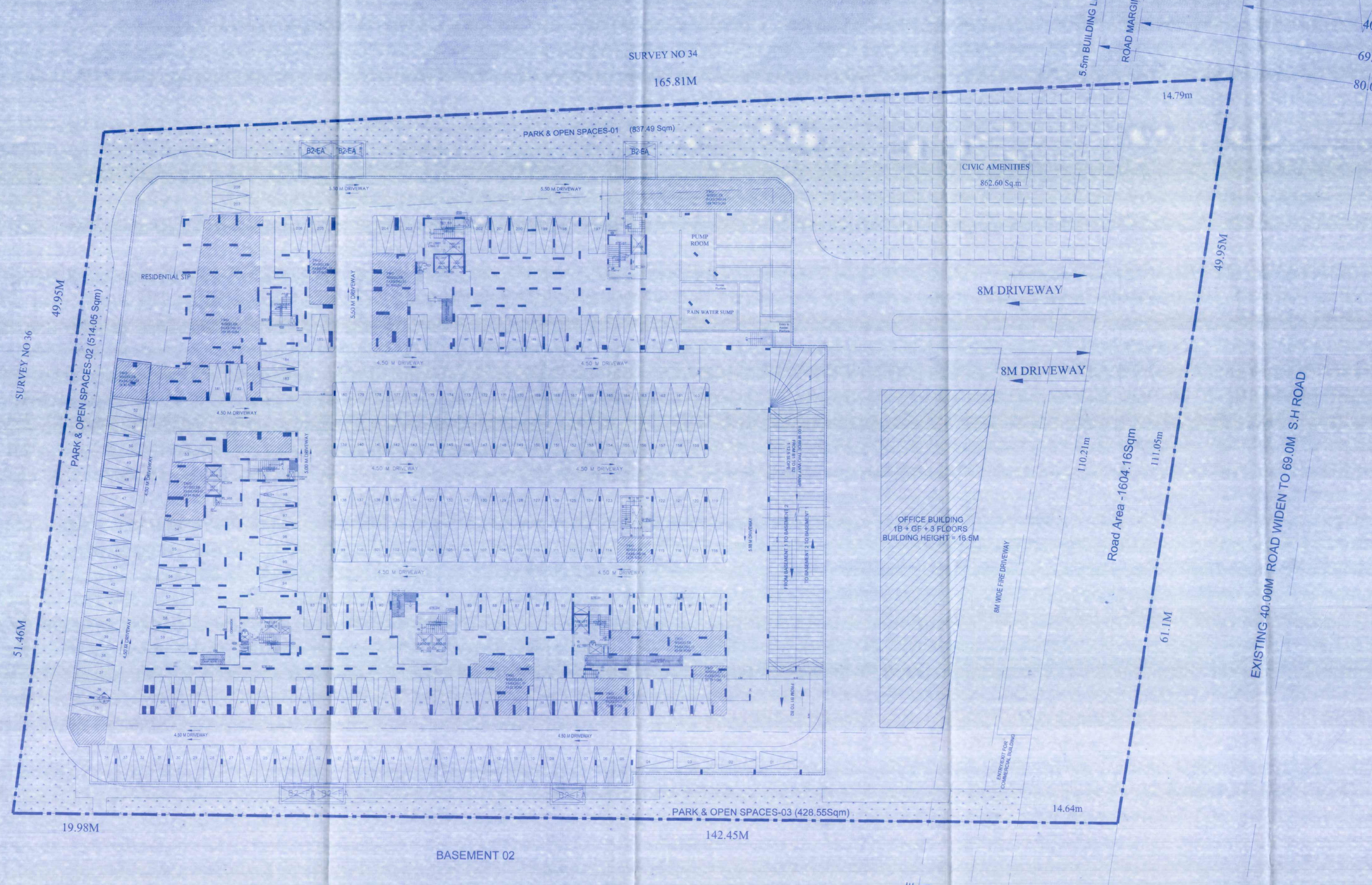


BASEMENT 02

SL.NO	BASMENT 2 PARKING NO.	AREA In Sqm
1	TWO WHEELER PARKING -1	256.43
2	TWO WHEELER PARKING -2	28.47
3	TWO WHEELER PARKING -3	81.56
4	TWO WHEELER PARKING -4	108.76
5	TWO WHEELER PARKING -5	26.80
6	TWO WHEELER PARKING -6	27.39
7	TWO WHEELER PARKING -7	45.69
8	TWO WHEELER PARKING -8	18.26
9	TWO WHEELER PARKING -9	54.22
10	TWO WHEELER PARKING -10	62.08
11	TWO WHEELER PARKING -11	29.94
12	TWO WHEELER PARKING -12	20.78
13	TWO WHEELER PARKING -13	21.67
	TOTAL AREA	782.05

SL.NO	BASMENT 1 PARKING NO.	AREA In Sqm
1	TWO WHEELER PARKING -1	256.85
2	TWO WHEELER PARKING -2	40.78
3	TWO WHEELER PARKING -3	71.653
4	TWO WHEELER PARKING -4	27.39
5	TWO WHEELER PARKING -5	30.77
6	TWO WHEELER PARKING -6	18.26
7	TWO WHEELER PARKING -7	29.37
8	TWO WHEELER PARKING -8	87.29
9	TWO WHEELER PARKING -9	29.94
10	TWO WHEELER PARKING -10	20.78
11	TWO WHEELER PARKING -11	21.68
	TOTAL AREA	634.76

SL.NO	TWO WHEELER PARKING	AREA In Sqm
1	BASMENT 1	634.76
2	BASMENT 2	782.05
	TOTAL AREA	1416.81

LAND USE ANALYSIS

S.No.	DESCRIPTION	AREA in Sq.m as per ZR	%	AREA in Sq.m as per Plan	%
1	Residential Area			3700.56	21.52
2	Commercial Area			568.73	3.31
3	Park & Open spaces	1719.89	10.00	1780.09	10.35
4	Civic Amenities	859.95	5.00	862.60	5.02
5	Driveway & open space			8682.76	50.48
6	Road Widening Area			1604.16	9.33
	TOTAL			17198.90	100.00

C/S OF RAIN WATER HARVESTING WELL
NOT TO SCALE
VENTILATING COVERS
COARSE SAND
AGGREGATES
20MM STONE
AGGREGATES 40MM STONE
TYPICAL CONCRETE COLUMN AND FOOTING DETAILS

PROPOSED BLOCK

S.No	DESCRIPTION	AS PER ZONING	AS PER DRAWING
01	PLOT AREA IN SQ.M	------	17198.90
02	COVERAGE	50 %	27.38%
03	F.A.R	2.75	2.74
04	No. OF BUILDINGS	------	5 No.
04	No. OF units	------	272 No.
05	HEIGHT OF BUILDING	45.00m	44.55m
06	SET BACKS		
	FRONT	13.0m	13.0m
	OTHER SIDES	13.0m	13.0m
	FRONT	13.0m	13.0m
	OTHER SIDES	13.0m	13.0m

SUMMARY OF AREA STATEMENTS (title of above table)

ALL DIMENSIONS ARE IN METERS
SCHEDULE OF OPENINGS

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.10 x 2.40
D	DOOR	1.20 x 2.40
D-a	DOOR	1.20 x 2.40
D1	DOOR	0.90 x 2.40
D2	DOOR	0.75 x 2.40
SD	SLIDING DOOR	3.32 x 2.40
SD1	SLIDING DOOR	2.45 x 2.40
SD2	SLIDING DOOR	3.20 x 2.40
SD3	SLIDING DOOR	2.50 x 2.40
SD3a	SLIDING DOOR	2.15 x 2.40
SD4	SLIDING DOOR	1.80 x 2.40
FD	FIRE DOOR	1.20 x 2.40
MSD1	METAL SHAFT DOOR	0.90 x 1.95
MSD2	METAL SHAFT DOOR	0.50 x 1.95
MSD3	METAL SHAFT DOOR	0.45 x 1.95
W	WINDOW	3.32 x 2.30
W1	WINDOW	2.45 x 2.30
W2	WINDOW	2.30 x 2.30
W3	WINDOW	2.15 x 2.30
W3a	WINDOW	2.05 x 2.30
W4	WINDOW	1.50 x 2.30
W5	WINDOW	0.60 x 2.30
KW	KITCHEN WINDOW	1.20 x1.20
STW1	SLIDING WINDOW	2.80 x 1.50
SW	SLIDING WINDOW	2.45 x 1.50
SW1	SLIDING WINDOW	2.15 x 1.50
SW2	SLIDING WINDOW	1.50 x 1.50
SW3	SLIDING WINDOW	1.00 x 1.50
SW4	SLIDING WINDOW	0.60 x 1.50
V	VENTILATOR	0.60 x 0.90
V1	VENTILATOR	0.77 x 0.90
V2	VENTILATOR	0.75 x 0.90
FW	FIXED WINDOW	1.50 x 2.30

AMENITIES -SCHEDULE OF OPENING

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	2.00 x 2.40
D1	DOOR	1.90 x 2.40
D2	DOOR	0.90 x 2.40
D3	DOOR	0.80 x 2.40
D4	DOOR	0.80 x 2.40
W1	WINDOW	2.30 x 2.20
SW1	STAIRCASE WINDOW	1.80 x 2.20

DETAILED AREA STATEMENT

SL.NO	Floor	GROSS AREA in Sq.mt (A)	Deductions- OTS and Duct cutouts& FHC, Elec. Comm. Shafts (B)	Built up Area in sq mt per floor (C=A-B)	Deductions-Parking (D)	Deductions- lift shaft & staircase well (E)	Deductions- cutout (landscape, gathering space &elec.panel room cutout) (F)	Deductions (G)	Total FAR sqmt (H =C-D-E-F)
	APARTMENT TOWER & AMENITY TOWER								
1	BASEMENT 1	9583.41	204.74	9378.67	9014.31	55.09	0.00	0.00	309.27
2	BASEMENT 2	9482.91	111.20	9371.71	9068.38	55.09	0.00	0.00	248.24
3	GROUND FLOOR	3700.56	371.47	3185.09	0.00	48.68	146.75	0.00	3133.66
4	1st FLOOR	3452.12	431.39	3020.73	0.00	60.29	61.59	0.00	2898.85
5	2nd FLOOR	3483.29	321.08	3162.21	0.00	60.29	2.75	0.00	3099.17
6	3rd FLOOR	3483.29	358.89	3124.40	0.00	60.29	110.28	0.00	2953.83
7	4th FLOOR	3382.08	462.91	2919.17	0.00	60.29	2.75	0.00	2856.13
8	5th FLOOR	3325.34	309.05	3016.29	0.00	57.29	184.75	0.00	2774.25
9	6th FLOOR	3143.34	201.53	2941.81	0.00	57.29	110.28	0.00	2774.24
10	7th FLOOR	3143.34	309.05	2834.29	0.00	0.00	2.75	0.00	2774.25
11	8th FLOOR	3143.34	309.05	2834.29	0.00	57.29	0.75	0.00	2774.25
12	9th FLOOR	3143.34	201.53	2941.81	0.00	57.29	2.75	0.00	2774.24
13	10th FLOOR	3143.34	309.05	2834.29	0.00	57.29	2.75	0.00	2774.25
14	11th FLOOR	3143.34	309.05	2834.29	0.00	57.29	2.75	0.00	2774.25
15	12TH FLOOR	3143.34	201.53	2941.81	0.00	57.29	110.28	0.00	2774.24
16	13th FLOOR (Pent-lower)	3168.22	283.65	2884.57	0.00	57.29	2.75	0.00	2824.53
17	14th FLOOR (Pent-upper)	3169.58	860.40	2309.18	0.00	57.29	0.75	0.00	2249.14
18	TERRACE	236.98	0.00	236.98	0.00	236.98	0.00	0.00	0.00
	TOTAL	68471.16	5555.57	62771.59	18082.69	1152.61	744.68	0.00	42766.79
	GROSS RESIDENTIAL BUILT UP AREA (APARTMENT TOWER+ AMENITY TOWER)								68471.16
	NET RESIDENTIAL BUILT UP AREA (APARTMENT TOWER+ AMENITY TOWER)								62771.59
	NET RESIDENTIAL F A R AREA (APARTMENT TOWER+ AMENITY TOWER)								42766.79
	GROUND RESIDENTIAL COVERAGE AREA (APARTMENT TOWER+ AMENITY TOWER)								3700.56

FLOOR WISE AMENITY AREA BREAK UPS OF AMENITY TOWER

SLNO	Floor	GROSS AREA in Sq.mt (A)	Deductions- OTS and Duct cutouts& FHC, Elec. Comm. Shafts (B)	Built up Area in sq mt per floor (C=A-B)	Deductions- service room (D)	Deductions- lift shaft & staircase well (E)	Deductions- Swimming pool,Deck&Podium landscape (F)	Deductions (G)	Total FAR sqmt (H =C-D-E-F)
1	GROUND FLOOR	505.83	133.88	371.95	0.00	6.75	0.00	0.00	365.20
2	1st FLOOR	398.76	12.03	386.73	0.00	5.54	58.84	0.00	322.35
3	2nd FLOOR	339.95	12.03	327.92	0.00	5.54	0.00	0.00	322.38
4	3rd FLOOR	339.95	157.36	182.59	0.00	5.54	0.00	0.00	177.05
5	TERRACE FLOOR	182.00	0.00	182.00	0.00	0.00	182.00	0.00	0.00
	TOTAL	1766.48	315.30	1451.18	0.00	23.37	240.84	0.00	1186.98

AREA STATEMENT IN SQ M

TOTAL PLOT AREA	4ACRE 10.00 GUNTAS / 17198.90 SQ.M
KARAB AREA ('B' KARAB)	00 ACRE 00.00 GUNTAS / 0.00 SQ.M
NET PLOT AREA CONSIDERED FOR DEVELOPMENT PLAN	4ACRE 10.00 GUNTAS / 17198.90 SQ.M
F.A.R PERMISSIBLE AS PER ZONAL REGULATIONS	2.75
PLOT AREA CONSIDERED FOR FAR AS PER ZR = (TOTAL PLOT-CA) = A	(17198.90-862.60) =16336.30
NET F.A.R AREA = B	44912.07
F.A.R ACHIEVED = (B / A)	(44912.07÷16336.30) =2.74
ROAD AREA IN SQM	1604.16
PLOT AREA CONSIDERED FOR COVERAGE AS PER ZR = (TOTAL PLOT AREA- ROAD AREA) = C	(17798.90-1604.16) =15594.74
GROUND COVERAGE AREA = D	4269.29
GROUND COVERAGE PERMISSIBLE	50%
GROUND COVERAGE ACHIEVED = (D ÷ C) x 100 =	(4269.29÷15594.74) x 100 =27.38%

AREA STATEMENT

DETAILS OF AREA AS PER SURVEY NUMBERS

TOTAL AREA CONSIDERED FOR DEVELOPMENT PLAN =04 ACRE 10.00 GUNTAS (17198.90 Sq.m)

SL NO.	SURVEY NUMBERS	TOTAL AREA IN ACRES GUNTAS	(B) KHARAB IN ACRES GUNTAS	NET AREA IN ACRES GUNTAS	COVERSION ORDERS NUMBERS AND DATE
1	37/1A	00-10.00	----	00-10.00	ALN(D)SR.39/2003-04 DATE:-03-02-2005
2	37/1B	02-00.00	----	02-00.00	ALN(D)SR.149/1987-88 DATE:-30-05-1988
3	37/2	02-00.00	----	02-00.00	ALN(D)SR.45/1986-87 DATE:-25-02-1987
	TOTAL	04-10.00	0-00.00	04-10.00	

		AS PER ZONAL REGULATIONS	AS PER DRAWING
Height of building	HEIGHT	AS PER ZR - 45.00m	44.55m
	HEIGHT	AS PER AAI-50.0m	44.50 m
UNITS		-------	272 Units
FAR		F.A.R PERMISSIBLE - 2.75	F.A.R ACHIEVED - 2.74
COVERAGE		COVERAGE PERMISSIBLE=50%	COVERAGE ACHIEVED=27.38%

CARS PARKING STATEMENT - APARTMENT TOWER+AMENITY + COMMERCIAL BUILDING

SL.NO	TYPE OF BLOCKS		NO. OF UNITS	NO OF PARKING AS PER REQUIRED
1	APARTMENT		272	1 For 1 Units (150sqm-225Sqm) 272
2	AMENITY (FOR EVERY 50 SQ MT 1 CAR PARK)	1186.97 sqm		24
3	COMMERCIAL (FOR EVERY 50 SQ MT 1 CAR PARK)	2145.28 sqm		43
4	10% CAR PARKING REQUIRED FOR VISITORS	339 NUMBERS		34
	GRAND TOTAL		272	373
	CAR PARKING PROVIDED			
	BASEMENT 1			201
	BASEMENT 2			208
	Commercial Building Basement 1(WITH STACK PARKING)			48
	GRAND TOTAL NO.			457
5	TWO WHEELER PARKING 25% OF CAR PARKING 25% x (13.75 SQ.M x 373 Nos)= 1282.19SQ.M			PROVIDED 1416.47sqm

OWNER'S SIGNATURE

(Sri .Vivekananda Nayak)
Authorised Signatory
M/S HEBBAL PROPERTIES PRIVATE LIMITED

ARCHITECT'S SIGNATURE

SRIKANTH. C.N
BCC/BL/3.6/E-0057/24-25
Oneness InfraTech
#9/9, 2nd Floor, 59th Cross, 5th Block
Near Bhasyam Circle, Rajajinagar,
Bangalore-560 010
Tel : 080-4114161l Email :info@oitech.co.in
www.oitech.co.in

SANCTIONING AUTHORITY

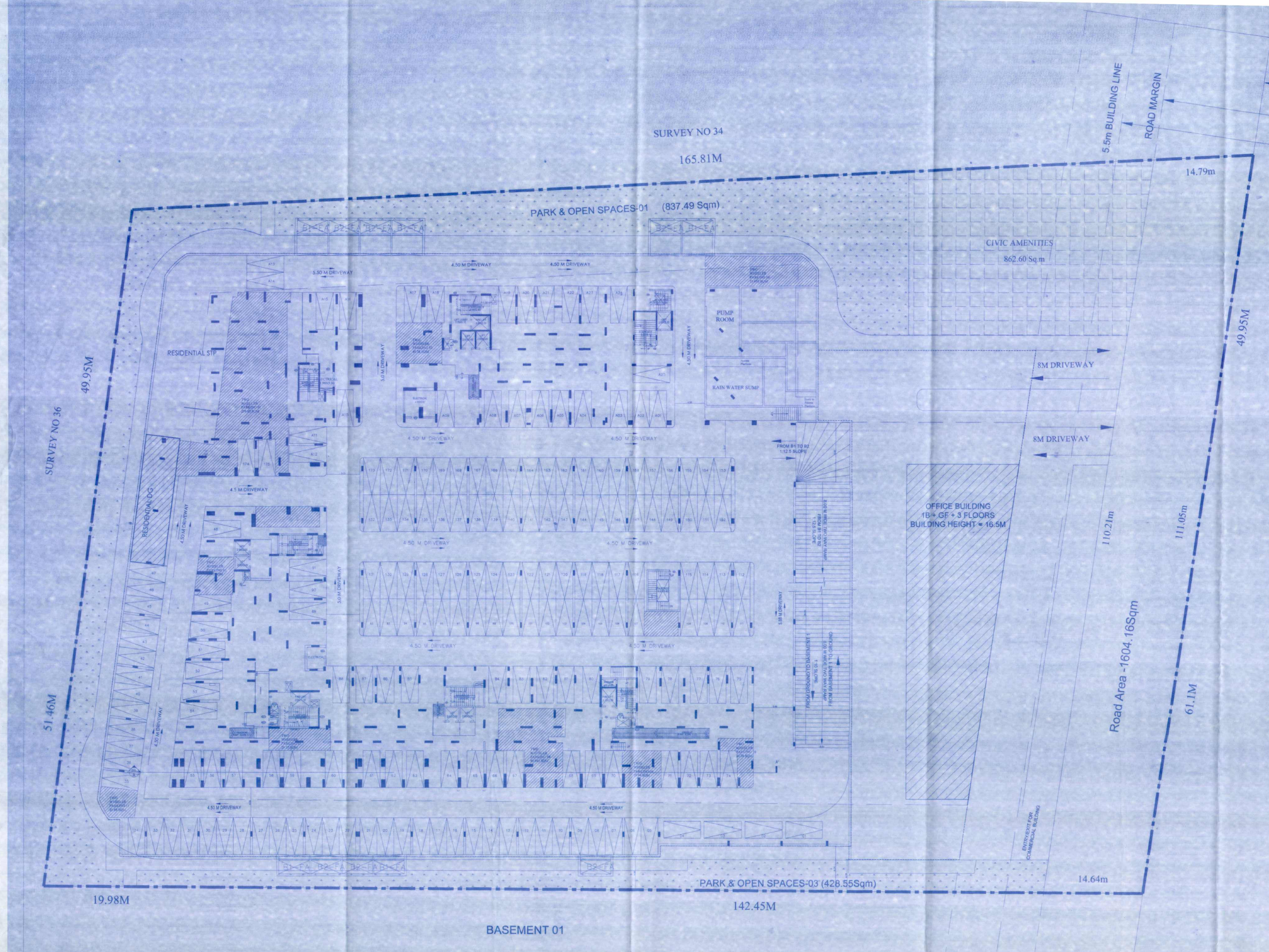
DPA/TP/CC/082/185-26

ಸದಸ್ಯ ಕಾರ್ಯದರ್ಶಿ
ದೊಡ್ಡಬಳ್ಳಾಪುರ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ
26-02-26

PROJECT NAME

PROPOSED APARTMENT BUILDING IN KHATHA No. 201/99, PID No. (150300301700620273) IN APPROVED RESIDENTIAL GROUP HOUSING (RESIDENTIAL APARTMENT) DEVELOPEMENT PLAN No.DPA/TP/DP/02/2025-26 Dtd.11/11/2025 AT Sy.No. 37/1A, 37/1B & 37/2 OF HOSAHUDYA VILLAGE, KASABA HOBLI, DODDABALLAPURA TALUK BANGALORE RURAL DISTRICT

SUBJECT OF DRAWING	SANCTION DRAWING
ORIENTATION	BUILDING No.
N	APARTMENT TOWER & AMENITY
SCALE:1 : 200	DRAWING NO. 1 OF 10
	BASEMENT 02



BASEMENT 01

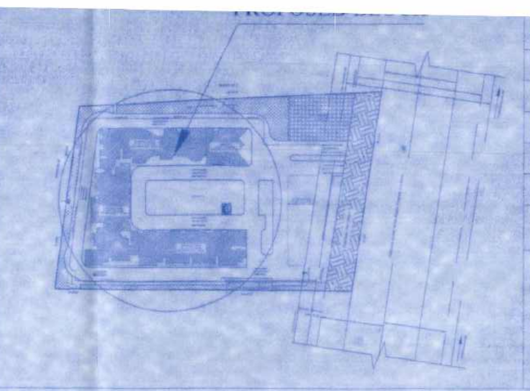
SL NO	BASMENT 2 PARKING NO.	AREA In Sqm
1	TWO WHEELER PARKING -1	256.43
2	TWO WHEELER PARKING -2	28.47
3	TWO WHEELER PARKING -3	81.56
4	TWO WHEELER PARKING -4	108.76
5	TWO WHEELER PARKING -5	26.80
6	TWO WHEELER PARKING -6	27.39
7	TWO WHEELER PARKING -7	45.69
8	TWO WHEELER PARKING -8	18.26
9	TWO WHEELER PARKING -9	54.22
10	TWO WHEELER PARKING -10	62.08
11	TWO WHEELER PARKING -11	29.94
12	TWO WHEELER PARKING -12	20.78
13	TWO WHEELER PARKING -13	21.67
	TOTAL AREA	782.05

