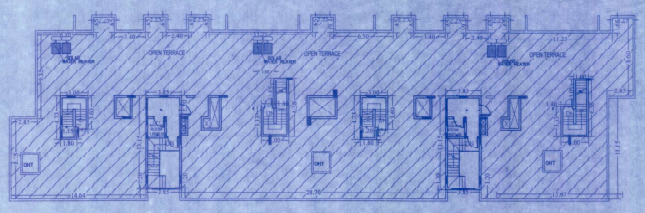
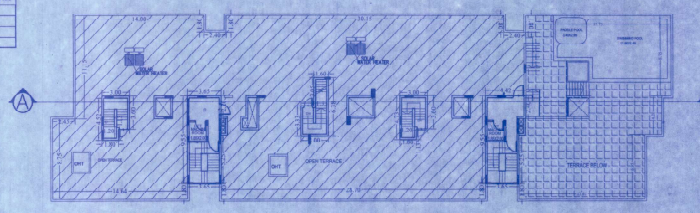
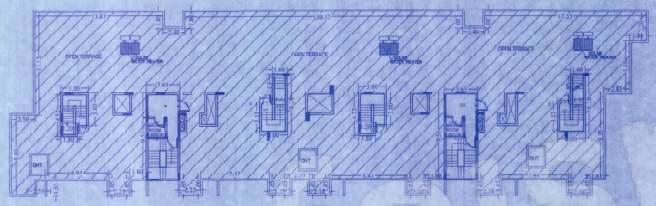
BUILT UP AREA STATEMENT (IN SQM)

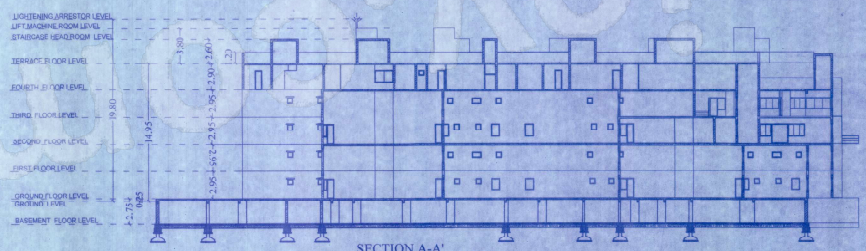
S.No.	FLOOR	1 GROSS BUILT UP AREA	2 DEDUCTIONS DUCTS	(1-2)=3 NET BUILT UP AREA	4 NON FAR AREA LIFT	5 PARKING	6 STAIR CASE ROOM	(4+5+6)=7 TOTAL NON FAR AREAS	(3-7)=8 NET FAR AREA	9 No. of Units
1	Basement	5360.73		5360.73	25.17	5029.25		5054.55	306.17	
				TOWER-A & TOWER-B						
2	Ground	2229.66	141.78	2087.88	14.80			14.80	2073.08	16
3	1st	2392.19	353.48	2038.71	14.80			14.80	2023.91	0
4	2nd	2474.99	92.09	2382.90	14.80			14.80	2368.00	14
5	3rd	2434.41	323.17	2111.24	14.80			14.80	2096.44	0
4	4th	2262.17	50.02	2212.15	14.80	9.02		23.82	2188.33	7
6	Terrace	245.57		245.57			245.57	245.57	0.00	
Grand Total		12098.00	960.54	11070.35	74.00	9.02	245.57	328.59	10741.76	37.00
				TOWER-C						
2	Ground	1054.63	69.91	984.72	10.37			10.37	974.35	8
3	1st	1159.97	175.56	984.41	10.37			10.37	974.04	0
4	2nd	1193.72	47.4	1146.32	10.37			10.37	1135.95	8
5	3rd	1171.66	152.58	1019.08	10.37			10.37	1008.71	0
4	4th	1236.33	48.37	1187.96	10.37			10.37	1177.59	4
6	Terrace	131.57		131.57			131.57	131.57	0.00	
Grand Total		8947.88	493.82	8454.06	51.85	0.00	131.57	183.42	8270.64	57.00
GROSS BUILT UP AREA									23347.50	
BUILT UP AREA									21893.14	
NET FAR AREA									16326.57	
GROUND COVERAGE AREA									3284.29	



