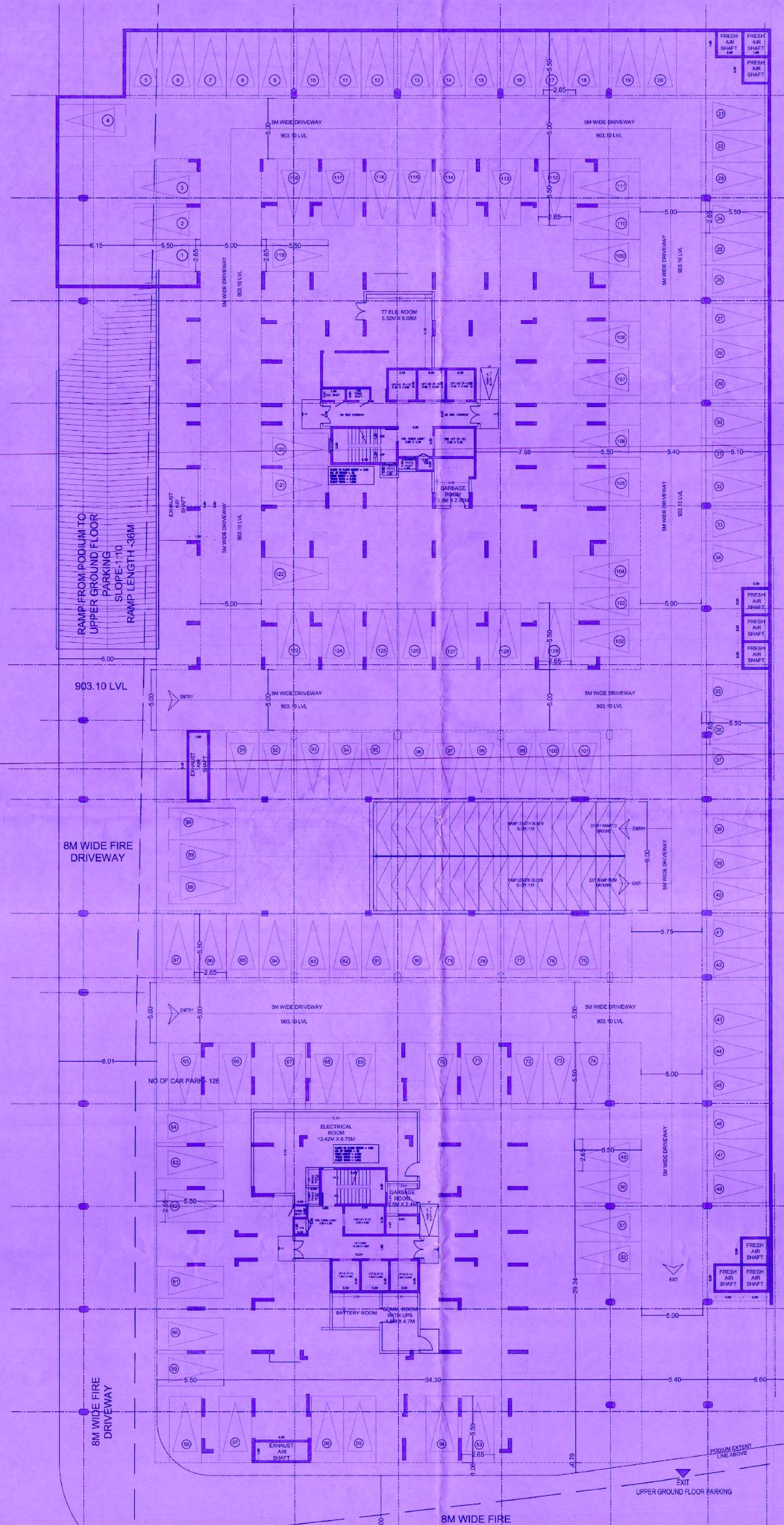

RAMP FROM PODIUM TO UPPER GROUND FLOOR PARKING
SLOPE-1:10
RAMP LENGTH -36M
903.10 LVL
8M WIDE FIRE DRIVEWAY
5M WIDE DRIVEWAY
903.10 LVL
FRESH AIR SHAFT
EXHAUST AIR SHAFT
T7 FUEL ROOM
GARBAGE ROOM
ELECTRICAL ROOM
BATTERY ROOM
ENTRY
EXIT
NO OF CAR PARK - 126
PODIUM EXTENT LINE ABOVE
EXIT
UPPER GROUND FLOOR PARKING
8M WIDE FIRE DRIVEWAY
903.10 LVL

