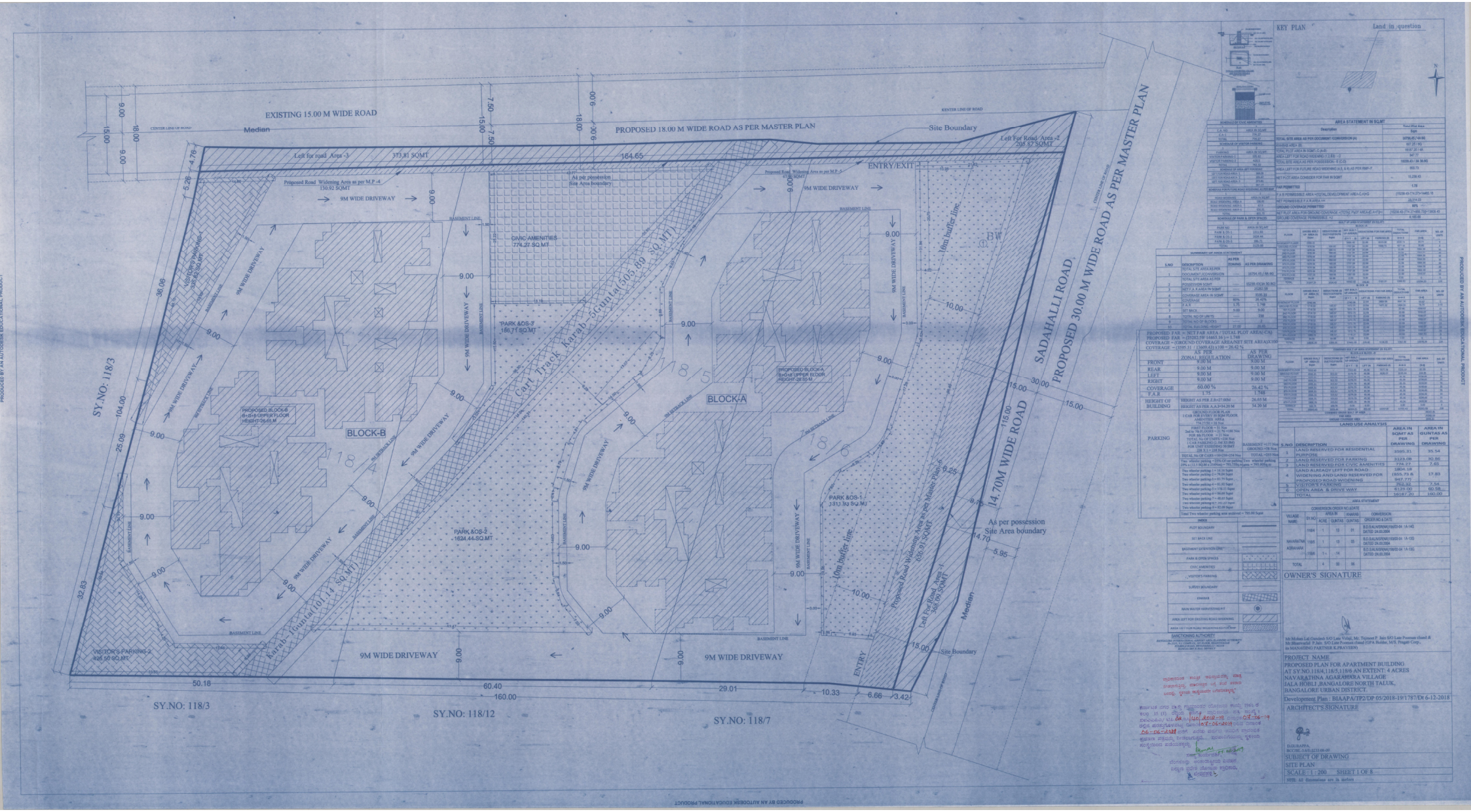

KEY PLAN

Land in question

SCHEDULE OF CIVIC AMENITIES

C.A. NO	AREA IN SQ.MT
C.A-1	774.27
TOTAL	774.27

SCHEDULE OF VISITOR PARKING

PARTICULARS	AREA IN SQ.MT
VISITOR PARKING-1	426.5
VISITOR PARKING-2	426.5
TOTAL	853.00

SCHEDULE OF AREA LEFT FOR ROAD WIDENING

LEFT FOR ROAD AREA-1	368.09
LEFT FOR ROAD AREA-2	205.67
LEFT FOR ROAD AREA-3	373.81
TOTAL	

SCHEDULE FOR FUTURE ROAD WIDENING AS PER MASTER PLAN

ROAD WIDENING	AREA IN SQ.MT
ROAD WIDENING AREA-4	130.92
ROAD WIDENING AREA-5	47.0
ROAD WIDENING AREA-6	205.31
TOTAL	383.23

SCHEDULE OF PARK & OPEN SPACES

PARK NO	AREA IN SQ.MT
PARK & OS-1	1311.93
PARK & OS-2	1624.44
PARK & OS-3	166.71
TOTAL	1123.08

SUMMARY OF AREA STATEMENT

S.NO	DESCRIPTION	AS PER ZONING	AS PER DRAWING
1	TOTAL SITE AREA AS PER DOCUMENT /CONVERSION	----	18754.65 / 46.90
	TOTAL SITE AREA AS PER		
2	POSSESSION SQMT	----	19239.43/4.80 ACS
3	NET P.A.R AREA IN SQMT	----	15282.58
4	COVERAGE AREA IN SQMT	----	5195.33
5	COVERAGE	60%	26.42%
6	F.A.R	1.75	1.748
7	SIT BACK	9.00	9.00
8	TOTAL NO OF UNITS	----	338
9	TOTAL NO OF BLOCKS	----	2
10	TOTAL BUILDING HEIGHT	21.0	28.65

PROPOSED FAR = NET FAR AREA / TOTAL PLOT AREA(C/A)
