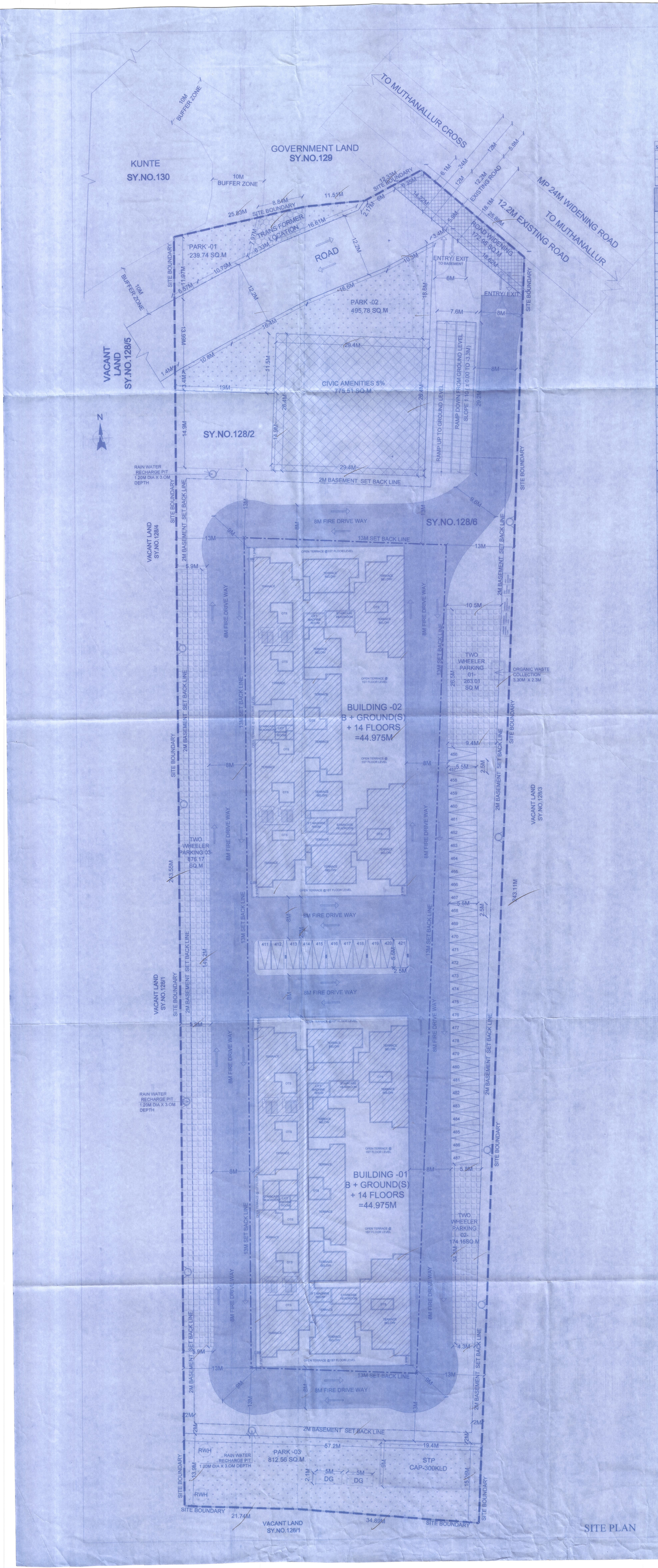
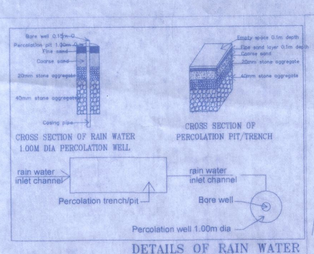
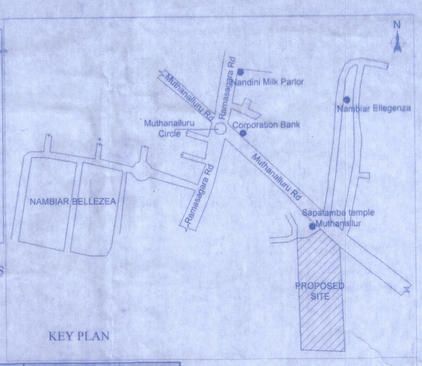


