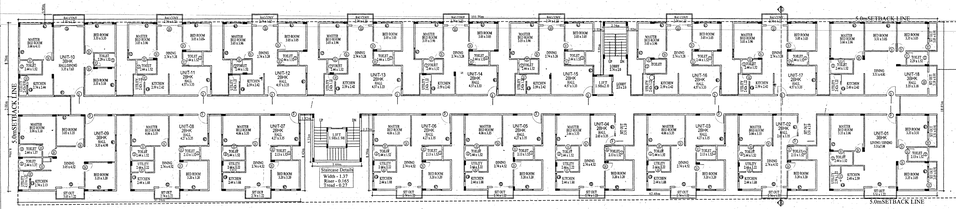
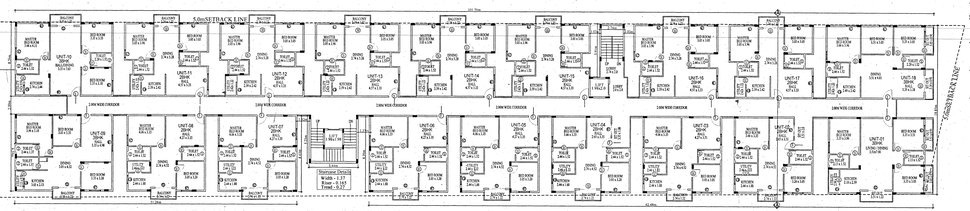


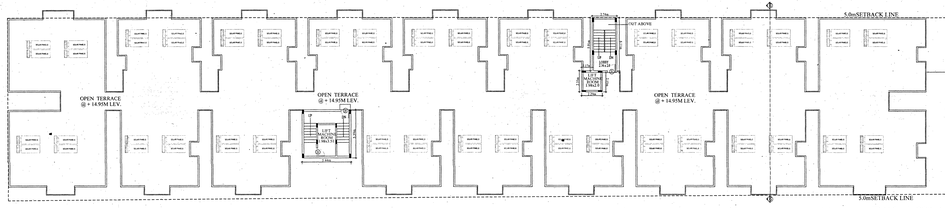
BLOCK -B
(Total No. OF UNITS = 18 Nos)



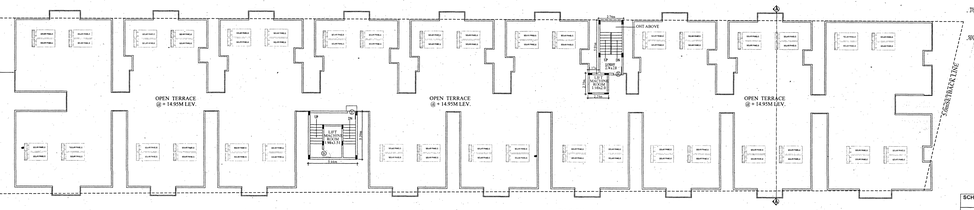
BLOCK -A
(Total No. OF UNITS = 18 Nos)

TYPICAL FLOOR PLAN( AT+5.65, +8.75 & + 11.85M)
(FIRST, SECOND & THIRD FLOOR)
BLOCK -A & BLOCK-B
18 Nos.x 2BLOCKS=36 UNITS IN EACH FLOOR = 36 x 3 FLOORS = 108 Units)

Staircase Details
Width - 1.22
Riser - 0.165
Tread - 0.27

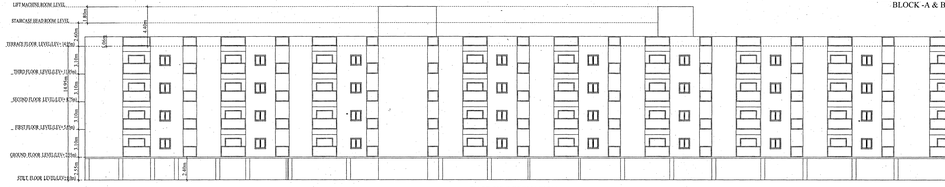


BLOCK -B

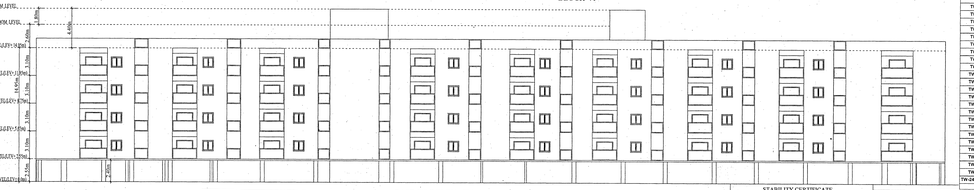


BLOCK -A

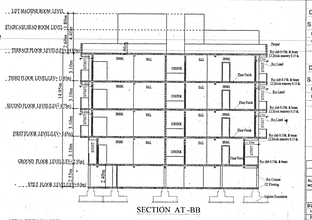
TERRACE FLOOR PLAN( AT+14.95M)
BLOCK -A & BLOCK-B



