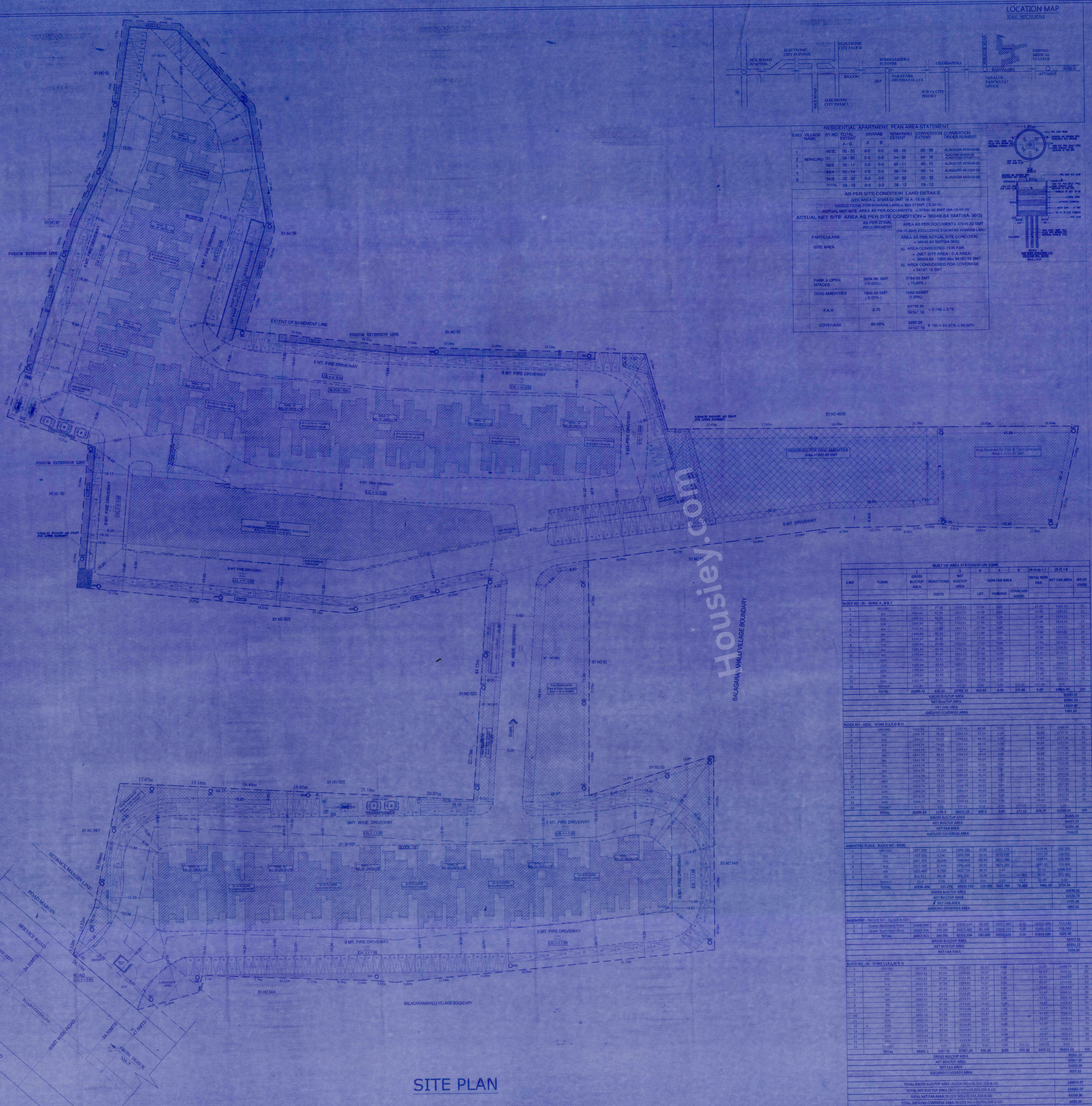
SY.NO 62
SY.NO 61
SY.NO 50
SY.NO 60
SY.NO 52/2
SY.NO 46/3B
SY.NO 53
SY.NO 54/1
SY.NO 54/4
SY.NO 54/5
PODIUM EXTENSION LINE
EXTENT OF BASEMENT LINE
STP BELOW
WING - A NO. OF UNITS = 75
WING - B NO. OF UNITS = 75
WING - C NO. OF UNITS = 75
WING - D NO. OF UNITS = 75
WING - E NO. OF UNITS = 75
WING - F NO. OF UNITS = 75
WING - G NO. OF UNITS = 75
WING - H NO. OF UNITS = 75
LB+U.B.(G+14) FLOORS BUILDING HT=44.85
BLOCK - 01
BLOCK - 02A
8 MT. FIRE DRIVEWAY
LVL = +/- 0.00
RAMP SLOPE 1:10 ENTRANCE TO PODIUM FROM UPPER BASEMENT
FIRE STAIRCASE HEADROOM
DG
TRANSFORMER
6.00x1.80 EXHAUST AIR SHAFT FOR LOWER BASEMENT
BLOCK-02B AMENITIES LOWER BASEMENT+UPPER BASEMENT, G+5 FLOORS BUILDING HEIGHT =28.00 MTS
6.50x2.50 EXHAUST AIR SHAFT FOR LOWER BASEMENT
RESERVED FOR CIVIC AMENITIES Area =1882.48 SMT
Area Reserved for Park & Open Spaces(3) Area = 1231.97 SMT
6 MT. DRIVEWAY
9M . WIDE DRIVEWAY
Area Reserved for Park & Open Spaces(2) Area = 1614.44SMT
Slope
BALAGARANAHALLI VILLAGE BOUNDARY
9MT. WIDE DRIVEWAY
LVL = + 1.50
BLOCK - 03
WING - I NO. OF UNITS = 75
WING - J NO. OF UNITS = 75
WING - K NO. OF UNITS = 75
WING - L NO. OF UNITS = 75
WING - M NO. OF UNITS = 75
WING - N NO. OF UNITS = 75
G+14 FLOORS BUILDING HT=44.85
SETBACK MARGIN LINE
ROAD MARGIN
SERVICE ROAD
To ELECTRONIC CITY
34.50MTS
ROAD CENTERLINE
60MT WIDE ROAD
47.5MTS
FROM HOSUR NH-7
ROAD LVL = + 3.50
ENTRY
EXIT
LANDSCAPE AREA
LOCATION MAP
SCALE : NOT TO SCALE
SILK BOARD JUNCTION
ELECTRONIC CITY FLYOVER
ELECTRONIC CITY FACE II
BOMMASANDRA FLYOVER
CHANDAPURA
NERALUR ROAD
OXFORD MEDICAL COLLEGE
BANGALORE
HOSUR
ATTIBELE
NERALUR PANCHAYAT OFFICE
BIOCON
SKF
NARAYANA HRUDHAYALAYA
SURYA CITY PHASE I
NICE ROAD
ELECTRONIC CITY PHASE I
1.80m
R.C.C PRE CAST RINGS
PRE CAST RCC SLAB
COARSE SAND
ACTIVATED CHARCOAL
RIVER SAND - HT 400
PCC 1:4:8
SECTION - AA

