5.0mSETBACK LINE
UNIT-01 3BHK
UNIT-02 3BHK
UNIT-03 2BHK
UNIT-04 3BHK
UNIT-05 3BHK
UNIT-06 3BHK
UNIT-07 3BHK
UNIT-08 2BHK
UNIT-9 2BHK
UNIT-10 3BHK
UNIT-11 3BHK
UNIT-12 3BHK
UNIT-13 2BHK
UNIT-14 3BHK
UNIT-15 3BHK
UNIT-16 3BHK
UNIT-17 2BHK
UNIT-18 3BHK
UNIT-19 2BHK
UNIT-20 3BHK
UNIT-21 2BHK
UNIT-22 3BHK
2.00M WIDE CORRIDOR
(LEV+2.55M)
BLOCK-A
(Total No. OF UNITS = 22 Nos in Per Floor)
BLOCK-B
(Total No. OF UNITS = 10 Nos in Per Floor)
23.10m
22.15m
24.00m
23.05m
32.79m
44.00m
56.35m
7.50m

TYPICAL FLOOR PLAN(AT+5.65, +8.75 & + 11.85M)

(FIRST, SECOND & THIRD FLOOR)

(32 UNITS EACH FLOOR = 32 x 3 FLOORS = 96 Nos)

Staircase Details

Width - 1.22

Riser - 0.165

Tread - 0.27

OPEN TERRACE @ + 14.95M LEV.
SOLAR PANELS
LIFT MACHINE ROOM
DUCT
OHT
BLOCK-A
BLOCK-B

TERRACE FLOOR PLAN(AT+14.95M)

STAIRCASE HEAD ROOM / LIFT MACHINE ROOM LEVEL(LEV+17.95m)
TERRACE FLOOR LEVEL(LEV+14.95m)
THIRD FLOOR LEVEL(LEV+11.85m)
SECOND FLOOR LEVEL(LEV+8.75m)
FIRST FLOOR LEVEL(LEV+5.65m)
GROUND FLOOR LEVEL(LEV+2.55m)
STILT FLOOR LEVEL(LEV+0.0m)
3.0m
3.10m
3.10m
3.10m
3.10m
2.55m
14.95m
1.20m
7.50m
BLOCK-A
BLOCK-B

EAST SIDE ELEVATION

ಹೊಸಕೋಟೆ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ

ಕಟ್ಟಡ ನಕ್ಷೆಗೆ ತಾಂತ್ರಿಕ ಅನುಮೋದನೆ

ಕೆ.ಟಿ.ಸಿ.ಪಿ. ಕಾಯ್ದೆ. 1961 ರ ಕಲಂ 15(1) ರ ಅಡಿಯಲ್ಲಿ ಈ ಕಛೇರಿ ಪತ್ರ ಸಂಖ್ಯೆ: ಹೊಯೋಪ್ರಾ/ CC/453/2023-24 ದಿನಾಂಕ: 22.11.2023 ರಲ್ಲಿ ವಿಧಿಸಿರುವ ನಿಬಂಧನೆಗೊಳಪಟ್ಟು ವಸತಿ / ~~ವಾಣಿಜ್ಯ / ಕೈಗಾರಿಕಾ~~ ಉದ್ದೇಶದ ಕಟ್ಟಡ ನಕ್ಷೆಗೆ ತಾಂತ್ರಿಕ ಅನುಮೋದನೆ ನೀಡಲಾಗಿದೆ.

INDEX	
SITE BOUNDARY	▬ ▬
SET BACK LINE	— — — — —
PLINTH LINE	———
Solar photo voltaic lights	solar light
FOOT KHARAB AREA	▨

Solar Water Heater - 500 LPCD porvided

SCHEDULE OF OPENINGS

TYPE	DESCRIPTION	SIZE
D	DOOR	1.06 x 2.10
D1	DOOR	0.90 x 2.10
D2	DOOR	0.75 x 2.10
DD	DOOR	1.20 x 2.10
W1	WINDOWS	1.50 x 1.20
W2	WINDOWS	1.20 x 1.20
W3	WINDOWS	0.90 x 1.20
V	VENTILATOR	0.76 x 0.90
FD	FOLDING DOOR	2.30 x 2.10

