ಈ ಹಿಂದೆ ಪ್ರಾಧಿಕಾರದ ಪತ್ರ ಸಂಖ್ಯೆ: ಆಯೋಜನಾ/LDC/144/07-08
ದಿನಾಂಕ: 7/11/20 ರಂದು ನೀಡಲಾದ ಪ್ರಾರಂಭಿಕ
ಪ್ರಮಾಣಿತ ಪತ್ರ ಮತ್ತು ಸಕ್ಷಮತೆಯನ್ನು ರದ್ದುಪಡಿಸಿದೆ.

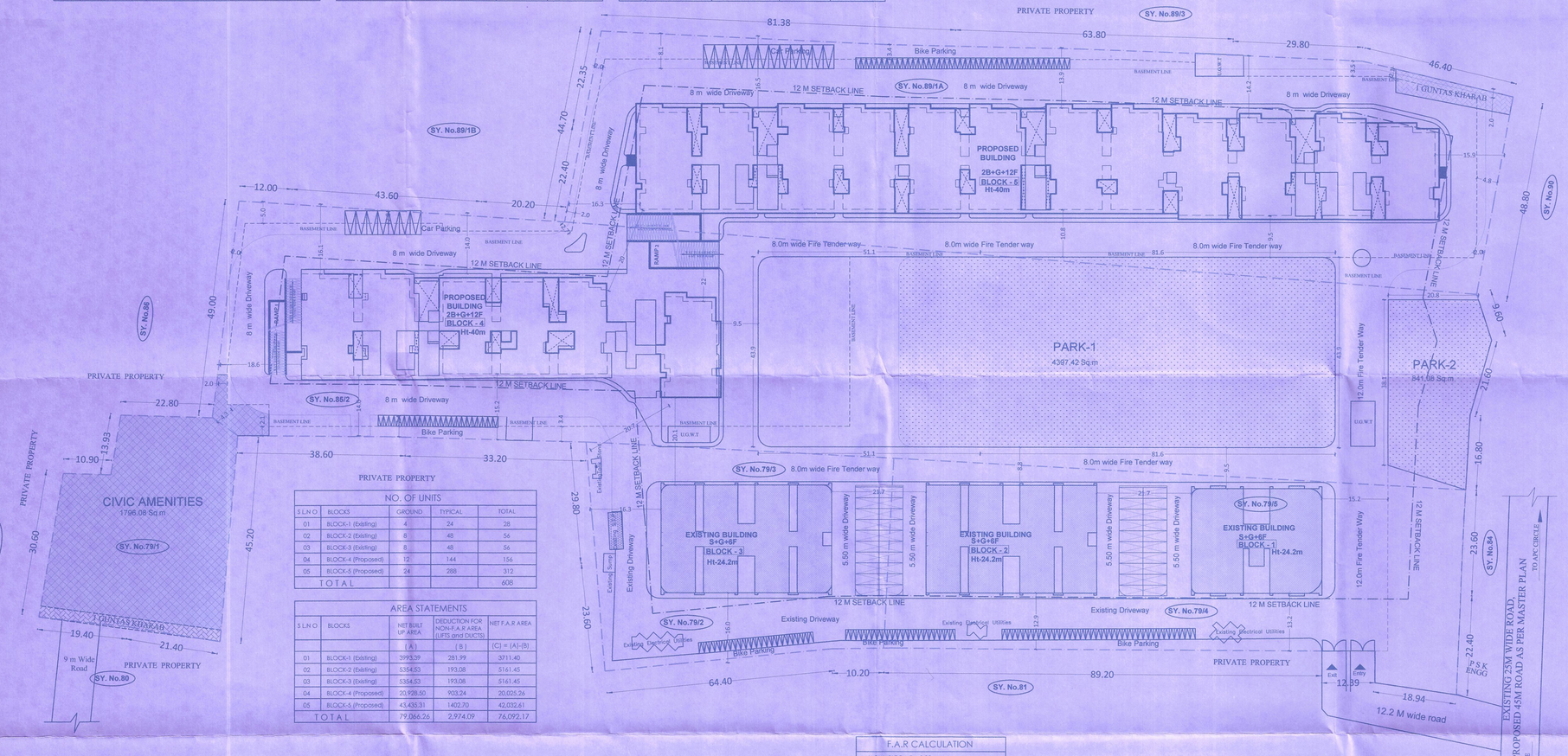
ಪ್ರಾಧಿಕಾರದ ದಿನಾಂಕ 23.07.25 ರ 93 ನೇ
ಸಭೆಯ ವಿಷಯ ಸಂಖ್ಯೆ 37 ರಲ್ಲಿ ತೆಗೆದುಕೊಂಡ
ನಿರ್ಣಯಕ್ಕನುಸಾರ, ಹಾಗೂ ಪತ್ರ ಸಂಖ್ಯೆ
ಆಯೋಜನೆ/LDC/144/07-08 ದಿನಾಂಕ 19 NOV 2025 ರಲ್ಲಿ
ನಿಯಂತ್ರಣೆಗೊಳಪಡಿಸಿ ಷರತ್ತುಗಳನ್ವಯ ಅನುಮೋದಿಸಲಾಗಿದೆ.

