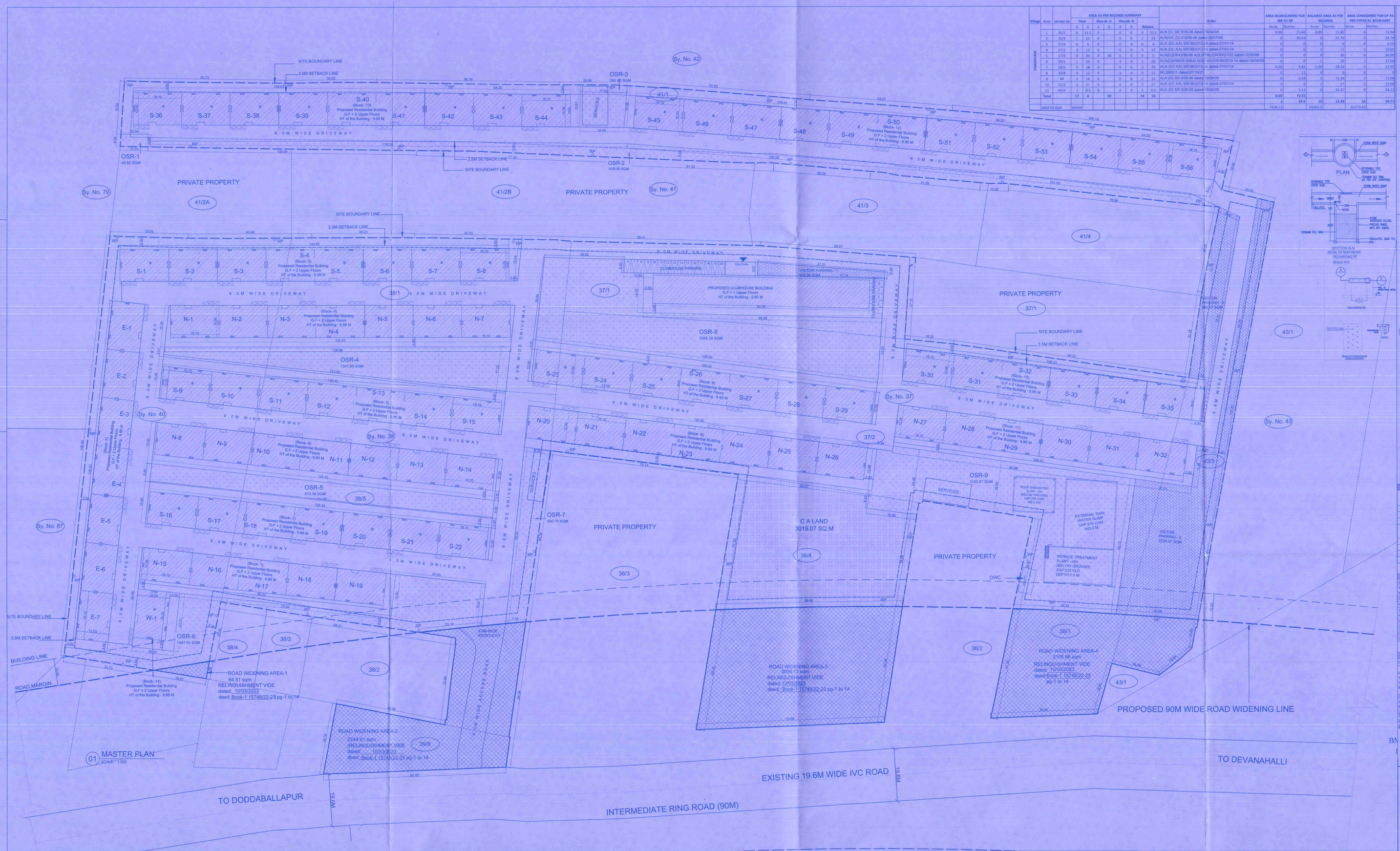
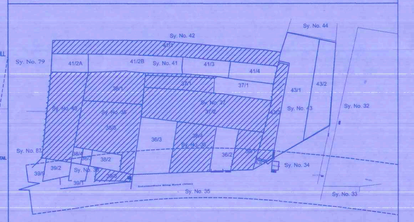