SL NO	BASMENT 1 PARKING NO.	AREA In Sqm
1	TWO WHEELER PARKING -1	256.85
2	TWO WHEELER PARKING -2	40.78
3	TWO WHEELER PARKING -3	71.653
4	TWO WHEELER PARKING -4	27.39
5	TWO WHEELER PARKING -5	30.77
6	TWO WHEELER PARKING -6	18.26
7	TWO WHEELER PARKING -7	29.37
8	TWO WHEELER PARKING -8	87.29
9	TWO WHEELER PARKING -9	29.94
10	TWO WHEELER PARKING -10	20.78
11	TWO WHEELER PARKING -11	21.68
	TOTAL AREA	634.76

SL NO	TWO WHEELER PARKING	AREA In Sqm
1	BASMENT 1	634.76
2	BASMENT 2	782.05
	TOTAL AREA	1416.81

LAND USE ANALYSIS

S.No.	DESCRIPTION	AREA in Sq.m as per ZR	%	AREA in Sq.m as per Plan	%
1	Residential Area			3700.56	21.52
2	Commercial Area			568.73	3.31
3	Park & Open spaces	1719.89	10.00	1780.09	10.35
4	Civic Amenities	859.95	5.00	862.60	5.02
5	Driveway & open space			8682.76	50.48
6	Road Widening Area			1604.16	9.33
	TOTAL			17198.90	100.00



S No	DESCRIPTION	AS PER ZONING	AS PER DRAWING
01	PLOT AREA IN SQ.M	-------	17198.90
02	COVERAGE	50 %	27.38%
03	F.A.R	2.75	2.74
04	No. OF BUILDINGS	-------	5 No.
04	No. OF units	-------	272 No.
05	HEIGHT OF BUILDING	45.00m	44.55m
	SET BACKS		
06	FRONT	13.0m	13.0m
	OTHER SIDES	13.0m	13.0m
	FRONT	13.0m	13.0m
	OTHER SIDES	13.0m	13.0m

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.10 x 2.40
D	DOOR	1.20 x 2.40
D-a	DOOR	1.20 x 2.40
D1	DOOR	0.90 x 2.40
D2	DOOR	0.75 x 2.40
SD	SLIDING DOOR	3.32 x 2.40
SD1	SLIDING DOOR	2.45 x 2.40
SD2	SLIDING DOOR	3.20 x 2.40
SD3	SLIDING DOOR	2.50 x 2.40
SD3a	SLIDING DOOR	2.15 x 2.40
SD4	SLIDING DOOR	1.80 x 2.40
FD	FIRE DOOR	1.20 x 2.40
MSD1	METAL SHAFT DOOR	0.90 x 1.95
MSD2	METAL SHAFT DOOR	0.50 x 1.95
MSD3	METAL SHAFT DOOR	0.45 x 1.95
W	WINDOW	3.32 x 2.30
W1	WINDOW	2.45 x 2.30
W2	WINDOW	2.30 x 2.30
W3	WINDOW	2.15 x 2.30
W3a	WINDOW	2.05 x 2.30
W4	WINDOW	1.50 x 2.30
W5	WINDOW	0.60 x 2.30
KW	KITCHEN WINDOW	1.20 x1.20
STW1	SLIDING WINDOW	2.80 x 1.50
SW	SLIDING WINDOW	2.45 x 1.50
SW1	SLIDING WINDOW	2.15 x 1.50
SW2	SLIDING WINDOW	1.50 x 1.50
SW3	SLIDING WINDOW	1.00 x 1.50
SW4	SLIDING WINDOW	0.60 x 1.50
V	VENTILATOR	0.60 x 0.90
V1	VENTILATOR	0.77 x 0.90
V2	VENTILATOR	0.75 x 0.90
FW	FIXED WINDOW	1.50 x 2.30

AMENITIES -SCHEDULE OF OPENING

MD	MAIN DOOR	2.00 x 2.40
D1	DOOR	1.90 x 2.40
D2	DOOR	0.90 x 2.40
D3	DOOR	0.80 x 2.40
D4	DOOR	0.80 x 2.40
W1	WINDOW	2.30 x 2.20
SW1	STAIRCASE WINDOW	1.80 x 2.20

DETAILED AREA STATEMENT

SL.NO	Floor	GROSS AREA in Sq.mt	Deductions- OTS and Duct cutouts& FHC, Elec. Comm. Shafts	Built up Area in sq mt per floor	Deductions- Parking	Deductions lift shaft & staircase well	Deductions- cutout (landscape, gathering space &elec.panel room cutout)	Deductions	Total FAR sqmt
		A	B	C=A-B	D	E	F	G	H =C-D-E-F
APARTMENT TOWER & AMENITY TOWER									
1	BASEMENT 1	9583.41	204.74	9378.67	9014.31	55.09	0.00	0.00	309.27
2	BASEMENT 2	9482.91	111.20	9371.71	9068.38	55.09	0.00	0.00	248.24
3	GROUND FLOOR	3700.56	371.47	3185.09	0.00	48.68	146.75	0.00	3133.66
4	1st FLOOR	3452.12	431.39	3020.73	0.00	60.29	61.59	0.00	2898.85
5	2nd FLOOR	3483.29	321.08	3162.21	0.00	60.29	2.75	0.00	3099.17
6	3rd FLOOR	3483.29	358.89	3124.40	0.00	60.29	110.28	0.00	2953.83
7	4th FLOOR	3382.08	462.91	2919.17	0.00	60.29	2.75	0.00	2856.13
8	5th FLOOR	3325.34	309.05	3016.29	0.00	57.29	184.75	0.00	2774.25
9	6th FLOOR	3143.34	201.53	2941.81	0.00	57.29	110.28	0.00	2774.24
10	7th FLOOR	3143.34	309.05	2834.29	0.00	0.00	2.75	0.00	2774.25
11	8th FLOOR	3143.34	309.05	2834.29	0.00	57.29	0.75	0.00	2774.25
12	9th FLOOR	3143.34	201.53	2941.81	0.00	57.29	2.75	0.00	2774.24
13	10th FLOOR	3143.34	309.05	2834.29	0.00	57.29	2.75	0.00	2774.25
14	11th FLOOR	3143.34	309.05	2834.29	0.00	57.29	2.75	0.00	2774.25
15	12TH FLOOR	3143.34	201.53	2941.81	0.00	57.29	110.28	0.00	2774.24
16	13th FLOOR (Pent-lower)	3168.22	283.65	2884.57	0.00	57.29	2.75	0.00	2824.53
17	14th FLOOR (Pent-upperr)	3169.58	860.40	2309.18	0.00	57.29	0.75	0.00	2249.14
18	TERRACE	236.98	0.00	236.98	0.00	236.98	0.00	0.00	0.00
	TOTAL	68471.16	5555.57	62771.59	18082.69	1152.61	744.68	0.00	42766.79
GROSS RESIDENTIAL BUILT UP AREA (APARTMENT TOWER+ AMENITY TOWER)									68471.16
NET RESIDENTIAL BUILT UP AREA (APARTMENT TOWER+ AMENITY TOWER)									62771.59
NET RESIDENTIAL F A R AREA (APARTMENT TOWER+ AMENITY TOWER)									42766.79
GROUND RESIDENTIAL COVERAGE AREA AREA (APARTMENT TOWER+ AMENITY TOWER)									3700.56

FLOOR WISE AMENITY AREA BREAK UPS OF AMENITY TOWER

SL.NO	Floor	GROSS AREA in Sq.mt	Deductions- OTS and Duct cutouts& FHC, Elec. Comm. Shafts	Built up Area in sq mt per floor	Deductions- Parking	Deductions- lift shaft & staircase well	Deductions	Deductions	Total FAR sqmt
		A	B	C=A-B	D	E	F	G	H =C-D-E
SL.NO	Floor	GROSS AREA in Sq.mt	Deductions- OTS and Duct cutouts&FHC, Elec. Comm. Shafts	Built up Area in sq mt per floor	Deductions- service room	Deductions- lift shaft & staircase well	Deductions- Swimming pool,Deck&Podium landscape	Deductions	Total FAR sqmt
		A	B	C=A-B	D	E	F	G	H =C-D-E-F
1	GROUND FLOOR	505.83	133.88	371.95	0.00	6.75	0.00	0.00	365.20
2	1st FLOOR	398.76	12.03	386.73	0.00	5.54	58.84	0.00	322.35
3	2nd FLOOR	339.95	12.03	327.92	0.00	5.54	0.00	0.00	322.38
4	3rd FLOOR	339.95	157.36	182.59	0.00	5.54	0.00	0.00	177.05
5	TERRACE FLOOR	182.00	0.00	182.00	0.00	0.00	182.00	0.00	0.00
	TOTAL	1766.48	315.30	1451.18	0.00	23.37	240.84	0.00	1186.98

AREA STATEMENT IN SQ M

TOTAL PLOT AREA	4ACRE 10.00 GUNTAS / 17198.90 SQ.M
KARAB AREA ('B' KARAB)	00 ACRE 00.00 GUNTAS / 0.00 SQ.M
NET PLOT AREA CONSIDERED FOR DEVELOPMENT PLAN	4ACRE 10.00 GUNTAS / 17198.90 SQ.M
F.A.R PERMISSIBLE AS PER ZONAL REGULATIONS	2.75
PLOT AREA CONSIDERED FOR FAR AS PER ZR = (TOTAL PLOT-CA) = A	(17198.90-862.60) =16336.30
NET F.A.R AREA = B	44912.07
F.A.R ACHIEVED = (B / A)	(44912.07÷16336.30) =2.74
ROAD AREA IN SQM	1604.16
PLOT AREA CONSIDERED FOR COVERAGE AS PER ZR = (TOTAL PLOT AREA- ROAD AREA) = C	(17798.90-1604.16) =15594.74
GROUND COVERAGE AREA = D	4269.29
GROUND COVERAGE PERMISSIBLE	50%
GROUND COVERAGE ACHIEVED = (D ÷ C) x 100 =	(4269.29÷15594.74) x 100 =27.38%

AREA STATEMENT

DETAILS OF AREA AS PER SURVEY NUMBERS

TOTAL AREA CONSIDERED FOR DEVELOPMENT PLAN =04 ACRE 10.00 GUNTAS (17198.90 Sq.m)

SL NO.	SURVEY NUMBERS	TOTAL AREA IN ACRES GUNTAS	(B) KHARAB IN ACRES GUNTAS	NET AREA IN ACRES GUNTAS	COVERSION ORDERS NUMBERS AND DATE
1	37/1A	00-10.00	----	00-10.00	ALN(DO)SR.39/2003-04 DATE:-02-02-2005
2	37/1B	02-00.00	----	02-00.00	ALN(DO)SR.149/1987-88 DATE:-30-05-1988
3	37/2	02-00.00	----	02-00.00	ALN(DO)SR.46/1986-87 DATE:-28-02-1987
	TOTAL	04-10.00	0-00.00	04-10.00	

	AS PER ZONAL REGULATIONS	AS PER DRAWING
Height of building	HEIGHT AS PER ZR- 45.00m	44.55m
	HEIGHT AS PER AAI-50.0m	44.50 m
UNITS	----------	272 Units
FAR	F.A.R PERMISSIBLE - 2.75	F.A.R ACHIEVED - 2.74
COVERAGE	COVERAGE PERMISSIBLE=50%	COVERAGE ACHIEVED=27.38%

CARS PARKING STATEMENT - APARTMENT TOWER+AMENITY + COMMERCIAL BUILDING

SL.NO	TYPE OF BLOCKS		NO. OF UNITS	NO OF PARKING AS PER REQUIRED	
1	APARTMENT		272	1 For 1 Units (150sqm-225Sqm)	272
2	AMENITY (FOR EVERY 50 SQ MT 1 CAR PARK)	1186.97 sqm		24	24
3	COMMERCIAL (FOR EVERY 50 SQ MT 1 CAR PARK)	2145.28 sqm		43	43
4	10% CAR PARKING REQUIRED FOR VISITORS	339 NUMBERS		34	34
	GRAND TOTAL		272		373
CAR PARKING PROVIDED					
	BASEMENT 1				201
	BASEMENT 2				208
	Commerial Building Basement 1(WITH STACK PARKING)				48
	GRAND TOTAL NO.				457
5	TWO WHEELER PARKING 25% OF CAR PARKING 25% x (13.75 SQ.M x 373 Nos)= 1282.19SQ.M	PROVIDED 1416.47sqm			

SANCTIONING AUTHORITY

ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಕಾಯ್ದೆ 1961ರ ಕಲಂ 15(1) ರನ್ವಯ ಪ್ರಾರಂಭಿಕ ಪ್ರಮಾಣ ಪತ್ರ ಸಂಖ್ಯೆ: DPA/TP/CC/... ದಿನಾಂಕ ... ರಲ್ಲಿ ನಿಗದಿಪಡಿಸಿದ ದಿನಾಂಕದಿಂದ ಎರಡು ವರ್ಷದ ಅವಧಿಗೆ ಪ್ರಾರಂಭಿಕ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ನೀಡಲಾಗಿರುತ್ತದೆ. ಕಟ್ಟಡ ಪರವಾನಿಗೆಯನ್ನು ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಯಿಂದ ಪಡೆಯತಕ್ಕದ್ದು.

ಸದಸ್ಯ ಕಾರ್ಯದರ್ಶಿಗಳು 26.02.26
ದೊಡ್ಡಬಳ್ಳಾಪುರ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ

ನಗರ ಯೋಜಕರು
ದೊಡ್ಡಬಳ್ಳಾಪುರ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ,
ದೊಡ್ಡಬಳ್ಳಾಪುರ.

ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಸಹಾಯಕ ನಿರ್ದೇಶಕರು
ದೊಡ್ಡಬಳ್ಳಾಪುರ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ,
ದೊಡ್ಡಬಳ್ಳಾಪುರ.

OWNER'S SIGNATURE

(Sri .Vivekananda Nayak)
Authorised Signatory
M/S HEBBAL PROPERTIES PRIVATE LIMITED

ARCHITECT'S SIGNATURE

SRIKANTH. C.N
BCC/BL/3.6/E-0057/24-25
Oneness InfraTech
#9/9, 2nd Floor, 59th Cross, 5th Block
Near Bhasyam Circle, Rajajinagar,
Bangalore-560 010
Tel : 080-41141611 Email :info@oitech.co.in
www.oitech.co.in

PROJECT NAME

PROPOSED APARTMENT BUILDING IN KHATHA No. 201/99, PID No. (150300301700620273) IN APPROVED RESIDENTIAL GROUP HOUSING (RESIDENTIAL APARTMENT) DEVELOPEMENT PLAN No.DPA/TP/DP/02/2025-26 Dtd.11/11/2025 AT Sy.No. 37/1A, 37/1B & 37/2 OF HOSAHUDYA VILLAGE ,KASABA HOBLI, DODDABALLAPURA TALUK BANGALORE RURAL DISTRICT

SUBJECT OF DRAWING: SANCTION DRAWING

ORIENTATION: N | SCALE:1 : 200 | BUILDING No. APARTMENT TOWER & AMENITY | DRAWING NO: 2 OF 10 | BASEMENT 01

PROPOSED BLOCK

SUMMARY OF AREA STATEMENTS

S.No.	DESCRIPTION	AS PER BBMP	AS PER DTCP
01	PLOT AREA IN SQ.M	17158.90	
02	COVERAGE	55 %	27.39%
03	F.A.R	2.75	2.74
04	No. OF BUILDINGS	1	5 No.
04	No. OF Units	—	272 No.
05	HEIGHT OF BULIDING	45.0m	44.50m
05	SET BACKS		
	FRONT	13.0M	13.0m
	OTHER SIDES	13.0M	13.0m
06	PARKING	1 Car/ 100 Sq.m	1 Car/ 100 Sq.m
	OTHER SIDES	13.0M	13.0M

ALL DIMENSIONS ARE IN METERS
SCHEDULE OF OPENINGS

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.10 x 2.40
D	DOOR	1.20 x 2.40
D1	DOOR	1.20 x 2.40
D2	DOOR	0.90 x 2.40
D3	DOOR	0.75 x 2.40
SD1	SLIDING DOOR	2.25 x 2.30
SD2	SLIDING DOOR	2.45 x 2.40
SD3	SLIDING DOOR	3.20 x 2.40
SD4	SLIDING DOOR	2.50 x 2.40
SD5	SLIDING DOOR	2.15 x 2.30
FD	FIRE EXAUST	1.20 x 2.40
MSD1	METAL SHAFT DOOR	0.90 x 1.95
MSD2	METAL SHAFT DOOR	0.50 x 1.95
MSD3	METAL SHAFT DOOR	0.45 x 1.95
W	WINDOW	5.32 x 2.30
W1	WINDOW	2.45 x 2.30
W2	WIN-OW	2.95 x 2.30
W3	WINDOW	3.15 x 2.30
W3F	WINDOW	2.05 x 2.30
W4	WINDOW	1.50 x 2.30
W5	WINDOW	0.60 x 2.30
KW	KITCHEN WINDOW	1.20 x 1.20
SFW1	SLIDING WINDOW	2.05 x 1.50
SW	SLIDING WINDOW	2.25 x 1.50
SW1	SLIDING WINDOW	2.15 x 1.50
SW2	SLIDING WINDOW	1.50 x 1.50
SW3	SLIDING WINDOW	1.00 x 1.50
SW4	SLIDING WINDOW	0.60 x 1.50
V	VENTILATOR	0.75 x 0.60
V1	VENTILATOR	0.75 x 0.90
V2	VENTILATOR	0.75 x 0.60
FW	FIXED WINDOW	1.50 x 2.30

AMENITIES -SCHEDULE OF OPENING

MD	MAIN DOOR	2.00 x 2.40
D1	DOOR	1.90 x 2.40
D2	DOOR	0.90 x 2.40
D3	DOOR	0.80 x 2.40
D4	DOOR	0.75 x 2.40
W	WINDOW	2.30 x 2.30
SW1	STAIRCASE WINDOW	1.80 x 2.30

AREA STATEMENT

DETAILS OF AREA AS PER BBMP/ PANDPDD

TOTAL AREA CONSIDERED FOR DEVELOPMENT PLAN =4A ACRE 10.00 GUNTAS (17158.90 Sq.m)			
SL NO.	SURVEY NUMBERS	(B) TOTAL AREA IN ACRES	NET AREA CONSIDERED FOR DEVELOPMENT AND DATE
1	37/A	04-10.00	04-10.00 / 01/01/14
2	37/1B	02-00.00	02-00.00 / 01/01/14
3	37/2	02-00.00	02-00.00 / 01/01/14
TOTAL		04-10.00	04-10.00

AS PER ZONAL REGULATIONS HEIGHT AS PER A.A.R=45.0m

AS PER DRAWING HEIGHT = 44.5m

Height of building

UNITS 272 Units

F.A.R PERMISSIBLE = 2.75 F.A.R ACHIEVED = 2.74

DATA FOR CALCULATION OF F.A.R (AS PER DTCP/BBMP/PANDPDD) CONSIDERED FOR DTCP/BBMP/PANDPDD APPROVAL

SL NO	TYPE OF BUILDING	NO. OF UNITS	SQ.CAR PARKING AS PER REQUIRED
1	APARTMENT	272	1 CAR 1 Units REQUIRED
2	AMENITIES FOR EVERY 100 DWELLING UNITS PROVIDE 100 SQ.FT CAR PARK	1	40
3	COMMERCIAL OFFICE PROVIDE 1 CAR PARK EVERY 100 SQ.M	1000 SQ.M	40
4	10% CAR PARKING VISITORS	1.20	34
GRAND TOTAL		275	311
CAR PARKING PROVIDED			311
Basement-1			311
Basement-2			311
Basement-3			311
TOTAL CAR PARKING PROVIDED			311
5	PARKING FOR VISITORS (Visitors Car Parking)		20
TOTAL CAR PARKING PROVIDED			331

PROVIDED 334 cars

OWNER'S SIGNATURE

(Sri. Vivekananda Nayak)
Authorized Signatory
M/S HERBAL PROPERTIES PRIVATE LIMITED

ARCHITECT'S SIGNATURE

SRIKANTH C.V.
COA No. A-5025
BCC/BL-025
Omega Infotech
#99, 3rd Floor, 4th Cross, 5th Block
Near Bhagyan Clock, Rajajinagar.
Tel : 080-41151555/41151666
www.omega.com

PROJECT NAME
PROPOSED APARTMENT BUILDING IN KHATHA No. 20/199, PID No. (15030030170002027) IN APPROVED RESIDENTIAL GROUP HOUSING (OGH) PLAN VIDE LP NO. BDA/GH/0003/2013 PLAN No. TP/TP/D2/2025-26 Dtd.11/11/2025 AT Sy.No. 37/1A, 37/1B & 37/2 OF HOSAHUDYA VILLAGE, KASABA HOBLI, YELAHANKA TALUK, BANGALORE RURAL DISTRICT.

