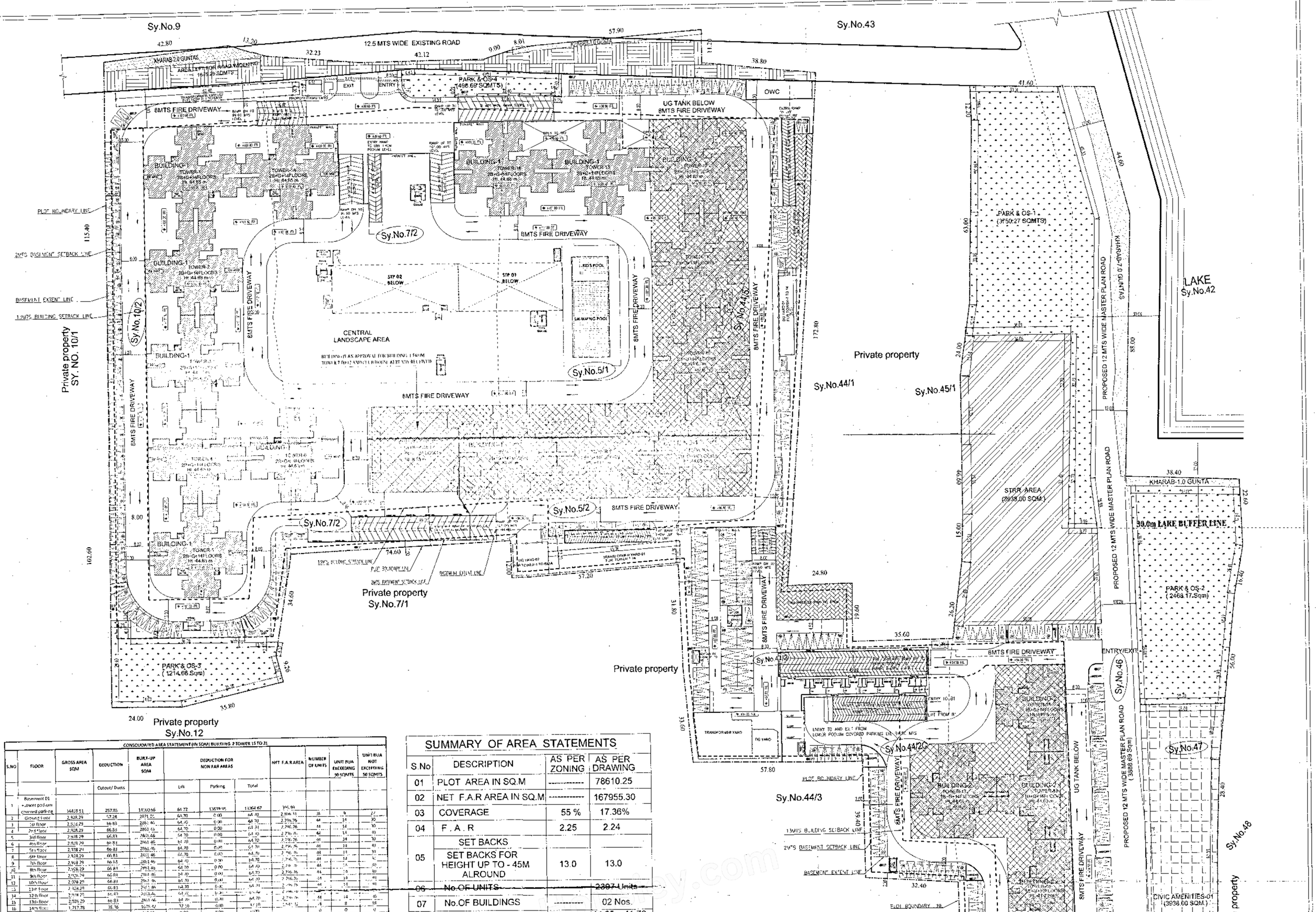


CONSOLIDATED AREA STATEMENT (IN SQM) BUILDING 2 TOWER 15 TO 21											
S.NO	FLOOR	GROSS AREA SQM	DEDUCTION	BUILT-UP AREA SQM	DEDUCTION FOR NON FAR AREAS			NET F.A.R AREA	NUMBER OF UNITS	UNIT BUA EXCEEDING 50 SQMTS	UNIT BUA NOT EXCEEDING 50 SQMTS
			Cutout/ Ducts		Lift	Parking	Total				
1	Basement D1 + Lower podium Covered parking	16418.51	257.85	11160.66	64.72	13699.95	13764.67	395.99			
2	Ground floor	2,928.29	57.28	2871.01	64.70	0.00	64.70	2,806.31	38	9	29
3	1st floor	2,928.29	66.83	2861.46	64.70	0.00	64.70	2,796.76	44	14	30
4	2nd floor	2,928.29	66.83	2861.46	64.70	0.00	64.70	2,796.76	44	14	30
5	3rd floor	2,928.29	66.83	2861.46	64.70	0.00	64.70	2,796.76	44	14	30
6	4th floor	2,928.29	66.83	2861.46	64.70	0.00	64.70	2,796.76	44	14	30
7	5th floor	2,928.29	66.83	2861.46	64.70	0.00	64.70	2,796.76	44	14	30
8	6th floor	2,928.29	66.83	2861.46	64.70	0.00	64.70	2,796.76	44	14	30
9	7th floor	2,928.29	66.83	2861.46	64.70	0.00	64.70	2,796.76	44	14	30
10	8th floor	2,928.29	66.83	2861.46	64.70	0.00	64.70	2,796.76	44	14	30
11	9th floor	2,928.29	66.83	2861.46	64.70	0.00	64.70	2,796.76	44	14	30
12	10th floor	2,928.29	66.83	2861.46	64.70	0.00	64.70	2,796.76	44	14	30
13	11th floor	2,928.29	66.83	2861.46	64.70	0.00	64.70	2,796.76	44	14	30
14	12th floor	2,928.29	66.83	2861.46	64.70	0.00	64.70	2,796.76	44	14	30
15	13th floor	2,928.29	66.83	2861.46	64.70	0.00	64.70	2,796.76	44	14	30
16	14th floor	1,717.78	35.36	1678.42	32.20	0.00	32.20	1,646.22	18	8	10
17	Terrace	329.34	92.49	236.85	0.00	0.00	0.00	0.00	0	0	0
	TOTAL	57467.21	1315.77	56151.44	1027.62	13699.95	14727.57	43,701.51	636	199	435

SUMMARY OF AREA STATEMENTS			
S.No	DESCRIPTION	AS PER ZONING	AS PER DRAWING
01	PLOT AREA IN SQ.M	----------	78610.25
02	NET F.A.R AREA IN SQ.M	----------	167955.30
03	COVERAGE	55 %	17.36%
04	F . A . R	2.25	2.24
05	SET BACKS SET BACKS FOR HEIGHT UP TO - 45M ALROUND	13.0	13.0
06	No.OF UNITS	----------	2387 Units
07	No.OF BUILDINGS	----------	02 Nos.
08	HEIGHT OF BUILDING	45.0m	44.65m,41.70 & 8.15m

BASEMENT-02 AREA STATEMENT (IN SQM) BUILDING-2								
S NO.	BUILDING	GROSS AREA SQM	DEDUCTION	BUILT - UP AREA IN SQM	DEDUCTION FOR NON FAR AREAS			NET F.A.R AREA
			Cutout/ Ducts		Lift	PARKING	TOTAL	
1	BASEMENT-II	12521.33	249.85	12271.28	64.72	11827.43	11,892.15	379.13
	TOTAL	12521.33	249.85	12271.28	64.72	11827.43	11,892.15	379.13

LOWER PODIUM/GF COVERED PARKING AREA STATEMENT (IN SQM) BUILDING-2								
S NO.	BUILDING	GROSS AREA SQM	DEDUCTION	BUILT - UP AREA IN SQM	DEDUCTION FOR NON FAR AREAS			NET F.A.R AREA
			Cutout/ Ducts		Lift	PARKING	TOTAL	
1	COVERED PARKING	1897.38	8.00	1889.38	0.00	1872.52	1,872.52	16.86
	TOTAL	1897.38	8.00	1889.38	0.00	1872.52	1,872.52	16.86

CONSOLIDATED AREA STATEMENT (IN SQM) BUILDING-1 TOWER 7 TO 12 AND CLUBHOUSE											
S NO	FLOOR	GROSS AREA SQM	DEDUCTION	BUILT-UP AREA SQM	DEDUCTION FOR NON FAR AREAS			NET F.A.R AREA	NUMBER OF UNITS	UNIT BUA EXCEEDING 50 SQMTS	UNIT BUA NOT EXCEEDING 50 SQMTS
			Cutout/ Ducts		Lift	Parking	Total				
1	Basement	27763.38	754.80	27008.58	135.50	25722.67	25858.17	1150.41			
2	Ground floor	4,173.30	97.88	4075.42	62.58	0.00	62.58	4,012.84	42	32	10
3	1st floor	4,405.81	418.97	3986.84	62.58	0.00	62.58	3,924.26	42	30	12
4	2nd floor	3,623.99	198.65	3525.34	62.58	0.00	62.58	3,462.66	48	36	12
5	3rd floor	3,462.79	101.55	3361.24	55.44	0.00	55.44	3,305.80	48	36	12
6	4th floor	3,462.79	101.55	3361.24	55.44	0.00	55.44	3,305.80	48	36	12
7	5th floor	3,462.79	101.55	3361.24	55.44	0.00	55.44	3,305.80	48	36	12
8	6th floor	3,462.79	101.55	3361.24	55.44	0.00	55.44	3,305.80	48	36	12
9	7th floor	3,462.79	101.55	3361.24	55.44	0.00	55.44	3,305.80	48	36	12
10	8th floor	3,462.79	101.55	3361.24	55.44	0.00	55.44	3,305.80	48	36	12
11	9th floor	3,462.79	101.55	3361.24	55.44	0.00	55.44	3,305.80	48	36	12
12	10th floor	3,462.79	101.55	3361.24	55.44	0.00	55.44	3,305.80	48	36	12
13	11th floor	3,462.79	101.55	3361.24	55.44	0.00	55.44	3,305.80	48	36	12
14	12th floor	3,462.79	101.55	3361.24	55.44	0.00	55.44	3,305.80	48	36	12
15	13th floor	3,462.79	101.55	3361.24	55.44	0.00	55.44	3,305.80	48	36	12
16	14th floor	3,462.79	101.55	3361.24	55.44	0.00	55.44	3,305.80	48	36	12
17	Terrace	285.84	70.38	215.46	0.00	0.00	0.00	0.00	0	0	0
	TOTAL	81835.60	2708.98	79106.41	988.52	25,722.67	26711.19	52,179.75	704	532	176

BASEMENT AREA STATEMENT (IN SQM) BUILDING-1(TOWER- 7 TO 12 AND CLUBHOUSE)								
S NO.	BUILDING	GROSS AREA SQM	DEDUCTION	BUILT - UP AREA IN SQM	DEDUCTION FOR NON FAR AREAS			NET F.A.R AREA
			Cutout/ Ducts		Lift	PARKING	TOTAL	
1	LOWER BASEMENT	16129.54	0.00	16129.54	67.75	15464.83	15,532.58	596.96
2	UPPER BASEMENT	11633.84	754.80	10879.04	67.75	10257.84	10,325.59	553.45
	TOTAL	27763.38	754.80	27008.58	135.50	25722.67	25,858.17	1150.41

CLUBHOUSE (IN SQM) BUILDING-1							
S NO.	FLOOR	GROSS AREA SQM	DEDUCTION	BUILT - UP AREA IN SQM	DEDUCTION FOR NON FAR AREAS		NET F.A.R AREA
			Cutout /Ducts		Lift	Total	
	Ground floor	730.51	4.50	726.01	7.14	7.14	698.87
	1st floor	952.92	68.60	884.32	7.14	7.14	849.63
	2nd floor	120.90	6.93	113.97	7.14	7.14	106.83
	TOTAL	1804.325	77.371	1726.95	21.42	21.42	1,775.53

CONSOLIDATED AREA STATEMENT (IN SQM) BUILDING-1 TOWER 1A TO 06 AND 13 TO 14											
S NO	FLOOR	GROSS AREA SQM	DEDUCTION	BUILT-UP AREA SQM	DEDUCTION FOR NON FAR AREAS			NET F.A.R AREA	NUMBER OF UNITS	UNIT BUA EXCEEDING 50 SQMTS	UNIT BUA NOT EXCEEDING 50 SQMTS
			Cutout/ Ducts		Lift	Parking	Total				
1	Lower Basement	19078.50	0.00	19078.50	74.20	16698.28	16,772.48	320.22			
2	Upper Basement	16963.77	754.80	16208.97	74.00	15812.08	15,886.08	322.89			
3	Ground floor	5,197.95	139.13	5058.82	88.26	0.00	88.26	4,970.56	56	42	14
4	1st floor	5,792.95	868.93	4924.02	88.26	0.00	88.26	4,835.76	63	47	16
5	2nd floor	5,397.95	151.38	5246.57	83.16	0.00	83.16	4,958.41	72	54	18
6	3rd floor	5,397.95	151.38	5246.57	83.16	0.00	83.16	4,958.41	72	54	18
7	4th floor	5,397.95	151.38	5246.57	83.16	0.00	83.16	4,958.41	72	54	18
8	5th floor	5,397.95	151.38	5246.57	83.16	0.00	83.16	4,958.41	72	54	18
9	6th floor	5,397.95	151.38	5246.57	83.16	0.00	83.16	4,958.41	72	54	18
10	7th floor	5,397.95	151.38	5246.57	83.16	0.00	83.16	4,958.41	72	54	18
11	8th floor	5,397.95	151.38	5246.57	83.16	0.00	83.16	4,958.41	72	54	18
12	9th floor	5,397.95	151.38	5246.57	83.16	0.00	83.16	4,958.41	72	54	18
13	10th floor	5,397.95	151.38	5246.57	83.16	0.00	83.16	4,958.41	72	54	18
14	11th floor	5,397.95	151.38	5246.57	83.16	0.00	83.16	4,958.41	72	54	18
15	12th floor	5,397.95	151.38	5246.57	83.16	0.00	83.16	4,958.41	72	54	18
16	13th floor	5,397.95	151.38	5246.57	83.16	0.00	83.16	4,958.41	72	54	18
17	14th floor	5,397.95	151.38	5246.57	83.16	0.00	83.16	4,958.41	72	54	18
18	Terrace	478.76	105.57	373.19	0.00	0.00	0.00	0.00	0	0	0
	TOTAL	112365.28	3576.37	108788.91	1355.40	32,496.36	33891.76	74,573.96	1055	791	264

BASEMENT AREA STATEMENT (IN SQM) BUILDING-1 TOWER 1A TO 06 AND 13 TO 14								
S NO.	BUILDING	GROSS AREA SQM	DEDUCTION	BUILT - UP AREA IN SQM	DEDUCTION FOR NON FAR AREAS			NET F.A.R AREA
			Cutout/ Ducts		Lift	PARKING	TOTAL	
1	LOWER BASEMENT	17078.50	0.00	17078.50	74.00	16684.28	16,758.28	320.22
2	UPPER BASEMENT	16963.77	754.80	16208.97	74.00	15812.08	15,886.08	322.89
	TOTAL	34042.27	754.80	33287.47	148.00	32496.36	32,644.36	643.11

CONSOLIDATED AREA STATEMENT (IN SQM) BUILDING-1 AND											
S.NO	FLOOR	GROSS AREA SQM	DEDUCTION	BUILT-UP AREA SQM	DEDUCTION FOR NON FAR AREAS			NET F.A.R AREA	NUMBER OF UNITS	UNIT BUA EXCEEDING 50 SQMTS	UNIT BUA NOT EXCEEDING 50 SQMTS
			Cutout/ Ducts		Lift	Parking	Total				
1	Lower Basement	45730.96	249.85	45481.11	206.38	43928.39	4418477	1296.34			
	Upper Basement	30498.01	762.80	29735.21	141.66	28700.31	2884197	893.24			
2	Ground floor	12,294.54	294.29	12000.25	210.44	0.00	210.4	11,789.81	134	83	51
3	1st floor	12,527.05	1,134.73	11392.32	210.44	0.00	210.4	11,181.88	149	93	56
4	2nd floor	11,754.83	426.56	11428.27	210.44	0.00	210.4	11,217.83	164	104	60
5	3rd floor	11,584.03	319.76	11264.27	203.30	0.00	203.3	11,060.97	164	104	60
6	4th floor	11,584.03	319.76	11264.27	203.30	0.00	203.3	11,060.97	164	104	60
7	5th floor	11,584.03	319.76	11264.27	203.30	0.00	203.3	11,060.97	164	104	60
8	6th floor	11,584.03	319.76	11264.27	203.30	0.00	203.3	11,060.97	164	104	60
9	7th floor	11,584.03	319.76	11264.27	203.30	0.00	203.3	11,060.97	164	104	60
10	8th floor	11,584.03	319.76	11264.27	203.30	0.00	203.3	11,060.97	164	104	60
11	9th floor	11,584.03	319.76	11264.27	203.30	0.00	203.3	11,060.97	164	104	60
12	10th floor	11,584.03	319.76	11264.27	203.30	0.00	203.3	11,060.97	164	104	60
13	11th floor	11,584.03	319.76	11264.27	203.30	0.00	203.3	11,060.97	164	104	60
14	12th floor	11,584.03	319.76	11264.27	203.30	0.00	203.3	11,060.97	164	104	60
15	13th floor	11,584.03	319.76	11264.27	203.30	0.00	203.3	11,060.97	164	104	60
16	14th floor	10,373.32	292.29	10081.23	175.70	0.00	175.7	9,905.53	146	98	48
17	Terrace	1,049.94	268.44	781.50	0.00	0.00	0.00	0.00	0	0	
	TOTAL	251653.19	6846.32	244806.87	3391.36	72,678.70	7b070.96	1,67,955.30	2397	1522	875

CAR PARKING REQUIREMENT			
S.NO.	BUILDING TYPE	NO.	
		UNITS	CARS
A.	BUILDING-1		
1	Car parking required @ 0.5 Car parking(2.5M X 5.5M) per Dwelling not exceeding 50Sq.m	440	220
2	Car parking required @1 Car parking(2.5M X 5.5M) per Dwelling exceeding 50Sq.m	1323	1323
		1763	1543
3	Visitor's parking @ 10% of total parking required		155
4	Club house @1 car park for every 75 sqm of FAR area(FAR area of the clubhouse 1755.01		24
	TOTAL		1722
B.	BUILDING-2		
1	Car parking required @ 0.5 Car parking(2.5M X 5.5M) per Dwelling not exceeding 50Sq.m	435	218
2	Car parking required @1 Car parking(2.5M X 5.5M) per Dwelling exceeding 50Sq.m	199	199
		634	417
3	Visitor's parking @ 10% of total parking required		42
	TOTAL		459
	TOTAL CAR PARKING REQUIRED FOR BUILDING 01 AND 02		2181