SITE PLAN



DETAILS OF RAIN WATER HARVESTING STRUCTURES



KEY PLAN

SL.NO	SURVEY NO.	AREA		
1	128/2	1A 19G	5969.18	SQ.M
2	128/6	2A 14.5G	9560.57	SQ.M
	TOTAL	3A 33.5G	15529.74	SQ.M

S.NO	DESCRIPTION	AS PER ZONING REGULATION		AS PER DRAWING	
		AREA IN SQM	%	AREA IN SQM	%
1	Site Area			15529.74	
2	Road width	12M AND ABOVE		12.2M	
3	Site reserved for Civic Amenities(5%)	776.49	5%	775.51	
4	Site reserved for Park and Open spaces(10%)	1552.97	10%		
			Park-01	239.74	
			Park-02	495.78	
			Park-03	812.56	
			Total	1548.07	
5	Area considered for FAR	14753.26		14754.23	
6	FAR Area	33194.82	2.25	33175.822	2.249
7	Area considered for coverage			14754.23	
8	Coverage Area	4014.78			27.211
9	SETBACKS FOR HEIGHT ABOVE-49.975M				
a	FRONT			13M	
b	REAR			13M	
c	LEFT			13M	
d	RIGHT			13M	
10	No of Units			432	
11	No of Buildings			2	
12	Height of Buildings			44.975M	

LAND USE ANALYSIS

SL.NO	DESCRIPTION	Area as per Zonal		Area as per drawing	
		Area in SQ.M	Percentage	Area in SQ.M	Percentage
1	Residential Area			4014.78	26%
2	Park And Open Spaces Area	1552.97	10	1548.07	10%
3	Civic Amenities	776.49	5	775.51	5%
4	Driveway and Open Area			8361.71	54%
5	Road Area	12.2M Road width		829.67	5%
	TOTAL			15529.74	100%

SCHEDULE OF PARK & OPEN SPACE (SQ.M)	
PARK & OPEN SPACE-1	239.74
PARK & OPEN SPACE-2	495.78
PARK & OPEN SPACE-3	812.56
TOTAL	1548.07

SCHEDULE OF CIVIC AMENITIES (SQ.M)	
CIVIC AMENITIES	775.51
TOTAL	775.51

BUILD UP AREA STATEMENT (IN SQM)

