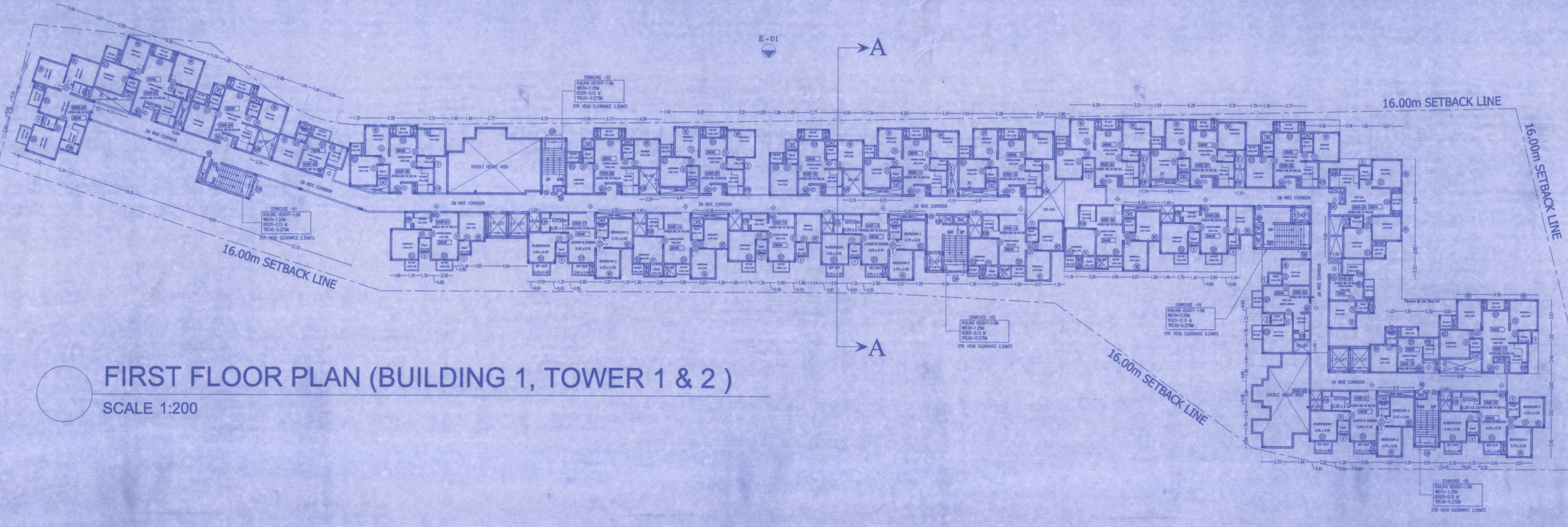
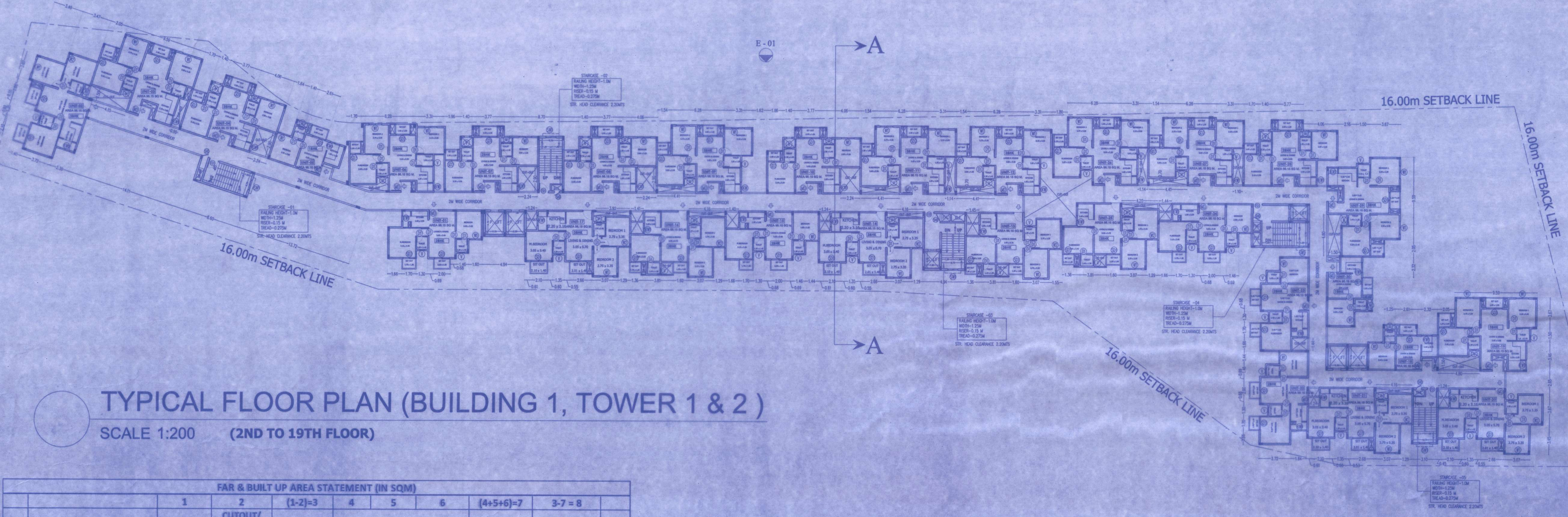


