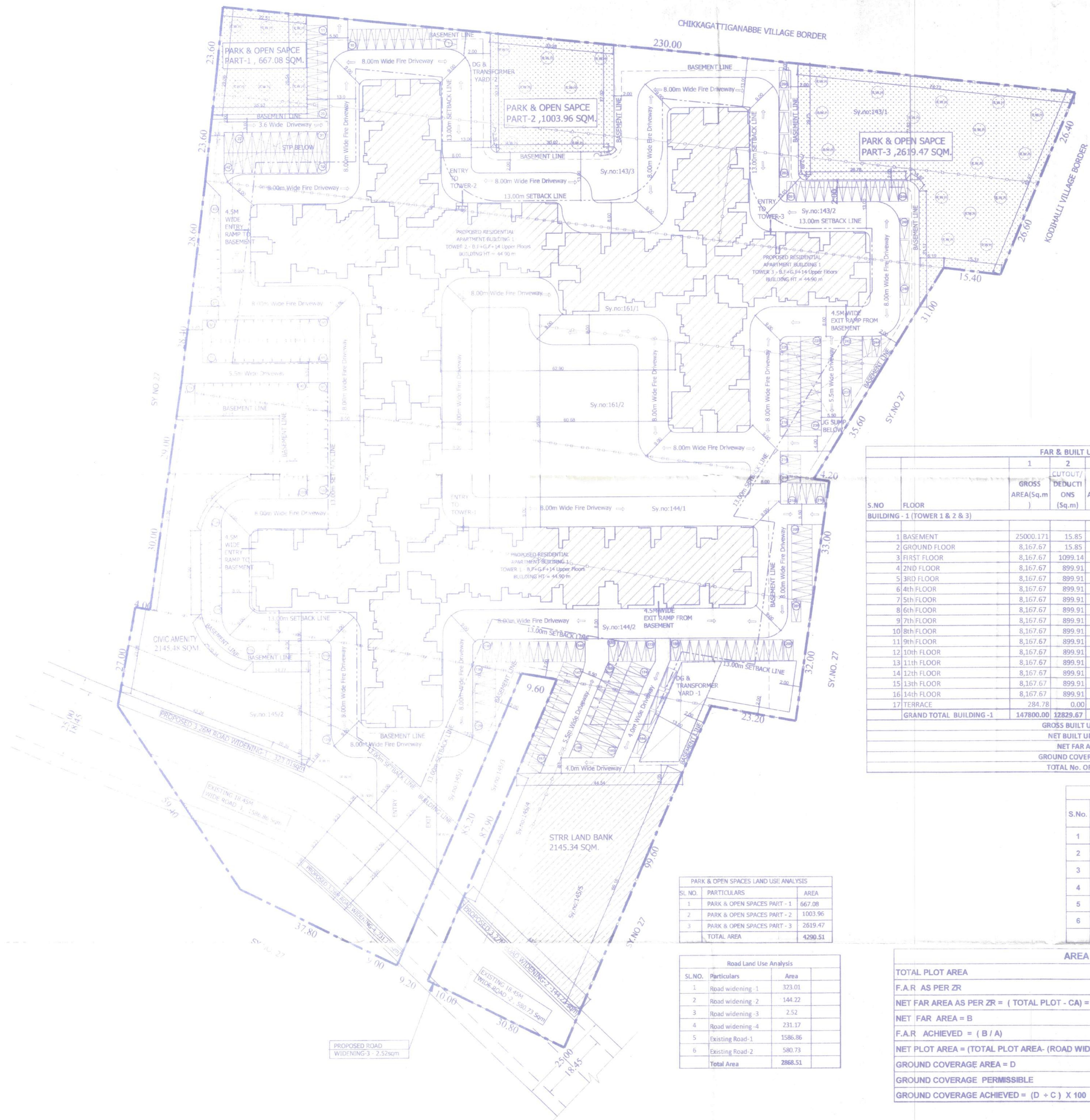




LEGEND

BOUNDARY LINE	---
13.00M SETBACK LINE	---
BASEMENT LINE	---
PROPOSED BUILDING	[Hatched Box]
PARK & OPEN SPACES	[Dotted Box]
CIVIC AMENITIES	[Cross-hatched Box]
STRR LAND BANK AREA	[Diagonal Lines]
ROAD WIDENING EXISTING	[Double Line]
ROAD WIDENING PROPOSED	[Single Line]
SY-LINE	---
FENCING LINE	---

FAR & BUILT UP AREA STATEMENT (IN SQM)

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)								
1	BASEMENT	25000.171	15.85	24984.32	LIFT		24661.98	0
2	GROUND FLOOR	8,167.67	15.85	8151.82	PARKING	24590.161	7630.25	521.57
3	FIRST FLOOR	8,167.67	1099.14	7068.53		0	71.82	6996.71
4	2ND FLOOR	8,167.67	899.91	7267.76		0	71.82	7195.94
5	3RD FLOOR	8,167.67	899.91	7267.76		0	71.82	7195.94
6	4TH FLOOR	8,167.67	899.91	7267.76		0	71.82	7195.94
7	5TH FLOOR	8,167.67	899.91	7267.76		0	71.82	7195.94
8	6TH FLOOR	8,167.67	899.91	7267.76		0	71.82	7195.94
9	7TH FLOOR	8,167.67	899.91	7267.76		0	71.82	7195.94
10	8TH FLOOR	8,167.67	899.91	7267.76		0	71.82	7195.94
11	9TH FLOOR	8,167.67	899.91	7267.76		0	71.82	7195.94
12	10TH FLOOR	8,167.67	899.91	7267.76		0	71.82	7195.94
13	11TH FLOOR	8,167.67	899.91	7267.76		0	71.82	7195.94
14	12TH FLOOR	8,167.67	899.91	7267.76		0	71.82	7195.94
15	13TH FLOOR	8,167.67	899.91	7267.76		0	71.82	7195.94
16	14TH FLOOR	8,167.67	899.91	7267.76		0	71.82	7195.94
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	33582.49	101387.84
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						

