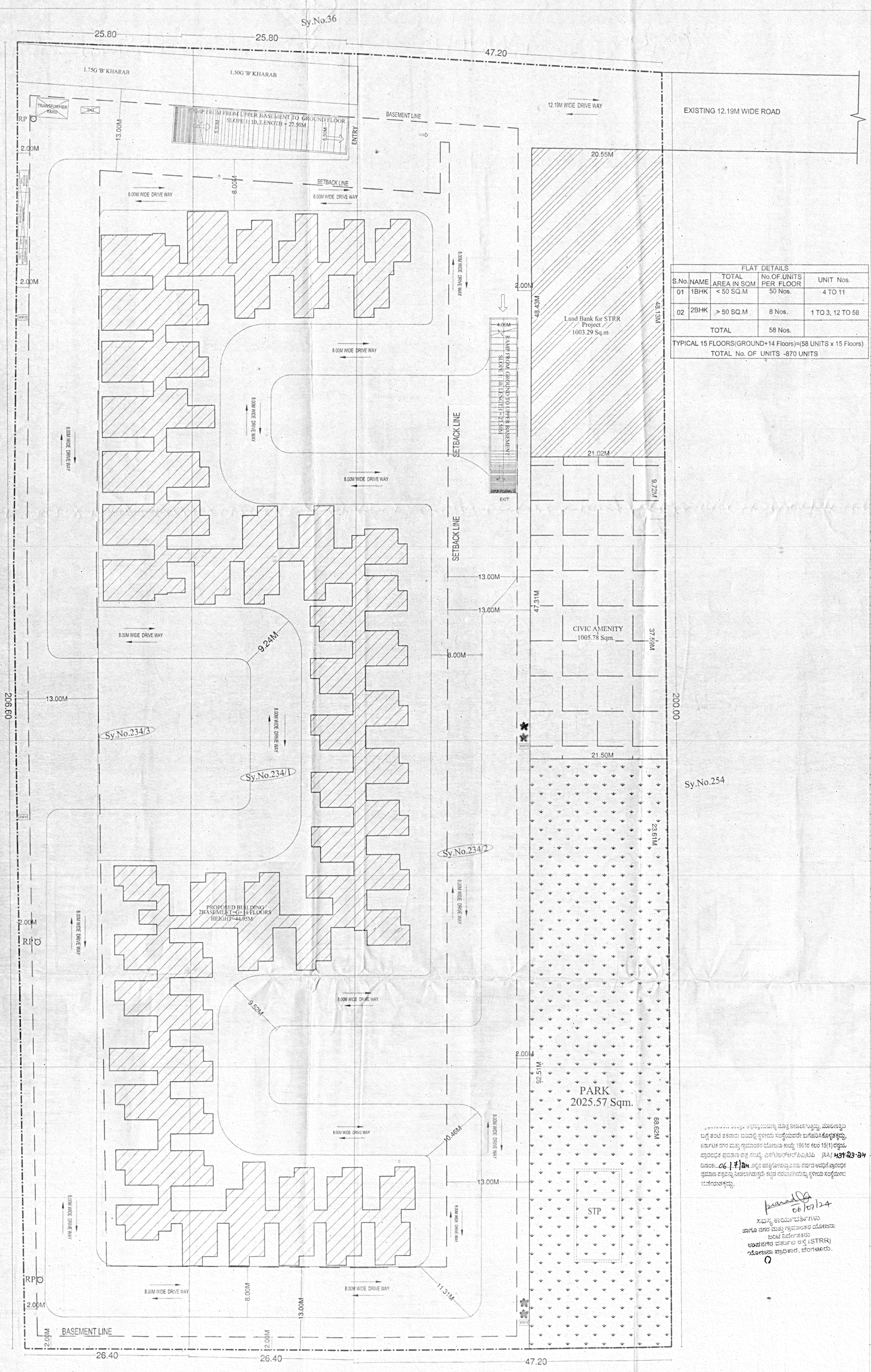

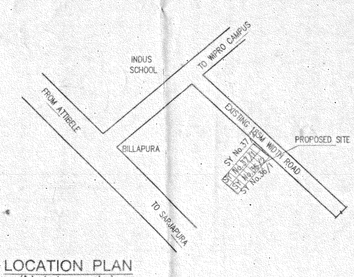

LOCATION PLAN
(Not to scale)

ALL DIMENSIONS ARE IN METERS

DETAILS OF UNITS

S.No.	NAME	No.OF.UNITS	No.OF.UNITS	
01	2BHK	GROUND FLOORS	58 Nos.	TYPICAL 14 FLOORS (Ground To 14th Floor) (58 x 15) - 870Nos.
02	2BHK	TYPICAL FLOORS (1 TO 14)	58 Nos.	
TOTAL			58 Nos.	

