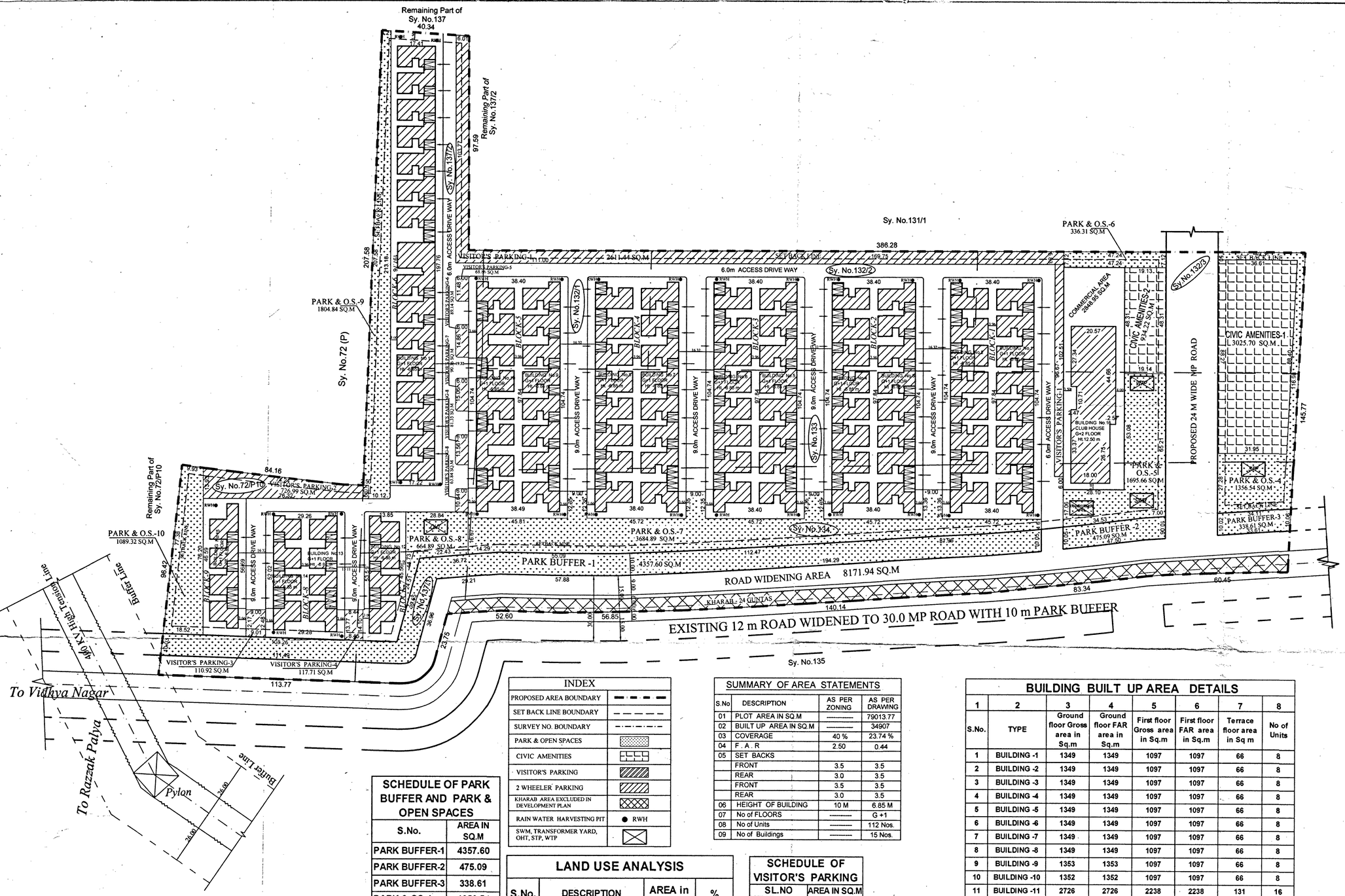
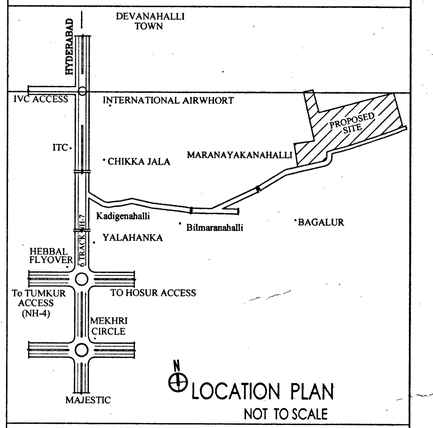