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

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	BASEMENT FLOOR = 690 Cars GROUND FLOOR = 250 Cars SURFACE PARKING = 266 Cars TOTAL CARS = 1206 Cars
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	

LAND USE ANALYSIS

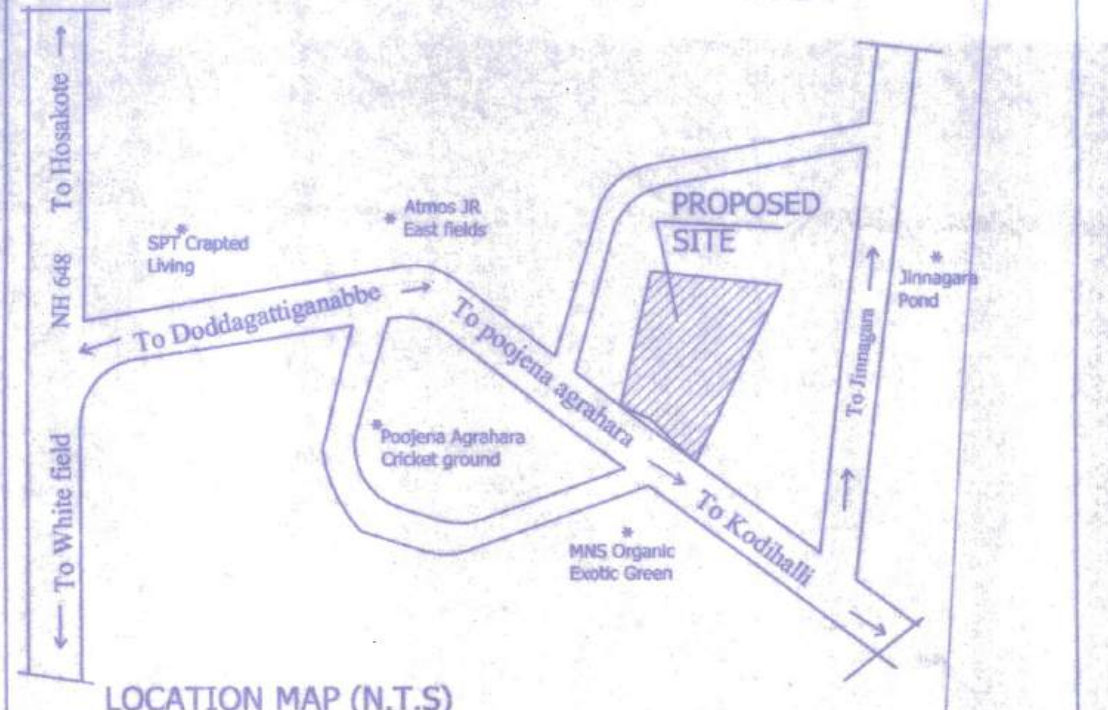
S.No.	DESCRIPTION	AREA in Sq.m as per ZR	%	AREA in Sq.m as per Plan	%
1	Residential Area			8167.67	19.04
2	Driveway & Open Area			23278.57	54.27
3	Park & Open spaces	4289.61	10.00	4290.51	10.00
4	Civic Amenity	2144.80	5.00	2145.48	5.00
5	STRR Land Bank Area	2144.80	5.00	2145.34	5.00
6	Road Area & Road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

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	60%
GROUND COVERAGE ACHIEVED = (D ÷ C) X 100 =	(8167.67÷35736.75)X100 = 22.85%

SUMMARY OF AREA STATEMENTS

S.No	DESCRIPTION	AS PER ZONING	AS PER DRAWING
01	PLOT AREA IN SQ.M	42896.08	42896.08
02	NET F.A.R AREA IN SQ.M	101387.84	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	1117 Units
07	No.OF BUILDINGS	01 Nos.	01 Nos.
08	No.OF FLOORS	B+G+14 FLOORS	B+G+14 FLOORS
09	HEIGHT OF BUILDING	Up to 45m	44.90m



DETAILS OF AREA AS PER Sy Nos.

TOTAL AREA = 10 ACRES 24 GUNTAS (42896.08 SQ.M)				
SL. NO.	VILLAGE	SY NO.	EXTENT	REMARKING
1.	POOJENA AGRAHARA	143/1	1-14	1-14
2.		143/2	0-20	0-20
3.		143/3	0-34	0-34
4.		144/1	1-14	1-14
5.		144/2	1-14	1-14
6.		145/1	0-08	0-08
7.		145/2	1-14	1-14
8.		145/4	0-08	0-08
9.		145/5	0-30	0-30
10.		161/1	1-14	1-14
11.		161/2	1-14	1-14
TOTAL		10 A- 24G		10 A- 24G

OWNER'S SIGNATURE

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

ARCHITECT'S / ENGINEER'S SIGNATURE

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

PROJECT NAME
PROPOSED RESIDENTIAL DEVELOPMENT PLAN
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.

SUBJECT OF DRAWING
RESIDENTIAL DEVELOPMENT PLAN
- FOR GROUP HOUSING

ORIENTATION
SHEET No.

DEVELOPEMENT PLAN
DETAILS

SCALE : 1 : 500

SANCTIONING AUTHORITY

22/12/2025
43:3:2
STRRA/TP/DP/10.2025-26
31/07/2026

31/07/2025