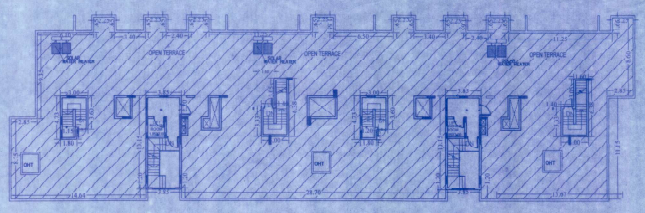
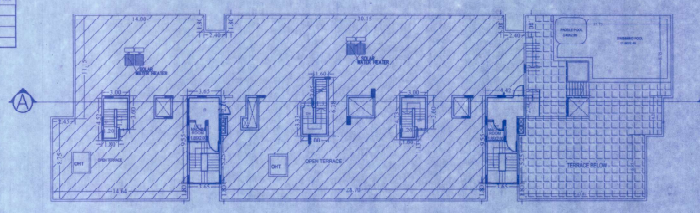
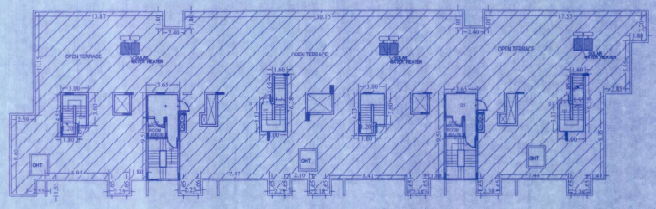
## BUILT UP AREA STATEMENT (IN SQM)

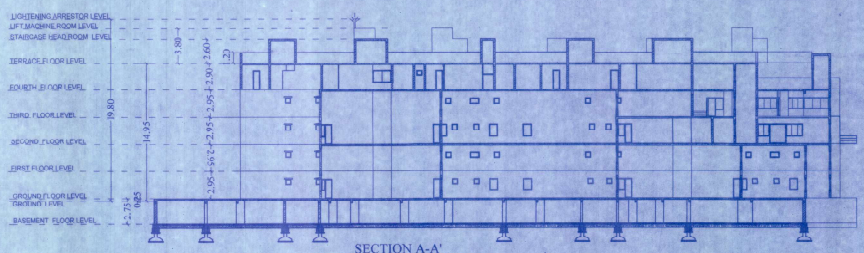
| S.No. | FLOOR | 4 GROSS BUILT UP AREA | 7 DEDUCTIONS DUCTS | (1-7)at3 NET BUILT UP AREA | 4 NON FAR AREA LIFT | 5 PARKING | 6 STAIR CASE ROOM | (4+5+6)R7 TOTAL NON FAR AREAS | (3-7)R8 NET FAR AREA | 9 No. of Units |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Basement | 5360.73 | | 5360.73 | 25.17 | 5929.28 | | 5954.55 | 306.17 | |
| | | | | TOWER-A & TOWER-B | | | | | | |
| 2 | Ground | 2229.66 | 141.78 | 2087.88 | 14.80 | | | 14.80 | 2073.08 | 16 |
| 3 | 1st | 2392.19 | 353.48 | 2038.71 | 14.80 | | | 14.80 | 2023.91 | 0 |
| 4 | 2nd | 2474.80 | 92.00 | 2382.80 | 14.80 | | | 14.80 | 2368.00 | 14 |
| 5 | 3rd | 2434.41 | 323.17 | 2111.24 | 14.80 | | | 14.80 | 2096.44 | 0 |
| 4 | 4th | 2262.17 | 50.02 | 2212.15 | 14.80 | 9.02 | | 23.82 | 2188.33 | 7 |
| 6 | Terrace | 245.57 | | 245.57 | | | 245.57 | 245.57 | 0.00 | |
| Grand Total | | 12998.80 | 960.54 | 11070.35 | 74.00 | 9.02 | 245.57 | 328.59 | 10741.76 | 37.00 |
| | | | | TOWER-C | | | | | | |
| 2 | Ground | 1054.63 | 69.91 | 984.72 | 10.37 | | | 10.37 | 974.35 | 8 |
| 3 | 1st | 1159.97 | 175.56 | 984.41 | 10.37 | | | 10.37 | 974.04 | 0 |
| 4 | 2nd | 1193.72 | 47.4 | 1146.32 | 10.37 | | | 10.37 | 1135.95 | 8 |
| 5 | 3rd | 1171.66 | 152.58 | 1019.08 | 10.37 | | | 10.37 | 1008.71 | 0 |
| 4 | 4th | 1236.33 | 48.37 | 1187.96 | 10.37 | | | 10.37 | 1177.59 | 4 |
| 6 | Terrace | 131.57 | | 131.57 | | | 131.57 | 131.57 | 0.00 | |
| Grand Total | | 6947.88 | 493.82 | 5454.06 | 51.85 | 0.00 | 131.57 | 183.42 | 5270.64 | 57.00 |
| GROSS BUILT UP AREA | | | | | | | | | 23347.50 | |
| BUILT UP AREA | | | | | | | | | 21893.14 | |
| NET FAR AREA | | | | | | | | | 16326.57 | |
| GROUND COVERAGE AREA | | | | | | | | | 3284.29 | |



