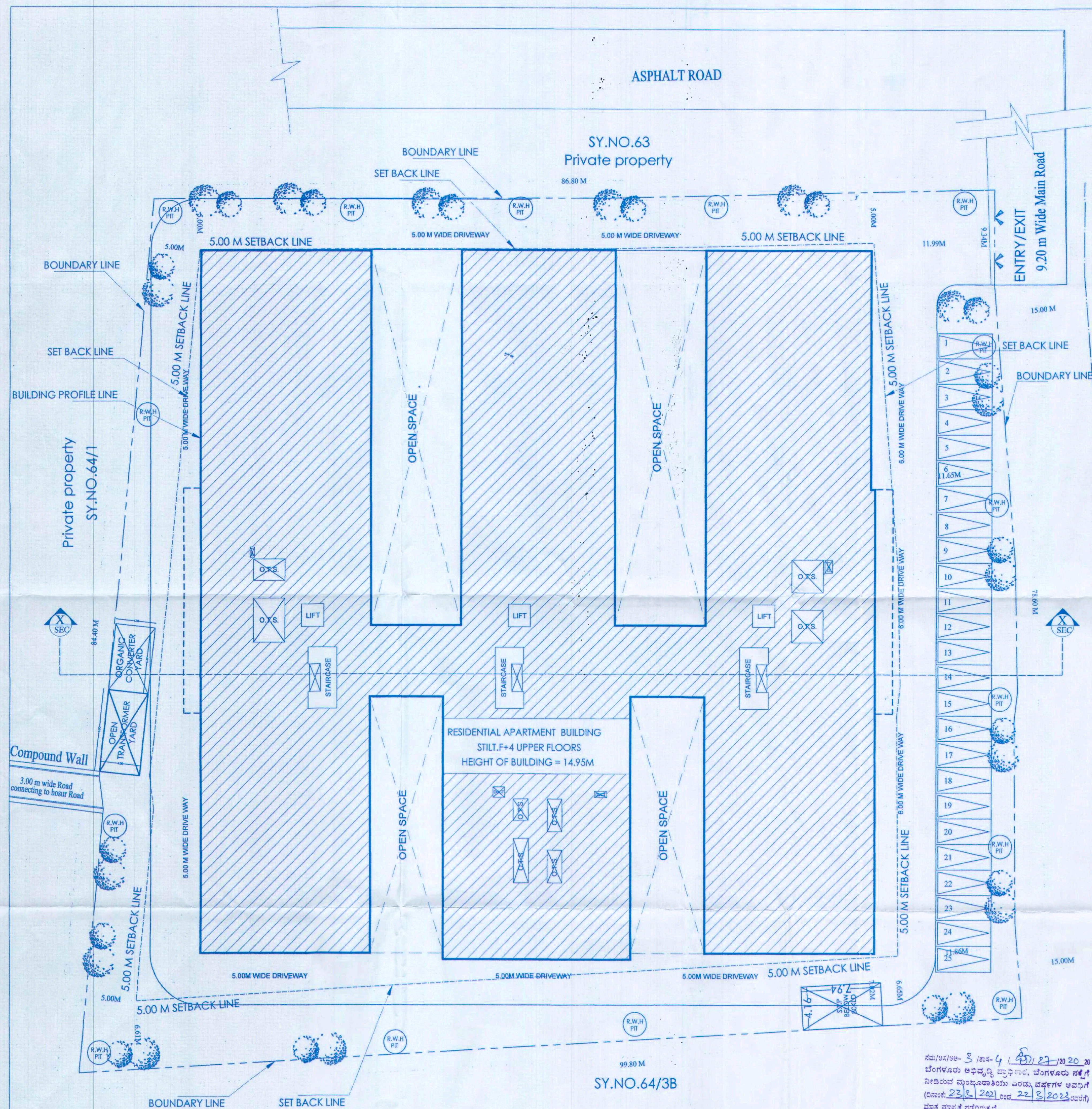




## SITE PLAN

SCALE 1:200

ನಮ/ಅಸ/ಅ- 3 / ಸಾ- 4 / 27 / 20 20 21  
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ನಗರ  
ನೀಡಿರುವ ಮೃದ್ಧಾಲಾಯಾ ಎಸಡಿ, ವರ್ಷಗಳ ಅವಧಿಗೆ  
(ದಿನಾಂಕ: 23.3.2021 ರಿಂದ 27.3.2023 ರವರೆಗೆ)  
ಮಾತೆ ಮಾನಕ ಪಡೆದಿರುತ್ತದೆ.