PROPOSED FAR = (26282.58/ 14465.16) = 1.748
COVERAGE = (GROUND COVERAGE AREA/NET SITE AREA)X100
COVERAGE = (3595.31 / 13609.43) x100 = 26.42 %

	AS PER ZONAL REGULATION	AS PER DRAWING
FRONT	9.00 M	9.00 M
REAR	9.00 M	9.00 M
LEFT	9.00 M	9.00 M
RIGHT	9.00 M	9.00 M
COVERAGE	60.00 %	26.42 %
F.A.R	1.75	1.748
HEIGHT OF BUILDING	HEIGHT AS PER A.A.)=34.20 M	34.20 M
PARKING	GROUND FLOOR PLAN 1 CAR FOR EVERY 30 SQM FLOOR AMENITIES AREA 774.27/30=26 Nos. EIGHT FLOOR = 31 Nos. 2nd to 7th FLOOR = 31*6=186 Nos FOR 8th FLOOR =31 Nos TOTAL No. OF UNITS =338 Nos I CAR PARKING IS FOR 02 SQ.MT FOR UNIT EXISTING) 50.0MT 338 X 2 = 676 Nos	
	TOTAL No OF CARS =100+236=354 Nos	BASEMENT =177 Nos GROUND =178 Nos
	Two wheeler parking =10%of car parking Two wheeler parking 25% x (12.5 SQ.M x 2/eiling) = 785.75/Eq Nagara = 785.00/Eq.m	TOTAL =355 Nos
	Two wheeler parking 1 = 14.35 Sqm Two wheeler parking 2 = 76.84 Sqm Two wheeler parking 3 = 81.70 Sqm Two wheeler parking 4 = 81.00 Sqm Two wheeler parking 5 = 178.11 Sqm Two wheeler parking 6 = 56.00 Sqm Two wheeler parking 7 = 48.65 Sqm Two wheeler parking 8 = 141.07 Sqm Two wheeler parking 9 = 67.00 Sqm	
	Total Two wheeler parking area required = 793.00 Sqm	