SANCTION DRAWING
APARTMENT TOWER & AMENITY
GROUND FLOOR

SCALE 1 : 200

SANCTIONING AUTHORITY

LAND USE ANALYSIS

S.No.	DESCRIPTION	Sub-area in Sqm	%	AREA in Sq.m	%
1	Residential Area			4695.26	27.40
2	Commercial Area			696.19	4.06
3	Park & Open spaces	1714.90	10.00	1706.49	10.15
4	Civic Amenities	870.60	5.00	860.60	5.02
5	Driveway & open space			2662.76	15.40
6	Road Widening Area			1604.16	9.35
	TOTAL			17158.90	100.00

AREA STATEMENT IN SQ.M

TOTAL PLOT AREA

4A ACRE 10.00 GUNTAS / 17158.90 SQ.M

NET PLOT AREA CONSIDERED FOR DEVELOPMENT PLAN

4A ACRE 10.00 GUNTAS / 17158.90 SQ.M

F.A.R PERMISSIBLE AS PER ZONAL REGULATIONS

2.75

PLOT AREA CONSIDERED FOR FAR AS PER 2N = (TOTAL PLOT-0A) = A

(17158.90-362.60) = 16796.30

NET F.A.R AREA = B

44112.07

F.A.R. ACHIEVED = (B / A)

(44112.07/16796.30) = 2.74

ROAD AREA IN 3 -0F

1604.16

POST DEDUCTION ROAD AREA = C

(17158.90-1604.16) = 15554.74

GROUND COVERAGE AREA = D

4295.29

GROUND COVERAGE PERMISSIBLE

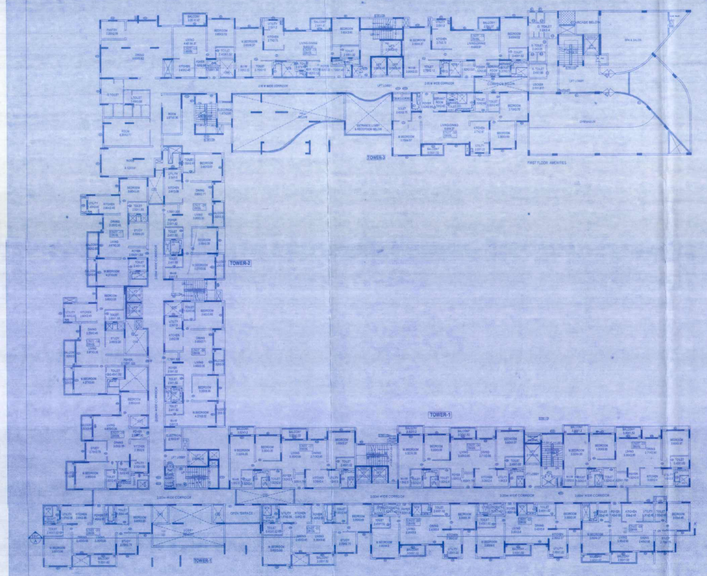
50%

GROUND COVERAGE ACHIEVED = (D / C) X 100 =

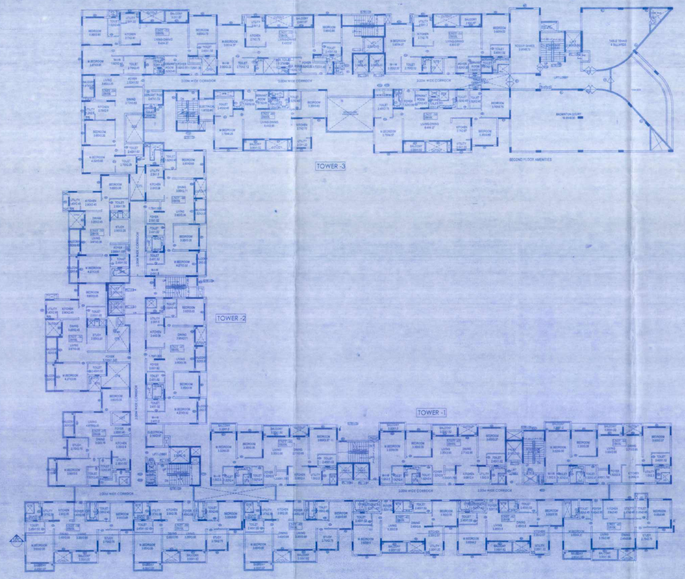
(4295.29 / 15554.74) X 100 = 27.39%

SANCTION DRAWING
APARTMENT TOWER & AMENITY
GROUND FLOOR

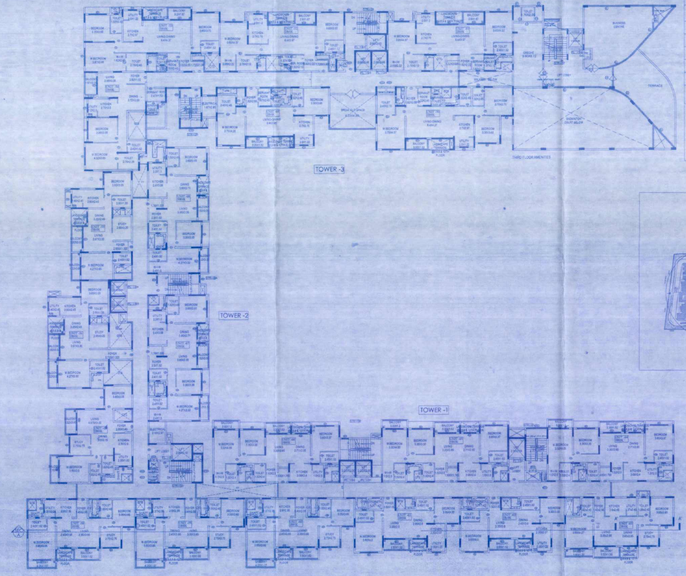
SCALE 1 : 200



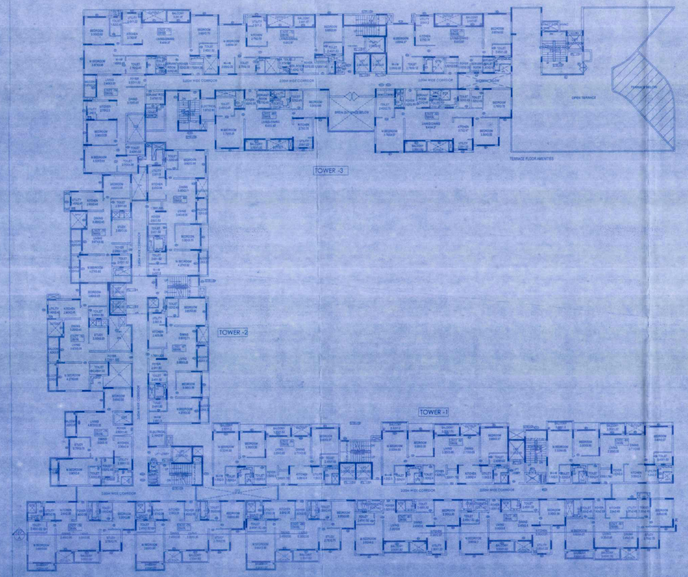
FIRST FLOOR PLAN



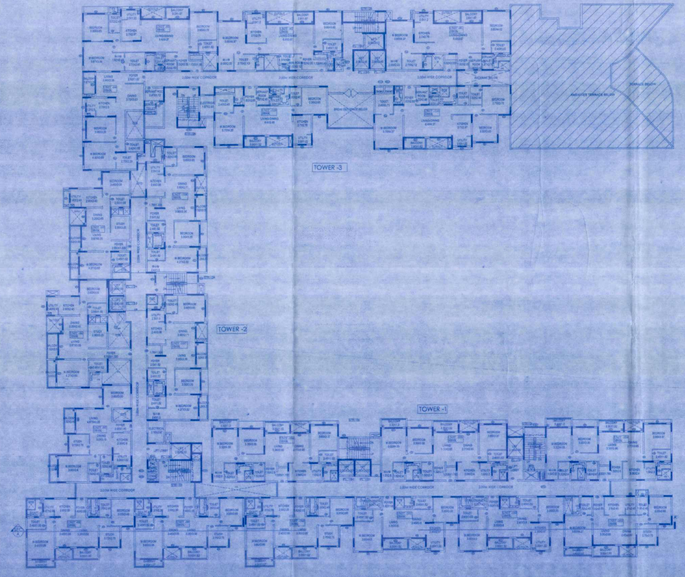
SECOND FLOOR PLAN



3RD FLOOR PLAN

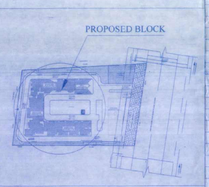


4th FLOOR PLAN



5th FLOOR PLAN

SUMMARY OF AREA STATEMENTS			
S.No	DESCRIPTION	AS PER ZONING	AS PER DRAWING
01	PLOT AREA IN SQ.M		17198.90
02	COVERAGE	50 %	27.38%
03	F.A.R	2.75	2.74
04	No. OF BUILDINGS	-------	5 No.
04	No. OF units	-------	272 No.
05	HEIGHT OF BUILDING	45.00m	44.55m
06	SET BACKS		
	FRONT	13.0m	13.0m
	OTHER SIDES	13.0m	13.0m
	FRONT	13.0m	13.0m
	OTHER SIDES	13.0m	13.0m



ALL DIMENSIONS ARE IN METERS

SCHEDULE OF OPENINGS

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.10 x 2.40
D	DOOR	1.20 x 2.40
D-a	DOOR	1.20 x 2.40
D1	DOOR	0.90 x 2.40
D2	DOOR	0.75 x 2.40
SD	SLIDING DOOR	3.32 x 2.40
SD1	SLIDING DOOR	2.45 x 2.40
SD2	SLIDING DOOR	3.20 x 2.40
SD3	SLIDING DOOR	2.50 x 2.40
SD3a	SLIDING DOOR	2.15 x 2.40
SD4	SLIDING DOOR	1.80 x 2.40
FD	FIRE DOOR	1.20 x 2.40
MSD1	METAL SHAFT DOOR	0.90 x 1.95
MSD2	METAL SHAFT DOOR	0.50 x 1.95
MSD3	METAL SHAFT DOOR	0.45 x 1.95
W	WINDOW	3.32 x 2.30
W1	WINDOW	2.45 x 2.30
W2	WINDOW	2.30 x 2.30
W3	WINDOW	2.15 x 2.30
W3a	WINDOW	2.05 x 2.30
W4	WINDOW	1.50 x 2.30
W5	WINDOW	0.60 x 2.30
KW	KITCHEN WINDOW	1.20 x1.20
SIW1	SLIDING WINDOW	2.80 x 1.50
SW	SLIDING WINDOW	2.45 x 1.50
SW1	SLIDING WINDOW	2.15 x 1.50
SW2	SLIDING WINDOW	1.50 x 1.50
SW3	SLIDING WINDOW	1.00 x 1.50
SW4	SLIDING WINDOW	0.60 x 1.50
V	VENTILATOR	0.60 x 0.90
V1	VENTILATOR	0.77 x 0.90
V2	VENTILATOR	0.75 x 0.90
FW	FIXED WINDOW	1.50 x 2.30

AMENITIES -SCHEDULE OF OPENING

MD	MAIN DOOR	2.00 x 2.40
D1	DOOR	1.90 x 2.40
D2	DOOR	0.90 x 2.40
D3	DOOR	0.80 x 2.40
D4	DOOR	0.80 x 2.40
W1	WINDOW	2.30 x 2.20
SW1	STAIRCASE WINDOW	1.80 x 2.20

AREA STATEMENT

DETAILS OF AREA AS PER SURVEY NUMBERS					
TOTAL AREA CONSIDERED FOR DEVELOPMENT PLAN =04 ACRE 10.00 GUNTAS (17198.90 Sq.m)					
SL NO.	SURVEY NUMBERS	TOTAL AREA IN ACRES GUNTAS	(B) KHARAB IN ACRES GUNTAS	NET AREA IN ACRES GUNTAS	COVERSION ORDERS NUMBERS AND DATE
1	37/1A	00-10.00	-----	00-10.00	ALNDC/DDR.39/2003-04 DATED:-03-03-2005
2	37/1B	02-00.00	-----	02-00.00	ALNDC/DDR.106/1997-98 DATE:-30-05-1998
3	37/2	02-00.00	-----	02-00.00	ALNDC/DDR.107/1997-98 DATED:-08-02-1997
TOTAL		04-10.00	0-00.00	04-10.00	

	AS PER ZONAL REGULATIONS	AS PER DRAWING
Height of building	HEIGHT AS PER ZR- 45.00m	44.55m
	HEIGHT AS PER KAI-50.0m	44.50 m
UNITS	----------	272 Units
FAR	F.A.R PERMISSIBLE - 2.75	F.A.R ACHIEVED - 2.74
COVERAGE	COVERAGE PERMISSIBLE=50%	COVERAGE ACHIEVED=27.38%

CARS PARKING STATEMENT - APARTMENT TOWER+AMENITY + COMMERCIAL BUILDING

SL.NO	TYPE OF BLOCKS	NO. OF UNITS	NO OF PARKING AS PER REQUIRED
1	APARTMENT	272	1 Car 1 Units (150sqm=2Cars)	272
2	AMENITY (FOR EVERY 50 SQ MT 1 CAR PARK)	1108.97 sqmt	24	24
3	COMMERCIAL (FOR EVERY 50 SQ MT 1 CAR PARK)	2148.28 sqmt	43	43
4	10% CAR PARKING REQUIRED FOR VISITORS	330 NUMBERS	34	34
	GRAND TOTAL	272		373
		CAR PARKING PROVIDED		
	BASEMENT 1			186
	BASEMENT 2			209
	Commercial Building Basement 1 WITH STACK PARKING			48
	GRAND TOTAL NO.			487
	TWO WHEELER PARKING 25% OF CAR PARKING 95% x 15.75 SQ.M x 2.75 Hight= 1250.16SQ.M	PROVIDED 1416.47sqm		

OWNER'S SIGNATURE

(Sri. Vivekananda Nayak)
Authorised Signatory
M/S HEBBAL PROPERTIES PRIVATE LIMITED

ARCHITECT'S SIGNATURE

SRIKANTH. C N
BCC/BL/3.6/E-0057/24-25
Dynamic InfoTech
#9/9, 2nd Floor, 59th Cross, 5th Block
Near Bhagyam Circle, Rajajinagar,
Bangalore-560 010
Tel : 080-41141611 Email :info@oitech.co.in
www.oitech.co.in

PROJECT NAME

PROPOSED APARTMENT BUILDING IN KHATHA No. 201/99, PID No. (15030030107060202 73) IN APPROVED RESIDENTIAL GROUP HOUSING (RESIDENTIAL APARTMENT) DEVELOPEMENT PLAN No. DPA/TP/DP/02/2025-26 Dtd.11/11/2025 AT Sy.No. 37/1A, 37/1B & 37/2 OF HOSAHUDYA VILLAGE ,KASABA HOBLI, DODDABALLAPURA TALUK BANGALORE RURAL DISTRICT

SANCTION DRAWING

BUILDING No.

APARTMENT TOWER & AMENITY

SCALE:1 : 200

1st, 2nd, 3rd, 4th,5th FLOOR PLAN

AREA STATEMENT IN SQ M

TOTAL PLOT AREA	04ACRE 10.00 GUNTAS / 17198.90 SQ.M
KARAB AREA ('B' KARAB)	00 ACRE 00.00 GUNTAS / 0.00 SQ.M
NET PLOT AREA CONSIDERED FOR DEVELOPMENT PLAN	04ACRE 10.00 GUNTAS / 17198.90 SQ.M
F.A.R PERMISSIBLE AS PER ZONAL REGULATIONS	2.75
PLOT AREA CONSIDERED FOR FAR AS PER ZR = (TOTAL PLOT-CA) = A	(17198.90-862.60) =16336.30
NET F.A.R AREA = B	44912.07
F.A.R ACHIEVED = (B / A)	(44912.07+16336.30) =2.74
ROAD AREA IN SQM	1604.16
PLOT AREA CONSIDERED FOR COVERAGE AS PER ZR = (TOTAL PLOT AREA -ROAD AREA) = C	(17198.90-1604.16) =15594.74
GROUND COVERAGE AREA = D	4269.29
GROUND COVERAGE PERMISSIBLE	50%
GROUND COVERAGE ACHIEVED = (D. ÷ C) x 100 =	(4269.29÷15594.74) x 100 =27.38%

DETAILED AREA STATEMENT

SL.NO	Floor	GROSS AREA in Sq.mt	Deductions- OTS and Duct cutouts& FHC, Elec. Comm. Shafts	Built up Area in sq mt per floor	Deductio ns- Parking	Deductions- lift shaft & staircase well	Deductions- cutout landscape gardening space &elec.panel room cutout	Deductions	Total FAR sqmt
		A	B	C=A-B	D	E	F	G	H =C-D-E-F
APARTMENT TOWER & AMENITY TOWER									
1	BASEMENT 1	9583.41	204.74	9378.67	9014.31	55.09	0.00	0.00	309.27
2	BASEMENT 2	9482.91	111.20	9371.71	9048.38	55.09	0.00	0.00	248.24
3	GROUND FLOOR	3700.54	377.47	3185.07	0.00	46.65	166.75	0.00	3133.66
4	1st FLOOR	3453.12	431.39	3020.73	0.00	60.27	41.67	0.00	2919.53
5	2nd FLOOR	3483.27	321.06	3162.21	0.00	60.27	3.75	0.00	3099.17
6	3rd FLOOR	3483.39	358.89	3124.40	0.00	60.27	110.28	0.00	2953.85
7	4th FLOOR	3383.08	462.91	2919.17	0.00	60.27	2.75	0.00	2856.13
8	5th FLOOR	3383.34	307.05	3076.29	0.00	57.29	184.75	0.00	2774.25
9	6th FLOOR	3143.34	201.53	2941.81	0.00	57.29	110.28	0.00	2774.24
10	7th FLOOR	3143.34	309.05	2834.29	0.00	0.00	2.75	0.00	2774.25
11	8th FLOOR	3143.34	309.05	2834.29	0.00	57.29	0.75	0.00	2774.25
12	9th FLOOR	3143.34	201.53	2941.81	0.00	57.29	2.75	0.00	2774.24
13	10th FLOOR	3143.34	309.05	2834.29	0.00	57.29	2.75	0.00	2774.25
14	11th FLOOR	3143.34	309.05	2834.29	0.00	57.29	0.75	0.00	2774.25
15	12TH FLOOR	3143.34	201.53	2941.81	0.00	57.29	110.28	0.00	2774.24
16	13th FLOOR (Part-lower)	3168.22	283.65	2884.57	0.00	57.29	2.75	0.00	2824.53
17	14th FLOOR (Part-upper)	3149.58	860.40	2309.18	0.00	57.29	0.75	0.00	2249.14
18	TERRACE	236.98	0.00	236.98	0.00	236.98	0.00	0.00	0.00
	TOTAL	68477.14	5553.57	62777.57	18062.69	1155.41	746.68	0.00	42764.79
GROSS RESIDENTIAL BUILT UP AREA (APARTMENT TOWER+ AMENITY TOWER)									68471.16
NET RESIDENTIAL BUILT UP AREA (APARTMENT TOWER+ AMENITY TOWER)									42771.97
NET RESIDENTIAL F A R AREA (APARTMENT TOWER+ AMENITY TOWER)									42764.79
GROUND RESIDENTIAL COVERAGE AREA AREA (APARTMENT TOWER+ AMENITY TOWER)									3700.54

FLOOR WISE AMENITY AREA BREAK UPS OF AMENITY TOWER

SL.NO	Floor	GROSS AREA in Sq.mt	Deductions- OTS and Duct cutouts& FHC, Elec. Comm. Shafts	Built up Area in sq mt per floor	Deductions- Parking	Deductions- lift shaft & staircase well	Deductions	Deductions	Total FAR sqmt
		A	B =	C=A-B	D	E	F	G	H =C-D-E
SL.NO	Floor	GROSS AREA in Sq.mt	Deductions- OTS and Duct cutouts&FHC, Elec. Comm. Shafts	Built up Area in sq mt per floor	Deductions- service rooms	Deductions- lift shaft & staircase well	Deductions- balcony cost,Deck&Pe destrian landscape	Deductions	Total FAR sqmt
		A	B	C=A-B	D	E	F	G	H =C-D-E-F
1	GROUND FLOOR	306.83	133.88	171.95	0.00	6.51	0.00	0.00	165.20
2	1st FLOOR	398.79	12.62	386.17	0.00	6.54	56.84	0.00	322.79
3	2nd FLOOR	339.95	18.79	321.16	0.00	6.54	0.00	0.00	314.62
4	3rd FLOOR	324.92	187.38	137.54	0.00	6.54	0.00	0.00	131.00
5	TERRACE FLOOR	180.00	0.00	180.00	0.00	0.00	180.00	0.00	0.00
	TOTAL	1549.49	352.67	1196.82	0.00	25.73	236.84	0.00	1134.59

LAND USE ANALYSIS

S.No.	DESCRIPTION	AREA in Sq.m as per ZR	%	AREA in Sq.m as per Plan	%
1	Residential Area			3700.56	21.52
2	Commercial Area			568.73	3.31
3	Park & Open spaces	1719.89	10.00	1780.09	10.35
4	Civic Amenities	859.95	5.00	862.60	5.02
5	Driveway & open space			8682.76	50.48
6	Road Widening Area			1604.16	9.33
	TOTAL			17198.90	100.00

SL NO	FLOOR NO	UNIT DETAILS 1BHK	2BHK	3BHK	4BHK	TOTAL NO OF UNIT
1	GROUND		1,2,3,4,5,6,7,8 9,10,11,12,A,B	----	----	12
2	1ST TO 15	16	13,14,17,18,19 20,21,22,23,24,25	26,27,28,29 &30		17
3	2ND		13,14,17,18,19 20,21,22,23,24,25	26,27,28,29	31,32,33,34,35 47,48 & 50	20
4	3RD		13,14,15,16,17 18,19,20,21,22,23	24,25,26	31,44,45,46 47,48 & 50	20
5	4TH		13,14,15,16,17 18,19,20,21,22,23	24,25,26	31,44,45,46 47,48 & 50	20
6	5TH		13,14,15,16,17 18,19,20,21,22,23	24,25,26	31,44,45,46 47,48 & 50	20
7	6TH		13,14,15,16,17 18,19,20,21,22,23	24,25,26	31,44,45,46 47,48 & 50	20
8	7TH		13,14,15,16,17 18,19,20,21,22,23	24,25,26	31,44,45,46 47,48 & 50	20
9	8TH		13,14,15,16,17 18,19,20,21,22,23	24,25,26	31,44,45,46 47,48 & 50	20
10	9TH		13,14,15,16,17 18,19,20,21,22,23	24,25,26	31,44,45,46 47,48 & 50	20
11	10TH		13,14,15,16,17 18,19,20,21,22,23	24,25,26	31,44,45,46 47,48 & 50	20
12	11TH		13,14,15,16,17 18,19,20,21,22,23	24,25,26	31,44,45,46 47,48 & 50	20
13	12TH		13,14,15,16,17 18,19,20,21,22,23	24,25,26	31,44,45,46 47,48 & 50	20
14	13TH			25 & 27	31,32,33,34,35 47,48 & 50	20
15	14TH			27 & 27	31,32,33,34,35 47,48 & 50	20
TOTAL =	1	117				272

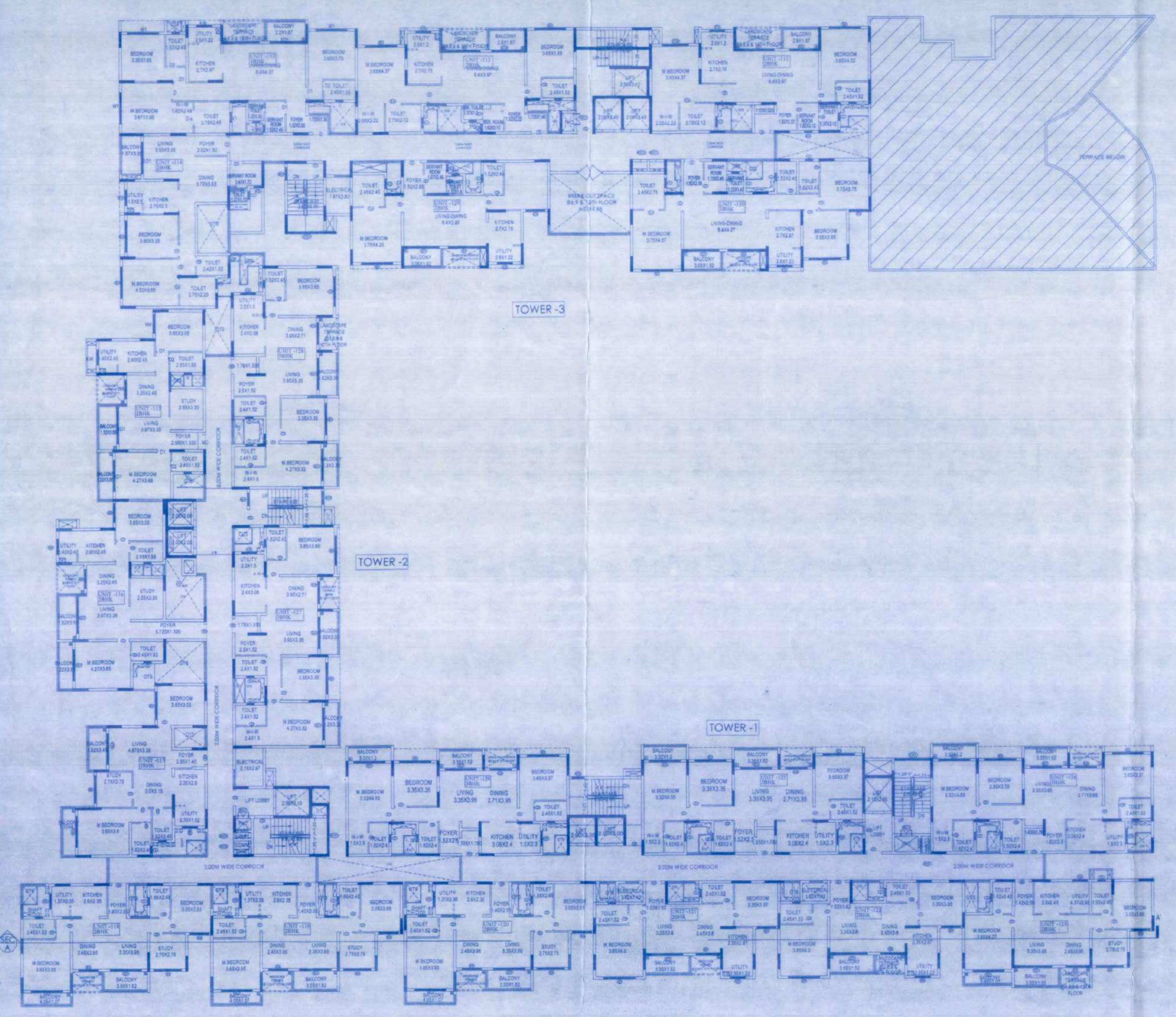
SANCTIONING AUTHORITY

ಕರ್ನಾಟಕ ಗ್ರಾಮ ಪಂಚಾಯತಿ ಅಧಿನಿಯಮ ಅಡಿಯ ನಿಯಮ 15(1) ಅನ್ವಯ ಅಭಿಯಂತರ ಕಟ್ಟಡ ಕಟ್ಟಡ ಯೋಜನೆಯನ್ನು ಮಂಜೂರು ಮಾಡಿರುತ್ತಾರೆ. ಮಂಜೂರು ಮಾಡಿರುವುದು ಕಟ್ಟಡ ಯೋಜನೆ ಮಾತ್ರ ಕಟ್ಟಡ ಕಟ್ಟುವ ಜಾಗದ ಹಕ್ಕನ್ನು ಕೊಟ್ಟಿರುವುದಿಲ್ಲ. ಕಟ್ಟಡ ಕಟ್ಟುವಾಗ ಸಂಬಂಧಪಟ್ಟ ಇಲಾಖೆಯವರಿಂದ ಕಟ್ಟಡ ಕಟ್ಟುವುದು ಸೂಕ್ತವಾದ ಅನುಮತಿಯನ್ನು ಪಡೆದುಕೊಳ್ಳುವುದು.