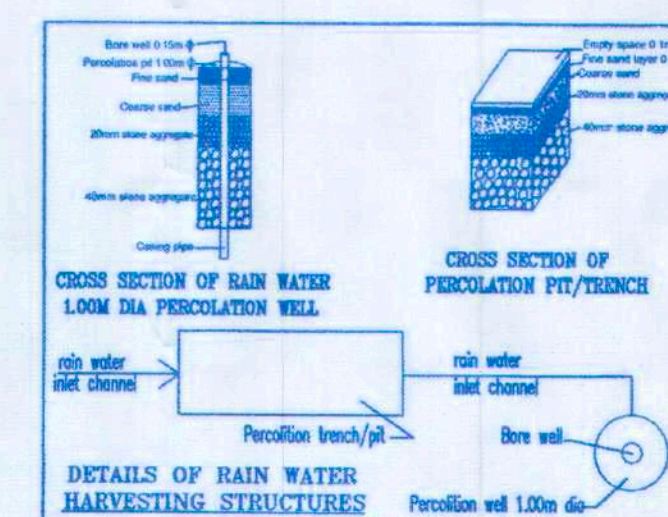
Quality Manager  
 ಅಯ್ಯಪ್ಪರವರ  
 ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರದೇಶ  
 ಬೆಂಗಳೂರು  
 ದಿನಾಂಕ: 23/3/2024

### ಷರತುಗಳು

- [illegible]

|                                | ವೆಚ್ಚ | ರೂಗಳು        |
|--------------------------------|-------|--------------|
| 1. ನಕ್ಷೆ ಪರಿಶೀಲನಾ ಶುಲ್ಕ        |       | 7,48,396.00  |
| 2. ನೆಲ ಬಾಡಿಗೆ                  |       | 7,48,396.00  |
| 3. ಅಧ್ಯಕ್ಷರ ಶುಲ್ಕ              |       | 33,262.00    |
| 4. ನಕ್ಷೆ ಪರಿಗಣ ಶುಲ್ಕ           |       | 32,000.00    |
| 5. ಕೆರೆ ಅಧ್ಯಕ್ಷರ ಶುಲ್ಕ         |       | 1,84,636.00  |
| 6. ಒಟ್ಟು ವೆಚ್ಚ                 |       | 17,46,680.00 |
| 7. 'ಎ' ಶೇ.ಎಸ್.ಶೇ. 9%           |       | 1,57,202.00  |
| 8. 'ಎಸ್.ಶೇ.ಎಸ್.ಶೇ. 9%          |       | 1,57,202.00  |
| 9. ಕೊಳವೆ ಹೊರೂಲನಾ ಶುಲ್ಕ         |       | 14,771.00    |
| 10. ಕಾನೂನು ಕಲ್ಪಾಪದ ನಿಧಿ        |       | 11,63,507.00 |
| 11. ಭದ್ರತಾ ಶುಲ್ಕ               |       | 8,31,552.00  |
| 12. ವಿದ್ಯಾರಣ್ಯ                 |       | 26.00        |
| 13. ಐಎಂಪಿಎಸ್‌ಸಿಎಲ್ ಒಟ್ಟು ವೆಚ್ಚ |       | 40,70,950.00 |

(ನಲವತ್ತು) ಲಕ್ಷದ ಎಪ್ಪತ್ತು ಸಾವಿರದ ಒಂಬತ್ತೂರ ಐವತ್ತು ರೂಗಳು ಮಾತ್ರ



**LEGEND**

|                                                                                       |               |
|---------------------------------------------------------------------------------------|---------------|
|  | BOUNDARY LINE |
|  | SETBACK LINE  |
|  | NALA LINE     |
|  | BUILDING LINE |

| AREA STATEMENT IN SMT |            |                         |               |               |          |                     |               |              |     |
|-----------------------|------------|-------------------------|---------------|---------------|----------|---------------------|---------------|--------------|-----|
| FLOOR                 | GROSS AREA | DEDUCTION DUCTS & CHASE | BUILT UP AREA | NON FARE AREA | PARKING  | TOTAL NON FARE AREA | NET FARE AREA | NOS OF UNITS |     |
| STILL FLOOR           | 3366.103   | 3.762                   | ---           | ---           | ---      | 3362.341            | ---           | ---          | --- |
| 1st FLOOR             | 3366.103   | 62.955                  | 3303.148      | 72.436        | 0        | 72.436              | 3230.712      | 40           | --- |
| 2nd FLOOR             | 3366.103   | 62.955                  | 3303.148      | 72.436        | 0        | 72.436              | 3230.712      | 40           | --- |
| 3rd FLOOR             | 3366.103   | 62.955                  | 3303.148      | 72.436        | 0        | 72.436              | 3230.712      | 40           | --- |
| 4th FLOOR             | 3366.103   | 62.955                  | 3303.148      | 72.436        | 0        | 72.436              | 3230.712      | 40           | --- |
| TERRACE FLOOR         | 56.10      | ---                     | 56.10         | ---           | ---      | 56.10               | ---           | ---          | --- |
| TOTAL                 | 16,886.613 | 255.582                 | 16,631.033    | 48.128        | 3289.905 | 3708.185            | 12922.848     | 160          | --- |

