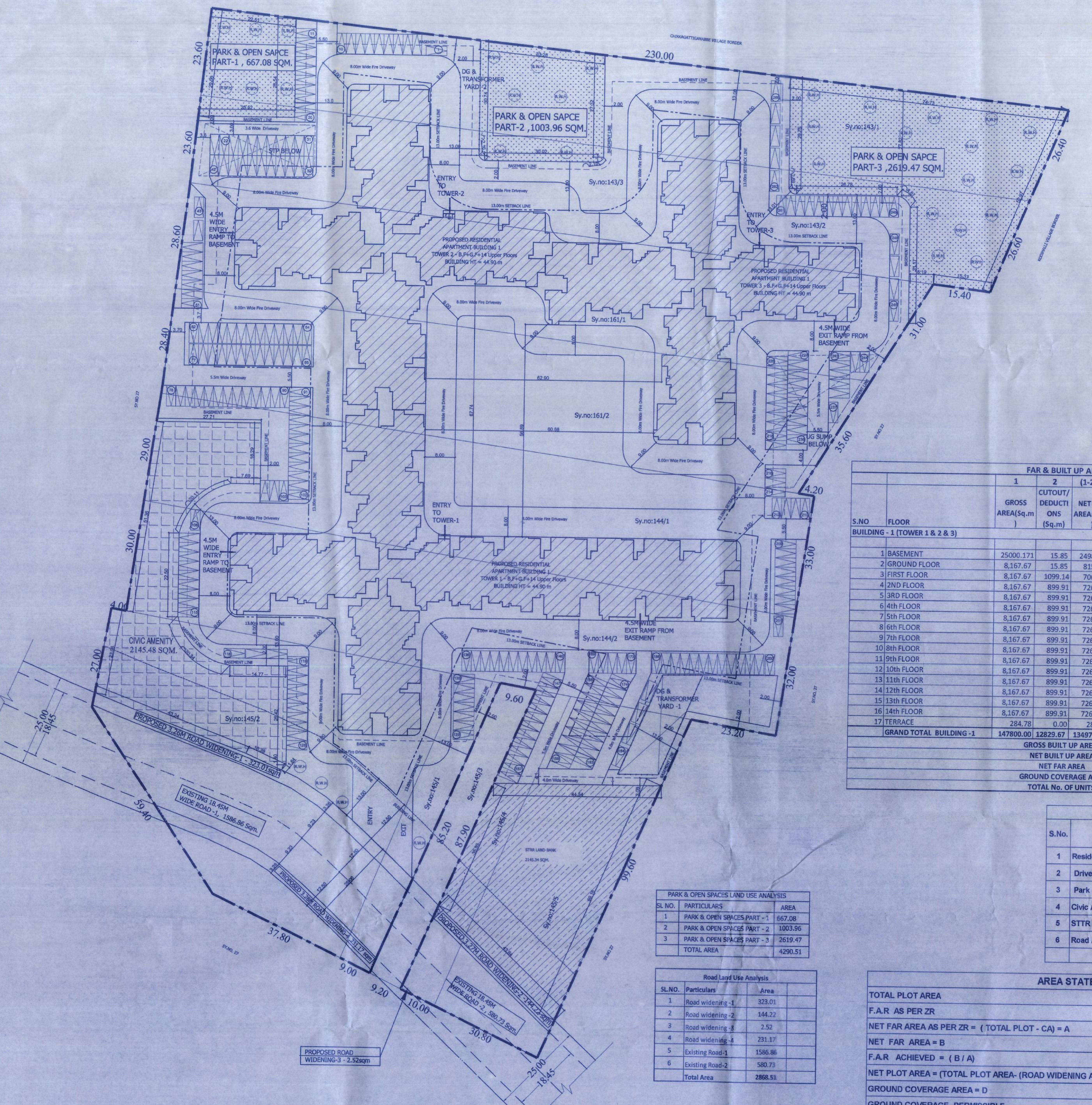
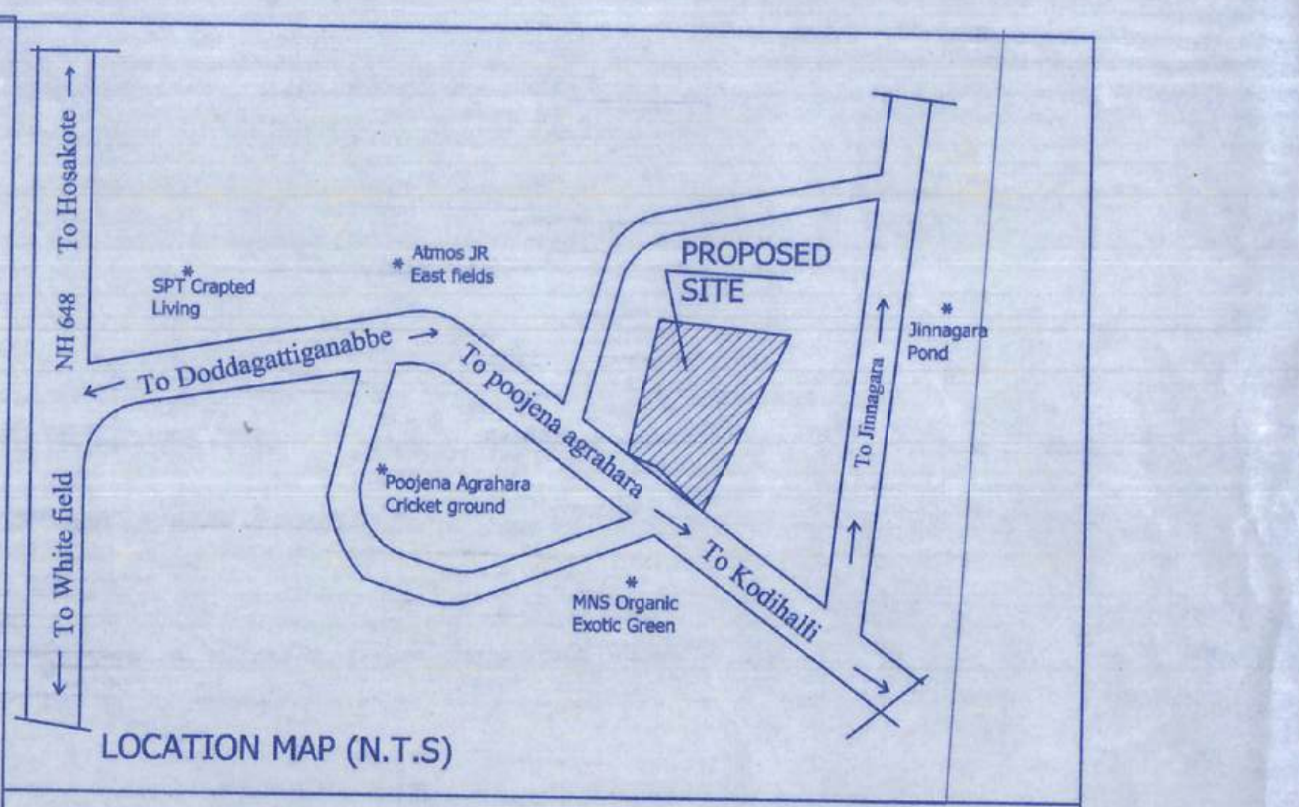

