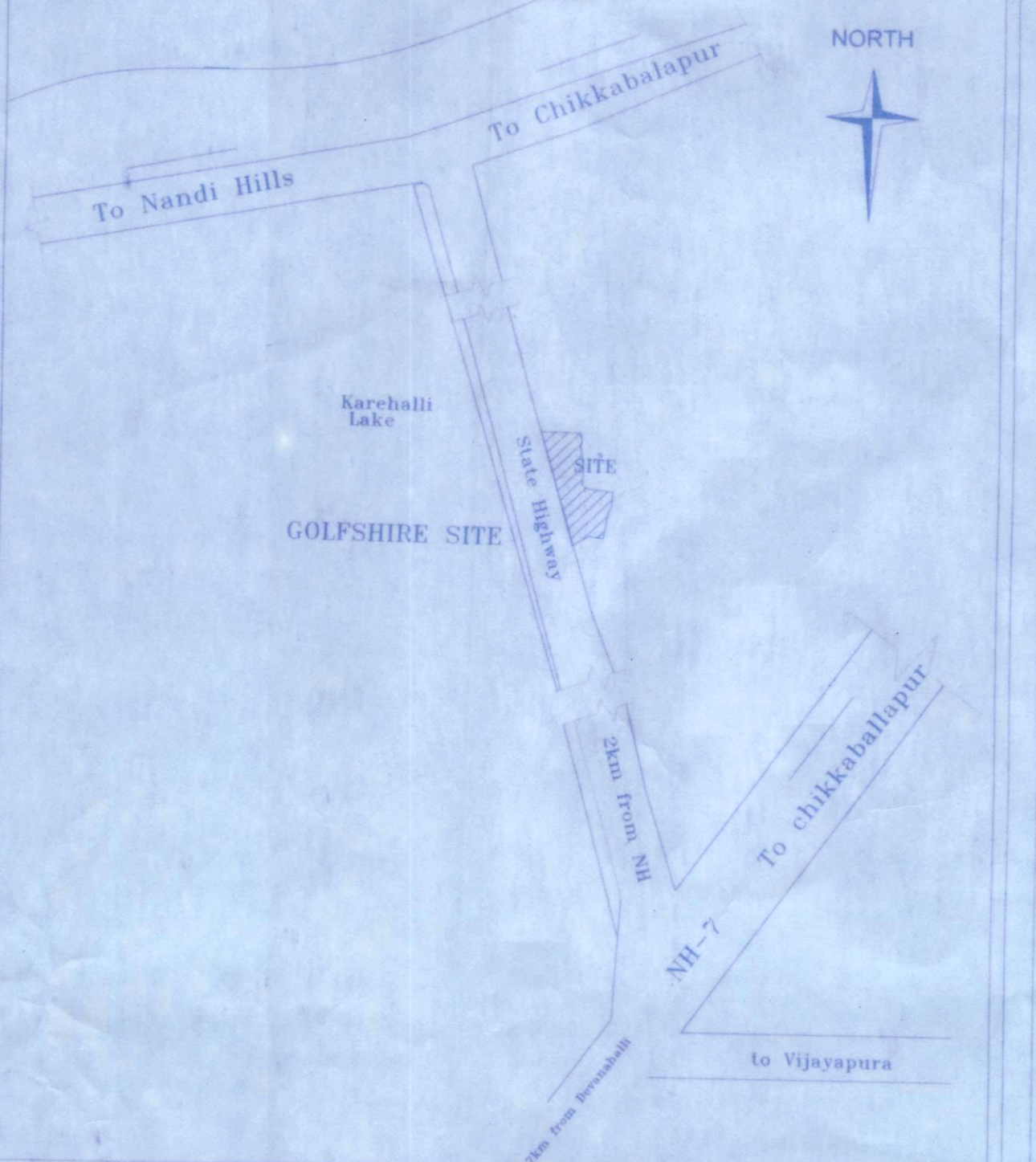


INDEX	
PROPOSED AREA BOUNDARY	---
SET BACK LINE BOUNDARY	---
SURVEY NO. BOUNDARY	---
PARK & OPEN SPACES	---
CIVIC AMENITIES	---
VISITOR'S PARKING	---
ROAD WIDENING	---
RAIN HARVESTING PIT	---
KHARAB AREA	---
SUB STATION	---

Nandi Hills

KEY PLAN



TOTAL AREA :- 23A-24G (95504.48Sqm)

AREA STATEMENT (As Per Document)

Sl.No		Sy.No	VILLAGE NAME	Area	Guntas	Area	Guntas	KHARAB	CONVERSION ORDER NUMBER
1	9	2071A KOTTHITHANAHALLI	05	03	00	00			ALN.SR22/89-90 DATED : 15/03/90
2	10		05	03	00	00			ALN.SR22/90-91 DATED : 18/10/90
3	11,12 &13		12	32	00	29			ALN.SR36/90-91 DATED : 17/12/90
TOTAL			22	38	00	29			

Site Area = 95807.99 Sq.m
Kharab Area = 2933.93 Sq.m
Net site Area = 92874.06 Sq.m

LAND USE ANALYSIS

RESIDENTIAL & CLUB HOUSE	41746.43 SMT	44.95%
PARK AREA	18574.82 SMT	20.00%
C A AREA	4643.70 SMT	5.00%
VISITOR'S PARKING	4643.70 SMT	5.00%
SUBSTATION AREA	1000.00 SMT	1.08 %
ROAD WIDENING AREA	11100.76 SMT	11.95%
DRIVE WAY AREA	11164.65 SMT	12.02%
TOTAL AREA	92874.06 SMT	100%
TOTAL NO OF VILLAS	85	
CLUB HOUSE	01	