UPPER GROUND FLOOR (P-1)
SCALE : 1:150

NO OF CAR PARK - 129

SCHEDULE OF OPENINGS

TYPE	FINISHED SIZE	SILL	LINTEL	DESCRIPTION
WOODEN/FLUSH DOORS				
MAIN DOOR (MD)	1200X2400	-	2400	MAIN DOOR
DOOR 1 (D1)	900X2100	-	2100	BEDROOMS
DOOR 2 (D2)	800X2100	-	2100	TOILETS, UTILITY
DOOR 3 (D3)	750X1500	600	2100	SHAFT
SLIDING DOOR (SD2)	2450x2250	-	2250	DINING
SLIDING DOOR (SD3)	1500X2250	-	2250	BALCONY
SLIDING DOOR (SD4)	1800X2250	-	2250	BALCONY
FIRE DOORS				
FIRE DOOR (FD1)	1100X2100	-	2100	STAIRCASE LOBBY
FIRE DOOR (FD2)	900X2100	600	2100	FHR SHAFT
FIRE DOOR (FD3)	750X2100	600	2100	ELEC. COMM. SHAFT
WINDOWS				
WINDOW (W)	2000X1850	400	2250	LIVING & DINING
WINDOW (W1)	1500X1850	400	2250	BEDROOMS
WINDOW (W2)	1200X1250	1000	2250	KITCHEN
WINDOW (W3)	2150X1350	900	2250	CORRIDORS
WINDOW (W4)	1200X1200	900	2100	STAIRS & CORRIDOR
WINDOW (W5)	900X1300	950	2250	BEDROOMS
WINDOW (W6)	750X1300	950	2250	BEDROOMS
VENTILATOR				
VENTILATOR(V)	750X1200	1200	2100	TOILETS
DOOR CUM WINDOWS				
DOOR WINDOW 1 (DW1)	(800X2250)+(600X1250)	0+1000	2250	UTILITY/LAUNDRY

ಷರತ್ತುಗಳು

1) [illegible] 145/2, 145/3, 146/3, 146/5, 146/6, 146/7, 147/1, 147/9, 155/1, 155/2, 155/3, 155/4, 156/1, 156/4, 157/6, 161/2, 162/1, 162/2, 163/1, 163/2, 163/3, 163/4, 163/5, 163/6, 164/1, 164/2, 164/3, 167/2, 167/3, 171/1, 171/3, 171/4, 172/1, 172/2, 172/3, 250/1([illegible]), 250/3([illegible]), 251/1, 251/2, 251/3, 252/1, 252/2, 252/3, 253/1, 253/2, 253/3, 253/4 [illegible], 253/5 [illegible] 1.4.12/2024, [illegible] 25.01.2024 [illegible] DLP 31/2023 24/670/2024-25, [illegible] 27.06.2024 [illegible]

2) [illegible]

3) [illegible]

4) [illegible]

5) [illegible]

6) [illegible]

7) [illegible]

8) [illegible]

9) [illegible] (Occupation Certificate) [illegible]

10) [illegible]

11) [illegible]

37) [illegible] Building and other Construction Workers Welfare cess Rules 1998 [illegible] 14.08.2025 [illegible]

38) [illegible]

[illegible] 24.07.2025 [illegible]

[illegible] GN25084029 [illegible] 16.08.2025 [illegible] 4,58,21,850 [illegible]

1	[illegible]	[illegible]
2	[illegible]	[illegible]
3	[illegible]	[illegible]
4	[illegible]	[illegible]
5	[illegible]	[illegible]
6	[illegible]	[illegible]
	[illegible]	[illegible]
	[illegible]	[illegible]
	[illegible]	[illegible]
7	[illegible]	[illegible]
8	[illegible]	[illegible]
9	[illegible]	[illegible]
10	[illegible]	[illegible]
11	[illegible]	[illegible]
12	[illegible]	0.00
	[illegible]	4,58,21,850.00

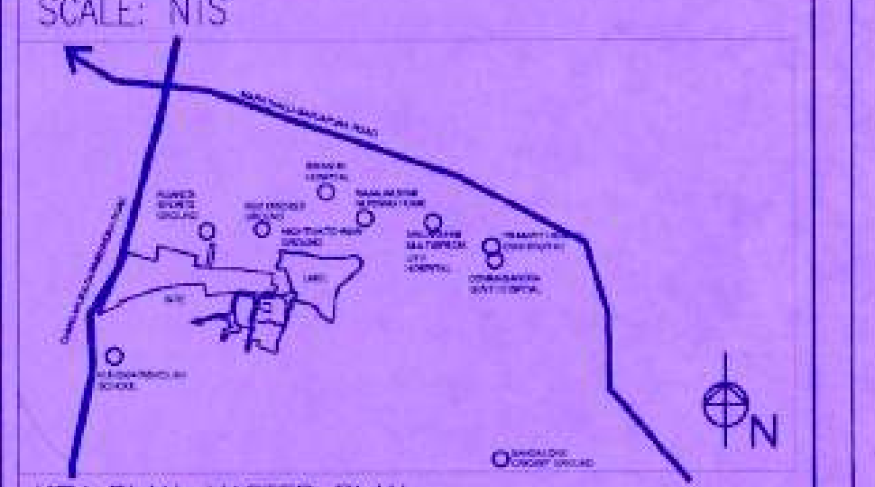
[illegible]

ಸಂ/ಅಸ/ಅಆ-1/ಪಾ-2 ಲೇಪ್ರ/31/2025-26
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ನಕ್ಷೆಗೆ
ನೀಡಿರುವ ಮಂಜೂರಾತಿಯು ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ
(ದಿನಾಂಕ: 16-8-2025 ರಿಂದ 15-8-2027 ರವರೆಗೆ)
ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.

