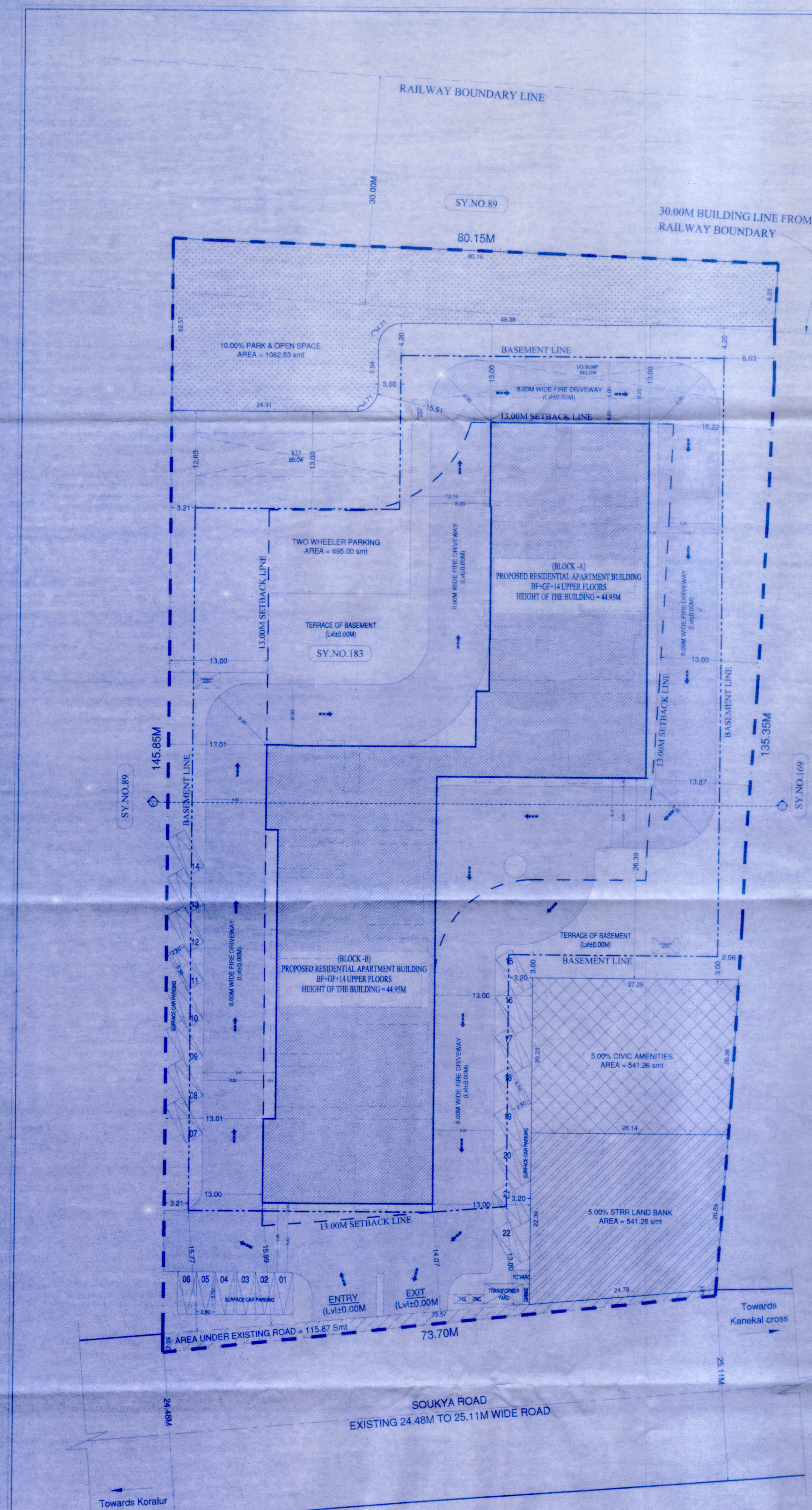




SITE PLAN
(SCALE 1:350)

