LAND USE ANALYSIS					
SL. NO	DESCRIPTION	AREA IN SQ.M IN ZR	%	AREA IN SQ.M AS PER PLAN	%
1	RESIDENTIAL AREA			8511.08	24.21%
2	DRIVEWAY & OPEN AREAS			17,996.64	51.19%
3	PARKS & OPEN SPACES	3515.66	10.00%	3695.01	10.51%
4	CIVIC AMENITIES	1757.83	5.00%	1758.06	5.00%
5	ROAD AREAS (MP ROAD)			3194.68	9.09%
	TOTAL				100.00%

PARKS & O.S.	SQM
PARKS &O.S.-01	64.95
PARKS &O.S.-02	2966.96
PARKS &O.S.-03	351.99
PARKS &O.S.-04	311.11
TOTAL	3695.01

CIVIC AMENITIES	SQM
C.A.-01	479.30
C.A.-02	1278.76
TOTAL	1758.06

C D P ROAD AREA	SQM
CDP ROAD	3194.68
TOTAL	3194.68

SUMMARY OF AREA STATEMENTS			
S.NO	DESCRIPTION	AS PER ZONING	AS PER DRAWING
1	PLOT AREA IN SQ.M	--	35814.18
2	NET F.A.R IN SQ.M	--	29858.00
3	COVERAGE	60%	38%
4	F . A . R	1.5	0.85
5	SET BACKS ALL AROUND	5.0	5.0
6	NO. OF UNITS	--	99
7	NO. OF BUILDINGS	--	9
8	NO. OF FLOORS	--	G +2 FLOORS
9	HT. OF BUILDING	UP TO 15M	14.90M

CAR PARKING STATEMENT			
VILLA	CAR REQUIREMENT PER VILLA	VILLA COUNTS	CAR PARKING REQUIRED
TYPE A	3	7	21
TYPE B	3	1	3
TYPE C	2	17	34
TYPE D	2	19	38
TYPE E	2	5	10
TYPE G	2	10	20
TYPE H	2	11	22
TYPE I	2	14	28
TYPE J	2	14	28
TYPE K	2	1	2
TOTAL CAR PARKING REQUIRED FOR VILLA			206
VISITORS CAR PARKING @ 10%			21
TOTAL CAR PARKING REQUIRED			227
CLUB HOUSE CAR PARKING PROVIDED			19
TOTAL CAR PARKING PROVIDED			246

UNIT BUILTUP AREA				
UNITS	TYPE	BUILTUP AREA	NO OF UNITS	TOTAL BUILTUP AREA
Unit 1 to 07	A	374.920	7	2624.440
Unit 08	B	374.920	1	374.920
Unit 09 - 14, Unit 70 - 80	C	299.320	17	5088.440
Unit 58 - 69, Unit 81 - 87	D	299.320	19	5687.080
Unit 94 - 98	E	299.320	5	1496.600
Unit 37 - 46	G	296.726	10	2967.255
Unit 47 - 57	H	296.726	11	3263.981
Unit 15 - 25, Unit 91 - 93	I	224.500	14	3143.000
Unit 26 - 36, Unit 88 - 90	J	224.500	14	3143.000
Unit 99	K	296.726	1	296.726
TOTAL			99	28085.442

SUMMARY OF ALL BUILDINGS - 9 NO.S						
Sl. No.	Floor	Gross Area	Deductions	Net Built Up area	FAR Deductions	Net FAR Area
1	Ground floor	8511.080	0.000	8511.080	0.000	8511.080
2	First floor	13522.866	1439.200	12083.666	84.000	11999.666
3	Second floor	9021.590	0.000	9021.590	84.000	8937.590
4	Third floor	409.66	0.000	409.660	0.000	409.660
Total		31055.5355	1439.200	29616.335	168.000	29857.996