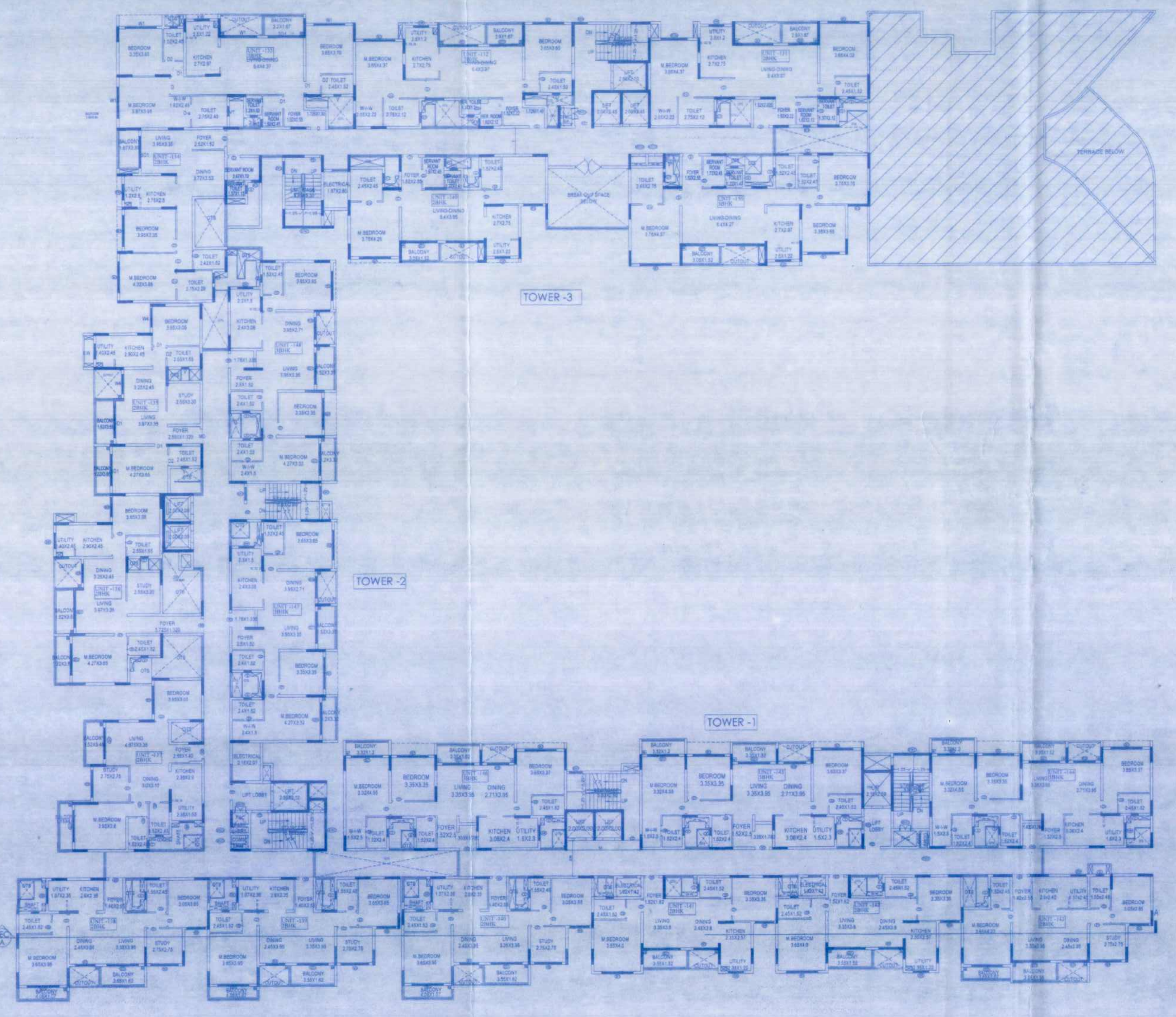
26-02-26
ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿ
ದೊಡ್ಡಬಳ್ಳಾಪುರ ಪಟ್ಟಣ ಪಂಚಾಯತಿ

ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿ
ದೊಡ್ಡಬಳ್ಳಾಪುರ ಪಟ್ಟಣ ಪಂಚಾಯತಿ,
ದೊಡ್ಡಬಳ್ಳಾಪುರ.

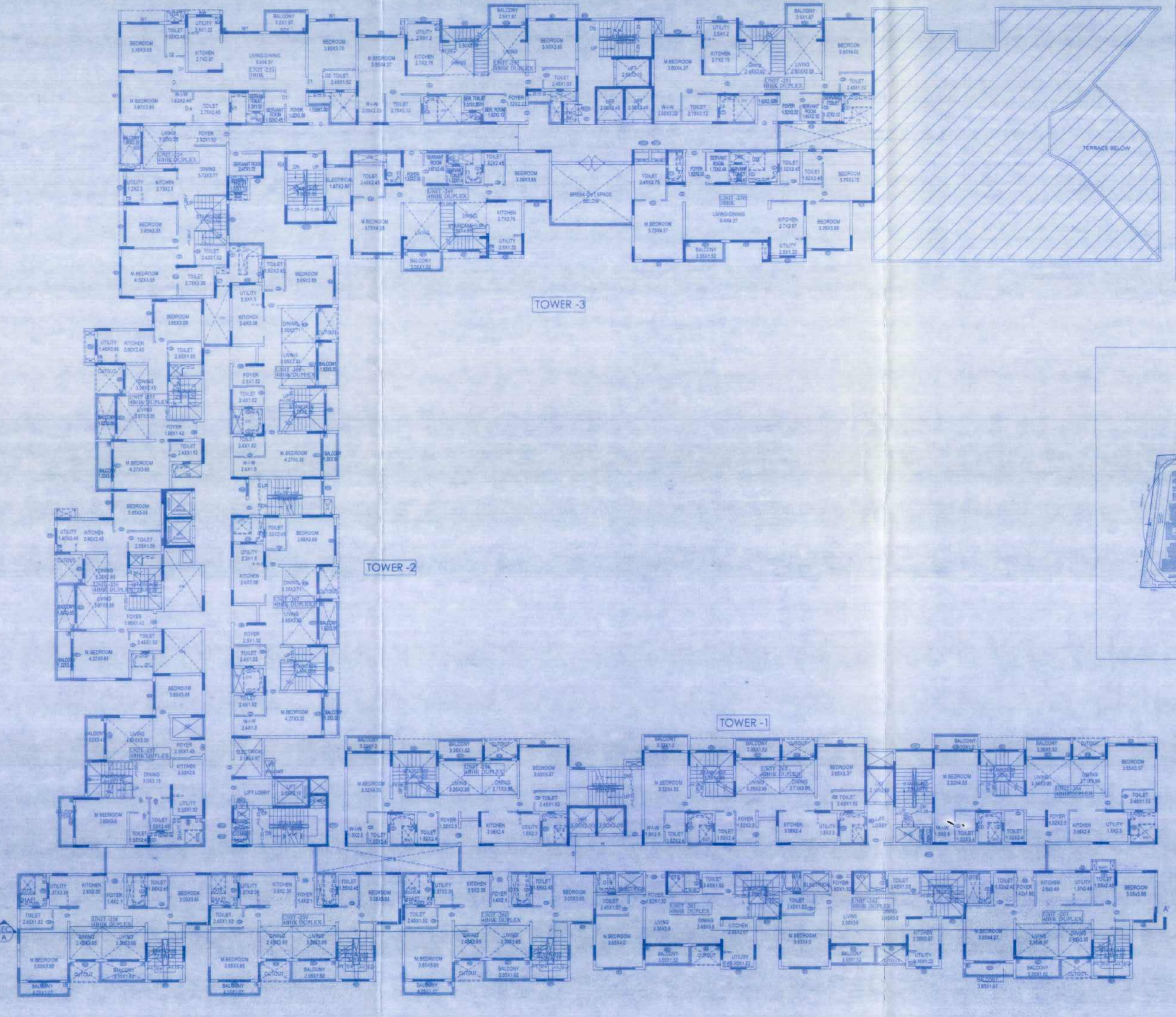
ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿ
ದೊಡ್ಡಬಳ್ಳಾಪುರ ಪಟ್ಟಣ ಪಂಚಾಯತಿ,
ದೊಡ್ಡಬಳ್ಳಾಪುರ.



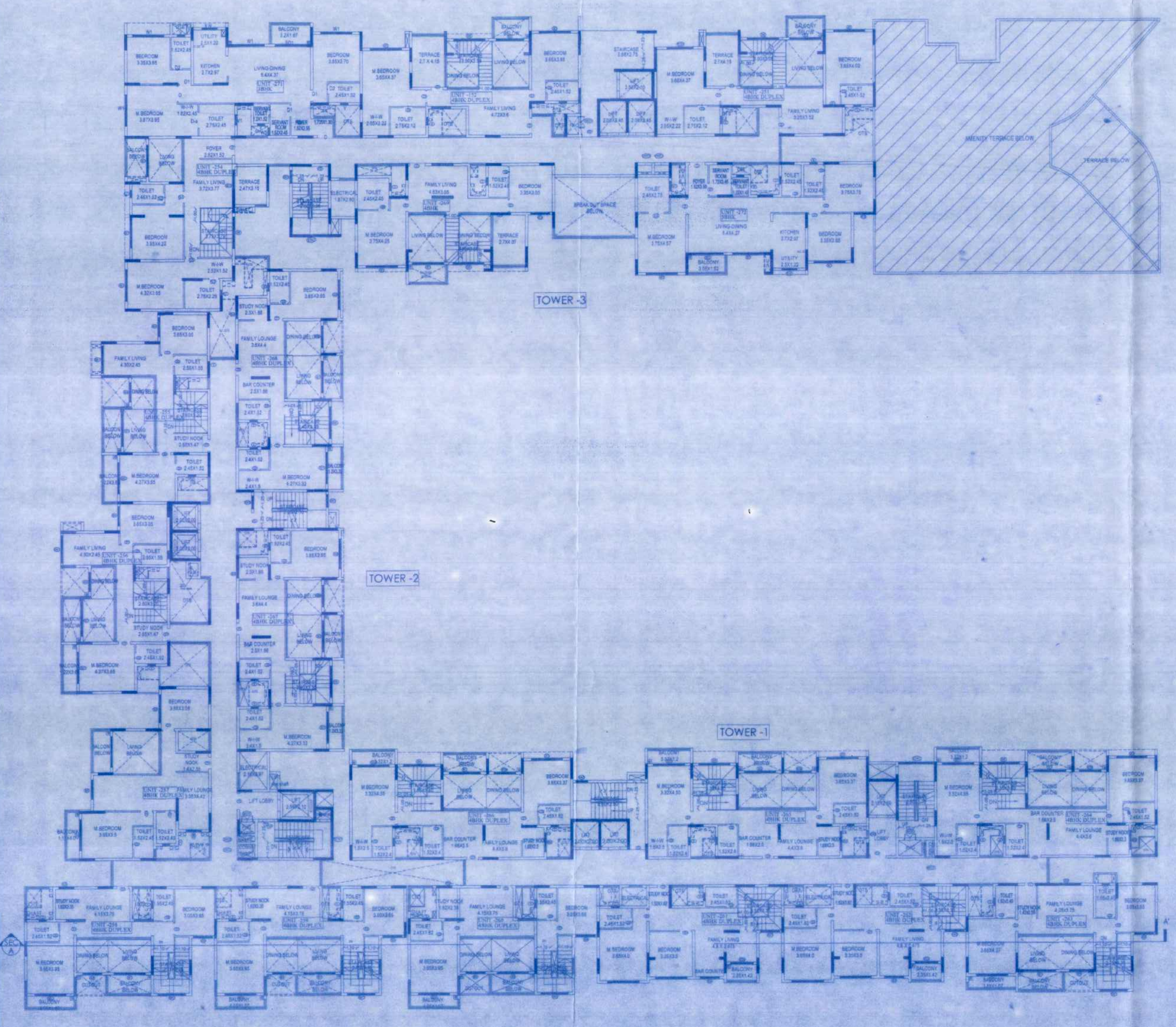
TYPICAL FLOOR PLAN (6,9 &12 TH FLOOR PLAN)



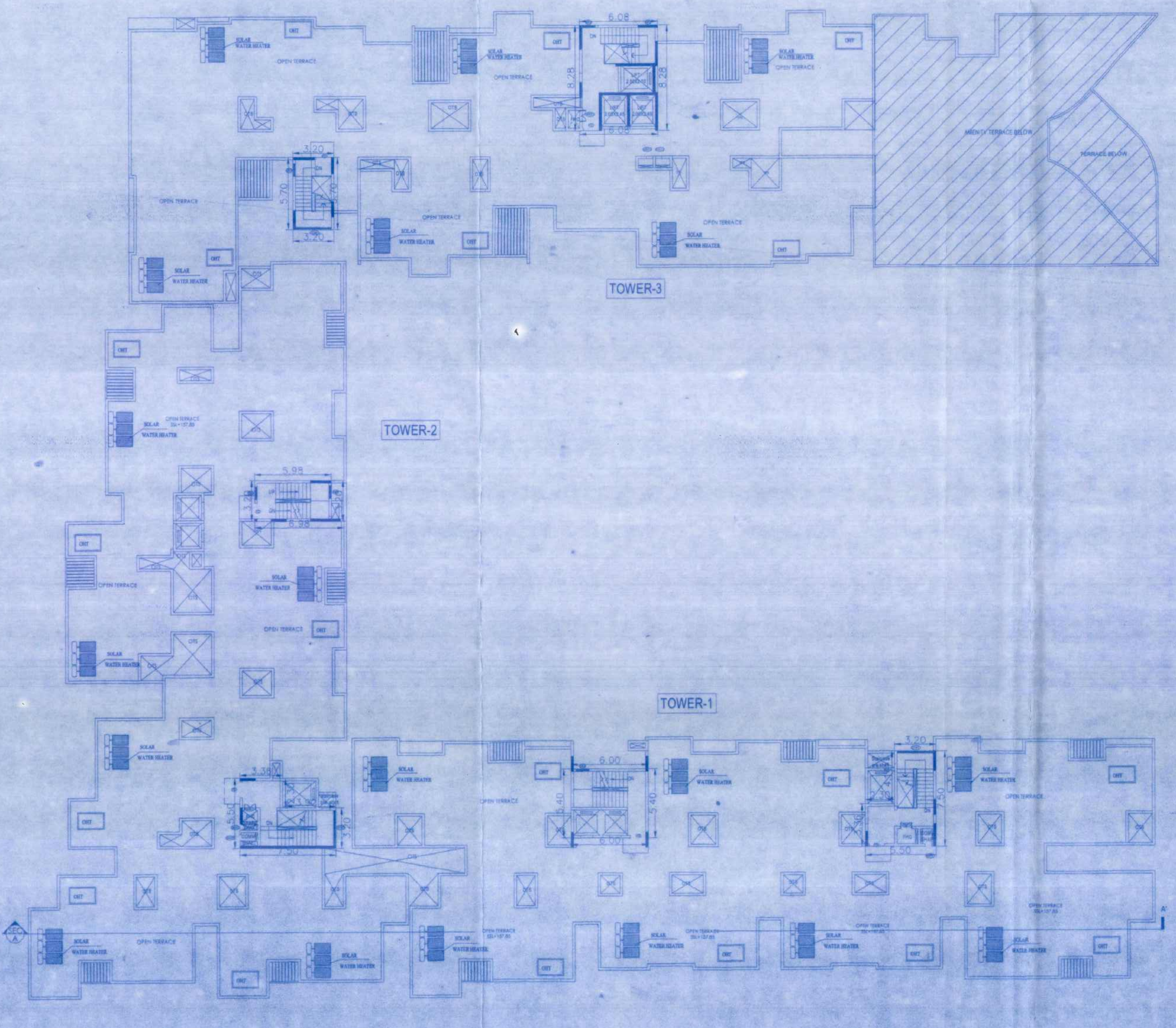
7,8,10 & 11th FLOOR PLAN



13 FLOOR PLAN - (LOWER PENT)



14 FLOOR PLAN - (UPPER PENT)

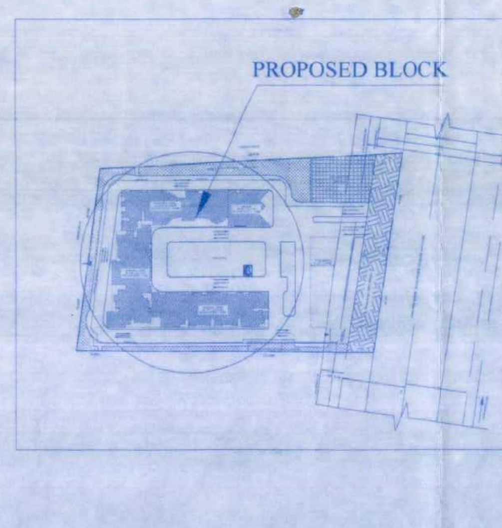


TERRACE FLOOR PLAN

SUMMARY OF AREA STATEMENTS

S.No	DESCRIPTION	AS PER ZONING	AS PER DRAWING
01	PLOT AREA IN SQ.M	----------	17198.90
02	COVERAGE	50 %	27.38%
03	F.A.R	2.75	2.74
04	No. OF BUILDINGS	----------	5 No.
04	No. OF units	----------	272 No.
05	HEIGHT OF BUILDING	45.00m	44.55m
06	SET BACKS		
	FRONT	13.0m	13.0m
	OTHER SIDES	13.0m	13.0m
	FRONT	13.0m	13.0m
	OTHER SIDES	13.0m	13.0m

PROPOSED BLOCK



AREA STATEMENT IN SQ M

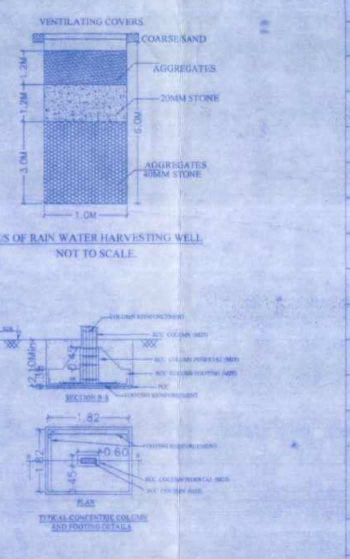
TOTAL PLOT AREA	4ACRE 10.00 GUNTAS / 17198.90 SQ.M
KARAB AREA ('B' KARAB)	00 ACRE 00.00 GUNTAS / 0.00 SQ.M
NET PLOT AREA CONSIDERED FOR DEVELOPMENT PLAN	4ACRE 10.00 GUNTAS / 17198.90 SQ.M
F.A.R PERMISSIBLE AS PER ZONAL REGULATIONS	2.75
PLOT AREA CONSIDERED FOR FAR AS PER ZR = (TOTAL PLOT-CA) = A	(17198.90-862.60) =16336.30
NET F.A.R AREA = B	44912.07
F.A.R ACHIEVED = (B / A)	(44912.07÷16336.30) =2.74
ROAD AREA IN SQM	1604.16
PLOT AREA CONSIDERED FOR COVERAGE AS PER ZR = (TOTAL PLOT AREA- ROAD AREA) = C	(17798.90-1604.16) =15594.74
GROUND COVERAGE AREA = D	4269.29
GROUND COVERAGE PERMISSIBLE	50%
GROUND COVERAGE ACHIEVED = (D ÷ C) x 100 =	(4269.29÷15594.74) x 100 =27.38%

DETAILED AREA STATEMENT

SL.NO	Floor	GROSS AREA in Sq.mt	Deductions- OTS and Duct cutouts& FHC, Elec. Comm. Shafts	Built up Area in sq mt per floor	Deductions-Parking	Deductions- lift shaft & staircase well	Deductions- cutout (landscape , gathering space &elec.panel room cutout)	Deductions	Total FAR sqmt
		A	B	C=A-B	D	E	F	G	H =C-D-E-F
APARTMENT TOWER & AMENITY TOWER									
1	BASEMENT 1	9583.41	204.74	9378.67	9014.31	55.09	0.00	0.00	309.27
2	BASEMENT 2	9482.91	111.20	9371.71	9068.38	55.09	0.00	0.00	248.24
3	GROUND FLOOR	3700.56	371.47	3185.09	0.00	48.68	146.75	0.00	3133.66
4	1st FLOOR	3452.12	431.39	3020.73	0.00	60.29	61.59	0.00	2898.85
5	2nd FLOOR	3483.29	321.08	3162.21	0.00	60.29	2.75	0.00	3099.17
6	3rd FLOOR	3483.29	358.89	3124.40	0.00	60.29	110.28	0.00	2953.83
7	4th FLOOR	3382.08	462.91	2919.17	0.00	60.29	2.75	0.00	2856.13
8	5th FLOOR	3325.34	309.05	3016.29	0.00	57.29	184.75	0.00	2774.25
9	6th FLOOR	3143.34	201.53	2941.81	0.00	57.29	110.28	0.00	2774.24
10	7th FLOOR	3143.34	309.05	2834.29	0.00	0.00	2.75	0.00	2774.25
11	8th FLOOR	3143.34	309.05	2834.29	0.00	57.29	0.75	0.00	2774.25
12	9th FLOOR	3143.34	201.53	2941.81	0.00	57.29	2.75	0.00	2774.24
13	10th FLOOR	3143.34	309.05	2834.29	0.00	57.29	2.75	0.00	2774.25
14	11th FLOOR	3143.34	309.05	2834.29	0.00	57.29	2.75	0.00	2774.25
15	12TH FLOOR	3143.34	201.53	2941.81	0.00	57.29	110.28	0.00	2774.24
16	13th FLOOR (Pent-lower)	3168.22	283.65	2884.57	0.00	57.29	2.75	0.00	2824.53
17	14th FLOOR (Pent-upperr)	3169.58	860.40	2309.18	0.00	57.29	0.75	0.00	2249.14
18	TERRACE	236.98	0.00	236.98	0.00	236.98	0.00	0.00	0.00
	TOTAL	68471.16	5555.57	62771.59	18082.69	1152.61	744.68	0.00	42766.79
GROSS RESIDENTIAL BUILT UP AREA (APARTMENT TOWER+ AMENITY TOWER)									68471.16
NET RESIDENTIAL BUILT UP AREA (APARTMENT TOWER+ AMENITY TOWER)									62771.59
NET RESIDENTIAL F A R AREA (APARTMENT TOWER+ AMENITY TOWER)									42766.79
GROUND RESIDENTIAL COVERAGE AREA AREA (APARTMENT TOWER+ AMENITY TOWER)									3700.56

