CA AREA STATEMENT		
S NO	CIVIC AMENITIES	AREA IN SQM
1	CA-1	1128.44
	TOTAL	1128.44
PARK &N OPEN SPACE AREA STATEMENT		
S NO	OPEN SPACE	AREA IN SQM
2	OS-1	523.58
3	OS-2	207.42
4	OS-3	112.96
5	OS-4	738.96
6	OS-5	80.74
7	OS-6	487.35
8	OS-7	105.87
TOTAL		2256.878

TWO WHEELER PARKING AREA STATEMENT		
3 sqm / Two wheeler		
two wheeler parking area is 25% of car parking area as per norms		
SL NO	DESCRIPTION	AREA IN Sqm
1	TW PARKING-1	102.792
2	TW PARKING-2	34.66
3	TW PARKING-3	38.91
4	TW PARKING-4	50.937
5	TW PARKING-5	78.639
6	TW PARKING-6	68.962
7	TW PARKING-7	15.75
8	TW PARKING-8	19.923
9	TW PARKING-9	53.607
	TOTAL	464.18

PARKING AREA STATEMENT

car park as per norms

SLNO	DESCRIPTION	UNITS	ALLOWED	ACHIEVED
1	units with 2cars T1,T2	21	42	42
2	units with 3 cars T2,T3,T4	26	52	78
3	units with 4 cars,T5	18	36	72
4	unit with 1 car, T6	1	2	1
5	visitor parking 10%		13.2	8
Total			145	201

AREA STATEMENT

SL NO	SY NO	ASPER ADLR SKETCH		AS PER SY DWG	
		A-G	SQM	A-G	SQM
1	179	00-35	3540.99	00-35	3540.99
2	182/1	01-08.25	4881.50	01-08.25	4860.83
3	182/2	03-20	14163.94	03-20	14163.94
Total		5-23.25	22586.43	5-23.25	22565.76

TOTAL PLOT AREA = **22565.76 Sqm**

ROAD WIDENING AREA = **0.000Sqm**

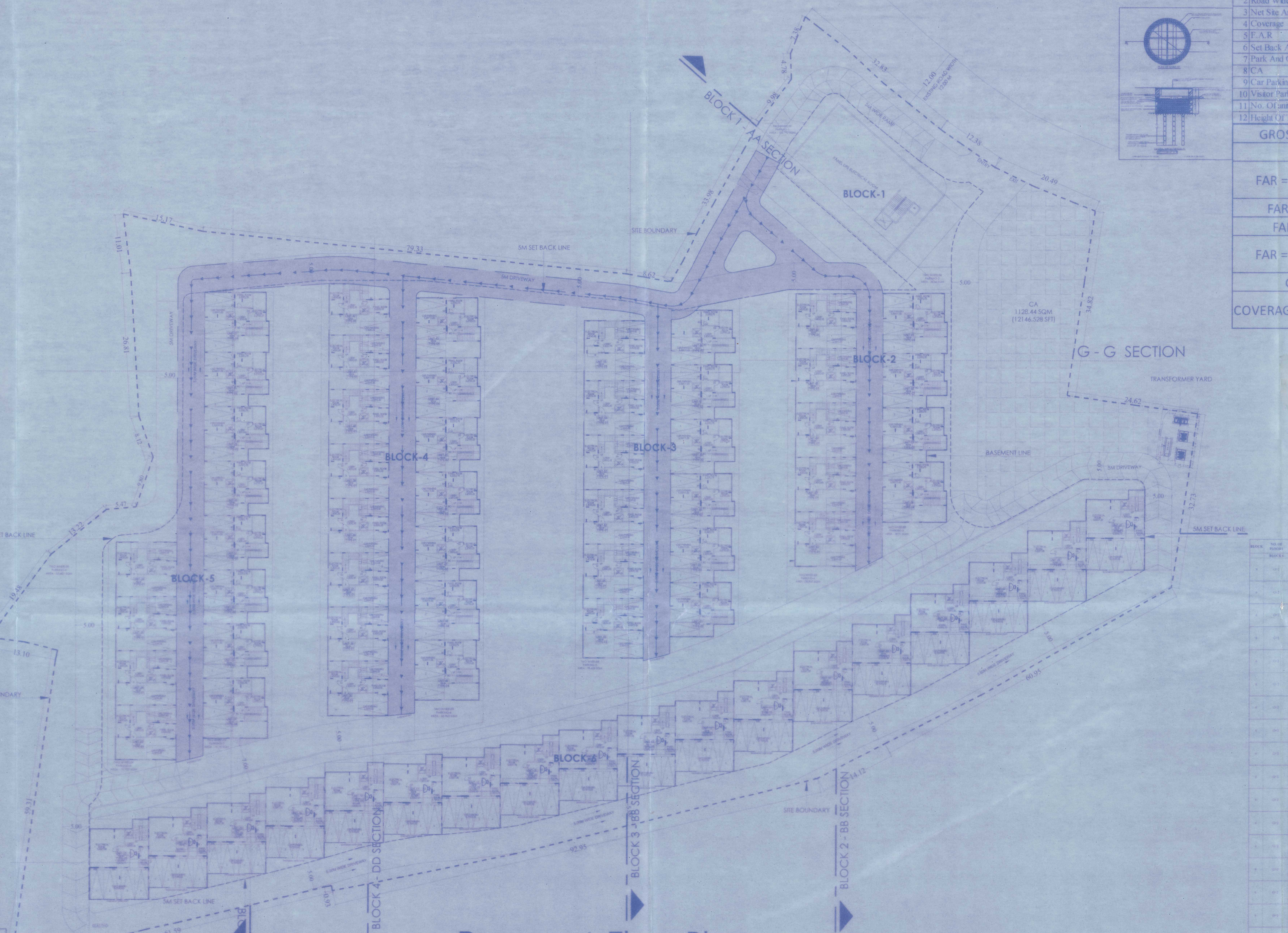
NET SITE AREA = (TOTAL SITE AREA - ROAD WIDENING AREA)

