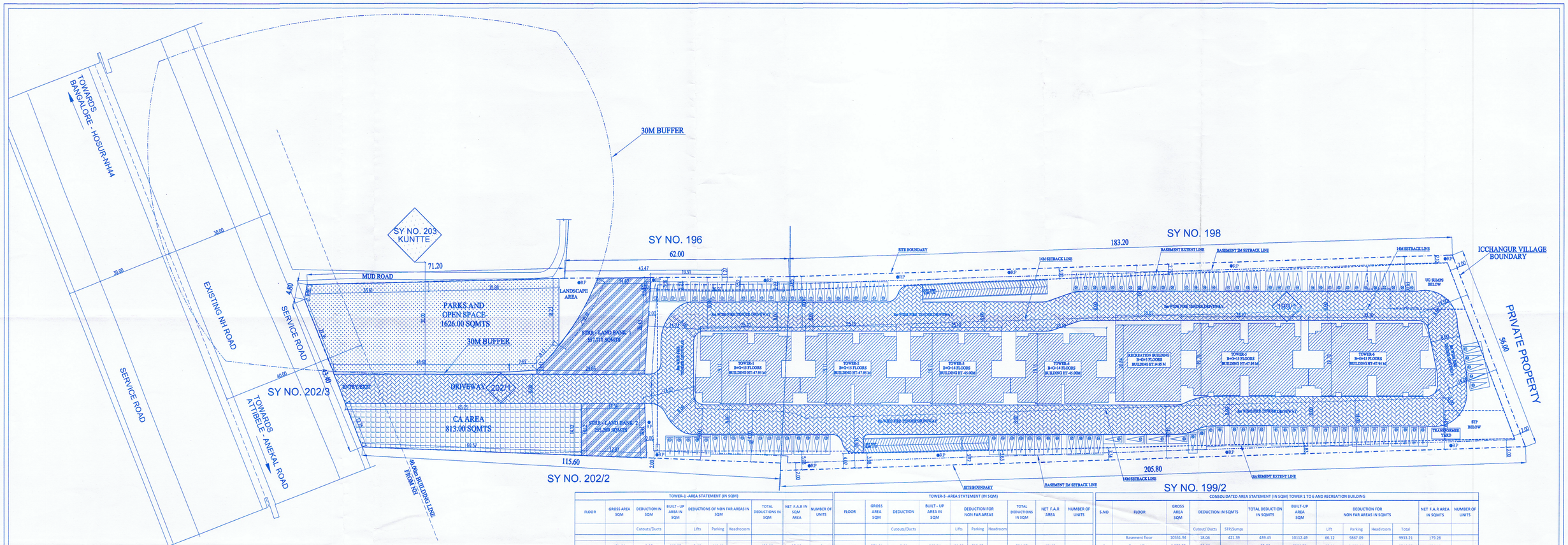


LAND USE ANALYSIS

S.No.	DESCRIPTION	AREA in Sq.m as per ZR	%	AREA in Sq.m as per Plan	%
1	Residential Area			2948.75	18.14
2	Recreational Building	812.81	5.00	355.17	2.18
3	Driveway			4527.00	27.85
4	Park & Open spaces (10% of Plot Area)	1625.61	10.00	1626.00	10.00
	STRR AREA (5% of Plot Area)	812.81	5.00	813	5.00
5	Civic Amenities (5% of Plot Area)	812.81	5.00	813	5.00
6	Landscape area / other and services			3480	21.41
8	Area for Surface parking			1418	8.72
9	Ramps			275.16	1.69
	TOTAL			16256.11	100.00