FLOOR WISE AMENITY AREA BREAK UPS OF AMENITY TOWER

SL.NO	Floor	GROSS AREA in Sq.mt	Deductions- OTS and Duct cutouts& FHC, Elec. Comm. Shafts	Built up Area in sq mt per floor	Deductions-Parking	Deductions- lift shaft & staircase well	Deductions	Deductions	Total FAR sqmt
		A	B	C=A-B	D	E	F	G	H =C-D-E
SL.NO	Floor	GROSS AREA in Sq.mt	Deductions- OTS and Duct cutouts&FHC, Elec. Comm. Shafts	Built up Area in sq mt per floor	Deductions-service room	Deductions- lift shaft & staircase well	Deductions- Swimming pool,Deck&Podium landscape	Deductions	Total FAR sqmt
		A	B	C=A-B	D	E	F	G	H =C-D-E-F
1	GROUND FLOOR	505.83	133.88	371.95	0.00	6.75	0.00	0.00	365.20
2	1st FLOOR	398.76	12.03	386.73	0.00	5.54	58.84	0.00	322.35
3	2nd FLOOR	339.95	12.03	327.92	0.00	5.54	0.00	0.00	322.38
4	3rd FLOOR	339.95	157.36	182.59	0.00	5.54	0.00	0.00	177.05
5	TERRACE FLOOR	182.00	0.00	182.00	0.00	0.00	182.00	0.00	0.00
	TOTAL	1766.48	315.30	1451.18	0.00	23.37	240.84	0.00	1186.98



C/S OF RAIN WATER HARVESTING WELL

LAND USE ANALYSIS

S.No.	DESCRIPTION	AREA in Sq.m as per ZR	%	AREA in Sq.m as per Plan	%
1	Residential Area			3700.56	21.52
2	Commercial Area			568.73	3.31
3	Park & Open spaces	1719.89	10.00	1780.09	10.35
4	Civic Amenities	859.95	5.00	862.60	5.02
5	Driveway & open space			8682.76	50.48
6	Road Widening Area			1604.16	9.33
	TOTAL			17198.90	100.00

SL NO	FLOOR NO	UNIT DETAILS 1BHK	2BHK	3BHK	4BHK	TOTAL NO OF UNIT
1	GROUND		1,2,3,4,5,6,7,8, 9,10,11,12,&13	----	----	13
2	1ST	16	14,15,17,18,19, 20,21,22,23,24,25	26, 27,28,29 &30		17
3	2ND		31,32,34,35,36,37 38,39,40,41,42,43 49	33,44,45,46 47,48 & 50		20
4	3RD		51,52,54,55,56,57 58,59,60,61,62,63 69	53,64,65,66 67,68 & 70		20
5	4TH		71,72,74,75,76,77 78,79,80,81,82,83 89	73,84,85,86 87,88 & 90		20
6	5TH		91,92,94,95,96,97 98,99,100,101,102,103 109	93,104,105,106 107,108 & 110		20
7	6TH		111,112,114,115,116,117 118,119,120,121,122,123 129	113,124,125,126 127,128 & 130		20
8	7TH		131,132,134,135,136,137 138,139,140,141,142,143 149	133,144,145,146 147,148 & 150		20
9	8TH		151,152,154,155,156,157 158,159,160,161,162,163 169	153,164,165,166 167,168 & 170		20
10	9TH		171,172,174,175,176,177 178,179,180,181,182,183 189	173,184,185,186 187,188 & 190		20
11	10TH		191,192,194,195,196,197 198,199,200,201,202,203 209	193,204,205,206 207,208 & 210		20
12	11TH		211,212,214,215,216,217 218,219,220,221,222,223 229	213,224,225,226 227,228 & 230		20
13	12TH		231,232,234,235,236,237 238,239,240,241,242,243 249	223,244,245,246 247,248 & 250		20
14	13TH			253 & 270	251,252,254,255, 256,257, 258,259, 260,261,262,263, 264,265,266,267, 268 & 269	20
15	14TH			271 & 272		2
TOTAL =		1	117			272

SANCTIONING AUTHORITY

ALL DIMENSIONS ARE IN METERS
SCHEDULE OF OPENINGS

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.10 x 2.40
D	DOOR	1.20 x 2.40
D-a	DOOR	1.20 x 2.40
D1	DOOR	0.90 x 2.40
D2	DOOR	0.75 x 2.40
SD	SLIDING DOOR	3.32 x 2.40
SD1	SLIDING DOOR	2.45 x 2.40
SD2	SLIDING DOOR	3.20 x 2.40
SD3	SLIDING DOOR	2.50 x 2.40
SD3a	SLIDING DOOR	2.15 x 2.40
SD4	SLIDING DOOR	1.80 x 2.40
FD	FIRE DOOR	1.20 x 2.40
MSD1	METAL SHAFT DOOR	0.90 x 1.95
MSD2	METAL SHAFT DOOR	0.50 x 1.95
MSD3	METAL SHAFT DOOR	0.45 x 1.95
W	WINDOW	3.32 x 2.30
W1	WINDOW	2.45 x 2.30
W2	WINDOW	2.30 x 2.30
W3	WINDOW	2.15 x 2.30
W3a	WINDOW	2.05 x 2.30
W4	WINDOW	1.50 x 2.30
W5	WINDOW	0.60 x 2.30
KW	KITCHEN WINDOW	1.20 x1.20
STW1	SLIDING WINDOW	2.80 x 1.50
SW	SLIDING WINDOW	2.45 x 1.50
SW1	SLIDING WINDOW	2.15 x 1.50
SW2	SLIDING WINDOW	1.50 x 1.50
SW3	SLIDING WINDOW	1.00 x 1.50
SW4	SLIDING WINDOW	0.60 x 1.50
V	VENTILATOR	0.60 x 0.90
V1	VENTILATOR	0.77 x 0.90
V2	VENTILATOR	0.75 x 0.90
FW	FIXED WINDOW	1.50 x 2.30

AMENITIES -SCHEDULE OF OPENING

MD	MAIN DOOR	2.00 x 2.40
D1	DOOR	1.90 x 2.40
D2	DOOR	0.90 x 2.40
D3	DOOR	0.80 x 2.40
D4	DOOR	0.80 x 2.40
W1	WINDOW	2.30 x 2.20
SW1	STAIRCASE WINDOW	1.80 x 2.20

AREA STATEMENT

DETAILS OF AREA AS PER SURVEY NUMBERS

TOTAL AREA CONSIDERED FOR DEVELOPMENT PLAN =04 ACRE 10.00 GUNTAS (17198.90 Sq.m)

SL NO.	SURVEY NUMBERS	TOTAL AREA IN ACRES GUNTAS	(B) KHARAB IN ACRES GUNTAS	NET AREA IN ACRES GUNTAS	COVERSION ORDERS NUMBERS AND DATE
1	37/1A	00-10.00	----	00-10.00	ALN(DO)SR.39/2003-04 DATE:02-02-2005
2	37/1B	02-00.00	----	02-00.00	ALN(DO)SR.149/1987-88 DATE:30-05-1988
3	37/2	02-00.00	----	02-00.00	ALN(DO)SR.46/1986-87 DATE:28-02-1987
	TOTAL	04-10.00	0-00.00	04-10.00	

	AS PER ZONAL REGULATIONS	AS PER DRAWING
Height of building	HEIGHT AS PER ZR- 45.00m	44.55m
	HEIGHT AS PER AAI-50.0m	44.50 m
UNITS	----------	272 Units
FAR	F.A.R PERMISSIBLE - 2.75	F.A.R ACHIEVED - 2.74
COVERAGE	COVERAGE PERMISSIBLE=50%	COVERAGE ACHIEVED=27.38%

CARS PARKING STATEMENT - APARTMENT TOWER+AMENITY + COMMERCIAL BUILDING

SL.NO	TYPE OF BLOCKS		NO. OF UNITS	NO OF PARKING AS PER REQUIRED	
1	APARTMENT		272	1 For 1 Units (150sqm-225Sqm)	272
2	AMENITY (FOR EVERY 50 SQ MT 1 CAR PARK)	1186.97 sqm		24	24
3	COMMERCIAL (FOR EVERY 50 SQ MT 1 CAR PARK)	2145.28 sqm		43	43
4	10% CAR PARKING REQUIRED FOR VISITORS	339 NUMBERS		34	34
	GRAND TOTAL		272		373
CAR PARKING PROVIDED					
	BASEMENT 1				201
	BASEMENT 2				208
	Commerial Building Basement 1(WITH STACK PARKING)				48
	GRAND TOTAL NO.				457
5	TWO WHEELER PARKING 25% OF CAR PARKING 25% x (13.75 SQ.M x 373 Nos)= 1282.19SQ.M	PROVIDED 1416.47sqm			

OWNER'S SIGNATURE

(Sri .Vivekananda Nayak)
Authorised Signatory
M/S HEBBAL PROPERTIES PRIVATE LIMITED

ARCHITECT'S SIGNATURE

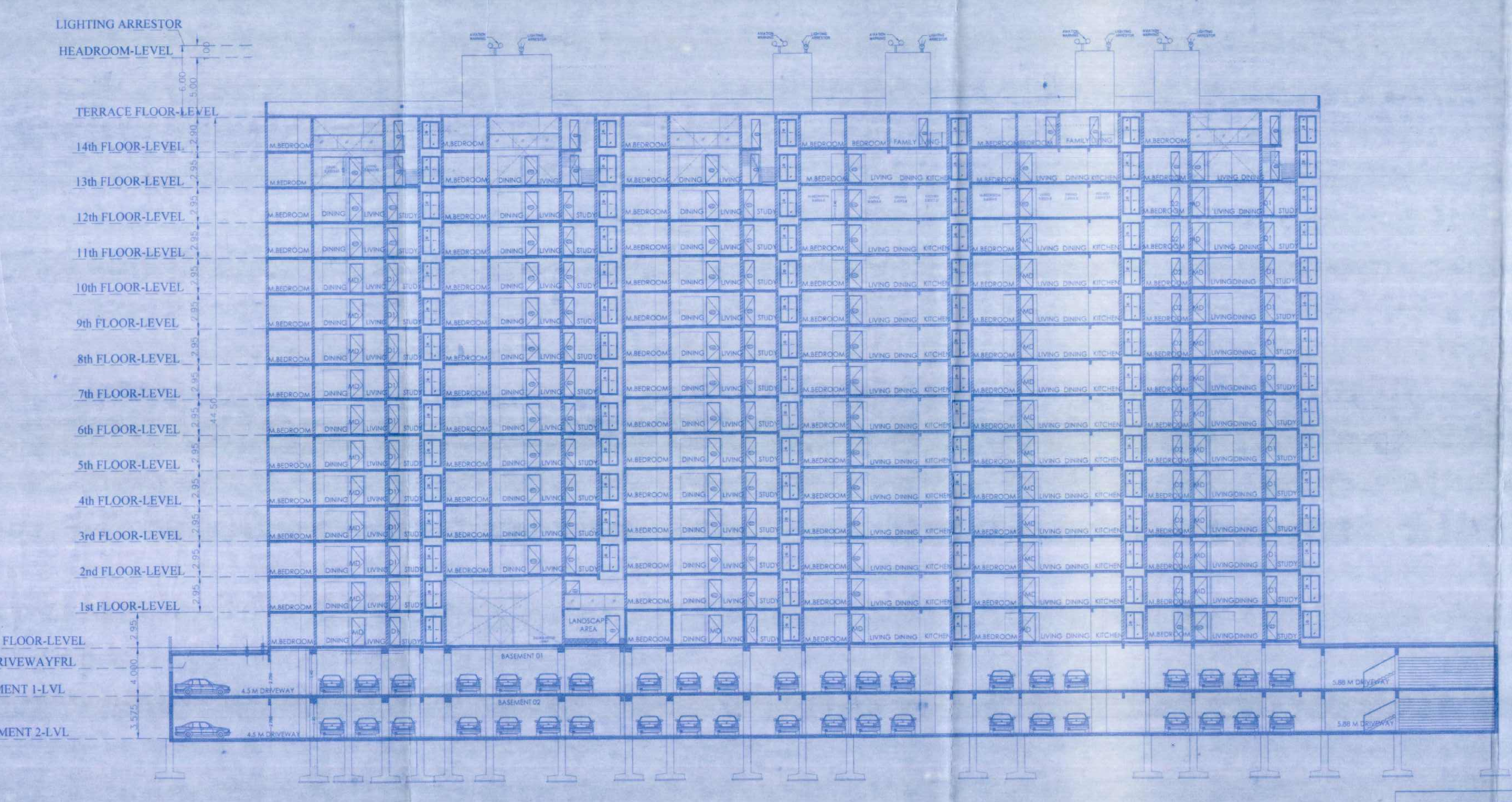
SRIKANTH. C N
BCC/BL/3.6/E-0057/24-25
Oneness InfraTech
#9/9, 2nd Floor, 59th Cross, 5th Block
Near Bhasyam Circle, Rajajinagar,
Bangalore-560 010
Tel : 080-41141611 Email :info@oitech.co.in
www.oitech.co.in

PROJECT NAME

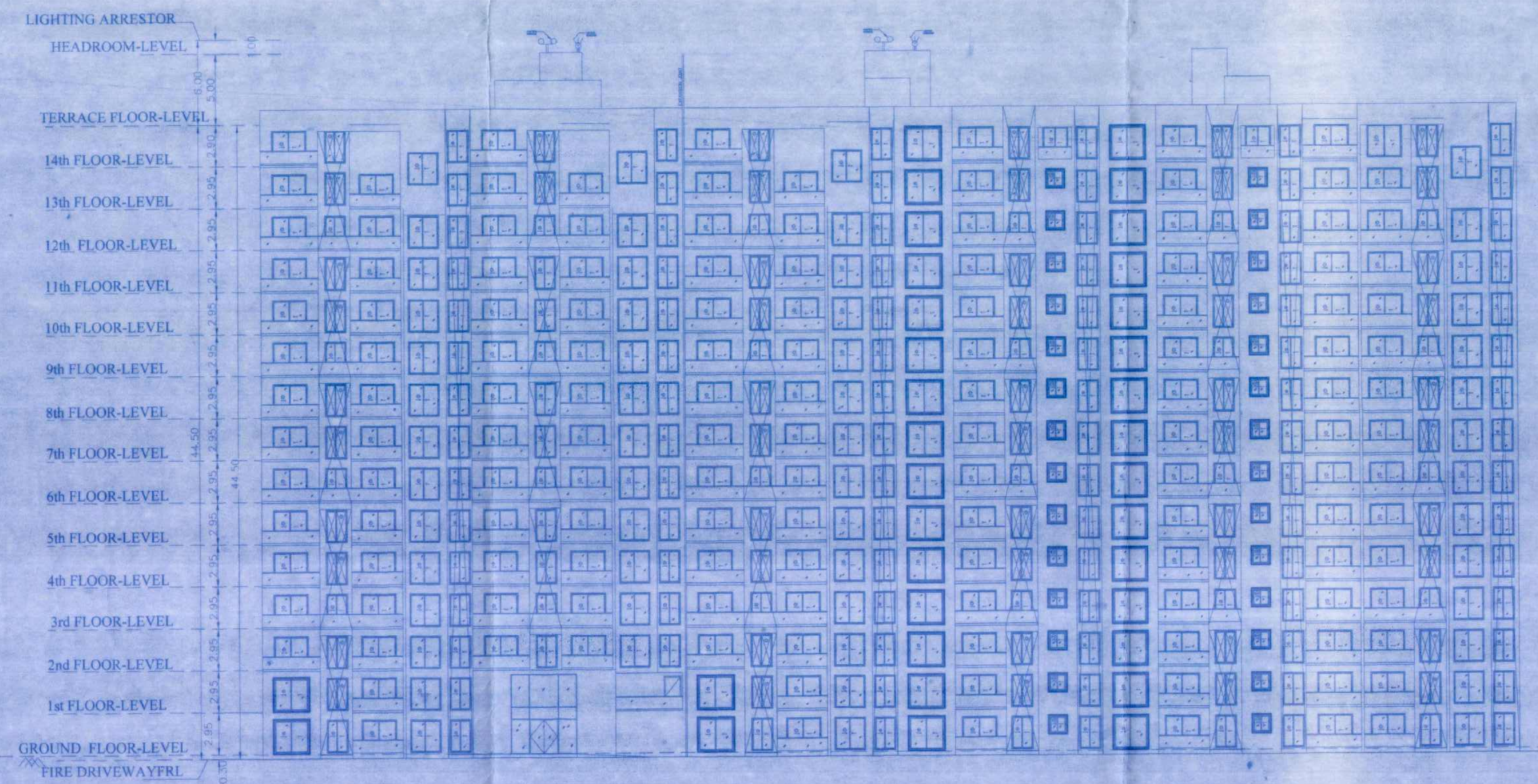
PROPOSED APARTMENT BUILDING IN KHATHA No. 201/99, PID No. (150300301700620273) IN APPROVED RESIDENTIAL GROUP HOUSING (RESIDENTIAL APARTMENT) DEVELOPEMENT PLAN No.DPA/TP/DP/02/2025-26 Dtd.11/11/2025 AT Sy.No. 37/1A, 37/1B & 37/2 OF HOSAHUDYA VILLAGE ,KASABA HOBLI, DODDABALLAPURA TALUK BANGALORE RURAL DISTRICT

SUBJECT OF DRAWING : SANCTION DRAWING

ORIENTATION		BUILDING No.
N	SCALE:1 : 200	APARTMENT TOWER & AMENITY DRAWING NO. : 5 OF 10 Typical 6,9&12th ,Typical 7,8,10&11th, 13th, 14th & TERRACE FLOOR PLAN



SECTION AA'
APARTMENT TOWER



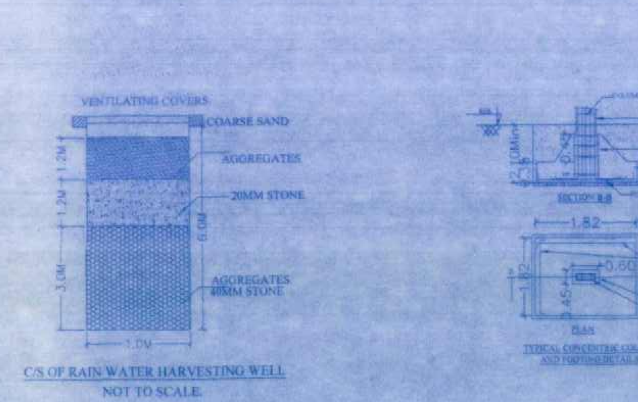
SOUTH ELEVATION
APARTMENT TOWER

LAND USE ANALYSIS

S.No.	DESCRIPTION	AREA in Sq.m as per ZR	%	AREA in Sq.m as per Plan	%
1	Residential Area			3700.56	21.52
2	Commercial Area			568.73	3.31
3	Park & Open spaces	1719.89	10.00	1780.09	10.35
4	Civic Amenities	859.95	5.00	862.60	5.02
5	Driveway & open space			8682.76	50.48
6	Road Widening Area			1604.16	9.33
	TOTAL			17198.90	100.00

AREA STATEMENT IN SQ M

TOTAL PLOT AREA	4ACRE 10.00 GUNTAS / 17198.90 SQ.M
KARAB AREA ('B' KARAB)	00 ACRE 00.00 GUNTAS / 0.00 SQ.M
NET PLOT AREA CONSIDERED FOR DEVELOPMENT PLAN	4ACRE 10.00 GUNTAS / 17198.90 SQ.M
F.A.R PERMISSIBLE AS PER ZONAL REGULATIONS	2.75
PLOT AREA CONSIDERED FOR FAR AS PER ZR = (TOTAL PLOT-CA) = A	(17198.90-862.60) =16336.30
NET F.A.R AREA = B	44912.07
F.A.R ACHIEVED = (B / A)	(44912.07÷16336.30) =2.74
ROAD AREA IN SQM	1604.16
PLOT AREA CONSIDERED FOR COVERAGE AS PER ZR = (TOTAL PLOT AREA- ROAD AREA) = C	(17798.90-1604.16) =15594.74
GROUND COVERAGE AREA = D	4269.29
GROUND COVERAGE PERMISSIBLE	50%
GROUND COVERAGE ACHIEVED = (D ÷ C) x 100 =	(4269.29÷15594.74) x 100 =27.38%



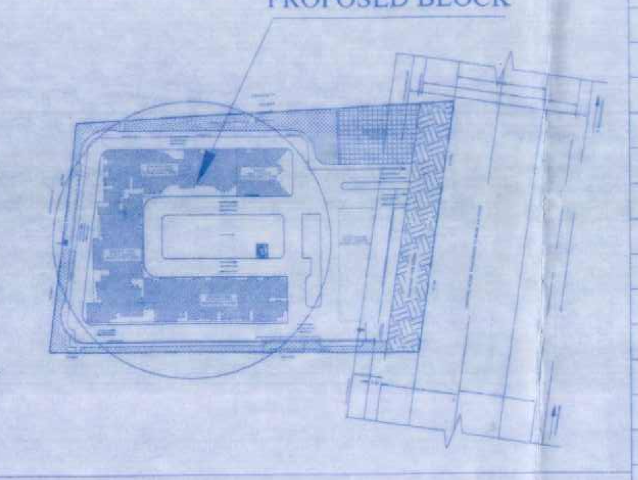
FLOOR WISE AMENITY AREA BREAK UPS OF AMENITY TOWER

SL.NO	Floor	GROSS AREA in Sq.mt	Deductions- OTS and Duct cutouts& FHC. Elec. Comm. Shafts	Built up Area in sq mt per floor	Deductions Parking	Deductions- lift shaft & staircase well	Deductions	Deductions	Total FAR sqmt
		A	B	C=A-B	D	E	F	G	H =C-D-E
SL.NO	Floor	GROSS AREA in Sq.mt	Deductions- OTS and Duct cutouts&FHC. Elec. Comm. Shafts	Built up Area in sq mt per floor	Deductions service room	Deductions- lift shaft & staircase well	Deductions- Swimming pool.Deck&Podium landscape	Deductions	Total FAR sqmt
		A	B	C=A-B	D	E	F	G	H =C-D-E-F
1	GROUND FLOOR	505.83	133.88	371.95	0.00	6.75	0.00	0.00	365.20
2	1st FLOOR	398.76	12.03	386.73	0.00	5.54	58.84	0.00	322.35
3	2nd FLOOR	339.95	12.03	327.92	0.00	5.54	0.00	0.00	322.38
4	3rd FLOOR	339.95	157.36	182.59	0.00	5.54	0.00	0.00	177.05
5	TERRACE FLOOR	182.00	0.00	182.00	0.00	0.00	182.00	0.00	0.00
	TOTAL	1766.48	315.30	1451.18	0.00	23.37	240.84	0.00	1186.98

SUMMARY OF AREA STATEMENTS

S.No	DESCRIPTION	AS PER ZONING	AS PER DRAWING
01	PLOT AREA IN SQ.M	------------	17198.90
02	COVERAGE	50 %	27.38%
03	F.A.R	2.75	2.74
04	No. OF BUILDINGS	------------	5 No.
04	No. OF units	------------	272 No.
05	HEIGHT OF BUILDING	45.00m	44.55m
06	SET BACKS		
	FRONT	13.0m	13.0m
	OTHER SIDES	13.0m	13.0m
	FRONT	13.0m	13.0m
	OTHER SIDES	13.0m	13.0m