SITE PLAN

RESIDENTIAL APARTMENT PLAN AREA STATEMENT

S.NO	VILLAGE NAME	SY.NO	TOTAL EXTENT A - G	KHARAB A	KHARAB B	REMAINING EXTENT	CONVERTION EXTENT	CONVERTION ORDER NUMBER
1		46/3C	00 - 39	0-0	0-0	00 - 39	00 - 39	ALIN(A)SR 45/2004-05
2	NERALURU	51	04 - 39	0-0	0-3	04 - 36	04 - 36	ALIN(A)SR 45/2004-05 ALIN(A)SR 31A/2011-12
3		52/3	00 - 11	0-0	0-0	00 - 11	00 - 11	ALIN(A)SR 45/2004-05
4		52/4	00 - 14	0-0	0-0	00 - 14	00 - 14	ALIN(A)SR 45/2004-05
5		54/3	02 - 32	0-0	0-0	02 - 32	02 - 32	ALIN(A)SR 45/2004-05
		TOTAL	09 - 15	0-0	0-3	09 - 12	09 - 12	

AS PER SITE CONDITION LAND DETAILS

SITE AREA = 37953.03 SMT (9 A -15.00 G)
DEDUCTIONS FOR KHARAB LAND = 303.51SMT (3.00 G)
ACTUAL NET SITE AREA AS PER DOCUMENTS = 37649.52 SMT (9A-12.00 G)

ACTUAL NET SITE AREA AS PER SITE CONDITION = 36049.64 SMT(8A-36G)

PARTICULARS	AS PER ZONAL REQUIREMENT	AREA AS PER DOCUMENTS 37649.52 SMT (9A-12.00G) EXCLUDING 3 GUNTAS KHARAB LAND
	------	AREA AS PER ACTUAL SITE CONDITION = 36049.64 SMT(8A-36G)
SITE AREA		a). AREA CONSIDERED FOR FAR = (NET SITE AREA - C.A AREA) = 36049.64 - 1882.48= 34167.16 SMT b). AREA CONSIDERED FOR COVERAGE = 34167.16 SMT
PARK & OPEN SPACES	3604.96 SMT (10.00%)	3764.95 SMT (10.40%)
CIVIC AMENITIES	1802.48 SMT (5.00%)	1882.48SMT (5.20%)
F.A.R	2.75	93799.30 / 34167.16 = 2.745 < 2.75
COVERAGE	50.00%	8292.26 / 34167.16 X 100 = 24.27% < 50.00%

BUILT UP AREA STATEMENT(IN SQM)