2 WHEELER PARKING AREA REQUIRED		
	Total number of cars for the building-1	1920
1	Total Car Parking area of 1 Car parking(2.5M X 5.5M) 13.75 sq m area	26400
2	2 Wheeler parking required @ 25% of the total Car parking space (in Sqm)	6600
	Total number of cars for the building-2	591
1	Total Car Parking area of 1 Car parking(2.5M X 5.5M) 13.75 sq m area	8126
2	2 Wheeler parking required @ 25% of the total Car parking space (in Sqm)	2032
	TOTAL TWO WHEELER REQUIRED FOR BUILDING 1 AND 2	8632

AREA STATEMENT IN SQ M	
TOTAL PLOT AREA IN SQ M =	19 ACRE 17 GUNTAS /78610.25 SQ.M
F.A.R AS PER ZR	2.25
SITE AREA FOR FAR = (TOTAL DEVELOPMENT AREA - CA)=A	(78610.25 -3938) =74672.25
NET PERMISSIBLE FAR AREA =	74672.25X2.25= 168012.56 SQ.M
NET FAR AREA = BUILDING-1 & 2 (Including club house)= B	167955.30
F.A.R ACHIEVED = B ÷ A	167955.30÷74672.25 = 2.24
NET PLOT AREA = (TOTAL PLOT AREA- (ROAD WIDENING AREA+CA) = C	(78610.25-(5559.41+3938) =69112.84
GROUND COVERAGE AREA = BUILDING-1 +BUILDING-2+CLUB HOUSE =D	12000.25
GROUND COVERAGE PERMISSIBLE	55%
COVERAGE = (D ÷ C) X 100 =	(12000.25 ÷69112.84)X100 = 17.36

CAR PARKING PROVIDED	
S.NO	BUILDING TYPE / NUMBERS
1	BUILDING-1- LOWER BASEMENT — 945
2	BUILDING-1- UPPER BASEMENT — 841
3	BUILDING - 1 SURFACE PARKING — 129
4	BUILDING - 1 STACK PARKING — 5
	TOTAL — 1920
S.NO.	BUILDING TYPE
1	BUILDING-2 - BASEMENT-01 — 292
2	BUILDING-2 - LOWER BASEMENT COVERED PARKING LVL — 72
3	BUILDING - 2 SURFACE PARKING — 221
4	BUILDING - 2 STACK PARKING — 6
	TOTAL — 591
	TOTAL CAR PARKING PROVIDED FOR BUILDING 01 AND 02 — 2511

2 WHEELER PARKING AREA PROVIDED		
S.NO.	BUILDING TYPE	sqm
1	BUILDING 1	
	LOWER BASEMENT	3908.7
	UPPER BASEMENT	2838
	SURFACE 2 WHEELER PARKING	774
	TOTAL	7520.7
2	BUILDING-2	
	BASEMENT-01	1302.6
	TOTAL TWO WHEELER PROVIDE FOR BUILDING 1 AND 2	8823.3

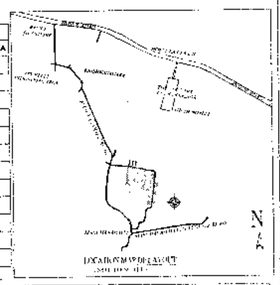
LAND USE ANALYSIS					
S.No.	DESCRIPTION	AREA in Sq.m as per ZR	%	AREA in Sq.m as per Plan	%
1	Residential Area			11294.24	14.37
2	Commercial (Club House) Area	3930.51	5.00	706.01	0.90
3	Driveway & Open Area			45240.23	57.55
4	Park & Open spaces (10% of Plot Area)	7861.03	10.00	7929.79	10.09
5	Civic Amenities (5% of Plot Area)	3930.51	5.00	3938.00	5.01
6	STRR AREA (5% of Plot Area)	3930.51	5.00	3938.00	5.01
7	Master Plan Road Area			3888.69	4.95
8	Area Left for road widening			1675.29	2.13
	TOTAL			78610.25	100.00

SCHEDULE OF PARK & OPEN SPACES	
1	2
Park No	AREA IN SQ.M
PARK & OS-1	3750.27
PARK & OS-2	2468.17
PARK & OS-3	1214.66
PARK & OS-4	496.69
Total	7929.79

SCHEDULE OF EXISTING ROAD AREA	
SL.NO	AREA IN SQ.M
ROAD AREA-1	1090.81
ROAD AREA-2	584.48
ROAD AREA-3	3888.69
TOTAL	5563.98

SCHEDULE OF CIVIC AMENITIES	
S.No	AREA IN SQ.M
CA-1	3938.00
TOTAL	3938.00

BOUNDRY EXTENT				
S.No	SURVEY NUMBER	TOTAL LAND AREA ACRES-GUNTAS	KHARAB ACRES-GUNTAS	BALANCE LAND AREA ACRES-GUNTAS
1	5/1	02 - 08	00 - 01	02 - 07
2	5/4	00 - 29	-	00 - 29
3	7/2	01 - 32	-	01 - 32
4	7/3	01 - 12	-	01 - 12
5	10/2	03 - 07	00 - 02	03 - 05
6	44/2	00 - 35	-	00 - 35
7	44/5	01 - 30	-	01 - 30
8	45/2C	00 - 24	-	00 - 24
9	46 PART	05 - 21	00 - 07	05 - 14
10	47	01 - 39	00 - 11	01 - 28
		19 - 26	00 - 11	19 - 17



INDEX	
PROPOSED PLOT BOUNDARY	
SURVEY No LINE	
SET BACK LINE	
BASEMENT SETBACK LINE	
BASEMENT EXTENT LINE	
PARK & OPEN SPACES	
CIVIC AMENITIES	
STRR AREA	
TWO WHEELER PARKING	
KHARAB AREA	
MASTER PLAN ROAD AREA	
AREA LEFT FOR ROAD WIDENING	
RAIN HARVESTING PIT	RPO

NOTE :
ALL DIMENSIONS ARE IN METERS

ORIENTATION : SHEET NO :
01/16

ಎಲ್ಲಾ ಅಂಶಗಳು ಹಾಗೂ ಅಳತೆಯನ್ನು ಮಾಪಕದಲ್ಲಿ ಪರಿಶೀಲಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು. ಅಳತೆಗಳ ಮತ್ತು ಸ್ಥಾನಗಳ ಮೇಲೆ ಸಂಶಯ ಬಂದಲ್ಲಿ ಪ್ರಾಧಿಕಾರದ ಪ್ರಮಾಣ ಪತ್ರ ಪಡೆದು ಪರಿಶೀಲಿಸಿಕೊಳ್ಳುವುದು. ನಿಯಮಗಳಿಗೆ ವಿರುದ್ಧವಾದ ಯಾವುದೇ ಕಟ್ಟಡ ಅಥವಾ ಭಾಗವು ಪ್ರಾಧಿಕಾರದ ಅನುಮತಿಯಿಲ್ಲದೆ ಇದ್ದಲ್ಲಿ ಅಂತಹ ಕಟ್ಟಡವನ್ನು ಕೆಡವಿ ಹಾಕಲು ಪ್ರಾಧಿಕಾರಕ್ಕೆ ಸಂಪೂರ್ಣ ಅಧಿಕಾರವಿರುತ್ತದೆ.

27/1/2021
ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ (ಸ್ಟ್ರಾರ್)
ಮೈಸೂರು ಬೆಂಗಳೂರು ಮೂಲಸೌಕರ್ಯ ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು

OWNER'S SIGNATURE :
K.L.SANTOSH
(PARTNER)
ICONICA PROJECTS

ARCHITECT'S SIGNATURE :
MANIRAJ.D
BCC/BL-3.6/A-2862/2017-18

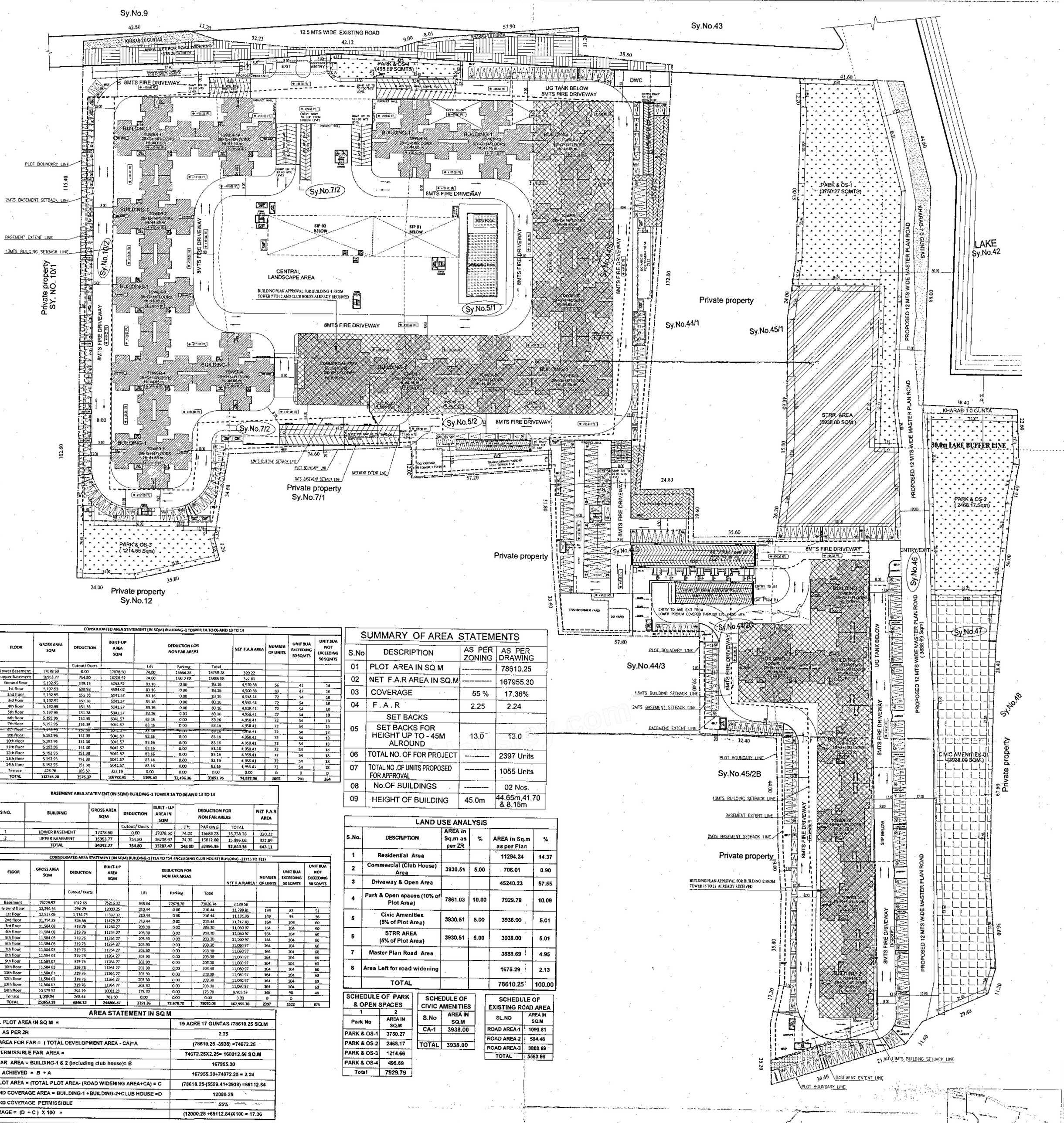
PROJECT NAME :
PROPOSED RESIDENTIAL APARTMENT BUILDING (BUILDING 1 (TOWER- 1A TO 6 AND TOWER 13 -14)] IN APPROVED RESIDENTIAL GROUP HOUSING DEVELOPEMENT PLAN
VIDE No.STRRPAT/TP/DP/06/2016-17, Dtd:11-11-2020
AT KHATA No.1124(150200101700320198)
Sy.Nos. 5/1,5/2,7/2,7/3,10/2,44/2,44/5,45/2C,48 & 47
OF MANCHANAHALLI VILLAGE, ATTIBELE HOBLI, ANEKAL TALUK, BANGALORE URBAN DISTRICT

PROJECT CONSULTANTS :
Gardencity Realty Pvt Ltd.
ARCHITECTURE DIVISION
SAC-240, HRBR LAYOUT 2nd Block, Kalyan Nagar, Outer Ring Road, Bengaluru-560043, Tel. +91 80 46604555
GARDENCITY REALTY

SANCTION DRAWING

SUBJECT OF DRAWING
OVER ALL SITE PLAN
BUILDING 01 AND 02

SCALE : 1:500 @ A0 | DATE : 16.01.2021
DRAWN : R.K.A / SANTOSH | CHECKED : MANIRAJ
DWG NO: A-100



CONSOLIDATED AREA STATEMENT (IN SQM) BUILDING-1 TOWER 1A TO 06 AND 13 TO 14

S.NO	FLOOR	GROSS AREA SQM	DEDUCTION	BUILT-UP AREA SQM	DEDUCTION FOR NON FAR AREAS			NET F.A.R AREA	NUMBER OF UNITS	UNIT BUA EXCEEDING 50 SQMTS	UNIT BUA NOT EXCEEDING 50 SQMTS
			Cutout/ Ducts		Lift	Parking	Total				
1	Lower Basement	17078.50	0.00	17078.50	74.00	16684.28	16758.28	320.22			
2	upper Basement	16963.77	754.80	16208.97	74.00	15812.08	15886.08	322.89			
3	Ground floor	5,192.95	139.13	5053.82	83.16	0.00	83.16	4,970.66	56	42	14
4	1st floor	5,192.95	608.93	4584.02	83.16	0.00	83.16	4,500.86	63	47	16
5	2nd floor	5,192.95	151.38	5041.57	83.16	0.00	83.16	4,958.41	72	54	18
6	3rd floor	5,192.95	151.38	5041.57	83.16	0.00	83.16	4,958.41	72	54	18
7	4th floor	5,192.95	151.38	5041.57	83.16	0.00	83.16	4,958.41	72	54	18
8	5th floor	5,192.95	151.38	5041.57	83.16	0.00	83.16	4,958.41	72	54	18
9	6th floor	5,192.95	151.38	5041.57	83.16	0.00	83.16	4,958.41	72	54	18
10	7th floor	5,192.95	151.38	5041.57	83.16	0.00	83.16	4,958.41	72	54	18
11	8th floor	5,192.95	151.38	5041.57	83.16	0.00	83.16	4,958.41	72	54	18
12	9th floor	5,192.95	151.38	5041.57	83.16	0.00	83.16	4,958.41	72	54	18
13	10th floor	5,192.95	151.38	5041.57	83.16	0.00	83.16	4,958.41	72	54	18
14	11th floor	5,192.95	151.38	5041.57	83.16	0.00	83.16	4,958.41	72	54	18
15	12th floor	5,192.95	151.38	5041.57	83.16	0.00	83.16	4,958.41	72	54	18
16	13th floor	5,192.95	151.38	5041.57	83.16	0.00	83.16	4,958.41	72	54	18
17	14th floor	5,192.95	151.38	5041.57	83.16	0.00	83.16	4,958.41	72	54	18
18	Terrace	428.76	105.57	323.19	0.00	0.00	0.00	0.00	0	0	0
	TOTAL	112365.28	3576.37	108788.91	1395.40	32,496.36	33891.76	74,573.96	1055	791	264

BASEMENT AREA STATEMENT (IN SQM) BUILDING-1 TOWER 1A TO 06 AND 13 TO 14

S NO.	BUILDING	GROSS AREA SQM	DEDUCTION	BUILT - UP AREA IN SQM	DEDUCTION FOR NON FAR AREAS			NET F.A.R AREA
			Cutout/ Ducts		Lift	PARKING	TOTAL	
1	LOWER BASEMENT	17078.50	0.00	17078.50	74.00	16684.28	16,758.28	320.22
2	UPPER BASEMENT	16963.77	754.80	16208.97	74.00	15812.08	15,886.08	322.89
	TOTAL	34042.27	754.80	33287.47	148.00	32496.36	32,644.36	643.11

CONSOLIDATED AREA STATEMENT (IN SQM) BUILDING-1 (T1A TO T14 -INCLUDING CLUB HOUSE) BUILDING - 2 (T15 TO T21)

S.NO	FLOOR	GROSS AREA SQM	DEDUCTION	BUILT-UP AREA SQM	DEDUCTION FOR NON FAR AREAS			NET F.A.R AREA	NUMBER OF UNITS	UNIT BUA EXCEEDING 50 SQMTS	UNIT BUA NOT EXCEEDING 50 SQMTS
			Cutout/ Ducts		Lift	Parking	Total				
1	Basement	76228.97	1032.65	75216.32	348.04	72678.70	73026.74	2,189.58			
2	Ground floor	12,294.54	294.29	12000.25	210.44	0.00	210.44	11,789.81	134	83	51
3	1st floor	12,527.05	1,134.73	11392.32	210.44	0.00	210.44	11,181.88	149	93	56
4	2nd floor	11,754.83	326.56	11428.27	210.44	0.00	210.44	11,217.83	164	104	60
5	3rd floor	11,584.03	319.76	11264.27	203.30	0.00	203.30	11,060.97	164	104	60
6	4th floor	11,584.03	319.76	11264.27	203.30	0.00	203.30	11,060.97	164	104	60
7	5th floor	11,584.03	319.76	11264.27	203.30	0.00	203.30	11,060.97	164	104	60
8	6th floor	11,584.03	319.76	11264.27	203.30	0.00	203.30	11,060.97	164	104	60
9	7th floor	11,584.03	319.76	11264.27	203.30	0.00	203.30	11,060.97	164	104	60
10	8th floor	11,584.03	319.76	11264.27	203.30	0.00	203.30	11,060.97	164	104	60
11	9th floor	11,584.03	319.76	11264.27	203.30	0.00	203.30	11,060.97	164	104	60
12	10th floor	11,584.03	319.76	11264.27	203.30	0.00	203.30	11,060.97	164	104	60
13	11th floor	11,584.03	319.76	11264.27	203.30	0.00	203.30	11,060.97	164	104	60
14	12th floor	11,584.03	319.76	11264.27	203.30	0.00	203.30	11,060.97	164	104	60
15	13th floor	11,584.03	319.76	11264.27	203.30	0.00	203.30	11,060.97	164	104	60
16	14th floor	10,373.52	292.29	10081.23	175.70	0.00	175.70	9,905.53	146	98	48
17	Terrace	1,049.94	268.44	781.50	0.00	0.00	0.00	0.00	0	0	0
	TOTAL	253653.19	6846.32	244806.87	3391.36	72,678.70	76070.06	167,955.30	2397	1522	875

