

LAND USE ANALYSIS

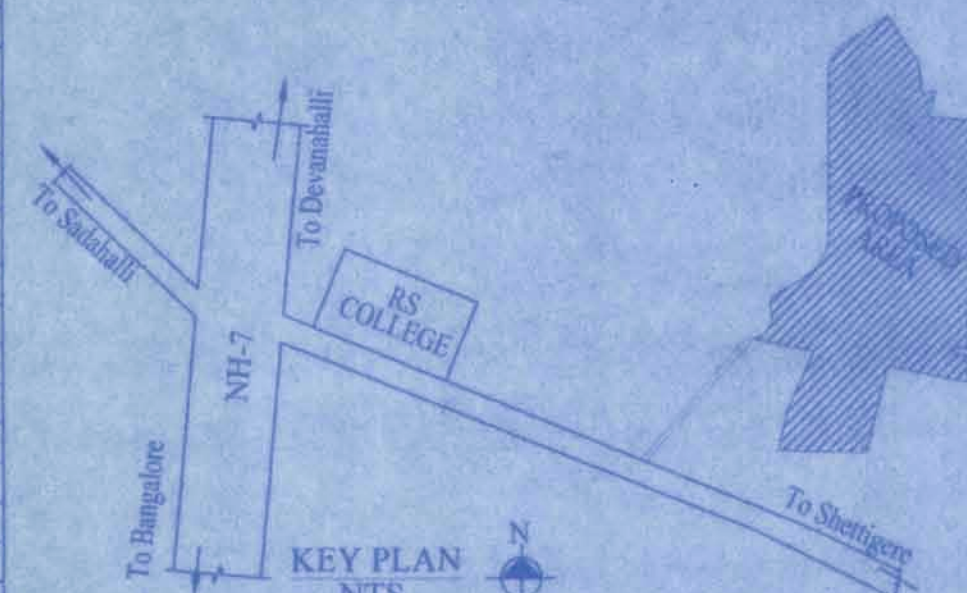
S.No.	DESCRIPTION	AREA in Sq.m as per ZR	%	AREA in Sq.m as per Plan	%
1	Residential Area			46090.07	21.65
2	Commercial Area		5.00	8059.89	3.87
3	Primary Sub Station			2395.38	1.15
4	Park & Open spaces	41682.04	20.00	42181.77	20.25
5	Civic Amenities	10420.51	5.00	10435.74	5.01
6	Driveway & open space			89218.94	42.83
7	Visitor's Parking	10420.51	5.00	10929.24	5.25
TOTAL				208309.03	100.00

AREA STATEMENT IN SQ.M

TOTAL PLOT AREA	52 ACRE 08.04 GUNTAS / 211369.423 SQ.M
KARAB AREA (B KARAB)	00 ACRE 30.04 GUNTAS / 3080.3923 SQ.M
NET PLOT AREA CONSIDERED FOR DEVELOPMENT PLAN	51 ACRE 19 GUNTAS / 208309.03 SQ.M
F.A.R PERMISSIBLE AS PER ZONAL REGULATIONS	2.50
PLOT AREA CONSIDERED FOR FAR AS PER ZR = (TOTAL PLOT AREA) x F.A.R	(208309.03/10435.74) = 19.7873.29
NET F.A.R AREA = B	450128.74
F.A.R ACHIEVED = (B/A)	(450128.74/197873.29) = 2.27
PLOT AREA CONSIDERED FOR COVERAGE AS PER ZR = (TOTAL PLOT AREA) x C	(208309.03/10435.74) = 19.7873.29
GROUND COVERAGE AREA = D	53149.96
GROUND COVERAGE PERMISSIBLE	40%
GROUND COVERAGE ACHIEVED = (D + C) x 100 =	(53149.96+197873.29) x 100 = 25.68%
PERMISSIBLE COMMERCIAL AREA AS PER ZONAL REGULATIONS	9% OF GROSS RESIDENTIAL BUILT UP AREA
GROSS COMMERCIAL BUILT UP AREA = E	22,920.85
GROSS RESIDENTIAL BUILT UP AREA = F	561,721.41
COMMERCIAL AREA ACHIEVED = (E + F) x 100 =	(22920.85+561721.41) x 100 = 4.08%

