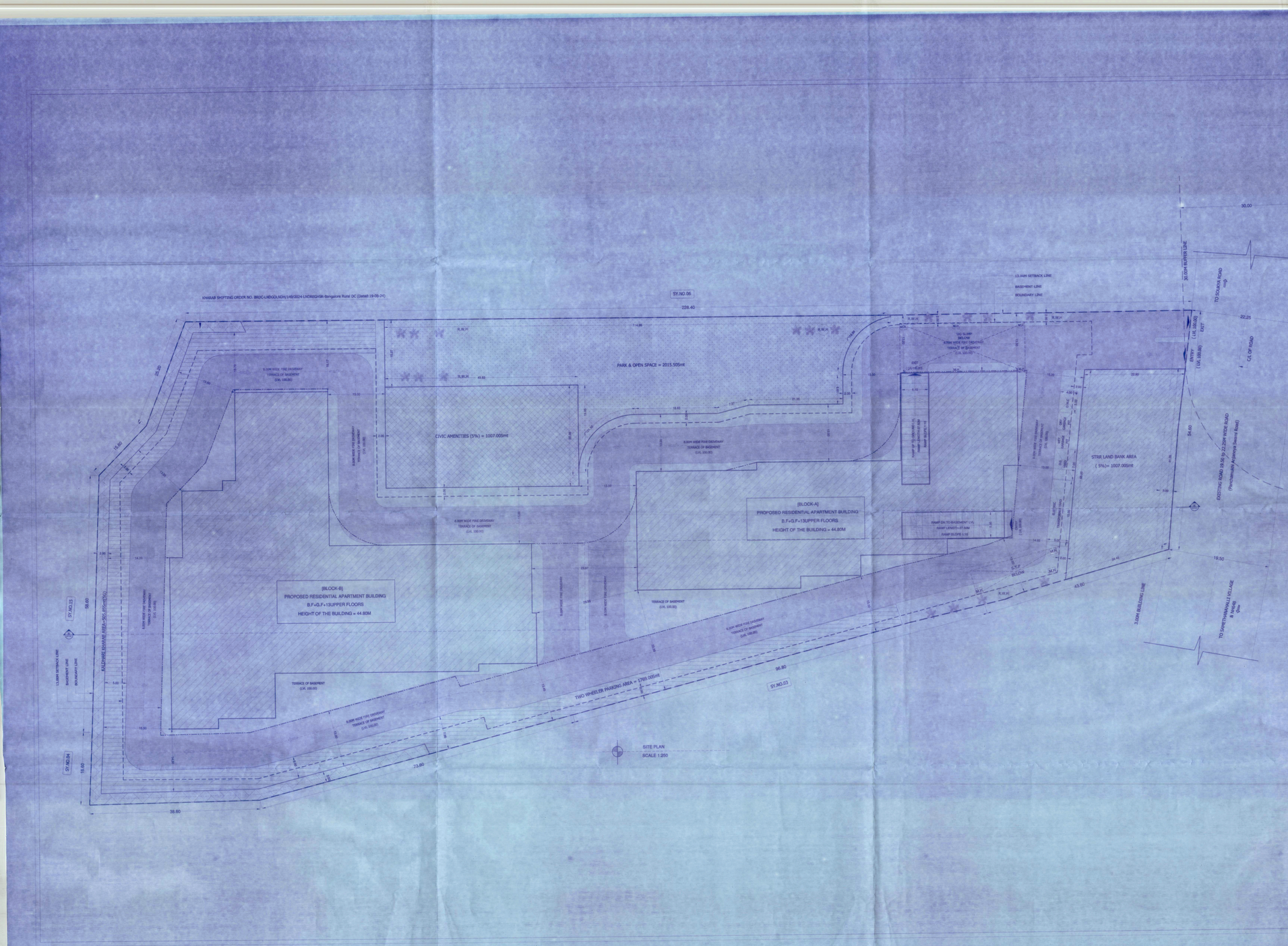

QC CONVERSION ORDER DETAILS

SL.NO	VILLAGE	SY.NO	AREA	B+KHAB	NET AREA	CONVERSION NUMBER DETAILS
1	SANETHANAHALLI	24	05A-04G	1G1	05A-03G	AUD/CR(S)/101/2004-2005 (DATED:24.03.2005)