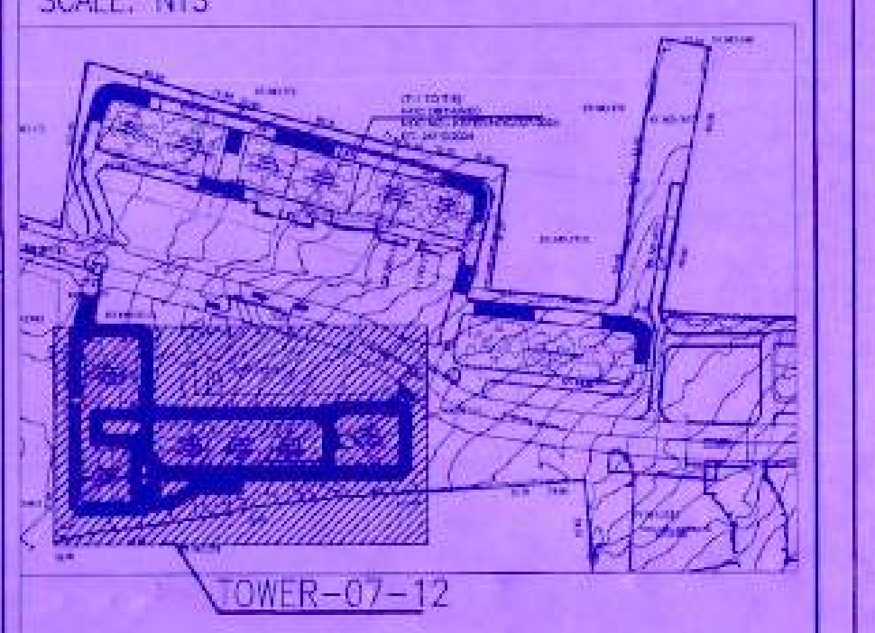
ಆಯುಕ್ತರ ಪರವಾಗಿ
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು

ದಿನಾಂಕ: 16-8-2025

LOCATION PLAN :
SCALE: NTS



KEY PLAN-MASTER PLAN :
SCALE: NTS



NALA BUFFER	− − · − − · − −
SITE BOUNDARY	▬
SETBACK LINE	− − 18M BUILDING SETBACK / 2M BASEMENT SETBACK − −
BUILDING EXTENT	▬
BASEMENT EXTENT	
CIVIC AMENITIES	▨
PARKS & OPEN SPACE	▒

OWNER'S NAME & ADDRESS:

1. NAMBIAR ENSEMBLE RESIDENTIAL PROJECTS LLP
2. NAMBIAR BUILDERS PVT, LTD

No - 60, 2nd Floor, PR Business Center,
Above Croma, Outer Ring Road,
Kadubisanahalli, Marathahalli Post,
Bangalore - 560103

OWNER'S SIGNATURE:

(AUTHORISED SIGNATORY)

PLANNER'S / ENGINEER'S SIGNATURE :

LAKSHMAN.S
BCC/BL/3.6/E-3682/2012-13

PROJECT TITLE:
PROPOSED RESIDENTIAL DEVELOPMENT PLAN ON SY NOS
145/2 145/3 146/3 146/5 146/6 146/7 147/1 147/9 155/1
155/2 155/3 155/4 156/1 156/4 157/6 161/2 162/1 162/2
163/1 163/2 163/3 163/4 163/5 163/6 164/1 164/2 164/3
167/2 167/3 171/1 171/3 171/4 172/1 172/2 172/3 250/1
250/3 251/1 251/2 251/3 252/1 252/2 252/3 253/1 253/2
253/3 253/4 253/5 OF
DOMMASANDRA VILLAGE , SARJAPURA HOBLI
ANEKAL TALUK , BANGALORE -562125

PROJECT CONSULTANTS :

RSP Design Consultants
(India) Pvt Ltd.

RSP

RSP HOUSE, # 30, MUSEUM ROAD, BANGALORE - 560001 TEL : 25596868 FAX : 25596818

SANCTION DRAWING

DRAWING TITLE

TOWER-7 & 8
UPPER GROUND FLOOR (PARKING)
(P-1)

NOTE :
ALL DIMENSIONS ARE IN MM

ORIENTATION : N

SHEET NO : 1

SCALE : 1:150

DATE : 09/APRIL/2025

PUMP ROOM
15.0 M X 7.15 M
UG SUMP
TRANSFORMER ROOM
5M WIDE DRIVEWAY
899.50 LVL
FRESH AIR SHAFT
EXHAUST AIR SHAFT
RAMP ABOVE
DG
18.5M x 12.0M
HOT AIR CHAMBER ABOVE
STP
29M X 7.65M
RAMP FROM
UPPER GROUND
FLOOR
SLOPE 1:10
RAMP LENGTH -33M
8M WIDE FIRE
DRIVEWAY
899.50 LVL
RAMP FROM
GROUND FLOOR
TO SPINE ROAD
SLOPE 1:10
RAMP LENGTH -29.50M
899.50 LVL