NET SITE AREA = (22565.76 - 0.00) = **22565.76Sqm**

SUMMARY OF THE AREA STATEMENT

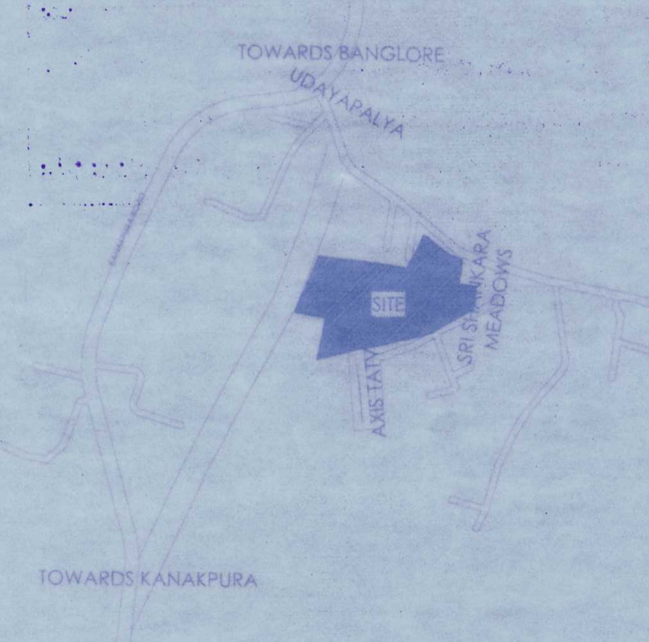
SL NO	DESCRIPTION	AS PER ZONING	AS PER DRAWING
1	Total Plot Area In Sqm	-----	22565.76
2	Road Widening Area In Sqm	-----	0
3	Net Site Area In Sqm	-----	22565.76
4	Coverage	55%	36.28%
5	F.A.R	2(485795.68Sqm)	1.15(25906.49Sqm)
6	Set Back Alround	5.00m	5.00m
7	Park And Open Space	10%(2256.58)	10.001%(2256.878)
8	CA	5%(1128.29)	5.001%(1128.44)
9	Car Parking	145	201
10	Visitor Parking	10% (192.50Sqm) 14	14 nos
11	No. Of units	-----	66
12	Height Of The Building	above 12 upto 15m	11.67m& 12.65m

