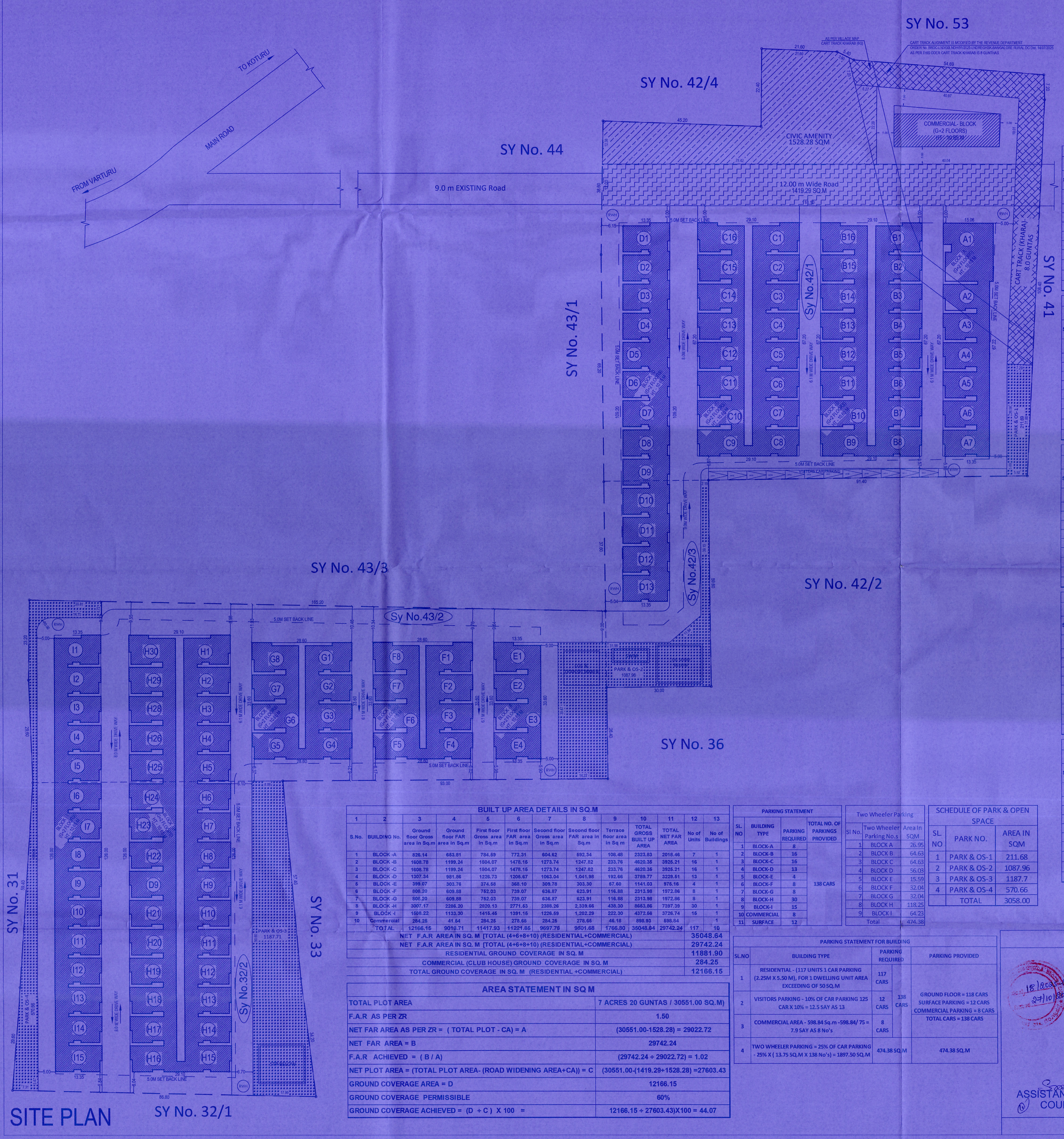


BUILT UP AREA DETAILS IN SQ.M

1 S.No.	2 BUILDING No.	3 Ground floor Gross area in Sq.m	4 Ground floor FAR area in Sq.m	5 First floor Gross area in Sq.m	6 First floor FAR area in Sq.m	7 Second floor Gross area in Sq.m	8 Second floor FAR area in Sq.m	9 Terrace floor area in Sq m	10 TOTAL GROSS BUILT UP AREA	11 TOTAL NET FAR AREA	12 No of Units	13 No of Buildings
1	BLOCK -A	826.14	653.81	784.69	772.31	604.62	592.34	108.48	2323.83	2018.46	7	1
2	BLOCK -B	1608.78	1199.24	1504.07	1478.16	1273.74	1247.82	233.76	4620.35	3926.21	16	1
3	BLOCK -C	1608.78	1199.24	1504.07	1478.15	1273.74	1247.82	233.76	4620.35	3925.21	16	1
4	BLOCK -D	1307.34	981.86	1226.73	1205.67	1063.04	1,041.98	192.66	3789.77	3229.51	13	1
5	BLOCK -E	399.07	303.76	374.68	368.10	309.78	303.30	67.60	1141.03	975.16	4	1
6	BLOCK -F	808.20	608.88	762.03	739.07	636.87	623.91	116.88	2313.98	1972.86	8	1
7	BLOCK -G	808.20	608.88	752.03	739.07	636.87	623.91	116.88	2313.98	1972.86	8	1
8	BLOCK -H	3007.17	2286.20	2820.13	2771.63	2388.26	2,339.66	438.30	8663.86	7397.39	30	1
9	BLOCK -I	1509.22	1133.30	1416.45	1391.16	1226.69	1,202.29	222.30	4372.56	3726.74	16	1
10	Commercial	284.26	41.64	284.25	278.66	284.25	278.66	46.18	898.93	698.84	1	1
	TOTAL	12166.15	9016.71	11417.93	11221.85	9697.76	9501.68	1766.80	35048.64	29742.24	117	10

NET F.A.R AREA IN SQ. M [TOTAL (4+6+8+10)] (RESIDENTIAL+COMMERCIAL)	35048.64