ಸದಸ್ಯ-ಕಾರ್ಯದರ್ಶಿ
ಬೆಂಗಳೂರು ಮೆಟ್ರೋಪಾಲಿಟನ್ ಪ್ರಾಧಿಕಾರ.
ಬೆಂಗಳೂರು.

BLOCK '1' (Existing)				
S.L.N.O	FLOORS	NET BUILT UP AREA	DEDUCTION FOR NON - F.A.R AREA	NET F.A.R AREA
		(A)	(B)	(C) = (A)-(B)
01	PARKING	27.28	27.28	0
02	GROUND FLOOR	562.49	32.49	530.20
03	FIRST FLOOR	562.49	32.49	530.20
04	SECOND FLOOR	562.49	32.49	530.20
05	THRID FLOOR	562.49	32.49	530.20
06	FOURTH FLOOR	562.49	32.49	530.20
07	FIFTH FLOOR	562.49	32.49	530.20
08	SIXTH FLOOR	562.49	32.49	530.20
09	TERRACE FLOOR	27.28	27.28	0
	TOTAL	3993.39		3711.40

BLOCK '2' (Existing)				
S.L.N.O	FLOORS	NET BUILT UP AREA	DEDUCTION FOR NON - F.A.R AREA	NET F.A.R AREA
		(A)	(B)	(C) = (A)-(B)
01	PARKING	22.83	22.83	0
02	GROUND FLOOR	758.41	21.06	737.35
03	FIRST FLOOR	758.41	21.06	737.35
04	SECOND FLOOR	758.41	21.06	737.35
05	THRID FLOOR	758.41	21.06	737.35
06	FOURTH FLOOR	758.41	21.06	737.35
07	FIFTH FLOOR	758.41	21.06	737.35
08	SIXTH FLOOR	758.41	21.06	737.35
09	TERRACE FLOOR	22.83	22.83	0
	TOTAL	5354.53		5161.45

BLOCK '3' (Existing)				
S.L.N.O	FLOORS	NET BUILT UP AREA	DEDUCTION FOR NON - F.A.R AREA	NET F.A.R AREA
		(A)	(B)	(C) = (A)-(B)
01	PARKING	22.83	22.83	0
02	GROUND FLOOR	758.41	21.06	737.35
03	FIRST FLOOR	758.41	21.06	737.35
04	SECOND FLOOR	758.41	21.06	737.35
05	THRID FLOOR	758.41	21.06	737.35
06	FOURTH FLOOR	758.41	21.06	737.35
07	FIFTH FLOOR	758.41	21.06	737.35
08	SIXTH FLOOR	758.41	21.06	737.35
09	TERRACE FLOOR	22.83	22.83	0
	TOTAL	5354.53		5161.45



NO. OF UNITS				
S.L.N.O	BLOCKS	GROUND	TYPICAL	TOTAL
01	BLOCK-1 (Existing)	4	24	28
02	BLOCK-2 (Existing)	8	48	56
03	BLOCK-3 (Existing)	8	48	56
04	BLOCK-4 (Proposed)	12	144	156
05	BLOCK-5 (Proposed)	24	288	312
	TOTAL			608

AREA STATEMENTS				
S.L.N.O	BLOCKS	NET BUILT UP AREA	DEDUCTION FOR NON-F.A.R AREA (LIFTS and DUCTS)	NET F.A.R AREA
		(A)	(B)	(C) = (A)-(B)
01	BLOCK-1 (Existing)	3993.39	281.99	3711.40
02	BLOCK-2 (Existing)	5354.53	193.08	5161.45
03	BLOCK-3 (Existing)	5354.53	193.08	5161.45
04	BLOCK-4 (Proposed)	20,928.50	903.24	20,025.26
05	BLOCK-5 (Proposed)	43,435.31	1402.70	42,032.61
	TOTAL	79,066.26	2,974.09	76,092.17