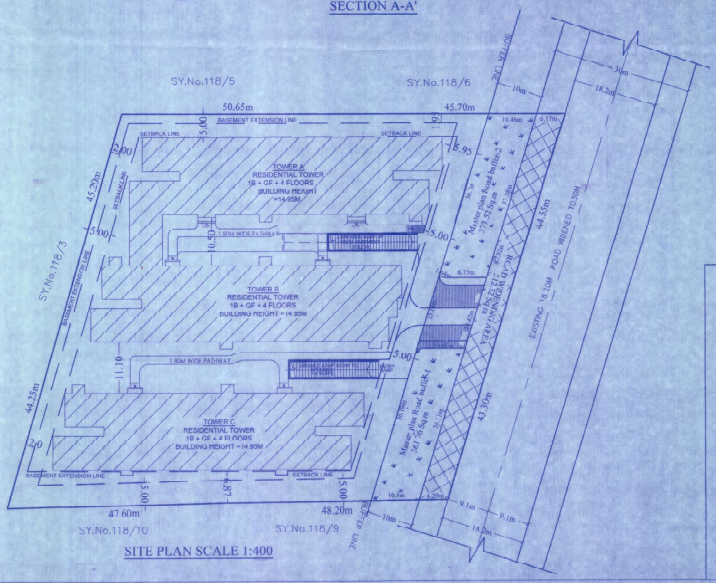




TERRACE FLOOR PLAN



SECTION A-A'



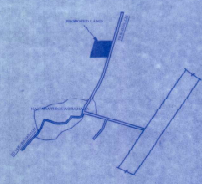
SITE PLAN SCALE 1:400

LAND USE ANALYSIS		
LAND USE	AREA IN Sq.m	%
RESIDENTIAL	6945.60	84.58
MASTER PLAN ROAD WIDENING AREA	312.72	6.33
MASTER PLAN ROAD BUFFER AREA	735.28	9.09
TOTAL	8093.60	100.00

SANCTIONING AUTHORITY

ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನೆ ಅಧಿನಿಯಮ 1961 ರ ಕಲಂ 15 (1) ಪ್ರಕಾರ ಹಾಗೂ ಪ್ರಾಧಿಕಾರದ ಪತ್ರ ನಂಬರ್: ಪಿಆಯಿಸಿ/ ಸಿಆರ್/ಎಲ್ಎಸ್ಎ/ 1464/2024-25 ದಿನಾಂಕ: 28-02-2025 ರಲ್ಲಿನ ಷರತ್ತುಗಳಂತೆ ದಿನಾಂಕ 28-02-2025 ರಂದು ಮಂಜೂರಾದ ನಕ್ಷೆಯನ್ನು ಸಂಖ್ಯೆ: ಎಲ್ಎಸ್ಎ/ ಸಿಆರ್/ 1464/2024-25 ಅನುಸರಿಸಿ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು, ನಿಬಂಧನೆಗಳಿಗೆ, ಪಾವತಿಸಬೇಕಾದ ಶುಲ್ಕಗಳಿಂದ ಪಾವತಿಸಿಕೊಳ್ಳಲು

ಕಾರ್ಯದರ್ಶಿ,
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿಗಾಗಿ ಪ್ರಾಧಿಕಾರ.
ನಿಯಮಾನುಸಾರ ಪ್ರಕಟಿಸಲಾಗಿದೆ.



LOCATION PLAN
(Not to scale)

ALL DIMENSIONS ARE IN METERS

DETAILS OF UNITS

S.No.	NAME	TOTAL AREA IN SQM	GROUND FLOOR &	UNIT Nos.
01	3BHK	> 50 SQ.M	24 Nos.	1,2,3,4,5,6,7,8,9,10,11 12,13,14,15,16,17,18 19,20,21,22,23 & 24
S.No.	NAME	TOTAL AREA IN SQM	SECOND FLOOR	UNIT Nos.
02	3BHK	> 50 SQ.M	22 Nos.	1,2,3,4,5,6,7,8,9,10,11 12,13,14,15,16,17,18, 19,20,21 & 22
S.No.	NAME	TOTAL AREA IN SQM	FOURTH FLOOR	UNIT Nos.
03	3BHK	> 50 SQ.M	11 Nos.	1,2,3,4,5,6,7,8,9, 10 & 11

GROUND FLOORS - 24 Nos.
SECOND FLOORS - 22 Nos.
FOURTH FLOORS - 11 Nos.