FLAT DETAILS

S.No.	NAME	TOTAL AREA IN SQM	No.OF.UNITS PER FLOOR	UNIT Nos.
01	1BHK	< 50 SQ.M	50 Nos.	4 TO 11
02	2BHK	> 50 SQ.M	8 Nos.	1 TO 3, 12 TO 58
TOTAL			58 Nos.	

TYPICAL 15 FLOORS(GROUND+14 Floors)=(58 UNITS x 15 Floors)
TOTAL No. OF UNITS -870 UNITS

SCHEDULE OF OPENINGS

TYPE	DESCRIPTION	SIZE
MD	DOOR	1.20 x 2.10
D	DOOR	1.00 x 2.10
D1	DOOR	0.90 x 2.10
D2	DOOR	0.75 x 2.10
W1	WINDOWS	1.50 x 1.20
KW	WINDOWS	1.05 x 1.20
V	VENTILATOR	0.60 x 2.10

AREA STATEMENTS

NET POLT AREA CONSIDERED FOR DEVELOPMENT PLAN
14 ACRE 37.75 GUNTAS/20006.37SQM
POLT AREA CONSIDERED FOR FAR AS PER ZR = (TOTALPOLT-CA)=A
20006.37-1005.78=19000.59

DS MAX SKY FIELD AREA STATEMENT

FLOOR	GROSS AREA	DUCT	NET AREA	NO.UNIT
BASEMENT-1	15283.16	0	0	0
BASEMENT-2	15283.16	0	0	0
GROUND FLOOR	2919.18	14.28	2745.48	58
1ST FLOOR	2919.18	14.28	2745.48	58
2nd FLOOR	2919.18	14.28	2745.48	58
3rd FLOOR	2919.18	14.28	2745.48	58
4th FLOOR	2919.18	14.28	2745.48	58
5th FLOOR	2919.18	14.28	2745.48	58
6th FLOOR	2919.18	14.28	2745.48	58
7th FLOOR	2919.18	14.28	2745.48	58
8th FLOOR	2919.18	14.28	2745.48	58
9th FLOOR	2919.18	14.28	2745.48	58
10th FLOOR	2919.18	14.28	2745.48	58
11th FLOOR	2919.18	14.28	2745.48	58
12th FLOOR	2919.18	14.28	2745.48	58
13th FLOOR	2919.18	14.28	2745.48	58
14th FLOOR	2919.18	14.28	2745.48	58
TERRACE FLOOR	142.56	0	0	0
TOTAL AREA	74496.58	214.2	41182.2	870

AREA STATEMENT IN SQ M

TOTAL PLOT AREA	4 ACRE37.75 GUNTAS / 20006.37 SQ.M
F.A.R PERMISSIBLE AS PER ZONAL REGULATIONS	2.25
NET FAR AREA AS PER ZR = (TOTAL PLOT-CA) = A	(20006.37-1005.78) =19000.59
NET F.A.R AREA = B	41182.20
F.A.R ACHIEVED = (B / A)	(41182.20÷19000.59) =2.17
NET PLOT AREA = (TOTAL PLOT AREA-LAND BANK) =	(20006.37-1003.29) =19003.10
GROUND COVERAGE AREA = D	2919.18
GROUND COVERAGE PERMISSIBLE	55%
GROUND COVERAGE AGHIEVED = (D ÷ C) x 100 =	(2919.18÷19003.10) x 100 =15.36%

PROPOSED FAR = NET FAR AREA / TOTAL SITE AREA
PROPOSED FAR= = 41182.20/19000.59=2.17
COVERAGE=(GROUND COVERAGE AREA/TOTAL SITE AREA)X100
COVERAGE = (2919.18/19003.10)*100 = 15.36.%

