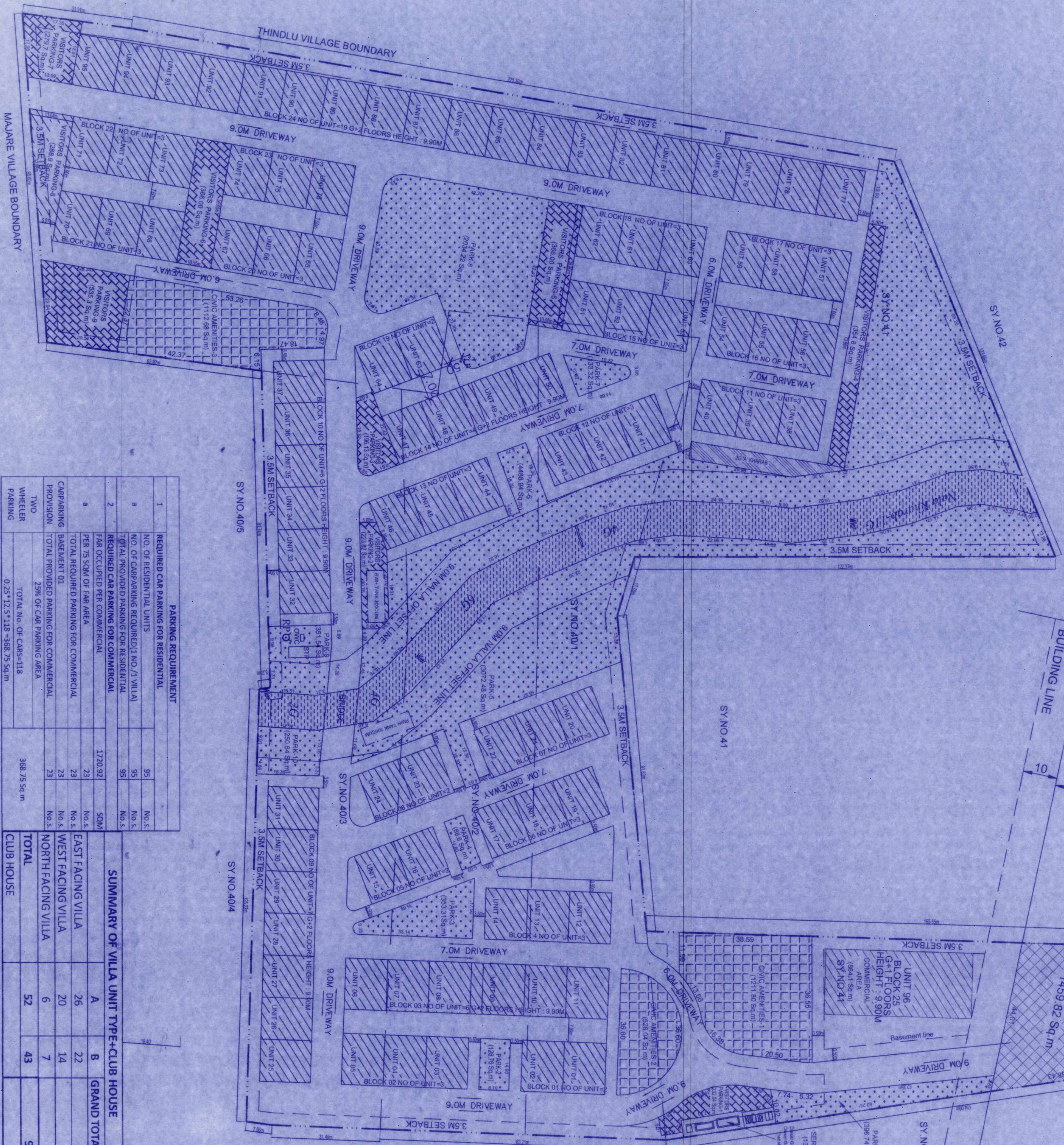


INDEX	
PROPOSED AREA BOUNDARY	---
SET BACK LINE BOUNDARY	---
PARK & OPEN SPACES	
CMVC AMENITIES	
MULA	
PROPOSED 30 M ROAD AREA/RU	
ROAD AREA	
VISITOR PARKING	
COMMERCIAL AREA	
RESIDENTIAL AREA	

SUMMARY OF AREA STATEMENTS			
S.NO.	DESCRIPTION	AS PER ZR	AREA(SQ.M) AS PER PLAN
1	PLOT AREA IN SQ.M		56402.28
2	NET F.A.R AREA IN SQ.M		39380.16
3	COVERAGE	40%	32.43
4	F.A.R	2.5	0.74
5	SETBACK	3.5 M	3.5M
6	NO.OF UNITS		96
7	NO.OF BLOCKS		25
8	HEIGHT OF BUILDING	10.0M	9.9M



