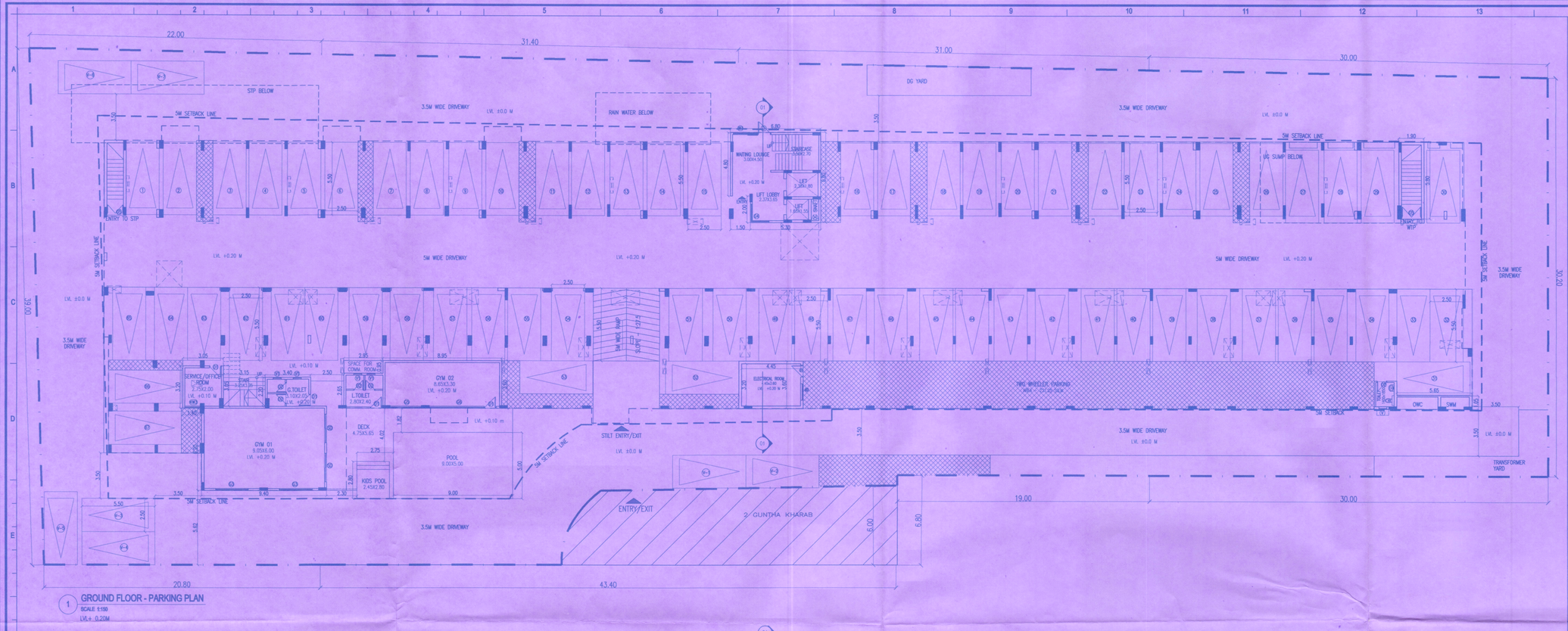
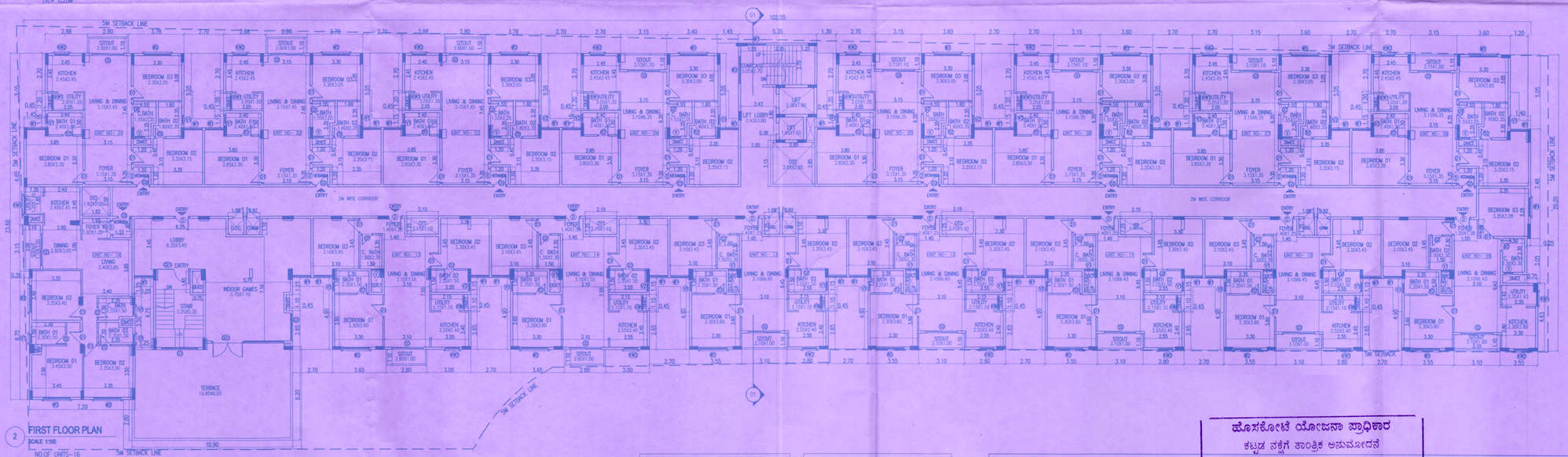