S.NO	FLOOR	1 GROSS BUILTUP AREA	DEDUCTIONS DUCTS	3 NET BUILTUP AREA	4 NON FAR AREA LIFT	5 NON FAR AREA PARKING	6 NON FAR AREA STAIRCASE ROOM	(4+5+6) = 7 TOTAL NON FAR	(3-7) = 8 NET FAR AREA	NO OF UNITS
BLOCK NO - 01 - WING A , B & C										
1	GROUND	1391.41	37.29	1354.12	27.99	0.00		27.99	1326.13	15
2	1st	1395.44	42.93	1352.51	27.99	0.00		27.99	1324.52	15
3	2nd	1395.44	42.93	1352.51	27.99	0.00		27.99	1324.52	15
4	3rd	1395.44	42.93	1352.51	27.99	0.00		27.99	1324.52	15
5	4th	1395.44	42.93	1352.51	27.99	0.00		27.99	1324.52	15
6	5th	1395.44	42.93	1352.51	27.99	0.00		27.99	1324.52	15
7	6th	1395.44	42.93	1352.51	27.99	0.00		27.99	1324.52	15
8	7th	1395.44	42.93	1352.51	27.99	0.00		27.99	1324.52	15
9	8th	1395.44	42.93	1352.51	27.99	0.00		27.99	1324.52	15
10	9th	1395.44	42.93	1352.51	27.99	0.00		27.99	1324.52	15
11	10th	1395.44	42.93	1352.51	27.99	0.00		27.99	1324.52	15
12	11th	1395.44	42.93	1352.51	27.99	0.00		27.99	1324.52	15
13	12th	1395.44	42.93	1352.51	27.99	0.00		27.99	1324.52	15
14	13th	1395.44	42.93	1352.51	27.99	0.00		27.99	1324.52	15
15	14th	1395.44	42.93	1352.51	27.99	0.00		27.99	1324.52	15
16	TERRACE	102.85	0.00	102.85	0.00	0.00	102.85	102.85	0.00	
	TOTAL	21030.42	638.32	20392.10	419.85	0.00	102.85	0.00	19869.40	225
GROSS BUILTUP AREA									21030.42	
NET BUILTUP AREA									20392.10	
NET FAR AREA									19869.40	
GROUND COVEREGE AREA									1391.41	
BLOCK NO - 02(A) - WING D,E,F,G & H										
1	GROUND	2316.02	70.20	2245.82	46.64	0.00		46.64	2199.18	25
2	1st	2343.74	79.15	2264.59	46.64	0.00		46.64	2217.95	25
3	2nd	2343.74	79.15	2264.59	46.64	0.00		46.64	2217.95	25
4	3rd	2343.74	79.15	2264.59	46.64	0.00		46.64	2217.95	25
5	4th	2343.74	79.15	2264.59	46.64	0.00		46.64	2217.95	25
6	5th	2343.74	79.15	2264.59	46.64	0.00		46.64	2217.95	25
7	6th	2343.74	79.15	2264.59	46.64	0.00		46.64	2217.95	25
8	7th	2343.74	79.15	2264.59	46.64	0.00		46.64	2217.95	25
9	8th	2343.74	79.15	2264.59	46.64	0.00		46.64	2217.95	25
10	9th	2343.74	79.15	2264.59	46.64	0.00		46.64	2217.95	25
11	10th	2343.74	79.15	2264.59	46.64	0.00		46.64	2217.95	25
12	11th	2343.74	79.15	2264.59	46.64	0.00		46.64	2217.95	25
13	12th	2343.74	79.15	2264.59	46.64	0.00		46.64	2217.95	25
14	13th	2343.74	79.15	2264.59	46.64	0.00		46.64	2217.95	25
15	14th	2343.74	79.15	2264.59	46.64	0.00		46.64	2217.95	25
16	TERRACE	177.15	0.00	177.15	0.00	0.00	177.15	177.15	0.00	
	TOTAL	35305.53	1178.3	34127.23	699.6	0.00	177.15	876.75	33250.48	375
GROSS BUILTUP AREA									35305.53	
NET BUILTUP AREA									34127.23	
NET FAR AREA									33250.48	
GROUND COVEREGE AREA									2316.02	
AMENITIES BLOCK - BLOCK NO - 02(B)										