NET F.A.R AREA IN SQ. M [TOTAL (4+6+8+10)] (RESIDENTIAL+COMMERCIAL)	29742.24
RESIDENTIAL GROUND COVERAGE IN SQ.M	11881.90
COMMERCIAL (CLUB HOUSE) GROUND COVERAGE IN SQ.M	284.25
TOTAL GROUND COVERAGE IN SQ.M (RESIDENTIAL +COMMERCIAL)	12166.15

AREA STATEMENT IN SQ M

TOTAL PLOT AREA	7 ACRES 20 GUNTAS / 30551.00 SQ.M)
F.A.R AS PER ZR	1.50
NET FAR AREA AS PER ZR = (TOTAL PLOT - CA) = A	(30551.00-1528.28) = 29022.72
NET FAR AREA = B	29742.24
F.A.R ACHIEVED = (B / A)	(29742.24 ÷ 29022.72) = 1.02
NET PLOT AREA = (TOTAL PLOT AREA- (ROAD WIDENING AREA+CA)) = C	(30551.00-(1419.29+1528.28) =27603.43
GROUND COVERAGE AREA = D	12166.15
GROUND COVERAGE PERMISSIBLE	60%
GROUND COVERAGE ACHIEVED = (D ÷ C) X 100 =	12166.15 ÷ 27603.43)X100 = 44.07

PARKING STATEMENT

SL NO	BUILDING TYPE	PARKING REQUIRED	TOTAL NO. OF PARKINGS PROVIDED
1	BLOCK-A	8	138 CARS
2	BLOCK-B	16	
3	BLOCK-C	16	
4	BLOCK-D	13	
5	BLOCK-E	4	
6	BLOCK-F	8	
7	BLOCK-G	8	
8	BLOCK-H	30	
9	BLOCK-I	15	
10	COMMERCIAL	8	
11	SURFACE	12	

Two Wheeler Parking

Sl No.	Two Wheeler Parking No.s	Area In SQM
1	BLOCK A	26.95
2	BLOCK B	64.63
3	BLOCK C	64.63
4	BLOCK D	56.03
5	BLOCK E	15.59
6	BLOCK F	32.04
7	BLOCK G	32.04
8	BLOCK H	118.25
9	BLOCK I	64.23
	Total	474.38

SCHEDULE OF PARK & OPEN SPACE

SL NO	PARK NO.	AREA IN SQM
1	PARK & OS-1	211.68
2	PARK & OS-2	1087.96
3	PARK & OS-3	1187.7
4	PARK & OS-4	570.66
	TOTAL	3058.00