- PARKING STATEMENT FOR BUILDING -				
S.No	BUILDING TYPE	PARKING PROVIDED	PARKING REQUIRED	REMARKS
01	RESIDENTIAL - 85(UNITS) 1 CAR PARK PER DWELLING UNIT ABOVE 50sqm (2.5M X 5.0 M)	85Nos.	85Nos.	Parking-Provided within the Unit
02	CLUB HOUSE AREA - 2267.06 SQM +2287.0875 SQM of Floor Area	30 Nos.	30 Nos.	Parking-Provided within the Unit
03	Two Wheeler Parking-25% of Car Parking 25% x (12.5 SQ M x 115 Nos)= 359.37SQ.M	359.37Sq.m	359.37Sq.m	Parking-Provided within the Unit
04	VISITOR'S PARKING 5% OF THE TOTAL AREA	4643.70 SMT	4643.70 SMT	

SUMMARY OF AREA STATEMENTS

S.No	DESCRIPTION	AS PER ZONING	AS PER DRAWING
01	PLOT AREA IN SQ.M	92874.06 SMT	
02	BUILTUP-AREA(RESIDENTIAL)	36673.34 SQ.M	
03	BUILTUP-AREA(COMMERCIAL)	1833.43 SQ.M	
04	BUILTUP-AREA(COMMERCIAL)	5%	
05	NET F.A.R AREA IN SQ.M	37058.54 SQ.M	
06	SET BACKS AROUND	4.5 M	5.0 M
07	COVERAGE	40 %	20.79%
08	F . A . R	2.50	0.42
09	PARK AREA	20 %	20.00 %
10	CA - AREA	5 %	5.00 %
11	VISITOR'S PARKING	5 %	5.00 %
12	HEIGHT OF BUILDING	12m to 15m	15 M
13	No.of FLOORS		B+G +2
14	No.of Buildings		85Nos.
15	No.of Club house		1Nos.

OWNER

M/S VILLAGE DE NANDI PVT LIMITED
MRS. BADRUNISSA IRFAN
DIRECTOR
AUTHORISED SIGNATORY

THAMMAIAH G.R
BCC/BL-3.6 E-4165/2016-17

TITLE:

RESIDENTIAL DEVELOPMENT PLAN
AT S.NO. 9/1,10,11,12 & 13(PART),
KOTTITHANAHALLI VILLAGE, KUNDANA HOBU, DEVANAHALLI TALUK,
BANGALORE RURAL

SUBJECT OF DRAWING

Development Plan

SCALE : 1 : 900

ORIENTATION

N

ಪಂಚಾಯತ್ ರಾಜ್, ತಾಲ್ಲೂಕು ಮಟ್ಟದ ಅಧಿಕಾರಿಗಳಿಂದ
ಪರಿಶೀಲಿಸಲ್ಪಟ್ಟು, 19.01.2022 ರಂದು
ನಿರ್ದಿಷ್ಟ ಪ್ರಕಾರದ ಪ್ರಕಾರ ದೃಢೀಕರಿಸಿ, 13.1.2022 ರಂದು
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ನಿರ್ದಿಷ್ಟ ಪ್ರಕಾರದ ಪ್ರಕಾರ ದೃಢೀಕರಿಸಿ, 13.1.2022 ರಂದು

FAR AREA STATEMENT						
Sl.No	TYPOLOGY	GROSS AREA SQM	DEDUCTION SQM	BUILT UP AREA SQM	NON FAR AREA SQM	FAR AREA SQM NOS.
1	VILLA TYPE - A					
2	GROUND FLOOR	139.50	0	139.50	0	139.5
3	FIRST FLOOR	194.18	0	194.18	0	194.18
4	TERRACE FLOOR	22.37	0	22.37	22	0
5	TOTAL	356.05		356.05		333.68
NO OF VILLAS						
TOTAL VILLA TYPE-A AREA		14,954.10		14954.1		14014.56 42
1	VILLA TYPE - B					
2	GROUND FLOOR	175.99		175.99	0	175.99
3	FIRST FLOOR	231.08	2.02	229.06	0	229.06
4	SECOND FLOOR	51.41	2.02	51.39	0	51.39
5	TOTAL	460.48		456.44		456.44
NO OF VILLAS						
TOTAL VILLA TYPE-B AREA		8,743.12		8672.36		8672.36 19
1	VILLA TYPE - C					
2	GROUND FLOOR	212.04		212.04	0	212.04
3	FIRST FLOOR	277.28	2.02	275.26	0	275.26
4	SECOND FLOOR	58.34	2.02	56.32	0	56.32
5	TOTAL	547.66		543.62		543.62
NO OF VILLAS						
TOTAL VILLA TYPE-C AREA		13,143.84		13046.88		13046.88 24
TOTAL VILLA (A+B+C) AREA		36,841.06		36,673.34		35,733.80 85
1	CLUB HOUSE					
2	BASEMENT	520.500	11.81	508.69	508.69	0
3	GROUND FLOOR	1,210.30		460.50	0.00	460.5
4	FIRST FLOOR	1,210.30	750.00	460.50	0.00	460.5
5	SECOND FLOOR	415.55	11.81	403.74	0.00	403.74
TOTAL CLUBHOUSE AREA		3,357.050		1833.43		1833.43
TOTAL AREA		40,204.11		38,506.77		37,058.54 86