SL.NO	FLOOR	1 GROSS BUILDUP AREA	2 DEDUCTIONS		3 TOTAL DEDUCTIONS	(2+3)=4 NET BUILT UP AREA	(1-4)=5 NON FAR AREA			6	7 TOTAL NON FAR AREAS	8 (6+7+8)=9 NET FAR AREA	(5-9)=10	NO OF UNITS
			SHAFTS	VOIDS			LIFT	PARKING	STAIRCASE ROOM	REFUGE AREA				
BASEMENT FLOOR COMBINED														
1	BASEMENT	10664.54	22.856	0	22.856	10641.684	40.78	10495.53	105.372	0	10641.682	0.00		--
GRAND TOTAL		10664.54	22.856	0	22.856	10641.684	40.78	10495.53	105.372	0	10641.682	0.00		--
NET FAR AREA(BUILDING -01 AND BUILDING -02)												0.00		
AREA STATEMENT(GROUND(S) +14 FLOORS)														
BUILDING 01(GROUND(S) +14 FLOORS)														
1	GROUND FLOOR(S)	2007.39	12.846	0	12.846	1994.544	23.27	1885.46	85.819	0	1994.55	0.00		--
2	1ST FLOOR	1301.18	12.846	43.1161	55.9621	1245.2179	23.27	0	0	0	23.27	1221.95		16
3	2ND FLOOR	1301.18	12.846	43.1161	55.9621	1245.2179	23.27	0	0	0	23.27	1221.95		16
4	3RD FLOOR	1301.18	12.846	43.1161	55.9621	1245.2179	23.27	0	0	0	23.27	1221.95		16
5	4TH FLOOR	1301.18	12.846	43.1161	55.9621	1245.2179	23.27	0	0	0	23.27	1221.95		16
6	5TH FLOOR	1301.18	12.846	43.1161	55.9621	1245.2179	23.27	0	0	0	23.27	1221.95		16
7	6TH FLOOR	1301.18	12.846	43.1161	55.9621	1245.2179	23.27	0	0	0	23.27	1221.95		16
8	7TH FLOOR	1301.18	12.846	43.1161	55.9621	1245.2179	23.27	0	0	0	23.27	1221.95		16
9	8TH FLOOR	1301.18	12.846	43.1161	55.9621	1245.2179	23.27	0	0	0	23.27	1221.95		16
10	9TH FLOOR	1301.18	12.846	43.1161	55.9621	1245.2179	23.27	0	0	0	23.27	1221.95		16
11	10TH FLOOR	1301.18	12.846	43.1161	55.9621	1245.2179	23.27	0	0	0	23.27	1221.95		16
12	11TH FLOOR	1301.18	12.846	43.1161	55.9621	1245.2179	23.27	0	0	0	23.27	1221.95		16
13	12TH FLOOR	1301.18	12.846	43.1161	55.9621	1245.2179	23.27	0	0	0	23.27	1221.95		16
14	13TH FLOOR	1301.18	12.846	43.1161	55.9621	1245.2179	23.27	0	0	0	23.27	1221.95		16
15	14TH FLOOR	760.511	10.122	24.538	34.66	725.851	23.27	0	0	0	23.27	702.58		8
16	TERRACE	119.209	10.12	0	10.12	109.089	23.27	0	85.819	0	109.089	0		0
GRAND TOTAL		19802.45	200.086	585.0473	785.1333	19017.3167	372.32	1885.46	171.638	0	2429.418	16587.91		216
											TOTAL FAR AREA	16587.91		
BUILDING 02(GROUND(S) +14 FLOORS)														
1	GROUND FLOOR(S)	2007.39	12.846	0	12.846	1994.544	23.27	1885.46	85.819	0	1994.55	0.00		--
2	1ST FLOOR	1301.18	12.846	43.1161	55.9621	1245.2179	23.27	0	0	0	23.27	1221.95		16
3	2ND FLOOR	1301.18	12.846	43.1161	55.9621	1245.2179	23.27	0	0	0	23.27	1221.95		16
4	3RD FLOOR	1301.18	12.846	43.1161	55.9621	1245.2179	23.27	0	0	0	23.27	1221.95		16
5	4TH FLOOR	1301.18	12.846	43.1161	55.9621	1245.2179	23.27	0	0	0	23.27	1221.95		16
6	5TH FLOOR	1301.18	12.846	43.1161	55.9621	1245.2179	23.27	0	0	0	23.27	1221.95		16
7	6TH FLOOR	1301.18	12.846	43.1161	55.9621	1245.2179	23.27	0	0	0	23.27	1221.95		16