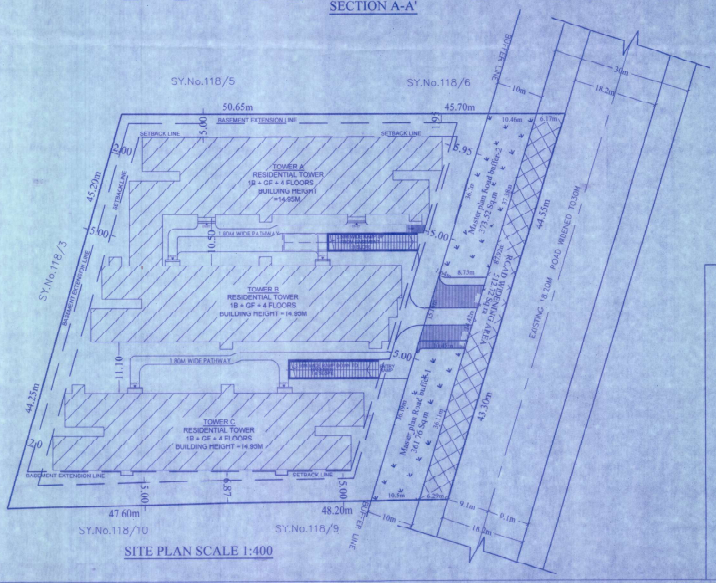




TERRACE FLOOR PLAN




SECTION A-A'



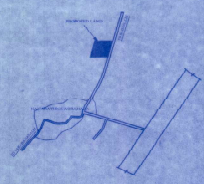

SITE PLAN SCALE 1:400

| LAND USE ANALYSIS | | |
|---|---|---|
| LAND USE | AREA IN Sq.m | % |
| RESIDENTIAL | 6945.60 | 84.58 |
| MASTER PLAN ROAD WIDENING AREA | 512.72 | 6.33 |
| MASTER PLAN ROAD BUFFER AREA | 735.28 | 9.09 |
| TOTAL | 8093.60 | 100.00 |