AREA STATEMENT IN SQ M

TOTAL PLOT AREA IN SQ M =	19 ACRE 17 GUNTAS /78610.25 SQ.M
F.A.R AS PER ZR	2.25
SITE AREA FOR FAR = (TOTAL DEVELOPMENT AREA - CA)=A	(78610.25 -3938) =74672.25
NET PERMISSIBLE FAR AREA =	74672.25X2.25= 168012.56 SQ.M
NET FAR AREA = BUILDING-1 & 2 (including club house)= B	167955.30
F.A.R ACHIEVED = B ÷ A	167955.30÷74672.25 = 2.24
NET PLOT AREA = (TOTAL PLOT AREA- (ROAD WIDENING AREA+CA) = C	(78610.25-(5559.41+3938) =69112.84
GROUND COVERAGE AREA = BUILDING-1 +BUILDING-2+CLUB HOUSE =D	12000.25
GROUND COVERAGE PERMISSIBLE	55%
COVERAGE = (D + C) X 100 =	(12000.25 +69112.84)X100 = 17.36

CAR PARKING REQUIREMENT

S.NO.	BUILDING TYPE	NO.	
		UNITS	CARS
A.	BUILDING-1		
1	Car parking required @ 0.5 Car parking(2.5M X 5.5M) per Dwelling not exceeding 505q.m	264	132
2	Car parking required @1 Car parking(2.5M X 5.5M) per Dwelling exceeding 505q.m	791	791
		1055	923
3	Visitor's parking @ 10% of total parking required		93
	TOTAL		1016
TOTAL CAR PARKING REQUIRED FOR BUILDING 01 (T1A to 6 and T13-T14)			1016

CAR PARKING PROVIDED

S.NO.	BUILDING TYPE	NUMBERS
1	BUILDING-1- LOWER BASEMENT	495
2	BUILDING-1- UPPER BASEMENT	488
3	BUILDING -1 SURFACE PARKING	56
	TOTAL	1039
TOTAL CAR PARKING PROVIDED FOR BUILDING 01 (T1A to 6 and T13-T14)		1039

2 WHEELER PARKING AREA REQUIRED FOR BUILDING -1 (T 1A to 6 and T13-T14)

	Total number of cars for the Building-1 (T1A to 6 and T13-14)	1039
1	Total Car Parking area of 1 Car parking(2.5M X 5.5M) 13.75 sq m area	14286
2	2 Wheeler parking required @ 25% of the total Car parking space (in Sqm)	3572
TOTAL TWO WHEELER REQUIRED FOR BUILDING 1 (T1A to T6 and T13-T14)		3572

2 WHEELER PARKING AREA PROVIDED FOR BUILDING -1 (T 1A to 6 and T13-T14)

S.NO.	BUILDING TYPE	sqm
1	BUILDING-1	
	LOWER BASEMENT	1924.12
	UPPER BASEMENT	1867.13
	TOTAL	3791.25
TOTAL TWO WHEELER PROVIDED FOR BUILDING 1 (T1A to T6 and T13-T14)		3791.25

SUMMARY OF AREA STATEMENTS

S.No	DESCRIPTION	AS PER ZONING	AS PER DRAWING
01	PLOT AREA IN SQ.M	----------	78610.25
02	NET F.A.R AREA IN SQ.M	----------	167955.30
03	COVERAGE	55 %	17.36%
04	F . A . R	2.25	2.24
05	SET BACKS SET BACKS FOR HEIGHT UP TO - 45M ALROUND	13.0	13.0
06	TOTAL NO. OF FOR PROJECT	----------	2397 Units
07	TOTAL NO .OF UNITS PROPOSED FOR APPROVAL	----------	1055 Units
08	No.OF BUILDINGS	----------	02 Nos.
09	HEIGHT OF BUILDING	45.0m	44.65m,41.70 & 8.15m

LAND USE ANALYSIS

S.No.	DESCRIPTION	AREA in Sq.m as per ZR	%	AREA in Sq.m as per Plan	%
1	Residential Area			11294.24	14.37
2	Commercial (Club House) Area	3930.51	5.00	706.01	0.90
3	Driveway & Open Area			45240.23	57.55
4	Park & Open spaces (10% of Plot Area)	7861.03	10.00	7929.79	10.09
5	Civic Amenities (5% of Plot Area)	3930.51	5.00	3938.00	5.01
6	STRR AREA (5% of Plot Area)	3930.51	5.00	3938.00	5.01
7	Master Plan Road Area			3888.69	4.95
8	Area Left for road widening			1675.29	2.13
	TOTAL			78610.25	100.00

SCHEDULE OF PARK & OPEN SPACES

1	2
Park No	AREA IN SQ.M
PARK & OS-1	3750.27
PARK & OS-2	2468.17
PARK & OS-3	1214.66
PARK & OS-4	496.69
Total	7929.79

SCHEDULE OF CIVIC AMENITIES

S.No	AREA IN SQ.M
CA-1	3938.00
TOTAL	3938.00

SCHEDULE OF EXISTING ROAD AREA

SL.NO	AREA IN SQ.M
ROAD AREA-1	1090.81
ROAD AREA-2	584.48
ROAD AREA-3	3888.69
TOTAL	5563.98

INDEX

PROPOSED PLOT BOUNDARY	
SURVEY No. LINE	
SET BACK LINE	
BASEMENT SETBACK LINE	
BASEMENT EXTENT LINE	
PARK & OPEN SPACES	
CIVIC AMENITIES	
STRR AREA	
TWO WHEELER PARKING	
KHARAB AREA	
MASTER PLAN ROAD AREA	
AREA LEFT FOR ROAD WIDENING	
RAIN HARVESTING PIT	RP

BOUNDRY EXTENT

S.No	SURVEY NUMBER	TOTAL LAND AREA ACRES-GUNTAS	KHARAB ACRES-GUNTAS	BALANCE LAND AREA ACRES-GUNTAS
1	5/1	02 - 08	00 - 01	02 - 07
2	5/4	00 - 20	-	00 - 20
3	7/2	01 - 32	-	01 - 32
4	7/3	01 - 12	-	01 - 12
5	10/2	03 - 07	00 - 02	03 - 05
6	44/2	00 - 35	-	00 - 35
7	44/5	01 - 30	-	01 - 30
8	45/2C	00 - 24	-	00 - 24
9	46 PART	05 - 31	00 - 07	05 - 24
10	47	01 - 39	00 - 01	01 - 28
		19 - 28	00 - 11	19 - 17

NOTE :
ALL DIMENSIONS ARE IN METERS

ORIENTATION : N

SHEET NO : 02/16

OWNER'S SIGNATURE :
K.L.SANTOSH
(PARTNER)
ICONICA PROJECTS

ARCITECT'S SIGNATURE :
MANIRAJ.D
BCC/BL-3.6/A-2862/2017-18

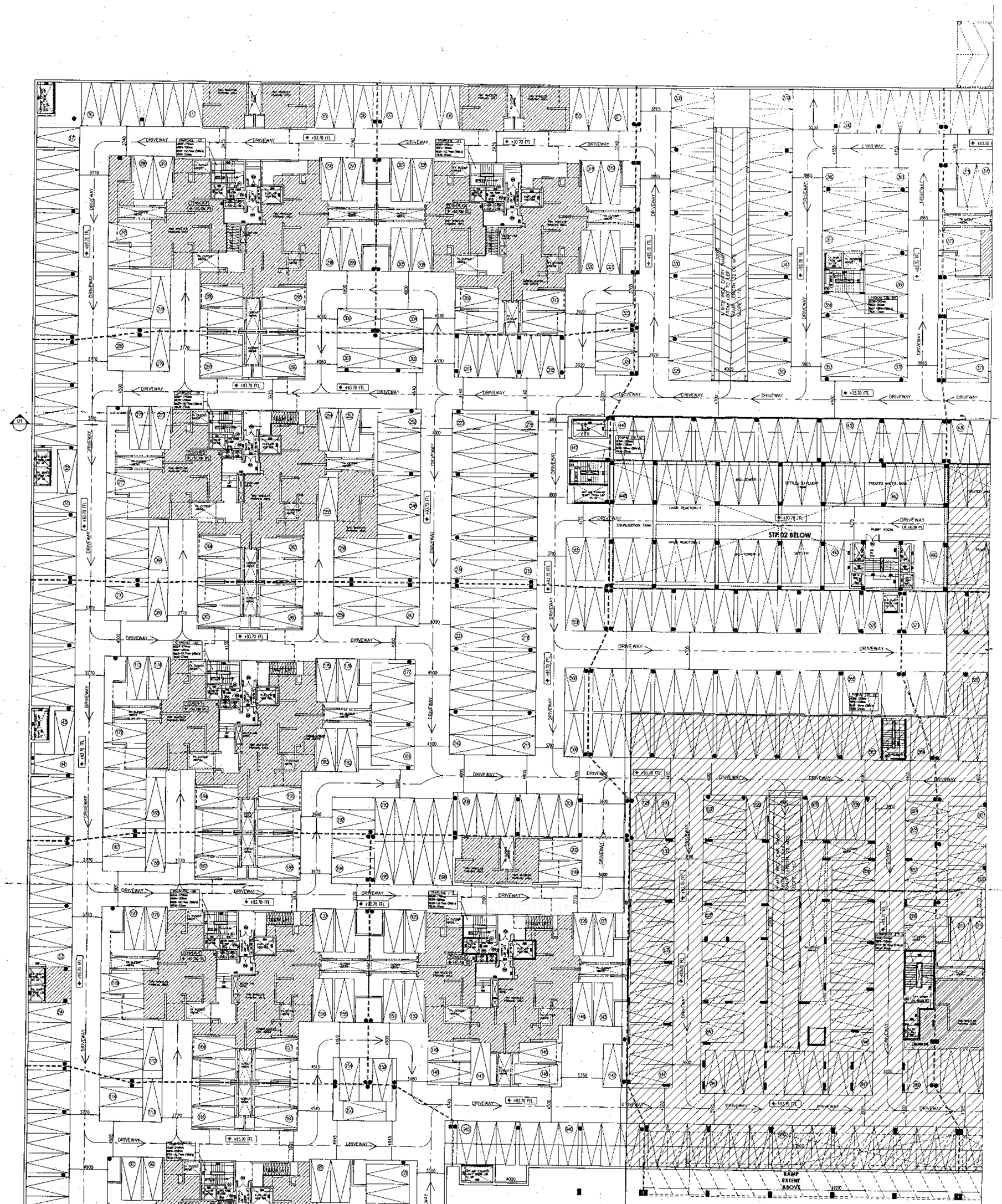
PROJECT NAME :
PROPOSED RESIDENTIAL APARTMENT BUILDING [BUILDING 1 (TOWER- 1A TO 6 AND TOWER 13 -14)] IN APPROVED RESIDENTIAL GROUP HOUSING DEVELOPEMENT PLAN
VIDE No.STRRPA/TP/DP/052/2018-17, Dtd:11-11-2020
AT KHATA No.1124(150200101700320198)
Sy.Nos. 5/1,5/2,7/2,7/3,10/2,44/2,44/5,45/2C,46 & 47
OF MANCHANAHALLI VILLAGE, ATTIBELE HOBLI, ANEKAL TALUK, BANGALORE URBAN DISTRICT

PROJECT CONSULTANTS :
Gardencity Realty Pvt Ltd.
ARCHITECTURE DIVISION
SAC-510, HSR LAYOUT 2nd Block Kalyan Nagar, Outer Ring Road ,Bengaluru-560043, Tel: +91 80 46664555
GARDENCITY

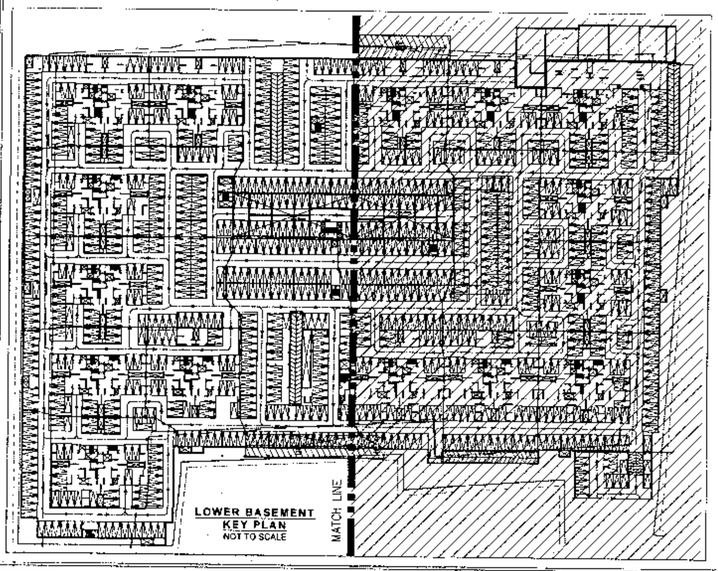
SANCTION DRAWING

SUBJECT OF DRAWING :
SITE PLAN
BUILDING 01 (T1A TO T6 AND T13-T14)

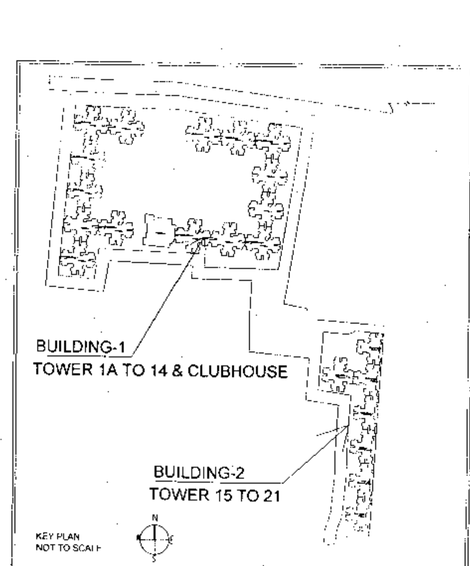
SCALE : 1:500 @ A0 | DATE : 18.01.2021
DRAWN : REKHA / SANTOSH | CHECKED : ASHOK
DWG NO: A-100A



LOWER BASEMENT PLAN @ 93.70 LVL



SCHEDULE OF OPENINGS				
TYPE	SIZE	DESCRIPTION	SILL	LINTEL
DOORS				
FD	1100 x 2100	FIRE RATED DOOR(STR./LIFT LOBBY AT GF & TERR.)	---	2100
FD1	1100 x 2100	FIRE RATED DOOR(STR./LIFT LOBBY)	---	2100
FD2	900 x 1500	FIRE RATED DOOR(FHR SHAFT)	600	2100
FD3	750 x 1200	FIRE RATED DOOR(ELE. & COM. SHAFT)	900	2100
FD4	1500 x 2100	FIRE RATED DOOR(BASEMENT LOBBY)	---	2100
FD4a	1500 x 2400	FIRE RATED DOOR(DG ELE. ROOM)	---	2400
FD5	2000 x 2400	FIRE RATED DOOR(PUMP RM & STP)	---	2400
FD1a	1050 x 2100	FIRE RATED DOOR(FCC ROOM GF)	---	2100
SD1	1500 x 3025	UPVC SLIDING DOOR(UNIT BALCONY)	75	2100
D1	1050 x 2100	FLUSH DOOR(UNIT ENT. DOOR)	---	2100
D2	900 x 2100	FLUSH DOOR(UNIT BED RM DOOR)	---	2100
D3	750 x 2100	FLUSH DOOR(UNIT TOILET DOOR)	---	2100
D5	2000 x 2400	STP ENT. DOOR	---	2400
WINDOWS				
W1	1500x1200	UPVC SLIDING WINDOW	900	2100
W2	600x1200	UPVC OPENABLE WINDOW	900	2100
W3	600x1200	UPVC OPENABLE WINDOW	900	2100
W4	1200x1200	UPVC SLIDING WINDOW	AS PER THE STR. DETAIL DWG.	
W5	950x1200	UPVC SLIDING WINDOW		
W6	1000x1000	UPVC SLIDING WINDOW	1100	2100
W6a	1000x1200	UPVC SLIDING WINDOW(LMR RM & COMMRM BASEMENT)	900	2100
W6b	1000x1900	UPVC SLIDING WINDOW(GF FCC RM)	1100	2100
VENTILATORS				
V1	600 X 900	UPVC VENTILATOR	1200	2100



OVERALL LBF CAR PARKING
LOWER BASEMENT TOTAL NO. OF CAR PARKS = 945
TWO WHEELER PARKING AREA = 3667.19 SQMT

TOWER 1A TO 6 AND 13TO 14 LBF CAR PARKING
LOWER BASEMENT TOTAL NO. OF CAR PARKS = 495
TWO WHEELER PARKING AREA = 1924.12 SQMT

ಪ್ರಾಧಿಕಾರದ ಅಂತಿಮ ಅನುಮೋದನೆಯು ಮತ್ತು ನಿರ್ಮಾಣವನ್ನು ಪ್ರಾರಂಭಿಸುವ ಬಗ್ಗೆ ತಮಗೆ ಅನುಮತಿ ಪತ್ರವನ್ನು ನೀಡಿದ ದಿನಾಂಕದಿಂದ ಎರಡು ವರ್ಷಗಳ ಅವಧಿಯೊಳಗೆ ಪ್ರಾರಂಭಿಸಬೇಕಾಗಿರುತ್ತದೆ. ಇಲ್ಲವಾದಲ್ಲಿ ಈ ಪತ್ರವು ಅನೂರ್ಜಿತಗೊಳ್ಳುತ್ತದೆ. ಹಾಗೂ ಪ್ರಾರಂಭಿಸಿದ ಬಗ್ಗೆ ಪ್ರಾಧಿಕಾರಕ್ಕೆ ಲಿಖಿತ ಮಾಹಿತಿಯನ್ನು ನೀಡತಕ್ಕದ್ದು.

ಕಾರ್ಯದರ್ಶಿ
ಬಿಡಿಎ/ಬಿಎಂಎಲ್ಟಿಎ/ಜಿಬಿಎ
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ

PROJECT CONSULTANTS

Gardencity Realty Pvt Ltd.

