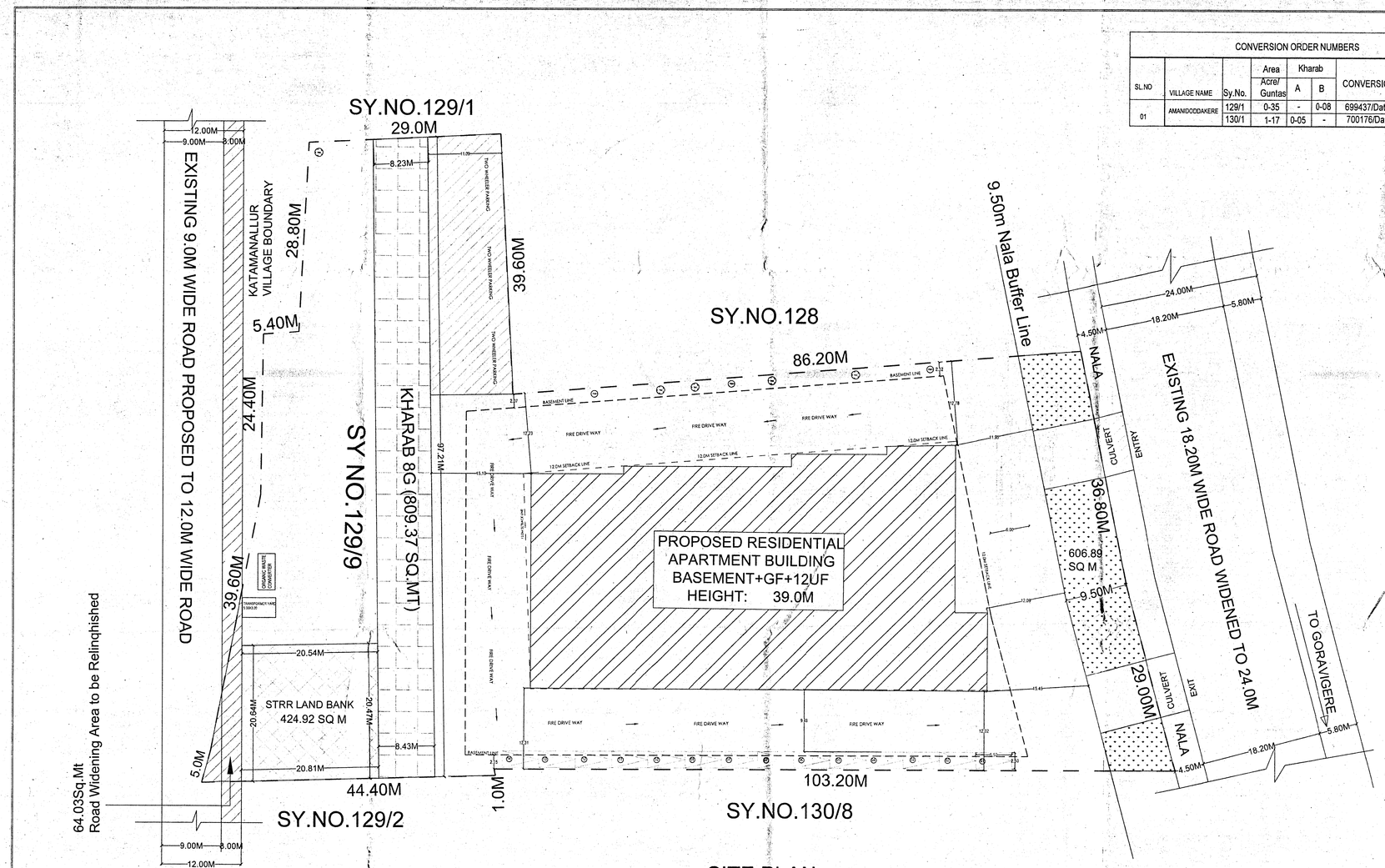

SITE PLAN

NO.OF SURFACE CARS: 14Nos

CONVERSION ORDER NUMBERS						
SL.NO	VILLAGE NAME	Sy.No.	Area Acre/ Guntas	Kharab A	Kharab B	CONVERSION ORDER NUMBER
01	AMANIDODDAKERE	129/1	0-35	-	0-08	699437/Dated:20-09-2024
		130/1	1-17	0-05	-	700176/Dated:20-09-2024

LAND USE ANALYSIS			
TOTAL AREA: 2 Acres 04 Guntas(8498.32Sq.mt)			
SL.NO.	LAND USE	Sq.mt	Percentage
1.	RESIDENTIAL	7402.48	87.11%
2.	STRR LAND BANK	424.92	5.00%
3.	Road Widening Area	64.03	0.75%
4.	Nala Buffer Area	606.89	7.14%
5.	Total	8498.32	100.00%

LEGEND

- STRR LAND BANK
- SITE BOUNDARY LINE
- BASEMENT LINE
- SETBACK LINE
- ROAD WIDEINING AREA
- STRR LAND BANK
- KHARAB AREA