GROSS SITE AREA	22565.76	
F.A.R CALCULATIONS		
FAR =	TOTAL FAR AREA / TOTAL SITE AREA	
FAR ALLOWED	2	
FAR ACHIVED	1.15	
FAR =	25906.49 / 22565.76	1.15<2.00
GROUND COVERAGE CALCULATION		
COVERAGE =	8187.24 / 22565.76	36.28%



02 Basement Floor Plan

SCALE: 1: 400



KEY PLAN

LEGEND

┅┅┅	PLOT BOUNDARY
──	BASEMENT LINE
┄┄	SETBACK LINE
▨	RESIDENCIAL BLOCK
- - -	SURVEY LINE
6	SURVEY NUMBER
▨	PARKS & OPEN SPACE
▨	CIVIC AMENITIES
▭	DRIVEWAY

PROJECT

PROPOSED RESIDENTIAL ROW HOUSING SHOWING GF, FF,SF PLAN AT
KHATHA NO.1848/179/182/1/182/2 E KHATHA NO:150200300100326063
IN KAGGLIPURA VILLAGE, UTTARAHALLI HOBLI,BANGLORE SOUTH TALUK,
KPA APPROVED DEVELOPMENT PLAN
VIDE LETTER NO: KPA/LAO/47/23-24
DATED 21-12-2023.

OWNER'S SIGNATURE

Phristna

M/S SATTVA GROUP RESI PVT Ltd
GPA Holder For Bhavani Enterprises

ARCHITECT'S SIGNATURE

PADMAJA KRISHNA PRASAD
NO.BCC/BL-3-23/A-473/91-92
FOR A & A ARCHITECTS AND PLANNERS (P) LTD,
1031/I, 40th CROSS ROAD, 22ND MAIN ROAD, JAYANAGAR 4th T-BLOCK
BENGALURU KARNATAKA - 5600041.
Ph 9480556108, 9480557108 :Email:architects@aaapl.net

ಪ್ರಾಧಿಕಾರದ ಪತ್ರ ಸಂಖ್ಯೆ : ಕಯೋಪ್ರಾ:ಪ್ರಾಪ್ರಪತ್ರ/76/2023
-24 ದಿನಾಂಕ 14/06/2024 ರ ನಿಬಂಧನೆಗಳೊಂದಿಗೆ
ಮತ್ತು ಕಗ್ಗಲೀಪುರ ಗ್ರಾಮ ಪಂಚಾಯಿತಿಯವರು ನೀಡಿರುವ
ಖಾತಾ ಪ್ರಮಾಣ ಪತ್ರದ ಆಧಾರದ ಮೇಲೆ ನೀಡಿರುವ
ಮಂಜೂರಾತಿ ನೀಡಲಾಗಿದೆ.
14/06/2024
ಸದಸ್ಯ ಕಾರ್ಯದರ್ಶಿ
ಕನಕಪುರ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ
ಕನಕಪುರ

Kanakapura Development Authority

HCMJ+528, Chathra,
Golden Town -KHB,
Karnataka 562117

PROJECT NUMBER: R14
SCALE: 1:400
DRAWN BY:

BASEMENT FLOOR PLAN

SHEET 02 OUT OF 25

SITE AREA: 22565.76 SQM

FAR		COVERAGE		HEIGHT		CAR		TENEMENTS
ALLOWED	ACHIEVED	ALLOWED	ACHIEVED	ALLOWED	ACHIEVED	REQUIRED	PROVIDED	
2	1.15	55 %	36.28 %	15M	11.67M & 12.65M	145	201	66