ARCHITECTURE DIVISION
SAC-510, HRBR LAYOUT 2nd Block, Kalyan Nagar,
Outer Ring Road, Bengaluru-560043, Tel: +91 80 46564555

GARDENCITY REALTY

OWNER'S SIGNATURE

K.L.SANTOSH
(PARTNER)
ICONICA PROJECTS

ARCHITECT'S SIGNATURE :

MANIRAJ D
BCC/BL-3.6/A-2862/2017-18

SCHEDULE OF NOMENCLATURE	
NAME	DESCRIPTION
PHE	PUBLIC HEALTH ENGINEERING
COM	COMMUNICATION
ELE	ELECTRICAL
FHR	FIRE HOSE REEL
BAL	BALCONY
FCC	FIRE COMMAND CENTRE

NOTE

1. ALL DIMENSIONS ARE IN MILLIMETERS

ORIENTATION : N

SHEET NO. 03/16

PROJECT NAME

PROPOSED RESIDENTIAL APARTMENT BUILDING (BUILDING 1 (TOWER- 1A TO 6 AND TOWER 13 -14)) IN APPROVED RESIDENTIAL GROUP HOUSING DEVELOPEMENT PLAN
VIDE No.STRRPA/TP/DP/05/2016-17, Dtd:11-11-2020
AT KHATA No 1124(150200101700320198)
Sy.Nos 5/1,5/2,7/2,7/3,10/2,44/2,44/5,45/2C,46 & 47
OF MANCHANAHALLI VILLAGE, ATTIBELE HOBLI,
ANEKAL TALUK, BANGALORE URBAN DISTRICT

SANCTION DRAWING

SUBJECT OF DRAWING

BUILDING-1
LOWER BASEMENT FLOOR
PLAN(SHEET 01 OF 02)

SCALE : 1:200 @ A0 | DATE : 18/01/2021

DRAWN : HEMA / SANTOSH | CHECKED : ASHOK

TWC NOC# 3005/1-101

BUILDING 01 TOWER 7 TO 12 AND CLUBHOUSE
BASEMENT EXTENT
BUILDING NOC ALREADY RECEIVED

RAMP EXTENT ABOVE

U/G SUMP 01

FIRE PUMP ROOM

PUMP ROOM

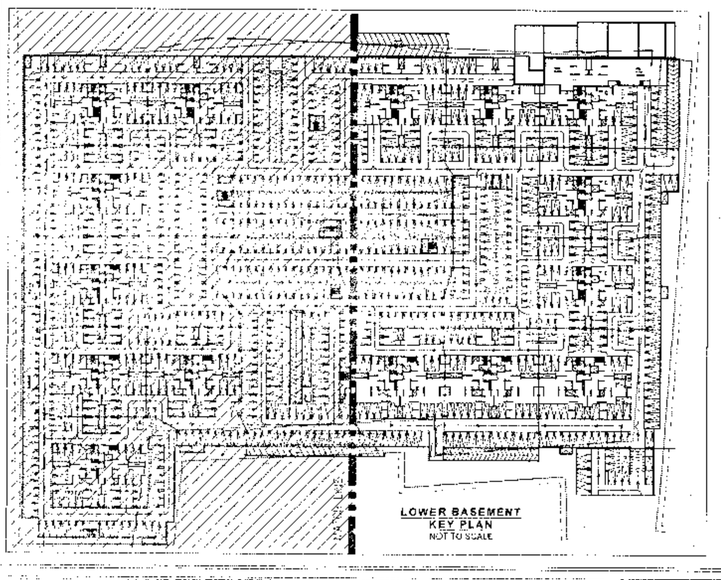
STP OT BELOW

RAMP EXTENT ABOVE

OVERALL LBF CAR PARKING
LOWER BASEMENT FLOOR NO. OF CAR PARKING = 945
TOTAL BUILT UP HOUSING AREA = 366718 SQ.M.

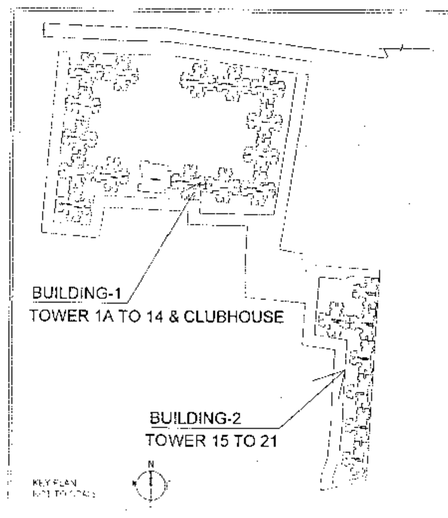
TOWER 1A TO 6 AND 13TO 14 LBF CAR PARKING
LOWER BASEMENT FLOOR NO. OF CAR PARKING = 495
TOTAL BUILTUP HOUSING AREA = 192439 SQ.M.

LOWER BASEMENT PLAN @ 93.70 LVL



SCHEDULE OF OPENINGS

TYPE	SIZE	DESCRIPTION	SILL	LINTEL
DOORS				
FD	1100 x 2100	FIRE RATED DOOR(SHUTTER DOOR AT GF & 1ST FLR)		
D1	1100 x 2100	SOLID PANELED DOOR		
FD2	900 x 1400	FIRE RATED DOOR(1HR RATED)		
FD3	750 x 1200	FIRE RATED DOOR(1HR RATED)		
D2	1500 x 2100	DOUBLE LEAF PANELED DOOR(BASEMENT FLOOR)		
D2(a)	1500 x 2400	DOUBLE LEAF PANELED DOOR		
D2(b)	2000 x 2400	DOUBLE LEAF PANELED DOOR		
D2(c)	1000 x 2400	DOUBLE LEAF PANELED DOOR		
SD1	1500 x 2100	SLIDING DOOR		
D1	1050 x 2100	SOLID PANELED DOOR		
D2	900 x 2100	SOLID PANELED DOOR		
D3	750 x 2100	SOLID PANELED DOOR		
D5	2400 x 2400	ROLLER SHUTTER DOOR		
WINDOWS				
W	1500x1200	ALUMINIUM SLIDING WINDOW		
W2	2400x1200	ALUMINIUM SLIDING WINDOW		
W3	600x1200	ALUMINIUM SLIDING WINDOW		
W4	1500x1200	ALUMINIUM SLIDING WINDOW		
W5	900x1200	ALUMINIUM SLIDING WINDOW		
W6	1200x1200	ALUMINIUM SLIDING WINDOW		
W6a	10x0x1200	FIXED GLAZING WINDOW		
W6b	1000x1200	FIXED GLAZING WINDOW		
VENTILATORS				
V1	600 X 900	UPVC VENTILATOR		



PROJECT CONSULTANTS :

Gardencity Realty Pvt Ltd.

ARCHITECTURE DIVISION
SAG-510, HRBR LAYOUT 2nd Block, Kalyan Nagar,
Outer Ring Road, Bengaluru-560043. Tel: +91 80 4684 4555

GARDENCITY REALTY

SCHEDULE OF NOMENCLATURE

NAME	DESCRIPTION
PHE	PUBLIC HEALTH ENGINEERING
COM	COMMUNICATION
ELE	ELECTRICAL
FHR	FIRE HOSE REEL
DAL	RAIN WATER
FCC	FIRE COMPARTMENTATION

NOTE

1. ALL DIMENSIONS ARE IN MILLIMETERS

ORIENTATION : N

SHEET NO : 04/16

OWNER'S SIGNATURE :

K.L.SANTOSH
(PARTNER)
ICONICA PROJECTS

ARCITECT'S SIGNATURE :

MANIRAJ.D
BCC/BL-3 6/A-2862/2017-18

PROJECT NAME :

PROPOSED RESIDENTIAL APARTMENT BUILDING (BUILDING 1 (TOWER- 1A TO 6 AND TOWER 13 -14)) IN APPROVED RESIDENTIAL GROUP HOUSING DEVELOPEMENT PLAN
VIDE No.STRRP/ATP/DP/05/2016-17, Dtd:11-11-2020
AT KIJATA No.1124/(1502001017003201 98)
Sy Nos 5/1,5/2,7/2,7/3,10/2,44/2,44/5,45/2/C,46 & 47 OF MANCHANAHALLI VILLAGE, ATTIBELE HOBLI, ANEKAL TALUK, BANGALORE URBAN DISTRICT

SANCTION DRAWING

SUBJECT OF DRAWING :

BUILDING-1
LOWER BASEMENT FLOOR PLAN(SHEET 02 OF 02)

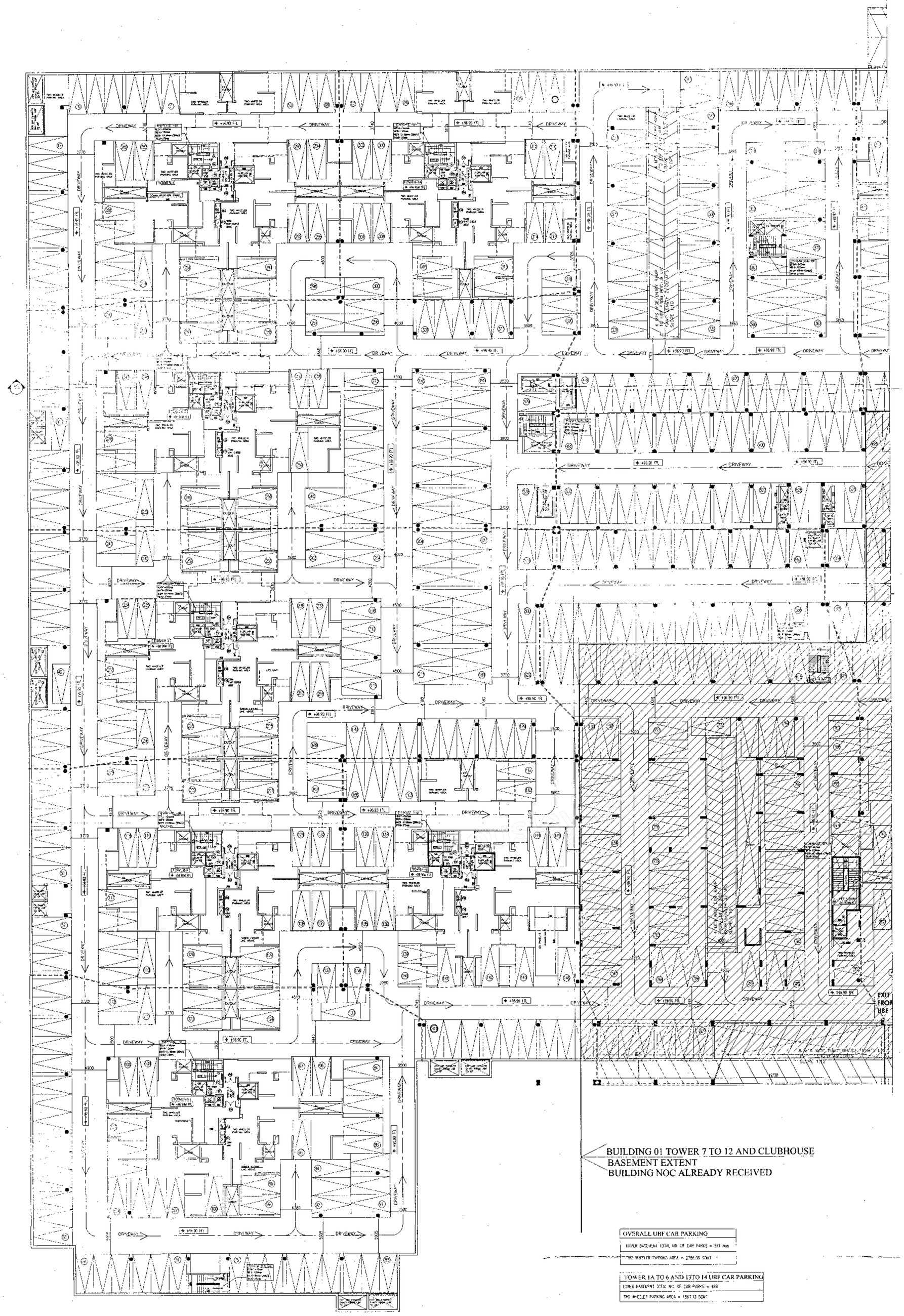
SCALE : 1:200 @ A0 DATE : 04/02/2021

DRAWN : PERIYA / SANTOSH CHECKED : ASHOK

DWG NO:A-BLDG/1-102

ಅನುಮೋದಿಸಿದ ಕಾರ್ಯ ಅನುಮತಿಯು ಮಾತ್ರ ನಿರ್ಮಾಣಕ್ಕೆ ಮಾರ್ಗದರ್ಶಿ ಬೆಂ ಮಹಾ ಪಾಲಿಕೆ ಅಥವಾ ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಯು ಅನುಮತಿ ಪಡೆಯಬೇಕಾಗಿದೆ.
ಕಾಮಗಾರಿ ಪ್ರಾರಂಭ ಮಾಡುವ ಮುನ್ನ ಸಂಬಂಧಪಟ್ಟ BWSSB ಪ್ರಾಧಿಕಾರದಿಂದ ಪ್ರತ್ಯೇಕ ಪತ್ರ ಪಡೆಯತಕ್ಕದ್ದು. (MM/HH/HB-B)
ನಿರ್ಮಾಣ ಸ್ಥಳದಲ್ಲಿ ಕಡ್ಡಾಯವಾಗಿ ಮಳೆನೀರು ಮತ್ತು ಚರಂಡಿ ನೀರು ಪ್ರತ್ಯೇಕವಾಗಿ ಹರಿಯುವ ವ್ಯವಸ್ಥೆ ಮಾಡತಕ್ಕದ್ದು. ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಯ ಸೂಚನೆಯಂತೆ ಕಾಮಗಾರಿ ಕೈಗೊಳ್ಳತಕ್ಕದ್ದು.

27/1/2021
ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿಗಳು
ಆನೇಕಲ್ ತಾಲ್ಲೂಕು ಕಛೇರಿ (STRR
ಮೇಲಾಧಿಕಾರಿಗಳ ಆದೇಶದ ಮೇರೆಗೆ
ಅನುಮತಿ ನೀಡಲಾಗಿದೆ. ಷರತ್ತುಗಳು ಇಲ್ಲಿವೆ



BUILDING 01 TOWER 7 TO 12 AND CLUBHOUSE
BASEMENT EXTENT
BUILDING NOC ALREADY RECEIVED

OVERALL UBF CAR PARKING
UPPER BASEMENT TOTAL NO OF CAR PARKS = 941 Nos
TWO WHEELER PARKING AREA = 2786.05 SQMT

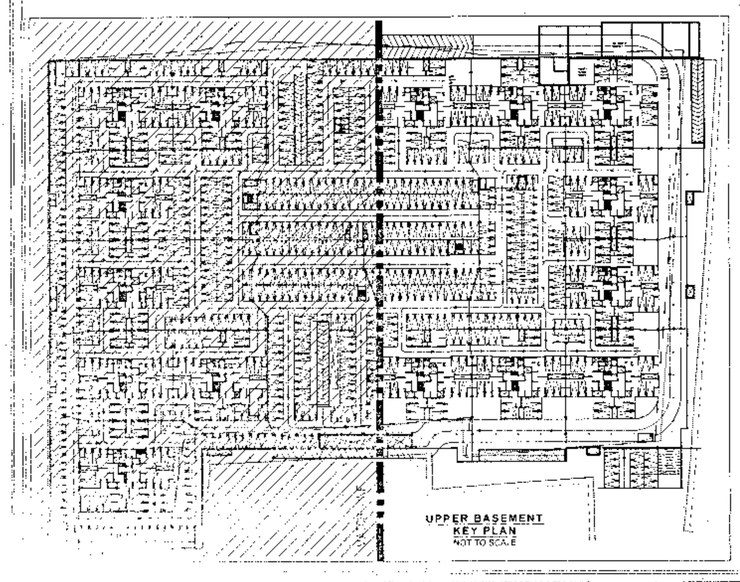
TOWER 1A TO 6 AND 13TO 14 UBF CAR PARKING
LOWER BASEMENT TOTAL NO. OF CAR PARKS = 488
TWO WHEELER PARKING AREA = 1567.13 SQMT

ಪ್ರಾಧಿಕಾರದ ಅನುಮತಿಯಲ್ಲಿ ಮಾಡಿರುವ ಮಾರ್ಪಾಡುಗಳು, ಮಾಡಿರುವ ಬದಲಿ ರೂಪದ ಯೋಜನೆಯನ್ನು ಲಗತ್ತಿಸಲಾಗಿದೆ;
ಕರ್ನಾಟಕ ಭೂ ಅಭಿವೃದ್ಧಿ ನಿಯಮಾವಳಿ ಅನ್ವಯ ಸಲ್ಲಿಸಿರುವ ಮಾರ್ಪಾಡು ಅರ್ಜಿಯನ್ನು ಪುರಸ್ಕರಿಸಿ ಪ್ರಾಧಿಕಾರದ ಪತ್ರ ಸಂಖ್ಯೆ: ಎಸ್‌ಟಿಆರ್‌ಆರ್/ಪಿ/ಡಿಪಿ/05/2016-17, ದಿನಾಂಕ: 11-2-2021 ರಲ್ಲಿ ಪ್ರಮಾಣೀಕರಿಸಿ ಅನುಮತಿ ನೀಡಲಾಗಿರುತ್ತದೆ. /ಅನ್ವಯ/ 28-2-2019
ಮಾರ್ಪಾಡು ಅನುಮತಿಯಲ್ಲಿ ಸೂಚಿಸಿರುವ ಎಲ್ಲಾ ಷರತ್ತುಗಳನ್ನು ಪಾಲಿಸಲು ಬದ್ಧವಾಗಿರುತ್ತೇವೆ.