CONVERSION ORDER NUMBERS

Sl.No	Village Name	Sy.No	Total Extent		Kharab in Guntas	Conversion Order Numbers & date
			Acre	Guntas	Guntas	
01	GULLEKAYEPURA	26/1	1	33.50	1.0	APPLICATION No.490840 Dtd 03-04-2023
Total Area			1	33.50	1.0	

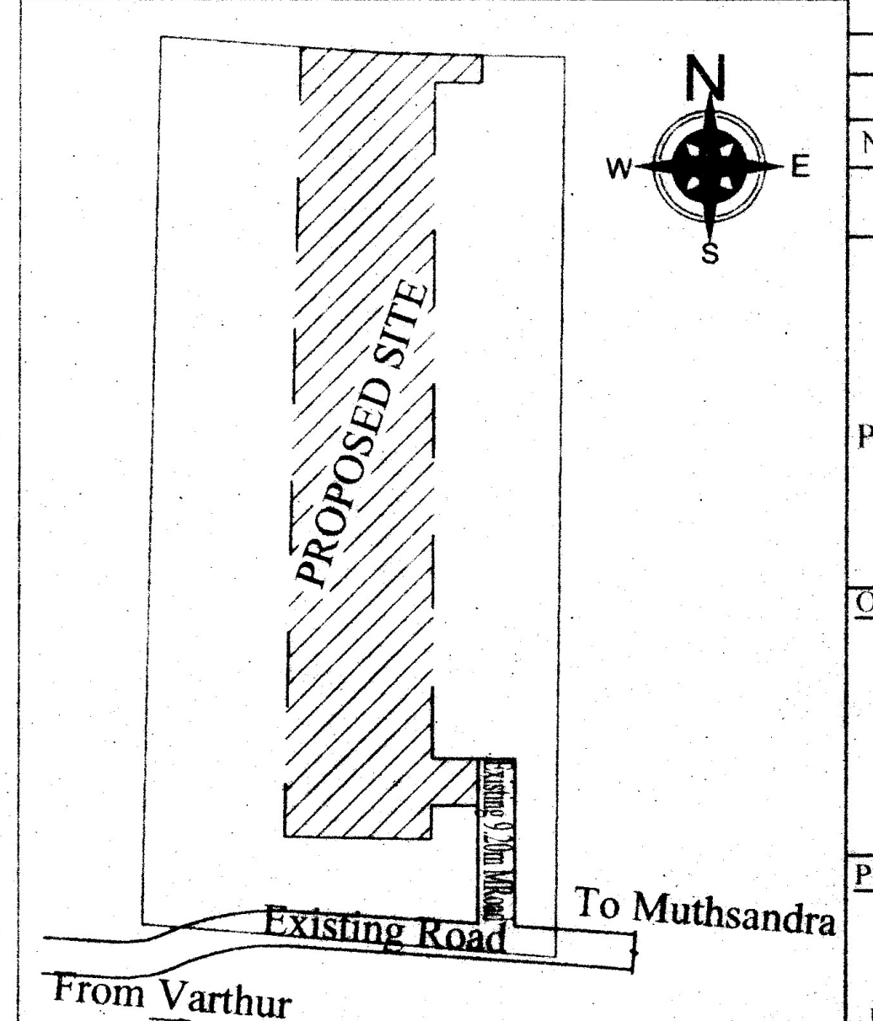
SINGLE SITE LAND USE ANALYSIS

S.No.	DESCRIPTION	AREA in Sq.m as per Plan	% as Per Plan
1	Residential Area	7435.99	100.00
TOTAL		7435.99	100.00

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 Stilt Floor,Ground Floor and Three upper floors in accordance with IS:456(Gravity load only) and with consideration of sub soil bearing capacity.

Y. BHASKAR
BCC/BL-3.6/SE-0315/2019-20


PROPOSED SITE
Existing Road
Existing 9.20m Road
From Varthur
To Muthsandra
N
S
E
W

KEY MAP
NTS

ALL DIMENSIONS ARE IN METERS

BLOCK-A (GROUND FLOOR)				
S.No	NAME	TOTAL AREA IN SQM	No.OF UNITS PER FLOOR	UNIT Nos.
01	2BHK	> 50 SQ.M	06 Nos.	3,6,7,11,15,17
02	3BHK	> 50 SQ.M	12 Nos.	1,2,4,5,8,9,10,12 13,14,16,18
TOTAL			18 Nos.	