PROPOSED BLOCK



DETAILED AREA STATEMENT

SL.NO	Floor	GROSS AREA in Sq.mt	Deductions- OTS and Duct cutouts& FHC. Elec. Comm. Shafts	Built up Area in sq mt per floor	Deductions- Parking	Deductions lift shaft & staircase well	Deductions- cutout (landscape, gathering space &elec.panel room cutout)	Deductions	Total FAR sqmt
		A	B	C=A-B	D	E	F	G	H =C-D-E-F
APARTMENT TOWER & AMENITY TOWER									
1	BASEMENT 1	9583.41	204.74	9378.67	9014.31	55.09	0.00	0.00	309.27
2	BASEMENT 2	9482.91	111.20	9371.71	9068.38	55.09	0.00	0.00	248.24
3	GROUND FLOOR	3700.56	371.47	3185.09	0.00	48.68	146.75	0.00	3133.66
4	1st FLOOR	3452.12	431.39	3020.73	0.00	60.29	61.59	0.00	2898.85
5	2nd FLOOR	3483.29	321.08	3162.21	0.00	60.29	2.75	0.00	3099.17
6	3rd FLOOR	3483.29	358.89	3124.40	0.00	60.29	110.28	0.00	2953.83
7	4th FLOOR	3382.08	462.91	2919.17	0.00	60.29	2.75	0.00	2856.13
8	5th FLOOR	3325.34	309.05	3016.29	0.00	57.29	184.75	0.00	2774.25
9	6th FLOOR	3143.34	201.53	2941.81	0.00	57.29	110.28	0.00	2774.24
10	7th FLOOR	3143.34	309.05	2834.29	0.00	0.00	2.75	0.00	2774.25
11	8th FLOOR	3143.34	309.05	2834.29	0.00	57.29	0.75	0.00	2774.25
12	9th FLOOR	3143.34	201.53	2941.81	0.00	57.29	2.75	0.00	2774.24
13	10th FLOOR	3143.34	309.05	2834.29	0.00	57.29	2.75	0.00	2774.25
14	11th FLOOR	3143.34	309.05	2834.29	0.00	57.29	2.75	0.00	2774.25
15	12TH FLOOR	3143.34	201.53	2941.81	0.00	57.29	110.28	0.00	2774.24
16	13th FLOOR (Pent-lower)	3168.22	283.65	2884.57	0.00	57.29	2.75	0.00	2824.53
17	14th FLOOR (Pent-upperr)	3169.58	860.40	2309.18	0.00	57.29	0.75	0.00	2249.14
18	TERRACE	236.98	0.00	236.98	0.00	236.98	0.00	0.00	0.00
	TOTAL	68471.16	5555.57	62771.59	18082.69	1152.61	744.68	0.00	42766.79
GROSS RESIDENTIAL BUILT UP AREA (APARTMENT TOWER+ AMENITY TOWER)									68471.16
NET RESIDENTIAL BUILT UP AREA (APARTMENT TOWER+ AMENITY TOWER)									62771.59
NET RESIDENTIAL F A R AREA (APARTMENT TOWER+ AMENITY TOWER)									42766.79
GROUND RESIDENTIAL COVERAGE AREA AREA (APARTMENT TOWER+ AMENITY TOWER)									3700.56

SL NO	FLOOR NO	UNIT DETAILS 1BHK	2BHK	3BHK	4BHK	TOTAL NO OF UNIT
1	GROUND		1,2,3,4,5,6,7,8, 9,10,11,12,&13	----	----	13
2	1ST	16	14,15,17,18,19, 20,21,22,23,24,25	26, 27,28,29 &30		17
3	2ND		31,32,34,35,36,37 38,39,40,41,42,43 49	33,44,45,46 47,48 & 50		20
4	3RD		51,52,54,55,56,57 58,59,60,61,62,63 69	53,64,65,66 67,68 & 70		20
5	4TH		71,72,74,75,76,77 78,79,80,81,82,83 89	73,84,85,86 87,88 & 90		20
6	5TH		91,92,94,95,96,97 98,99,100,101,102,103 109	93,104,105,106 107,108 & 110		20
7	6TH		111,112,114,115,116,117 118,119,120,121,122,123 129	113,124,125,126 127,128 & 130		20
8	7TH		131,132,134,135,136,137 138,139,140,141,142,143 149	133,144,145,146 147,148 & 150		20
9	8TH		151,152,154,155,156,157 158,159,160,161,162,163 169	153,164,165,166 167,168 & 170		20
10	9TH		171,172,174,175,176,177 178,179,180,181,182,183 189	173,184,185,186 187,188 & 190		20
11	10TH		191,192,194,195,196,197 198,199,200,201,202,203 209	193,204,205,206 207,208 & 210		20
12	11TH		211,212,214,215,216,217 218,219,220,221,222,223 229	213,224,225,226 227,228 & 230		20
13	12TH		231,232,234,235,236,237 238,239,240,241,242,243 249	223,244,245,246 247,248 & 250		20
14	13TH			253 & 270	251,252,254,255, 256,257, 258,259, 260,261,262,263, 264,265,266,267, 268 & 269	20
15	14TH			271 & 272		2
	TOTAL =	1	117			272

ALL DIMENSIONS ARE IN METERS

SCHEDULE OF OPENINGS

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.10 x 2.40
D	DOOR	1.20 x 2.40
D-a	DOOR	1.20 x 2.40
D1	DOOR	0.90 x 2.40
D2	DOOR	0.75 x 2.40
SD	SLIDING DOOR	3.32 x 2.40
SD1	SLIDING DOOR	2.45 x 2.40
SD2	SLIDING DOOR	3.20 x 2.40
SD3	SLIDING DOOR	2.50 x 2.40
SD3a	SLIDING DOOR	2.15 x 2.40
SD4	SLIDING DOOR	1.80 x 2.40
FD	FIRE DOOR	1.20 x 2.40
MSD1	METAL SHAFT DOOR	0.90 x 1.95
MSD2	METAL SHAFT DOOR	0.50 x 1.95
MSD3	METAL SHAFT DOOR	0.45 x 1.95
W	WINDOW	3.32 x 2.30
W1	WINDOW	2.45 x 2.30
W2	WINDOW	2.30 x 2.30
W3	WINDOW	2.15 x 2.30
W3a	WINDOW	2.05 x 2.30
W4	WINDOW	1.50 x 2.30
W5	WINDOW	0.60 x 2.30
KW	KITCHEN WINDOW	1.20 x1.20
STW1	SLIDING WINDOW	2.80 x 1.50
SW	SLIDING WINDOW	2.45 x 1.50
SW1	SLIDING WINDOW	2.15 x 1.50
SW2	SLIDING WINDOW	1.50 x 1.50
SW3	SLIDING WINDOW	1.00 x 1.50
SW4	SLIDING WINDOW	0.60 x 1.50
V	VENTILATOR	0.60 x 0.90
V1	VENTILATOR	0.77 x 0.90
V2	VENTILATOR	0.75 x 0.90
FW	FIXED WINDOW	1.50 x 2.30

AMENITIES -SCHEDULE OF OPENING

MD	MAIN DOOR	2.00 x 2.40
D1	DOOR	1.90 x 2.40
D2	DOOR	0.90 x 2.40
D3	DOOR	0.80 x 2.40
D4	DOOR	0.80 x 2.40
W1	WINDOW	2.30 x 2.20
SW1	STAIRCASE WINDOW	1.80 x 2.20

AREA STATEMENT

DETAILS OF AREA AS PER SURVEY NUMBERS

TOTAL AREA CONSIDERED FOR DEVELOPMENT PLAN =04 ACRE 10.00 GUNTAS (17198.90 Sq.m)

SL NO.	SURVEY NUMBERS	TOTAL AREA IN ACRES GUNTAS	(B) KHARAB IN ACRES GUNTAS	NET AREA IN ACRES GUNTAS	COVERSION ORDERS NUMBERS AND DATE
1	37/1A	00-10.00	----	00-10.00	ALN(DO)SR.39/2003-04 DATE:-02-02-2005
2	37/1B	02-00.00	----	02-00.00	ALN(DO)SR.149/1987-88 DATE:-30-05-1988
3	37/2	02-00.00	----	02-00.00	ALN(DO)SR.46/1986-87 DATE:-28-02-1987
	TOTAL	04-10.00	0-00.00	04-10.00	

	AS PER ZONAL REGULATIONS	AS PER DRAWING
Height of building	HEIGHT AS PER ZR- 45.00m	44.55m
	HEIGHT AS PER AAI-50.0m	44.50 m
UNITS	----------	272 Units
FAR	F.A.R PERMISSIBLE - 2.75	F.A.R ACHIEVED - 2.74
COVERAGE	COVERAGE PERMISSIBLE=50%	COVERAGE ACHIEVED=27.38%

CARS PARKING STATEMENT - APARTMENT TOWER+AMENITY + COMMERCIAL BUILDING

SL.NO	TYPE OF BLOCKS		NO. OF UNITS	NO OF PARKING AS PER REQUIRED	
1	APARTMENT		272	1 For 1 Units (150sqm-225Sqm)	272
2	AMENITY (FOR EVERY 50 SQ MT 1 CAR PARK)	1186.97 sqm		24	24
3	COMMERCIAL (FOR EVERY 50 SQ MT 1 CAR PARK)	2145.28 sqm		43	43
4	10% CAR PARKING REQUIRED FOR VISITORS	339 NUMBERS		34	34
	GRAND TOTAL		272		373
	CAR PARKING PROVIDED				
	BASEMENT 1				201
	BASEMENT 2				208
	Commerial Building Basement 1(WITH STACK PARKING)				48
	GRAND TOTAL NO.				457
5	TWO WHEELER PARKING 25% OF CAR PARKING 25% x (13.75 SQ.M x 373 Nos)= 1282.19SQ.M	PROVIDED 1416.47sqm			

OWNER'S SIGNATURE

(Sri . Vivekananda Nayak)
Authorised Signatory
M/S HEBBAL PROPERTIES PRIVATE LIMITED

ARCHITECT'S SIGNATURE

SRIKANTH. C.N
BCC/BL/3.6/E-0057/24-25
Oneness InfraTech
#9/9, 2nd Floor, 59th Cross, 5th Block
Near Bhasyam Circle, Rajajinagar,
Bangalore-560 010
Tel : 080-41411611 Email :info@oitech.co.in
www.oitech.co.in

SANCTIONING AUTHORITY

ಸದಸ್ಯ ಕಾರ್ಯದರ್ಶಿ
ದೊಡ್ಡಬಳ್ಳಾಪುರ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ

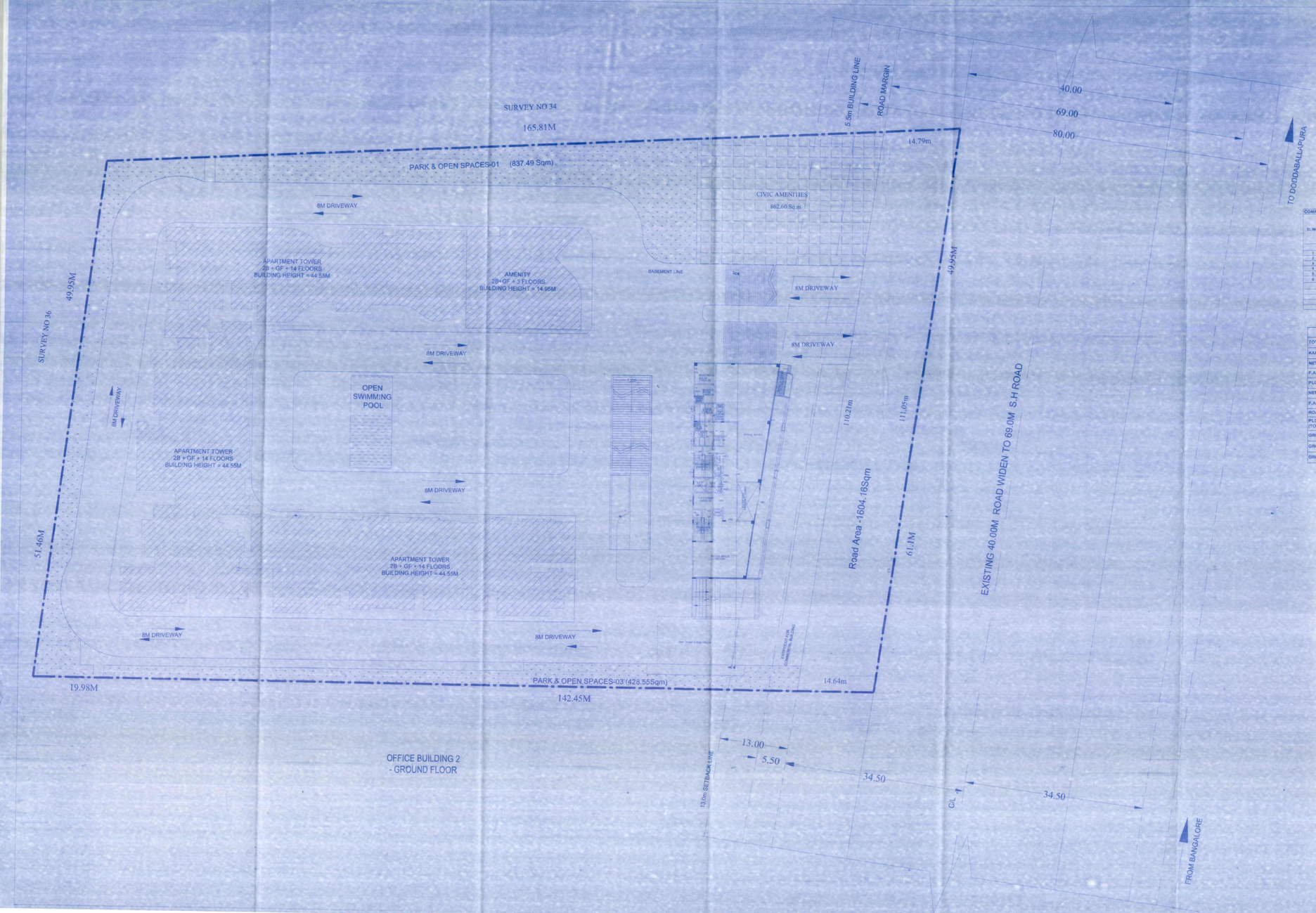
PROJECT NAME

PROPOSED APARTMENT BUILDING IN KHATHA No. 201/99, PID No. (150300301700620273) IN APPROVED RESIDENTIAL GROUP HOUSING (RESIDENTIAL APARTMENT) DEVELOPEMENT PLAN No.DPA/TP/DP/02/2025-26 Dtd.11/11/2025 AT Sy.No. 37/1A, 37/1B & 37/2 OF HOSAHUDYA VILLAGE ,KASABA HOBLI, DODDABALLAPURA TALUK BANGALORE RURAL DISTRICT

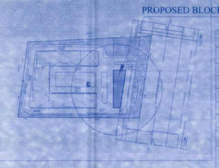
SUBJECT OF DRAWING
SANCTION DRAWING

ORIENTATION
BUILDING No.
APARTMENT TOWER & AMENITY

N
SCALE 1:200
DRAWING NO 6 OF 10
SECTION AND ELEVATION



PROPOSED BLOCK



SUMMARY OF AREA STATEMENTS				
S.No	DESCRIPTION	AS PER ZONING	AS PER DRAWING
01	PLOT AREA IN SQ.M	———	17198.90
02	COVERAGE	50 %	27.38%
03	F.A.R	2.75	2.74
04	No. OF BUILDINGS	———	5 No.
04	No. OF units	———	272 No.
05	HEIGHT OF BUILDING	45.00m	44.55m
	SET BACKS		
06	FRONT	13.0m	13.0m
	OTHER SIDES	13.0m	13.0m
	FRONT	13.0m	13.0m
	OTHER SIDES	13.0m	13.0m

ALL DIMENSIONS ARE IN METERS

SCHEDULE OF OPENINGS

TYPE	DESCRIPTION	SIZE
GD	GLASS DOOR	4.80 x 2.40
GD1	GLASS DOOR	2.40 x 2.40
GD2	GLASS DOOR	2.00 x 2.40
SD1	SLIDING DOOR	2.70 x 2.40
D1	DOOR	1.20 x 2.40
D2	DOOR	1.10 x 2.40
D3	DOOR	0.60 x 2.40
SRD	SERVICE DOOR	2.00 x 2.40
FD	FIRE DOOR	1.20 x 2.40
MSD	METAL SHAFT DOOR	1.20 x 1.50
MSD1	METAL SHAFT DOOR	0.90 x 1.50
W1	WINDOW	1.70 x 2.30
STW1	SLIDING WINDOW	1.50 x 1.50
V	VENTILATOR	0.75 x 0.90
V2	VENTILATOR	0.90 x 0.90

COMMERCIAL (OFFICE)										
SL.NO	Floor	GROSS AREA in Sq.mt	Deductions- Offs and Duct (Lift shaft & WC) Incl. Comm. Shafts & ramp	Built up Area in sq.mt per floor	Deductions- Parking	Deductions Terrace Area	Deductions- staircase head room	Deductions- lift shaft & staircase wall	Total FAR sqmt	
		A	B	C=A-B	D	E	F	G	H=C-D-E-F-G	
1	BASEMENT 1	1712.49	0.00	1712.49	1712.49	0.00	0.00	0.00	0.00	
2	GROUND FLOOR	668.73	18.62	650.21	0.00	0.00	0.00	14.91	635.30	
3	1st FLOOR	666.43	47.01	619.42	0.00	0.00	0.00	14.91	604.51	
4	2nd FLOOR	641.63	13.39	627.24	0.00	0.00	0.00	14.91	612.33	
5	3rd FLOOR	644.63	16.52	628.11	0.00	200.24	0.00	14.91	612.96	
6	TERRACE FLOOR	154.35	0.00	154.35	0.00	0.00	0.00	154.35	0.00	
	TOTAL	4327.46	103.44	4224.22	1712.49	200.24	0.00	218.99	2146.28	
	GROSS COMMERCIAL BUILT UP AREA								4327.46	
	NET COMMERCIAL BUILT UP AREA								4224.22	
	NET COMMERCIAL F.A.R AREA								2146.28	
	GROUND COMMERCIAL COVERAGE AREA AREA								568.73	

AREA STATEMENT IN SQ M	
TOTAL PLOT AREA	4ACRE 10.00 GUNTAS / 17198.90 SQ.M
KARAB AREA (0' KARAB)	.00 ACRE 00.00 GUNTAS / 0.00 SQ.M
NET PLOT AREA CONSIDERED FOR DEVELOPMENT PLAN	4ACRE 10.00 GUNTAS / 17198.90 SQ.M
F.A.R PERMISSIBLE AS PER ZONAL REGULATIONS	2.75
PLOT AREA CONSIDERED FOR FAR AS PER ZR = (TOTAL PLOT-CA) = A	(17198.90-562.60) =16636.30
NET F.A.R AREA = B	44912.07
F.A.R ACHIEVED = (B / A)	(44912.07÷16636.30) =2.74
ROAD AREA IN SQM	1604.16
PLOT AREA CONSIDERED FOR COVERAGE AS PER ZR = (TOTAL PLOT AREA- ROAD AREA) = C	(17198.90-1604.16) =15594.74
GROUND COVERAGE AREA = D	4269.29
GROUND COVERAGE PERMISSIBLE	50%
GROUND COVERAGE ACHIEVED = (D + C) x 100 =	(4269.29÷15594.74) x 100 =27.38%

LAND USE ANALYSIS					
S.No.	DESCRIPTION	AREA in Sq.m as per ZR	%	AREA in Sq.m as per Plan	%
1	Residential Area			3700.56	21.52
2	Commercial Area			568.73	3.31
3	Park & Open spaces	1719.89	10.00	1780.09	10.35
4	Civic Amenities	859.95	5.00	862.60	5.02
5	Driveway & open space			8682.76	50.48
6	Road Widening Area			1604.16	9.33
	TOTAL			17198.90	100.00

AREA STATEMENT

DETAILS OF AREA AS PER SURVEY NUMBERS					
TOTAL AREA CONSIDERED FOR DEVELOPMENT PLAN =04 ACRE 10.00 GUNTAS (17198.90 Sq.m)					
SL NO.	SURVEY NUMBERS	TOTAL AREA IN ACRES GUNTAS	(B) KHARAB IN ACRES GUNTAS	NET AREA IN ACRES GUNTAS	CONVERSION ORDERS NUMBERS AND DATE
1	37/1A	00-10.00	- - - -	00-10.00	AL/SDO/DR-RR/000147 DATED:03-02-2022
2	37/1B	02-00.00	- - - -	02-00.00	AL/SDO/DR-RR/147/14-15/TC-20/08-09/R1
3	37/2	02-00.00	- - - -	02-00.00	AL/SDO/DR-RR/08/14-15/TC-20/08-09/R1
TOTAL		04-10.00	0-0.00	04-10.00	

	AS PER ZONAL REGULATIONS	AS PER DRAWING
Height of building	HEIGHT AS PER ZR- 45.00m	44.55m
	HEIGHT AS PER AAI-50.0m	44.55 m
UNITS		272 units
FAR	F.A.R PERMISSIBLE - 2.75	F.A.R ACHIEVED - 2.74
COVERAGE	COVERAGE PERMISSIBLE=50%	COVERAGE ACHIEVED=27.38%

CARS PARKING STATEMENT - APARTMENT TOWER+AMENITY + COMMERCIAL BUILDING					
SL.NO	TYPE OF BLOCKS		NO. OF UNITS	NO OF PARKING AS PER REQUIRED	
1	APARTMENT		272	1 Car 1 units (250sqm-2000sqm)	272
2	AMENITY FOR EVERY 40 SQ MT 1 CAR PARKI	1198.97 sqm		30	30
3	COMMERCIAL (FOR EVERY 50 SQ MT 1 CAR PARKI	2146.28 sqm		43	43
4	10% CAR PARKING REQUIRED FOR VISITORS	272 NUMBERS		54	54
	50-200 TOTAL	272			373
CAR PARKING PROVIDED					
	BASEMENT 1				251
	BASEMENT 2				208
	Commercial Building Basement 1(WITH STACK PARKING)				42
	Commercial Building				42
5	TWO WHEELER PARKING 20% OF CAR PARKING 20% x 1373 50.38 x 373 50.0= 1383.1950 M	PROVIDED 1414.47sqm			

OWNER'S SIGNATURE

(Sri .Vivekananda Nayak)
Authorised Signatory
M/S HEBBAL PROPERTIES PRIVATE LIMITED

ARCHITECTS SIGNATURE

SANCTIONING AUTHORITY

ಕರ್ನಾಟಕ ನಗರ ಯೋಜನಾ ಅಧಿನಿಯಮ ಅಡಿಯ ಸಂಖ್ಯೆ 1961ರ ಅಂ: 15(1) ಅನ್ವಯ ಪ್ರಾಧಿಕಾರ ಪ್ರಮಾಣ ಪತ್ರ ಸಂಖ್ಯೆ DPA/TP/CC/276/24-25 ದಿನಾಂಕ 01.11.2024 ರಲ್ಲಿ ಅನುಮತಿಸಲ್ಪಟ್ಟ ಯೋಜನೆಯಂತೆ ಅಥವಾ ಅದರಿಂದ ಪ್ರಮಾಣ ಕಡಿಮೆ ಮಾಡಲಾಗಿದೆ. ಷರತ್ತು ಅನುಮತಿಯನ್ನು ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

ಸಹಾಯಕ ನಗರ ಯೋಜನಾ ಸದಸ್ಯರು
ದೊಡ್ಡಬಳ್ಳಾಪುರ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ

ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿಗಳು
ದೊಡ್ಡಬಳ್ಳಾಪುರ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ,
ದೊಡ್ಡಬಳ್ಳಾಪುರ.

ಹಿರಿಯ ಸಹಾಯಕ ನಿರ್ದೇಶಕರು
ದೊಡ್ಡಬಳ್ಳಾಪುರ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ,
ದೊಡ್ಡಬಳ್ಳಾಪುರ.

SRIKANTH. C.N
BCC/BL-3.6/E-0057/24-25
Oneness InfraTech
#89/2, 2nd Floor, 9th Cross, 5th Block
Near Dhanyam Circle, Rajajinagar,
Bangalore-560 010
Tel : 080-41141811 Email :info@oitech.co.in
www.oitech.co.in

PROJECT NAME

PROPOSED APARTMENT BUILDING IN KHATHA No. 201/99, PID No. (15030030170062027 3) IN APPROVED RESIDENTIAL GROUP HOUSING (RESIDENTIAL APARTMENT) DEVELOPEMENT PLAN No.DPA/TP/DP/02/2025-26 Dtd.17/11/2025 AT Sy.No. 37/1A, 37/1B & 37/2 OF HOSAHUDYA VILLAGE, KASABA HOBLI, DODDABALLAPURA TALUK BANGALORE RURAL DISTRICT

SHEET NAME - SANCTION DRAWING

BUILDING No.