INDEX

- PLOT BOUNDARY
- SET BACK LINE
- BASEMENT EXTENTION LINE
- PARK & OPEN SPACES
- CIVIC AMENITIES
- VISITOR'S PARKING
- SURVEY BOUNDARY
- ENMARK
- RAIN WATER HARVESTING PIT
- AREA LEFT FOR EXISTING ROAD WIDENING
- AREA LEFT FOR ROAD WIDENING AS PER MAP

SANCTIONING AUTHORITY

BANGALORE (RURAL) DISTRICT, BANGALORE (RURAL) DISTRICT, BANGALORE

AREA STATEMENT IN SQ.MT

Description	Total Plot Area (sqm)
TOTAL SITE AREA AS PER DOCUMENT /CONVERSION (A)	18754.65 / 46.90
COVERAGE AREA (B)	607.25 HO
TOTAL PLOT AREA IN SQMT.-C (A-B)	18147.41
AREA LEFT FOR ROAD WIDENING (13.83) -2	947.77
TOTAL SITE AREA AS PER POSSESSION- E (C-D)	19239.43 / 04.38.80
AREA LEFT FOR FUTURE ROAD WIDENING (e3, & 4) AS PER RMP-F	693.79
NET PLOT AREA CONSIDER FOR FAR IN SQMT	15,238.43
FAR PERMITTED	1.75
F.A.R PERMISSIBLE AREA =(TOTAL DEVELOPMENT AREA-C)xNO	(15238.43-774.27)=14463.16
NET PERMISSIBLE F.A.R AREA i.H	26,014.53
GROUND COVERAGE PERMITTED	60%
NET PLOT AREA FOR GROUND COVERAGE =(TOTAL PLOT AREA-E-A+B)=	(15238.43-774.27+693.79)=15808.43
GROUND COVERAGE PERMISSIBLE =2	9,485.66

BUILT UP AREA STATEMENT IN SQ.MT

BLOCK-A

FLOOR	GROSS BUILT UP AREA IN SQMT	DEDUCTIONS IN SQMT (STAIR)	DEDUCTIONS IN SQMT (LIFT)	DEDUCTIONS FOR FAR AREA	TOTAL DEDUCTIONS	FAR AREA	NO. OF UNITS
			(4+5+6)	PARKING (B)	(7+8)	(3-9)	
BASEMENT FLOOR	1994.41	360.00	1162.26	31.84	1194.10	800.31	0
GROUND FLOOR	1994.41	360.00	1162.26	31.84	1194.10	800.31	0
1ST FLOOR	1994.41	360.00	1162.26	31.84	1194.10	800.31	0
2ND FLOOR	1994.41	360.00	1162.26	31.84	1194.10	800.31	0
3RD FLOOR	1994.41	360.00	1162.26	31.84	1194.10	800.31	0
4TH FLOOR	1994.41	360.00	1162.26	31.84	1194.10	800.31	0
5TH FLOOR	1994.41	360.00	1162.26	31.84	1194.10	800.31	0
6TH FLOOR	1994.41	360.00	1162.26	31.84	1194.10	800.31	0
7TH FLOOR	1994.41	360.00	1162.26	31.84	1194.10	800.31	0
8TH FLOOR	1994.41	360.00	1162.26	31.84	1194.10	800.31	0
TOTAL	19944.10	3600.00	11622.60	318.40	11941.00	8003.10	0