No. OF UNITS IN GROUND FLOOR BLOCK-A- 18 Nos.

BLOCK-A (TYPICAL FLOOR 3 FLOORS (FIRST, SECOND & THIRD)				
S.No	NAME	TOTAL AREA IN SQM	No.OF UNITS PER FLOOR	UNIT Nos.
01	2BHK	> 50 SQ.M	07 Nos.	3,8,9,13,17,19,21
02	3BHK	> 50 SQ.M	15 Nos.	1,2,4,5,6,7,10,11,12, 14,15,16,18,20,22
TOTAL			22 Nos.	

TYPICAL 3 FLOORS(1st,2nd & 3rd Floor)BLOCK-A=(22UNITS x 3 Floors)= 66 UNITS
TOTAL No. OF UNITS IN BLOCK -A (G+3 FLOORS) = 18+66 = 84 UNITS

BLOCK-B (TYPICAL FLOOR(G+3 FLOORS)				
S.No	NAME	TOTAL AREA IN SQM	No.OF UNITS PER FLOOR	UNIT Nos.
01	2BHK	> 50 SQ.M	03 Nos.	3,7,9
02	3BHK	> 50 SQ.M	07 Nos.	1,2,4,5,6,8,10
TOTAL			10 Nos.	

TYPICAL 4 FLOORS(GROUND+3 Floors)=(10 UNITS x 4 Floors)
TOTAL No. OF UNITS IN BLOCK-B - 40 UNITS

TOTAL No.of UNITS (BLOCK - A & B)
BLOCK -A = 84 UNITS
BLCOK -B = 40 UNITS
TOTAL = 124 UNITS

AREA STATEMENTS

TOTAL SITE AREA : 01 ACRE 33.50 GUNTAS (7435.99 Sqm)
FOOT KHARAB AREA = 101.17 SQ.M (EXCLUDED)
NET SITE AREA = TOTAL PLOT AREA
NET SITE AREA = 7435.99 SQ.M

BUILT UP AREA STATEMENT (IN SQM)

SL. NO:	FLOOR	1 GROSS BUILT UP AREA	2 DEDUCTIONS	(1-2)=3 NET BUILT UP AREA	4 NON FAR AREA	5	6	(4+5+6)=7 TOTAL NON FAR AREAS	(3-7)=8 NET FAR AREA	No of Units
			DUCTS		LIFT	PARKING	STAIR CASE ROOM			
BLOCK-A										
1	Stilt	2690.63	4.43	2686.20	5.78	2640.55		2646.33	39.87	
1	Ground	2294.60	58.34	2236.26	5.78			5.78	2230.48	18
1	1st	2280.00	44.19	2235.81	5.78			5.78	2230.03	22
1	2nd	2280.00	44.19	2235.81	5.78			5.78	2230.03	22
1	3rd	2280.00	44.19	2235.81	5.78			5.78	2230.03	22
1	Terrace	58.42		58.42			58.42	58.42	0.00	
Grand Total		11883.65	195.34	11688.31	28.90	2640.55	58.42	2727.87	8960.44	84
GROSS BUILT UP AREA									11883.65	
NET BUILT UP AREA									11688.31	
NET FAR AREA									8960.44	
GROUND COVERAGE AREA									2690.63	
1203.44										
1	Stilt	1219.84	1.42	1218.42	2.89	1203.44		1206.33	12.09	
2	Ground	1033.36	20.79	1012.57	2.89			2.89	1009.68	10
3	1st	1033.36	20.79	1012.57	2.89			2.89	1009.68	10
4	2nd	1033.36	20.79	1012.57	2.89			2.89	1009.68	10
5	3rd	1033.36	20.79	1012.57	2.89			2.89	1009.68	10
6	Terrace	29.21		29.21			29.21	29.21	0.00	
Grand Total		5382.49	83.16	5297.91	11.56	0.00	29.21	40.77	4050.81	40
GROSS BUILT UP AREA									5382.49	
NET BUILT UP AREA									5297.91	
NET FAR AREA									4050.81	
GROUND COVERAGE AREA									1033.36	
COMBINED AREA STATEMENT (BLOCK-A & BLOCK-B)										
1	Stilt	3910.47	5.85	3904.62	8.67	3843.99		3852.66	51.96	
2	Ground	3327.96	79.13	3248.83	8.67			8.67	3240.16	28
3	1st	3313.36	64.98	3248.38	8.67			8.67	3239.71	32
4	2nd	3313.36	64.98	3248.38	8.67			8.67	3239.71	32
5	3rd	3313.36	64.98	3248.38	8.67			8.67	3239.71	32
6	Terrace	87.63		87.63			87.63	87.63	0.00	
Grand Total		17266.14	279.92	16986.22	43.36	3843.99	87.63	3974.97	13011.25	124
GROSS BUILT UP AREA									17266.14	
NET BUILT UP AREA									16986.22	
NET FAR AREA									13011.25	
GROUND COVERAGE AREA									3910.47	