ಸಹಿ/-
ಸಹಾಯಕ ಕಾರ್ಯದರ್ಶಿಗಳು
ಬಿಡಿಎ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು

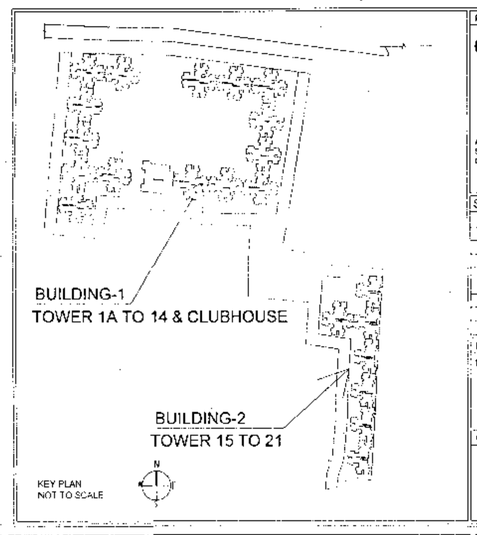
27/11/2021

UPPER BASEMENT PLAN @ 96.90 LVL



SCHEDULE OF OPENINGS

TYPE	SIZE	DESCRIPTION	SILL	LINTEL
DOORS				
FD	1200 x 2100	FIRE RATED DOOR (1 HOUR)		2100
FD1	1200 x 2100	FIRE RATED DOOR (1 HOUR)		2100
FD2	900 x 1500	FIRE RATED DOOR (1 HOUR)		1500
FD3	750 x 1200	FIRE RATED DOOR (1 HOUR)		1200
FD4	1500 x 2100	FIRE RATED DOOR (1 HOUR)		2100
FD4a	1500 x 2400	FIRE RATED DOOR (1 HOUR)		2400
FD5	2000 x 2400	FIRE RATED DOOR (1HR W STOP)		2400
FD6	1800 x 2100	FIRE RATED DOOR (CC ROOM)		2100
SD	1500 x 2400	UPVC SLIDING DOOR (ENT SHOP)	75	2400
D1	1050 x 2100	FLUSH DOOR (INT DOOR)		2100
D2	900 x 2100	FLUSH DOOR (INT DOOR)		2100
D3	750 x 2100	FLUSH DOOR (INT SHUT DOOR)		2100
D5	2000 x 2400	SHUTTER DOOR		2400
WINDOWS				
W	1500x1200	UPVC SLIDING WINDOW	900	2100
W2	2400x1200	UPVC OPENABLE WINDOW	900	2100
W3	600x600	UPVC OPENABLE WINDOW	900	2100
W4	1200x2400	UPVC SLIDING WINDOW	AS PER THE SHOP DETAILS	2400
W5	900x1200	UPVC SLIDING WINDOW	900	2100
W6	1500x1200	UPVC SLIDING WINDOW	1100	2100
W6a	1500x1200	UPVC SLIDING WINDOW(MEN RM & COMMON BASEMENT)	900	2100
W6b	1800x1200	UPVC SLIDING WINDOW(CC FOD RM)	1100	2100
VENTILATORS				
V1	600 x 900	UPVC VENTILATOR	1200	2100



PROJECT CONSULTANTS

Gardencity Realty Pvt Ltd.

ARCHITECTURE DIVISION
SAC-510, HRBR LAYOUT 2nd Block, Kalyan Nagar,
Outer Ring Road, Bengaluru 560043, Tel +91 80 46664555

GARDENCITY REALTY

OWNER'S SIGNATURE

K.I.SANTOSH
(PARTNER)
ICONICA PROJECTS

ARCHITECT'S SIGNATURE

MANIRAJ.D
BCC/BL-3.6/A-2962/2017-18

SCHEDULE OF NOMENCLATURE

NAME	DESCRIPTION
PHE	PUBLIC HEALTH ENGINEERING
SWI	SWIMMING POOL
STP	SEWAGE TREATMENT PLANT
FWR	FIRE HOSE REEL
WAL	WALL CONY
FCC	FIRE COMMAND CENTRE

NOTE :
1. ALL DIMENSIONS ARE IN MILLIMETERS

ORIENTATION : N

SHEET NO : 05/16

PROJECT NAME

PROPOSED RESIDENTIAL APARTMENT BUILDING [BUILDING 1 (TOWER- 1A TO 6 AND TOWER 13 -14)] IN APPROVED RESIDENTIAL GROUP HOUSING DEVELOPEMENT PLAN
VIDE No.STRRP/A/TP/DP/05/2016-17, Dtd.11-11-2020
AT KHATA No.1124(150200101700320198)
Sy.Nos. 5/1,5/2,7/2,7/3, 10/2,44/2,44/5,45/2C,46 & 47
OF MANCHANAHALLI VILLAGE, ATTIBELE HOBLI,
ANEKAL TALUK, BANGALORE URBAN DISTRICT

SANCTION DRAWING

SUBJECT OF DRAWING

BUILDING-1
UPPER BASEMENT FLOOR PLAN
(SHEET 01 OF 02)

SCALE : 1:200 @ AC | DATE : 18/09/2021
DRAWN : NIKHIL / SANTOSH | CHECKED : ASHOK

DWG NO.: BLDG/1 - 103

BUILDING 01 TOWER 7 TO 12 AND CLUBHOUSE
BASEMENT EXTENT
BUILDING NOC ALREADY RECEIVED

UG SUMP 01 BELOW

PUMP ROOM BELOW

FIRE PUMP ROOM BELOW

EXIT FROM UBF

ENTRY TO UBF

EXIT FROM UBF

EXIT FROM UBF

PHASE OF UPPER PODIUM SURFACE PARKING LVL

PHASE OF LOWER BASEMENT LVL 96.90M

PHASE OF HIGHER PODIUM SURFACE PARKING LVL 97.65M

UPPER BASEMENT PLAN @ 96.90 LVL

UPPER BASEMENT FLOOR PLAN

UPPER BASEMENT KEY PLAN
NOT TO SCALE

MATCH LINE

SCHEDULE OF OPENINGS

TYPE	SIZE	DESCRIPTION	SILL	LINTEL
DOORS				
WINDOWS				
VENTILATORS				

BUILDING-1
TOWER 1A TO 14 & CLUBHOUSE

BUILDING-2
TOWER 15 TO 21

KEY PLAN
NOT TO SCALE

PROJECT CONSULTANTS

Gardencity Realty Pvt Ltd.

ARCHITECTURE DIVISION
GARDENCITY REALTY

OWNER'S SIGNATURE

K.L SANTOSH
(PARTNER)
ICONICA PROJECTS

ARCHITECT'S SIGNATURE

MANIRAJ D
BCC/BL-3.6/A-2662/2017-18

SCHEDULE OF NOMENCLATURE

NAME	DESCRIPTION
CHB	CLUB HOUSE
COM	COMMERCIAL
LIFT	LIFT AREA
LOBBY	LOBBY
SERVICE	SERVICE CORE
UBF	UP. CANNING CORE

NOTE
1. ALL DIMENSIONS ARE IN MILLIMETERS

ORIENTATION

SHEET NO
06/16

PROJECT NAME
PROPOSED RESIDENTIAL APARTMENT BUILDING
(BUILDING 1 (TOWER- 1A TO 6 AND TOWER 13, 14))
IN APPROVED RESIDENTIAL GROUP HOUSING
DEVELOPEMENT PLAN
VIDE No BTP/DP/MISC/0105/2015-17, Dtd 11-05-2015
AT ANATA No 1 (245/15*230/1*0170/2015)
Sy.Nos 1,1/1,2,7/2,7/3,10/2,44/2,44/3,45/2,46 & 47
OF MANCHANAHALLI VILLAGE, ATTIBELE HOBLI
ANEKAL TQ DIS BANGALORE URBAN DISTRICT

SANCTION DRAWING

SUBJECT OF DRAWING
BUILDING-1
UPPER BASEMENT FLOOR PLAN
(SHEET 02 OF 02)

DWG NO A-B-UGP-104

UPPER BASEMENT TOTAL NO. OF CAR PARKS = 841 Nos
TWO WHEELER PARKING AREA = 2259.00 SQM

TOWER 1A TO 6 AND 13TO 14 UBF CAR PARKING
TOTAL NO. OF CAR PARKS = 438
TWO WHEELER PARKING AREA = 1667.13 SQM

ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರಕ್ಕಾಗಿ, ಮತ್ತು ಅಧಿಕಾರಿಯ, ಮಂಜೂರಾತಿ
ಮೇರೆ ಮತ್ತು ಮತ್ತಿನ ಕೆಳಗಿನ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.
ಮಂಜೂರಾತಿ ಪತ್ರ ಮತ್ತು ಷರತ್ತುಗಳು ಮತ್ತು ಇತರೆ ಅನುಬಂಧಗಳು ಮತ್ತು ಯೋಜನೆಗಳು
ಮತ್ತು ಮತ್ತಿನ ಷರತ್ತುಗಳು ಮತ್ತು ಅನುಬಂಧಗಳು ಮತ್ತು ಯೋಜನೆಗಳು
ಅನುಮತಿಸಲಾಗಿದೆ. 28.2.2019

ಸಹಾಯಕ ನಿರ್ದೇಶಕರು
ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ, STRR
ಮೇಲಿನ ಪ್ರಸ್ತಾವನೆಯು ಸಂಖ್ಯೆ
ಮಂಜೂರಾತಿ ಮಂಜೂರಾತಿ ಮಂಜೂರಾತಿ
ಮಂಜೂರಾತಿ

42.80

13.20

32231.53

12.5 MTS WIDE EXISTING ROAD

42120.00

KHARAB-2.0 GUNTAS

AREA LEFT FOR ROAD WIDENING
1675.29 SQMTS

TRANSFORMER YARD-02
FOR TOWER-1 TO 6&1A

EXIT

ENTRY

PROPOSED RMU YARD

8MTS FIRE DRIVEWAY

+101.00 FFL

TOWER-01

+99.60 FFL

PARAPET WALL

TOWER-1A

+101.00 FFL

+101.30 FFL

+101.03 FFL

HARD SCAPE

TOWER-02

TOWER-03

TOWER-04

TOWER-05

TOWER-06

8MTS FIRE DRIVEWAY

13000

8000

6000

2400

PLOT BOUNDARY LINE

LANDSCAPE

STP 02
BELOW

BUILDING 01 TOWER 7 TO 12 AND CLUBHOUSE
BUILDING NOC ALREADY RECEIVED

PODIUM STAIRCASE

EXHAUST SHAFT

8 MTS WIDE RAMP UP TO 101 MTS LVL
RAMP LENGTH 45.20 MTS
SLOPE 1:12

74.60

13MTS BUILDING SETBACK LINE

2M'S BASEMENT SETBACK LINE

BASEMENT EXTENT LINE

PARK & OS-3
(1211.66 Sqm)

34.60

92.60.00

35.80

GROUND FLOOR PLAN

TOWER 1A TO 5 AND 13 TO 14 NO. OF UNITS SCHEDULE AT GF

TOTAL NO. OF UNITS AT GROUND FLOOR - 56 NOS
UNITS BUA EXCEEDING 50 SQMTS= 42 NOS.
UNITS BUA NOT EXCEEDING 50 SQMTS- 14 NOS.

SCHEDULE OF OPENINGS

TYPE	SIZE	DESCRIPTION	SILL	LINTEL
DOORS				
WINDOWS				
VENTILATORS				
V1	600 X 900			

BUILDING-1
TOWER 1A TO 14 & CLUBHOUSE

BUILDING-2
TOWER 15 TO 21

KEY PLAN
NOT TO SCALE

PROJECT CONSULTANTS

Gardencity Realty Pvt Ltd.

ARCHITECTURE DIVISION

GARDENCITY

SCHEDULE OF NOMENCLATURE

NAME	DESCRIPTION

ROAD

57.90

9000.00 8007.80

11200.00

38.80

PARK & OS -4
(496.69 SQMTS)

ORP

LANDSCAPE

OWC

UC TANK BELOW
8MTS FIRE DRIVEWAY

+96.90 FFL

8 MTS WIDE RAMP AND 1:12 SLOPE

PARAPET WALL

+101.00 FFL

TOWER-12

TOWER-14

TOWER-13

HARD SCAPE

8MTS FIRE DRIVEWAY

KID'S POOL

SWIMMING POOL

STP 01
BELOW

8MTS FIRE DRIVEWAY

TOWER-11

TOWER-10

DG YARD 01
FOR TOWER-7 TO 14

172.80

BUILDING 01 TOWER 7 TO 12 AND CLUBHOUSE
BUILDING NOC ALREADY RECEIVED

DRIVEWAY

TOWER-07

TOWER-08

HARD SCAPE

+101.45 FFL

TOWER-09

8MTS FIRE DRIVEWAY

+95.90 FFL

EXTENT LINE

DG YARD-02
FOR TOWER-1 TO 6&1A

TRANSFORMER YARD-01
FOR TOWER 7-14

12.00

57.20

8000

+97.65 FFL

24.80

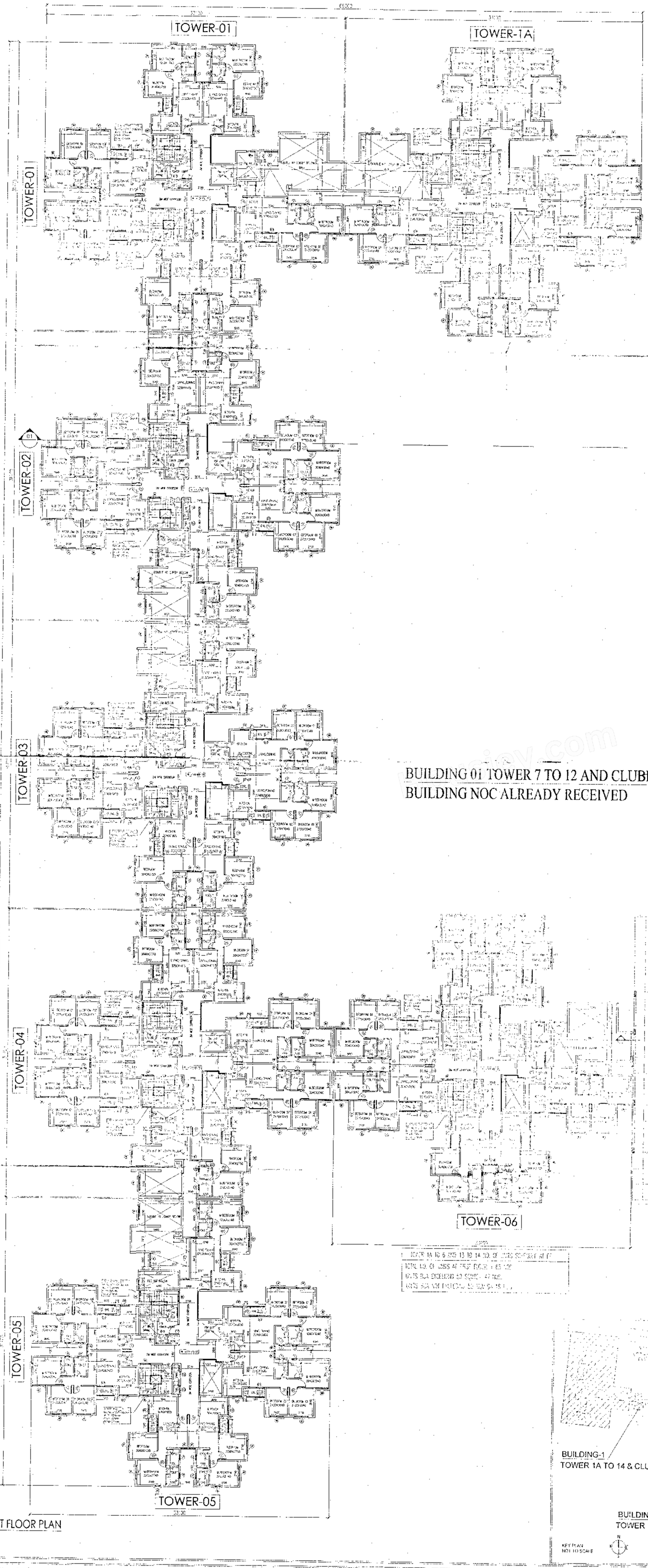
GROUND FLOOR PLAN

TOWER 1A TO 6 AND 13 TO 14 NO. OF UNITS SCHEDULE AT GF
TOTAL NO. OF UNITS AT GROUND FLOOR = 56 NOS
UNITS BUA EXCEEDING 50 SQMTS= 42 NOS.
UNITS BUA NOT EXCEEDING 50 SQMTS= 14 NOS.

SCHEDULE OF OPENINGS

TYPE	SIZE	DESCRIPTION	SILL	LINTEL
DOORS				
			-	2100
			-	2100
			600	2100
			300	2100
D4	1500 x 2100		-	2400
			-	2400
			-	2100
			15	2100
			-	2100
			-	2100
WINDOWS				
			1050	2100
			1050	2100
			1050	2100

SCHEDULE OF OPENINGS				
TYPE	SIZE	DESCRIPTION	SILL	LINTEL
DOORS				
D1	1200 x 2100	DOUBLE LEAF DOOR		2100
D2	900 x 2100	SINGLE LEAF DOOR		2100
D3	750 x 2100	SINGLE LEAF DOOR		2100
D4	900 x 2100	SINGLE LEAF DOOR (TOILET DOOR)		2100
D4A	900 x 2100	SINGLE LEAF DOOR (TOILET DOOR)		2100
D5	900 x 2100	SINGLE LEAF DOOR (UTILITY DOOR)		2100
D5A	900 x 2100	SINGLE LEAF DOOR (UTILITY DOOR)		2100
SD1	1500 x 2100	SLIDING DOOR (TOILET DOOR)		2100
D6	1500 x 2100	DOUBLE LEAF DOOR (TOILET DOOR)		2100
D7	900 x 2100	SINGLE LEAF DOOR (TOILET DOOR)		2100
D8	900 x 2100	SINGLE LEAF DOOR (TOILET DOOR)		2100
D9	1100 x 2100	FLOOR RESISTANT DOOR (TOWER STAIRCASE & SERVICE DUCT)		2100
WINDOWS				
W1	1200 x 1200	SLIDING WINDOW	900	2100
W2	1500 x 1200	SLIDING WINDOW	900	2100
W3	1800 x 1200	SLIDING WINDOW	900	2100
W4	2100 x 1200	SLIDING WINDOW	900	2100
W5	2400 x 1200	SLIDING WINDOW	900	2100
W6	2700 x 1200	SLIDING WINDOW	900	2100
W6a	1200 x 1200	GRADE D STEEL WINDOWS WITH 4mm GLASS FIXED PANEL	900	2100
W6b	1500 x 1200	GRADE D STEEL WINDOWS WITH 4mm GLASS FIXED PANEL	900	2100
VENTILATORS				
V1	600 x 600	GRADE D STEEL LOUVER	1200	2100



FIRST FLOOR PLAN

BUILDING-1
TOWER 1A TO 14 & CLUBHOUSE

BUILDING-2
TOWER 15 TO 21

KEY PLAN
NOT TO SCALE

PROJECT CONSULTANTS

Gardencity Realty Pvt Ltd.