01 MASTER PLAN
SCALE: 1:500

Village	sl.no	survey no	AREA AS PER RECORDS SUMMARY Total A	Total G	Kharab -A A	Kharab -A G	Kharab -B A	Kharab -B B	Balance	Order	AREA RELINQUISHED FOR BR TO GP Acres	Guntas	BALANCE AREA AS PER RECORDS Acres	Guntas	AREA CONSIDERED FOR DP AS PER PHYSICAL BOUNDARY Acres	Guntas
DODDABALLAPURA	1	36/1	0	31.5	0	0	0	0	31.5	ALN (D) SR 5/05-06 dated:19/04/05	0.00	15.66	0.00	15.82	0	13.84
	2	36/4	1	23	0		0	0	1	23	ALN/SR (D) 215/05-06 dated:20/01/06	0	30.24	0	32.76	0	29.70
	3	37/4	0	6	0		0	0	0	6	ALN (DC.KA) SR/36/2013/4 dated-27/01/14	0	0	0	6	0	6.00
	4	37/2	3	12	0		0	0	3	12	ALN (DC.KA) SR/36/2013/4 dated-27/01/14	0	0	3	12	3	10.00
	5	37/3	0	30	0	30	0	0	0	0	ALN(D)SR/43/95-96 ADLR/TNL/CR/50/21/22 dated-12/02/96	0	0	0	30	0	30.00
	6	38/1	1	20	0		0	0	1	20	ALN(D)SR/05-06&ALN(DC.KA)SR/36/2013/14 dated-19/04/05	0	0	1	20	1	17.50
	7	38/5	2	28	0		0	0	2	28	ALN (DC.KA) SR/36/2013/4 dated-27/01/14	0.00	9.81	2.00	18.18	2	17.50
	8	39/8	0	12	0		0	0	0	12	NO.269/11 dated-07/10/2	0	12	0	0	0	0
	9	40	2	16	0		0	0	2	16	ALN (D) SR 5/05-06 dated:19/04/05	0	0.64	2	15.36	2	15.08
	10	41/1	2	27	0		0	0	2	27	ALN (DC.KA) SR/36/2013/4 dated-27/01/14	0	0	2	27	2	22.81
	11	43/3	1	0.5	0		0	0	1	0.5	ALN (D) SR 5/05-06 dated:19/04/05	0	3.11	0	35.37	0	34.23
	Total		17	4	30			16	16		0.00	79.53				
											1	95.3	15	12.48	14	86.71
	AREA IN SQM		69404								7438.12		61965.3		60370.62	

02 LOCATION PLAN
SCALE: NTS



03 SURVEY PLAN
SCALE: NTS

COLOUR INDEX & LANDUSE	
PROPOSED AREA BOUNDARY	
SURVEY BOUNDARY LINE	
SETBACK LINE	
PARK & OPENSPACES	
CIVIC AMENITIES	
PARKING	
RESIDENTIAL BUILDING	
ROAD WIDENING AREA	
RAINWATER HARVESTING PIT	RP

LAND USE ANALYSIS				
		PROVIDED		REQUIRED AS PER NORMS
SL.NO	DESCRIPTION	AREA IN SQM	PERCENTAGE	
1	RESIDENTIAL AREA	20736.00	34.35%	40%
2	CLUB HOUSE AREA	1101.84	1.83%	
3	PARKS & OPEN SPACES (O.S.R)	12080.19	20.01%	20%
4	CIVIC AMENITIES	3019.07	5.00%	5%
5	DRIVEWAY & LANDSCAPE	20414.36	33.82%	
6	VISITOR PARKING	3018.90	5.00%	5%
	TOTAL	60370.36	100.00%	