CHANNASATTIGANABBE VILLAGE BORDER
230.00
23.60
PARK & OPEN SAPCE PART-1 , 667.08 SQM.
23.60
STP BELOW
DG & TRANSFORMER YARD-2
PARK & OPEN SAPCE PART-2 ,1003.96 SQM.
PARK & OPEN SAPCE PART-3 ,2619.47 SQM.
26.40
Sy.no:143/1
Sy.no:143/3
Sy.no:143/2
ENTRY TO TOWER-2
ENTRY TO TOWER-3
28.60
4.5M WIDE ENTRY RAMP TO BASEMENT
PROPOSED RESIDENTIAL APARTMENT BUILDING 1 TOWER 2 - B,G+14 Upper Floors BUILDING HT = 44.90 m
PROPOSED RESIDENTIAL APARTMENT BUILDING 1 TOWER 3 - B,G+14 Upper Floors BUILDING HT = 44.90 m
26.60
15.40
31.00
Sy.no:161/1
Sy.no:161/2
28.40
4.5M WIDE EXIT RAMP FROM BASEMENT
UG SUMP BELOW
35.60
29.00
4.20
ENTRY TO TOWER-1
Sy.no:144/1
30.00
4.5M WIDE ENTRY RAMP TO BASEMENT
PROPOSED RESIDENTIAL APARTMENT BUILDING 1 TOWER 1 - B,G+14 Upper Floors BUILDING HT = 44.90 m
33.00
4.5M WIDE EXIT RAMP FROM BASEMENT
Sy.no:144/2
CIVIC AMENITY 2145.48 SQM.
27.00
DG & TRANSFORMER YARD -1
32.00
Sy.no:145/2
9.60
23.20
PROPOSED 7.75M ROAD WIDENING-1 - 323.01sqm
25.00
18.45
EXISTING 18.45M WIDE ROAD -1, 1586.86 Sqm.
59.40
Sy.no:145/1
Sy.no:145/3
Sy.no:145/4
Sy.no:145/5
ENTRY
EXIT
85.20
87.90
99.60
PROPOSED 7.75M ROAD WIDENING-4 - 231.17sqm
PROPOSED 7.75M ROAD WIDENING-2 - 144.22sqm
EXISTING 18.45M WIDE ROAD-2 - 580.73 Sqm.
37.80
9.00
9.20
10.00
30.80
25.00
18.45
PROPOSED ROAD WIDENING-3 - 2.52sqm