GROUND (P-2)
SCALE : 1:150
NO OF CAR PARK - 376

SCHEDULE OF OPENINGS

TYPE	FINISHED SIZE	SILL	LINTEL	DESCRIPTION
WOODEN/FLUSH DOORS				
MAIN DOOR (MD)	1200X2400	-	2400	MAIN DOOR
DOOR 1 (D1)	900X2100	-	2100	BEDROOMS
DOOR 2 (D2)	800X2100	-	2100	TOILETS, UTILITY
DOOR 3 (D3)	750X1500	600	2100	SHAFT
SLIDING DOOR (SD2)	2450x2250	-	2250	DINING
SLIDING DOOR (SD3)	1500X2250	-	2250	BALCONY
SLIDING DOOR (SD4)	1800X2250	-	2250	BALCONY
FIRE DOORS				
FIRE DOOR (FD1)	1100X2100	-	2100	STAIRCASE LOBBY
FIRE DOOR (FD2)	900X2100	600	2100	FHR SHAFT
FIRE DOOR (FD3)	750X2100	600	2100	ELEC. COMM. SHAFT
WINDOWS				
WINDOW (W)	2000X1850	400	2250	LIVING & DINING
WINDOW (W1)	1500X1850	400	2250	BEDROOMS
WINDOW (W2)	1200X1250	1000	2250	KITCHEN
WINDOW (W3)	2150X1350	900	2250	CORRIDORS
WINDOW (W4)	1200X1200	900	2100	STAIRS & CORRIDOR
WINDOW (W5)	900X1300	950	2250	BEDROOMS
WINDOW (W6)	750X1300	950	2250	BEDROOMS
VENTILATOR				
VENTILATOR(V)	750X1200	1200	2100	TOILETS
DOOR CUM WINDOWS				
DOOR WINDOW 1 (DW1)	(800X2250)+(600X1250)	0+1000	2250	UTILITY/LAUNDRY

LOCATION PLAN :
SCALE: NTS

KEY PLAN-MASTER PLAN :
SCALE: NTS

SITE BOUNDARY	―
SETBACK LINE	16M BUILDING SETBACK 3M BASEMENT SETBACK
BUILDING EXTENT	―
BASEMENT EXTENT	―
CIVIC AMENITIES	▨
PARKS & OPEN SPACE	▨

OWNER'S NAME & ADDRESS:

1. NAMBIAR ENSEMBLE RESIDENTIAL PROJECTS LLP
2. NAMBIAR BUILDERS PVT, LTD

No - 60, 2nd Floor, PR Business Center,
Above Croma, Outer Ring Road,
Kadubisanahalli, Marathahalli Post,
Bangalore - 560103

OWNER'S SIGNATURE:

(AUTHORISED SIGNATORY)

PLANNER'S / ENGINEER'S SIGNATURE :

LAKSHMAN.S
BCC/BL/3.6/E-3682/2012-13

PROJECT TITLE:

PROPOSED RESIDENTIAL DEVELOPMENT PLAN ON SY NOS
145/2 145/3 146/3 146/5 146/6 146/7 147/1 147/9 155/1 155/2 155/3 155/4 156/1 156/4 157/6 161/2 162/1 162/2 163/1 163/2 163/3 163/4 165/5 163/6 164/1 164/2 164/3 167/2 167/3 171/1 171/3 171/4 172/1 172/2 172/3 250/1 250/3 251/1 251/2 251/3 252/1 252/2 252/3 253/1 253/2 253/3 253/4 253/5

DOMMASANDRA VILLAGE , SARJAPURA HOBLI
ANEKAL TALUK , BANGALORE -562125

PROJECT CONSULTANTS :

RSP Design Consultants
(India) Pvt Ltd.

RSP HOUSE, # 30, MUSEUM ROAD, BANGALORE - 560001 TEL: 25596868 FAX : 25596818

SANCTION DRAWING

DRAWING TITLE

GROUND FLOOR (PARKING)
P-2

NOTE :
ALL DIMENSIONS ARE IN METERS

ORIENTATION : N

SHEET NO : 2

FILENAME : ---- ---- ----
SCALE : 1:150
DATE : 09/APRIL/2025
DEALT : M.DIKSHITHA
CHECKED : DHAYA
JOB NO : 22108

ಷರತ್ತುಗಳು

[illegible]

1	[illegible]	97,81,836.00
2	[illegible]	97,81,836.00
3	[illegible]	1,10,000.00
4	[illegible]	42,38,603.00
5	[illegible]	4,33,860.00
6	[illegible]	31,69,302.00
	[illegible]	2,86,85,477.00
	[illegible]	23,92,693.00
	[illegible]	23,92,693.00
7	[illegible]	4,33,660.00
8	[illegible]	2,16,930.00
9	[illegible]	25,00,000.00
10	[illegible]	1,08,46,507.00
11	[illegible]	4,53,682.00
12	[illegible]	0.00
	[illegible]	4,58,21,850.00