AREA STATEMENT IN SQM	
GROSS PLOT AREA	67841.53
TOTAL PLOT AREA FOR DEVELOPMENT = (GROSS PLOT AREA - ROAD WIDENING AREA) =A	(67841.53-7470.91)=60370.62
F.A.R PERMISSIBLE AS PER ZONAL REGULATIONS	2.50
NET F.A.R AREA AS PER ZR = (A - CAC AMENITE 5)=B	(60370.62-3018.07) = 57351.55
SITE CONSIDERED FOR F.A.R CALCULATION AS PER ZR = C	57351.55
NET F.A.R AREA ACHIEVED= D	50766.84
F.A.R ACHIEVED = (D/C)	(50766.84/57351.55) = 0.88
GROUND COVERAGE AREA = E	21837.84
GROUND COVERAGE PERMISSIBLE	40%
GROUND COVERAGE ACHIVED = (E/C)X100 =	(21837.84/57351.55)X100 = 38.07%

PARKING STATEMENT		
DESCRIPTION	REQUIRED NOS	PROVIDED NOS
RESIDENTIAL UNITS = 288 1 CAR PARKING (2.50M/5.0M)FOR 1 DWELLING UNIT AREA EXCEEDING OF 50 SQM	288 cars	288 cars
CLUBHOUSE PARKING 1 CAR PARKING FOR EVERY 75 SQM OF BUILT-UP AREA (1484.67 / 75) = 19.79 SAY 20	20 cars	20 cars
TWO WHEELAR PARKING 25% OF CAR PARKING 25% X (13.75 SQM X 288 nos.)	990 sqm	990 sqm

BLOCK - 1									
S.No.	FLOOR	GROSS BUILT UP AREA (sqm)	DEDUCTIONS shaft/ lifts (sqm) DUCTS	LIFT	TERRACE	BUILT UP AREA (sqm)	NON FAR AREA (sqm) PARKING	NET F.A.R AREA (sqm)	NO OF UNITS
1	Ground Floor	216.00	3.36	2.10	0.00	210.54	43.04	167.50	5
2	First Floor	213.59	3.21	2.10	0.00	208.29	0.00	208.29	
3	Second Floor	213.59	3.21	2.10	70.08	138.20	0.00	138.20	
4	Terrace Floor	126.40		0.00	126.40	0.00	0.00	0.00	
Total		769.58	9.78	6.29	196.48	557.03	43.04	513.99	5

BLOCK - 2									
S.No.	FLOOR	GROSS BUILT UP AREA (sqm)	DEDUCTIONS shaft/ lifts (sqm) DUCTS	LIFT	TERRACE	BUILT UP AREA (sqm)	NON FAR AREA (sqm) PARKING	NET F.A.R AREA (sqm)	NO OF UNITS
1	Ground Floor	216.00	3.36	2.10	0.00	210.54	43.04	167.50	7
2	First Floor	213.59	3.21	2.10	0.00	208.29	0.00	208.29	
3	Second Floor	210.79	3.21	2.10	66.78	138.20	0.00	138.20	
4	Terrace Floor	126.40		0.00	126.40	0.00	0.00	0.00	
Total		766.28	9.78	6.29	193.18	557.03	43.04	513.99	7

BLOCK - 3									
S.No.	FLOOR	GROSS BUILT UP AREA (sqm)	DEDUCTIONS shaft/ lifts (sqm) DUCTS	LIFT	TERRACE	BUILT UP AREA (sqm)	NON FAR AREA (sqm) PARKING	NET F.A.R AREA (sqm)	NO OF UNITS
1	Ground Floor	216.00	3.70	2.10	0.00	210.20	43.04	167.16	8
2	First Floor	213.59	4.93	2.10	0.00	206.57	0.00	206.57	
3	Second Floor	213.59	4.65	2.10	66.78	140.07	0.00	140.07	
4	Terrace Floor	144.61		0.00	144.61	0.00	0.00	0.00	
Total		787.79	13.28	6.29	211.39	556.84	43.04	513.79	8