AREA STATEMENT (IN SQM)				
FAR STATEMENT				
Area of plot	(8 Acres 34 Guntas)	35814.18	Sqm	
Kharab land	(6.5 Guntas)	657.61	Sqm	
Net Site Area	(8 Acres 27.5 Guntas)	35156.57	Sqm	
Parks & open spaces required @ 10% of the plot area		3515.66	Sqm	
Parks & open spaces provided (10.51%)		3695.01	Sqm	
Civic Amenities required @ 5% of the plot area		1757.83	Sqm	
Civic Amenity spaces provided (5.00%)		1758.06	Sqm	
Net Plot area available for development		35156.57	Sqm	
Permissible FAR		1.50		
Permissible FAR Area		52734.855	Sqm	
Proposed FAR Area		29857.996	Sqm	
Proposed FAR	Proposed Far Area = 29857.996 / Net Plot area 35156.57	0.85	<1.50	

BUILDING - 1						
Sl. No.	Floor	Gross Area	Deductions	Net Built Up area	FAR Deductions	Net FAR Area
1	Ground floor	757.76	0.000	757.760	0.000	757.760
2	First floor	1259.93	140.000	1119.930	23.100	1096.830
3	Second floor	746.76	0.000	746.760	23.100	723.660
	Total	2764.44	140.000	2624.440	46.200	2578.240

BUILDING - 2						
Sl. No.	Floor	Gross Area	Deductions	Net Built Up area	FAR Deductions	Net FAR Area
1	Ground floor	1343.800	0.000	1343.800	0.000	1343.800
2	First floor	2143.210	240.000	1903.210	8.700	1894.510
3	Second floor	1393.330	0.000	1393.330	8.700	1384.630
	Total	4880.340	240.000	4640.340	17.400	4622.940

BUILDING - 3						
Sl. No.	Floor	Gross Area	Deductions	Net Built Up area	FAR Deductions	Net FAR Area
1	Ground floor	1488.070	0.000	1488.070	0.000	1488.070
2	First floor	2415.375	140.000	2275.375	9.000	2266.375
3	Second floor	1673.310	0.000	1673.310	9.000	1664.310
	Total	5576.755	140.000	5436.755	18.000	5418.755

BUILDING - 4						
Sl. No.	Floor	Gross Area	Deductions	Net Built Up area	FAR Deductions	Net FAR Area
1	Ground floor	1919.780	0.000	1919.780	0.000	1919.780
2	First floor	3138.571	321.200	2817.371	20.700	2796.671
3	Second floor	2118.670	0.000	2118.670	20.700	2097.970
	Total	7177.021	321.200	6855.821	41.400	6814.421

BUILDING - 5						
Sl. No.	Floor	Gross Area	Deductions	Net Built Up area	FAR Deductions	Net FAR Area
1	Ground floor	1059.36	0.000	1059.360	0.000	1059.360
2	First floor	1704	264.000	1440.000	10.800	1429.200
3	Second floor	1092.48	0.000	1092.480	10.800	1081.680
	Total	3855.84	264.000	3591.840	21.600	3570.240

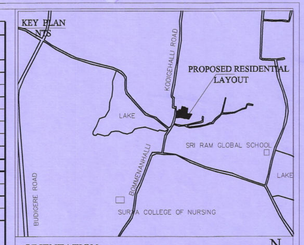
BUILDING - 6						
Sl. No.	Floor	Gross Area	Deductions	Net Built Up area	FAR Deductions	Net FAR Area
1	Ground floor	529.68	0.000	529.680	0.000	529.680
2	First floor	852	132.000	720.000	5.400	714.600
3	Second floor	546.24	0.000	546.240	5.400	540.840
	Total	1927.92	132.000	1795.920	10.800	1785.120

BUILDING - 7						
Sl. No.	Floor	Gross Area	Deductions	Net Built Up area	FAR Deductions	Net FAR Area
1	Ground floor	385.02	0.000	385.020	0.000	385.020
2	First floor	606.12	48.000	558.120	0.000	558.120
3	Second floor	403.86	0.000	403.860	0.000	403.860
	Total	1395	48.000	1347.000	0.000	1347.000

BUILDING - 8						
Sl. No.	Floor	Gross Area	Deductions	Net Built Up area	FAR Deductions	Net FAR Area
1	Ground floor	617.96	0.000	617.960	0.000	617.960
2	First floor	994	154.000	840.000	6.300	833.700
3	Second floor	637.28	0.000	637.280	6.300	630.980
	Total	2249.24	154.000	2095.240	12.600	2082.640