ARCHITECTURE DIVISION

GARDENCITY

SCHEDULE OF NOMENCLATURE

NAME	DESCRIPTION
CBR	
LT	
FF	
SA	
SC	
LCC	

NOTE

1. ALL DIMENSIONS ARE IN MILLIMETERS

ORIENTATION | SHEET NO

09/16

OWNER'S SIGNATURE

K.L.SANTOSH
(PARTNER)
ICONICA PROJECTS

ARCHITECT'S SIGNATURE

MANIRAJ D
BCC/BL-3.6/A-2862/2017-18

PROJECT NAME

PROPOSED RESIDENTIAL APARTMENT BUILDING [BUILDING 1 (TOWER- 1A TO 6 AND TOWER 13 -14)] IN APPROVED RESIDENTIAL GROUP HOUSING DEVELOPEMENT PLAN
VIDE No.STRRP/TP/DP/05/2016 17, Dtd:11-11-2020
AT KHATA No.1124/150/2019-20
Sy.Nos. 5/1,5/2,7/2,7/3,10/2,44/2,44/5,45/2C,45 & 47
OF MANCHANAHALLI VILLAGE, ATTIBELE HOBLI,
ANEKAL TALUK, BANGALORE URBAN DISTRICT

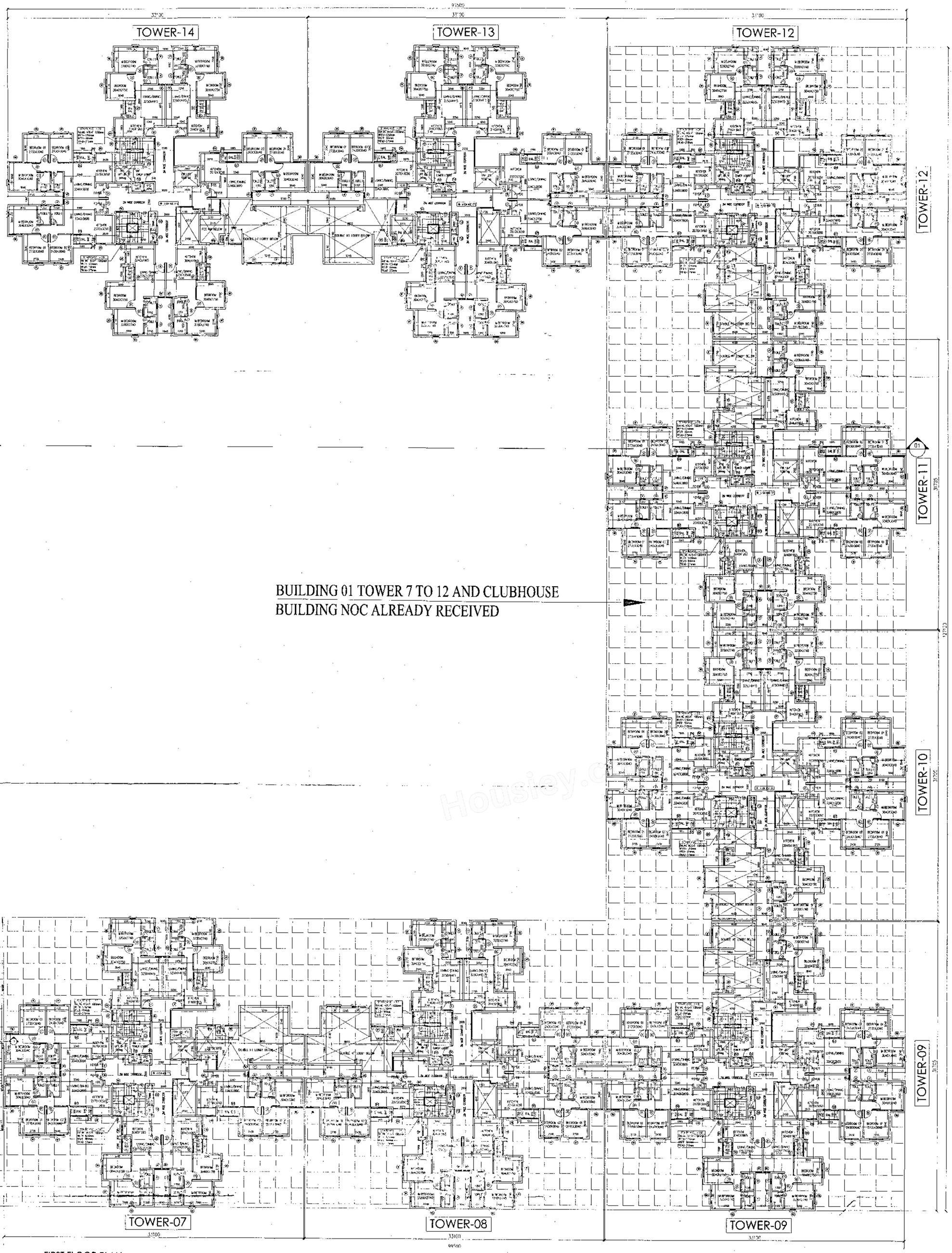
SANCTION DRAWING

SUBJECT OF DRAWING

BUILDING-1
FIRST FLOOR PLAN(SHEET 01 OF 02)

SCALE : 1:200 @ A0 | DATE : 26.02.2021
AREA : 11414.4 | CHECKED : MANOK
DWG NO: A-BLDG/1-107

ಸಹಾಯಕ ಕಮಿಷನರ್ ಅನೇಕಲ್ ಉಪವಿಭಾಗ
ASSISTANT COMMISSIONER



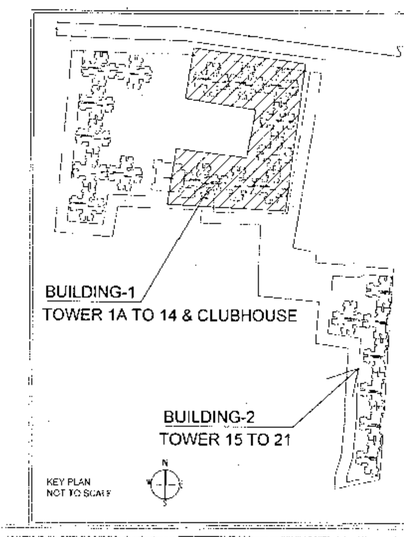
BUILDING 01 TOWER 7 TO 12 AND CLUBHOUSE
BUILDING NOC ALREADY RECEIVED

FIRST FLOOR PLAN

TOWER 1A TO 6 AND 13 TO 14 NO. OF UNITS SCHEDULE AT FF
TOTAL NO. OF UNITS AT FIRST FLOOR = 63 NOS
UNITS B.A EXCEEDING 50 SQMTS= 47 NOS
UNITS B.A NOT EXCEEDING 50 SQMTS= 16 NOS.

SCHEDULE OF OPENINGS

TYPE	SIZE	DESCRIPTION	SILL	LINTEL
DOORS				
D1	1200 x 2100	FIRE RATED DOOR(STR.A.T LOBBY AT GF & TERR.)	---	2100
D1A	1200 x 2250	FIRE RATED DOOR(STR.A.T LOBBY)	---	2100
D2	900 x 2100	FIRE RATED DOOR(LIFT SHAFT)	600	2100
D2A	750 x 1200	FIRE RATED DOOR(ELEC. & COM. SHAFT)	900	2100
D2A	1500 x 2100	FIRE RATED DOOR(BASEMENT LOBBY)	---	2100
D2A	1500 x 2400	FIRE RATED DOOR(GF E.C. ROOM)	---	2400
D2A	2000 x 2400	FIRE RATED DOOR(GF AMP RV & STP)	---	2400
D2A	1200 x 2100	FIRE RATED DOOR(GF DG ROOM GF)	---	2100
D3	1000 x 2125	UPVC SLIDING DOOR(UNIT BALCONY)	75	2100
D1	1000 x 2100	FLUSH DOOR(UNIT ENT. DOOR)	---	2100
D2	900 x 2100	FLUSH DOOR(UNIT BED RM DOOR)	---	2100
D3	750 x 2100	FLUSH DOOR(UNIT TOILET DOOR)	---	2100
D5	1150 x 2100	FLUSH DOOR(FIRE TOWER STAIRCASE & COMM. RM)	---	2100
WINDOWS				
W1	1500W x 900	UPVC SLIDING WINDOW	900	2100
W2	740W x 900	UPVC OPENABLE WINDOW	900	2100
W3	600W x 900	UPVC OPENABLE WINDOW	900	2100
W4	1200W x 300	GLASS SLIDING W'DOW	AS PER THE SIR.	
W5	900W x 300	GLASS SLIDING WINDOW	DETA. DWG	
W6	1600W x 900	UPVC SLIDING WINDOW	1100	2100
W6a	1600x1000	UPVC SLIDING WINDOW(UNIT RM & COMM.RM BASEMENT)	900	2100
W6b	1000x1000	UPVC SLIDING WINDOW(OF FCC RM)	1100	2100
VENTILATORS				
V	500 x 900	UPVC VENTILATOR	1200	2100



PROJECT CONSULTANTS :

Gardencity Realty Pvt Ltd.

ARCHITECTURE DIVISION
SADAFIS HBR LAYOUT 2nd Block Kalyan Nagar
Outer Ring Road, Bangalore-560043. Tel: +91-80-66758555

GARDENCITY

SCHEDULE OF NOMENCLATURE	
NAME	DESCRIPTION
PHE	PUBLIC HEALTH ENGINEERING
COM	COMMUNICATION
ELE	ELECTRICAL
FHR	FIRE HOSE REEL
BAL	BALCONY
FCC	FIRE COMMAND CENTRE

NOTE :
1. ALL DIMENSIONS ARE IN MILLIMETERS

ORIENTATION : N

SHEET NO : 10/16

OWNER'S SIGNATURE

K L SANTOSH
(PARTNER)
ICONICA PROJECTS

ARCHITECTS SIGNATURE

MANRAJ D
BCC/BL-3.6/A-2052/2017-18

PROJECT NAME :

PROPOSED RESIDENTIAL APARTMENT BUILDING (BUILDING 1 (TOWER- 1A TO 6 AND TOWER 13 - 14) IN APPROVED RESIDENTIAL GROUP HOUSING DEVELOPMENT PLAN
VIDE No.BTRRPA/TP/DP/05/2016-17, Dtd 13-11-2020
AT KHATA No 1121(152020101700320190)
Sy.Nos. 5/1,5/2,7/2,7/3,10/2,44/2,44/5,45/2C,46 & 47
OF MANCHANAHALLI VILLAGE, ATTIBELE HOBLI,
ANEKAL TALUK, BANGALORE URBAN DISTRICT

SANCTION DRAWING

SUBJECT OF DRAWING :
BUILDING-1
FIRST FLOOR PLAN(SHEET 02 OF 02)

SCALE : 1:200 @ A2

DRAWN BY : M.M.A

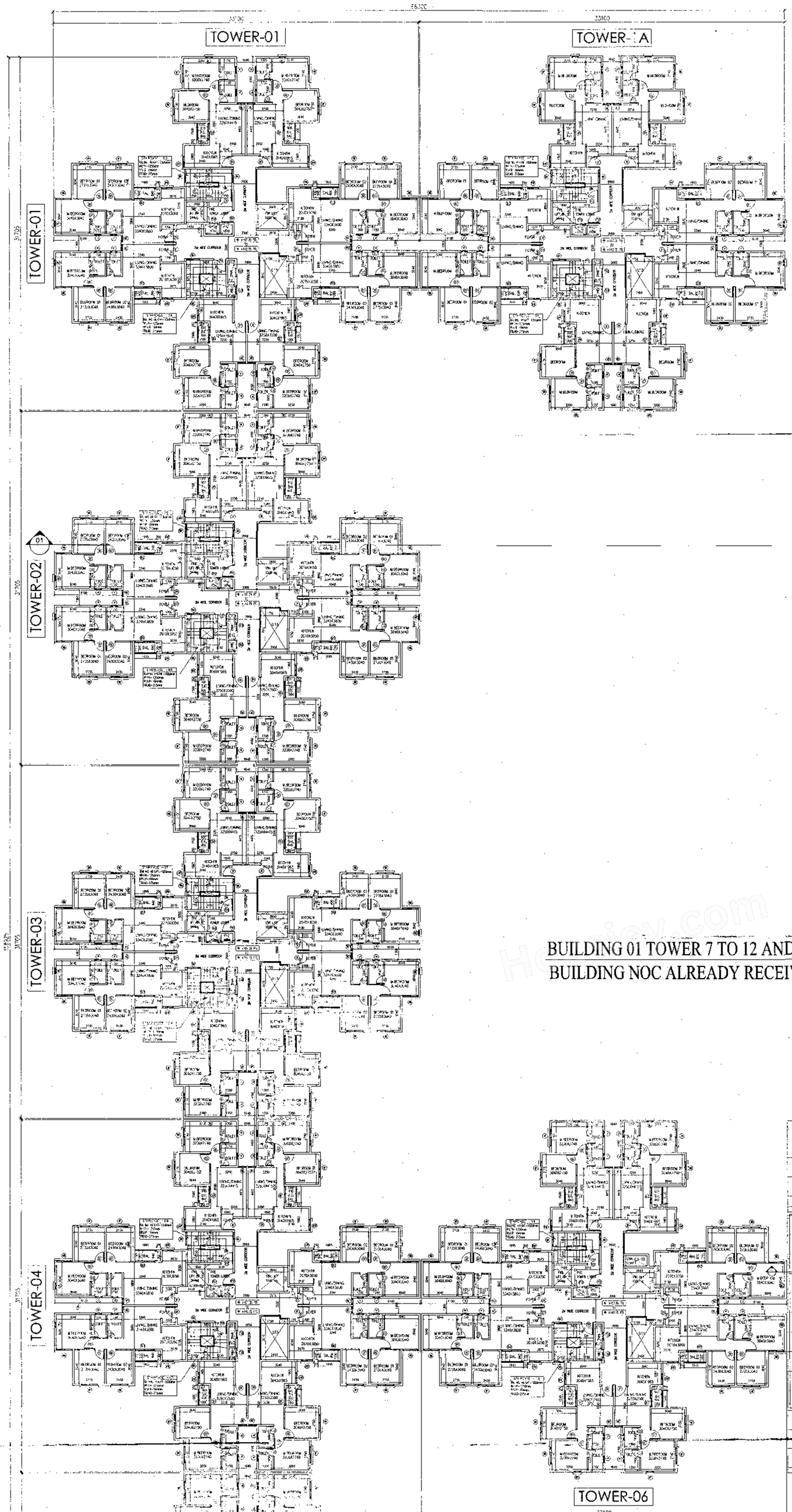
DWG NO: A-B.BC/1-103

ಸದರಿ ಯೋಜನೆಯ ಪ್ರಸ್ತಾವನೆಯು ಮಂಡಲ ಸಮಿತಿಯಲ್ಲಿ ಪರಿಶೀಲನೆಯಲ್ಲಿರುತ್ತದೆ.
ಸದರಿ ಯೋಜನೆಯ ಪ್ರಸ್ತಾವನೆಯು ಮಂಡಲ ಸಮಿತಿಯ ದಿನಾಂಕ: 27/11/2020 ರಂದು ನಡೆದ ಸಭೆಯಲ್ಲಿ ಪರಿಶೀಲನೆಗೆ ಬಂದಿದ್ದು, ಸಮಿತಿಯ ನಿರ್ಣಯದಂತೆ ಸದರಿ ಯೋಜನೆಯ ಪ್ರಸ್ತಾವನೆಯು ಅನುಮೋದನೆಗೆ ಶಿಫಾರಸ್ಸಾಗಿರುತ್ತದೆ.

27/11/2020
ಸದಸ್ಯ ಕಾರ್ಯದರ್ಶಿ,
ಮಂಡಲ ಸಮಿತಿ, (STRR)
ಬೆಂಗಳೂರು ಮಹಾನಗರ ಜಿಲ್ಲೆ.
ಬೆಂಗಳೂರು ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು.

Housiey.com

SCHEDULE OF OPENINGS			
TYPE	SIZE	DESCRIPTION	SILL / LINTEL
DOORS			
FD	1000 X 2100	FLUSH DOOR	
SD	900 X 2100	SLIDING DOOR	
SD1	915 X 2100	SLIDING DOOR	
SD2	1525 X 2100	SLIDING DOOR	
SD3	1830 X 2100	SLIDING DOOR	
SD4	1220 X 2100	SLIDING DOOR	
SD5	1525 X 2100	SLIDING DOOR	
SD6	1220 X 2100	SLIDING DOOR	
SD7	1830 X 2100	SLIDING DOOR	
D1	1000 X 2100	PANEL DOOR	
D2	900 X 2100	PANEL DOOR	
D3	750 X 2100	PANEL DOOR	
D5	1000 X 2100	FLUSH DOOR	
WINDOWS			
W	1525 X 1200	SLIDING WINDOW	
W2	2450 X 1200	SLIDING WINDOW	
W3	1220 X 1200	SLIDING WINDOW	
W4	1220 X 1200	SLIDING WINDOW	
W5	915 X 1200	SLIDING WINDOW	
A1	915 X 1200	SLIDING WINDOW	
W6	1525 X 1200	SLIDING WINDOW WITH FIX & LOUVER PANEL	
W10	1525 X 1200	SLIDING WINDOW WITH FIX & LOUVER PANEL	
W10	1525 X 1200	SLIDING WINDOW WITH GRILL FOR FIX	
VENTILATORS			
V1	600 X 900	LOUVRE VENTILATOR	



TYPICAL FLOOR PLAN - 2ND TO 14TH FLOOR

BUILDING 01 TOWER 7 TO 12 AND CLUBHOUSE
BUILDING NOC ALREADY RECEIVED

TOWER 1A TO 6 AND 13 TO 14 NO. OF UNITS SCHEDULE AT TYPICAL FLOOR
TOTAL NO. OF UNITS AT TYPICAL FLOOR (2ND TO 14TH FLOOR)
= 72 UNITS X 13 FLOORS = 936 NOS. OF UNITS
UNITS PLUP EXCEEDING 50 SQ.MTS= 702 NOS. (2ND TO 14TH FLOOR)
UNITS PLUP NOT EXCEEDING 50 SQ.MTS= 234 NOS. (2ND TO 14TH FLOOR)

BUILDING-1
TOWER 1A TO 14 & CLUBHOUSE

BUILDING-2
TOWER 15 TO 21

KEY PLAN
NOT TO SCALE

PROJECT CONSULTANTS :

Gardencity Realty Pvt Ltd.