BLOCK - 4,6,8									
S.No.	FLOOR	GROSS BUILT UP AREA (sqm)	DEDUCTIONS shaft/ lifts (sqm) DUCTS	LIFT	TERRACE	BUILT UP AREA (sqm)	NON FAR AREA (sqm) PARKING	NET F.A.R AREA (sqm)	NO OF UNITS
1	Ground Floor	216.00	3.36	2.10	0.00	210.54	43.04	167.50	21
2	First Floor	213.59	3.21	2.10	0.00	208.29	0.00	208.29	
3	Second Floor	213.59	3.21	2.10	70.08	138.20	0.00	138.20	
4	Terrace Floor	126.40		0.00	126.40	0.00	0.00	0.00	
Total		769.58	9.78	6.29	196.48	557.03	43.04	513.99	21

BLOCK - 5,7,9									
S.No.	FLOOR	GROSS BUILT UP AREA (sqm)	DEDUCTIONS shaft/ lifts (sqm) DUCTS	LIFT	TERRACE	BUILT UP AREA (sqm)	NON FAR AREA (sqm) PARKING	NET F.A.R AREA (sqm)	NO OF UNITS
1	Ground Floor	216.00	3.70	2.10	0.00	210.20	43.04	167.16	21
2	First Floor	213.59	4.93	2.10	0.00	206.57	0.00	206.57	
3	Second Floor	213.59	4.65	2.10	66.78	140.07	0.00	140.07	
4	Terrace Floor	144.61		0.00	144.61	0.00	0.00	0.00	
Total		787.79	13.28	6.29	211.39	556.84	43.04	513.79	21

BLOCK - 10									
S.No.	FLOOR	GROSS BUILT UP AREA (sqm)	DEDUCTIONS shaft/ lifts (sqm) DUCTS	LIFT	TERRACE	BUILT UP AREA (sqm)	NON FAR AREA (sqm) PARKING	NET F.A.R AREA (sqm)	NO OF UNITS
1	Ground Floor	216.00	3.70	2.10	0.00	210.20	43.04	167.16	6
2	First Floor	213.59	4.93	2.10	0.00	206.57	0.00	206.57	
3	Second Floor	213.59	4.65	2.10	66.78	140.07	0.00	140.07	
4	Terrace Floor	144.61		0.00	144.61	0.00	0.00	0.00	
Total		787.79	13.28	6.29	211.39	556.84	43.04	513.79	6

BLOCK - 11									
S.No.	FLOOR	GROSS BUILT UP AREA (sqm)	DEDUCTIONS shaft/ lifts (sqm) DUCTS	LIFT	TERRACE	BUILT UP AREA (sqm)	NON FAR AREA (sqm) PARKING	NET F.A.R AREA (sqm)	NO OF UNITS
1	Ground Floor	216.00	3.36	2.10	0.00	210.54	43.04	167.50	6
2	First Floor	213.59	3.21	2.10	0.00	208.29	0.00	208.29	
3	Second Floor	213.59	3.21	2.10	70.08	138.20	0.00	138.20	
4	Terrace Floor	126.40		0.00	126.40	0.00	0.00	0.00	
Total		769.58	9.78	6.29	196.48	557.03	43.04	513.99	6

BLOCK - 12									
S.No.	FLOOR	GROSS BUILT UP AREA (sqm)	DEDUCTIONS shaft/ lifts (sqm) DUCTS	LIFT	TERRACE	BUILT UP AREA (sqm)	NON FAR AREA (sqm) PARKING	NET F.A.R AREA (sqm)	NO OF UNITS
1	Ground Floor	216.00	3.70	2.10	0.00	210.20	43.04	167.16	12
2	First Floor	213.59	4.93	2.10	0.00	206.57	0.00	206.57	
3	Second Floor	213.59	4.65	2.10	66.78	140.07	0.00	140.07	
4	Terrace Floor	144.61		0.00	144.61	0.00	0.00	0.00	
Total		787.79	13.28	6.29	211.39	556.84	43.04	513.79	12