| F.A.R. CALCULATION                                           |                        |             |                           |
|--------------------------------------------------------------|------------------------|-------------|---------------------------|
| SITE AREA AS PER ACTUAL :-                                   | 7,385.45 SMT           |             |                           |
| TOTAL BUILT UP AREA                                          | 16,631.033             |             |                           |
| NET DEDUCTION AREA FOR F.A.R                                 | 3,708.185              |             |                           |
| NET F.A.R AREA :-                                            | 12,922.848             |             |                           |
| PERMISSIBLE AS PER ZR 2015                                   | FAR- 1.75              | F.A.R AREA  | = 12,922.848              |
|                                                              | FAR = TOTAL F.A.R AREA | SITE AREA   | = 7,385.45 = 1.740 < 1.75 |
| GROUND COVERAGE                                              |                        |             |                           |
| PERMISSIBLE GROUND COVERAGE AS PER ZR 2015                   | =50%                   | PLINTH AREA | X100= 3386.103            |
|                                                              | =14,954.24             |             | 7,385.45                  |
| HEIGHT OF THE BUILDING :- 14.594 TOTAL MO. UNITS = 160 UNITS |                        |             |                           |
| CAR PARKING CALCULATION FOR RESIDENTIAL BLOCK                |                        |             |                           |
| ALL FLATS ARE LESS THAN 150SQM AREA - 160 UNITS = 160 CARS   |                        |             |                           |
| VISITORS CAR REQUIRED @ 10% = 160/10 = 16.00 SAY 18 CARS     |                        |             |                           |
| TOTAL CAR PARKING REQUIRED = 160+16 = 176 UNITS              |                        |             |                           |
| CAR PARKING PROVIDED=176 UNITS                               |                        |             |                           |
| CAR PARKING PROVIDED= 176 UNITS                              |                        |             |                           |
| CAR PARKING PROVIDED IN STILT FLOOR = 151 No.a               |                        |             |                           |
| CAR PARKING PROVIDED ON SURFACE = 025 No.a                   |                        |             |                           |
| TOTAL No. of CAR PARKS PROVIDED = 176 CARS                   |                        |             |                           |

| SCHEDULE OF OPENINGS : |                               |                |
|------------------------|-------------------------------|----------------|
| NAME                   | SIZE                          | DESCRIPTION    |
| MD                     | 1050 X 2100                   | MAIN DOOR      |
| D                      | 900 X 2100                    | DOOR           |
| D1                     | 750 X 2100                    | DOOR           |
| DW                     | 1500X2100 (850X2100+650X1200) | DOOR/WINDOW    |
| SD                     | 1500 X 2100                   | SLIDING DOOR   |
| SD1                    | 2400 X 2100                   | SLIDING DOOR   |
| SW1                    | 1200 X 1350                   | SLIDING WINDOW |
| SW4                    | 2400 X 1350                   | SLIDING WINDOW |
| KW                     | 900 X 900                     | KITCHEN WIN    |
| V                      | 600 X 900                     | VENTILATOR     |

**ARCHITECT :**  

**ASLAM ARCHITECTS AND  
 INTERIOR DESIGNERS PVT. LTD**  
 MSB-1,KSCMF BUILDING, MEZANINE FLOOR, NO.8,CUNNINGHAM ROAD,  
 BANGALORE - 560 052. Ph: 080-22253532, 40900726. TELEFAX : 080 - 41483362

**PROJECT :**  
Residential Apartment Building  
At Ward No.30, Sy.No. 64/3A ,  
Hebbagodi Village, Attibele Hobli,  
Anekal Taluk, Bangalore Urban District.