8	7TH FLOOR	1301.18	12.846	43.1161	55.9621	1245.2179	23.27	0	0	0	23.27	1221.95		16
9	8TH FLOOR	1301.18	12.846	43.1161	55.9621	1245.2179	23.27	0	0	0	23.27	1221.95		16
10	9TH FLOOR	1301.18	12.846	43.1161	55.9621	1245.2179	23.27	0	0	0	23.27	1221.95		16
11	10TH FLOOR	1301.18	12.846	43.1161	55.9621	1245.2179	23.27	0	0	0	23.27	1221.95		16
12	11TH FLOOR	1301.18	12.846	43.1161	55.9621	1245.2179	23.27	0	0	0	23.27	1221.95		16
13	12TH FLOOR	1301.18	12.846	43.1161	55.9621	1245.2179	23.27	0	0	0	23.27	1221.95		16
14	13TH FLOOR	1301.18	12.846	43.1161	55.9621	1245.2179	23.27	0	0	0	23.27	1221.95		16
15	14TH FLOOR	760.511	10.12	24.538	34.658	725.853	23.27	0	0	0	23.27	702.58		8
16	TERRACE	119.209	10.120	0	10.12	109.089	23.27	0	85.819	0	109.089	0		0
GRAND TOTAL		19802.45	200.084	585.0473	785.1313	19017.3187	372.32	1885.46	171.638	0	2429.418	16587.91		216
											TOTAL FAR AREA	16587.91		
AREA STATEMENT FOR BUILDING 01 &02														
SL.NO	FLOOR	1 GROSS BUILDUP AREA	2 DEDUCTIONS		3 TOTAL DEDUCTIONS	(2+3)=4 NET BUILT UP AREA	(1-4)=5 NON FAR AREA			6	7 TOTAL NON FAR AREAS	8 (6+7+8)=9 NET FAR AREA	(5-9)=10	NO OF UNITS
			SHAFTS	VOIDS			LIFT	PARKING	STAIRCASE ROOM	REFUGE AREA				
1	BASEMENT	10664.54	22.856	0	22.856	10641.684	40.78	10495.53	105.372	0	10641.682	0.00		--
2	GROUND FLOOR(S)	4014.78	25.692	0	25.692	3989.098	46.54	3770.92	171.638	0	3989.098	0.00		0
3	1ST FLOOR	2602.36	25.692	86.2322	111.9242	2490.4358	46.54	0	0	0	46.54	2443.896		32
4	2ND FLOOR	2602.36	25.692	86.2322	111.9242	2490.4358	46.54	0	0	0	46.54	2443.896		32
5	3RD FLOOR	2602.36	25.692	86.2322	111.9242	2490.4358	46.54	0	0	0	46.54	2443.896		32
6	4TH FLOOR	2602.36	25.692	86.2322	111.9242	2490.4358	46.54	0	0	0	46.54	2443.896		32
7	5TH FLOOR	2602.36	25.692	86.2322	111.9242	2490.4358	46.54	0	0	0	46.54	2443.896		32
8	6TH FLOOR	2602.36	25.692	86.2322	111.9242	2490.4358	46.54	0	0	0	46.54	2443.896		32
9	7TH FLOOR	2602.36	25.692	86.2322	111.9242	2490.4358	46.54	0	0	0	46.54	2443.896		32
10	8TH FLOOR	2602.36	25.692	86.2322	111.9242	2490.4358	46.54	0	0	0	46.54	2443.896		32
11	9TH FLOOR	2602.36	25.692	86.2322	111.9242	2490.4358	46.54	0	0	0	46.54	2443.896		32
12	10TH FLOOR	2602.36	25.692	86.2322	111.9242	2490.4358	46.54	0	0	0	46.54	2443.896		32
13	11TH FLOOR	2602.36	25.692	86.2322	111.9242	2490.4358	46.54	0	0	0	46.54	2443.896		32
14	12TH FLOOR	2602.36	25.692	86.2322	111.9242	2490.4358	46.54	0	0	0	46.54	2443.896		32
15	13TH FLOOR	2602.36	25.692	86.2322	111.9242	2490.4358	46.54	0	0	0	46.54	2443.896		32
16	14TH FLOOR	1521.022	20.24	49.076	69.316	1451.706	46.54	0	0	0	46.54	1405.166		16
17	TERRACE	238.418	20.24	0	20.24	218.178	46.54	0	171.638	0	218.178	0.00		0
GRAND TOTAL		50269.44	423.024	1170.0946	1593.1186	48676.544	785.42	14266.45	448.648	0	15500.518	33175.822		432
											TOTAL FAR AREA	33175.82		