OFFICE BLOCK

SCALE:1 -200

GROUND FLOOR

PROPOSED BLOCK

SUMMARY OF AREA STATEMENTS

S.No	DESCRIPTION	AS PER ZONING	AS PER DRAWING
01	PLOT AREA IN SQ.M	19148.90	19148.90
02	COVERAGE	50.0%	22.35%
03	F.A.R	2.75	2.74
04	No. OF BUILDINGS	5 No.	5 No.
05	No. OF units	———	272 No.
06	HEIGHT OF BUILDING	45.00m	44.55m
	SETBACKS		
07	FRONT	13.0m	13.0m
	OTHER SIDES	13.0m	13.0m
08	FRONT	13.0m	13.0m
	OTHER SIDES	13.0m	13.0m

ALL DIMENSIONS ARE IN METERS
SCHEDULE OF OPENINGS

TYPE	DESCRIPTION	SIZE
GD	GLASS DOOR	4.80 x 2.40
GD1	GLASS DOOR	2.30 x 2.40
GD2	GLASS DOOR	2.00 x 2.40
SD	SLIDING DOOR	2.70 x 2.40
D1	DOOR	1.25 x 2.40
D2	DOOR	1.10 x 2.40
D3	DOOR	0.68 x 2.40
SRD	SERVICE DOOR	2.00 x 2.40
FD	FIRE DOOR	1.20 x 2.40
MSD	METAL SHUTT DOOR	3.20 x 3.65
MSD1	METAL SHUTT DOOR	0.90 x 1.50
W1	WINDOW	1.10 x 2.30
SLW1	SLIDING WINDOW	1.30 x 1.50
V	VENTILATOR	0.75 x 0.90
V2	VENTILATOR	0.30 x 0.90

AREA STATEMENT

DETAILS OF AREA AS PER SURVEY NUMBERS

SL NO	SURVEY NUMBERS	TOTAL AREA IN ACRES (DINTAS)	(B) NET AREA IN ACRES (DINTAS)	OWNERS NAME CONSENT NO. AND DATE
		TOTAL AREA IN ACRES (DINTAS)	NET AREA IN ACRES (DINTAS)	
1	37/1A	00-10.00	00-10.00	Kavitha,Srinivas Murthy,Venkatesh
2	37/1B	02-00.00	02-00.00	Kavitha,Srinivas Murthy,Venkatesh
3	37/2	02-00.00	02-00.00	Kavitha,Srinivas Murthy,Venkatesh
TOTAL		04-10.00	04-10.00	

AS PER TNCDBR REGULATION

Net area of building units	AS PER DRAWING
	4-10 Acres
	272 Units
FAR	F.A.R PERMISSIBLE = 2.75
	F.A.R ACHIEVED = 2.74
COVERAGE	COVERAGE ACHIEVED = 22.35%

CASE PARAMETER FOR RESIDENTIAL - APARTMENT / TOWNSHIP/ APARTMENT + COMMERCIAL BUILDING

SL.NO	TYPE OF BLOCKS	NO. OF UNITS	NO. OF PARKING AS PER REGULATION
1	APARTMENT	272	1 Car / 1 Unit 272 Car Parking
2	AMENITY FOR FIRST 1000 UNITS AND EACH 100 UNITS	1100 OF UNITS	14
3	COMMERCIAL FOR EACH 100 UNITS	1	24
4	VISITORS PARKING	1100	43
5	TOTAL CAR PARKING REQUIRED	1100	343
			PROVIDED 343 Car Parking

AREA STATEMENT IN SQ.M

TOTAL PLOT AREA	4ACRE 10.00 GUNTAS / 17168.90 SQ.M
KARAB AREA (IF KARAB)	00 ACRE 00.00 GUNTAS / 0.00 SQ.M
NET PLOT AREA CONSIDERED FOR DEVELOPMENT PLAN	4ACRE 10.00 GUNTAS / 17168.90 SQ.M
F.A.R PERMISSIBLE F.A.R FOR ZONAL REGULATIONS	2.75
PLOT AREA CONSIDERED FOR FAR AS PER 2R = (TOTAL PLOT-CA) + A	(17168.90-862.60) =16336.30
NET F.A.R AREA = B	44912.87
F.A.R ACHIEVED = (B / A)	(44912.87/16336.30) =2.74
ROAD AREA IN FOR	1604.16
PLOT AREA CONSIDERED FOR COVERAGE AS PER 2R = (TOTAL PLOT AREA - ROAD AREA) = C	(17168.90-1604.16) =15564.74
GROUND COVERAGE AREA = D	4293.29
GROUND COVERAGE PERMISSIBLE	50%
GROUND COVERAGE ACHIEVED = (D / C) x 100 =	(4293.29/15564.74) x 100 =27.58%

SL.NO	Floor	GROSS AREA in Sq.m	Deducting Circulation & Area in Common Spaces, Shafts	Built up Area in Sq.m	Deducting Stairs	Deducting Lift & Lift Machine Area	Deducting Toilets Area	Net Area
		A	B	C=A-B	D	E	F	G=C-D-E-F-G
1	BASEMENT	1777.57	18.82	1758.75	0.00	0.00	0.00	1758.75
2	GROUND FLOOR	2493.73	281.31	2212.42	0.00	0.00	0.00	2212.42
3	1ST FLOOR	2493.73	281.31	2212.42	0.00	0.00	0.00	2212.42
4	2ND FLOOR	2493.73	17.79	2475.94	0.00	0.00	14.11	2461.83
5	3RD FLOOR	2493.73	17.79	2475.94	0.00	0.00	14.11	2461.83
6	4TH FLOOR	2493.73	18.82	2474.91	0.00	0.00	14.11	2460.80
7	5TH FLOOR	1444.43	18.82	1425.61	0.00	0.00	14.11	1411.50
	TOTAL	15710.44	653.46	15057.00	0.00	0.00	56.44	15000.56
		42372.42	1035.44	41336.98	0.00	0.00	315.91	41021.07
			NET COMMERCIAL BUILT UP AREA					2144.28
			NET RESIDENTIAL BUILT UP AREA					43177.35
			GROSS COMMERCIAL PARKING AREA					5144.28
			GROSS RESIDENTIAL PARKING AREA					44856.72

LAND USE ANALYSIS

S.No.	DESCRIPTION	AREA in Sq.m as per Pt.n 2R	%	AREA in Sq.m as per Pt.n
1	Residential Area			3700.56
2	Commercial Area			569.73
3	Park & Open spaces	1715.59	10.00	1750.08
4	Civic Amenities	859.55	5.00	862.60
5	Driveway & open space			8682.75
6	Road Widening Area			1604.16
	TOTAL			17168.90

S.No.	DESCRIPTION	AREA in Sq.m as per Pt.n	%
1	Residential Area	3700.56	21.52
2	Commercial Area	569.73	3.31
3	Park & Open spaces	1750.08	10.20
4	Civic Amenities	862.60	5.02
5	Driveway & open space	8682.75	50.60
6	Road Widening Area	1604.16	9.33
	TOTAL	17168.90	100.00

OWNER'S SIGNATURE

(Sri. Vivekananda Nayak)
Managing Director
M/S HERBAL PROPERTIES PRIVATE LIMITED

ARCHITECT'S SIGNATURE

SRIKANTH.C.N.
BCD/ELD/A-0/1867/24-25
#99, 2nd Floor, 9th Cross, 5th Block,
Kathriguppe, Bangalore-560085
Tel: 080-41152014, Mob: 9845499602
www.srcdesign.in

PROJECT NAME:
PROPOSED APARTMENT BUILDING IN KHATHA No. 201/96, 37/D, 37/E, 37/1A, 37/1B, 37/2 IN APPROVED RESIDENTIAL GROUP HOUSING (RESIDENTIAL APARTMENT) DEVELOPMENT PLAN APPROVED VIDE LP NO. BDA/ELD/GH/0177/2023 AT Sy.No.34/1, 37/1A & 37/2 OF HOSAHUDYA VILLAGE, KASABA HOBLI, DODDABALLAPURA TALUK, BANGALORE RURAL DISTRICT.

SANCTION AUTHORITY

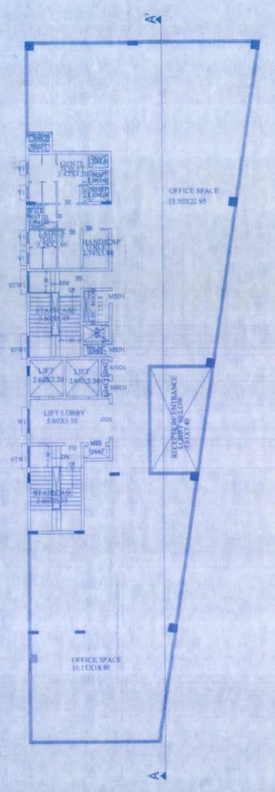
ಅನುಮತಿ ಆದೇಶ ಮತ್ತು ಷರತ್ತುಗಳು ಅಮಾನ್ಯ ಮಾಡಿದೆ
ಕರ್ನಾಟಕ ಗೃಹ ಮಂಡಳಿ ಕಾಯ್ದೆ 1987 ರ ಕಲಂ 32 ರಡಿ ಮತ್ತು ಕರ್ನಾಟಕ ಪುರಸಭೆಗಳು ಮತ್ತು ಪಟ್ಟಣ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರಗಳ ಅಧಿನಿಯಮ 1961 ರ ಕಲಂ 17 ರಡಿ ಮಂಜೂರಾತಿ ಆದೇಶ ಮತ್ತು ಷರತ್ತುಗಳು ಅಮಾನ್ಯ ಮಾಡಿದೆ
DPA/PWD/ಅಭಿಯಂತರರು ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಗಳು ಮತ್ತು ಪಟ್ಟಣ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ ದೊಡ್ಡಬಳ್ಳಾಪುರ ಉಪವಿಭಾಗ, ದೊಡ್ಡಬಳ್ಳಾಪುರ

24-03-24
ಸಹಾಯಕ ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರು
ದೊಡ್ಡಬಳ್ಳಾಪುರ ಉಪವಿಭಾಗ

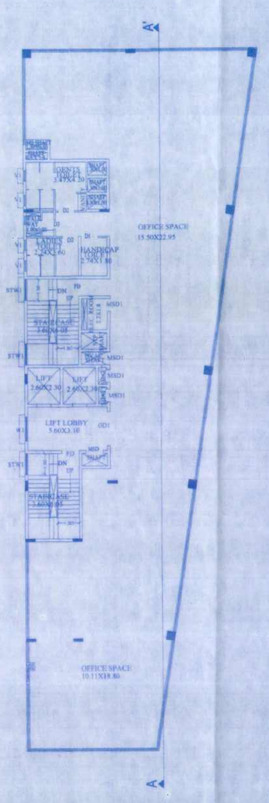
ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರು
ದೊಡ್ಡಬಳ್ಳಾಪುರ ವಿಭಾಗ

SANCTION DRAWING
PROPOSED BUILDING FOR
OFFICE BLOCK
BUILDING 2 - BASEMENT FLOOR

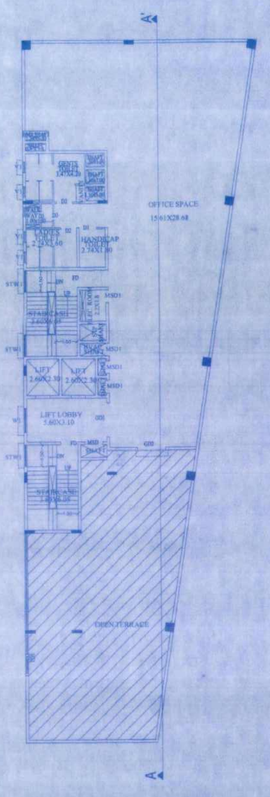
SCALE: 1:200



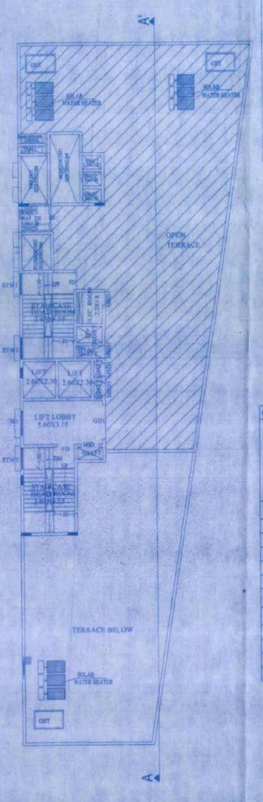
FIRST FLOOR PLAN



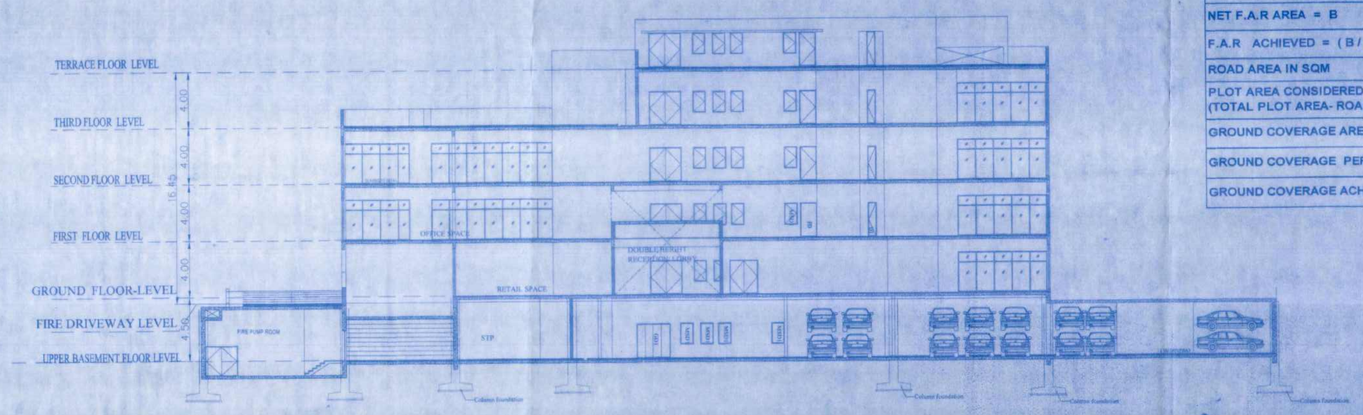
SECOND FLOOR PLAN



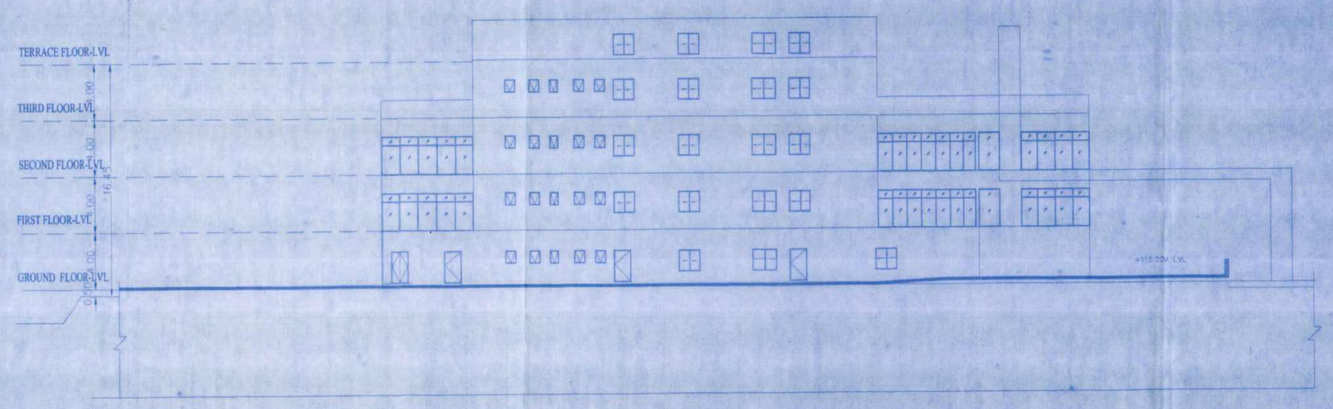
THIRD FLOOR PLAN



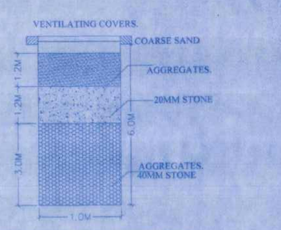
TERRACE FLOOR PLAN



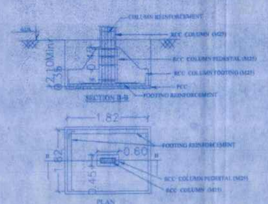
SECTION AA'



WEST ELEVATION

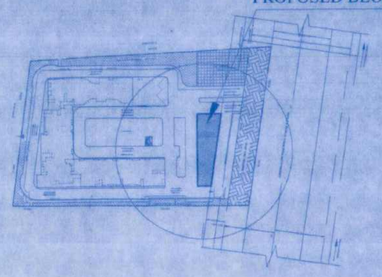


C/S OF RAIN WATER HARVESTING WELL
NOT TO SCALE.



TYPICAL CONCENTRIC COLUMN AND FOOTING DETAILS

PROPOSED BLOCK



SUMMARY OF AREA STATEMENTS			
S.No	DESCRIPTION	AS PER ZONING	AS PER DRAWING
01	PLOT AREA IN SQ.M	----------	17198.90
02	COVERAGE	50 %	27.38%
03	F.A.R	2.75	2.74
04	No. OF BUILDINGS	----------	5 No.
04	No. OF units	----------	272 No.
05	HEIGHT OF BUILDING	45.00m	44.55m
06	SET BACKS		
	FRONT	13.0m	13.0m
	OTHER SIDES	13.0m	13.0m
	FRONT	13.0m	13.0m
	OTHER SIDES	13.0m	13.0m

ALL DIMENSIONS ARE IN METERS

SCHEDULE OF OPENINGS

TYPE	DESCRIPTION	SIZE
GD	GLASS DOOR	4.80 x 2.40
GD1	GLASS DOOR	2.30 x 2.40
GD2	GLASS DOOR	2.00 x 2.40
SD1	SLIDING DOOR	2.70 x 2.40
D1	DOOR	1.20 x 2.40
D2	DOOR	1.10 x 2.40
D3	DOOR	0.60 x 2.40
SRD	SERVICE DOOR	2.00 x 2.40
FD	FIRE DOOR	1.20 x 2.40
MSD	METAL SHAFT DOOR	1.20 x 1.50
MSD1	METAL SHAFT DOOR	0.90 x 1.50
W1	WINDOW	1.70 x 2.30
STW1	SLIDING WINDOW	1.50 x 1.50
V	VENTILATOR	0.75 x 0.90
V2	VENTILATOR	0.90 x 0.90

AREA STATEMENT

DETAILS OF AREA AS PER SURVEY NUMBERS					
TOTAL AREA CONSIDERED FOR DEVELOPMENT PLAN =04 ACRE 10.00 GUNTAS (17198.90 Sq.m)					
SL NO.	SURVEY NUMBERS	TOTAL AREA IN ACRES GUNTAS	(B) KHARAB IN ACRES GUNTAS	NET AREA IN ACRES GUNTAS	COVERSION ORDERS NUMBERS AND DATE
1	37/1A	00-10.00	----	00-10.00	ALN(DO)SR.29/2003-04 DATE:-02-02-2006
2	37/1B	02-00.00	----	02-00.00	ALN(DO)SR.149/1987-88 DATE:-30-05-1988
3	37/2	02-00.00	----	02-00.00	ALN(DO)SR-46/1986-87 DATE:-28-02-1987
TOTAL		04-10.00	0-00.00	04-10.00	

	AS PER ZONAL REGULATIONS	AS PER DRAWING
Height of building	HEIGHT AS PER ZR- 45.00m	44.55m
	HEIGHT AS PER AAI-50.0m	44.50 m
UNITS	----------	272 Units
FAR	F.A.R PERMISSIBLE - 2.75	F.A.R ACHIEVED - 2.74
COVERAGE	COVERAGE PERMISSIBLE=50%	COVERAGE ACHIEVED=27.38%

COMMERCIAL (OFFICE)									
SL.NO	Floor	GROSS AREA In Sq.mt	Deductions- OTS and Duct cutouts & FHC, Elec. Comm. Shafts & ramp	Built up Area In sq mt per floor	Deductions- Parking	Deductions- Terrace Area	Deductions- staircase head room	Deductions- lift shaft & staircase well	Total FAR sqmt
		A	B	C=A-B	D	E	F	G	H=C-D-E-F-G
1	BASEMENT 1	1712.69	0.00	1712.69	1712.69	0.00	0.00	0.00	0.00
2	GROUND FLOOR	568.73	18.52	550.21	0.00	0.00	0.00	14.91	535.30
3	1st FLOOR	646.63	47.01	599.42	0.00	0.00	0.00	14.91	584.71
4	2nd FLOOR	646.63	19.39	627.24	0.00	0.00	0.00	14.91	612.33
5	3rd FLOOR	646.63	18.52	628.11	0.00	200.26	0.00	14.91	412.94
6	TERRACE FLOOR	156.35	0.00	156.35	0.00	0.00	0.00	156.35	0.00
	TOTAL	4377.66	103.44	4274.22	1712.69	200.26	0.00	215.99	2145.28
GROSS COMMERCIAL BUILT UP AREA									4377.66
NET COMMERCIAL BUILT UP AREA									4274.22
NET COMMERCIAL F A R AREA									2145.28
GROUND COMMERCIAL COVERAGE AREA AREA									568.73

AREA STATEMENT IN SQ M	
TOTAL PLOT AREA	4ACRE 10.00 GUNTAS / 17198.90 SQ.M
KARAB AREA ('B' KARAB)	00 ACRE 00.00 GUNTAS / 0.00 SQ.M
NET PLOT AREA CONSIDERED FOR DEVELOPMENT PLAN	4ACRE 10.00 GUNTAS / 17198.90 SQ.M
F.A.R PERMISSIBLE AS PER ZONAL REGULATIONS	2.75
PLOT AREA CONSIDERED FOR FAR AS PER ZR = (TOTAL PLOT-CA) = A	(17198.90-862.60) =16336.30
NET F.A.R AREA = B	44912.07
F.A.R ACHIEVED = (B / A)	(44912.07÷16336.30) =2.74
ROAD AREA IN SQM	1604.16
PLOT AREA CONSIDERED FOR COVERAGE AS PER ZR = (TOTAL PLOT AREA- ROAD AREA) = C	(17798.90-1604.16) =15594.74
GROUND COVERAGE AREA = D	4269.29
GROUND COVERAGE PERMISSIBLE	50%
GROUND COVERAGE ACHIEVED = (D ÷ C) x 100 =	(4269.29÷15594.74) x 100 =27.38%

CARS PARKING STATEMENT - APARTMENT TOWER+AMENITY + COMMERCIAL BUILDING					
SL.NO	TYPE OF BLOCKS		NO. OF UNITS	NO OF PARKING AS PER REQUIRED	
1	APARTMENT		272	1 For 1 Units (150sqm-225Sqm)	272
2	AMENITY (FOR EVERY 50 SQ MT 1 CAR PARK)	1196.97 sqm		24	24
3	COMMERCIAL (FOR EVERY 50 SQ MT 1 CAR PARK)	2145.28 sqm		43	43
4	10% CAR PARKING REQUIRED FOR VISITORS	339 NUMBERS		34	34
GRAND TOTAL			272		373
CAR PARKING PROVIDED					
BASEMENT 1					201
BASEMENT 2					208
Commercial Building Basement 1(WITH STACK PARKING)					48
GRAND TOTAL NO.					457
5	TWO WHEELER PARKING 25% OF CAR PARKING 25% x (13.75 SQ.M x 373 Nos)= 1282.19SQ.M	PROVIDED 1416.47sqm			

LAND USE ANALYSIS					
S.No.	DESCRIPTION	AREA in Sq.m as per ZR	%	AREA in Sq.m as per Plan	%
1	Residential Area			3700.56	21.52
2	Commercial Area			568.73	3.31
3	Park & Open spaces	1719.89	10.00	1780.09	10.35
4	Civic Amenities	859.95	5.00	862.60	5.02
5	Driveway & open space			8682.76	50.48
6	Road Widening Area			1604.16	9.33
	TOTAL			17198.90	100.00

OWNER'S SIGNATURE

(Sri .Vivekananda Nayak)
Authorised Signatory
M/S HEBBAL PROPERTIES PRIVATE LIMITED

SANCTIONING AUTHORITY

ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಕಾಯ್ದೆ 1961ರ ಕಲಂ 15(1) ರನ್ವಯ ಪ್ರಾರಂಭಿಕ ಪ್ರಮಾಣ ಪತ್ರ ಸಂಖ್ಯೆ: DPA/TP/CC/282/25-26 ದಿನಾಂಕ: 26/02/26 ರಲ್ಲಿನ ಷರತ್ತುಗಳಂತೆ ಮತ್ತು ಮಹಾನಗರ ಅಭಿವೃದ್ಧಿ ಪ್ರಾರಂಭಿಕ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ನೀಡಲಾಗಿದೆ. ಕಟ್ಟಡ ಪರವಾನಗಿಯನ್ನು ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಯಿಂದ ಪಡೆಯತಕ್ಕದ್ದು.

ಸದಸ್ಯ ಕಾರ್ಯದರ್ಶಿಗಳು 26.02.26
ದೊಡ್ಡಬಳ್ಳಾಪುರ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ

ನಗರ ಯೋಜನೆಗಾರರು
ದೊಡ್ಡಬಳ್ಳಾಪುರ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ,
ದೊಡ್ಡಬಳ್ಳಾಪುರ.

ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಸಹಾಯಕ ನಿರ್ದೇಶಕರು
ದೊಡ್ಡಬಳ್ಳಾಪುರ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ,
ದೊಡ್ಡಬಳ್ಳಾಪುರ.

ARCHITECT'S SIGNATURE

SRIKANTH. C N
BCC/BL/3.6/E-0057/24-25
Oneness InfraTech
#9/9, 2nd Floor, 59th Cross, 5th Block
Near Bhasyam Circle, Rajajinagar,
Bangalore-560 010
Tel : 080-41141611 Email :info@oitech.co.in
www.oitech.co.in

PROJECT NAME

PROPOSED APARTMENT BUILDING IN KHATHA No. 201/99, PID No. (150300301700620273) IN APPROVED RESIDENTIAL GROUP HOUSING (RESIDENTIAL APARTMENT) DEVELOPEMENT PLAN No.DPA/TP/DP/02/2025-26 Dtd.11/11/2025 AT Sy.No. 37/1A, 37/1B & 37/2 OF HOSAHUDYA VILLAGE ,KASABA HOBLI, DODDABALLAPURA TALUK BANGALORE RURAL DISTRICT

SUBJECT OF DRAWING :

SANCTION DRAWING

ORIENTATION: N

SCALE:1 : 200

BUILDING No.

OFFICE BLOCK

DRAWING NO : 9 OF 10

1st, 2nd, 3rd, TERRACE FLOOR PLAN SECTION , ELEVATION

TECHNOVA EMP 2012/2013

SUMMARY OF AREA STATEMENTS

S.No	DESCRIPTION	AS PER ZONING	AS PER DRAWING
01	PLOT AREA IN SQ.M	----------	17198.90
02	COVERAGE	50 %	27.38%
03	F.A.R	2.75	2.74
04	No. OF BUILDINGS	----------	5 No.
04	No. OF units	----------	272 No.
05	HEIGHT OF BUILDING	45.00m	44.55m
06	SET BACKS		
	FRONT	13.0m	13.0m
	OTHER SIDES	13.0m	13.0m
	FRONT	13.0m	13.0m
	OTHER SIDES	13.0m	13.0m

FLOOR WISE AMENITY AREA BREAK UPS OF AMENITY TOWER

SL.NO	Floor	GROSS AREA in Sq.mt	Deductions- OTS and Duct cutouts& FHC, Elec. Comm. Shafts	Built up Area in sq mt per floor	Deductions Parking	Deductions- lift shaft & staircase well	Deductions	Deductions	Total FAR sqmt
		A	B	C=A-B	D	E	F	G	H=C-D-E
SL.NO	Floor	GROSS AREA in Sq.mt	Deductions- OTS and Duct cutouts&FHC, Elec. Comm. Shafts	Built up Area in sq mt per floor	Deductions- service room	Deductions- lift shaft & staircase well	Deductions- Swimming pool,Deck&Podium landscape	Deductions	Total FAR sqmt
		A	B	C=A-B	D	E	F	G	H=C-D-E-F
1	GROUND FLOOR	505.83	133.88	371.95	0.00	6.75	0.00	0.00	365.20
2	1st FLOOR	398.76	12.03	386.73	0.00	5.54	58.84	0.00	322.35
3	2nd FLOOR	339.95	12.03	327.92	0.00	5.54	0.00	0.00	322.38
4	3rd FLOOR	339.95	157.36	182.59	0.00	5.54	0.00	0.00	177.05
5	TERRACE FLOOR	182.00	0.00	182.00	0.00	0.00	182.00	0.00	0.00
	TOTAL	1766.48	315.30	1451.18	0.00	23.37	240.84	0.00	1186.98

SCHEDULE OF PARK & OPEN SPACES

Park No	AREA IN SQ.M
PARK -1	837.49
PARK -2	514.05
PARK -3	428.55
Total	1780.09

LAND USE ANALYSIS

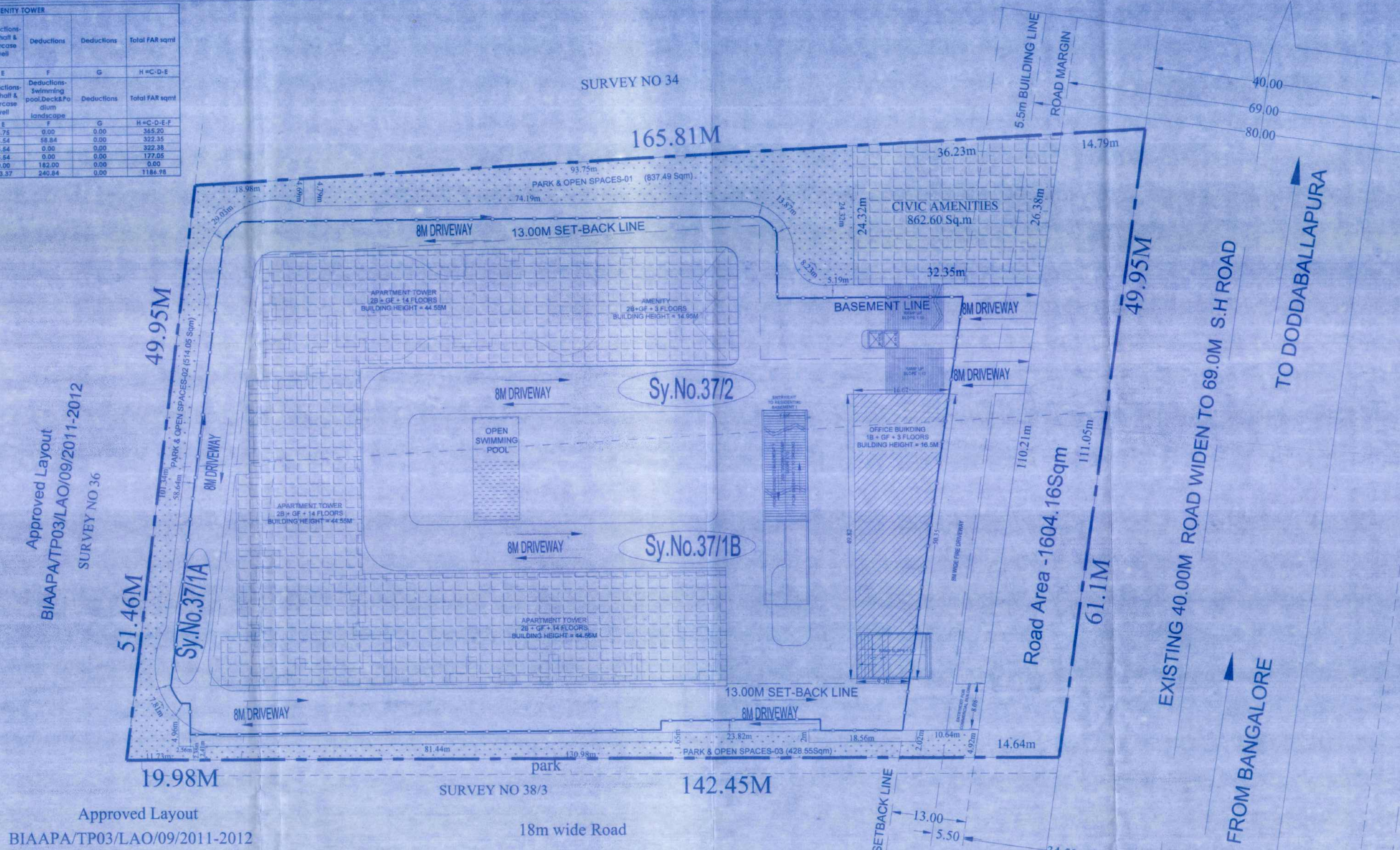
S.No.	DESCRIPTION	AREA in Sq.m as per ZR	%	AREA in Sq.m as per Plan	%
1	Residential Area			3700.56	21.52
2	Commercial Area			568.73	3.31
3	Park & Open spaces	1719.89	10.00	1780.09	10.35
4	Civic Amenities	859.95	5.00	862.60	5.02
5	Driveway & open space			8682.76	50.48
6	Road Widening Area			1604.16	9.33
	TOTAL			17198.90	100.00

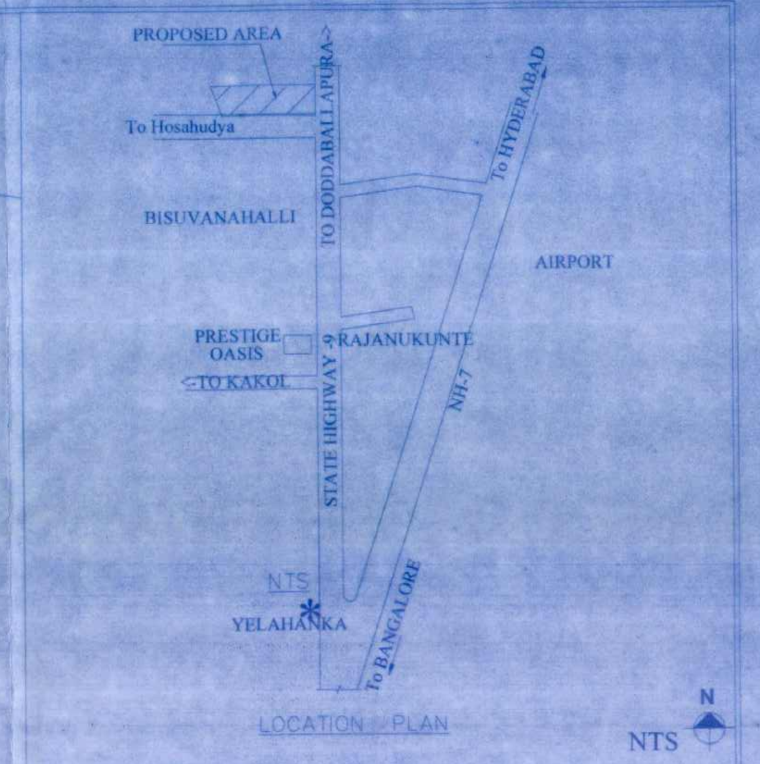
DETAILED AREA STATEMENT

SL.NO	Floor	GROSS AREA in Sq.mt	Deductions- OTS and Duct cutouts& FHC, Elec. Comm. Shafts	Built up Area in sq mt per floor	Deductions- Parking	Deductions lift shaft & staircase well	Deductions- cutout (landscape, gathering space &elec.panel room cutout)	Deductions	Total FAR sqmt
		A	B	C=A-B	D	E	F	G	H=C-D-E-F
APARTMENT TOWER & AMENITY TOWER									
1	BASEMENT 1	9583.41	204.74	9378.67	9014.31	55.09	0.00	0.00	309.27
2	BASEMENT 2	9482.91	111.20	9371.71	9068.38	55.09	0.00	0.00	248.24
3	GROUND FLOOR	3700.56	371.47	3185.09	0.00	48.68	146.75	0.00	3133.66
4	1st FLOOR	3452.12	431.39	3020.73	0.00	60.29	61.59	0.00	2898.85
5	2nd FLOOR	3483.29	321.08	3162.21	0.00	60.29	2.75	0.00	3099.17
6	3rd FLOOR	3483.29	358.89	3124.40	0.00	60.29	110.28	0.00	2953.83
7	4th FLOOR	3382.08	462.91	2919.17	0.00	60.29	2.75	0.00	2856.13
8	5th FLOOR	3325.34	309.05	3016.29	0.00	57.29	184.75	0.00	2774.25
9	6th FLOOR	3143.34	201.53	2941.81	0.00	57.29	110.28	0.00	2774.24
10	7th FLOOR	3143.34	309.05	2834.29	0.00	0.00	2.75	0.00	2774.25
11	8th FLOOR	3143.34	309.05	2834.29	0.00	57.29	0.75	0.00	2774.25
12	9th FLOOR	3143.34	201.53	2941.81	0.00	57.29	2.75	0.00	2774.24
13	10th FLOOR	3143.34	309.05	2834.29	0.00	57.29	2.75	0.00	2774.25
14	11th FLOOR	3143.34	309.05	2834.29	0.00	57.29	2.75	0.00	2774.25
15	12TH FLOOR	3143.34	201.53	2941.81	0.00	57.29	110.28	0.00	2774.24
16	13th FLOOR (Pent-lower)	3168.22	283.65	2884.57	0.00	57.29	2.75	0.00	2824.53
17	14th FLOOR (Pent-upperr)	3169.58	860.40	2309.18	0.00	57.29	0.75	0.00	2249.14
18	TERRACE	236.98	0.00	236.98	0.00	236.98	0.00	0.00	0.00
	TOTAL	68471.16	5555.57	62771.59	18082.69	1152.61	744.68	0.00	42766.79
GROSS RESIDENTIAL BUILT UP AREA (APARTMENT TOWER+ AMENITY TOWER)									68471.16
NET RESIDENTIAL BUILT UP AREA (APARTMENT TOWER+ AMENITY TOWER)									62771.59
NET RESIDENTIAL F A R AREA (APARTMENT TOWER+ AMENITY TOWER)									42766.79
GROUND RESIDENTIAL COVERAGE AREA AREA (APARTMENT TOWER+ AMENITY TOWER)									3700.56

COMMERCIAL

SL.NO	Floor	GROSS AREA in Sq.mt	Deductions- OTS and Duct cutouts & FHC, Elec. Comm. Shafts & ramp	Built up Area in sq mt per floor	Deductions- Parking	Deductions- Terrace Area	Deductions- staircase head room	Deductions- lift shaft & staircase well	Total FAR sqmt
		A	B	C=A-B	D	E	F	G	H=C-D-E-F-G
1	BASEMENT 1	1712.69	0.00	1712.69	1712.69	0.00	0.00	0.00	0.00
2	GROUND FLOOR	568.73	18.52	550.21	0.00	0.00	0.00	14.91	535.30
3	1st FLOOR	646.63	47.01	599.62	0.00	0.00	0.00	14.91	584.71
4	2nd FLOOR	646.63	19.39	627.24	0.00	0.00	0.00	14.91	612.33
5	3rd FLOOR	646.63	18.52	628.11	0.00	200.26	0.00	14.91	412.94
6	TERRACE FLOOR	156.35	0.00	156.35	0.00	0.00	0.00	156.35	0.00
	TOTAL	4377.66	103.44	4274.22	1712.69	200.26	0.00	215.99	2145.28
GROSS COMMERCIAL BUILT UP AREA									4377.66
NET COMMERCIAL BUILT UP AREA									4274.22
NET COMMERCIAL F A R AREA									2145.28
GROUND COMMERCIAL COVERAGE AREA AREA									568.73
COMBINED GROSS BUILT UP AREA (APARTMENT TOWER + AMENITY + COMMERCIAL)									72848.82
NET BUILT UP AREA (APARTMENT TOWER +AMENITY + COMMERCIAL)									67045.81
NET F A R AREA (APARTMENT TOWER + AMENITY+ COMMERCIAL)									44912.07
GROUND COVERAGE AREA AREA (APARTMENT TOWER + AMENITY + COMMERCIAL)									4269.29





NTS

INDEX

- PROPOSED AREA BOUNDARY
- SET BACK LINE BOUNDARY
- SURVEY LINE
- BASEMENT EXTENSION LINE
- GROUND FLOOR FOOT PRINT
- PARK & OPEN SPACES
- CIVIC AMENITIES
- ROAD WIDENING AREA
- RAIN HARVESTING PIT — RPØ
- NALA KHARAB

CARS PARKING STATEMENT - APARTMENT TOWER+AMENITY + COMMERCIAL BUILDING

SL.NO	TYPE OF BLOCKS		NO. OF UNITS	NO OF PARKING AS PER REQUIRED	
1	APARTMENT		272	1 For 1 Units (150sqm-225Sqm)	272
2	AMENITY (FOR EVERY 50 SQ MT 1 CAR PARK)	1186.97 sqm		24	24
3	COMMERCIAL (FOR EVERY 50 SQ MT 1 CAR PARK)	2145.28 sqm		43	43
4	10% CAR PARKING REQUIRED FOR VISITORS	339 NUMBERS		34	34
	GRAND TOTAL		272		373
	CAR PARKING PROVIDED				
	BASEMENT 1				201
	BASEMENT 2				208
	Commerial Building Basement 1(WITH STACK PARKING)				48
	GRAND TOTAL NO.				457
5	TWO WHEELER PARKING 25% OF CAR PARKING 25% x (13.75 SQ.M x 373 Nos)= 1282.19SQ.M		PROVIDED 1416.47sqm		

AREA STATEMENT IN SQ M

TOTAL PLOT AREA	4ACRE 10.00 GUNTAS / 17198.90 SQ.M
KARAB AREA ('B' KARAB)	00 ACRE 00.00 GUNTAS / 0.00 SQ.M
NET PLOT AREA CONSIDERED FOR DEVELOPMENT PLAN	4ACRE 10.00 GUNTAS / 17198.90 SQ.M
F.A.R PERMISSIBLE AS PER ZONAL REGULATIONS	2.75
PLOT AREA CONSIDERED FOR FAR AS PER ZR = (TOTAL PLOT-CA) = A	(17198.90-862.60) =16336.30
NET F.A.R AREA = B	44912.07
F.A.R ACHIEVED = (B / A)	(44912.07÷16336.30) =2.74
ROAD AREA IN SQM	1604.16
PLOT AREA CONSIDERED FOR COVERAGE AS PER ZR = (TOTAL PLOT AREA- ROAD AREA) = C	(17798.90-1604.16) =15594.74
GROUND COVERAGE AREA = D	4269.29
GROUND COVERAGE PERMISSIBLE	50%
GROUND COVERAGE ACHIEVED = (D ÷ C) x 100 =	(4269.29÷15594.74) x 100 =27.38%

SL NO	FLOOR NO	UNIT DETAILS 1BHK	2BHK	3BHK	4BHK	TOTAL NO OF UNIT
1	GROUND		1,2,3,4,5,6,7,8, 9,10,11,12,&13	----	----	13
2	1ST	16	14,15,17,18,19, 20,21,22,23,24,25	26,27,28,29 &30		17
3	2ND		31,32,34,35,36,37 38,39,40,41,42,43 49	33,44,45,46 47,48 & 50		20
4	3RD		51,52,54,55,56,57 58,59,60,61,62,63 69	53,64,65,66 67,68 & 70		20
5	4TH		71,72,74,75,76,77 78,79,80,81,82,83 89	73,84,85,86 87,88 & 90		20
6	5TH		91,92,94,95,96,97 98,99,100,101,102,103 109	93,104,105,106 107,108 & 110		20
7	6TH		111,112,114,115,116,117 118,119,120,121,122,123 129	113,124,125,126 127,128 & 130		20
8	7TH		131,132,134,135,136,137 138,139,140,141,142,143 149	133,144,145,146 147,148 & 150		20
9	8TH		151,152,154,155,156,157 158,159,160,161,162,163 169	153,164,165,166 167,168 & 170		20
10	9TH		171,172,174,175,176,177 178,179,180,181,182,183 189	173,184,185,186 187,188 & 190		20
11	10TH		191,192,194,195,196,197 198,199,200,201,202,203 209	193,204,205,206 207,208 & 210		20
12	11TH		211,212,214,215,216,217 218,219,220,221,222,223 229	213,224,225,226 227,228 & 230		20
13	12TH		231,232,234,235,236,237 238,239,240,241,242,243 249	223,244,245,246 247,248 & 250		20
14	13TH			253 & 270	251,252,254,255, 256,257, 258,259, 260,261,262,263,	20
15	14TH			271 & 272	264,265,266,267, 268 & 269	2
	TOTAL =	1	117			272

DETAILS OF AREA AS PER SURVEY NUMBERS

TOTAL AREA CONSIDERED FOR DEVELOPMENT PLAN =04 ACRE 10.00 GUNTAS (17198.90 Sq.m)

SL NO.	SURVEY NUMBERS	TOTAL AREA IN ACRES GUNTAS	(B) KHARAB IN ACRES GUNTAS	NET AREA IN ACRES GUNTAS	COVERSION ORDERS NUMBERS AND DATE
1	37/1A	00-10.00	-----	00-10.00	ALN(DO)SR.39/2003-04 DATE-02-02-2005
2	37/1B	02-00.00	-----	02-00.00	ALN(DO)SR.148/1987-88 DATE-30-05-1988
3	37/2	02-00.00	-----	02-00.00	ALN(DO)SR.46/1986-87 DATE-28-03-1987
	TOTAL	04-10.00	0-00.00	04-10.00	

SANCTIONING AUTHORITY

ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಕಾಯ್ದೆ 1961 ರ ಕಲಂ 15(1) ರನ್ವಯ ಅನುಮೋದನೆ ... DPA/TP/CC/282/25-26 ದಿನಾಂಕ 26.02.26 ... [illegible]

ಸದಸ್ಯ ಕಾರ್ಯದರ್ಶಿ 26-02-26
ದೊಡ್ಡಬಳ್ಳಾಪುರ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ

ನಗರ ಯೋಜಕರು 26.02.26
ದೊಡ್ಡಬಳ್ಳಾಪುರ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ, ದೊಡ್ಡಬಳ್ಳಾಪುರ.

ಸಹಾಯಕ ನಗರ ಯೋಜನಾ ನಿರ್ದೇಶಕರು 26.02.26
ದೊಡ್ಡಬಳ್ಳಾಪುರ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ, ದೊಡ್ಡಬಳ್ಳಾಪುರ.

(Sri .Vivekananda Nayak)
Authorised Signatory
M/S HEBBAL PROPERTIES PRIVATE LIMITED

ENGINEER'S SIGNATURE

SRIKANTH. C N
BCC/BL/3.6/E-0057/24-25
Oneness InfraTech
#9/9, 2nd Floor, 59th Cross, 5th Block
Near Bhasyam Circle, Rajajinagar,
Bangalore-560 010
Tel : 080-41141611 Email :info@oitech.co.in
www.oitech.co.in

PROJECT NAME

PROPOSED RESIDENTIAL GROUP HOUSING DEVELOPMENT PLAN IN SURVEY NUMBER 37/1A, 37/1B & 37/2 OF HOSAHUDYA VILLAGE, KASABA HOBLI , DODDABALAPURA TALUK, BENGALURU RURAL DISTRICT

SUBJECT OF DRAWING :
SANCTION DRAWING

ORIENTATION	BUILDING No.
N	
SCALE:1 : 350	DEVELOPEMENT PLAN
	DRAWING NO : 10 OF 10
	SITE PLAN