BLOCK '4' (Proposed) (2B+G+12)				
S.L.N.O	FLOORS	NET BUILT UP AREA	DEDUCTION FOR NON - F.A.R AREA	NET F.A.R AREA
		(A)	(B)	(C) = (A)-(B)
01	GROUND FLOOR	1679.3	69.48	1609.82
02	FIRST FLOOR	1604.1	69.48	1534.62
03	SECOND FLOOR	1604.1	69.48	1534.62
04	THRID FLOOR	1604.1	69.48	1534.62
05	FOURTH FLOOR	1604.1	69.48	1534.62
06	FIFTH FLOOR	1604.1	69.48	1534.62
07	SIXTH FLOOR	1604.1	69.48	1534.62
08	SEVENTH FLOOR	1604.1	69.48	1534.62
09	EIGHTH FLOOR	1604.1	69.48	1534.62
10	NINTH FLOOR	1604.1	69.48	1534.62
11	TENTH FLOOR	1604.1	69.48	1534.62
12	ELEVENTH FLOOR	1604.1	69.48	1534.62
13	TWELFTH FLOOR	1604.1	69.48	1534.62
	TOTAL	20928.50	903.24	20,025.26

BLOCK '5' (Proposed) (2B+G+12)				
S.L.N.O	FLOORS	NET BUILT UP AREA	DEDUCTION FOR NON - F.A.R AREA	NET F.A.R AREA
		(A)	(B)	(C) = (A)-(B)
01	GROUND FLOOR	3440.87	107.90	3332.97
02	FIRST FLOOR	3332.87	107.90	3224.97
03	SECOND FLOOR	3332.87	107.90	3224.97
04	THRID FLOOR	3332.87	107.90	3224.97
05	FOURTH FLOOR	3332.87	107.90	3224.97
06	FIFTH FLOOR	3332.87	107.90	3224.97
07	SIXTH FLOOR	3332.87	107.90	3224.97
08	SEVENTH FLOOR	3332.87	107.90	3224.97
09	EIGHTH FLOOR	3332.87	107.90	3224.97
10	NINTH FLOOR	3332.87	107.90	3224.97
11	TENTH FLOOR	3332.87	107.90	3224.97
12	ELEVENTH FLOOR	3332.87	107.90	3224.97
13	TWELFTH FLOOR	3332.87	107.90	3224.97
	TOTAL	43,435.31	1402.7	42,032.61

PARKING REQUIREMENTS				
S.L.N.O	REQUIRED		PROVIDED	
01	RESIDENTIAL- (UNITS) 1 CAR PARKING (2.50 x 5.50M) PER DWELLING EXCEEDING AREA 50 SQM	608	SURFACE	19
02	VISITOR'S PARKING 10% CAR PARKING	61	BASEMENT -1	294
			BASEMENT -2	294
03	TOTAL CAR PARKING REQUIRED	669	TOTAL	669
REQUIRED 2 WHEELER AREA (SQM)			Provided 2 WHEELER AREA (SQM)	
04	TWO WHEELER PARKING 25% OF CAR PARKING AREA (13.75 x 669) X 25 % = 2,299.7	2,299.7	SURFACE	144
			STILT	243
			BASEMENT-1	810
			BASEMENT -2	816
			TOTAL	2301

F.A.R CALCULATION
ALLOWABLE F.A.R = 2.25
TOTAL AREA OF ALL THE BLOCKS BLOCKS 1,2,3 (EXISTING) + BLOCK 4,5 (PROPOSED) (1403.43+(62.057.87) = 76,092.17 SQ.M
F.A.R = 76,092.17/33,892.13 = 2.2451.
F.A.R Achieved = 2.2451

PLOT COVERAGE	
ALLOWABLE COVERAGE	55 %
SITE AREA FOR COVERAGE	35688.21 SQM
TOTAL AREA OF ALL THE BLOCKS BLOCKS 1,2,3(EXISTING) + BLOCK 4,5 (PROPOSED) (2,447.71+5122.43)= 7,770.13	
TOTAL PLINTH AREA OF ALL BLOCKS	7,770.13
COVERAGE ACHIEVED =	21.77%

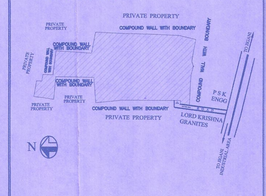
C.A & PARK DETAILS			
C.A DETAILS			
C.A No.	Area (Sqm)	PARK No.	Area (Sqm)
C.A	1796.08	PARK 1	4397.42
		PARK 2	841.08
TOTAL	1796.08	TOTAL	5238.5