ARCHITECTURE DIVISION
SAS-510, IRRR LAYOUT 2nd Block, Kalyan Nagar,
Outer Ring Road, Bengaluru-560043. Tel: +91 80 46664356

GARDENCITY REALTY

OWNER'S SIGNATURE :

K L SANTOSH
(PARTNER)
ICONICA PROJECTS

ARCITECT'S SIGNATURE

MANIRAJ D
BCC/BL-3.6/A-2862/2017-18

SCHEDULE OF NOMENCLATURE	
NAME	DESCRIPTION
PHE	PUBLIC HEALTH ENGINEERING
COM	COMMUNICATION
ELE	ELECTRICAL
FHR	FIRE HOSE REEL
BAL	BALCONY
FCC	FIRE COMMAND CENTRE

NOTE :

1. ALL DIMENSIONS ARE IN MILLIMETERS

PROJECT NAME :

PROPOSED RESIDENTIAL APARTMENT BUILDING [BUILDING 1 (TOWER- 1A TO 6 AND TOWER 13 -14)] IN APPROVED RESIDENTIAL GROUP HOUSING DEVELOPEMENT PLAN VIDE No.STRRPA/TP/CP/05/2016-17, Dtd 11-11-2020 AT KHATA No.1124(15/2001017030320198) Sy Nos. 5/1,5/2,7/2,7/3,10/2,44/2,44/5,45/2C,46 & 47 OF MANCHANAHALLI VILLAGE, ATTIBELE HOBLI ANEKAL TALUK, BANGALORE URBAN DISTRICT.

SANCTION DRAWING

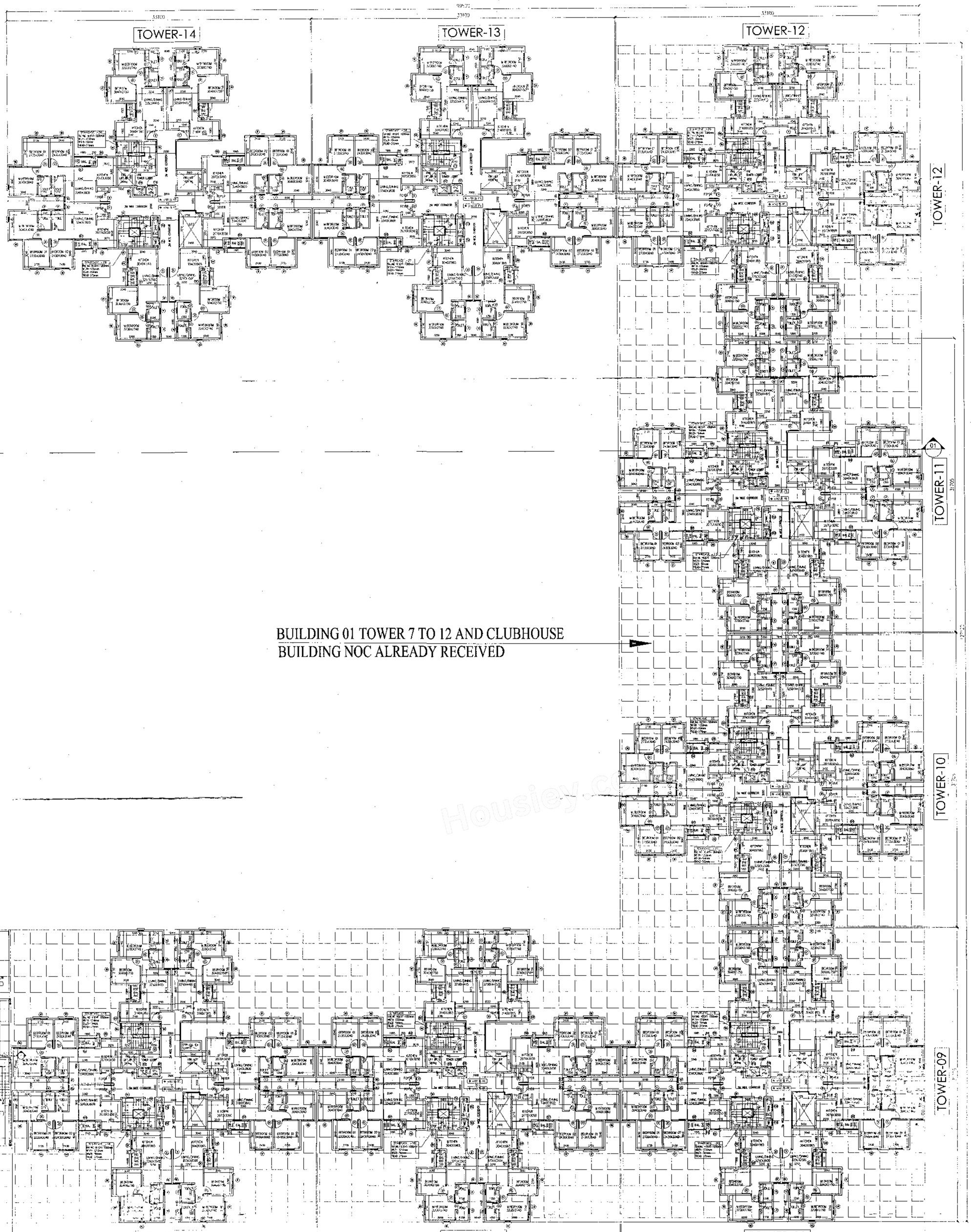
SHEET OF DRAWING :

BUILDING-1
TYPICAL FLOOR PLAN
2ND TO 14TH FLOOR(SHEET 01 OF 02)

ORIENTATION : N

SHEET NO :

11/16

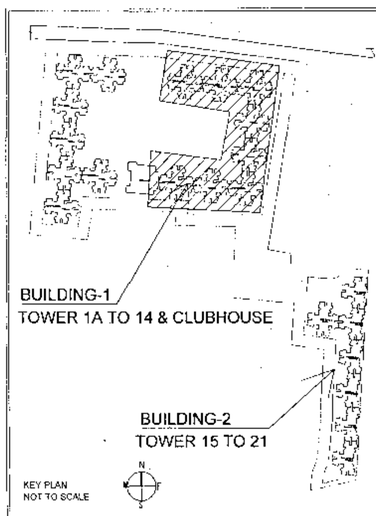


BUILDING 01 TOWER 7 TO 12 AND CLUBHOUSE
BUILDING NOC ALREADY RECEIVED

TYPICAL FLOOR PLAN - 2ND TO 14TH FLOOR

SCHEDULE OF OPENINGS				
TYPE	SIZE	DESCRIPTION	SILL	LINTEL
DOORS				
FD	1100 x 2100	FIRE RATED DOOR(STR./LIFT LOBBY AT GF & TFRR.)	---	2100
FD	1100 x 2100	FIRE RATED DOOR(STR./LIFT LOBBY)	---	2100
FD2	900 x 1500	FIRE RATED DOOR(THR SHAFT)	600	2100
FD3	750 x 1200	FIRE RATED DOOR(E.L. & POW. SHAFT)	900	2100
FD4	1 1050 x 2100	FIRE RATED DOOR(BASEMENT LOBBY)	---	2100
FD4a	1500 x 2400	FIRE RATED DOOR(LIFT O.T. ROOM)	---	2400
FD5	2300 x 2400	FIRE RATED DOOR(PUMP RM. & STP)	---	2400
FD1a	1050 x 2100	FIRE RATED DOOR(ECC ROOM GF)	---	2100
SD1	1500 x 2025	UPVC SLIDING DOOR(UNIT BALCONY)	75	2100
D1	1050 x 2100	FLUSH DOOR(UNIT ENT. DOOR)	---	2100
D2	900 x 2100	FLUSH DOOR(UNIT BED RM DOOR)	---	2100
D3	750 x 2100	FLUSH DOOR(UNIT TOILET DOOR)	---	2100
D5	1100 x 2100	FLUSH DOOR(LIFT TOWER STAIRCASE & COMM. RM)	---	2100
WINDOWS				
W1	1500x1350	UPVC SLIDING WINDOW	900	2100
W2	740x1200	UPVC OPENABLE WINDOW	900	2100
W3	600x1500	UPVC OPENABLE WINDOW	600	2100
W4	1200x1200	UPVC SLIDING WINDOW	AS PER THE STR. DETAIL DWG.	
W5	950x1200	UPVC SLIDING WINDOW		
W6	1800x2000	UPVC SLIDING WINDOW	1100	2100
W6a	1500x700	UPVC SLIDING WINDOW(LIFT RM & COMM RM HASH WIN)	900	2100
W6b	1500x1000	UPVC SLIDING WINDOW(GF ECC RM)	1100	2100
VENTILATORS				
V1	600 X 900	UPVC VENTILATOR	1200	2100

TOWER 1A TO 6 AND 13 TO 14 NO. OF UNITS SCHEDULE AT TYPICAL FLOOR
TOTAL NO. OF UNITS AT TYPICAL FLOORS (2ND TO 14TH FLOOR)
= 72 UNITSX13 FLOORS = 936 NOS. OF UNITS
UNITS BUA EXCEEDING 50 SQMTS= 702 NOS. (2ND TO 14TH FLOOR)
UNITS BUA NOT EXCEEDING 50 SQMTS= 234 NOS. (2ND TO 14TH FLOOR)



PROJECT CONSULTANTS :

Gardencity Realty Pvt Ltd.

ARCHITECTURE DIVISION
SAC 510, HRBR LAYOUT 2nd Block, Kalyan Nagar,
Outer Ring Road, Bangalore-560043. Tel: +91 80 40864555

GARDENCITY REALTY

OWNER'S SIGNATURE :

K.L.SANTOSH
(PARTNER)
ICONICA PROJECTS

ARCHITECT'S SIGNATURE

MANIRAJ D
BCC/BL-3.6/A-2862/2017-18

SCHEDULE OF NOMENCLATURE	
NAME	DESCRIPTION
PHE	PUBLIC HEALTH ENGINEERING
COM	COMMON CATHODE
ELE	ELECTRICAL
SWR	SWR FLOOR WELL
BAL	BALCONY
FCC	FIRE COMMAND CENTRE

NOTE
1. ALL DIMENSIONS ARE IN MILLIMETERS

ORIENTATION : N

SHEET NO : 12/16

PROJECT NAME :

PROPOSED RESIDENTIAL APARTMENT BUILDING (BUILDING 1 (TOWER- 1A TO 6 AND TOWER 13 -14)) IN APPROVED RESIDENTIAL GROUP HOUSING DEVELOPEMENT PLAN
VIDE No.STRRPA/TP/DP/05/2016-17, Dtd:11-11-2020
AT KHATA No.1124(150200*1*7003201198)
Sy.Nos. 5/1,5/2,7/2,7/3,10/2,44/2,44/5,45/2C,46 & 47
OF MANCHANAHALLI VILLAGE, ATTIBELE HOBLI,
ANEKAL TALUK, BANGALORE URBAN DISTRICT

SANCTION DRAWING

SUBJECT OF DRAWING :

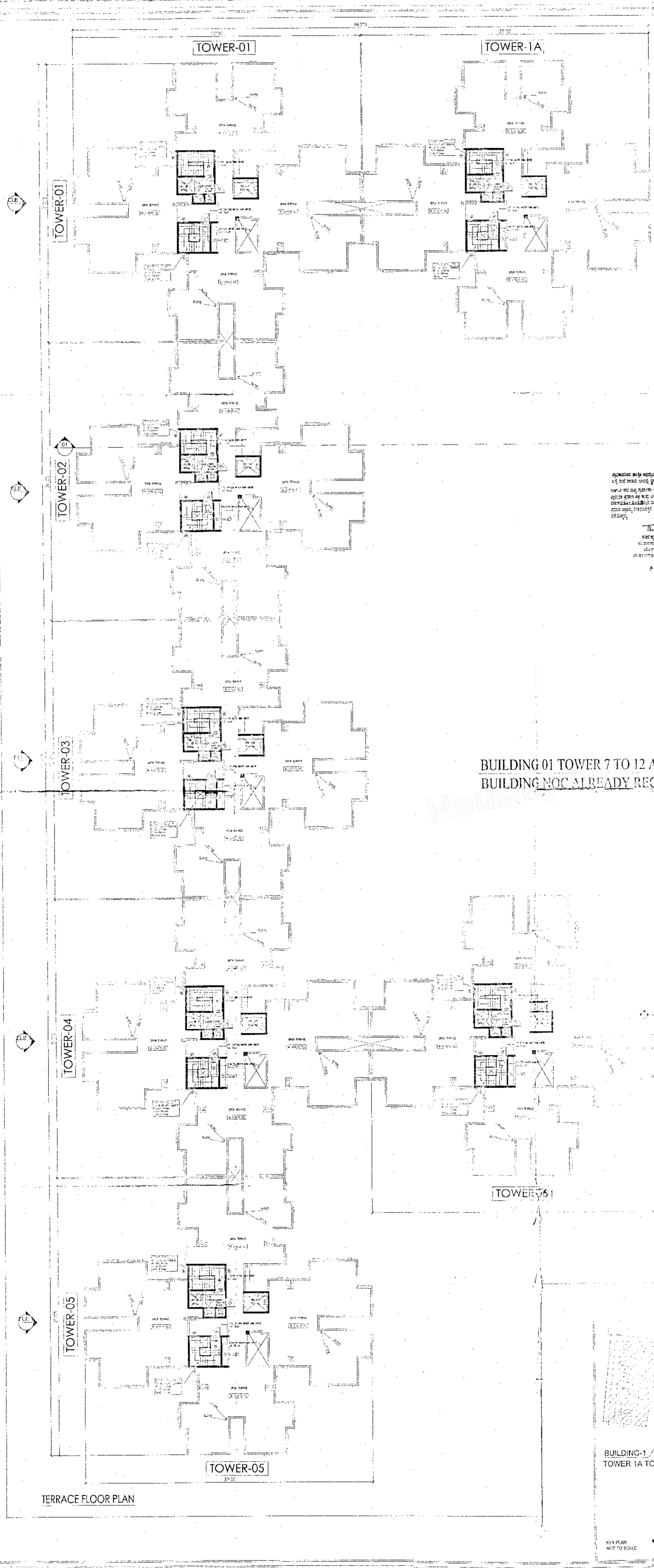
BUILDING-1
TYPICAL FLOOR PLAN
2ND TO 14TH FLOOR(SHEET 02 OF 02)

SCALE : 1:150 @ A0 | DATE : 18/05/2021
DRAWN : REKHA | CHECKED BY : VP
DWG NO : A-B.01/1-110

ಸ್ಥಾನಿಕವಾಗಿ ಅಗತ್ಯವಿರುವಲ್ಲಿ ಮಾತ್ರ ಸಡಿಲಿಕೆಯನ್ನು ಮಾಡಿಕೊಳ್ಳಲು ಒಟ್ಟು ಪ್ರದೇಶದ ಬಳಕೆಗೆ ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಯೊಂದಿಗೆ ಚರ್ಚಿಸಲಾಗಿದೆ.
ಸಂಖ್ಯೆ 100 ಮತ್ತು ಸ್ಥಾನಿಕವಾಗಿ ಮಾಡಿದ ಅಳತೆ 1960 ಮಾ ಮಿಲಿ ಮೀಟರ್ ಸ್ಥಾನಿಕ ಪ್ರಮಾಣ ಹಾ ಕಿಲೋ ಮೀಟರ್‌ಗಳಲ್ಲಿದೆ. AA/AE/38-2019
ಯೋಜನೆಯ ಎಲ್ಲಾ ಅಳತೆಗಳನ್ನು ಸಂಬಂಧಿಸಿದ ಎಲ್ಲಾ ಅಳತೆ ಅಥವಾ ಪ್ರಮಾಣ ಅಥವಾ ಸಂಖ್ಯೆಗಳಲ್ಲಿ ಸ್ಥಳೀಯ ಪ್ರಾಧಿಕಾರದಿಂದ ಸ್ಥಳ ಪರಿಶೀಲನೆಯ ನಂತರ ಅನುಮೋದಿಸಲಾಗಿದೆ ಅಥವಾ ಅನುಮೋದಿಸಲಾಗುತ್ತದೆ.

27/7/2021
ಸಹಾಯಕ ಕಾರ್ಯನಿರ್ವಾಹಕ ಅಭಿಯಂತರರು
ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಗಳ ಹೆಸರು : ಬಿಬಿಎಂಪಿ
ಪೂರ್ವ ವಲಯ, ಬೆಂಗಳೂರು.

Housiey.com

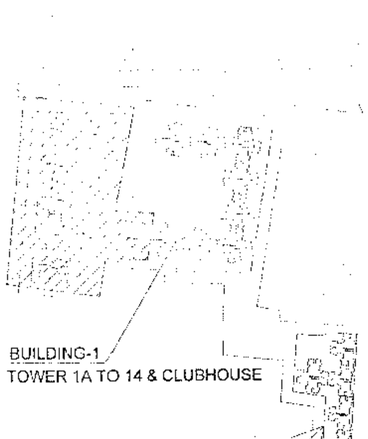


TERRACE FLOOR PLAN

SCHEDULE OF OPENINGS

TYPE	SIZE	DESCRIPTION	SILL	LINTEL
DOORS				
FD	900 x 2100			
FD1	750 x 2100			
FD2	900 x 1950			
FD3	750 x 1950			
FD4	1500 x 2100			
FD5	1800 x 2100			
FD6	2400 x 2400			
FD7	1200 x 2100			
SD	1200 x 2100			
D	900 x 2100			
D1	750 x 2100			
D2	675 x 2100			
D3	750 x 2100			
D5	1500 x 2100			
WINDOWS				
W1	1500 x 1200			
W2	900 x 1200			
W3	1500 x 1200			
W4	1200 x 1200			
W5	900 x 1200			
W6	1200 x 1200			
W6a	1200 x 1200			
W6b	1800 x 1200			
VENTILATORS				
V1	600 x 600		1200	2100

BUILDING 01 TOWER 7 TO 12 AND CLUBHOUSE
BUILDING NOC ALREADY RECEIVED



PROJECT DETAILS:

Gardencity Realty Pvt Ltd.

ARCHITECTS:

GARDENCITY

SCHEDULE OF NOMENCLATURE

NAME	DESCRIPTION
FD	FLAT DOOR
D	DOOR
SD	SLIDING DOOR
W	WINDOW
FD	FLAT DOOR
LCD	LIFT LOBBY DOOR

NOTE:
ALL DIMENSIONS ARE IN MILLIMETERS

ORIENTATION | SHEET NO:

13/16

OWNER'S SIGNATURE:

K.L.SANTOSH
(PARTNER)
ICONICA PROJECTS

ARCHITECTS SIGNATURE:

MANIRAJ.D
BCC/BL-3.6/A-2862/2017-18.