FIRST FLOOR PLAN (BUILDING 1, TOWER 1 & 2)

SCALE 1:200



TYPICAL FLOOR PLAN (BUILDING 1, TOWER 1 & 2)

SCALE 1:200 **(2ND TO 19TH FLOOR)**

FAR & BUILT UP AREA STATEMENT (IN SQM)

		1	2	(1-2)=3	4	5	6	(4+5+6)=7	3-7 = 8	
S.NO	FLOOR	GROSS AREA(Sq.m)	CUTOUT/ DEDUCTIONS (Sq.m)	NET BUA AREA(Sq.m)	NON FAR AREA (Sq.m)			TOTAL NON FAR AREAS	NET FAR AREA (Sq.m)	NO OF UNITS
2	FIRST FLOOR	2745.96	352.50	2393.46	31.14			31.14	2362.32	28
3	2ND FLOOR	2745.96	242.60	2503.36	31.14			31.14	2472.22	30
4	3RD FLOOR	2745.96	242.60	2503.36	31.14			31.14	2472.22	30
5	4th FLOOR	2745.96	242.60	2503.36	31.14			31.14	2472.22	30
6	5th FLOOR	2745.96	242.60	2503.36	31.14			31.14	2472.22	30
7	6th FLOOR	2745.96	242.60	2503.36	31.14			31.14	2472.22	30
8	7th FLOOR	2745.96	242.60	2503.36	31.14			31.14	2472.22	30
9	8th FLOOR	2745.96	242.60	2503.36	31.14			31.14	2472.22	30
10	9th FLOOR	2745.96	242.60	2503.36	31.14			31.14	2472.22	30
11	10th FLOOR	2745.96	242.60	2503.36	31.14			31.14	2472.22	30
12	11th FLOOR	2745.96	242.60	2503.36	31.14			31.14	2472.22	30
13	12th FLOOR	2745.96	242.60	2503.36	31.14			31.14	2472.22	30
14	13th FLOOR	2745.96	242.60	2503.36	31.14			31.14	2472.22	30
15	14th FLOOR	2745.96	242.60	2503.36	31.14			31.14	2472.22	30
16	15th FLOOR	2745.96	242.60	2503.36	31.14			31.14	2472.22	30
17	16th FLOOR	2745.96	242.60	2503.36	31.14			31.14	2472.22	30
18	17th FLOOR	2745.96	242.60	2503.36	31.14			31.14	2472.22	30
19	18th FLOOR	2745.96	242.60	2503.36	31.14			31.14	2472.22	30
20	19th FLOOR	2745.96	242.60	2503.36	31.14			31.14	2472.22	30

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/286/2025-26
ದಿನಾಂಕ: 26.09.2025 ರಲ್ಲಿ ವಿಧಿಸಿರುವ ನಿಬಂಧನೆಗೊಳಪಟ್ಟು
ವಸತಿ / ~~ವಾಣಿಜ್ಯ / ಕೈಗಾರಿಕಾ~~ ಉದ್ದೇಶದ ಕಟ್ಟಡ ನಕ್ಷೆಗೆ ತಾಂತ್ರಿಕ
ಅನುಮೋದನೆ ನೀಡಲಾಗಿದೆ.

SANCTIONING AUTHORITY

ASSISTANT DIRECTOR OF TOWN & COUNTRY PLANNING.

DEPUTY DIRECTOR OF TOWN & COUNTRY PLANNING.

JOINT DIRECTOR OF TOWN & COUNTRY PLANNING & MEMBER SECRETARY

HOSKOTE PLANNING AUTHORITY, HOSKOTE.

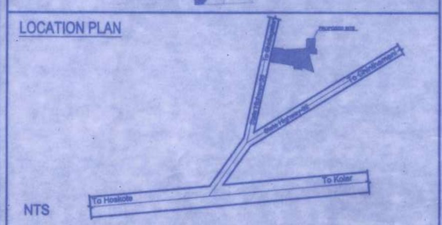
STABILITY CERTIFICATE

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 2 Basements+Ground +19 floors in accordance with IS:456(Gravity load only) & with consideration of sub soil bearing capacity. The Quality of construction materials & structural design standards will be strictly adhered & followed under our supervision.

STRUCTURAL ENGINEER'S SIGNATURE

License No: Reg.No.BCC/BL-3.6 SE-0016/23-24

LOCATION PLAN



NTS

DETAILS OF AREA AS PER Sy NOs.