TOTAL No. of Units=57 Nos.

SCHEDULE OF OPENINGS

TYPE	DESCRIPTION	SIZE
D1	DOOR	1.20 x 2.10
D2	DOOR	0.90x 2.10
D3	DOOR	0.75x 2.10
W1	WINDOWS	2.45 x 1.20
W2	WINDOWS	1.05 x 1.20
KW	WINDOWS	0.90 x 1.20
DD	SLIDING DOOR	2.45x 2.10
V	VENTILATOR	0.75 x 2.10

AREA STATEMENTS

TOTAL SITE AREA: 2 Acre 00 Guntas = (8093.60 Sqm)
MP ROAD AREA+ROAD BUFFER=312.72+735.28= 1248.00Sq.m
NET SITE AREA : 8093.60-1248=6845.60 Sq.m

BUILT UP AREA STATEMENT (IN SQM)

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NET FAR AREA									16326.57	
GROUND COVERAGE AREA									3284.29	

PROPOSED FAR = NET FAR AREA / TOTAL SITE AREA
PROPOSED FAR =16326.57/8093.60=2.02
COVERAGE=(GROUND COVERAGE AREA/TOTAL SITE AREA)X100
COVERAGE = (3284.29/6845.60)*100 = 47.97%

SET BACKS	AS PER ZONAL REGULATION	AS PER DRAWING
FRONT	5.0 M	5.0 M
REAR	5.0 M	5.0 M
FRONT	5.0 M	5.0 M
REAR	5.0 M	5.0 M
Coverage	------	47.97%
F A R	2.25	2.02
No.Of Units	------	57 Units
Height of building	HEIGHT AS PER ZR12-15M	14.95 M
	HEIGHT AS PER AAI 30.00M	19.80 M

Parking	TOTAL UNITS - 57 UNITS) 1 CAR PARKING (2.5M X 5.00 M) FOR PER DWELLING EXCEEDING AREA OF 70 SQ.M No. of Units=57 Nos. No. of cars= 57 Nos.	66 Cars	BASEMENT = 33 CARS
	AMENITIES PARKING 1 CAR PARKING (2.5M X 5.00 M) FOR EVERY 75 Sq.m FLOOR AREA No. of cars=673.37/75=8.97 = 9 Total No. of cars= 57+9= 66 Nos.		TOTAL= 88 Cars
	TWO WHEELER PARKING 25% OF CAR PARKING 25% x (12.50 SQ.M x 66 Nos) = 206.25 Sq.m	206.25 Sq.m	314.67 Sq.m

PROJECT NAME

PROPOSED RESIDENTIAL APARTMENT IN APPROVED RESIDENTIAL SINGLE SITE VIDE No. BIAAPA/TP/1 AO/SS/0420/23-24 Dated: 01-10-2024 IN KHATHA No.359/359 361/361 426/426 427/427, PID No.: (150200200900400385) IN Sy.NO. 118/7,118/8,118/118&118/12 OF NAVARATHNA AGRAHARA VILLAGE, JALA HOBLI , YELAHANKA TALUK, BANGALORE URBAN DISTRICT.

OWNERS SIGNATURE

Sri.MEDA SREEDHAR Smt.SUMA SREEDHAR
Representing partners
M/s.ECHOES OF EDEN

ENGINEER'S SIGNATURE

SRIKANTH C.N
BCC/BL/3 G/E-0057/24-25
ONENESS INFRATECH
#9/9, 2nd Floor, 59th Cross,5th Block,
Tel : 080-41141611 Email:info@oitech.co.in
Near Bhasyam Circle, Rajajinagar,
Bangalore-560 010

SUBJECT OF DRAWING

SANCTION PLAN

SCALE: 1 : 200	ORIENTATION N	TERRACE, SECTION & SITE PLAN
		SHEET 5 OF 5