PROJECT NAME:

PROPOSED RESIDENTIAL APARTMENT BUILDING (BUILDING 1 (TOWER- 1A TO 6 AND TOWER 13 -14)) IN APPROVED RESIDENTIAL GROUP HOUSING DEVELOPMENT PLAN

VIDE No.STRR/ASTR/DP/05/2016-17, Dtd:11-11-2020

AT KHATA No.1124(1512901017003201 60)
Sy Nos. 5/1,5/2,7/2,7/3,10/2,44/2,44/5,45/2C,46 & 47 OF MANCHANAHALLI VILLAGE, ATTIBELE HOBLI, ANEKAL TALUK, BANGALORE URBAN DISTRICT.

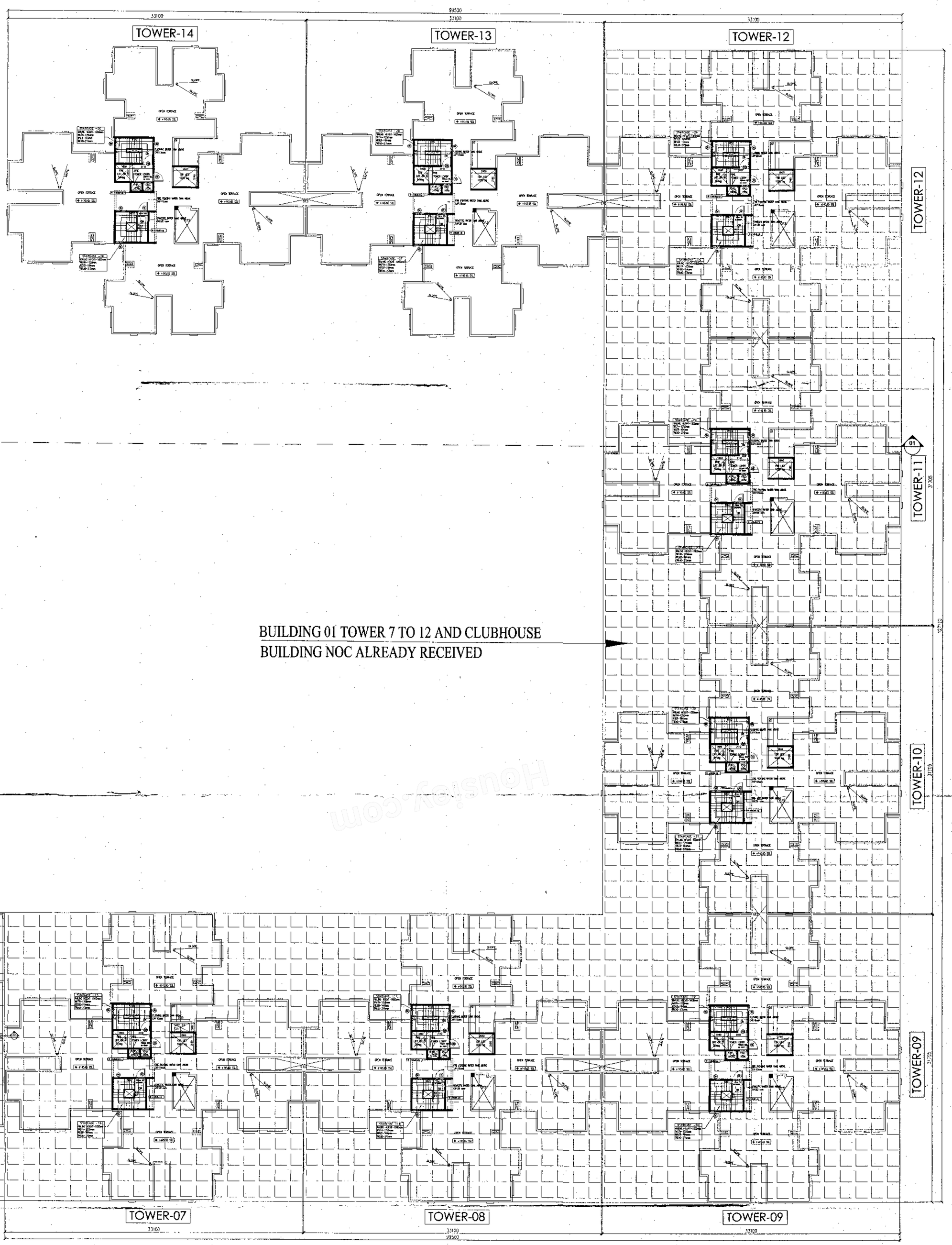
SANCTION DRAWING

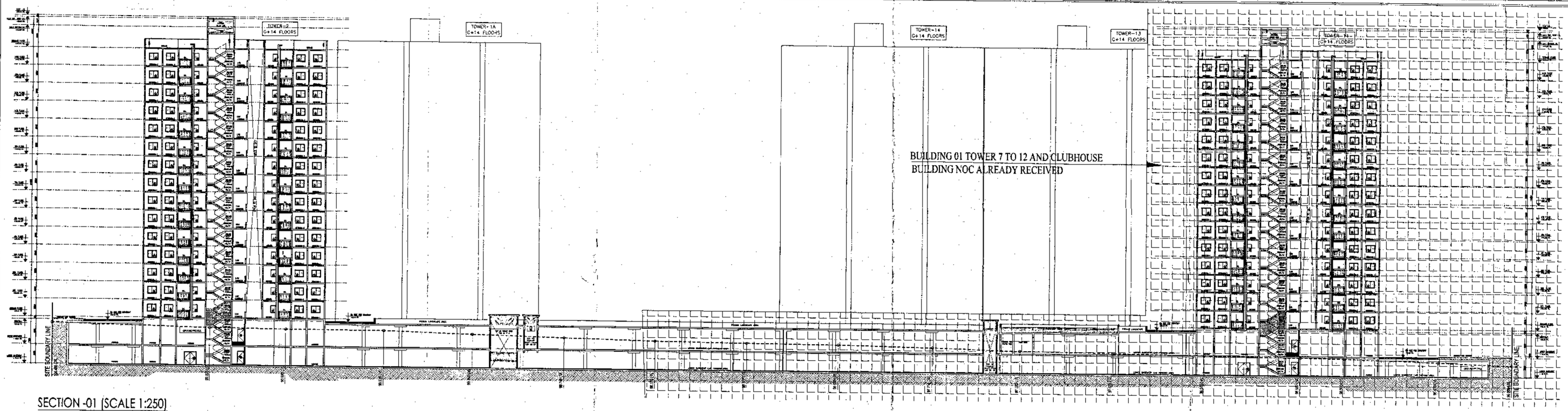
SUBJECT OF DRAWING:

BUILDING-1
TERRACE FLOOR PLAN
(SHEET 01 OF 02)

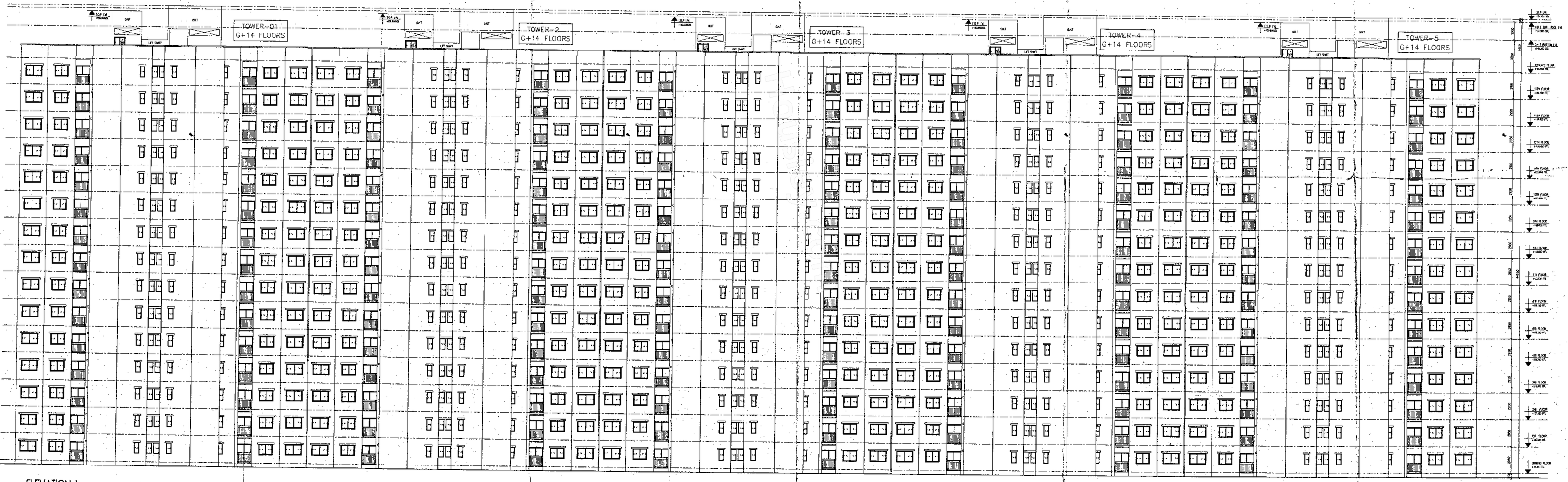
SCALE : 1:100 @ A1 | DATE : 14/09/21
DRAWN : EKNA | CHECKED : MDRP
FILE NO : A-B.06/1-11

Housing.com

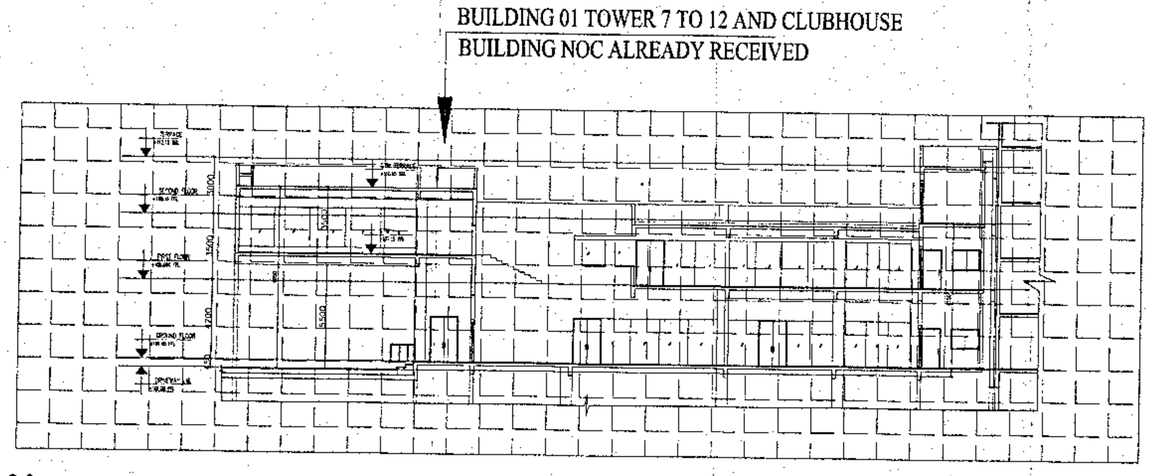

TOWER-14
TOWER-13
TOWER-12
TOWER-11
TOWER-10
TOWER-09
TOWER-08
TOWER-07
99500
33100
33100
33100



SECTION -01 (SCALE 1:250)



ELEVATION-1



SECTION 2-2

ಸಮರ್ಥರಿಂದ ಅಂತಿಮ ಅನುಮತಿಯನ್ನು ಪಡೆದುಕೊಳ್ಳಲು ಮಾರ್ಗದರ್ಶಿ ಬೈ ಲಾಸ್ ಪ್ರಕಾರ ಬಿಲ್ಡಿಂಗ್ ಪ್ಲಾನ್ ಅನ್ನಯಿಸುವ ಬಗ್ಗೆ ಅರ್ಜಿದಾರರು ಖಚಿತಪಡಿಸಿಕೊಳ್ಳಬೇಕು.
ಸದರಿ ನಕ್ಷೆ ಮಂಜೂರಾತಿ ಯಲ್ಲಾದ ಇತ್ತೀಚಿನ ಕಂದಾಯ ಇತ್ತೀಚಿನ ಕಂದಾಯ ಪಾವತಿ ರಸೀದಿ ಸಂಖ್ಯೆ 23-2019 ದಿನಾಂಕ:21.12.2020 ಮತ್ತು ಬಿಲ್ಡಿಂಗ್ ಲೈಸೆನ್ಸ್ ಸಂಖ್ಯೆ: ಎಸ್ ಬಿ ಎಲ್ ಸಿ 2019 ದಿನಾಂಕ: 21.12.2020 ಅನ್ವಯವಾಗುವ ಕೆಟ್ಟ ಉದ್ದೇಶದಿಂದ ಕೈಗೊಂಡ ಅಧಿಕೃತ ಪರಿಷ್ಕರಣೆ ಮಾಡಿರುತ್ತದೆ.

ಸಹಿ/-
ಕಾರ್ಯ ಕಾರ್ಯದರ್ಶಿಗಳು
ಉಪನಗರ ಪಟ್ಟಣ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ (ಸ್ಟಾರ್)
ಯಲಹಂಕ ಉಪನಗರ ಪಟ್ಟಣ
ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು.

27/1/2021

PROJECT CONSULTANTS :

Gardencity Realty Pvt Ltd.

ARCHITECTURE DIVISION
SAC-650, HBR LAYOUT 2nd Block Kalyan Nagar,
Outer Ring Road, Bangalore-560043, Tel: +91 80 40864585

GARDENCITY REALTY

OWNER'S SIGNATURE :

K.L.SANTOSH
(PARTNER)
ICONICA PROJECTS

ARCHITECT'S SIGNATURE :

MANIRAJ.D
BCC/BL-3.6/A-2662/2017-18

SCHEDULE OF NOMENCLATURE

NAME	DESCRIPTION
PHE	PUBLIC HEALTH ENGINEERING
COM	COMMUNICATION
ELE	ELECTRICAL
FHR	FIRE HOSE REEL
BAL	BALCONY
FCC	FIRE COMMAND CENTRE

PROJECT NAME :

PROPOSED RESIDENTIAL APARTMENT BUILDING (BUILDING 1 (TOWER- 1A TO 6 AND TOWER 13 -14)) IN APPROVED RESIDENTIAL GROUP HOUSING DEVELOPEMENT PLAN
VIDE No.STRR/A/TP/DP/05/2016-17, Dtd.11-11-2020
AT KHATA No.1124(1502000107005201 98)
Sy Nos. 51/5,52/2,72/3, 102/2,44/2,44/5,45/2C,45 & 47
OF MANCHANAKALLI VILLAGE, ATTIBELE HOBLI,
ANEKAL TALUK, BANGALORE URBAN DISTRICT

NOTE :

1. ALL DIMENSIONS ARE IN MILLIMETERS

SANCTION DRAWING

SUBJECT OF DRAWING :

BUILDING-1
ELEVATION AND SECTIONS

ORIENTATION :

SHEET NO :

15/16

SCALE : 1:150 @ A3
DRAWN : RCHA
CHECKED : ADHK
DWG NO: A-BLDG/1-113

TOWER-2
G+14 FLOORS

TOWER-1A
G+14 FLOORS

TOWER-14
G+14 FLOORS

TOWER-13
G+14 FLOORS

TOWER-11
G+14 FLOORS

BUILDING 01 TOWER 7 TO 12 AND CLUBHOUSE
BUILDING NOC ALREADY RECEIVED

SITE BOUNDARY LINE

SECTION 1-01

ಪ್ರಾಧಿಕಾರದ ಅನುಷ್ಠಾನ ಅಧಿಕಾರಿಯವರು, ಮಾನ್ಯ ಉಪಾಧ್ಯಕ್ಷರು, ಬೆಂಗಳೂರು
ಇವರ ಮತ್ತು ಸಕ್ಷಮ ಅಧಿಕಾರಿ ಮತ್ತು ಸದಸ್ಯ ಕಾರ್ಯದರ್ಶಿಯವರಿಗೆ.

ಸಂಖ್ಯೆ: ಪಾಲಿಕೆ/ಟಿಪಿ/ಬಿಪಿಎಸ್/ಎಸ್‌ಆರ್‌ಟಿಆರ್/ಎಸ್‌ಎಸ್‌ಎಲ್/ಎಸ್‌ಎಸ್‌ಎಲ್-0019
ದಿನಾಂಕ: 27/1/2021 ರಲ್ಲಿ ಪರಿಶೀಲಿಸಿ ಸಲ್ಲಿಸಿರುವ ಸೈಟ್ ಪ್ಲಾನ್‌ನಲ್ಲಿ ತೋರಿಸಿರುವಂತೆ
ಕಟ್ಟಡ ಮಾಡಲು, ಬಡಾವಣೆಗಳ ನಿಯಂತ್ರಣವು ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೆ
ಒಳಪಟ್ಟಿರುತ್ತದೆ.

ಸಹಿ/-
ಅನುಷ್ಠಾನ ಅಧಿಕಾರಿಯವರು (STRR)
ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

27/1/2021

PROJECT CONSULTANTS	OWNER'S SIGNATURE
Gardencity Realty Pvt Ltd. ARCHITECTURE DIVISION SACASO, HRISE LAYOUT 2nd Block, Vidyaa Nagar, Outer Ring Road Bangalore-560043. Tel: +91-80 49664605	K.L.SANTOSH (PARTNER) ICONICA PROJECTS
	ARCITECT'S SIGNATURE MANIRAJ.D BCC/BL-3.6/A-2862/2017-18

SCHEDULE OF NOMENCLATURE	
NAME	DESCRIPTION
PHE	PUBLIC -HEALTH ENGINEERING
COM	COMMUNICATION
ELE	ELECTRICAL
FHR	FIRE HOSE REEL
BAL	BALCONY
FCC	FIRE COMMAND CENTRE

NOTE :
1. ALL DIMENSIONS ARE IN MILLIMETERS

ORIENTATION : SHEET NO :

16/16

PROJECT NAME :
PROPOSED RESIDENTIAL APARTMENT BUILDING
(BUILDING 1 (TOWER- 1A TO 6 AND TOWER 13 -14))
IN APPROVED RESIDENTIAL GROUP HOUSING
DEVELOPEMENT PLAN
VIDE No STRRPA/TP/DP/05/2016-17, Dtd:11-11-2020
AT KHATA No.1124(150200101700320198)
Sy.Nos. 5/1,5/2,7/2,7/3,10/2,44/2,44/5,45/2C,46 & 47
OF MANCHANAHALLI VILLAGE, ATTIBELE HOBLI
ANEKAL TALUK, BANGALORE URBAN DISTRICT

SANCTION DRAWING

SUBJECT OF DRAWING :
BUILDING-1
ENLARGED SECTION 1-1

SCALE : 1:150 @ A0	DATE : 18/01/2021
DRAWN : ADHAN	CHECKED : ASHOK

DWG NO: A-BLDG/1-114