TOTAL AREA = 8 ACRES 5 GUNTAS (32880.25 SQ.M)

VILLAGE	SY NO.	ACRE	GUNTAS	KHARAB A	KHARAB B	TOTAL A - G	CONVERSION ORDER No & Date
DODDAHULLURU	75/4	0	17.50	-	-	0 - 17.50	LAND 681938 DATE: 10/07/2024
DODDAHULLURU	75/6	2	15.50	0-10	-	2 - 05.50	LAND 644498 DATE: 03/04/2024
DODDAHULLURU	75/7	0	17.50	-	-	0 - 17.50	LAND 644500 DATE: 03/04/2024
DODDAHULLURU	75/9	0	21.50	0-0.50	-	0 - 21	LAND 644499 DATE: 03/04/2024
YALACHNAYAKANAPURA	14/2	4	13	-	1-27	2-26	LAND 680346 DATE: 10/07/2024
TOTAL SITE AREA						8 ACRE - 5 GUNTAS	
KHARAB						1 ACRE -37.5 GUNTAS	
NET SITE AREA						6 ACRE -7.5 GUNTAS	

PARTICULAR			AS PER ZONAL REGULATION		AS PER DRAWINGS
ALL AROUND SET BACKS			16.0 M		16.0 M
COVERAGE			50%		14.25%
F.A.R			2.75		2.742
NO.OF UNITS			—		762 Units
HEIGHT OF BUILDING			60M		59.95 M
PARKING	1 CAR PARKING (2.5M X 5.50 M) EXCEEDING AREA OF 50 SQ.M = 704 x1 = 704 Cars	704 Cars		820 Cars	LOWER BASEMENT =358 Cars
	LESS THAN 50 SQ.M AREA = 58/2 = 29 Cars	29 Cars			UPPER BASEMENT =352 Cars
	VISITOR PARKING 10 % = 704+29 = 733X10% Cars	74 Cars			SURFACE PARKING =110 Cars
	RECREATIONAL PARKING = 911.65 / 75 = 12.14 Cars	13 Cars			
	TWO WHEELER PARKING 25% OF CAR PARKING 25% x (13.75 SQ.M x 820 Nos) = 2818.75 SQ.M				TOTAL PARKING =820 Cars

TOTAL No. OF UNITS IN- BUILDING-1 & BUILDING-2

S.No.	NAME	TOTAL AREA IN SQM	No.OF.UNITS
01	3BHK	< 150 SQ.M	453 Nos.
02	2BHK	< 150 SQ.M	251 Nos.
03	1BHK	< 50 SQ.M	58 Nos.
		TOTAL	762 Nos.

SCHEDULE OF OPENINGS

TYPE	SIZE	SILL LVL FROM FFL	LINTEL LVL FROM FFL
DOORS			
GD1	1.80 X 2.10	–	2.10
FD1	1.10 X 2.10	–	2.10
FSD1	1.50 X 1.50	0.60	2.10
SHD1	6.00 X 1.20	0.90	2.10
MD1	1.10 X 2.10	–	2.10
D1	0.90 X 2.10	–	2.10
			2.10
SD1	2.00 X 2.10	–	2.10
SD2	1.80 X 2.10	–	2.10
SD3	1.50 X 2.10	–	2.10
WINDOWS			
KW1	1.20 X 1.05	1.05	2.10
KW2	1.00 X 1.05	1.05	2.10
KW3	1.50 X 1.05	1.05	2.10
W1	1.50 X 1.35	0.75	2.10
W2	1.20 X 1.35	0.75	2.10
W3	1.80 X 1.35	0.75	2.10
W4	0.60 X 1.35	0.75	2.10
W5	1.15 X 1.35	0.75	2.10
VENTILATORS			
V	0.60 X 0.60	0.15	2.10
			2.10
			2.10

ARCHITECT'S / ENGINEER'S SIGNATURE:

License No: Reg.No.BCC/BL-3.6 SE-0016/23-24

OWNER:

DIRECTOR- S.SREENIVASAN
Authorised Signatory
M/s.SOWPARNIKA GREEN MEADOWS PVT LTD

NOTE :

ALL DIMENSIONS ARE IN METERS

PROJECT NAME :

PROPOSED RESIDENTIAL GROUP HOUSING APARTMENT BUILDING PLAN AS PER DEVELOPMENT PLAN VIDE NO: HPA/LAO/56/2024-25,DATED 03/06/2025, HPA APPROVED. IN Sy Nos.75/4, 75/6, 75/7,75/9 OF DODDAHULLUR VILLAGE & 14/2 OF YALACHANAYAKANAPURA AS PER THE GRAM PANCHAYATH KHATHA NO. 428 & PID No.150300401200521125, KASABA HOBLI, HOSKOTE TALUK , BANGALORE RURAL DISTRICT

SANCTION DRAWING

SUBJECT OF DRAWING :

FIRST & TYPICAL FLOOR PLAN
BUILDING 1 - TOWER 1 & 2

DRAWING NO :05/07

ORIENTATION :

N