KALEHANAHALLI AFTER SHIFTING

SL.NO	VILLAGE	SY.NO	AREA	B+KHAB	NET AREA
1	SANETHANAHALLI	06	05A-04G	0Y0	04A-39G

COMMON BASEMENT AREA STATEMENT IN SMT (BLOCK-A & B)

FLOORS	GROSS AREA	DEDUCTION AREA	BUILTUP AREA	NON FAR AREA LIFT	PARKING	TOTAL	NET FAR AREA
BASEMENT FLOOR	14210.91	39.28	14171.63	64.80	13891.35	13955.65	215.47
TOTAL	14210.91	39.28	14171.63	64.80	13891.35	13955.65	215.47

AREA STATEMENT IN SMT (BLOCK-A)

FLOORS	GROSS AREA	DEDUCTION AREA	BUILTUP AREA	NON FAR AREA LIFT	PARKING	TOTAL	NET FAR AREA	NO.OF UNITS
GROUND FLOOR	3561.98	18.55	3543.43	25.86	2944.07	2970.93	572.50	0
1st FLOOR	3708.66	105.37	3603.29	25.86	0.00	25.86	3577.43	3
2nd FLOOR	3694.30	97.08	3597.22	25.86	0.00	25.86	3571.36	34
3rd FLOOR	3731.17	97.08	3634.11	25.86	0.00	25.86	3608.25	34
4th FLOOR	3694.30	97.08	3597.22	25.86	0.00	25.86	3571.36	34
5th FLOOR	3731.17	97.08	3634.11	25.86	0.00	25.86	3608.25	34
6th FLOOR	3694.30	97.08	3597.22	25.86	0.00	25.86	3571.36	34
7th FLOOR	3731.17	97.08	3634.11	25.86	0.00	25.86	3608.25	34
8th FLOOR	3694.30	97.08	3597.22	25.86	0.00	25.86	3571.36	34
9th FLOOR	3731.17	97.08	3634.11	25.86	0.00	25.86	3608.25	34
10th FLOOR	3694.30	97.08	3597.22	25.86	0.00	25.86	3571.36	34
11th FLOOR	3731.17	97.08	3634.11	25.86	0.00	25.86	3608.25	34
12th FLOOR	3694.30	97.08	3597.22	25.86	0.00	25.86	3571.36	34
13th FLOOR	3731.17	97.08	3634.11	25.86	0.00	25.86	3608.25	34
TERRACE FLOOR	146.78	0.00	146.78	0.00	0.00	146.78	0.00	0
TOTAL	36884.79	1378.04	35506.75	355.06		3466.46	35019.35	481

AREA STATEMENT IN SMT (BLOCK-B)