PARKING STATEMENT FOR BUILDING

SL.NO	BUILDING TYPE	PARKING REQUIRED		PARKING PROVIDED
1	RESIDENTIAL - (117 UNITS 1 CAR PARKING (2.25M X 5.50 M), FOR 1 DWELLING UNIT AREA EXCEEDING OF 50 SQ.M	117 CARS	138 CARS	GROUND FLOOR = 118 CARS SURFACE PARKING = 12 CARS COMMERCIAL PARKING = 8 CARS TOTAL CARS = 138 CARS
2	VISITORS PARKING - 10% OF CAR PARKING 125 CAR X 10% = 12.5 SAY AS 13	12 CARS		
3	COMMERCIAL AREA - 598.84 Sq.m -598.84/ 75 = 7.9 SAY AS 8 No's	8 CARS		
4	TWO WHEELER PARKING = 25% OF CAR PARKING - 25% X (13.75 SQ.M X 138 No's) = 1897.50 SQ.M	474.38 SQ.M		474.38 SQ.M

LAND USE ANALYSIS

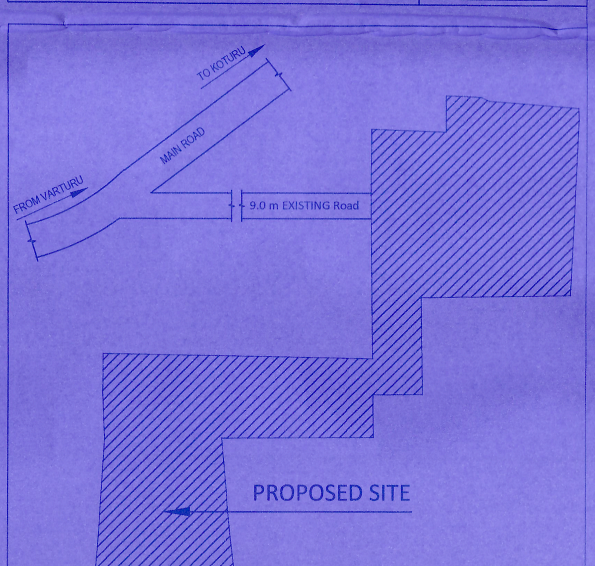
SL.NO	DESCRIPTION	AREA IN SQM AS PER ZR	%	AREA IN SQM AS PER PLAN	%
1	RESIDENTIAL AREA			11881.90	38.89%
2	COMMERCIAL AREA	1527.55	5.00	284.25	0.93%
3	DRIVEWAY & OPEN AREA			12379.28	40.52%
4	PARK & OPEN SPACES	3055.1	10.00	3058.00	10.01%
5	CIVIC AMENITY	1527.55	5.00	1528.28	5.00%
6	ROAD AREA			1419.29	4.65%
	TOTAL			30551.00	100.00%

SUMMARY OF AREA STATEMENTS

SL.NO	DESCRIPTION	AS PER ZONING	AS PER DRAWING
1	PLOT AREA IN SQM	-------	30551.00
2	NET FAR AREA IN SQM	-------	29742.24
3	COVERAGE	60%	44.07%
4	F.A.R	1.5	1.027
5	SET BACK ALROUND	5.0	5.0
6	NO. OF UNITS	-------	117 UNITS
7	NO. OF BUILDINGS	-------	10 NO'S
8	NO.OF FLOORS	-------	G+2 FLOORS
9	HEIGHT OF BUILDING	Up to-15M	10.65 M

INDEX

- DEVELOPMENT AREA BOUNDARY
- SURVEY LINE BOUNDARY
- PLINTH LINE
- SET BACK LINE
- PARK & OPEN SPACES
- CIVIC AMENITIES
- ROAD AREA
- KHARAB AREA
- RAIN WATER HARVESTING PIT (RWH)
- SOLID WASTE MANAGEMENT PIT (SWM)
- SEWAGE TREATMENT PLANT (STP)



KEY PLAN(NTS)

BUILT UP AREA STATEMENT IN SQM (BLOCK-A)

S.No.	FLOOR	1 GROSS BUILT UP AREA	2 DUCT DEDUCTIONS DUCTS	(1-2)=3 NET BUILT UP AREA	4 NON FAR AREA PARKING	5 LIFT	6 STAIRCASE ROOM	(4+5+6)=7 TOTAL NON FAR AREAS	(3-7)=8 NET FAR AREA	9 No of Units
1	Ground	826.14	0.00	826.14	160.05	12.28		172.33	653.81	
2	First	784.59		784.59		12.28		12.28	772.31	
3	Second	604.62		604.62		12.28		12.28	592.34	
4	Terrace	108.48		108.48			108.48	108.48	0.00	
	Grand Total	2323.83	0.00	2323.83	160.05	36.84		305.37	2018.46	7
	GROSS BUILT UP AREA								2323.83	
	NET BUILT UP AREA								2323.83	
	NET FAR AREA								2018.46	
	GROUND COVERAGE AREA								826.14	