EAST SIDE ELEVATION
(BLOCK-B)



EAST SIDE ELEVATION
(BLOCK-A)



SECTION AT -BB

SECTION AT -AA

ALL DIMENSIONS ARE IN METERS

DETAILS OF UNITS BLOCK-A ( TYPICAL FLOOR(G+3 FLOORS)

| S.No. | NAME | AREA IN SQM | No. OF UNITS PER FLOOR | UNIT Nos. |
|---|---|---|---|---|
| 01 | 2BHK | > 50 SQ.M | 14 Nos. | 2 To 6,11 To 17 |
| 02 | 3BHK | > 50 SQ.M | 04 Nos. | 1,8,10,18 |
| | TOTAL | | 18 Nos. | |

TYPICAL 4 FLOORS(GROUND+3 Floors)=(18 UNITS x 4 Floors)
TOTAL No. OF UNITS -72 UNITS

DETAILS OF UNITS BLOCK-B ( TYPICAL FLOOR(G+3 FLOORS)

| S.No. | NAME | AREA IN SQM | No. OF UNITS PER FLOOR | UNIT Nos. |
|---|---|---|---|---|
| 01 | 2BHK | > 50 SQ.M | 14 Nos. | 2 To 6,11 To 17 |
| 02 | 3BHK | > 50 SQ.M | 04 Nos. | 1,8,10,18 |
| | TOTAL | | 18 Nos. | |

TYPICAL 4 FLOORS(GROUND+3 Floors)=(18 UNITS x 4 Floors)
TOTAL No. OF UNITS -72 UNITS

TOTAL No.of UNITS [BLOCK - A & B ]
BLOCK-A = 72 UNITS
BLOCK-B = 72 UNITS
TOTAL = 144 UNITS

AREA STATEMENTS

TOTAL SITE AREA = 6777.03 SQ.M(AS PER 9/7/2024 Sqm)

BUILT UP AREA STATEMENT (IN SQM)

| Sl. No. | FLOOR | GROSS AREA | DEDUCT AREA | NET AREA | FAR AREA | LIFT | PARKING | STAIR COVER | TOTAL COVER AREA | NO.OF UNITS |
|---|---|---|---|---|---|---|---|---|---|---|
| | | SQ.FT | | SQ.FT | | | | | | |
| BLOCK-A | | | | | | | | | | |
| 1 | Ground | 1609.32 | 0 | 1609.32 | 1609.32 | | | 7.08 | 1623.38 | 46.76 |
| 2 | Ground | 1642.38 | 0 | 1642.38 | 1642.38 | | | 7.08 | 1657.46 | 50 |
| 3 | 1st | 1702.88 | 0 | 1702.88 | 1702.88 | | | 7.08 | 1709.92 | 55 |
| 4 | 2nd | 1702.88 | 0 | 1702.88 | 1702.88 | | | 7.08 | 1709.92 | 55 |
| 5 | 3rd | 1702.88 | 0 | 1702.88 | 1702.88 | | | 7.08 | 1709.92 | 55 |
| 6 | Terrace | 81.00 | | 81.00 | | 81.00 | 81.00 | 7.08 | 0.00 | |
| Sub Total | | 8037.37 | 0 | 8037.37 | 8037.37 | 81.00 | 81.00 | 42.48 | 8710.20 | 312 |
| BLOCK-B | | | | | | | | | | |
| 1 | G.F. | 1609.32 | 0 | 1609.32 | 1609.32 | | | 7.08 | 1623.38 | 46.76 |
| 2 | Ground | 1650.00 | 0 | 1650.00 | 1650.00 | | | 7.08 | 1662.08 | 50 |
| 3 | 1st | 1709.25 | 0 | 1709.25 | 1709.25 | | | 7.08 | 1716.33 | 55 |
| 4 | 2nd | 1709.25 | 0 | 1709.25 | 1709.25 | | | 7.08 | 1716.33 | 55 |
| 5 | 3rd | 1709.25 | 0 | 1709.25 | 1709.25 | | | 7.08 | 1716.33 | 55 |
| 6 | Terrace | 81.00 | | 81.00 | | 81.00 | 81.00 | 7.08 | 0.00 | |
| Grand Total | | 8768.42 | 0 | 8768.42 | 8687.42 | 162.00 | 81.00 | 49.56 | 8455.24 | 272 |