COMBINED AREA STATEMENT

Name od the Block	Name of the Floor	Total area	Terrace	Parking	Duct	void	lift shaft	FAR	No of tenements	Total FAR Area	BUA
BLOCK 1- Club	PLANT ROOM	442.68	0	0	0	0	0	442.68			442.68
	BASEMENT FLOOR	442.68	0	0	0.00	0.64	2.25	439.79			439.79
	Ground Floor	442.68	0	0	0.49	6.563	2.25	433.37			433.37
	FIRST FLOOR	442.68	0.00	0.00	0.49	6.56	2.25	433.37			433.37
	SECOND FLOOR	442.68	0.00	0.00	0.49	6.56	2.25	433.37			433.37
	THIRD FLOOR	546.46	241.01	0.00	0.49	6.56	2.25	296.14			296.14
	Total	2759.855	241.008	0	1.972	26.892	11.25	2478.73	1	2478.73	2478.73
BLOCK-2	BF	1312.632	0	842.77	0	0	0	469.87			1312.63
	GF	998.46	0.00	0.00	4.09	11.52	18.22	964.63			964.63
	FF	983.47	73.10	0.00	1.988	11.52	18.22	878.64			878.64
	SF	910.94	282.13	0.00	2.288	11.52	18.22	596.78			596.78
	Total	4205.494	355.227	842.767	8.367	34.545	54.6747	2909.91	9	2909.91	3752.68
BLOCK -3	BF	1702.124	0	1090.547	0	0	0	611.58			1702.12
	GF	1327.12	0.00	0.00	5.34	14.51	24.30	1282.97			1282.97
	FF	1305.24	94.21	0.00	2.74	14.51	24.30	1169.48			1169.48
	SF	1212.23	370.40	0.00	3.10	14.51	24.30	799.92			799.92
	Total	5546.713	464.609	1090.547	11.182	43.542	72.897	3863.94	12	3863.94	4954.48
BLOCK-4	BF	2143.536	0	1365.69	0	0	0	777.85			2143.54
	GF	1661.44	0.00	0.00	6.76	18.083	30.37	1606.22			1606.22
	FF	1639.10	119.69	0.00	3.36	18.082	30.37	1467.60			1467.60
	SF	1521.41	470.10	0.00	3.84	18.082	30.37	999.01			999.01
	Total	6965.485	589.791	1365.69	13.958	54.247	91.1247	4850.68	15	4850.68	6216.37
BLOCK - 5	BF	1824.257	0	1208.9	0	0	0	615.36			1824.26
	GF	1318.64	0.00	0.00	5.00	11.996	24.30	1277.34			1277.34
	FF	1307.60	88.72	0.00	3.016	11.996	24.30	1179.57			1179.57
	SF	1219.49	366.83	0.00	3.26	11.996	24.30	813.11			813.11
	Total	5669.981	455.548	1208.9	11.272	35.988	72.897	3885.42	12	3885.42	5094.28
BLOCK - 6	BF	2690.47	0	1131.974	0	0	0	1558.50			2690.47
	GF	2690.47	0.00	0.00	7.52	23.40	36.45	2623.10			2623.10
	FF	2675.49	0.00	0.00	7.52	148.95	36.45	2482.57			2482.57
	SF	2825.88	1378.89	0.00	7.51	148.95	36.45	1254.08			1254.08
	Total	10882.308	1378.889	1131.974	22.542	321.3	109.35	7918.25	18	7918.25	9050.23
TOTAL									66	25906.94	31546.77

Block-01 Area Statement

BLOCK	NO. OF FLOORS	VILLA NO	UNIT TYPE	TOTAL AREA	TERRACE	PARKING	DUCT	VOID	LIFT	FAR	NO. OF TENEMENTS	TOTAL FAR	BUA
	BLOCK 1												
1	PLANT ROOM		CLUB	442.68	0	0	0	0	0	442.68			442.68
1	BASEMENT FLO		CLUB	442.68	0	0	0.00	0.64	2.25	439.79			439.79
1	Ground Floor		CLUB	442.68	0	0	0.49	6.563	2.25	433.37			433.37
1	FIRST FLOOR		CLUB	442.68	0.00	0.00	0.49	6.56	2.25	433.37			433.37
1	SECOND FLOOR		CLUB	442.68	0.00	0.00	0.49	6.56	2.25	433.37			433.37
1	THIRD FLOOR		CLUB	546.46	241.01	0.00	0.49	6.56	2.25	296.14			296.14
TOTAL				2759.86	241.01	0	1.97	26.89	11.25	2478.73	1	2478.73	2478.73