1 GROUND FLOOR - PARKING PLAN

SCALE 1:150

LVL+ 0.20M



2 FIRST FLOOR PLAN

SCALE 1:150

NO.OF UNITS-16

LVL+ 3.15M

AREA CALCULATION

FLOOR	GROSS AREA	CUTOUTS/OTS/DUCTS	BUILTUP AREA	F A R DEDUCTIONS (LIFT, PARKING & HEADROOM)	F A R AREA	UNIT No.
	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	
GROUND FLOOR- PARKING	2174.39	-	2174.39	2,000.34	174.05	-
FIRST FLOOR	1904.37	56.68	1847.69	6.83	1840.86	16
SECOND FLOOR	1943.84	52.72	1891.12	6.83	1884.29	17
THIRD FLOOR	1943.84	52.72	1891.12	6.83	1884.29	17
FOURTH FLOOR	1943.84	52.72	1891.12	6.83	1884.29	17
TERRACE FLOOR	16.19	0.45	15.74	15.74	-	-
TOTAL	9926.47	215.29	9711.18	2043.4	7667.78	67

DOOR / WINDOW / VENTILATOR SCHEDULE

S.NO	NAME	SIZE	LINTEL	SILL
01	ED	1.15 X 2.10	2.10	0.00
02	D	1.00 X 2.10	2.10	0.00
03	GD	1.00 X 2.10	2.10	0.00
04	D1	0.90 X 2.10	2.10	0.00
05	D2	0.75 X 2.10	2.10	0.00
06	D3	0.75 X 1.55	2.10	0.55
07	D5	1.50 X 2.10	2.10	0.00
08	SD	2.15 X 2.10	2.10	0.00
09	GD1	1.10 X 2.10	2.10	-
		1.20 X 2.10	2.10	0.95
10	GD2	2.20 X 2.10	AS PER SITE	
		2.70 X 2.00	AS PER SITE	

DOOR / WINDOW / VENTILATOR SCHEDULE

S.NO	NAME	SIZE	LINTEL	SILL
11	W1	1.25 X 1.65	2.10	0.45
12	W2	1.85 X 1.65	2.10	0.45
13	KW1	0.90 X 1.10	2.10	1.00
14	KW2	0.95 X 0.90	2.10	1.20
15	KW8	1.25 X 1.10	2.10	1.00
16	V1	0.60 X 0.90	2.10	1.20
17	V2	0.50 X 0.90	2.10	1.20
18	V3	0.40 X 0.90	2.10	1.20
19	G1	1.25 X 1.65	2.10	0.45
20	G2	1.85 X 1.65	2.10	0.45
21	G3	2.45 X 1.65	2.10	0.45
22	G4	1.25 X 1.65	2.10	0.45

ಹೊಸಕೋಟೆ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ
ಕಟ್ಟಡ ನಕ್ಷೆಗೆ ತಾಂತ್ರಿಕ ಅನುಮೋದನೆ
SANCTIONING AUTHORITY
ಕೆ.ಟಿ.ಸಿ.ಪಿ. ಕಾಯ್ದೆ 1961 ರ ಕಲಂ 15(4) ರ ಅಡಿಯಲ್ಲಿ ಈ ಕಟ್ಟಡ ನಕ್ಷೆ ಪತ್ರ ಸಂಖ್ಯೆ: ಹೊಯೋಪ್ರಾ/ CC/241/2025-26 ದಿನಾಂಕ: 23.07.2025 ರಲ್ಲಿ ವಿಧಿಸಿರುವ ನಿಬಂಧನೆಗಳೊಳಪಟ್ಟು ಷರತ್ತು ಷರತ್ತು ಷರತ್ತು ರಂತೆ ಉದ್ದೇಶದ ಕಟ್ಟಡ ನಕ್ಷೆಗೆ ತಾಂತ್ರಿಕ ಅನುಮೋದನೆ ನೀಡಲಾಗಿದೆ.