COMBINED AREA STATEMENT BUILDING 01 AND BUILDING 02-(GROUND(S) + 14 FLOORS)	
GROSS BUILDUP AREA = (BUILDING 01+BUILDING 02)	50269.44
NET BUILTUP AREA = (BUILDING 01+BUILDING 02)	48676.544
TOTAL FAR AREA = (BUILDING 01+BUILDING 02)	33175.822

PARKING STATEMENT

SL.NO	BUILDING TYPE	PARKING REQUIRED	PARKING PROVIDED
1	RESIDENTIAL = 432UNITS 1.CAR PARKING FOR > 50SQ.M OF UNIT SIZE = (2.5MX5.5M)	432	443
2	VISITORS 10% OF REQUIRED CAR PARKING 432X10% = 43 CARS	44	44
TOTAL NO.OF CARS		476	487
3	TWO WHEELERS .25% OF CAR PARKING 25% X(13.75SQ.MX475NOS.)= 1632.8	1636.25	1663.33

TWO WHEELER PARKING

TWO WHEELER PARKING - 01- GROUND FLOOR(S)	263.01
TWO WHEELER PARKING - 02- GROUND FLOOR(S)	174.15
TWO WHEELER PARKING - 03- GROUND FLOOR(S)	876.7
TWO WHEELER PARKING - 04- GROUND FLOOR(S)	88.5
TWO WHEELER PARKING - 05- GROUND FLOOR(S)	88.5
TWO WHEELER PARKING - 06- BASEMENT	88.5
TWO WHEELER PARKING - 07- BASEMENT	88.5
TOTAL	1667.86

PARKING PROVIDED FLOORWISE	
BASEMENT	332
GROUND(S) FLOOR	112
SURFACE CAR PARKING	43
TOTAL	487

SCHEDULE OF OPENINGS

S.NO	DESCRIPTION	DIMENSION IN MM
MD	MAIN DOOR	1.1 X 2.1
D1	BED ROOM DOOR	0.9 X 2.1
D2	TOILET DOOR	0.75 X 2.1
D3	SERVICE DOOR	1.1 X 2.1
D4	DUCT DOOR	0.9 X 1.2
FRD	FIRE RATED DOOR	1.2 X 2.1
SD	SLIDING DOOR	1.8 X 2.1
SD1	SLIDING DOOR	1.2 X 2.1
W1	WINDOW	1.5 X 1.35
W2	WINDOW	1.2 X 1.35
W3	WINDOW	1.6 X 1.35
KW	KITCHEN WINDOW	1.2 X 0.9
SW	STAIRCASE WINDOW	1.2 X 1.35
V	VENTILATOR	0.6 X 0.6

LEGEND

- Site Boundary
- Setback line
- Basement line
- Proposed building
- Survey line
- Civic amenities
- Park & open spaces
- Two wheeler parking
- Transformer Yard
- Road widening
- Buffer line

SANCTIONING AUTHORITY

ಪ್ರಾಧಿಕಾರದ ಪತ್ರ ಸಂಖ್ಯೆ: ಅಪಿಲಾಯಿ/ BBMP/ಪಶ್ಚಿಮ/ 0351/ 2020-21 ದಿನಾಂಕ: 20 SEP 2021 ರಲ್ಲಿ ನಿಬಂಧನೆಗಳಿಗೊಳಪಡಿಸಿ ನಕ್ಷೆ ಅನುಮೋದಿಸಲಾಗಿದೆ.
ಸಹಾಯಕ ಕಂದಾಯಾಧಿಕಾರಿ
ಆಡಳಿತ ಮೇಲುಸ್ತುವಾರಿ ಪ್ರಾಧಿಕಾರ
ಪಶ್ಚಿಮ.

OWNER'S SIGNATURE :-

M/S. Nambiar Enterprises LLP.
Sri. K. Pavan Kumar Reddy, Designated Partner

ARCHITECT'S SIGNATURE :-

Sri. T. GNANAVEL , Architect
License No.: BCC/BL-3.6/A-2552/2013-14

JOB TITLE:

RESIDENTIAL DEVELOPMENT PLAN
@ SY.NO: 128/2,128/6
MUTHANALLUR VILLAGE, SARJAPURA
HOBLI, ANEKAL TALUK ,BANGALORE

DRAWING TITLE:

SITE PLAN

SHEET : 01	Date :06-07-2021	SIZE :-A0 / SCALE 1:250
Designed by	Checked by	Filename
SOWMYA	VEL	Nambiar Enterprises LLP

ARCHITECT:

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