COMBINED AREA STATEMENT (BLOCK-A & BLOCK-B)

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | BLOCK-A | 8037.37 | 0 | 8037.37 | 8037.37 | 81.00 | 81.00 | 42.48 | 8710.20 | 312 |
| 2 | Ground | 3259.38 | 0 | 3259.38 | 3259.38 | 0.00 | 0.00 | 14.16 | 3285.46 | 100 |
| 3 | 1st | 3411.13 | 0 | 3411.13 | 3411.13 | 0.00 | 0.00 | 14.16 | 3426.25 | 110 |
| 4 | 2nd | 3411.13 | 0 | 3411.13 | 3411.13 | 0.00 | 0.00 | 14.16 | 3426.25 | 110 |
| 5 | 3rd | 3411.13 | 0 | 3411.13 | 3411.13 | 0.00 | 0.00 | 14.16 | 3426.25 | 110 |
| 6 | Terrace | 162.00 | | 162.00 | | 162.00 | 162.00 | 0.00 | 0.00 | |
| Grand Total | | 17532.84 | 0.00 | 17532.84 | 17532.84 | 162.00 | 162.00 | 99.12 | 17634.96 | 544 |

| | |
|---|---|
| GROSS BUILT UP AREA | 17532.84 |
| NET BUILT UP AREA | 17532.84 |
| NET FAR AREA | 13020.65 |
| GROUND COVERAGE AREA | 3510.48 |

PROPOSED FAR = NET FAR AREA / TOTAL SITE AREA
PROPOSED FAR = 13526.63 / 6778.39 x1.995
COVERAGE = (GROUND COVERAGE AREA / TOTAL SITE AREA) x 100
COVERAGE = (3815.48 / 6778.39 ) x 100 = 56.29%

| 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 | | ------ | 56.29 % |
| F.A.R | | 2.0 | 1.995 |
| No.Of Units | | ------ | 144 Units |
| Height of building | | HEIGHT AS PER ZR-15M | BLOCK-A=14.95 M<br>BLOCK-B=14.95 M |
| Parking | RESIDENTIAL - 144 UNITS<br>1 CAR PARKING (2.5M X 5.5M M) FOR PER DWELLING<br>EXCEEDING AREA OF 50 SQ.M (144 x 1 =144 CARS)<br>VISITORS PARKING (10% OF CAR PARKING 144 CARS X 10% = 04 CARS) | 144 Cars | 150 SURFACE CARS<br>+ 09 Cars<br>TOTAL<br>= 159 Cars |
| | | 04 Cars | |
| | TWO WHEELER PARKING<br>20% X 144 CAR PARKING (20% x 144 = 28.8 Nos)<br>= 543.12 SQ.M | 543.12 Sq.m | 562.56 Sq.m |

OWNERS SIGNATURE

K.N. SHANKAR NARAYANA

PROJECT NAME

PROPOSED RESIDENTIAL APARTMENT IN APPROVED RESIDENTIAL SINGLE SITE.
VIDE No:HPA/AO/19/2024-25,Dtd: 09-10-2024 IN KHATA No.1250/1/390/2/1/2 &, 1/KHATA No.1950/00400100420/0, Sy.No.220/1 OF KOLATHUR VILLAGE KASABA HOBLI,HOSKOTE TALUK, BANGALORE RURAL DISTRICT

SUBJECT OF DRAWING

SANCTION PLAN

DRAWING No. 2/2
TYPICAL FLOOR PLANS(1st To 3rd), TERRACE FLOOR PLAN & ELEVATION DETAILS

ORIENTATION

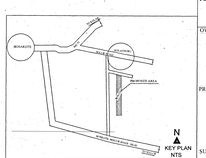
SCALE 1 : 150

ARCHITECT'S SIGNATURE

T.V. SRINIVAS
CA/97/01618
Tel:0-1,
Sitapalmandi, Sor'bad.