PARKING REQUIREMENT				
1	REQUIRED CAR PARKING FOR RESIDENTIAL	95	No. 5	
2	NO. OF RESIDENTIAL UNITS	95	No. 5	
	NO. OF CARPARKING REQUIRED (1 NO./3 VILLA)	95	No. 5	
	TOTAL PROVIDED PARKING FOR RESIDENTIAL	95	No. 5	
a	REQUIRED CAR PARKING FOR COMMERCIAL	1720.92	50M	
	FAA OCCUPIED PER COMMERCIAL	23	No. 1	
	PER 75 SQM OF FAR AREA	23	No. 1	
	TOTAL REQUIRED PARKING FOR COMMERCIAL	23	No. 1	
	TOTAL PROVIDED PARKING FOR COMMERCIAL	23	No. 1	
25% OF CAR PARKING AREA				
TWO	TOTAL NO. OF CARS=118	368.75 sqm		
WHOLESALE PARKING	0.25*12.5*118 =368.75 sqm			
CLUB HOUSE				
TOTAL				
95				

CIVIC AMENITIES(CA)	
SL.NO.	AREA(SQ.M)
CA-1	1211.80
CA-2	526.40
CA-3	1112.68
TOTAL	2850.88

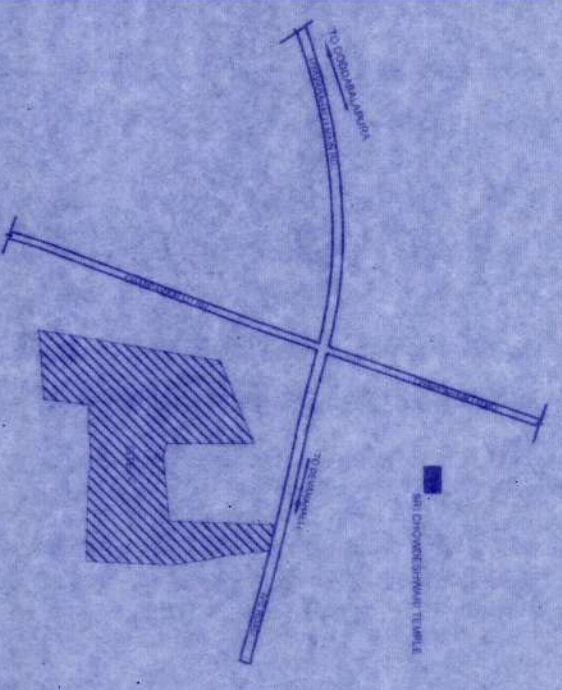
SCHEDULE OF VISITOR'S PARKING		SCHEDULE OF PARKS & OPEN SPACES/OPEN SPACES	
SL.NO.	AREA(SQ.M)	SL.NO.	AREA(SQ.M)
PARKING-1	232.04	PARK-1	396.74
PARKING-2	223.82	PARK-2	128.76
PARKING-3	196.11	PARK-3	353.31
PARKING-4	354.80	PARK-4	88.80
PARKING-5	366.00	PARK-5	3072.48
PARKING-6	366.00	PARK-6	4488.94
PARKING-7	279.70	PARK-7	133.32
PARKING-8	288.90	PARK-8	2034.22
PARKING-9	535.30	PARK-9	351.54
TOTAL	2842.69	PARK-10	250.64
		TOTAL	11298.75

LAND USE ANALYSIS					
S.L.NO.	DESCRIPTION	AREA(SQ.M) AS PER ZR	%	AREA(SQ.M) AS PER PLAN	%
1	RESIDENTIAL AREA			17246.20	30.58
2	COMMERCIAL AREA			1055.40	1.87
3	PARK & OPEN SPACE	11280.456	20	11298.75	20.03
4	CIVIC AMENITIES(CA)	2820.114	5	2850.88	5.05
5	DRIVEWAY& OPEN AREA			19865.50	33.09
6	VISITOR'S PARKING	2820.114	5	2842.69	5.04
7	ROAD AREA			636.57	1.13
8	ROAD WIDENING AREA			1806.29	3.20
TOTAL				56402.28	100.00