COMMON BASEMENT & GROUND FLOOR AREA STATEMENT IN SMT (BLOCK -A & B)									
FLOORS	GROSS AREA	DUCTS/O.T.S/ CUTOUT AREA	NET BUILTUP AREA	LIFT	NON FAR AREA SERVICE/VOID /RAMP AREA	PARKING / TERRACE	TOTAL	NET FAR AREA	TOTAL NO.OF UNITS
BASEMENT FLOOR	6415.44	5.36	6410.08	23.33	189.98	6103.89	6317.20	92.88	0
GROUND FLOOR	2285.82	5.36	2280.46	23.33	227.96	1936.29	2187.58	92.88	0
TOTAL	8701.26	10.72	8690.54	46.66	417.94	8040.18	8504.78	185.76	0

FLOOR AREA STATEMENT IN SMT (BLOCK -A)									
FLOORS	GROSS AREA	DUCTS/O.T.S/ CUTOUT AREA	NET BUILTUP AREA	LIFT	NON FAR AREA SERVICE/VOID /RAMP AREA	PARKING / TERRACE	TOTAL	NET FAR AREA	TOTAL NO.OF UNITS
1st FLOOR	812.49	31.38	781.11	11.66	0.00	0.00	11.66	769.45	4
2nd FLOOR	812.49	31.38	781.11	11.66	0.00	0.00	11.66	769.45	7
3rd FLOOR	812.49	31.38	781.11	11.66	0.00	0.00	11.66	769.45	7
4th FLOOR	812.49	31.38	781.11	11.66	0.00	0.00	11.66	769.45	7
5th FLOOR	812.49	31.38	781.11	11.66	0.00	0.00	11.66	769.45	7
6th FLOOR	812.49	31.38	781.11	11.66	0.00	0.00	11.66	769.45	7
7th FLOOR	812.49	31.38	781.11	11.66	0.00	0.00	11.66	769.45	7
8th FLOOR	812.49	31.38	781.11	11.66	0.00	0.00	11.66	769.45	7
9th FLOOR	812.49	31.38	781.11	11.66	0.00	0.00	11.66	769.45	7
10th FLOOR	812.49	31.38	781.11	11.66	0.00	0.00	11.66	769.45	7
11th FLOOR	812.49	31.38	781.11	11.66	0.00	0.00	11.66	769.45	7
12th FLOOR	812.49	31.38	781.11	11.66	0.00	0.00	11.66	769.45	7
13th FLOOR	812.49	31.38	781.11	11.66	0.00	0.00	11.66	769.45	7
14th FLOOR	812.49	31.38	781.11	11.66	0.00	0.00	11.66	769.45	7
TERRACE FLOOR	60.78	2.68	58.10	11.66	0.00	46.44	58.10	0.00	0
TOTAL	11474.88	442.00	11032.88	174.90	0.00	46.44	221.34	10811.54	95

FLOOR AREA STATEMENT IN SMT (BLOCK -B)									
FLOORS	GROSS AREA	DUCTS/O.T.S/ CUTOUT AREA	NET BUILTUP AREA	LIFT	NON FAR AREA SERVICE/VOID /RAMP AREA	PARKING / TERRACE	TOTAL	NET FAR AREA	TOTAL NO.OF UNITS
1st FLOOR	1098.40	39.60	1058.80	11.66	0.00	0.00	11.66	1047.14	9
2nd FLOOR	1098.40	39.60	1058.80	11.66	0.00	0.00	11.66	1047.14	9
3rd FLOOR	1098.40	39.60	1058.80	11.66	0.00	0.00	11.66	1047.14	9
4th FLOOR	1111.48	39.60	1071.88	11.66	0.00	0.00	11.66	1060.22	9
5th FLOOR	1098.40	39.60	1058.80	11.66	0.00	0.00	11.66	1047.14	9
6th FLOOR	1098.40	39.60	1058.80	11.66	0.00	0.00	11.66	1047.14	9
7th FLOOR	1098.40	39.60	1058.80	11.66	0.00	0.00	11.66	1047.14	9
8th FLOOR	1098.40	39.60	1058.80	11.66	0.00	0.00	11.66	1047.14	9
9th FLOOR	1111.48	39.60	1071.88	11.66	0.00	0.00	11.66	1060.22	9
10th FLOOR	1098.40	39.60	1058.80	11.66	0.00	0.00	11.66	1047.14	9
11th FLOOR	1098.40	39.60	1058.80	11.66	0.00	0.00	11.66	1047.14	9
12th FLOOR	1098.40	39.60	1058.80	11.66	0.00	0.00	11.66	1047.14	9
13th FLOOR	1098.40	39.60	1058.80	11.66	0.00	0.00	11.66	1047.14	9
14th FLOOR	1111.48	39.60	1071.88	11.66	0.00	0.00	11.66	1060.22	9
TERRACE FLOOR	60.78	2.68	58.10	11.66	0.00	46.44	58.10	0.00	0
TOTAL	15477.62	557.08	14920.54	174.90	0.00	46.44	221.34	14699.20	126