| SCHEDULE OF TWO WHEELER PARKING | |
|---|---|
| S.No. | AREA IN SQ.M |
| TW-1 (STILT FLOOR) | 8.58 M |
| TW-2 (STILT FLOOR) | 18.49 |
| TW-3 (STILT FLOOR) | 13.42 |
| TW-4 (STILT FLOOR) | 11.11 |
| TW-5 (STILT FLOOR) | 20.91 |
| TW-6 (STILT FLOOR) | 11.77 |
| TW-7 (STILT FLOOR) | 24.02 |
| TW-8 (STILT FLOOR) | 27.57 |
| TW-9 (STILT FLOOR) | 6.13 |
| TW-10 (STILT FLOOR) | 13.22 |
| TW-11 (STILT FLOOR) | 15.63 |
| TW-12 (STILT FLOOR) | 14.44 |
| TW-13 (STILT FLOOR) | 60.30 |
| TW-14 (STILT FLOOR) | 11.35 |
| TW-15 (STILT FLOOR) | 70.84 |
| TW-16 (STILT FLOOR) | 17.95 |
| TW-17 (STILT FLOOR) | 20.91 |
| TW-18 (STILT FLOOR) | 10.55 |
| TW-19 (STILT FLOOR) | 18.04 |
| TW-20 (STILT FLOOR) | 14.51 |
| TW-21 (STILT FLOOR) | 10.38 |
| TW-22 (STILT FLOOR) | 7.97 |
| TW-23 (STILT FLOOR) | 25.78 |
| TW-24 (STILT FLOOR) | 22.28 |
| TW-25 (SURFACE PARKING) | 71.30 |
| TOTAL | 562.56 |

| 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 |
| W1 | WINDOWS | 1.50 x 1.20 |
| W2 | WINDOWS | 1.20 x 1.20 |
| W3 | WINDOWS | 0.60 x 1.20 |
| KW | WINDOWS | 0.90 x 0.90 |
| V | VENTILATOR | 0.60 x 0.90 |
| FD | FOLDING DOOR | 2.30 x 2.10 |
| D/W | DOOR WINDOW | 1.80 x 2.10 |




SANCTIONING AUTHORITY

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 +Ground +3 upper floors in accordance with IS-456 (Gravity load only).& with consideration of soil bearing capacity. The Quality of construction materials & structural design standards are strictly adhered & followed under our supervision

ASSISTANT DIRECTOR OF TOWN & COUNTRY PLANNING.

DEPUTY DIRECTOR OF TOWN & COUNTRY PLANNING

JOINT DIRECTOR OF TOWN & COUNTRY PLANNING & MEMBER SECRETARY

HOSKOTE PLANNING AUTHORITY, HOSKOTE.

ಹೊಸಕೋಟೆ ನಗರಸಭೆ ಪಾಲಿಕೆ
ಕಟ್ಟಡ ಪರವಾನಿಗೆ ಆಯುಕ್ತರವರಿಂದ
K.M.A.C. ಕಾಯ್ದೆ, 1961 ರ ಕಲಂ 15(1) ರ ಅಡಿಯಲ್ಲಿ ಈ ಕಛೇರಿ ಪತ್ರ ಸಂಖ್ಯೆ: ಹೊಸಕೋಟೆ/ಎ.ಎ.ಒ/ಸಿ.ಆರ್.ಎ/ಎ ಎ/ ದಿನಾಂಕ:15-11-2023 ರಲ್ಲಿ ಮಂಜೂರಾತಿ ನೀಡಿರುವುದು ಮತ್ತು / ಇಷ್ಟದಲ್ಲಿ ಅಭಿವೃದ್ಧಿ ಕಟ್ಟಡ ಪರವಾನಿಗೆ ಅಡಿಯಲ್ಲಿ ಕಟ್ಟಡ ಪರವಾನಿಗೆ ಕಂಡಿರುತ್ತದೆ.

| SINGLE SITE PLAN LAND USE ANALYSIS | | | |
|---|---|---|---|
| S.No. | DESCRIPTION | AREA in Sq.m as per Plan | % as Per Plan |
| 1 | Residential Area | 6778.39 | 100.00 |
| TOTAL | | 6778.39 | 100.00 |

| CONVERSION ORDER | | | | |
|---|---|---|---|---|
| SL NO. | VILLAGE NAME | SY.NO. | CONVERSION ORDER No. & DATE | |
| 1. | KOLATHUR | 221/2 | No-619202<br>Dtd:-08-02-2024 | |

STABILITY CERTIFICATE