SANCTIONING AUTHORITY

BANGALORE INTERNATIONAL AIRWHORT AREA PLANNING AUTHORITY
No.333/1, V.J. COMPLEX, 1ST FLOOR, SHANTINAGAR
SULIBELE ROAD, DEVANAHALLI - 562110
BANGALORE RURAL DISTRICT



LOCATION PLAN
NOT TO SCALE

ALL DIMENSIONS ARE IN METERS

DETAILS OF AREA AS PER Sy Nos.
TOTAL AREA 19 ACRES 21 GUNTAS (79013.77 SQ.M)

Sy Nos.	VILLAGE	ACRE	GUNTAS	KHARAB IN GUNTAS	TYPE OF CONVERSION	CONVERSION ORDER No & Date
72/P10	Huttanahalli	2	0		Residential	ALN/ SR /39/2004-05 Dtd.19/01/2005
132/1		1	1		Residential	ALN (N.A)(J) SR /46/2010-11 Dtd.02/02/2011
132/2		2	1		Residential	ALN (N.A)(J) SR /45/2010-11 Dtd.02/02/2012
132/3		1	29		Residential	ALN (N.A)(J) SR /44/2010-11 Dtd.02/02/2013
		0	12		Road & Buffer	
133		3	29		Residential	ALN (N.A) (J)SR /47/2010-11 Dtd.02/02/2013
		0	13		Road & Buffer	
134		1	19	24	Residential	ALN (N.A) (J)SR /48/2010-11 Dtd.02/02/2013
		3	21		Road & Buffer	
137/1		0	25		Residential	ALN/ SR /56/2004-05 Dtd.27/01/2005
137/2		2	31		Residential	ALN/ SR /38/2004-05 Dtd.19/01/2005
TOTAL		15	181	24		
TOTAL		19	21	24		

OWNER'S SIGNATURE

DIRECTOR
FOR ADARSH NIVAAS PVT LTD

ARCHITECT'S SIGNATURE

RAJANI. P. M
BCC/BL-3.6/A:2491:2013-14

PROJECT NAME

PROPOSED PLAN FOR RESIDENTIAL BUILDING AT 72/P10,132/1,132/2, 132/3,133,134,137/1,137/2 OF HUTTANAHALLI VILLAGE , JALA HOBLI, BANGALORE NORTH TALUK BANGALORE URBAN DISTRICT

DEVELOPMENT PLAN APPROVED VIDE BIAAPA/TP1/DP/04/2011-12 DATED - 12/06/2014

SUBJECT OF DRAWING

SITE PLAN

ORIENTATION N

SHEET No: 1 OF 6

SCAL E : 1 :1000

DATE : 02-04-2019

CONSULTANTS

ADARSH GROUP
NO.10, VITTAL MALLYA ROAD,
BANGALORE-560 001

INDEX

PROPOSED AREA BOUNDARY	
SET BACK LINE BOUNDARY	
SURVEY NO. BOUNDARY	
PARK & OPEN SPACES	
CIVIC AMENITIES	
VISITOR'S PARKING	
2 WHEELER PARKING	
KHARAB AREA EXCLUDED IN DEVELOPMENT PLAN	
RAIN WATER HARVESTING PIT	● RWH
SWM, TRANSFORMER YARD, OHT, STP, WTP	