COMBINED FLOOR AREA STATEMENT IN SMT (BLOCK -A & B)									
BLOCKS	GROSS AREA	DUCTS/O.T.S/ CUTOUT AREA	NET BUILTUP AREA	LIFT	NON FAR AREA SERVICE/VOID /RAMP AREA	PARKING / TERRACE	TOTAL	NET FAR AREA	TOTAL NO.OF UNITS
COMMON BASEMENT FLOOR	6415.44	5.36	6410.08	23.33	189.98	6103.89	6317.20	92.88	0
COMMON GROUND FLOOR	2285.82	5.36	2280.46	23.33	227.96	1936.29	2187.58	92.88	0
BLOCK -A	11474.88	442.00	11032.88	174.90	0.00	46.44	221.34	10811.54	95
BLOCK -B	15477.62	557.08	14920.54	174.90	0.00	46.44	221.34	14699.20	126
TOTAL	35653.76	1009.80	34643.96	398.46	417.94	8133.06	8947.46	25696.50	221

AREA STATEMENT IN SMT	
TOTAL SITE AREA (AS PER DOCUMENT) (Consider For Development)	10825.25 SQ.M (02A - 27.00G)
AREA UNDER EXISTING ROAD	115.87 SQ.M
NET SITE AREA	10709.38 SQ.M
10.00% PARK & OPEN SPACE AREA	1082.53 SQ.M
5.00% CIVIC AMENITIES AREA	541.26 SQ.M
5.00% STRR LAND BANK AREA	541.26 SQ.M
SITE AREA (Consider For FAR)	10283.99 SQ.M
SITE AREA (Consider For Coverage) (10709.38 - 541.26 - 541.26)	9626.86 SQ.M
SETBACK	13.00 M
ACHIEVED BUILDING HEIGHT	44.95 M
ACHIEVED FAR AREA	25696.50 SQ.M
ACHIEVED BUILTUP AREA	34643.96 SQ.M
ACHIEVED GROUND COVERAGE AREA	2280.46 SQ.M
ALLOWABLE FAR	2.50
F.A.R.	TOTAL FLOOR AREA
	SITE AREA
	25696.50 SQ.M
	10283.99 SQ.M
F.A.R. ACHIEVED	2.499 < 2.50
	2280.46 SQ.M
	9626.86 SQ.M
GROUND COVERAGE	23.69
UNIT DETAILS	
TOTAL NUMBER OF UNITS	221 UNITS
CAR PARKING STATEMENT	
UNITS MORE THAN 50 SMT LESS THAN 250 SQ.M (1 to 1 Units)	221 CARS
10% VISITOR PARKING	22 CARS
TOTAL NO. OF CAR PARKING REQUIRED	243 CARS
BASEMENT FLOOR CAR PARKING	187 CARS
GROUND FLOOR CAR PARKING	50 CARS
SURFACE CAR PARKING	22 CARS
TOTAL NO. OF CAR PARKING PROVIDED	259 CARS
TWO WHEELER PARKING STATEMENT	
REQUIRED 25.00% TWO WHEELER PARKING AREA = 25% OF 3.75 X 2.59 AREA = 890.31 Smt	895.00 Smt