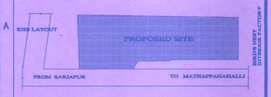
ASSISTANT DIRECTOR OF TOWN & COUNTRY PLANNING.

DEPUTY DIRECTOR OF TOWN & COUNTRY PLANNING.

JOINT DIRECTOR OF TOWN & COUNTRY PLANNING & MEMBER SECRETARY

HOSKOTE PLANNING AUTHORITY, HOSKOTE.

KEYPLAN



Area Summary

SITE AREA - 0 Acres 38 guntas (kharab - 2 guntas)		3844.46
	Required	Achieved
Road width - 12.20m		
Net Site Area considered for FAR		3844.46
FAR AREA ALLOWED	2.00	7688.92
FAR AREA ACHIEVED	1.99	7667.78
Site Area for Ground coverage		3844.46
GROUND COVERAGE ALLOWED	60.00%	2306.68
GROUND COVERAGE ACHIEVED	56.56%	2174.39
Required Setbacks		5M
Proposed Setbacks		5M
No. of floors		G+4 FLOORS
Building Height		14.95M
Note : All areas are in SQM		
APARTMENT CONFIGURATION		
2 BHK		
3 BHK	67	
TOTAL	67	
PARKING REQUIREMENTS		
NO. OF CAR PARKING REQUIRED		67
10% VISITOR CAR PARKING		7
TOTAL NO. OF CAR PARKING REQUIRED		74
PARKING PROVIDED		
GROUND FLOOR PARKING		67
SURFACE / OPEN PARKING		7
TOTAL NO. OF CAR PARKING PROVIDED		74
2 WHEELER PARKING REQUIREMENTS = 25% OF TOTAL 74 X 2.5 X 5.5 X 25%		253.34

FAR = F.A.R AREA / SITE AREA = 7667.78 / 3844.51 = 1.99

COVERAGE = SF AREA / SITE AREA = 2174.39 / 3844.51 = 56.56%

GPA OWNERS:

LEAFY REALTY LLP

Aspire Square No. 21 & 22,
5th Floor, 1st Main Road, 1st Block, Koramangala,
Bengaluru - 560034

LAND OWNERS :

140/8 - NUTHALAPATI SARASWATI & BOBBA SUKANYA
140/9 - KRISHNAPPA .N
140/10 - RAMU
140/11 - GAYATHRI
140/4 - CHENNIKALA NAGARAJU
140/5 - GOVINDAMMA

GPA HOLDER:

DHARMENDRA KARADATHODI RAMACHANDRAN
Resident of Flat N0: 001 HM Delphi,
7th C Main Road, Bengaluru North,
Bengaluru Urban, Karnataka-560034

STRUCTURAL ENGINEER SIGNATURE:

SIGN.....
K VENKATESH BABU REDDY
Registration No. : BCC/BL-3.6/SE-335/2019-20

ARCHITECTS SIGNATURE:

SIGN.....
RAJESH KUMAR N
Registration No. : BCC/BL-3.6/E-3378/09-10

SCALE: 1:150

DATE: 23.07.2025

DRAWING NO.: SD 101 (SHEET 2 OF 4)

NORTH

N
W E
S

TITLE

PROPOSED RESIDENTIAL BUILDING PLAN IN SY.NO: 140/4, 140/5, 140/8, 140/9, 140/10 & 140/11 IN HPA APPROVED RESIDENTIAL SINGLE SITE PLAN VID NO. HPA / LAO / 73 / 2024 - 2025 ON DATED 17.05.2025 IN KATHA NO : 1503004020000321366 DATED 24.06.2025 AT BELLIKERE VILLAGE ANUGONDANAHALLI HOBLI, HOSKOTE TALUK, BANGALORE RURAL DISTRICT.

DRAWING TITLE

GROUND FLOOR PLAN & FIRST FLOOR PLAN