BUILT UP AREA STATEMENT IN SQM (BLOCK- B)

S.No.	FLOOR	1 GROSS BUILT UP AREA	2 DUCT DEDUCTIONS DUCTS	(1-2)=3 NET BUILT UP AREA	4 NON FAR AREA PARKING	5 LIFT	6 STAIRCASE ROOM	(4+5+6)=7 TOTAL NON FAR AREAS	(3-7)=8 NET FAR AREA	9 No of Units
1	Ground	1608.78		1608.78	383.62	25.92		409.54	1199.24	
2	First	1504.07		1504.07		25.92		25.92	1478.15	
3	Second	1273.74		1273.74		25.92		25.92	1247.82	
4	Terrace	233.76		233.76			233.76	233.76	0.00	
	Grand Total	4620.35	0.00	4620.35	383.62	233.76		695.14	3925.21	16
	GROSS BUILT UP AREA								4620.35	
	NET BUILT UP AREA								4620.35	
	NET FAR AREA								3925.21	
	GROUND COVERAGE AREA								1608.78	

BUILT UP AREA STATEMENT IN SQM (BLOCK- C)

S.No.	FLOOR	1 GROSS BUILT UP AREA	2 DUCT DEDUCTIONS DUCTS	(1-2)=3 NET BUILT UP AREA	4 NON FAR AREA PARKING	5 LIFT	6 STAIRCASE ROOM	(4+5+6)=7 TOTAL NON FAR AREAS	(3-7)=8 NET FAR AREA	9 No of Units
1	Ground	1608.78		1608.78	383.62	25.92		409.54	1199.24	
2	First	1504.07		1504.07		25.92		25.92	1478.15	
3	Second	1273.74		1273.74		25.92		25.92	1247.82	
4	Terrace	233.76		233.76			233.76	233.76	0.00	
	Grand Total	4620.35	0.00	4620.35	383.62	233.76		695.14	3925.21	16
	GROSS BUILT UP AREA								4620.35	
	NET BUILT UP AREA								4620.35	
	NET FAR AREA								3925.21	
	GROUND COVERAGE AREA								1608.78	

BUILT UP AREA STATEMENT IN SQM (BLOCK-D)

S.No.	FLOOR	1 GROSS BUILT UP AREA	2 DUCT DEDUCTIONS DUCTS	(1-2)=3 NET BUILT UP AREA	4 NON FAR AREA PARKING	5 LIFT	6 STAIRCASE ROOM	(4+5+6)=7 TOTAL NON FAR AREAS	(3-7)=8 NET FAR AREA	9 No of Units
1	Ground	1307.34		1307.34	304.42	21.06		325.48	981.86	
2	First	1226.73		1226.73		21.06		21.06	1205.67	
3	Second	1063.04		1063.04		21.06		21.06	1041.98	
4	Terrace	192.66		192.66			192.66	192.66	0.00	
	Grand Total	3789.77	0.00	3789.77	304.42	192.66		560.26	3229.51	13
	GROSS BUILT UP AREA								3789.77	
	NET BUILT UP AREA								3789.77	
	NET FAR AREA								3229.51	
	GROUND COVERAGE AREA								1307.34	

BUILT UP AREA STATEMENT IN SQM (BLOCK-E)

S.No.	FLOOR	1 GROSS BUILT UP AREA	2 DUCT DEDUCTIONS DUCTS	(1-2)=3 NET BUILT UP AREA	4 NON FAR AREA PARKING	5 LIFT	6 STAIRCASE ROOM	(4+5+6)=7 TOTAL NON FAR AREAS	(3-7)=8 NET FAR AREA	9 No of Units
1	Ground	399.07	0.00	399.07	88.82	6.48		95.30	303.77	
2	First	374.58		374.58		6.48		6.48	368.10	
3	Second	309.78		309.78		6.48		6.48	303.30	
4	Terrace	57.60		57.60			57.60	57.60	0.00	
	Grand Total	1141.03	0.00	1141.03	88.82	57.60		165.86	975.17	4
	GROSS BUILT UP AREA								1141.03	
	NET BUILT UP AREA								1141.03	
	NET FAR AREA								975.17	
	GROUND COVERAGE AREA								399.07	