ABSTRACT OF ALL BLOCKS AND TOWERS

SL. NO.	PARTICULARS	BLOCK DETAILS	TOWER DETAILS	LAND USE	FLOOR DETAILS	HEIGHT	LOWER BASEMENT/AREA EXCEEDING BASEMENT IN SQ.M	UPPER BASEMENT/AREA EXCEEDING BASEMENT IN SQ.M	TOWER VOLUME GROSS FLOOR UP AREA EXCLUDING BASEMENT IN SQ.M	NET F.A.R AREA IN SQ.M	GROUND COVERAGE AREA IN SQ.M
1	BLOCK-1 (T1, T2, T3, T4, T5)	BLOCK-1	T1	RESIDENTIAL	3B+G+14	14.2M			1747.14	1105.10	1143.10
		BLOCK-1	T2	RESIDENTIAL	2B+G+14	14.27M	2073.37	2073.40	1628.61	1043.55	1101.37
		BLOCK-1	T3	RESIDENTIAL	3B+G+14	14.25M			1608.15	1141.43	1104.05
2	BLOCK-2 (T6, T7, T8, T9, T10, T11) & BLOCK-3 (T12)	BLOCK-2	T6	RESIDENTIAL	3B+G+14	14.25M	1603.23	1603.23	2116.92	1155.81	1106.85
		BLOCK-2	T7	RESIDENTIAL	3B+G+14	14.25M			1603.04	1152.85	1106.77
		BLOCK-2	T8	RESIDENTIAL	3B+G+14	14.25M			2118.06	1157.75	1173.83
3	BLOCK-4 (T13, T14, T15, T16, T17, T18, T19, T20, T21, T22, T23, T24, T25, T26, T27, T28, T29, T30, T31, T32, T33, T34, T35, T36, T37, T38, T39, T40, T41, T42, T43, T44, T45, T46, T47, T48, T49, T50, T51, T52, T53, T54, T55, T56, T57, T58, T59, T60, T61, T62, T63, T64, T65, T66, T67, T68, T69, T70, T71, T72, T73, T74, T75, T76, T77, T78, T79, T80, T81, T82, T83, T84, T85, T86, T87, T88, T89, T90, T91, T92, T93, T94, T95, T96, T97, T98, T99, T100, T101, T102, T103, T104, T105, T106, T107, T108, T109, T110, T111, T112, T113, T114, T115, T116, T117, T118, T119, T120, T121, T122, T123, T124, T125, T126, T127, T128, T129, T130, T131, T132, T133, T134, T135, T136, T137, T138, T139, T140, T141, T142, T143, T144, T145, T146, T147, T148, T149, T150, T151, T152, T153, T154, T155, T156, T157, T158, T159, T160, T161, T162, T163, T164, T165, T166, T167, T168, T169, T170, T171, T172, T173, T174, T175, T176, T177, T178, T179, T180, T181, T182, T183, T184, T185, T186, T187, T188, T189, T190, T191, 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ALL DIMENSIONS ARE IN METERS

OWNER'S SIGNATURE _____

ENGINEER'S SIGNATURE _____

SIGNATURE _____
 Pw: _____

SRIKANTH C.N
BCC/BL/3.6/E-4449/2019-20

ONENESS INFRA TECH
#2/9, 2nd Floor, 50th Cross, 5th Block
Near Bhaskar Circle, Rajajinagar
Bangalore-560 010

tel: 080-41141811 Email: info@oitech
www.oitech.co.in

RESIDENTIAL GR
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3/3, 9/1, 9/2, 9/3, 10,

0, 20, 25, 37/4 & 37/1

ELLI- MALLENAHA
HOBII DEVANAH

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INITIAL DEVELOPMENT

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DWG.NAME
DEVELOPER

SHEET No:- 20

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