FLOORS	GROSS AREA	DEDUCTION AREA	BUILTUP AREA	NON FAR AREA LIFT	PARKING	TOTAL	NET FAR AREA	NO.OF UNITS
GROUND FLOOR	3520.06	20.73	3499.27	38.94	3236.08	3275.02	224.25	5
1st FLOOR	2206.75	168.07	2038.68	38.94	0.00	38.94	2038.68	28
2nd FLOOR	2275.12	96.95	2178.23	38.94	0.00	38.94	2139.27	30
3rd FLOOR	2275.12	96.95	2178.27	38.94	0.00	38.94	2077.33	20
4th FLOOR	2275.12	96.95	2178.23	38.94	0.00	38.94	2139.27	30
5th FLOOR	2212.18	96.95	2077.23	38.94	0.00	38.94	2077.33	20
6th FLOOR	2275.12	96.95	2178.23	38.94	0.00	38.94	2139.27	30
7th FLOOR	2212.18	96.95	2115.27	38.94	0.00	38.94	2077.33	20
8th FLOOR	2275.12	96.95	2178.23	38.94	0.00	38.94	2139.27	30
9th FLOOR	2212.18	96.95	2115.27	38.94	0.00	38.94	2077.33	20
10th FLOOR	2275.12	96.95	2178.23	38.94	0.00	38.94	2139.27	30
11th FLOOR	2212.18	96.95	2115.27	38.94	0.00	38.94	2077.33	20
12th FLOOR	2275.12	96.95	2178.23	38.94	0.00	38.94	2139.27	30
13th FLOOR	2212.18	96.95	2115.27	38.94	0.00	38.94	2077.33	20
TERRACE FLOOR	215.90	0.00	215.90	0.00	0.00	215.90	0.00	0
TOTAL	32276.13	1359.37	30915.68	545.16		4401.14	31921.84	259

CONSOLIDATED AREA STATEMENT IN SMT (BLOCK-A & B)

FLOORS	GROSS AREA	DEDUCTION AREA	BUILTUP AREA	NON FAR AREA LIFT	PARKING	TOTAL	NET FAR AREA	NO.OF UNITS
BASEMENT FLOOR	14210.91	39.28	14171.63	64.80	13891.35	13955.65	215.47	0
BLOCK-A	36884.79	1378.04	35506.75	355.06	0.00	3466.46	35019.35	481
BLOCK-B	32276.13	1359.37	30915.68	545.16	0.00	4401.14	31921.84	259
TOTAL	83371.83	2776.69	80594.06	964.96		21822.65	67156.66	740

GROUND COVERAGE AREA IN SMT	
BLOCK-A	3541.98
BLOCK-B	3540.01
TOTAL	7081.98

CIVIC AMENITIES AREA	1007.005mt
STRR LAND BANK AREA	1007.005mt
PARK & OPEN SPACE	2015.505mt
TWO WHEELER AREA	1769.005mt

SL NO	PARTICULARS	AS PER L.P	AS PER PLAN
1.	PARK & OPEN SPACES	2013.30sqmt (10.00%)	2015.50sqmt (10.01%)
2.	CIVIC AMENITIES	1006.65sqmt (5.00%)	1007.00sqmt (5.00%)
3.	STRR LAND BANK AREA	1006.65sqmt (5.00%)	1007.00sqmt (5.00%)
4.	SITE AREA		AREA CONSIDERED FOR FAR BOUNDARY (management Area - Govt Amenities) (30.51.85 -1007.00= 19121.85sqmt)
5.	GROUND COVERAGE	50.00%	PLINTH AREA 7100 SITE AREA 6091.98 (19121.85) = 31.86% < 50.00%
6.	FAR	2.50	FAR AREA SITE AREA 47796.75 (19121.85) = 2.49 < 2.50
7.	HT.OF THE BUILDING	45.00M	44.80M(B.F+G.F+13UPPER FLOORS)
8.	NO.OF UNITS	- - - - - - - -	740 Units
9.	REQUIRED CAR PARKING DETAILS:- 440 UNITS MORE THAN 200MTR LESS THAN 225MTR (Metro station) 10% OF VISITORS CAR PARKING		440 Units = 440cars; = 44cars; TOTAL = 484cars
	PROVIDED CAR PARKING DETAILS:- BASEMENT FLOOR CAR PARKING = 401cars; GROUND FLOOR CAR PARKING = 124cars		= 525cars
10.	NO.OF CAR PARKING REQUIRED = 484cars; NO.OF CAR PARKING PROVIDED = 525cars		
11.	TWO WHEELER REQUIRED AREA:- CAR PARKING AREA (525 CAR x 33.75sqft) = 17718.75sqft; 15% OF TWO WHEELER PARKING (17687.50sqft x 15%)= 2654.06sqft;		
12.	TWO WHEELER PARKING REQUIRED AREA = 2654.06sqft; TWO WHEELER PARKING PROVIDED AREA = 1769.22sqft;		
13.	SETBACK	REQUIRED: ALL-AROUND 13.00M SETBACK	PROVIDED: FRONT = 13.00m; REAR = 13.00m; LEFT = 13.00m; RIGHT = 13.00m