SUMMARY OF AREA STATEMENTS

S.No	DESCRIPTION	AS PER ZONING	AS PER DRAWING
01	PLOT AREA IN SQ.M	----------	79013.77
02	BUILT UP AREA IN SQ.M	----------	34907
03	COVERAGE	40 %	23.74 %
04	F. A. R	2.50	0.44
05	SET BACKS		
	FRONT	3.5	3.5
	REAR	3.0	3.5
	FRONT	3.5	3.5
	REAR	3.0	3.5
06	HEIGHT OF BUILDING	10 M	6.85 M
07	No of FLOORS	----------	G +1
08	No of Units	----------	112 Nos.
09	No of Buildings	----------	15 Nos.

BUILDING BUILT UP AREA DETAILS

1	2	3	4	5	6	7	8
S.No.	TYPE	Ground floor Gross area in Sq.m	Ground floor FAR area in Sq.m	First floor Gross area in Sq.m	First floor FAR area in Sq.m	Terrace floor area in Sq m	No of Units
1	BUILDING -1	1349	1349	1097	1097	66	8
2	BUILDING -2	1349	1349	1097	1097	66	8
3	BUILDING -3	1349	1349	1097	1097	66	8
4	BUILDING -4	1349	1349	1097	1097	66	8
5	BUILDING -5	1349	1349	1097	1097	66	8
6	BUILDING -6	1349	1349	1097	1097	66	8
7	BUILDING -7	1349	1349	1097	1097	66	8
8	BUILDING -8	1349	1349	1097	1097	66	8
9	BUILDING -9	1353	1353	1097	1097	66	8
10	BUILDING -10	1352	1352	1097	1097	66	8
11	BUILDING -11	2726	2726	2238	2238	131	16
12	BUILDING -12	682	682	559	559	32	4
13	BUILDING -13	601	601	489	489	29	4
14	BUILDING -14	594	594	489	489	29	4
15	BUILDING -15	664	664	489	489	29	4
	TOTAL	18764	18764	15234	15234	910	112
GROSS BUILT UP AREA IN SQ. M [TOTAL (3 + 5 + 7)						34907	
NET F.A.R AREA IN SQ. M [TOTAL (4+6)						33997	
RESIDENTIAL GROUND COVERAGE IN SQ. M (3)						18763	

SCHEDULE OF PARK BUFFER AND PARK & OPEN SPACES

S.No.	AREA IN SQ.M
PARK BUFFER-1	4357.60
PARK BUFFER-2	475.09
PARK BUFFER-3	338.61
PARK & OS-4	1356.54
PARK & OS-5	1695.66
PARK & OS-6	336.31
PARK & OS-7	3684.89
PARK & OS-8	664.89
PARK & OS-9	1804.84
PARK & OS-10	1089.32
TOTAL	15803.75

LAND USE ANALYSIS

S.No.	DESCRIPTION	AREA in Sq.m	%
1	Residential Area	34638.16	43.84
2	Access driveway	9640.01	12.20
3	Commercial Area	2848.95	3.61
4	Park & Open spaces	15803.75	20.00
5	Civic Amenities	3950.35	5.00
6	Visitor's Parking	3960.61	5.01
7	Proposed Road area	8171.94	10.34
	TOTAL	79013.77	100.00

SCHEDULE OF VISITOR'S PARKING

SL.NO	AREA IN SQ.M
VISITOR-1	2611.44
VISITOR-2	726.99
VISITOR-3	110.92
VISITOR-4	117.71
VISITOR-5	68.86
VISITOR-6	89.14
VISITOR-7	90.36
VISITOR-8	81.35
VISITOR-9	63.84
TOTAL	3960.61

SCHEDULE OF RESIDENTIAL AREA

SL.NO	AREA IN SQ.M
BLOCK-1	5037.49
BLOCK-2	5037.49
BLOCK-3	5037.59
BLOCK-4	5037.22
BLOCK-5	5046.86
BLOCK-6	4968.61
BLOCK-7	1119.09
BLOCK-8	2112.50
BLOCK-9	1241.31
TOTAL	34638.16