BLOCK 2 AREA STATEMENT

NO. OF FLOORS	VILLA NO	TYPE OF FLOORS	TOTAL AREA	DEDUCTION					FAR	NO. OF TENEMENTS	TOTAL FAR	BUA
				TERRACE	PARKING	DUCT	VOID	LIFT				
BLOCK 2												
G+2	1	BASEMENT FLOOR	159.805	0	107.988	0	0	0				
		GROUND FLOOR	120.988	0	0	0.36	0.58	2.025				
		FIRST FLOOR	121.2	10.34	0	0.297	0.58	2.025				
		SECOND FLOOR	110.056	30.665	0	0.297	0.58	2.025				
		TOTAL	512.05	41.01	107.99	0.95	1.74	6.08	354.29			462.28
G+2	2	BASEMENT FLOOR	136.1	0	86.455	0	0	0				
		GROUND FLOOR	106.77	0	0	0.36	0.58	2.025				
		FIRST FLOOR	106.96	5.59	0	0.297	0.58	2.025				
		SECOND FLOOR	101.37	29.285	0	0.297	0.58	2.025				
		TOTAL	451.20	34.88	86.46	0.95	1.74	6.08	321.10			407.56
G+2	3	BASEMENT FLOOR	136.06	0	86.455	0	0	0				
		GROUND FLOOR	106.77	0	0	0.36	0.58	2.025				
		FIRST FLOOR	106.96	5.59	0	0.297	0.58	2.025				
		SECOND FLOOR	101.37	29.285	0	0.297	0.58	2.025				
		TOTAL	451.16	34.88	86.46	0.95	1.74	6.08	321.06			407.52
G+2	4	BASEMENT FLOOR	177.668	0	125.809	0	0	0				
		GROUND FLOOR	115.563	0	0	0.36	0.58	2.025				
		FIRST FLOOR	115.786	5.59	0	0.297	0.58	2.025				
		SECOND FLOOR	110.196	30.665	0	0.297	0.58	2.025				
		TOTAL	519.21	36.26	125.81	0.95	1.74	6.08	348.38			474.19
G+2	62	BASEMENT FLOOR	141.57	0	87.647	0	0	0				
		GROUND FLOOR	109.49	0	0	0.53	1.839	2.025				
		FIRST FLOOR	106.37	8.624	0	0.16	1.839	2.025				
		SECOND FLOOR	98.35	32.448	0	0.22	1.839	2.025				
		TOTAL	455.78	41.07	87.65	0.91	5.52	6.08	314.56			402.21
G+2	63	BASEMENT FLOOR	140.069	0	86.986	0	0	0				
		GROUND FLOOR	108.687	0	0	0.53	1.839	2.025				
		FIRST FLOOR	105.544	8.624	0	0.16	1.839	2.025				
		SECOND FLOOR	97.33	32.44	0	0.22	1.839	2.025				
		TOTAL	451.63	41.06	86.99	0.91	5.52	6.08	311.08			398.06
G+2	64	BASEMENT FLOOR	140.07	0	86.986	0	0	0				
		GROUND FLOOR	108.685	0	0	0.53	1.839	2.025				
		FIRST FLOOR	105.544	8.624	0	0.16	1.839	2.025				
		SECOND FLOOR	97.33	32.448	0	0.22	1.839	2.025				
		TOTAL	451.63	41.07	86.99	0.91	5.52	6.08	311.07			398.06
G+2	65	BASEMENT FLOOR	140.07	0	86.986	0	0	0				
		GROUND FLOOR	108.685	0	0	0.53	1.839	2.025				
		FIRST FLOOR	105.543	8.624	0	0.16	1.839	2.025				
		SECOND FLOOR	97.335	32.448	0	0.22	1.839	2.025				
		TOTAL	451.63	41.07	86.99	0.91	5.52	6.08	311.07			398.06
G+2	66	BASEMENT FLOOR	141.22	0	87.455	0	0	0				
		GROUND FLOOR	112.82	0	0	0.53	1.839	2.025				
		FIRST FLOOR	109.56	11.489	0	0.16	1.839	2.025				
		SECOND FLOOR	97.6	32.448	0	0.22	1.839	2.025				
		TOTAL	461.20	43.94	87.46	0.91	5.52	6.08	317.31			404.76
TOTAL			4205.49	355.23	842.77	8.37	34.55	54.68	2909.91	9	2909.91	3752.68