LOCATION MAP-N.T.S

LEGEND

BOUNDARY LINE	
SETBACK LINE	
BASEMENT LINE	
BUILDING LINE	
POND BUFFER LINE	
PARK & OPEN SPACES	
CIVIC AMENITIES	
STRR LAND BANK	
KHARAB AREA	
TWO WHEELER PARKING AREA	

ಪೂರ್ವಾನುಮತಿ ಅಂತಿಮ ಅಭಿವೃದ್ಧಿಯನ್ನು ಮಾತ್ರ ಒಳಪಟ್ಟು, ಮಂಜೂರಾದ ಲೇಔಟ್ ನಕಾಶೆ ಮತ್ತು ಇತರೆ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ. ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನೆ ಅಧಿನಿಯಮ 1961 ರಲ್ಲಿ ಕಲಂ 10(1) ಅನ್ವಯ ಪ್ರದಾನ ಮಾಡಲಾದ ಪ್ರಕರಣ ಸಂಖ್ಯೆ: BBMP/ಸಿಂಗಾಪುರ/ಪೂರ್ವಾನುಮತಿ/ಪಿಎಲ್/341/ಎಲ್-2/5 ದಿನಾಂಕ 18/03/25 ಅನ್ವಯವಿರುತ್ತದೆ. ಮತ್ತು ಮೇಲೆ ಅಭಿವೃದ್ಧಿಪಡಿಸಲು ಉದ್ದೇಶಿಸಿರುವ ಸ್ವತ್ತು ಸರ್ವೆ ನಂಬರ್, ಗ್ರಾಮ, ಹೋಬಳಿ ಮತ್ತು ತಾಲ್ಲೂಕಿನಲ್ಲಿ ಸ್ಥಳ ಪರಿಶೀಲನೆ ಮಾಡಿದಂತೆ ಇರುವುದು ಸದರಿ ಅಭಿವೃದ್ಧಿಯನ್ನು ಕೈಗೊಳ್ಳಲು ಅಡ್ಡಿಯಿರುವುದಿಲ್ಲ.

15/05/25

ಸಹಾಯಕ ಕಾರ್ಯದರ್ಶಿಗಳು,
ಅಗತ್ಯ ಪರ್ಮಿಟ್ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಶಾಖೆ ಬೆಂಗಳೂರು.
ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ (ಸೌತ್) (BTTR)
ನೋಂದಣಿ ಕಛೇರಿಗಳು, ಬೆಂಗಳೂರು.

OWNER'S SIGNATURE :-

M/s. ISHTIKA VISWANIUM DEVELOPERS LLP
(Represented by its Authorised signatory)

1) Mr.GOWRI CHIRANJEEVI REDDY

2) Mr.PAVAN C REDDY

(SPA Holder For)
M/s. Sprisha Homes Private Limited,
Mrs.Japhni Bunyaminamana Reddy & Others

ENGINEER SIGNATURES :-

N. GANESH, B.E.....,MV.,
Regd Eng.B.C/CR/L23-6/E-4299/17-18

JOB TITLE:

PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO.1597/80+40/80+50/1-20, SY.NO.05, SANETHANAHALLI VILLAGE, ANIGOCHIDANAHALLI HOBLI, HOSKOTE TALUK, BANGALORE.

DEVELOPMENT PLAN APPROVED VIDE NO.:-
STRRPA/TP/DP-07/2024-25 Dt:03.01.2025.

TITLE: SITE PLAN (BLOCK - A & B)

ORIENTATION

SHEET - 01 OF 09 SCALE : 1:250