SANCTIONING AUTHORITY

ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಪ್ರಾದೇಶಿಕ ಯೋಜನೆ ಅಧಿನಿಯಮ 1961 ರ ಕಲಂ 15 (1) ಪ್ರಕಾರ ಅನುಮತಿ ನೀಡಲಾಗಿದೆ ಮತ್ತು ಸದರಿ ಯೋಜನೆಯ/ ಸಂಖ್ಯೆ: PRJ/ 1464/2024-25 ಇದಾಗಿರುತ್ತದೆ. 26-02-2025 ರಲ್ಲಿನ ಸಮಾಲೋಚನೆಯನ್ವಯ ದಿನಾಂಕ 28-02-2025 ರಂದು ನಡೆದ 172ನೇ ಸಭೆ ನಡಾವಳಿ ಮೇರೆ ಷರತ್ತುಗಳೊಂದಿಗೆ ಅನುಮೋದನೆ ಪಡೆದಿರುತ್ತದೆ. ಪ್ರಕಟಣೆಯ ದಿನಾಂಕದಿಂದ ಮುಂದಿನ ಮೂರು ವರ್ಷಗಳ ಅವಧಿಗೆ ಮಾನ್ಯತೆಯಿರುತ್ತದೆ.

ಕಾರ್ಯದರ್ಶಿ,
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿಯ ಪ್ರಾಧಿಕಾರ
ನಿಮ್ಮ ಪ್ರಮಾಣ ಪತ್ರದಲ್ಲಿ ಅನ್ವಯ.



LOCATION PLAN
(Not to scale)

ALL DIMENSIONS ARE IN METERS

DETAILS OF UNITS

| S.No. | NAME | TOTAL AREA IN SQM | GROUND FLOOR & | UNIT Nos. |
|---|---|---|---|---|
| 01 | 3BHK | > 50 SQ.M | 24 Nos. | 1,2,3,4,5,6,7,8,9,10,11 12,13,14,15,16,17,18 19,20,21,22,23 & 24 |
| S.No. | NAME | TOTAL AREA IN SQM | SECOND FLOOR | UNIT Nos. |
| 02 | 3BHK | > 50 SQ.M | 22 Nos. | 1,2,3,4,5,6,7,8,9,10,11 12,13,14,15,16,17,18, 19,20,21 & 22 |
| S.No. | NAME | TOTAL AREA IN SQM | FOURTH FLOOR | UNIT Nos. |
| 03 | 3BHK | > 50 SQ.M | 11 Nos. | 1,2,3,4,5,6,7,8,9, 10 & 11 |

GROUND FLOORS - 24 Nos.
SECOND FLOORS - 22 Nos.
FOURTH FLOORS - 11 Nos.

TOTAL No. of Units=57 Nos.

SCHEDULE OF OPENINGS

| TYPE | DESCRIPTION | SIZE |
|---|---|---|
| D1 | DOOR | 1.20 x 2.10 |
| D2 | DOOR | 0.90x 2.10 |
| D3 | DOOR | 0.75x 2.10 |
| W1 | WINDOWS | 2.45 x 1.20 |
| W2 | WINDOWS | 1.05 x 1.20 |
| KW | WINDOWS | 0.90 x 1.20 |
| DD | SLIDING DOOR | 2.45x 2.10 |
| V | VENTILATOR | 0.75 x 2.10 |

AREA STATEMENTS

TOTAL SITE AREA : 2 Acre 00 Guntas = (8093.60 Sqm)
MP ROAD AREA+ROAD BUFFER=512.72+735.28= 1248.00Sq.m
NET SITE AREA : 8093.60-1248=6845.60 Sq.m

BUILT UP AREA STATEMENT (IN SQM)

| S.No. | FLOOR | 4 GROSS BUILT UP AREA | 7 DEDUCTIONS DUCTS | (1-7)at3 NET BUILT UP AREA | 4 NON FAR AREA LIFT | 5 PARKING | 6 STAIR CASE ROOM | (4+5+6)R7 TOTAL NON FAR AREAS | (3-7)R8 NET FAR AREA | 9 No. of Units |
|---|---|---|---|---|---|---|---|---|---|---|
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| 2 | Ground | 2229.66 | 141.78 | 2087.88 | 14.80 | | | 14.80 | 2073.08 | 16 |
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| 5 | 3rd | 2434.41 | 323.17 | 2111.24 | 14.80 | | | 14.80 | 2096.44 | 0 |
| 4 | 4th | 2262.17 | 50.02 | 2212.15 | 14.80 | 9.02 | | 23.82 | 2188.33 | 7 |
| 6 | Terrace | 245.57 | | 245.57 | | | 245.57 | 245.57 | 0.00 | |
| Grand Total | | 12998.80 | 960.54 | 11070.35 | 74.00 | 9.02 | 245.57 | 328.59 | 10741.76 | 37.00 |
| | | | | TOWER-C | | | | | | |
| 2 | Ground | 1054.63 | 69.91 | 984.72 | 10.37 | | | 10.37 | 974.35 | 8 |
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| GROSS BUILT UP AREA | | | | | | | | | 23347.50 | |
| BUILT UP AREA | | | | | | | | | 21893.14 | |
| NET FAR AREA | | | | | | | | | 16326.57 | |
| GROUND COVERAGE AREA | | | | | | | | | 3284.29 | |