1	GROUND	1957.308	11.120	1946.188	20.91	1787.173		1808.08	138.105	
2	1st	1957.308	6.540	1950.768	20.91	1813.838		1834.75	116.020	
3	2nd	1957.308	10.640	1946.668	20.91	1823.389		1844.30	102.369	
4	3rd	1957.308	10.640	1946.668	20.91	1823.389		1844.30	102.369	
5	4th	1422.465	6.760	1415.705	20.91	0.00		20.91	1394.800	
6	5th	951.911	69.58	882.336	10.46	0.00	45.983	56.44	871.881	
	TERRACE	32.4	0.00	32.4	0.00	0.00	32.4	32.40	0.00	
	TOTAL	10236.008	115.275	10120.733	115.005	7247.789	78.383	7441.18	2725.54	
GROSS BUILTUP AREA									10236.01	
NET BUILTUP AREA									10120.73	
NET FAR AREA									2725.54	
GROUND COVEREGE AREA									1957.31	
BASEMENT - (BLOCK NO - 01,02A & 02B)										
1	Lower Basement floor	15848.949	18.305	15830.644	90.300	15227.104	0.00	15317.404	513.240	
2	Upper Basement floor	16568.966	146.286	16422.680	90.300	15816.320	0.00	15906.620	516.060	
	TOTAL	32417.915	164.591	32253.324	180.600	31043.424	0.00	31224.024	1029.30	
GROSS BUILTUP AREA									32417.92	
NET BUILTUP AREA									32253.32	
NET FAR AREA									1029.30	
BLOCK NO - 03 - WING I,J,K,L,M & N										
1	GROUND	2627.52	71.85	2555.67	55.97	0.00		55.97	2499.70	30
2	1st	2602.43	87.54	2514.89	55.97	0.00		55.97	2458.92	30
3	2nd	2602.43	87.54	2514.89	55.97	0.00		55.97	2458.92	30
4	3rd	2602.43	87.54	2514.89	55.97	0.00		55.97	2458.92	30
5	4th	2602.43	87.54	2514.89	55.97	0.00		55.97	2458.92	30
6	5th	2602.43	87.54	2514.89	55.97	0.00		55.97	2458.92	30
7	6th	2602.43	87.54	2514.89	55.97	0.00		55.97	2458.92	30
8	7th	2602.43	87.54	2514.89	55.97	0.00		55.97	2458.92	30
9	8th	2602.43	87.54	2514.89	55.97	0.00		55.97	2458.92	30
10	9th	2602.43	87.54	2514.89	55.97	0.00		55.97	2458.92	30
11	10th	2602.43	87.54	2514.89	55.97	0.00		55.97	2458.92	30
12	11th	2602.43	87.54	2514.89	55.97	0.00		55.97	2458.92	30
13	12th	2602.43	87.54	2514.89	55.97	0.00		55.97	2458.92	30
14	13th	2602.43	87.54	2514.89	55.97	0.00		55.97	2458.92	30
15	14th	2602.43	87.54	2514.89	55.97	0.00		55.97	2458.92	30
16	TERRACE	203.56	0.00	203.56	0.00	0.00	203.56	203.56	0.00	
	TOTAL	39265.1	1297.41	37967.69	839.55	0.00	203.56	1043.11	36924.58	450
GROSS BUILTUP AREA									39265.10	
NET BUILTUP AREA									37967.69	
NET FAR AREA									36924.58	
GROUND COVEREGE AREA									2627.52	
TOTAL GROSS BUILTUP AREA (BLOCK NO.s 01,02A,02B & 03)									138254.97	
TOTAL NET BUILTUP AREA (BLOCK NO.s 01,02A,02B & 03)									134861.07	
TOTAL NET FAR AREA (BLOCK NO.s 01,02A,02B & 03)									93799.30	
TOTAL GROUND COVEREGE AREA (BLOCK NO.s 01,02A,02B & 03)									8292.26	
TOTAL No. OF UNITS (BLOCK NO.s 01,02A,02B & 03)									1050	