OWNER'S SIGNATURE :

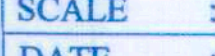
*Parvathamma*

Smt. Parvathamma  
w/o H.S.Krishnaiah  
#19, 12th Cross,  
Cubbonpet, Bangalore-560002

ARCHITECT'S SIGNATURE :

  
RAASHID AHMED  
CONSULTING ENGINEER  
A-11111  
BCC/BL-3.6/E-3121/10-13

RAASHID AHMED  
BCC/BL-3.6/E-3121/2010-2013

|                                                                                                           |                              |        |                                                                                                |
|-----------------------------------------------------------------------------------------------------------|------------------------------|--------|------------------------------------------------------------------------------------------------|
| LINE                                                                                                      | DRAWING TITLE :<br>SITE PLAN |        | NORTH<br> |
|                                                                                                           | SHEET NO :001                |        |                                                                                                |
|                                                                                                           | SCALE                        | :1:200 |                                                                                                |
| DATE                                                                                                      | :16-03-2021                  |        |                                                                                                |
| SANCTION DRAWING<br> |                              |        |                                                                                                |

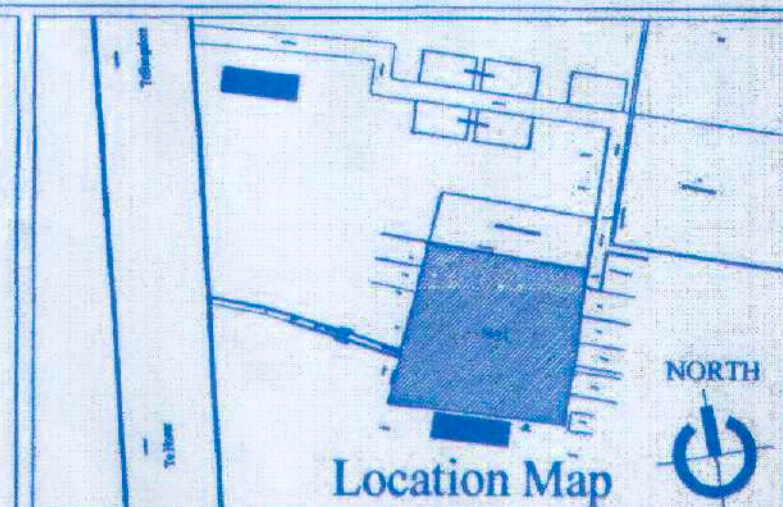
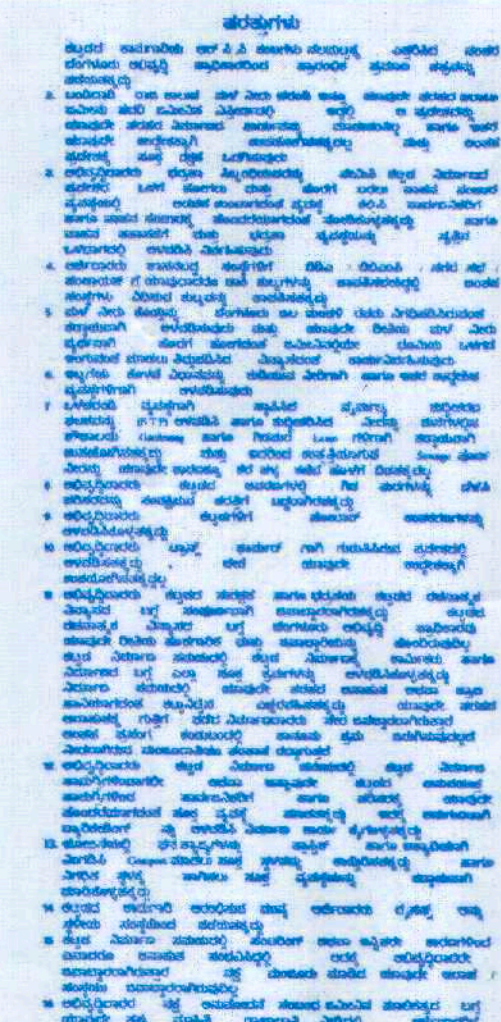












| SCHEDULE OF OPENINGS : |                               |                |
|------------------------|-------------------------------|----------------|
| NAME                   | SIZE                          | DESCRIPTION    |
| MD                     | 1050 X 2100                   | MAIN DOOR      |
| D                      | 900 X 2100                    | DOOR           |
| DI                     | 750 X 2100                    | DOOR           |
| DW                     | 1500X2100 (850X2100+650X1200) | DOOR/WINDOW    |
| SD                     | 1500 X 2100                   | SLIDING DOOR   |
| SDI                    | 2400 X 2100                   | SLIDING DOOR   |
| SW1                    | 1200 X 1350                   | SLIDING WINDOW |
| SW4                    | 2400 X 1350                   | SLIDING WINDOW |
| KW                     | 900 X 900                     | KITCHEN WIN    |
| V                      | 600 X 900                     | VENTILATOR     |