LEGEND	
BOUNDARY LINE	—— - ——
13.00M SETBACK LINE	—— - - ——
BASEMENT LINE	— — — — —
PROPOSED BUILDING	▨
PARK & OPEN SPACES	⁘
CIVIC AMENITIES	▦
STRR LAND BANK AREA	▨
ROAD WIDENING EXISTING	☐
ROAD WIDENING PROPOSED	☐
SY.LINE	-o—o—o-
FENCING.LINE	-+-+-+-



LOCATION MAP (N.T.S)

DETAILS OF AREA AS PER Sy Nos.

TOTAL AREA = 10 ACRES 24 GUNTAS (42896.08 SQ.M)

SL NO.	VILLAGE	SY NO.	AREA EXTENT	AREA KHARAB	AREA REMAINING	CONVERSION ORDER No & Date
1.	POOJENA AGRAHARA	143/1	1 - 14	-	1 - 14	LAND -391126 DATE : 30/08/2022
2.		143/2	0 - 20	-	0 - 20	LAND 409043 DATE : 05/12/2022
3.		143/3	0 - 34	-	0 - 34	LAND 391127 DATE :30/08/2022
4.		144/1	1 - 14	-	1 - 14	LAND 190953 DATE : 07/11/2020
5.		144/2	1 - 14	-	1 - 14	LAND 190654 DATE : 07/11/2020
6.		145/1	0 - 08	-	0 - 08	LAND 810566 DATE : 31/12/2025
7.		145/2	1 - 14	-	1 - 14	LAND 145880 DATE : 28/02/2020
8		145/4	0 - 08	-	0 - 08	LAND 773212 DATE : 26/06/2025
9.		145/5	0 - 30	-	0 - 30	LAND 773214 DATE : 26/06/2025
10		161/1	1 - 14	-	1 - 14	LAND 806852 DATE : 10/11/2025
11		161/2	1 - 14	-	1 - 14	LAND 806854 DATE : 11/11/2025
TOTAL			10 A- 24G	-	10 A - 24G	

FAR & BUILT UP AREA STATEMENT (IN SQM)