AREA STATEMENT IN SQ M

TOTAL PLOT AREA IN SQ M =	4 ACRE 0.75 GUNTAS /16256.11 SQ.M
F.A.R AS PER ZR	2.75
SITE AREA FOR FAR = (TOTAL DEVELOPMENT AREA - CA)=A	(16256.11 - 813) =15443.11
NET SITE AREA FOR DEVELOPMENT	15443.11
NET PERMISSIBLE FAR AREA =	15443.11X2.75= 42468.55 SQ.M
NET FAR AREA = Tower 1 to 6 + club house	42388.53
F.A.R ACHIEVED = B ÷ A	42388.53÷15443.11 = 2.744
F.A.R ACHIEVED = (B ÷ A)	2.744
NET PLOT AREA = (TOTAL PLOT AREA - CA and) = C	(16256.11 - 813) =15443.11
NET PLOT AREA = C	15443.11
GROUND COVERAGE AREA = TOWER 1 TO 6+RECREATION BUILDING=D	3303.59
GROUND COVERAGE PERMISSIBLE	50%
COVERAGE = (D ÷ C) X 100 =	(3303.59 ÷15443.11)X100 = 21.391%

CAR PARKING REQUIREMENT

S.NO.	BUILDING TYPE	NO. UNITS	NO. CARS
1	Car parking required @ 1 Car parking(2.5M X 5.5M) per unit	344	344
2	Visitor's parking @ 10% of total parking required		35
4	Club house @1 car park for every 75 sqm of FAR area(FAR area of the clubhouse 1291.28 SQMTS)		18
	TOTAL		397

CAR PARKING PROVIDED

S.NO.	BUILDING TYPE	NUMBERS
1	Basement floor	248
2	Stilt floor covered	104
2	BUILDING -1 SURFACE PARKING	123
	TOTAL	475

2 WHEELER PARKING AREA REQUIRED

	Total number of car parks provided	475
1	Car Parking area of 1 Car parking(2.5M X 5.5M) 13.75 sq m area	6531
2	2 Wheeler parking required @ 25% of the total Car parking space (in Sqm)	1633
	TOTAL TWO WHEELER REQUIRED	1645

2 WHEELER PARKING AREA PROVIDED

S.NO.	BUILDING TYPE	sqm
1	BASEMENT FLOOR	1645
	TOTAL TWO WHEELER PROVIDED	1645

UNIT DETAILS

1	Total 2 Bed Room units Proposed	112
2	Total 3 Bed Room units Proposed	232
	Total number of car parks Proposed	344

SCHEDULE OF PARK & OPEN SPACES

Park No	AREA IN SQ.M
PARK & OS-1	1626.00
Total	1626.00

SCHEDULE OF CIVIC AMENITIES

S.No	AREA IN SQ.M
CA-1	813.00
TOTAL	813.00

SCHEDULE OF STRR AREA

S.No	AREA IN SQ.M
STRR AREA -1	557.71
STRR AREA -2	255.29
TOTAL	813.00

ದಿನಾಂಕ:19-12-24 ರಂದು ಜರುಗಿದ ಸಭೆಯ ಶಿಫಾರಸ್ಸಿನ ಸಂಖ್ಯೆ:28-3-24 ಮೇರೆಗೆ ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಕಾಯ್ದೆ 1961ರ ಕಲಂ. (15)ರಡಿಯಲ್ಲಿ STRRPA/TP/DP/04/..814../..25. ದಿನಾಂಕ: 27/01/2025 ರಲ್ಲಿ ತೆಗೆದುಕೊಂಡ ಒಕ್ಕಮತ್ತು ಷರತ್ತುಗಳಿಗೆ ಅಧೀನವಾಗಿ ಯೋಜನಾ ಪತ್ರಿಗೆ ಅನುಮೋದನೆ ನೀಡಲಾಗಿದೆ.

27/01/25

ಸದಸ್ಯ ಕಾರ್ಯದರ್ಶಿಗಳು
ಬೃಹತ್ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ
ಜಂಟಿ ನಿರ್ದೇಶಕರು
ಅನುಮತಿಗಳ ವರ್ತುಲ ಪತ್ರ (STRR)
ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು.