PROPOSED FAR = NET FAR AREA / TOTAL SITE AREA
PROPOSED FAR =16326.54/8093.60=2.02
COVERAGE=(GROUND COVERAGE AREA/TOTAL SITE AREA)X100
COVERAGE = (3284.29/6845.60)*100 = 47.97%

| SET BACKS | AS PER ZONAL REGULATION | AS PER DRAWING |
|---|---|---|
| FRONT | 5.0 M | 5.0 M |
| REAR | 5.0 M | 5.0 M |
| FRONT | 5.0 M | 5.0 M |
| REAR | 5.0 M | 5.0 M |
| Coverage | ------- | 47.97% |
| F A R | 2.25 | 2.02 |
| No.Of Units | ------- | 57 Units |
| Height of building | HEIGHT AS PER ZR12-15M | 14.95 M |
| | HEIGHT AS PER AAI 30.00M | 19.80 M |

| | | | |
|---|---|---|---|
| Parking | TOTAL UNITS - 57 UNITS)<br>1 CAR PARKING (2.5M X 5.00 M) FOR PER DWELLING EXCEEDING AREA OF 70 SQ.M<br>No. of Units=57 Nos.<br>No. of cars= 57 Nos. | 66 Cars | BASEMENT = 8X1 CARS<br>TOTAL= 88 Cars |
| | AMENITIES PARKING<br>1 CAR PARKING (2.5M X 5.00 M) FOR EVERY 75 Sq.m FLOOR AREA<br>No. of cars=673.37/75=8.97 = 9<br>Total No. of cars= 57+9= 66 Nos. | | |
| | TWO WHEELER PARKING<br>25% OF CAR PARKING<br>25% X (12.50 SQ.M X 66 Nos) = 206.25 Sq.m | 206.25 Sq.m | 314.67 Sq.m |

PROJECT NAME

PROPOSED RESIDENTIAL APARTMENT IN APPROVED RESIDENTIAL SINGLE SITE VIDE No. BIAAPA/TP/1 ADMSS/640/2023-24 Dated: 01-10-2024 IN KHATHA No.359/359 361/361 426/426 427/427, PID No.: (150200200900400385) IN Sy.NO. 118/7,118/8,118/118&118/12 OF NAVARATHNA AGRAHARA VILLAGE, JALA HOBLI , YELAHANKA TALUK, BANGALORE URBAN DISTRICT.

OWNERS SIGNATURE

Sri.MEDA SREEDHAR  Smt.SUMA SREEDHAR

Representing partners
M/s.ECHOES OF EDEN

ENGINEER'S SIGNATURE


SRIKANTH C.N
BCC/BL/3 G/E-0057/24-25
ONENESS INFRATECH
#9/9, 2nd Floor, 59th Cross,5th Block,
Tel : 080-41141611 Email:info@oitech.co.in
Near Bhasyam Circle, Rajajinagar,
Bangalore-560 010


SUBJECT OF DRAWING

SANCTION PLAN

| SCALE: 1 : 200 | ORIENTATION N | TERRACE, SECTION & SITE PLAN |
|---|---|---|
| | | SHEET 5 OF 5 |