BLOCK - 13									
S.No.	FLOOR	GROSS BUILT UP AREA (sqm)	DEDUCTIONS shaft/ lifts (sqm) DUCTS	LIFT	TERRACE	BUILT UP AREA (sqm)	NON FAR AREA (sqm) PARKING	NET F.A.R AREA (sqm)	NO OF UNITS
1	Ground Floor	216.00	3.70	2.10	0.00	210.20	43.04	167.16	9
2	First Floor	213.59	4.93	2.10	0.00	206.57	0.00	206.57	
3	Second Floor	213.59	4.65	2.10	66.78	140.07	0.00	140.07	
4	Terrace Floor	144.61		0.00	144.61	0.00	0.00	0.00	
Total		787.79	13.28	6.29	211.39	556.84	43.04	513.79	9

BLOCK - 14									
S.No.	FLOOR	GROSS BUILT UP AREA (sqm)	DEDUCTIONS shaft/ lifts (sqm) DUCTS	LIFT	TERRACE	BUILT UP AREA (sqm)	NON FAR AREA (sqm) PARKING	NET F.A.R AREA (sqm)	NO OF UNITS
1	Ground Floor	216.00	3.70	2.10	0.00	210.20	43.04	167.16	1
2	First Floor	213.59	4.93	2.10	0.00	206.57	0.00	206.57	
3	Second Floor	213.59	4.65	2.10	66.78	140.07	0.00	140.07	
4	Terrace Floor	144.61		0.00	144.61	0.00	0.00	0.00	
Total		787.79	13.28	6.29	211.39	556.84	43.04	513.79	1

CLUB HOUSE AREA STATEMENT										
S.No.	FLOOR	GROSS BUILT UP AREA	DEDUCTIONS DUCTS	TERRACE	BUILT UP AREA	NON FAR AREA PARKING	LIFT/SERVICES	TOTAL	NET F.A.R AREA	NO OF UNITS
1	Ground Floor	1101.84	247.27	0.00	854.57	0.00	39.34	39.34	815.23	
2	First Floor	804.92	58.55	159.36	587.01	0.00	5.04	5.04	581.97	
3	Terrace Floor	803.00	169.46	590.45	43.09	0.00	5.04	5.04	38.05	
Total		2709.76	475.28	749.81	1484.67	0.00	49.42	49.42	1435.25	1

COMBINED AREA STATEMENT IN SQM										
S.No.	FLOOR	GROSS BUILT UP AREA (sqm)	DEDUCTIONS shaft/ lifts (sqm) DUCTS	LIFT	TERRACE	BUILT UP AREA (sqm)	NON FAR AREA (sqm) PARKING	NET F.A.R AREA (sqm)	NO OF UNITS
1	Block 1	3847.91	48.89	31.45	982.42	2785.16	215.22	2569.94	5.00
2	Block 2	5363.94	68.43	44.03	1392.29	3899.19	301.31	3597.88	7.00
3	Block 3	6302.34	106.21	50.33	1691.12	4454.68	344.35	4110.33	8.00
4	Block 4,6,8	16516.21	205.28	132.10	4126.16	11997.67	503.93	10793.74	21.00
5	Block 5,7,9	16543.64	278.81	132.10	4439.19	11693.54	903.93	10789.61	21.00
6	Block 10	4726.76	79.66	37.74	1268.34	3341.01	258.27	3082.75	6.00
7	Block 11	4617.48	58.65	37.74	1178.90	3342.19	258.27	3083.93	6.00
8	Block 12	9453.51	159.32	75.49	2538.68	6682.02	516.53	6165.49	12.00
9	Block 13	7090.13	119.49	56.61	1902.51	5011.52	387.40	4624.12	9.00
10	Block 14	787.79	13.28	6.29	211.39	556.84	43.04	513.79	1.00
11	Clubhouse	2709.76	475.28	49.42	749.81	1484.67	0.00	1435.25	1.00
Total		77604.47	1613.77	653.32	20438.81	54948.50	4132.24	50766.84	96.00