ಇಲ್ಲಿಂದಲೂ ಅಂತರ 40 ಮೀಟರ್‌ನಷ್ಟು ಮಾತ್ರ ನಿರ್ದೇಶಿಸಿದ್ದು, ಮಾರಾಟಕ್ಕೆ
ಈಗ ಅಂತರ 40 ಮೀಟರ್‌ನಷ್ಟು ಸಂಪೂರ್ಣವಾಗಿ ನಿರ್ದೇಶಿಸಲಾಗಿದೆ.
ಕಾರಣ ನಾವು ಮುಖ್ಯಸ್ಥರಾದ ಯೋಜನಾ ಇಲಾಖೆ 1998 ರ 15(1) ರನ್ವಯ
ಪ್ರಕಟಣೆ ಪ್ರಕಾರ ಈ ಸಂದರ್ಭ: ವಾಸ್ತುಶಿಲ್ಪ ಅಂತರ 40 ಮೀಟರ್
ದೂರ 09/06/2026 ರಂದು ಪರಿಶೀಲಿಸುವುದು ಮತ್ತು ಮಾರಾಟಕ್ಕೆ ಅರ್ಹವಾಗಿರುವುದು
ಪರಿಶೀಲಿಸುವುದು. ಕಟ್ಟಡ ಪೂರ್ಣವಾಗಿರುವುದು ಸಂಪೂರ್ಣವಾಗಿ
ಪರಿಶೀಲಿಸುವುದು.

09/06/2026

ಸಹಿ: ಸಹಾಯಕ ಮುಖ್ಯಸ್ಥರು
ಮುಖ್ಯಸ್ಥರು ಮುಖ್ಯಸ್ಥರಾದ ಯೋಜನಾ
ಇಲಾಖೆ ನಿರ್ದೇಶಿಸಲಾಗಿದೆ
ಲಾಭವಾಗುವ ವರ್ತಮಾನ (STRR)
ಮೇಲಿನಿಂದ ಪ್ರಾಧಿಕಾರ, ದೇಗುಲರು

KEY MAP (N.T.S)

SITE INTUITION

DETAILS OF RAIN WATER HARVESTING STRUCTURES

NOTE:

AS PER FIRE NOC SPRINKLERS WILL BE INSTALLED IN BASEMENT & ALL THE FLOORS.

LEGEND:

SITE BOUNDARY
13.00M SETBACK LINE
BASEMENT LINE
SURVEY BOUNDARY LINE
PROPOSED BUILDING
CIVIC AMENITIES AREA
STRR LAND BANK AREA
PARK & OPEN SPACES
AREA UNDER EXISTING ROAD
TWO WHEELER PARKING AREA

SCHEDULE OF OPENINGS:

TYPE	SIZE	DESCRIPTION
MD	1.20 x 2.10	MAIN DOOR
D1	1.00 x 2.10	DOOR
D2	0.90 x 2.10	DOOR
SD1	2.10 x 2.10	SLIDING DOOR
FMD	1.20 x 2.10	FIRE DOOR
W1	1.50 x 2.00	WINDOW
W2	1.20 x 2.00	WINDOW
KW1	1.50 x 1.50	KITCHEN WINDOW
KW2	1.20 x 1.50	KITCHEN WINDOW
V1	0.60 x 0.90	TOILET VENTILATOR
SW1	1.50 x 1.50	STAIRCASE WINDOW
SW2	1.20 x 1.50	STAIRCASE WINDOW

OWNER'S SIGNATURE :-

Mr. UMESH GOWDA, H. A

Mr. SURESH. H. A
Represented By Its Partners
M/s. SANJEEVINI PROJECTS.,
Rep. By Its GPA Holder For
1. Mrs. SUMITRA SREENIVAS
2. Mr. SRINIDHI SREENIVAS

ARCHITECT'S SIGNATURE :-

N.GANESH, B.E.....FIV.,
Regd Eng B.C.C/B.L/3.6/E-4289/17-18

NORTH

SCALE: 1:350
DATE:

TITLE

PROPOSED RESIDENTIAL APARTMENT
BUILDING AT SY.NO. 183,
KHATHA NO. 150300402500322062,
NADUVATHI VILLAGE, KASABA HOBLI,
HOSAKOTE TALUK, BANGALORE RURAL
DISTRICT.

DRAWING TITLE

SITE PLAN

SHEET 01 OF 05

Designed By: _____ Checked By: _____