SCHEDULE OF CIVIC AMENITIES

SL.NO	AREA IN SQ.M
CA-1	3025.70
CA-2	924.65
TOTAL	3950.35

AREA STATEMENT IN SQ M

TOTAL SITE AREA IN SQ M =	19 ACRE 21 GUNTAS / 79013.77 SQ.M
F.A.R PERMITTED	2.50
F.A.R PERMISSIBLE AREA = (TOTAL DEVELOPMENT AREA - CA - COMMERCIAL AREA) =	(79013.77 -3950.35 - 2848.95)
F.A.R PERMISSIBLE AREA =	72214.47
NET FAR AREA	33997
PROPOSED F.A.R = (NET FAR AREA ÷ F.A.R PERMISSIBLE AREA)	33997 ÷ 72214.47
F.A.R ACHIEVED	0.47
NET SITE AREA = (TOTAL SITE AREA- ROAD WIDENING AREA - COMMERCIAL AREA)	(79013.77 - 8171.94 - 2848.95)
NET SITE AREA	67992.88
GROUND COVERAGE AREA	18763
GROUND COVERAGE PERMISSIBLE	40%
COVERAGE = (GROUND COVERAGE AREA ÷ NET SITE AREA) X100 =	(18763÷67992.88)X100
COVERAGE ACHIEVED	27.60

PARKING STATEMENT FOR BUILDING:

SL.NO.	BUILDING TYPE	PARKING REQUIRED	PARKING PROVIDED
01	RESIDENTIAL - 112 (UNITS) 1 CAR PARK PER DWELLING UNIT ABOVE 50sqmt (2.5M X 5.0 M)	112 Nos	141 Nos
02	VISITOR'S PARKING 5% OF THE TOTAL AREA	3950.68 Sq.m	3960.61Sq.m
04	CLUB HOUSE (2388 Sq.m) 1 CAR PARK PER 75sqmt OF BUILT UP AREA (2.5M X 5.0 M)	32 Nos	32 Nos

ಪ್ರಾಧಿಕಾರದಿಂದ ತಾಂತ್ರಿಕ ಅಭಿಪ್ರಾಯವನ್ನು ಮಾತ್ರ ನೀಡಲಾಗುತ್ತಿದ್ದು, ಮಾಲೀಕತ್ವದ ಬಗ್ಗೆ ತಂಟೆ ತಕರಾರು ಬಂದಲ್ಲಿ, ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಯವರೇ ಬಗೆಹರಿಸತಕ್ಕದ್ದು"

ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಕಾಯ್ದೆ 1961 ರ ಕಲಂ 15 (1) ರನ್ವಯ ಹಾಗೂ ಪ್ರಾಧಿಕಾರದ ಪತ್ರ ಸಂಖ್ಯೆ : ಬಿಐಎಎಪಿಎ/ ಟಿಪಿ/ಡಿಪಿ/ಸಿಸಿ/ 48/2018-19 ದಿನಾಂಕ: 12-04-19 ರಲ್ಲಿನ ಷರತ್ತುಗೊಳಪಟ್ಟು ದಿನಾಂಕ 12-04-2019 ರಿಂದ ದಿನಾಂಕ 11-04-2021 ರವರೆಗೆ ಎರಡು ವರ್ಷದ ಅವಧಿಗೆ ಪ್ರಾರಂಭಿಕ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ನೀಡಲಾಗುತ್ತದೆ. ಪರವಾನಿಗೆಯನ್ನು ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಯಿಂದ ಪಡೆಯತಕ್ಕದ್ದು.

ಸಹಿ/-
ಸಹಾಯಕ ಕಾರ್ಯದರ್ಶಿ, 12.04.2019
ಬೆಂಗಳೂರು ಅಂತಾರಾಷ್ಟ್ರೀಯ ವಿಮಾನ
ನಿಲ್ದಾಣ ಪ್ರದೇಶ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ,
ದೇವನಹಳ್ಳಿ