BLOCK-B

FLOOR	GROSS BUILT UP AREA IN SQMT	DEDUCTIONS IN SQMT (STAIR)	DEDUCTIONS IN SQMT (LIFT)	DEDUCTIONS FOR FAR AREA	TOTAL DEDUCTIONS	FAR AREA	NO. OF UNITS
			(4+5+6)	PARKING (B)	(7+8)	(3-9)	
BASEMENT FLOOR	1994.41	360.00	1162.26	31.84	1194.10	800.31	0
GROUND FLOOR	1994.41	360.00	1162.26	31.84	1194.10	800.31	0
1ST FLOOR	1994.41	360.00	1162.26	31.84	1194.10	800.31	0
2ND FLOOR	1994.41	360.00	1162.26	31.84	1194.10	800.31	0
3RD FLOOR	1994.41	360.00	1162.26	31.84	1194.10	800.31	0
4TH FLOOR	1994.41	360.00	1162.26	31.84	1194.10	800.31	0
5TH FLOOR	1994.41	360.00	1162.26	31.84	1194.10	800.31	0
6TH FLOOR	1994.41	360.00	1162.26	31.84	1194.10	800.31	0
7TH FLOOR	1994.41	360.00	1162.26	31.84	1194.10	800.31	0
8TH FLOOR	1994.41	360.00	1162.26	31.84	1194.10	800.31	0
TOTAL	19944.10	3600.00	11622.60	318.40	11941.00	8003.10	0

COMMERCIAL BUILT UP AREA STATEMENT IN SQ.MT.

BLOCK-A & BLOCK-B

FLOOR	GROSS BUILT UP AREA IN SQMT	DEDUCTIONS IN SQMT (STAIR)	DEDUCTIONS IN SQMT (LIFT)	DEDUCTIONS FOR FAR AREA	TOTAL DEDUCTIONS	FAR AREA	NO. OF UNITS
			(4+5+6)	PARKING (B)	(7+8)	(3-9)	
GROUND FLOOR	3595.31	0.00	0.00	0.00	0.00	0.00	0
TOTAL	3595.31	0.00	0.00	0.00	0.00	0.00	0

LAND USE ANALYSIS

S.NO	DESCRIPTION	AREA IN SQMT AS PER DRAWING	AREA IN GUNTAS AS PER DRAWING
1	LAND RESERVED FOR RESIDENTIAL PURPOSE	3595.31	35.54
2	LAND RESERVED FOR PARKING	3123.08	30.86
3	LAND RESERVED FOR CIVIC AMENITIES	774.27	7.65
4	LAND ALREADY LEFT FOR ROAD WIDENING AND LAND RESERVED FOR PROPOSED ROAD WIDENING	1804.18 (855.73 IS 947.77)	17.83
5	VISITOR'S PARKING	2926.92	7.54
6	OPEN AREA & DRIVE WAY	6129.70	60.58
	TOTAL	1618/ 20	160.00

AREA STATEMENT

CONVERSION ORDER NO.&DATE:

VILLAGE NAME	SY.NO	AREA IN ACRE	AREA IN GUNTAS	KHARAB GUNTAS	CONVERSION ORDER NO & DATE
NAVARATHNA AGRAHARA	118/4	1	13	01	B.D.S.A.NORM(1)/AGD-04 /A-14(I) DATED: 24.03.2004
	118/5	1	13	05	B.D.S/ALN/ORM(1)/2020-04 /A-13(I) DATED: 24.03.2004
	118/6	1	14		B.D.S/ALN/ORM(1)/AGD-04 /A-13(I) DATED: 24.03.2004
TOTAL		4	00	06	

OWNER'S SIGNATURE

Mr.Mohan Lal Gundesh S/O Late Vishal, Mr. Tejmeet P. Jain S/O Late Poonam chand & Mr.Bhanwarlal P.Jain S/O Late Poonam chand (GPA Holder, M/S. Pingati Corp., its MANAGING PARTNER R.PRAVEEN)

PROJECT NAME

PROPOSED PLAN FOR APARTMENT BUILDING AT SY.NO.118/4,118/5,118/6 AN EXTENT: 4 ACRES NAVARATHNA AGARAHARA VILLAGE JALA HOBLI ,BANGALORE NORTH TALUK, BANGALORE URBAN DISTRICT.

Development Plan : BIAAPA/TP2/DP 05/2018-19/1787/Dt 6-12-2018

ARCHITECT'S SIGNATURE

D.GURAPPA
BCOE-13/03-2231-00-00

SUBJECT OF DRAWING

SITE PLAN

SCALE : 1 : 200 SHEET 1 OF 8

NOTE: All dimensions are in meters

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