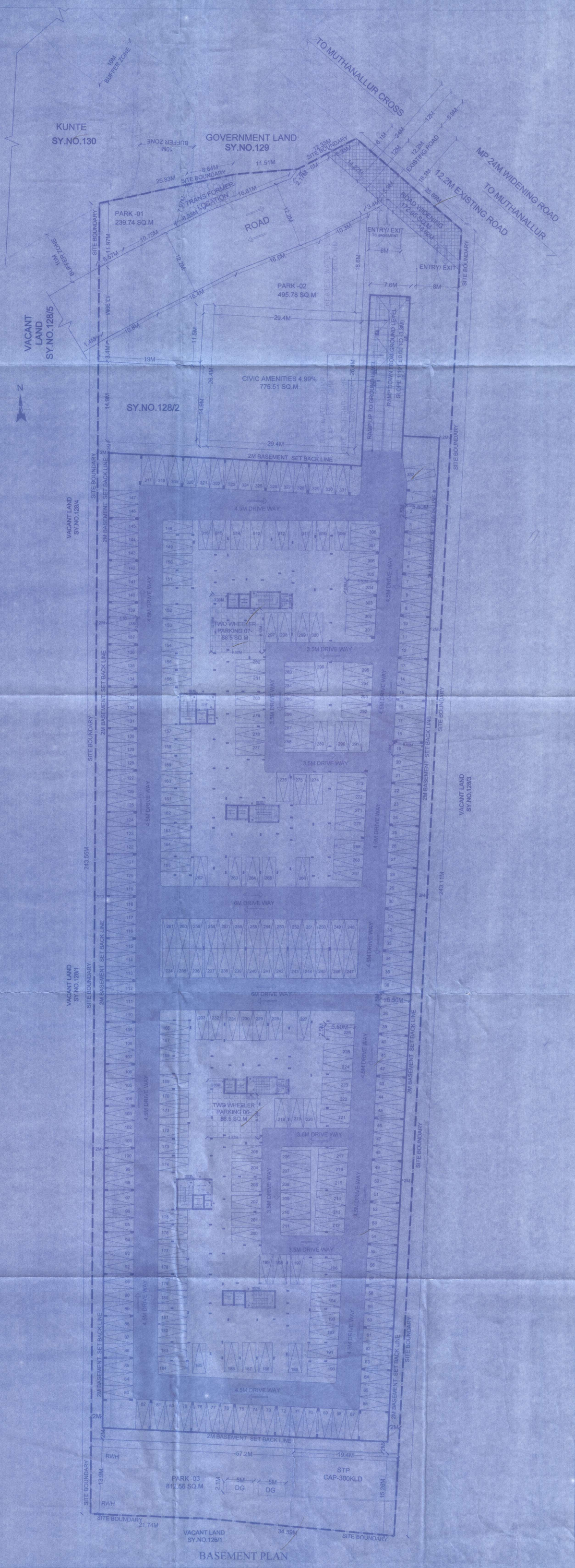

BASEMENT PLAN

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	GROSS BUILDUP AREA	DEDUCTIONS		TOTAL DEDUCTIONS	NET BUILT UP AREA	NON FAR AREA				TOTAL NON FAR AREAS	NET FAR AREA	NO OF UNITS
		1	2	3	(2+3)=4	(1-4)=5	6	7	8		(6+7+8)=9	(5-9)=10	
			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)	2007.99	12.846	0	12.846	1994.944	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	10.12	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)	2007.99	12.846	0	12.846	1994.944	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													
		1	2	3	(2+3)=4	(1-4)=5	6	7	8		(6+7+8)=9	(5-9)=10	NO OF UNITS
SL.NO	FLOOR	GROSS BUILDUP AREA	DEDUCTIONS		TOTAL DEDUCTIONS	NET BUILT UP AREA	NON FAR AREA				TOTAL NON FAR AREAS	NET FAR AREA	
			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	48676.944	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

SL.NO	BUILDING TYPE	PARKING REQUIRED	PARKING PROVIDED
1	RESIDENTIAL = 432UNITS 1 CAR PARKING FOR => 50SQ.M OF UNIT SIZE = (3.5M*6.5M)	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% X11.75SQ.M(475NOS.)=1652.4	1636.25	1603.33

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 2.4
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	0.6 X 1.2
FRD	FIRE RATED DOOR	1.2 X 2.1
SD	SLIDING DOOR	1.8 X 2.1
SDD	SLIDING DOOR	1.8 X 2.1
W1	WINDOW	1.2 X 1.35
W2	WINDOW	1.2 X 1.35
W3	WINDOW	1.8 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 ಅಂಗೀಕಾರಾತಿ ಪತ್ರ ದಿನಾಂಕ 12.0 SEP 2021 ರಲ್ಲಿ ನಿಬಂಧನೆಗೊಳಪಡಿಸಿ ಷರತ್ತು ಅನುಮೋದಿಸಲಾಗಿದೆ.

ಕಾರ್ಯದರ್ಶಿ
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು.

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:

BASEMENT PLAN

SHEET NO	Date :06-07-2021	SIZE :-A0 / SCALE :-1:250
Designed by	Checked by	Filename
SOORYA	VEL	Nambiar Enterprises LLP

ARCHITECT:

BLENDS DESIGN PVT.LTD
R.R REGENCY, NO:80/7, 3RD FLOOR
2ND CROSS,P & T COLONY,
R.T NAGAR, BANGALORE -560032.
E-MAIL ID: info@blends@gmail.com