INDEX :

BOUNDARY LINE -	— — — — —
BASEMENT LINE EXTENT -	— — — — —
SET BACK LINE -	- - - - - -
DRIVE WAY -	— — — — —
AREA RESERVED FOR CIVIC AMENITIES	▩
PARK AND OPEN SPACES -	▨
LANDSCAPE AREAS -	▨

FLAT DETAILS IN EACH FLOOR
BLOCK-01 (WING A,B&C)
BLOCK-2A (WING D,E,F,G&H)
BLOCK-03 (WING I,J,K,L,M&N)

S.No.	NAME		TOTAL AREA IN SQM	No.OF UNITS
01		1BHK	< 50.00	13 Nos.
02		1.5BHK	< 50.00	93 Nos.
03	Type A	2BHK 1T	> 50.00	216 Nos.
04	Type B	2BHK 2T	> 50.00	382 Nos.
05		2.5BHK	> 50.00	346 Nos.
			TOTAL	1050 Nos.

FLAT DETAILS IN EACH FLOOR(BLOCK-1) WING A, B & C GROUND FLOOR

S.No.	NAME	TOTAL AREA IN SQM	No.OF UNITS PER FLOOR	UNIT Nos.
01	1BHK	< 50.00	2 Nos.	3 & 8
02	1.5BHK	< 50.00	4 Nos.	1,5,6 & 10
03	2BHK 1T Type A	> 50.00	4 Nos.	2,7,14 & 15
04	2.5BHK	> 50.00	5 Nos.	4,9,11,12,13
	TOTAL		15 Nos.	

