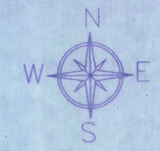

FLAT DETAILS

BLOCK:14TOWER-25 & 26

S.No.	TYPE	GROUND FLOOR	UNIT Nos
01	2 BHK	03	3,4,5
02	3 BHK	09	1,2,6,22,23,24,25,26,27
TOTAL		12	

S.No.	TYPE	TYPICAL 1st to 14th FLOOR	UNIT Nos
01	2 BHK	03	3,6,7,
02	3 BHK	11	1,2,4,5,8,27,28,29,30,31,32
TOTAL		14	

* GROUND FLOOR UNITS = 12 Nos.
*TYPICAL FLOORS = (14 x14) =196 Nos.
(1st to 14TH Floors)
TOTAL No. OF UNITS = 208 Nos.

BLOCK:14TOWER-27

S.No.	TYPE	GROUND FLOOR	UNIT Nos
01	2 BHK	01	8
02	3 BHK	05	7,9,19,20,21
TOTAL		06	

S.No.	TYPE	TYPICAL 1st to 13th FLOOR	UNIT Nos
01	2 BHK	02	10,11
02	3 BHK	05	9,12,24,25,26
TOTAL		07	

* GROUND FLOOR UNITS = 06 Nos.
*TYPICAL FLOORS = (7 x13) =91 Nos.
(1st to 13TH Floors)
TOTAL No. OF UNITS = 97 Nos.

BLOCK:15 TOWER-28

S.No.	TYPE	GROUND FLOOR	UNIT Nos
01	3 BHK	04	10,11,17,18
TOTAL		04	

S.No.	TYPE	TYPICAL 1st to 13th FLOOR	UNIT Nos
01	3 BHK	05	13,14,15,22,23
TOTAL		05	

* GROUND FLOOR UNITS = 04Nos.
*TYPICAL FLOORS = (5 x13) = 65 Nos.
(1st to 13TH Floors)
TOTAL No. OF UNITS = 69 Nos.

BLOCK:15 TOWER-29 & 30

S.No.	TYPE	GROUND FLOOR	UNIT Nos
01	3 BHK	05	12,13,14,15,16
TOTAL		05	

S.No.	TYPE	TYPICAL 1st to3rd FLOOR	UNIT Nos
01	3 BHK	06	16,17,18,19,20,21
TOTAL		06	

* GROUND FLOOR UNITS = 05 Nos.
(1st ,3rd,5th,7th,9th,11th Floors)
*TYPICAL FLOORS = (06 x6) 36 Nos.
2nd ,4th,6th,8th,10th,12th Floors)
*TYPICAL FLOORS = (04 x6) 24 Nos.
TOTAL No. OF UNITS = 65 Nos.

BLOCK:17 TOWER-32

S.No.	TYPE	GROUND FIRST FLOOR	UNIT Nos
01	4 BHK	12	1,2,3,4,5,6,7,8,9,10,11,12
TOTAL		12	

S.No.	TYPE	SECOND THIRD FLOOR	UNIT Nos
01	4 BHK	12	1,2,3,4,5,6,7,8,9,10,11,12
		24	

* GROUND & FIRST FLOOR UNITS = 12 Nos.
*SECOND &THIRD FLOORS =UNITS = 12 Nos.
TOTAL No. OF UNITS = 24 Nos.
TOTAL No. OF UNITS = 208+97+69+65+24=463 Nos.

PHASE 2 – AREA SUMMARY (TOWERS AND BUILDERS FLOORS)
BLOCK 14, 16 & 17/ TOWER – 26,29,27,28,29 & BUILDERS FLOORS

FLOOR	GROSS AREA (SQ. M)	DEDUCTION (Sq.M) VENTILATION / SHAFT CUTOUTS/ LIFTS	FAR AREA (Sq.m)	NO. OF UNITS
125,126,127, 128,129	91455.82	26880.70	64582.52	439.00
16,15,14,17	7953.9	398.4	7507.5	24
TOTAL	99319.72	27279.6	72070.12	463