GROSS BUILT-UP AREA	77,604.47
NET F.A.R AREA	50,766.84
GROUND COVERAGE AREA	22,141.08
NO.OF RESIDENTIAL UNITS=96X3	288

PARK & OPEN SPACE - OSR (sqm)	
PARK & OPEN SPACE - 1	46.82
PARK & OPEN SPACE - 2	1438.85
PARK & OPEN SPACE - 3	265.85
PARK & OPEN SPACE - 4	1341.5
PARK & OPEN SPACE - 5	870.34
PARK & OPEN SPACE - 6	1447.93
PARK & OPEN SPACE - 7	560.7
PARK & OPEN SPACE - 8	2955.39
PARK & OPEN SPACE - 9	3152.61
TOTAL	12080.19

ROAD WIDENING IRR AREA RELINQUISHED	PROVIDED (sqm)
RW1	64.51
RW2	2244.61
RW3	3906.13
RW4	2105.96
TOTAL	7470.91

VISITOR PARKING @ 5%	PROVIDED
PARKING - 1	179.36
PARKING - 2	583.07
PARKING - 3	2256.47
TOTAL	3018.9

ಬೆಂ.ಆಂ.ವಿ.ನಿ.ಪ್ರಾ.ಸೀಮಿತ. ಪ್ರಾಧಿಕಾರದ ಎಸ್.ಎಸ್.ಎಲ್.ಸಿ ಪರೀಕ್ಷೆ ಪಾಸಾದ ನಿಯಮಾವಳಿಗಳು ಮೂಲಕ ದಿನಾಂಕ 13-02-2023 ರಂದು ನಡೆದ ಪ್ರಾಧಿಕಾರದ ಸಭೆಯ ನಿರ್ಣಯ ಸಂಖ್ಯೆ 13.4.56 ರಲ್ಲಿನ ನಿರ್ಣಯದನ್ವಯ, ಪ್ರಾಧಿಕಾರದ ಸದಸ್ಯರ / ಅಧಿಕಾರಿಯವರ/ ಮೂ. [illegible] ದಿನಾಂಕ: 30-05-2023 ರಲ್ಲಿನ ಪ್ರಾಧಿಕಾರದ ಆದೇಶದ ದಿನಾಂಕ: 30-05-2023 ರಂದು [illegible] ಅನುಸಾರ ಸದರಿ ಯೋಜನೆಯನ್ನು ಪರಿಶೀಲಿಸಲಾಗಿದೆ.

ಸಹಾಯಕ ಕಂದಾಯಾಧಿಕಾರಿ
ಬೆಂಗಳೂರು ಅಂತರರಾಷ್ಟ್ರೀಯ ವಿಮಾನ ನಿಲ್ದಾಣ
ಪ್ರಾಧಿಕಾರ ಯೋಜನೆಯ ಪ್ರಾಧಿಕಾರಿ
ದೇವನಹಳ್ಳಿ

NAME & SIGNATURE OF THE OWNER:

For Puravankara Limited
Manish R. Chokseyi
Vice Chairman

AUTHORISED SIGNATORY
PURAVANKARA LIMITED
NO.130/1, ULSOOR ROAD
BENGALURU- 560 042

ARCHITECT SIGNATURE:

ANUP NAIK (BCC/BL-3.2.3/A-1037/2002-03)

PROJECT :
PROPOSED RESIDENTIAL DEVELOPMENT PLAN IN SY NOS. 36/1, 36/2, 36/3, 37/2, 37/3, 38/1, 38/5, 39/8, 40, 41/1, 43/3 (Old no:36/1, 36/4, 37/2, 37/3, 38/1, 38/2, 38/3, 38/4, 39/1, 39/8, 43/1, 43/3)
UGANAVADI VILLAGE,
KASABA HOBLI,DEVANAHALLI TALUK,
BENGALURU RURAL DISTRICT

TITLE : DEVELOPMENT PLAN

DRAWN BY:
CHECKED BY:
DATE:
SCALE: 1:500

NORTH

PURAVANKARA LIMITED
NO.130/1, ULSOOR ROAD
BANGALORE- 560 042