TOWER-1 -AREA STATEMENT (IN SQM)

FLOOR	GROSS AREA SQM	DEDUCTION IN SQM	BUILT - UP AREA IN SQM	DEDUCTIONS OF NON FAR AREAS IN SQM			TOTAL DEDUCTIONS IN SQM	NET F.A.R IN SQM AREA	NUMBER OF UNITS
		Cutouts/Ducts		Lifts	Parking	Headrooom			
Ground floor	451.30	2.35	448.95	9.46	413.63		423.09	25.86	0
1st floor	451.30	7.81	443.49	9.46			9.46	434.03	4
2nd floor	451.30	7.81	443.49	9.46			9.46	434.03	4
3rd floor	451.30	7.81	443.49	9.46			9.46	434.03	4
4th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
5th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
6th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
7th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
8th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
9th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
10th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
11th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
12th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
13th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
14th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
15th floor	283.80	7.81	275.99	9.46			9.46	266.53	2
Terrace	79.14	7.81	71.33	9.46		61.87	71.33	0.00	
TOTAL	7132.42	127.30	7005.12	160.86	413.63	61.87	636.37	6368.76	58.00

TOWER-2 -AREA STATEMENT (IN SQM)

FLOOR	GROSS AREA SQM	DEDUCTION IN SQM	BUILT - UP AREA IN SQM	DEDUCTIONS OF NON FAR AREAS IN SQM			TOTAL DEDUCTIONS IN SQM	NET F.A.R IN SQM AREA	NUMBER OF UNITS
		Cutouts/Ducts		Lifts	Parking	Headroom			
Ground floor	451.30	2.35	448.95	9.46	413.63		423.09	25.86	0
1st floor	451.30	7.81	443.49	9.46			9.46	434.03	4
2nd floor	451.30	7.81	443.49	9.46			9.46	434.03	4
3rd floor	451.30	7.81	443.49	9.46			9.46	434.03	4
4th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
5th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
6th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
7th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
8th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
9th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
10th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
11th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
12th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
13th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
14th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
Terrace	79.14	7.81	71.33	9.46		61.87	71.33	0.00	
TOTAL	6848.625	119.4918	6729.13	151.40	413.63	61.87	626.91	6102.23	56

TOWER-3 -AREA STATEMENT (IN SQM)

FLOOR	GROSS AREA SQM	DEDUCTION IN SQM	BUILT - UP AREA IN SQM	DEDUCTIONS OF NON FAR AREAS IN SQM			TOTAL DEDUCTIONS IN SQM	NET F.A.R IN SQM AREA	NUMBER OF UNITS
		Cutouts/Ducts		Lifts	Parking	Headroom			
Ground floor	451.30	2.35	448.95	9.46	413.63		423.09	25.86	
1st floor	451.30	7.81	443.49	9.46			9.46	434.03	4
2nd floor	451.30	7.81	443.49	9.46			9.46	434.03	4
3rd floor	451.30	7.81	443.49	9.46			9.46	434.03	4
4th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
5th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
6th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
7th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
8th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
9th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
10th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
11th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
12th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
13th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
14th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
Terrace	79.14	7.81	71.33	9.46		61.87	71.33	0.00	
TOTAL	6848.625	119.4918	6729.13	151.40	413.63	61.87	626.91	6102.23	56

TOWER-4 -AREA STATEMENT (IN SQM)

FLOOR	GROSS AREA SQM	DEDUCTION IN SQM	BUILT - UP AREA IN SQM	DEDUCTIONS OF NON FAR AREAS IN SQM			TOTAL DEDUCTIONS IN SQM	NET F.A.R IN SQM AREA	NUMBER OF UNITS
		Cutouts/Ducts		Lifts	Parking	Headroom			
Ground floor	451.30	2.35	448.95	9.46	413.63		423.09	25.86	
1st floor	451.30	7.81	443.49	9.46			9.46	434.03	4
2nd floor	451.30	7.81	443.49	9.46			9.46	434.03	4
3rd floor	451.30	7.81	443.49	9.46			9.46	434.03	4
4th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
5th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
6th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
7th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
8th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
9th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
10th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
11th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
12th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
13th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
14th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
Terrace	79.14	7.81	71.33	9.46		61.87	71.33	0.00	
TOTAL	6848.625	119.4918	6729.13	151.40	413.63	61.87	626.91	6,102.23	56