SET BACKS	AS PER ZONAL REGULATION	AS PER DRAWING
FRONT	13.00 M	13.00 M
REAR	13.00 M	13.00 M
FRONT	13.00 M	13.00 M
REAR	13.00 M	13.00 M
Coverage	------	15.36%
F.A.R	2.25	2.17
No.Of Units	------	870 Units
Height of	HEIGHT AS PER ZR-45M	43.95 M

PARKING STATEMENT FOR BUILDING:

S.No.	BUILDING TYPE	PARKING REQUIRED	PARKING PROVIDED
01	RESIDENTIAL - 870 UNITS)		
02	1 CAR PARKING (2.5M X 5.50 M) FOR TWO UNITS LESS THAN 50 SQ.M No. of units=750 No. of cars=750/2=375	375 Cars	
03	1 CAR PARKING (2.5M X 5.50 M) FOR EVERY ONE UNIT AREA GRATER THAN 50 SQ.M No. of units=120 No. of cars=120	120 Cars	
	TOTAL CARS	495	
04	VISITOR'S PARKING= 10% OF CAR PARKING 10% X 495= 50 Cars	50 Cars	Lower Basement=468 Upper Basement=424
	TOTAL CARS =545 Nos.		TOTAL CARS =892 Nos.
05	TWO WHEELER PARKING 25% OF CAR PARKING 25% x (13.75 SQ.M x 545 Nos) =1873.44 Sq.m	1873.44 Sq.m	L B=1727.19 Sq.m U B=1544.54 Sq.m TOTAL 3271.73 Sq.m

OWNERS SIGNATURE

Mr.SHIVASHANKAR CHIKKERI
Authorised Signatory
M/s.DS MAX PROPERTIES PVT LTD.

ಕೃಷಿಯೇತರ ಬಳಕೆಗೆ ಕಂದಾಯ ಇಲಾಖೆಯನ್ನು ಮಾತ್ರ ಸಂಪರ್ಕಿಸಲಾಗಿರುವುದು, ಮೂಲನಕ್ಷೆಯ ಬಗ್ಗೆ ತಂಟೆ ತಕರಾರು ಬಂದಲ್ಲಿ ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಯವರೇ ಬಗೆಹರಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು, ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಕಾಯ್ದೆ 1961ರ ಕಲಂ 15(1) ರನ್ವಯ ಪ್ರಾರಂಭಿಕ ಪ್ರಮಾಣ ಪತ್ರ ಸಂಖ್ಯೆ: ಎಸ್‌ಟಿಆರ್‌ಆರ್‌ಪಿಎ/ಪಿಪಿ /ಸಿಸಿ/ 437/23-24 ದಿನಾಂಕ: 06/7/24 ರಲ್ಲಿ ಷರತ್ತುಗಳಂತೆ ಮತ್ತು ಸರ್ಕಾರ ಅಧಿಸೂಚನೆ ಪ್ರಾರಂಭಿಕ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ನೀಡಲಾಗಿರುತ್ತದೆ. ಕಟ್ಟಡ ನಕಾಶೆಗಳನ್ನು ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಯಿಂದ ಪಡೆಯತಕ್ಕದ್ದು.

06/07/24
ಸದಸ್ಯ ಕಾರ್ಯದರ್ಶಿಗಳು
ಹೊರ ವರ್ತುಲ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ
ಉಪನಗರ ಪರ್ಯಾಲ ರಸ್ತೆ (STRR)
ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು.

ENGINEER'S SIGNATURE

SRIKANTH C.N
BCC/BL-3.6/E-0057/2024-25
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Bangalore-560 010
Tel : 080-41141611 Email :info@oitech.co.in
www.oitech.co.in

PROJECT NAME

PROPOSED RESIDENTIAL DEVELOPMENT PLAN IN KATHA No.1811 ,PID No. 150300402500522781,Sy.No.234/1,234/2 & 234/3 OF SAMETHANAHALLI VILLAGE, ANUGONDANAHALLI HOBLI,HOSKOTE TALUK, BANGALORE RURAL DISTRICT. IN STRR APPROVED DP VIDE ORDER No. STRRPA/TP/DP/01/23-24, DATED:07/12/2023

ORIENTATION

N

SCALE 1:250

DRAWING No. 3 /5
SITE PLAN