AREA STATEMENT IN SQ.M

TOTAL PLOT AREA	52 ACRE 06 04 GUNTAS / 211399.433 SQ.M
KARAB AREA (B KARAB)	00 ACRE 39 04 GUNTAS / 3968.3935 SQ.M
NET PLOT AREA CONSIDERED FOR DEVELOPMENT PLAN	51 ACRE 19 GUNTAS / 205309.93 SQ.M
F.A.R PERMISSIBLE AS PER ZONAL REGULATIONS	2.50
PLOT AREA CONSIDERED FOR FAR AS PER ZR = (TOTAL PLOT-CA) = A	(205309.93-10435.74) =197873.29
NET F.A.R AREA = B	72070.12
F.A.R ACHIEVED = (B / A)	(72070.12=197873.29) =0.36
PLOT AREA CONSIDERED FOR COVERAGE AS PER ZR = (TOTAL PLOT AREA- CA) = C	(205309.93-10435.74) =197873.29
GROUND COVERAGE AREA = D	6874.11
GROUND COVERAGE PERMISSIBLE	45%
GROUND COVERAGE ACHIEVED = (D * C) x 100 =	(6874.11=197873.29) x 100 =3.47%

OWNER'S SIGNATURE

N. N A V E E N
Authorised Signatory
M/s. BIRLA ARNAA LLP.,
REGD. GPA & JDA HOLDERS FOR
M/s. M.S RAMAIAH REALTY LLP.,

ENGINEER'S SIGNATURE

SRIKANTH C.N
BCCL/BL/3.6/E-0057/2024-25
ONENESS INFRATECH
#9/9, 2nd Floor, 59th Cross,5th Block,
Near Bhasyam Circle, Rajajinagar,
Bangalore-560 010
Tel : 080-41141811 Email :info@oitech.co.in
www.oitech.co.in

PROJECT NAME

PROPOSED RESIDENTIAL APARTMENT BUILDING IN KHATHA No.103, PID No.150300201900320102, Sy.Nos.2,3/2,6,7, 8/1,8/2,8/3,9/1,9/2,9/3,10,11,12/1,12/2, 12/3 (Old No.12/2),13/1,13/2,14/1B,15/1,16,17,19,20,25,37/4 & 37/7 OF AKALENAHALLI- MALLENAHALLI VILLAGE , KASABA HOBLI ,DEVANAHALLI TALUK, BANGALORE RURAL DISTRICT RESIDENTIAL DEVELOPMENT PLAN VIDE ORDER No. BIAAPA/TP/LAO/DP/56/2022-23,DATED:20-05-2023

SUBJECT OF DRAWING :

SANCTION DRAWING

ORIENTATION

SCALE:1 :750

DRAWING No. 1 OF 7
SITE PLAN

SANCTIONING AUTHORITY

ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಕಾಯ್ದೆ 1961 ರ ಕಲಂ 15 (1) ರನ್ವಯ ಷರಾಗೂ ಪ್ರಾಧಿಕಾರದ ಪತ್ರ ಸಂಖ್ಯೆ: ಬಿಎಎಎಟಿಪಿ/ ಟಿಪಿ/ — /ಸಿಸಿ/ 307/2024-25 ದಿನಾಂಕ: 17/01/25 ರಲ್ಲಿನ ಷರತ್ತುಗೊಳಪಟ್ಟು ದಿನಾಂಕ 17-01-2025 ರಿಂದ ದಿನಾಂಕ 16-01-2027 ವರೆಗೆ ಎರಡು ವರ್ಷದ ಅವಧಿಗೆ ಪ್ರಾರಂಭಿಕ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ನೀಡಲಾಗುತ್ತದೆ. ಪರವಾನಿಗೆಯನ್ನು ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಯಿಂದ ಪಡೆಯತಕ್ಕದ್ದು.

17/01/25

ಸದಸ್ಯ ಕಾರ್ಯದರ್ಶಿ,
ಬೆಂಗಳೂರು ಅಂತಾರಾಷ್ಟ್ರೀಯ ವಿಮಾನ
ನಿಲ್ದಾಣ ಪ್ರದೇಶ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ,
ದೇವನಹಳ್ಳಿ.