BUILDING - 9						
Sl. No.	Floor	Gross Area	Deductions	Net Built Up area	FAR Deductions	Net FAR Area
1	Ground floor	409.66	0.000	409.660	0.000	409.660
2	First floor	409.66	0.000	409.660	0.000	409.660
3	Second floor	409.66	0.000	409.660	0.000	409.660
4	Third floor	409.66	0.000	409.660	0.000	409.660
	Total	1638.64	0.000	1638.640	0.000	1638.640

CONVERSION DETAILS						
SL.NO	SY.NO	AREA	KHARAB	AREA	CONVERSION ORDER	
		ACRES/ GUNTAS	GUNTAS	ACRES/ GUNTAS	NO.	DATE
1	4/1	01 - 23 1/4	02 1/2	01 - 20 3/4	687508	08.08.2024
2	4/2	01 - 02 1/4	02	01 - 00 1/4	687509	08.08.2024
3	4/3	02 - 03	02	02 - 01	687512	08.08.2024
4	4/4	04 - 05 1/2	--	04 - 05 1/2	700076	05.10.2024
TOTAL AREA		08 - 34	06 - 1/2	08 - 27 1/2		



ORIENTATION
SCALE : NTS

N

LEGENDS
LAYOUT BOUNDARY
SET BACK
BUILDING BOUNDARY
PARK & OPEN SPACE
CIVIC AMENITIES
CAR PARKING

OWNER'S NAME & ADDRESS:

M/s NEIGHBOURHOOD ESTATES,
OFFICE NO. 2/2
FLAT NO. G001, KEERTHI HEIGHTS,
3RD MAIN ROAD, BELTHUR,
BIDARAHALLI, BENGALURU-67

OWNER'S SIGNATURE:

S.PRADEEP/ J.MANOHAR NAIDU
(AUTHORISED SIGNATORY)

PLANNER'S / ENGINEER'S SIGNATURE :

LAKSHMAN.S
BCC/BL/3.6/E-3682/2012-13

PROJECT TITLE:

PROPOSED RESIDENTIAL GROUP HOUSING
(ROW HOUSING)
DEVELOPMENT PLAN ON SY NOS 4/1, 4/2,
4/3,4/4 (OLD SURVEY NO. 4)
BOMMENAHALLI VILLAGE , BIDRAHALLI HOBLI
BANGALORE URBAN DISTRICT

PROJECT CONSULTANTS :

RSP Design Consultants
(India) Pvt Ltd.