		1	2	(1-2)=3	4	6	7	(4+5+6+7)=8	3-8 = 9	
S.NO	FLOOR	GROSS AREA(Sq.m)	CUTOUT/ DEDUCTIONS (Sq.m)	NET BUA AREA(Sq.m)	NON FAR AREA (Sq.m)			TOTAL NON FAR AREAS	NET FAR AREA (Sq.m)	NO OF UNITS
BUILDING - 1 (TOWER 1 & 2 & 3)										
					LIFT	PARKING	HEADROOM	TOTAL		
1	BASEMENT	25000.171	15.85	24984.32	71.82	24590.161	0	24661.98	322.34	0
2	GROUND FLOOR	8,167.67	15.85	8151.82	71.82	7558.430	0	7630.25	521.57	0
3	FIRST FLOOR	8,167.67	1099.14	7068.53	71.82	0	0	71.82	6996.71	77
4	2ND FLOOR	8,167.67	899.91	7267.76	71.82			71.82	7195.94	80
5	3RD FLOOR	8,167.67	899.91	7267.76	71.82			71.82	7195.94	80
6	4th FLOOR	8,167.67	899.91	7267.76	71.82			71.82	7195.94	80
7	5th FLOOR	8,167.67	899.91	7267.76	71.82			71.82	7195.94	80
8	6th FLOOR	8,167.67	899.91	7267.76	71.82			71.82	7195.94	80
9	7th FLOOR	8,167.67	899.91	7267.76	71.82			71.82	7195.94	80
10	8th FLOOR	8,167.67	899.91	7267.76	71.82			71.82	7195.94	80
11	9th FLOOR	8,167.67	899.91	7267.76	71.82			71.82	7195.94	80
12	10th FLOOR	8,167.67	899.91	7267.76	71.82			71.82	7195.94	80
13	11th FLOOR	8,167.67	899.91	7267.76	71.82			71.82	7195.94	80
14	12th FLOOR	8,167.67	899.91	7267.76	71.82			71.82	7195.94	80
15	13th FLOOR	8,167.67	899.91	7267.76	71.82			71.82	7195.94	80
16	14th FLOOR	8,167.67	899.91	7267.76	71.82			71.82	7195.94	80
17	TERRACE	284.78	0.00	284.78			284.78	284.78	0.00	-
	GRAND TOTAL BUILDING -1	147800.00	12829.67	134970.33	1149.12	32148.59	284.78	33582.49	101387.84	1117
GROSS BUILT UP AREA									147800.00	
NET BUILT UP AREA									134970.33	
NET FAR AREA									101387.84	
GROUND COVERAGE AREA									8167.67	
TOTAL No. OF UNITS									1117	

LAND USE ANALYSIS

S.No.	DESCRIPTION	AREA in Sq.m as per ZR	%	AREA in Sq.m as per Plan	%
1	Residential Area			8167.67	19.04
2	Driveway & Open Area			23278.57	54.27
3	Park & Open spaces	4289.61	10.00	4290.51	10.00
4	Civic Amenity	2144.80	5.00	2145.48	5.00
5	STTR Land Bank Area	2144.80	5.00	2145.34	5.00
6	Road Area & Road widening area			2868.51	6.69
	TOTAL			42896.08	100.00

PARK & OPEN SPACES LAND USE ANALYSIS

SL NO.	PARTICULARS	AREA
1	PARK & OPEN SPACES PART - 1	667.08
2	PARK & OPEN SPACES PART - 2	1003.96
3	PARK & OPEN SPACES PART - 3	2619.47
	TOTAL AREA	4290.51

Road Land Use Analysis

SL.NO.	Particulars	Area	
1	Road widening -1	323.01	
2	Road widening -2	144.22	
3	Road widening -3	2.52	
4	Road widening -4	231.17	
5	Existing Road-1	1586.86	
6	Existing Road-2	580.73	
	Total Area	2868.51	

AREA STATEMENT IN SQ M

TOTAL PLOT AREA	10 ACRES 24 GUNTAS / 42896.08 SQ.M)
F.A.R AS PER ZR	2.50
NET FAR AREA AS PER ZR = (TOTAL PLOT - CA) = A	(42896.08-2145.48) = 40750.60
NET FAR AREA = B	101387.84
F.A.R ACHIEVED = (B / A)	(101387.84 ÷40750.60) = 2.48
NET PLOT AREA = (TOTAL PLOT AREA- (ROAD WIDENING AREA+CA)) = C	(42896.08-(2868.51+2145.34+2145.42) =35736.75
GROUND COVERAGE AREA = D	8167.67
GROUND COVERAGE PERMISSIBLE	55%
GROUND COVERAGE ACHIEVED = (D ÷ C) X 100 =	(8167.67÷ 35736.75)X100 = 22.85%

PARKING STATEMENT FOR BUILDING:

S.No.	BUILDING TYPE	PARKING REQUIRED		PARKING PROVIDED
01	RESIDENTIAL -42 UNITS) 1 CAR PARKING (2.5M X 5.50 M) FOR 2 DWELLING UNIT HAVING AREA LESS THAN 50 SQ.M	21 Cars	1206 Cars	BASEMENT FLOOR = 690 Cars GROUND FLOOR = 250 Cars SURFACE PARKING = 266 Cars TOTAL CARS = 1206Cars
02	RESIDENTIAL - 1075 UNITS) 1 CAR PARKING (2.5M X 5.50 M) FOR 1 DWELLING UNIT HAVING AREA OF 50 to 225 SQ.M	1075 Cars		
03	VISITOR'S PARKING= 10% OF CAR PARKING 1096 CAR X 10% = 110 CARS	110 Cars		
04	TWO WHEELER PARKING 25% OF CAR PARKING 25% x (13.75 SQ.M x 1206 Nos) = 4145.63 SQ.M	4145.63 SQ.M		4145.63 SQ.M

SUMMARY OF AREA STATEMENTS

S.No	DESCRIPTION	AS PER ZONING	AS PER DRAWING
01	PLOT AREA IN SQ.M	------------	42896.08
02	NET F.A.R AREA IN SQ.M	------------	101387.84
03	COVERAGE	55%	22.85%
04	F . A . R	2.50	2.48
05	SET BACKS ALROUND	13.0	13.0
06	No.OF UNITS	----------	1117 Units
07	No.OF BUILDINGS	----------	01 Nos.
08	No.OF FLOORS	----------	B+G+14 FLOORS
09	HEIGHT OF BUILDING	Up to-45m	44.90m

OWNER'S SIGNATURE

DIRECTOR- S.SREENIVASAN
Authorised Signatory
M/s.Sowparnika Homes Private Limited

STRUCTURAL ENGINEER'S SIGNATURE :

Vaibhav.j.g

VAIBHAV KUMAR J GALAGALI
REG NO - BCC/BL-3.6 SE-0016/23-24

ARCHITECT'S / ENGINEER'S SIGNATURE

SHYAMALA .H.R.
REG NO - BCC/BL-3.6 /A- 2959 / 2019 - 2020

PROJECT NAME

PROPOSED RESIDENTIAL APARTMENT IN
APPROVED RESIDENTIAL DEVELOPMENT
PLAN VIDE No. STRRPA/TP/DP/10/2025-26 ,
Dtd:01-08-2026, , KATHA No.514,
PID No.150300401000220481
AT SY.NO:143/1,2,3 & 144/1,2 ,& 145/1,2,4,5 &
161/1,2 OF POOJENA AGRAHARA VILLAGE
KASABA HOBLI,HOSKOTE TALUK,
BANGALORE RURAL DISTRICT.

ORIENTATION N

DRAWING No. 7/7

SITE PLAN

SCALE : 1 : 500

SANCTIONING AUTHORITY

ಪ್ರಾಧಿಕಾರದಿಂದ ತಾಂತ್ರಿಕ ಅಭಿಪ್ರಾಯವನ್ನು ಮಾತ್ರ ನೀಡಲಾಗುತ್ತಿದ್ದು, ಮಾಲೀಕತ್ವದ ಬಗ್ಗೆ ಕಂಟಿ ತಕರಾರು ಬಂದಲ್ಲಿ ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಯವರೇ ಬಗೆಹರಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು, ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಕಾಯ್ದೆ 1961ರ ಕಲಂ 15(1) ರನ್ವಯ ಪ್ರಾರಂಭಿಕ ಪ್ರಮಾಣ ಪತ್ರ ಸಂಖ್ಯೆ: ಎಸ್‌ಟಿಆರ್‌ಆರ್‌ಪಿಎ/ಟಿಪಿ /ಸಿಸಿ/888/ 26-27

ದಿನಾಂಕ 29/08/2026 ...ರಲ್ಲಿನ ಷರತ್ತಿಗೊಳಪಟ್ಟು ಎರಡು ವರ್ಷದ ಅವಧಿಗೆ ಪ್ರಾರಂಭಿಕ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ನೀಡಲಾಗಿರುತ್ತದೆ. ಕಟ್ಟಡ ಪರವಾನಗಿಯನ್ನು ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಯಿಂದ ಪಡೆಯತಕ್ಕದ್ದು.

29/08/2026
ಸದಸ್ಯ ಕಾರ್ಯದರ್ಶಿಗಳು
ಹಾಗೂ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ
ಜಂಟಿ ನಿರ್ದೇಶಕರು
ಉಪನಗರ ವರ್ತುಲ ರಸ್ತೆ (STRR)
ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು