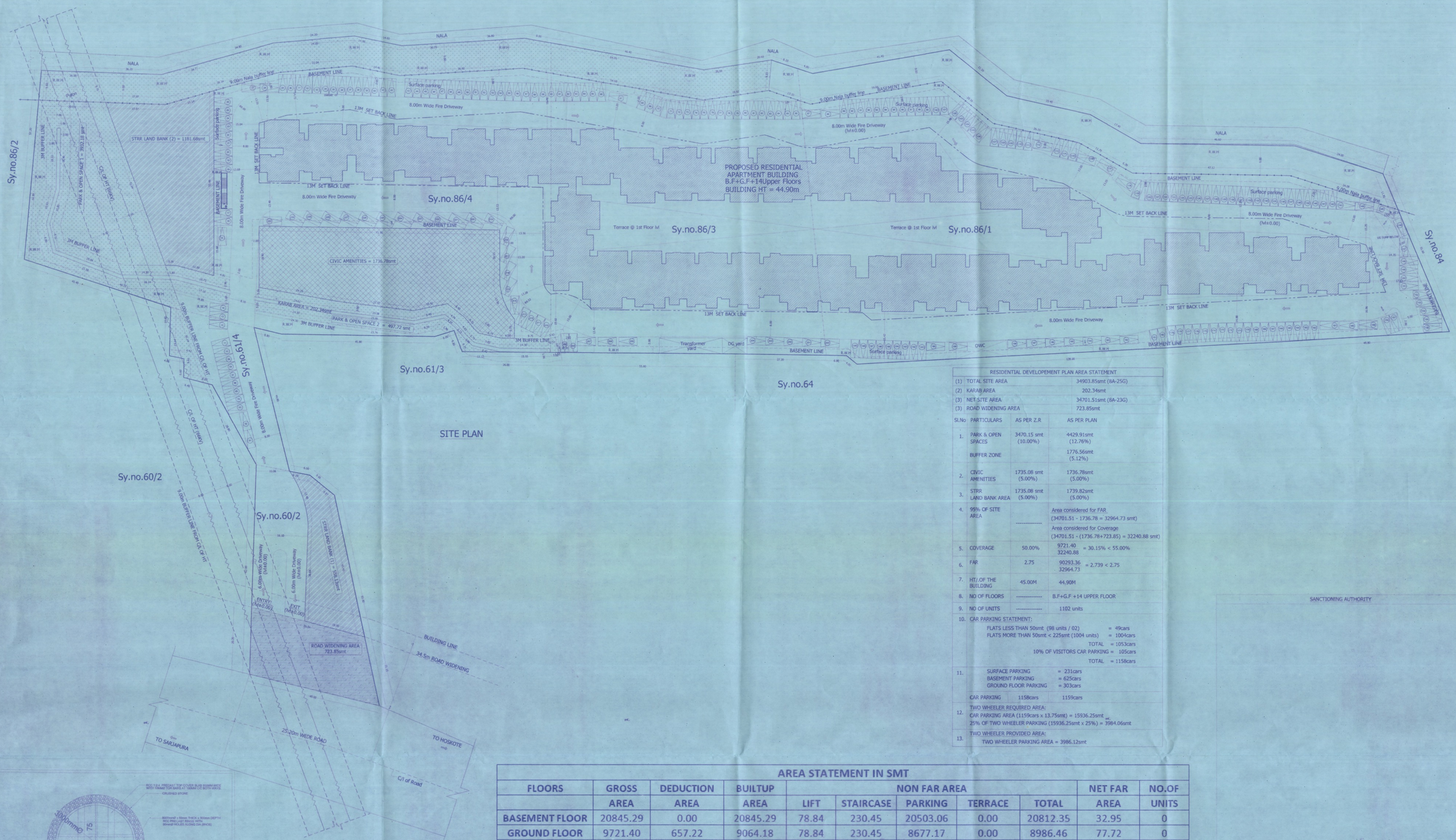
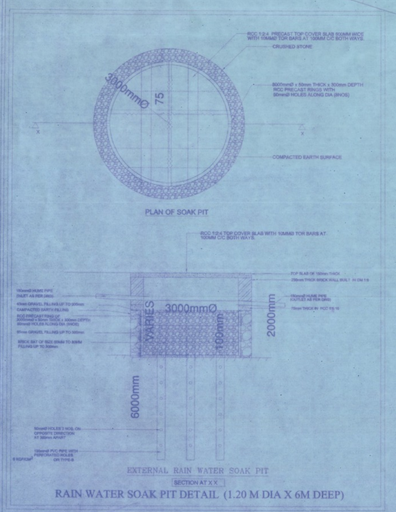


SITE PLAN

RESIDENTIAL DEVELOPEMENT PLAN AREA STATEMENT		
(1)	TOTAL SITE AREA	34903.85smt (8A-25G)
(2)	KARAB AREA	202.34smt
(3)	NET SITE AREA	34701.51smt (8A-23G)
(3)	ROAD WIDENING AREA	723.85smt

Sl.No	PARTICULARS	AS PER Z.R	AS PER PLAN
1.	PARK & OPEN SPACES	3470.15 smt (10.00%)	4429.91smt (12.76%)
	BUFFER ZONE		1776.56smt (5.12%)
2.	CIVIC AMENITIES	1735.08 smt (5.00%)	1736.78smt (5.00%)
3.	STRR LAND BANK AREA	1735.08 smt (5.00%)	1739.82smt (5.00%)
4.	95% OF SITE AREA	----------	Area considered for FAR (34701.51 - 1736.78 = 32964.73 smt)
		----------	Area considered for Coverage (34701.51 - (1736.78+723.85) = 32240.88 smt)
5.	COVERAGE	50.00%	9721.40 / 32240.88 = 30.15% < 55.00%
6.	FAR	2.75	90293.36 / 32964.73 = 2.739 < 2.75
7.	HT/.OF THE BUILDING	45.00M	44.90M
8.	NO OF FLOORS	----------	B.F+G.F +14 UPPER FLOOR
9.	NO OF UNITS	----------	1102 units
10.	CAR PARKING STATEMENT: FLATS LESS THAN 50smt (98 units / 02) = 49cars; FLATS MORE THAN 50smt < 225smt (1004 units) = 1004cars; TOTAL = 1053cars; 10% OF VISITORS CAR PARKING = 105cars; TOTAL = 1158cars		
11.	SURFACE PARKING = 231cars; BASEMENT PARKING = 625cars; GROUND FLOOR PARKING = 303cars		
	CAR PARKING	1158cars	1159cars
12.	TWO WHEELER REQUIRED AREA: CAR PARKING AREA (1159cars x 13.75smt) = 15936.25smt; 25% OF TWO WHEELER PARKING (15936.25smt x 25%) = 3984.06smt		
13.	TWO WHEELER PROVIDED AREA: TWO WHEELER PARKING AREA = 3986.12smt		

AREA STATEMENT IN SMT										
FLOORS	GROSS	DEDUCTION	BUILTUP	NON FAR AREA					NET FAR	NO.OF
	AREA	AREA	AREA	LIFT	STAIRCASE	PARKING	TERRACE	TOTAL	AREA	UNITS
BASEMENT FLOOR	20845.29	0.00	20845.29	78.84	230.45	20503.06	0.00	20812.35	32.95	0
GROUND FLOOR	9721.40	657.22	9064.18	78.84	230.45	8677.17	0.00	8986.46	77.72	0
1st FLOOR	7422.34	952.26	6470.08	71.97	230.45	0.00	0.00	302.42	6167.66	75
2nd FLOOR	7422.34	657.22	6765.12	71.97	230.45	0.00	0.00	302.42	6462.69	79
3rd FLOOR	7422.34	657.22	6765.12	71.97	230.45	0.00	0.00	302.42	6462.69	79
4th FLOOR	7422.34	657.22	6765.12	71.97	230.45	0.00	0.00	302.42	6462.69	79
5th FLOOR	7422.34	657.22	6765.12	71.97	230.45	0.00	0.00	302.42	6462.69	79
6th FLOOR	7422.34	657.22	6765.12	71.97	230.45	0.00	0.00	302.42	6462.69	79
7th FLOOR	7422.34	657.22	6765.12	71.97	230.45	0.00	0.00	302.42	6462.69	79
8th FLOOR	7422.34	657.22	6765.12	71.97	230.45	0.00	0.00	302.42	6462.69	79
9th FLOOR	7422.34	657.22	6765.12	71.97	230.45	0.00	0.00	302.42	6462.69	79
10th FLOOR	7422.34	657.22	6765.12	71.97	230.45	0.00	0.00	302.42	6462.69	79
11th FLOOR	7422.34	657.22	6765.12	71.97	230.45	0.00	0.00	302.42	6462.69	79
12th FLOOR	7422.34	657.22	6765.12	71.97	230.45	0.00	0.00	302.42	6462.69	79
13th FLOOR	7422.34	657.22	6765.12	71.97	230.45	0.00	0.00	302.42	6462.69	79
14th FLOOR	7422.34	657.22	6765.12	71.97	230.45	0.00	0.00	302.42	6462.69	79
TERRACE FLOOR	271.63	0.00	271.63	0.00	0.00	0.00	271.63	271.63	0.00	0
TOTAL	134751.08	10153.35	124597.73					34304.37	90293.36	1102



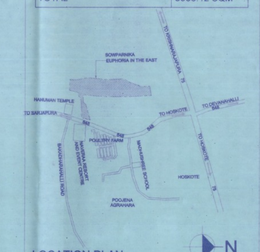
RAIN WATER SOAK PIT DETAIL (1.20 M DIA X 6M DEEP)

Scale = 1:500

LEGEND

- BOUNDARY LINE
- 13.00M SETBACK LINE
- BASEMENT LINE
- PROPOSED BUILDING
- PARK & OPEN SPACES
- CIVIC AMENITIES
- STRR LAND BANK AREA
- NALA BUFFER LINE
- SY.LINE
- ROAD WIDENING AREA
- NALA
- HT LINE

TWO WHEELER PARKING DETAIL	
SURFACE PARKING	1116.281 SQM
GROUND FLOOR PARKING	928.884 SQM
BASEMENT FLOOR PARKING	1940.955 SQM
TOTAL	3986.12 SQM



LOCATION PLAN
NTS

LOCATION MAP (N.T.S)

NOTE

ALL DIMENSIONS ARE IN METERS

OWNER'S SIGNATURE :

DIRECTOR- S.SREENIVASAN
Authorised Signatory
M/s.Sowparnika Homes Private Limited

STRUCTURAL ENGINEER'S SIGNATURE

VAIBHAV KUMAR J GALAGALI
REG NO - BCC/BL-3.6 SE-0016/23-24

ENGINEER'S SIGNATURE :

VAIBHAV KUMAR J GALAGALI
REG NO - BCC/BL-3.6 SE-0016/23-24

SANCTIONING AUTHORITY

ಸ್ವಾಧೀನಪಡಿಸಿದ ಜಾಗದಲ್ಲಿ ಅಭಿವೃದ್ಧಿಯನ್ನು ಮಾತ್ರ ನಿರ್ವಹಿಸಲಾಗುತ್ತದೆ, ಮಾರಿಕೆಯನ್ನು ಬಗ್ಗೆ ಕಂಡಿ ತಕರಾರು ಬಂದಲ್ಲಿ ಸ್ವೀಕರಿಸಿ ಸಂಸ್ಥೆಯವರೇ ಬಗೆಹರಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು, ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಕಾಯ್ದೆ 1961 ರ ಕಲಂ 15(1) ಅನ್ವಯ, ಷರಾಯಿಂದ ಇದಾವನ ಪತ್ರ ಸಂಖ್ಯೆ: ಎಸ್‌ಪಿಸಿಎಲ್‌ಆರ್/ಎಸ್‌ಪಿಎಲ್ /ಸಿಟಿಪಿ/16/2023-24 ದಿನಾಂಕ: 27/5/24 ರಲ್ಲಿ ಷರತ್ತುಗಳನ್ನು ನಿಯಮ ಪಾಲನೆ ಅಧೀನ ಷರತ್ತುಗಳೊಂದಿಗೆ ಇದಾವನ ಪತ್ರವನ್ನು ನೀಡಲಾಗಿರುತ್ತದೆ. ಉಳಿತ ಪರಿಹಾರವನ್ನು ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಯಿಂದ ಕಾಯ್ದಿರಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು.

5/6/24

ಸದಸ್ಯ ಕಾರ್ಯದರ್ಶಿಗಳು
ಹಾಗೂ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ
ಅಧಿಕೃತ ನಿರ್ದೇಶಕರು
ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ (STRR)
ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು

PROJECT NAME :
PROPOSED RESIDENTIAL GROUP HOUSING (APARTMENT BUILDING) IN APPROVED RESIDENTIAL DEVELOPMENT PLAN
VIDE NO : STRRPA/TP/DP/12-22-23
DATE:31-05-2023 IN SY NO.86/1,86/3,86/4 OF DODDAGATTIGANABBE VILLAGE & SY NO:60/2,61/4 OF POOJENA AGRAHARA VILLAGE KASABA HOBLI,HOSKOTE TALUK, BANGALORE RURAL DISTRICT

E KATHA NO.-
150300401000520171

SANCTION DRAWING

SUBJECT OF DRAWING :
SITE PLAN

DRAWING NO : 01/07

ORIENTATION :
N