PROPOSED FAR = NET FAR AREA / TOTAL SITE AREA
PROPOSED FAR =13011.25 / 7435.99 =1.749
COVERAGE = (GROUND COVERAGE AREA/NET SITE AREA) x 100
COVERAGE = (3910.47 / 7435.99) x 100 = 52.59 %

SET BACKS	AS PER ZONAL REGULATION			AS PER DRAWING
ALROUND	5.0 M			5.0 M
	5.0 M			5.0 M
	5.0 M			5.0 M
	5.0 M			5.0 M
Coverage	------			52.59 %
F.A.R	1.75			1.749
No.Of Units	------			124 Units
Height of building	HEIGHT AS PER ZR-15M			14.95 M
Parking	RESIDENTIAL - 124 UNITS) 1 CAR PARKING (2.5M X 5.50 M) FOR PER DWELLING EXCEEDING AREA OF 50 SQ.M = 124 x1 = 124 Cars	124 Cars	137 Cars	STILT FLOOR = 135 Cars SURFACE AREA = 02 Cars = 137 Cars
	VISITOR'S PARKING = 10% OF CAR PARKING 124 CARS X 10% = 13 CARS	13 Cars		
	TWO WHEELER PARKING 25% OF CAR PARKING 25% x (13.75 SQ.M x 137 Nos) = 470.94 SQ.M	470.94 SQ.M		472.37 Sq.m

OWNERS SIGNATURE

Shri. RAJAPPA & OTHERS
(REPRESENTED BY GPA HOLDER)

M/s. SRI JAGATHI PROPERTIES)

PROJECT NAME

PROPOSED RESIDENTIAL APARTMENT IN
APPROVED RESIDENTIAL SINGLE SITE
VIDE No.HPA/LAO/04/2023-24,Dtd: 21-09-2023 IN
KHATA No.465/26/01 & E- KHATA No.150300402001100148
Sy No.26/1 OF GULLEKAYEPURA VILLAGE.
ANUGONDANAHALLI HOBLI, HOSAKOTE TALUK
BANGALORE RURAL DISTRICT

SUBJECT OF DRAWING
SANCTION PLAN

SCALE: 1 : 150	ORIENTATION ⇨N	DRAWING No. 3/3 TYPICAL FLOOR PLAN (1st,2nd & 3rd) TERRACE FLOOR PLAN & ELEVATION DETAILS

ARCHITECT'S SIGNATURE

For FWD ARCHITECTS
(BV Narendranath Reddy)
Architect
Regn No. BCCL/BL-3.6/A-0315/21-22

SANCTIONING AUTHORITY

22/11/2023
ASSISTANT DIRECTOR OF TOWN &
COUNTRY PLANNING.

22/11/2023
DEPUTY DIRECTOR OF TOWN &
COUNTRY PLANNING.(I/C)

M.R. N
22/11/2023
JOINT DIRECTOR OF TOWN &
COUNTRY PLANNING &
MEMBER SECRETARY

HOSKOTE PLANNING AUTHORITY, HOSKOTE.