FLAT DETAILS IN EACH FLOOR(BLOCK-1) WING A, B & C TYPICAL FLOOR - (1ST TO FOURTEENTH FLOOR)

S.No.	NAME	TOTAL AREA IN SQM	No.OF UNITS PER FLOOR	UNIT Nos.
01	2BHK 1T Type A	> 50.00	03 Nos.	2, 7 & 14
02	2BHK 2T Type B	> 50.00	04 Nos.	1, 5, 6 & 10
03	2.5BHK	> 50.00	08 Nos.	3,4,8,9,11,12,13&15
	TOTAL		15 Nos.	

=TYPICAL (1st to 14 FLOORS = 15 x14 Floors = 210 Units
TOTAL NO OF UNITS - BLOCK -01 = 15+210 = 225 NOS

FLAT DETAILS IN EACH FLOOR(BLOCK-2A) WING D,E,F,G&H GROUND FLOOR

S.No.	NAME	TOTAL AREA IN SQM	No.OF UNITS PER FLOOR	UNIT Nos.
01	1BHK	< 50.00	5 Nos.	1,6,11,16,21
02	1.5BHK	< 50.00	5 Nos.	5,10,15,20,25
03	2BHK 1T Type A	> 50.00	5 Nos.	2,7,12,17,22
04	2BHK 2T Type B	> 50.00	5 Nos.	3,8,13,18,23
05	2.5BHK	> 50.00	5 Nos.	4,9,14,19,24
	TOTAL		25 Nos.	

FLAT DETAILS IN EACH FLOOR(BLOCK-2A) WING D,E,F,G&H TYPICAL FLOOR - (1ST TO FOURTEENTH FLOOR)

S.No.	NAME	TOTAL AREA IN SQM	No.OF UNITS PER FLOOR	UNIT Nos.
01	2BHK 1T Type A	> 50.00	05 Nos.	2,7,12,17,22
02	2BHK 2T Type B	> 50.00	10 Nos.	3,5,8,10,13, 1,4,6,9,11, 15,18,20,23,25
03	2.5BHK	> 50.00	10 Nos.	14,16,19,21,24
	TOTAL		25 Nos.	

=TYPICAL (1st to 14 FLOORS = 25 x14 Floors = 350 Units
TOTAL NO OF UNITS - BLOCK -01 = 25+350 = 375 NOS

FLAT DETAILS IN EACH FLOOR(BLOCK-3) WING I,J,K,L,M&N GROUND FLOOR

S.No.	NAME	TOTAL AREA IN SQM	No.OF UNITS PER FLOOR	UNIT Nos.
01	1BHK	< 50.00	6 Nos.	2,7,12,17,22,27
02	2BHK 1T Type A	> 50.00	12 Nos.	1,4,6,9,11,14, 16,19,21,24,26,29
03	2BHK 2T Type B	> 50.00	12 Nos.	3,5,8,10,13,15, 18,20,23,25,28,30
	TOTAL		30Nos.	

FLAT DETAILS IN EACH FLOOR(BLOCK-3) WING I,J,K,L,M&N TYPICAL FLOOR - (1ST TO FOURTEENTH FLOOR)

S.No.	NAME	TOTAL AREA IN SQM	No.OF UNITS PER FLOOR	UNIT Nos.
01	1.5 BHK	< 50.00	06 Nos.	2,7,12,17,22
02	2BHK 1T Type A	> 50.00	06 Nos.	1,6,11,16,21,26
02	2BHK 2T Type B	> 50.00	12 Nos.	3,4,8,9,13,14 18,19,23,24,28,29
03	2.5BHK	> 50.00	06 Nos.	5,10,15,20,25,30
	TOTAL		30 Nos.	