TOWER-5 -AREA STATEMENT (IN SQM)

FLOOR	GROSS AREA SQM	DEDUCTION	BUILT - UP AREA IN SQM	DEDUCTION FOR NON FAR AREAS			TOTAL DEDUCTIONS IN SQM	NET F.A.R AREA	NUMBER OF UNITS
		Cutouts/Ducts		Lifts	Parking	Headroom			
Ground floor	571.61	5.88	565.74	11.32	512.95		524.27	41.46	
1st floor	571.61	15.30	556.31	11.32			11.32	544.99	4
2nd floor	571.61	15.30	556.31	11.32			11.32	544.99	4
3rd floor	571.61	15.30	556.31	11.32			11.32	544.99	4
4th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
5th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
6th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
7th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
8th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
9th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
10th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
11th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
12th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
13th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
14th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
15th floor	339.78	11.78	328.00	11.32			11.32	316.68	2
Terrace	78.38	15.30	63.08	11.32		51.76	63.08	0.00	
TOTAL	8992.37	247.15	8745.21	192.51	512.95	51.76	757.22	7,988.00	58.00

TOWER-6 -AREA STATEMENT (IN SQM)

FLOOR	GROSS AREA SQM	DEDUCTION	BUILT - UP AREA IN SQM	DEDUCTION FOR NON FAR AREAS			TOTAL DEDUCTIONS IN SQM	NET F.A.R AREA	NUMBER OF UNITS
		Cutouts/Ducts		Lifts	Parking	Headroom			
Ground floor	571.61	5.88	565.74	11.32	512.95		524.28	41.46	
1st floor	571.61	15.30	556.31	11.32			11.32	544.99	4
2nd floor	571.61	15.30	556.31	11.32			11.32	544.99	4
3rd floor	571.61	15.30	556.31	11.32			11.32	544.99	4
4th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
5th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
6th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
7th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
8th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
9th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
10th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
11th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
12th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
13th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
14th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
15th floor	339.78	11.78	328.00	11.32			11.32	316.68	2
Terrace	78.38	15.30	63.08	11.32		51.76	63.08	0.00	
TOTAL	8992.37	247.15	8745.21	192.51	512.95	51.76	757.22	7,988.00	58

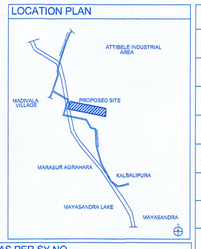
RECREATION BUILDING (IN SQM)

FLOOR	GROSS AREA SQM	DEDUCTION IN SQM	BUILT - UP AREA IN SQM	DEDUCTIONS OF NON FAR AREAS IN SQM			TOTAL DEDUCTIONS IN SQM	NET F.A.R IN SQM AREA
		Cutouts/Ducts		Lifts	Parking	Headroom		
Ground floor	355.17	1.72	353.44	5.62	0.00		5.62	347.82
1st floor	375.12	1.72	373.40	5.62			5.62	367.78
2nd floor	224.17	1.72	222.44	5.62			5.62	216.82
3rd floor	366.20	1.72	364.47	5.62			5.62	358.85
Terrace	98.91	1.72	97.19	5.62		91.57	97.19	0.00
TOTAL	1419.56	8.62	1410.95	28.10	0.00	91.57	119.67	1,291.28