AREA STATEMENTS IN SQ.M	
TOTAL PLOT AREA	56402.28
F.A.R. PERMISSIBLE AS PER ZONAL REGULATIONS	2.50
PLOT AREA CONSIDERED FOR FAR CALCULATION = (TOTAL PLOT - CA) = A	53551.40
NET F.A.R. AREA = B	39380.16
F.A.R. ACHIEVED = (B / A)	0.74
NET PLOT AREA = (TOTAL PLOT AREA - (ROAD AREA+ROAD WIDENING AREA + CA)) = C	51108.54
GROUND COVERAGE AREA = D	16575.21
GROUND COVERAGE PERMISSIBLE	40%
GROUND COVERAGE ACHIEVED = (D / C) X 100	32.43

BLOCK 1 - AREA A (RIVER FRONT) - BLOCK 1 TO 2 (AREA A IS 50M)										BLOCK 2 - AREA B (RIVER FRONT) - BLOCK 1 TO 2 (AREA B IS 50M)										BLOCK 3 - AREA C (RIVER FRONT) - BLOCK 1 TO 2 (AREA C IS 50M)										BLOCK 4 - AREA D (RIVER FRONT) - BLOCK 1 TO 2 (AREA D IS 50M)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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101		BLOCK 102		BLOCK 103		BLOCK 104		BLOCK 105		BLOCK 106		BLOCK 107		BLOCK 108		BLOCK 109		BLOCK 110		BLOCK 111		BLOCK 112		BLOCK 113		BLOCK 114		BLOCK 115		BLOCK 116		BLOCK 117		BLOCK 118		BLOCK 119		BLOCK 120		BLOCK 121		BLOCK 122		BLOCK 123		BLOCK 124		BLOCK 125		BLOCK 126		BLOCK 127		BLOCK 128		BLOCK 129		BLOCK 130		BLOCK 131		BLOCK 132		BLOCK 133		BLOCK 134		BLOCK 135		BLOCK 136		BLOCK 137		BLOCK 138		BLOCK 139		BLOCK 140		BLOCK 141		BLOCK 142		BLOCK 143		BLOCK 144		BLOCK 145		BLOCK 146		BLOCK 147		BLOCK 148		BLOCK 149		BLOCK 150		BLOCK 151		BLOCK 152		BLOCK 153		BLOCK 154		BLOCK 155		BLOCK 156		BLOCK 157		BLOCK 158		BLOCK 159		BLOCK 160		BLOCK 161		BLOCK 162		BLOCK 163		BLOCK 164		BLOCK 165		BLOCK 166		BLOCK 167		BLOCK 168		BLOCK 169		BLOCK 170		BLOCK 171		BLOCK 172		BLOCK 173		BLOCK 174		BLOCK 175		BLOCK 176		BLOCK 177		BLOCK 178		BLOCK 179		BLOCK 180		BLOCK 181		BLOCK 182		BLOCK 183		BLOCK 184		BLOCK 185		BLOCK 186		BLOCK 187		BLOCK 188		BLOCK 189		BLOCK 190		BLOCK 191		BLOCK 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ALL DIMENSIONS ARE IN METERS



NOTE: AREA AS PER DOCUMENT = 14 ACRE 32 GUNTAS
(PHYSICALLY LAND AREA IS LESS BY 7 GUNTAS
HENCE AREA AS CONSIDERED 14 ACRE 24.50 GUNTAS
TOTAL SITE AREA = 14 ACRE 24.50 GUNTAS = 91.33 80 SQ.M
KHAAB AREA = 27 GUNTAS
TOTAL AREA = 13 ACRE 37.50 GUNTAS = 56402.28 Sq.m
OWNERS SIGNATURE

Authorised Signatory
M/s. WHITE LOTUS ALLIED HOMES
Pvt. Ltd. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913,

BCCLBU3/6/E-0067/2024-25
ONENESS INFRA TECH
#9/9, 2nd Floor, 59th Cross, 5th Block,
Near Bhaskar Circle, Rajajinagar,
Bangalore-560 010
Tel : 080-41141671 Email: info@oitech.co.in
www.oitech.co.in

PROPOSED RESIDENTIAL (GROUP HOUSING)
DEVELOPMENT PLAN in Sy Nos. 40/1, 40/2, 40/3 & 41
OF INDRASAHALLI VILLAGE, KUNDANA HOBLI,
DEVANAHALLI TALUK,
BANGALORE RURAL DISTRICT.

DEVELOPMENT PLAN
DETAILS

ಸದಸ್ಯರ ಕಾರ್ಯಾಲಯಕ್ಕೆ
 ಬೆಂಗಳೂರು, ಉತ್ತರರಾಷ್ಟ್ರೀಯ ಜಿಮ್ಮಾ, ಸಿಬ್ಬಾಳ
 ಕ್ಷೇತ್ರ ಯೋಜನಾ ಇಲಾಖೆ,
 ದೇವನಹಳ್ಳಿ