TYPICAL (1st to 14 FLOORS = 30 x14 Floors = 420 Units
TOTAL NO OF UNITS - BLOCK -01 = 30+420 = 450 NOS

GRAND TOTAL No. of UNITS (BLOCK Nos. 1, 2A & 3)
TOTAL No. of UNITS (BLOCK-1) = 225 Units
TOTAL No. of UNITS (BLOCK-2A) = 375 Units
TOTAL No. of UNITS (BLOCK-3) = 450 Units
TOTAL No. of UNITS (BLOCK- 1,2A & 3) =1050 Units

	AS PER ZONAL REGULATIONS		AS PER DRAWING
Height of building	HEIGHT AS PER ZR-40m to 45m		44.85m & 28.00m
F.A.R	F.A.R PERMISSIBLE - 2.75		2.745
GROUND COVERAGE	COVERAGE PERMISSIBLE = 50%		24.27 %
No.of Units	------------------		1050 Units
Parking	1 CAR PARKING PER DWELLING NOT EXCEEDING AREA OF 50 SQ.M = 106 x1/2 =53Cars 1 CAR PARKING PER DWELLING EXCEEDING AREA OF 50 SQ.M =944 x1 = 944 Cars AMENITIES (2725.54 SQ.M) 1 CAR PARK PER 75sqmt OF BUILT UP AREA (2.5M X 5.5 M) 2725.54 SQ.M / 75 = 36 Cars VISITOR'S PARKING= 10% OF CAR PARKING 1033 CAR x 10% = 103 CARS	1136 Cars	L.BASEMENT =359 Cars U.BASEMENT =375 Cars SURFACE =212 Cars MLCP AT GF =52 Cars MLCP-01 =46 Cars MLCP-02 =46 Cars MLCP-03 =46 Cars TOTAL =1136 Cars
	TWO WHEELER PARKING = 25% OF CAR PARKING 25% x (13.75 SQ.M x 1136 Nos.) = 3905 SQ.M	= 3905 Sq.m	3905 Sq.m

OWNER'S SIGNATURE

Authorised Signatory

ARCHITECT'S SIGNATURE

Chd

CHIDANANDAMURTHY. S
REG NO. BCC/BL/3.2.3/A 538/93-94

ಈ ಹಿಂದೆ ಪ್ರಾಧಿಕಾರದ ಪತ್ರ ಸಂಖ್ಯೆ ಆಯೋಪ್ರಾ/88/164/17-18
ದಿನಾಂಕ: 10.05.19 ರಂದು ನೀಡಲಾದ ಪ್ರಾರಂಭಿಕ
ಪ್ರಮಾಣ ಪತ್ರ ಮತ್ತು ನಕ್ಷೆಯನ್ನು ರದ್ದುಪಡಿಸಿದೆ.

ಪ್ರಾಧಿಕಾರದ ಪತ್ರ ಸಂಖ್ಯೆ ಆಯೋಪ್ರಾ 88/164
2017-18 ದಿನಾಂಕ 03 MAR 2022 ರ
ನಿಬಂಧನೆಗೊಳಪಡಿಸಿ ನಕ್ಷೆ ಅನುಮೋದಿಸಲಾಗಿದೆ.
3/3/2022
ಸದಸ್ಯ - ಕಾರ್ಯದರ್ಶಿ
ಆನೇಕಲ್ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ
ಆನೇಕಲ್.

PROJECT NAME	MODIFIED PLAN OF RESIDENTIAL APARTMENT WITH DP APPROVED NO APA/LAO-05/2011-12 DATED 29.12.2017 , KATHA NO.3188/1 AT SY No.46/3C,51, 52/3, 52/4, 54/3 OF NERALURU VILLAGE, ATTIBELE HOBLI ANEKAL TALUK, BANGALORE URBAN, BANGALORE - 560068
SUBJECT OF DRAWING :	SANCTION DRAWING — DRG No. 01 OF 22
ORIENTATION N	SITE PLAN
SCALE:1 : 400	
ARCHITECTS	SPACEMAST ARCHITECTS NO.57, II FLOOR, 16TH CROSS G.D PARK EXTN. VYALIKAVAL BANGALORE-560003 PHONE : 23362721 ,23446729 e- mail : spacemast@gmail.com

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