SANCTIONING AUTHORITY

ಸ್ಥಳದಿಂದ ಸಂತ್ರಿಕೆ ಅಭಿಪ್ರಾಯವನ್ನು ಮತ್ತು ನಿಯಮಾನುಸಾರ ಮಾನ್ಯ ಮಾಡಿದ ಮಿಗೆ ಶರತ್ತುಗಳಿಂದ ಬಿಲ್ಡಿಂಗ್ ಪ್ಲಾನ್‌ಗೆ ಅನುಮತಿ ನೀಡಲಾಗಿದೆ. ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಕಾಯ್ದೆ 1961ರ ಕಲಂ 15(1) ಪ್ರಕಾರ ಪ್ರಾಧಿಕಾರ ಪ್ರಮಾಣ ಪತ್ರ ಸಂಖ್ಯೆ: ಎಸ್‌ಟಿಆರ್‌ಆರ್‌ಪಿ/ಪಿಎ /PA/ 31 /ಬಿಎಲ್-2/6 ದಿನಾಂಕ: 13-06-2025 ಪರಿಶೀಲನೆಯನ್ನು ಎಂದು ವರದಿ ಆಧಾರಿಸಿ ಪ್ರಾಧಿಕಾರ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ನೀಡಲಾಗಿರುತ್ತದೆ. ಕಟ್ಟಡ ಪರವಾನಿಗೆಯನ್ನು ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಯಿಂದ ಪಡೆಯಬೇಕಾಗುತ್ತದೆ.

13/06/25

ಸದಸ್ಯ-ಕಾರ್ಯದರ್ಶಿಗಳು ಪರವಾಗಿ
ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ
ಜಂಟಿ ನಿರ್ದೇಶಕರು,
ಆಶಯಪತ್ರ ಕರ್ನಾಟಕ ರಸ್ತೆ (STRR) ಯೋಜನಾ
ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು.

ALL DIMENSIONS ARE IN METERS

SCALE 1:300

SCHEDULE OF OPENINGS		
TYPE	DESCRIPTION	SIZE
MD	DOOR	1.20X2.10
D1	DOOR	1.00X2.10
D2	DOOR	0.76X2.10
W1	WINDOWS	2.00X1.80
W2	WINDOWS	1.00X1.80
W	WINDOWS	2.50X1.80
DW	DOOR/ WINDOWS	2.50X2.10
V	VENTILATOR	1.00X1.20

AREA STATEMENT IN SQM

FLOOR	GROSS AREA	DEDUCTIONS FOR DUCTS & OTS	BUA	NON FAR AREA PARKING	NON FAR AREA LIFT	FAR AREA	NO'S OF UNIT
BASEMENT	4181.08	12.63	4168.45	4070.34	17.86	80.25	-
GROUND FLOOR	2221.95	13.34	2208.61	1872.15	17.86	318.60	-
1ST FLOOR	1589.23	19.56	1569.67	----	17.86	1551.81	12
2ND FLOOR	1598.07	19.56	1578.51	----	17.86	1560.65	14
3RD FLOOR	1598.07	19.56	1578.51	----	17.86	1560.65	14
4th FLOOR	1598.07	19.56	1578.51	----	17.86	1560.65	14
5th FLOOR	1598.07	19.56	1578.51	----	17.86	1560.65	14
6th FLOOR	1598.07	19.56	1578.51	----	17.86	1560.65	14
7th FLOOR	1598.07	19.56	1578.51	----	17.86	1560.65	14
8th FLOOR	1598.07	19.56	1578.51	----	17.86	1560.65	14
9th FLOOR	1598.07	19.56	1578.51	----	17.86	1560.65	14
10th FLOOR	1598.07	19.56	1578.51	----	17.86	1560.65	14
11th FLOOR	1598.07	19.56	1578.51	----	17.86	1560.65	14
12th FLOOR	1598.07	19.56	1578.51	----	17.86	1560.65	14
TERRACE FLOOR	72.45	-	72.45	-	---	---	--
TOTAL	25643.48	260.69	25382.79	5942.49	250.04	19117.81	166

SET BACK DETAIL'S	AS PER ZONAL REGULATION	AS PER DRAWING
FRONT	12.0M	12.01M
REAR	12.0M	15.90M
LEFT	12.0M	13.05M
RIGHT	12.0M	12.0M
COVERAGE	---------	26.15%
F.A.R	2.25	2.245
HEIGHT OF BUILDING	Height as per Z.R = 40.00M	39.0M
PARKING	183 NOs.	187 NOs.

COVERAGE CALCULATION = GF CROSS AREAX100 / SITE AREA
= 2221.95X100 / 8498.32 = 26.15%

F A R CALCULATION = TOTAL NET AREA / SITE AREA
= 19117.81 / 8498.32 = 2.249

CAR PARKING CALCULATIONS:	NO.OF CARS	REQUIRED	PROVIDED
1 CAR PARKING FOR PER DWELLING UNIT EXCEEDING AREA OF 50SQ.MT UPTO 150 SQ.MT : 166 Nos = 166 CARS	166 CARS	183 CARS	BASEMENT PARKING: 126 Cars GROUND FLOOR PARKING: 47Cars NO.OF SURFACE PARKING: 14Cars TOTAL PARKING PROVIDED :187Cars
10% VISITOR'S PARKING = 166X10%= 17 CARS	17 CARS		
TWO WHEELER PARKING 20% OF CAR PARKING 20% X 3.75M X 183 = 626.06 SQ.MT PROVIDED = 705.36 SQ.MT			

OWNER'S SIGNATURE:

M/s SAPTHAGIRI SHELTERS Rep.by Its Managing Partners

1. M.LAVANYA
2. M.SUBRAMANYA NAIDU

ARCHITECTS SIGNATURE:

VINOD.P
BCC/B.L-3.6/E-4521/19-20

PROJECT TITLE:

PROPOSED RESIDENTIAL APARTMENT PLAN AT
SY.NO.129/9,130/1, AMANI DODDAKERE VILLAGE,
HOSAKOTE TALUK, BENGALURU RURAL.

DRAWING NO: 0 1