RSP

RSP HOUSE, # 30, MUSEUM ROAD, BANGALORE - 560001 TEL: 25598888 FAX : 25598818

DRAWING TITLE

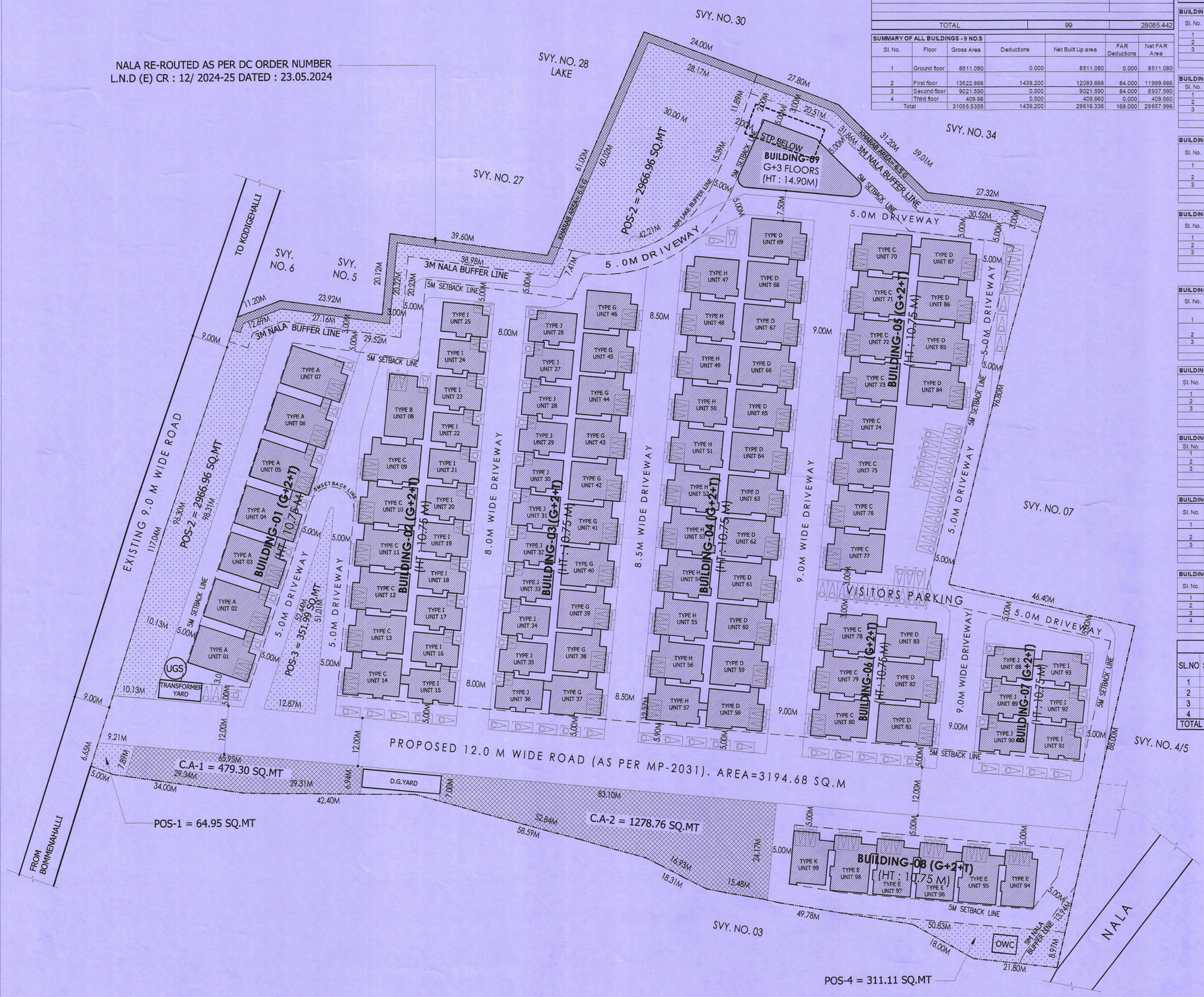
DEVELOPMENT PLAN

NOTE :
ALL DIMENSIONS ARE IN METERS

ORIENTATION : N

SHEET NO : 01

SCALE : 1:500



SANCTIONING AUTHORITY

ಸ್ವೀಕೃತಿದಿನಾಂಕ: 23.03.2025 ರ 106 ನೇ ಸಭೆಯ ವಿಷಯ ಸಂಖ್ಯೆ: 22 ರಲ್ಲಿ ಪೇರಿಸಲಾಗಿದೆ
ನಿರ್ಣಯಕೈಗೊಳ್ಳಲಾಗಿದೆ ಷರತ್ತು ಷರತ್ತು ಸಂಖ್ಯೆ ಹೊಂದಿರುತ್ತದೆ :
LPO/40/2024-25 ದಿನಾಂಕ: 10.06.2025
ಅರ್ಜಿದಾರ ನಿಯಮಾನುಸಾರವಾಗಿ ಎಸ್ಕೆ ಅಂಕಿಅಂಶ ಕೈಗೊಳ್ಳತಕ್ಕದ್ದು
ವಿಷಯ ಷರತ್ತು ಆಯಿತೆಂದೂ ಪರಿಗಣಿಸಲಾಗಿದೆ.

ASSISTANT DIRECTOR OF TOWN & COUNTRY PLANNING	DEPUTY DIRECTOR OF TOWN & COUNTRY PLANNING	JOINT DIRECTOR OF TOWN & COUNTRY PLANNING MEMBER SECRETARY

HOSKOTE PLANNING AUTHORITY, HOSKOTE.