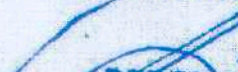
**ARCHITECT :**  
 **ASLAM ARCHITECTS AND  
 INTERIOR DESIGNERS PVT. LTD**  
 MSP-LKSCMF BUILDING, MEZANINE FLOOR, NO 8 CURRINGHOAM ROAD  
 BANGALORE - 560 052. PH. 089-27253532. 40900726. TELE FAX. 089-4185367

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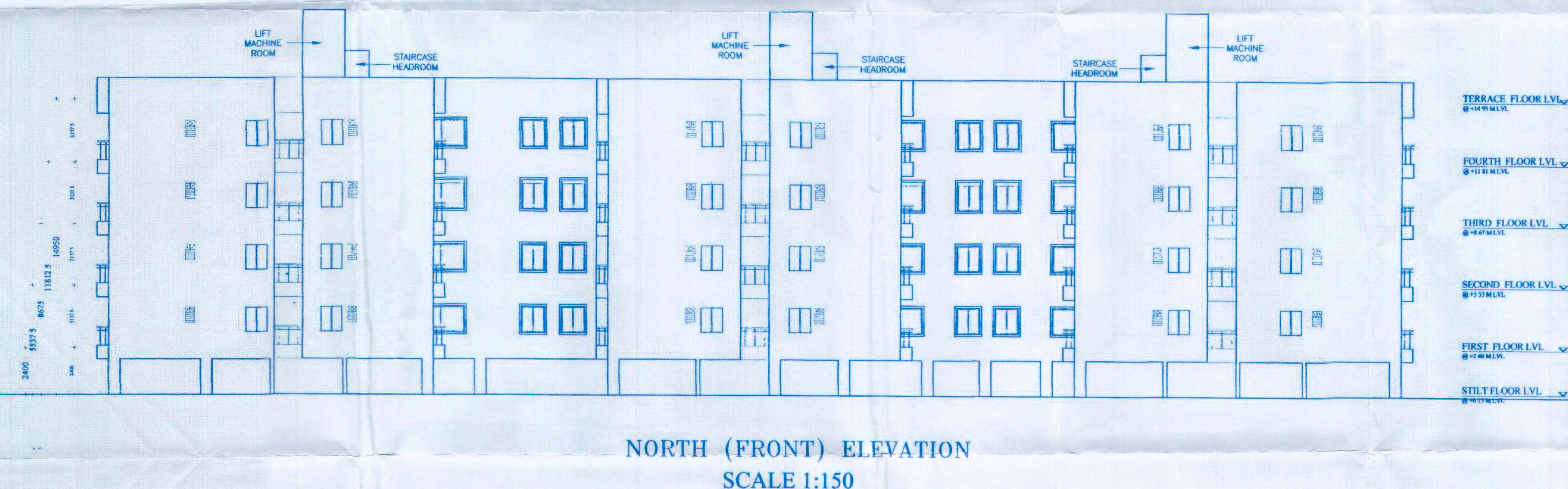
OWNER'S SIGNATURE:

*Parvathamma*

Smt. Parvathamma  
w/o H.S. Krishnaiah  
#19, 12th Cross,  
Cubbonpet, Bangalore-560002

ARCHITECT'S SIGNATURE :  
**RAASHID AHMED**  
 CONSULTING ENGINEER  
  
 BCC/BL-3.6/E-3121/10-13  
**RAASHID AHMED**  
 BCC/BL-3.6/E-3121/2010-2013

|                                      |  |
|--------------------------------------|--|
| DRAWING TITLE<br>SECTION & ELEVATION |  |
| SHEET NO :004                        |  |
| SCALE :1/10                          |  |
| DATE :16-03-2021                     |  |



ನವ/ಆ/ಆ/ಆ-3/ತಾ-4 / 27/2020 2020  
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ನಕ್ಷೆ  
ನೀಡಿರುವ ಮಂಜೂರಾತಿಯು ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ  
(ದಿನಾಂಕ: 22/2/2021 ರಿಂದ 22/2/2023 ರವರೆಗೆ)  
ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.

Binnatty Munger  
ಅಧ್ಯಕ್ಷರ ಪ್ರತಿನಿಧಿ  
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ  
ಬೆಂಗಳೂರು

ದಿನಾಂಕ: 23/2/2021