CONSOLIDATED AREA STATEMENT (IN SQM) TOWER 1 TO 6 AND RECREATION BUILDING

S.NO	FLOOR	GROSS AREA SQM	DEDUCTION IN SQMTS		TOTAL DEDUCTION IN SQMTS	BUILT-UP AREA SQM	DEDUCTION FOR NON FAR AREAS IN SQMTS				NET F.A.R AREA IN SQMTS	NUMBER OF UNITS
			Cutout/ Ducts	STP/Sumps			Lift	Parking	Head room	Total		
	Basement floor	10551.94	18.06	421.39	439.45	10112.49	66.12	9867.09		9933.21	179.28	
1	Ground floor	3,303.59	22.86		22.86	3280.73	66.11	2,680.44		2746.55	534.18	
2	1st floor	3,323.55	63.56		63.56	3259.99	66.12			66.12	3,193.87	24
3	2nd floor	3,172.59	63.56		63.56	3109.03	66.12			66.12	3042.91	24
4	3rd floor	3,314.62	63.56		63.56	3251.06	66.12			66.12	3,184.94	24
5	4th floor	2,948.42	61.84		61.84	2886.59	60.50			60.50	2,826.09	24
6	5th floor	2,948.42	61.84		61.84	2886.59	60.50			60.50	2,826.09	24
7	6th floor	2,948.42	61.84		61.84	2886.59	60.50			60.50	2,826.09	24
8	7th floor	2,948.42	61.84		61.84	2886.59	60.50			60.50	2,826.09	24
9	8th floor	2,948.42	61.84		61.84	2886.59	60.50			60.50	2,826.09	24
10	9th floor	2,948.42	61.84		61.84	2886.59	60.50			60.50	2,826.09	24
11	10th floor	2,948.42	61.84		61.84	2886.59	60.50			60.50	2,826.09	24
12	11th floor	2,948.42	61.84		61.84	2886.59	60.50			60.50	2,826.09	24
13	12th floor	2,948.42	61.84		61.84	2886.59	60.50			60.50	2,826.09	24
14	13th floor	2,948.42	61.84		61.84	2886.59	60.50			60.50	2,826.09	24
15	14th floor	2,948.42	61.84		61.84	2886.59	60.50			60.50	2,826.09	24
16	15th floor	1,247.15	39.17		39.17	1207.98	41.57			41.57	1,166.41	8
17	Terrace	572.23	63.56		63.56	508.66	66.12		350.99	417.11	0.00	
18	TOTAL	57918.33	1014.56	421.39	1435.95	56482.38	1103.78			14002.30	42,388.53	344

LOCATION PLAN



INDEX

PROPOSED PLOT BOUNDARY	
SET BACK LINE	
BASEMENT SETBACK LINE	
BASEMENT EXTENT LINE	
SURVEY LINE	
PARK & OPEN SPACES	
CIVIC AMENITIES	
STRR AREA	
DRIVEWAY	
RAIN HARVESTING PIT	RP

DETAILS OF AREA AS PER SY NO.

TOTAL AREA 4 ACRE 0.75 GUNTA (16256.11 SQMTS)

SY NO.	VILLAGE	ACRE	GUNTAS	CONVERSION ORDER NO. AND DATE
199	MADIWALA	2	21	ALN. SR (A)-511/2004-05 Dtd- 06-01-2005
202	MADIWALA	1	23	ALN. SR (A)-511/2004-05 Dtd- 06-01-2005

ORIENTATION :

OWNER'S SIGNATURE :

AUTHORISED SIGNATORY
SHRIRAM PROPERTIES LTD.

NOTE :
ALL DIMENSIONS ARE IN METERS

ENGINEER'S SIGNATURE

GIRISH. D
B.C.C/B.L-3.2/E-3672/2012-13

PROJECT NAME :

RESIDENTIAL GROUP HOUSING DEVELOPEMENT PLAN IN Sy.No. 199/1 AND 202/1 OF MADIWALA VILLAGE, KASABA HOBLI, ANEKAL TALUK, BENGALORE URBAN TALUK.

PROJECT CONSULTANTS :

ACURA DESIGNS
4073, VISHWABHARATHI HOUSE BUILDING
BENGALURU -560085

SANCTION DRAWING

SUBJECT OF DRAWING :

DEVELOPMENT PLAN

SCALE : 1:500	DATE : 26.11.2024
DRAWN : MADHU	CHECKED : ASHOK
DWG NO: A-100	