BUILT UP AREA STATEMENT IN SQM (BLOCK-F)

S.No.	FLOOR	1 GROSS BUILT UP AREA	2 DUCT DEDUCTIONS DUCTS	(1-2)=3 NET BUILT UP AREA	4 NON FAR AREA PARKING	5 LIFT	6 STAIRCASE ROOM	(4+5+6)=7 TOTAL NON FAR AREAS	(3-7)=8 NET FAR AREA	9 No of Units
1	Ground	808.20		808.20	185.36	12.96		198.32	609.88	
2	First	752.03		752.03		12.96		12.96	739.07	
3	Second	636.87		636.87		12.96		12.96	623.91	
4	Terrace	116.88		116.88			116.88	116.88	0.00	
	Grand Total	2313.98	0.00	2313.98	185.36	116.88		341.12	1972.86	8
	GROSS BUILT UP AREA								2313.98	
	NET BUILT UP AREA								2313.98	
	NET FAR AREA								1972.86	
	GROUND COVERAGE AREA								808.20	

BUILT UP AREA STATEMENT IN SQM (BLOCK-G)

S.No.	FLOOR	1 GROSS BUILT UP AREA	2 DUCT DEDUCTIONS DUCTS	(1-2)=3 NET BUILT UP AREA	4 NON FAR AREA PARKING	5 LIFT	6 STAIRCASE ROOM	(4+5+6)=7 TOTAL NON FAR AREAS	(3-7)=8 NET FAR AREA	9 No of Units
1	Ground	808.20		808.20	185.36	12.96		198.32	609.88	
2	First	752.03		752.03		12.96		12.96	739.07	
3	Second	636.87		636.87		12.96		12.96	623.91	
4	Terrace	116.88		116.88			116.88	116.88	0.00	
	Grand Total	2313.98	0.00	2313.98	185.36	116.88		341.12	1972.86	8
	GROSS BUILT UP AREA								2313.98	
	NET BUILT UP AREA								2313.98	
	NET FAR AREA								1972.86	
	GROUND COVERAGE AREA								808.20	

BUILT UP AREA STATEMENT IN SQM (BLOCK-H)

S.No.	FLOOR	1 GROSS BUILT UP AREA	2 DUCT DEDUCTIONS DUCTS	(1-2)=3 NET BUILT UP AREA	4 NON FAR AREA PARKING	5 LIFT	6 STAIRCASE ROOM	(4+5+6)=7 TOTAL NON FAR AREAS	(3-7)=8 NET FAR AREA	9 No of Units
1	Ground	3007.17		3007.17	672.37	48.60		720.97	2286.20	
2	First	2820.13		2820.13		48.60		48.60	2771.53	
3	Second	2388.26		2388.26		48.60		48.60	2339.66	
4	Terrace	438.30		438.30			438.30	438.30	0.00	
	Grand Total	8663.86	0.00	8663.86	672.37	438.30		1266.47	7397.39	30
	GROSS BUILT UP AREA								8663.86	
	NET BUILT UP AREA								8663.86	
	NET FAR AREA								7397.39	
	GROUND COVERAGE AREA								3007.17	

BUILT UP AREA STATEMENT IN SQM (BLOCK-I)

S.No.	FLOOR	1 GROSS BUILT UP AREA	2 DUCT DEDUCTIONS DUCTS	(1-2)=3 NET BUILT UP AREA	4 NON FAR AREA PARKING	5 LIFT	6 STAIRCASE ROOM	(4+5+6)=7 TOTAL NON FAR AREAS	(3-7)=8 NET FAR AREA	9 No of Units
1	Ground	1508.22		1508.22	350.62	24.30		374.92	1133.30	
2	First	1415.45		1415.45		24.30		24.30	1391.15	
3	Second	1226.59		1226.59		24.30		24.30	1202.29	
4	Terrace	222.30		222.30			222.30	222.30	0.00	
	Grand Total	4372.56	0.00	4372.56	350.62	222.30		645.82	3726.74	15
	GROSS BUILT UP AREA								4372.56	
	NET BUILT UP AREA								4372.56	
	NET FAR AREA								3726.74	
	GROUND COVERAGE AREA								1508.22	

BUILT UP AREA STATEMENT IN SQM (COMMERCIAL BLOCK)

S.No.	FLOOR	1 GROSS BUILT UP AREA	2 DUCT DEDUCTIONS DUCTS	(1-2)=3 NET BUILT UP AREA	4 NON FAR AREA PARKING	5 LIFT	6 STAIRCASE ROOM	(4+5+6)=7 TOTAL NON FAR AREAS	(3-7)=8 NET FAR AREA	9 No of Units
1	Ground	284.25	2.89	281.36	237.11	2.71	0.00	239.82	41.54	
2	First	284.25	2.89	281.36	0.00	2.71	0.00	2.71	278.65	
3	Second	284.25	2.89	281.36	0.00	2.71	0.00	2.71	278.65	
4	Terrace	46.18	0.00	46.18	0.00	0.00	46.18	46.18	0.00	
	Grand Total	898.93	8.67	890.26	237.11	8.13	46.18	291.42	598.84	1
	GROSS BUILT UP AREA								898.93	
	NET BUILT UP AREA								890.26	
	NET FAR AREA								598.84	
	GROUND COVERAGE AREA								284.25	

ALL DIMENSIONS ARE IN METERS

DETAILS OF AREA AS PER Sy Nos. (AS PER AKARABANDH)
TOTAL AREA – 7 ACRES 22 GUNTAS (30553.34 SQ.M)

Sy. Nos.	VILLAGE	ACRE	GUNTAS	Kharab in Guntas	CONVERSION ORDER No & Date
32/2	GULLEKAPURA	1	30		Application No. 747441 Dtd: 24/02/2025
42/1		3	12	6	Application No. 747440 Dtd: 24/02/2025
42/3		0	18		Application No. 747443 Dtd: 24/02/2025
42/2		2	2		Application No. 747442 Dtd: 24/02/2025
TOTAL		7	22	6	

DETAILS OF AREA AS PER Sy Nos. (AFTER CART TRACK ALIGNMENT)
TOTAL AREA – 7 ACRES 20 GUNTAS (30551.00 SQ.M)

Sy. Nos.	VILLAGE	ACRE	GUNTAS	Kharab in Guntas	CONVERSION ORDER No & Date
32/2	GULLEKAPURA	1	30		Application No. 747441 Dtd: 24/02/2025
42/1		3	10	8	Application No. 747440 Dtd: 24/02/2025
42/3		0	18		Application No. 747443 Dtd: 24/02/2025
42/2		2	2		Application No. 747442 Dtd: 24/02/2025
TOTAL		7	20	8	

OWNER'S SIGNATURE

Smt. LAKSHMI. P, Smt. PADMA. N, Smt. H. RAJINI VISHWANATHA REDDY & OTHERS GPA HOLDER M/s S. J. CONSTRUCTIONS, Represented by its partners:

1. Sri. KORLAPATI SURESH.
2. Sri. REPALA SRINIVAS.

ENGINEER SIGNATURE:

Sri. YOGANANDA. B. B.E.(CIVIL)
B.C.C./B.L-3.6/ E-4404/18-19.
SDM DESIGN STUDIOS
Vaishnavi Square, Site No. 30-31, 5th Floor, Whitefield Main Road, Above Adishwar Electronics Store, Mahadevapura, Bengaluru- 560 048.
E-mail: yogananda02@gmail.com
Mobile : +91 9964665840

PROJECT TITLE

PROPOSED RESIDENTIAL BUILINDG PLAN AS PER THE APPROVED GROUP HOUSING DEVELOPMENT PLAN VIDE No.HPA/LAO/75/2024-25, DATED 28.03.2025, MUTTASANDRA GRAMA PANCHYATH KATHA No. 32/2/42/1/3/43/2, PID No. 150300402001100168 OF SY No. 32/2, 42/1, 42/3 & 43/2 OF GULLEKAIPURA VILLAGE ANUGONDANAHALLI HOBLI, HOSKOTE TALUK, BANGALORE RURAL DISTRICT.

TITLE

RESIDENTIAL DEVELOPMENT PLAN FOR GROUP HOUSING

ORIENTATION

N

SCALE =1 : 450

SHEET No. = 1 of 11

SANCTIONING AUTHORITY

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ASSISTANT DIRECTOR OF TOWN & COUNTRY PLANNING.

DEPUTY DIRECTOR OF TOWN & COUNTRY PLANNING.

JOINT DIRECTOR OF TOWN & COUNTRY PLANNING & MEMBER SECRETARY

HOSKOTE PLANNING AUTHORITY, HOSKOTE.