SUMMARY OF AREA STATEMENTS			
S.L.N.O	DESCRIPTION	AS PER ZONING	AS PER DRAWING
01	Plot Area in sqm	-	35688.21
02	Net F.A.R in Sqm		76,092.17
03	Coverage	55 %	21.77 %
04	F.A.R	2.25	2.2451
	SETBACKS		
05	Setbacks For Height Up to 40m All Around	12.00 m	12.00 m and more
06	No. of Units		608
07	No. of Buildings		5 No.s
08	Height of the Building		
BLOCK 1 (EXISTING)(S+G+6)			24.2 m
BLOCK 2 (EXISTING) (S+G+6)			24.2 m
BLOCK 3 (EXISTING) (S+G+6)			24.2 m
BLOCK 4 (PROPOSED) (2B+G+12)			40 m
BLOCK 5 (PROPOSED) (2B+G+12)			40 m

AREA STATEMENT FOR RESIDENTIAL BUILDINGS		
1	TOTAL SITE AREA	8 Ac 32.75 Gu/ 35688.21 Sq.m
2	ALLOWABLE AREA FOR OPEN SPACE/PARK & CIVIC AMENIES	3568.82 Sq.m 1796.08 Sq.m
3	HEIGHT OF THE BUILDING (MAX)	40.00 M

AREA STATEMENT IN SQM		
TOTAL PLOT AREA IN SQM		8 Ac 32.75 Gu/ 35688.21 Sq.m
F.A.R AS PER ZR		2.25
NET PLOT AREA = (TOTAL PLOT AREA - CIVIC AMENITIES)		(35688.21 - 1796.08) =33,892.13
NET F.A.R AREA = (NET PLOT AREA* F.A.R)		(33,892.13* 2.25) = 76,257.2925
F.A.R AREA ACHIEVED		76,092.17
F.A.R	F.A.R AREA ACHIEVED/NET PLOT AREA	76,092.17/33,892.13 =2.2451
GROUND COVERAGE AS PER ZR		55%
GROUND COVERAGE AREA		7770.13
COVERAGE PERCENTAGE		21.77 %

LOCATION PLAN



ABSTRACT OF LAND

SURVEY Nos	EXTENT ACRE	EXTENT GUNTAS	KHARAB GUNTAS
79/1	0	22 3/4	1
79/2	0	18	0
79/3	0	24	0
79/4	0	28	0
79/5	0	30	0
85/2	3	16	0
89/1A	2	14	1
TOTAL	8	32 3/4	2

NOTE:-
2 GUNTAS B KHARAB LAND EXCLUDED FROM THE LAYOUT PLAN

SITE AREA	8 ACRES 32.75 GUNTAS 35688.21 SQMT
FAR ALLOWED 2.25	FAR ACHIEVED 2.2451
COVERAGE ALLOWED 55 %	COVERAGE ACHIEVED 21.77 %

LAND USE ANALYSIS

TOTAL EXTENT AREA – 8 ACRES 32.75 GUNTAS

Particulars		Required Area in Sqmt.	Achieved Area in Sqmt.
Residential Development Area			(21.77%)7,770.13
Parks/Open Spaces	(10%)	3568.82	(14.68%)5238.50
Civic Amenities	(5%)	1784.41	(5.032%)1796.08
Driveway & Open Area			(56.5%) 20,883.5
Road Widening area			(0%) 0

OWNERS SIGNATURE :

UPPULRI Developers Pvt. Ltd.
Managing Director
UPPULURI DEVELOPERS

ARCHITECT SIGNATURE :

Ar. Anis Rathnam
CA/2016/76886

Center For Urbanization, Buildings and Environment
Module No. 8C, 8th Floor, Phase II building,
IIT Madras Research Park, Kanagam Road,
Tharamani, Chennai, Tamil Nadu 600113
Ph : 044 6121 0061
URL : http://cubeilim.org

TITLE :

DEVELOPMENT PLAN
(SITE PLAN)

SCALE - 1:400
SHEET: 01/08

PROJECT :

PROPOSED MODIFIED DEVELOPMENT PLAN AT SY. Nos.79/1, 79/2, 79/3, 79/4, 79/5, 85/2, 89/1A OF JIGANI VILLAGE, JIGANI HOBLI ANEKAL TALUK, BANGALORE.

CLIENT :

UPPULURI DEVELOPERS,
BENGALURU.