SCHEDULE OF OPENINGS

TYPE	FINISHED SIZE	SILL	LINTEL	DESCRIPTION
WOODEN/FLUSH DOORS				
MAIN DOOR (MD)	1200X2400	-	2400	MAIN DOOR
DOOR 1 (D1)	900X2100	-	2100	BEDROOMS
DOOR 2 (D2)	800X2100	-	2100	TOILETS, UTILITY
DOOR 3 (D3)	750X1500	600	2100	SHAFT
SLIDING DOOR (SD2)	2450x2250	-	2250	DINING
SLIDING DOOR (SD3)	1500X2250	-	2250	BALCONY
SLIDING DOOR (SD4)	1800X2250	-	2250	BALCONY
FIRE DOORS				
FIRE DOOR (FD1)	1100X2100	-	2100	STAIRCASE LOBBY
FIRE DOOR (FD2)	900X2100	600	2100	FHR SHAFT
FIRE DOOR (FD3)	750X2100	600	2100	ELEC. COMM. SHAFT
WINDOWS				
WINDOW (W)	2000X1850	400	2250	LIVING & DINING
WINDOW (W1)	1500X1850	400	2250	BEDROOMS
WINDOW (W2)	1200X1250	1000	2250	KITCHEN
WINDOW (W3)	2150X1350	900	2250	CORRIDORS
WINDOW (W4)	1200X1200	900	2100	STAIRS & CORRIDOR
WINDOW (W5)	900X1300	950	2250	BEDROOMS
WINDOW (W6)	750X1300	950	2250	BEDROOMS
VENTILATOR				
VENTILATOR(V)	750X1200	1200	2100	TOILETS
DOOR CUM WINDOWS				
DOOR WINDOW 1 (DW1)	(800X2250)+(600X1250)	0 +1000	2250	UTILITY/LAUNDRY

LOCATION PLAN :
SCALE: NTS
KEY PLAN - MASTER PLAN :
SCALE: NTS
N
TOWER - 07 - 12

SUMP ABOVE
5M WIDE DRIVEWAY
897.00 LVL
EXHAUST FAN ROOM
FRESH AIR SHAFT
SHAFT
ENTRY
EXIT
STP
STP
29M X 7.65M
29.32
7.65
6.00
2.65
5.50

BASEMENT-01
SCALE : 1:150
NO OF CAR PARK - 426

ನಂ./ಅಕ/ಆಅ- 1 /ಸಂ- 9 /ಟಿಪ್ಪ/ 31 /20 ೨೫ 20 ೨೬
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ನಕ್ಷೆಗೆ
ನೀಡಿರುವ ಮಂಜೂರಾತಿಯು ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ
(ದಿನಾಂಕ 16-8-೨೦೨೫ ರಿಂದ 15-8-೨೦೨೭ ರವರೆಗೆ)
ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.

ಆಯುಕ್ತರ ಪರವಾಗಿ
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು

ದಿನಾಂಕ: 16-8-೨೦೨೫

SITE BOUNDARY	
SETBACK LINE	16M BUILDING SETBACK 2M BASEMENT SETBACK
BUILDING EXTENT	
BASEMENT EXTENT	
CIVIC AMENITIES	▨
PARKS & OPEN SPACE	▨

OWNER'S NAME & ADDRESS:

1. NAMBIAR ENSEMBLE RESIDENTIAL PROJECTS LLP
2. NAMBIAR BUILDERS PVT, LTD

No - 60, 2nd Floor, PR Business Center,
Above Croma, Outer Ring Road,
Kadubisanahalli, Marathahalli Post,
Bangalore - 560103

OWNER'S SIGNATURE:

(AUTHORISED SIGNATORY)

PLANNER'S / ENGINEER'S SIGNATURE :

LAKSHMAN.S
BCC/BL/3.6/E-3682/2012-13

PROJECT TITLE:

PROPOSED RESIDENTIAL DEVELOPMENT PLAN ON SY NOS
145/2 145/3 146/3 146/5 146/6 146/7 147/1 147/9 155/1 155/2 155/3 155/4 156/1 156/4 157/6 161/2 162/1 162/2 163/1 163/2 163/3 163/4 165/5 163/6 164/1 164/2 164/3 167/2 167/3 171/1 171/3 171/4 172/1 172/2 172/3 250/1 250/3 251/1 251/2 251/3 252/1 252/2 252/3 253/1 253/2 253/3 253/4 253/5

DOMMASANDRA VILLAGE , SARJAPURA HOBLI
ANEKAL TALUK , BANGALORE -562125

PROJECT CONSULTANTS :

RSP Design Consultants
(India) Pvt Ltd

RSP

RSP HOUSE, # 30, MUSEUM ROAD BANGALORE - 560021 TEL: 25596868 FAX: 25596818

SANCTION DRAWING

DRAWING TITLE

BASEMENT-1
(PARKING-3)

NOTE :
ALL DIMENSIONS ARE IN METERS

ORIENTATION :
N

SHEET NO :
3

FILENAME : ---- ---- ----	
SCALE : 1:150	DATE : 09/APRIL/2025
DEALT : M.DIKSHITHA	CHECKED : DHAYA
JOB NO : 22108	

5M WIDE DRIVEWAY
893.70 LVL
EXHAUST FAN ROOM
SHAFT
FRESH AIR SHAFT
STP
29M X 7.65M

BASEMENT-02
SCALE : 1:200
NO OF CAR PARK - 432

[illegible]

1	[illegible]	97,61,856.00
2	[illegible]	97,61,856.00
3	[illegible]	1,20,000.00
4	[illegible]	43,38,603.00
5	[illegible]	4,35,860.00
6	[illegible]	21,89,102.00
	[illegible]	2,65,85,477.00
	[illegible]	23,92,693.00
	[illegible]	23,92,693.00
7	[illegible]	4,33,860.00
8	[illegible]	2,18,910.00
9	[illegible]	23,00,000.00
10	[illegible]	1,08,46,507.00
11	[illegible] 1957 [illegible]	4,58,662.00
12	[illegible]	8.00
	[illegible]	4,58,21,850.00

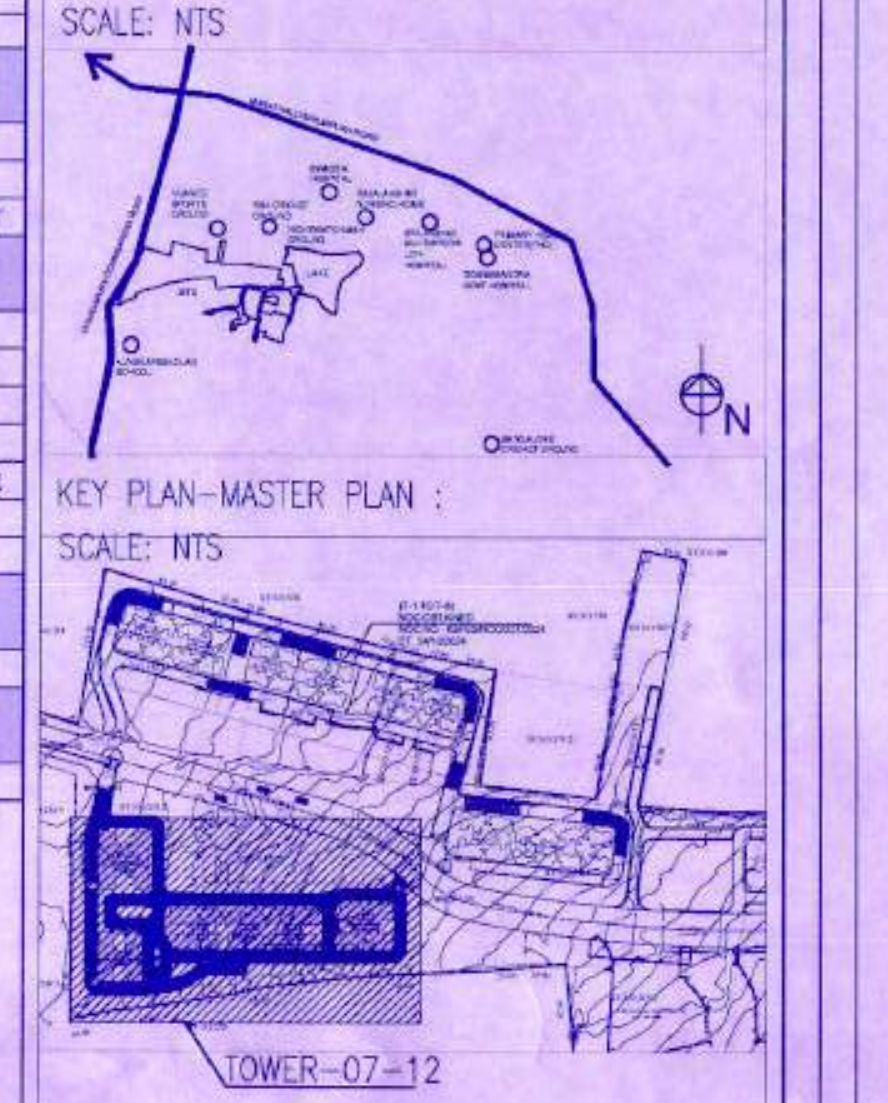
[illegible]

SCHEDULE OF OPENINGS

TYPE	FINISHED SIZE	SILL	LINTEL	DESCRIPTION
WOODEN/FLUSH DOORS				
MAIN DOOR (MD)	1200X2400	-	2400	MAIN DOOR
DOOR 1 (D1)	900X2100	-	2100	BEDROOMS
DOOR 2 (D2)	800X2100	-	2100	TOILETS, UTILITY
DOOR 3 (D3)	750X1500	600	2100	SHAFT
SLIDING DOOR (SD2)	2450x2250	-	2250	DINING
SLIDING DOOR (SD3)	1500X2250	-	2250	BALCONY
SLIDING DOOR (SD4)	1800X2250	-	2250	BALCONY
FIRE DOORS				
FIRE DOOR (FD1)	1100X2100	-	2100	STAIRCASE LOBBY
FIRE DOOR (FD2)	900X2100	600	2100	FHR SHAFT
FIRE DOOR (FD3)	750X2100	600	2100	ELEC. COMM. SHAFT
WINDOWS				
WINDOW (W)	2000X1850	400	2250	LIVING & DINING
WINDOW (W1)	1500X1850	400	2250	BEDROOMS
WINDOW (W2)	1200X1250	1000	2250	KITCHEN
WINDOW (W3)	2150X1350	900	2250	CORRIDORS
WINDOW (W4)	1200X1200	900	2100	STAIRS & CORRIDOR
WINDOW (W5)	900X1300	950	2250	BEDROOMS
WINDOW (W6)	750X1300	950	2250	BEDROOMS
VENTILATOR				
VENTILATOR(V)	750X1200	1200	2100	TOILETS
DOOR CUM WINDOWS				
DOOR WINDOW 1 (DW1)	(800X2250)+(600X1250)	0 +1000	2250	UTILITY/LAUNDRY

LOCATION PLAN :
SCALE: NTS

KEY PLAN-MASTER PLAN :
SCALE: NTS



SITE BOUNDARY	
SETBACK LINE	16M BUILDING SETBACK 2M BASEMENT SETBACK
BUILDING EXTENT	
BASEMENT EXTENT	
CIVIC AMENITIES	☒
PARKS & OPEN SPACE	▨

OWNER'S NAME & ADDRESS:

1. NAMBIAR ENSEMBLE RESIDENTIAL PROJECTS LLP
2. NAMBIAR BUILDERS PVT, LTD

No - 60, 2nd Floor, PR Business Center,
Above Croma, Outer Ring Road,
Kadubisanahalli, Marathahalli Post,
Bangalore - 560103

OWNER'S SIGNATURE:

(AUTHORISED SIGNATORY)

PLANNER'S / ENGINEER'S SIGNATURE :

LAKSHMAN.S
BCC/BL/3.6/E-3682/2012-13

PROJECT TITLE:

PROPOSED RESIDENTIAL DEVELOPMENT PLAN ON SY NOS
145/2 145/3 146/3 146/5 146/6 146/7 147/1 147/9 155/1 155/2 155/3 155/4 156/1 156/4 157/6 161/2 162/1 162/2 163/1 163/2 163/3 163/4 165/5 163/6 164/1 164/2 164/3 167/2 167/3 171/1 171/3 171/4 172/1 172/2 172/3 250/1 250/3 251/1 251/2 251/3 252/1 252/2 252/3 253/1 253/2 253/3 253/4 253/5

DOMMASANDRA VILLAGE , SARJAPURA HOBLI
ANEKAL TALUK , BANGALORE -562125

PROJECT CONSULTANTS :

RSP Design Consultants
(India) Pvt Ltd.
RSP

RSP HOUSE, #30, MUSEUM ROAD, BANGALORE - 560001 TEL: 25596868 FAX : 25596818

SANCTION DRAWING

DRAWING TITLE

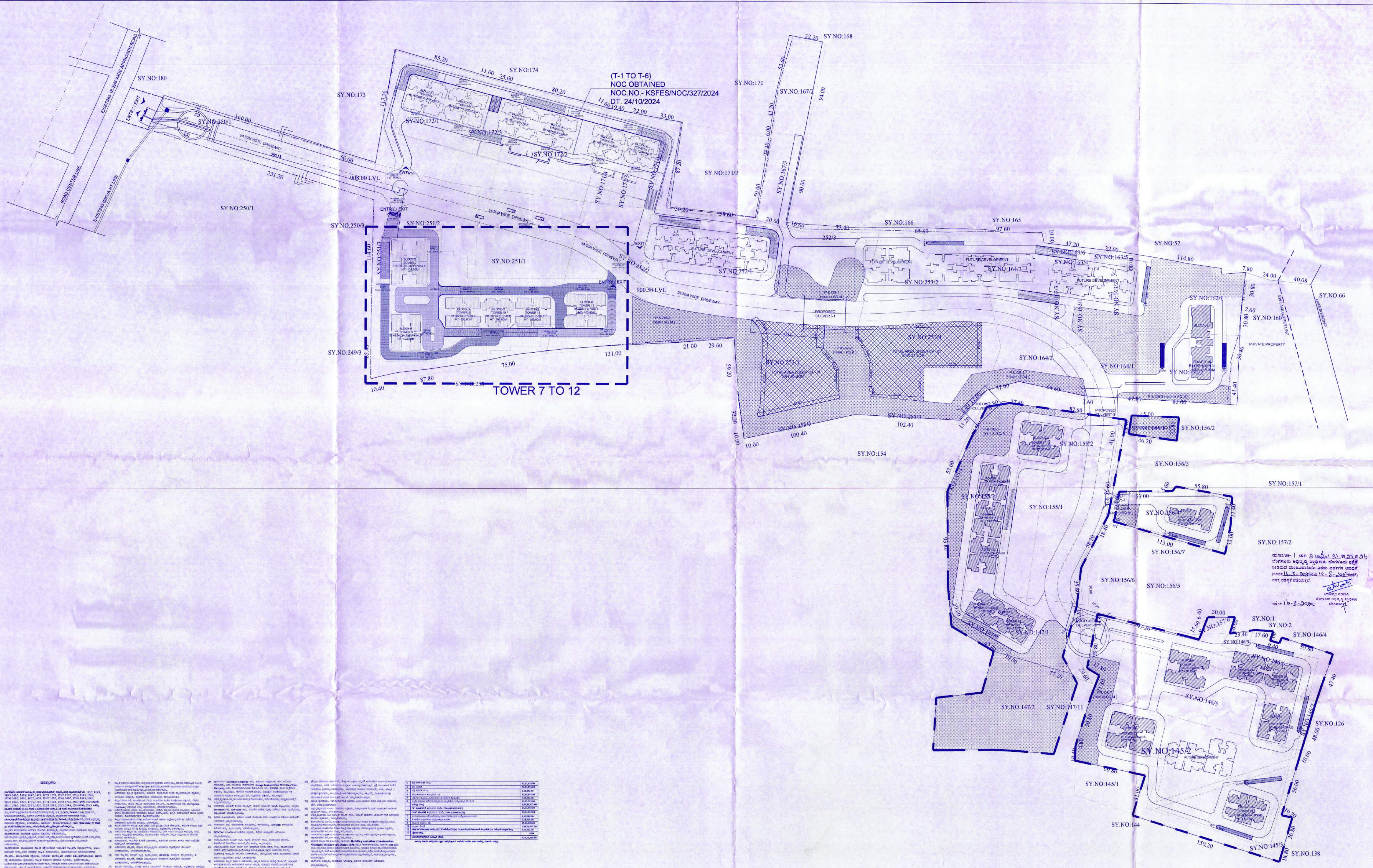
BASEMENT-2
(PARKING-4)

NOTE :
ALL DIMENSIONS ARE IN METERS

ORIENTATION : N
SHEET NO : 4

FILENAME : ---- ---- ----	
SCALE : 1:150	DATE : 09/APRIL/2025
DEALT : M.DIKSHITHA	CHECKED : DHAYA
JOB NO : 22108	

[illegible]


EXISTING 18.30M WIDE APPROACH ROAD
ROAD CENTER LINE
EXISTING 66KVA HT LINE
ENTRY / EXIT
SY.NO:180
SY.NO:250/1
24.50M WIDE DRIVEWAY
908.60 LVL.
SY.NO:173
SY.NO:174
SY.NO:172/1
SY.NO:172/3
SY.NO:172/2
SY.NO:171/4
SY.NO:171/3
SY.NO:171/1
(T-1 TO T-6)
NOC OBTAINED
NOC.NO.- KSFES/NOC/327/2024
DT. 24/10/2024
SY.NO:170
SY.NO:168
SY.NO:167/2
SY.NO:167/3
SY.NO:171/2
SY.NO:250/3
SY.NO:251/2
SY.NO:251/3
SY.NO:251/1
SY.NO:249/3
SY.NO:252/2
SY.NO:252/1
SY.NO:252/3
900.50 LVL.
TOWER 7 TO 12
ENTRY / EXIT
FUTURE DEVELOPMENT
SY.NO:166
SY.NO:165
SY.NO:253/2
SY.NO:164/3
SY.NO:163/6
SY.NO:163/5
SY.NO:163/4
SY.NO:163/3
SY.NO:163/1
SY.NO:163/2
SY.NO:57
SY.NO:66
SY.NO:160
SY.NO:162/1
SY.NO:161/2
SY.NO:164/1
SY.NO:164/2
PRIVATE PROPERTY
PROPOSED CULVERT-1
PROPOSED CULVERT-2
PROPOSED CULVERT-3
SY.NO:253/1
SY.NO:253/4
SY.NO:253/3
SY.NO:253/5
SY.NO:154
SY.NO:155/2
SY.NO:155/3
SY.NO:155/1
SY.NO:156/1
SY.NO:156/2
SY.NO:156/3
SY.NO:156/4
SY.NO:156/7
SY.NO:156/6
SY.NO:156/5
SY.NO:157/1
SY.NO:157/2
SY.NO:157/6
SY.NO:147/9
SY.NO:147/1
SY.NO:147/2
SY.NO:147/11
SY.NO:1
SY.NO:2
SY.NO:146/3
SY.NO:146/4
SY.NO:146/6
SY.NO:146/5
SY.NO:146/7
SY.NO:126
SY.NO:145/2
SY.NO:145/1
SY.NO:144
SY.NO:145/3
SY.NO:138

ನಮು/ಅನ/ಅಅ- 1 /ಹಾಸ- 2 (ಆಸ್ತಿ) 31 /2025-26
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ಇವರಿಗೆ
ನೀಡಿರುವ ಮಂಜೂರಾತಿಯು ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ
(ದಿನಾಂಕ: 16-8-2025 ರಿಂದ 15-8-2027 ರವರೆಗೆ)
ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.

ಆಯುಕ್ತರ ಪರವಾಗಿ
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು

ದಿನಾಂಕ: 16-8-2025

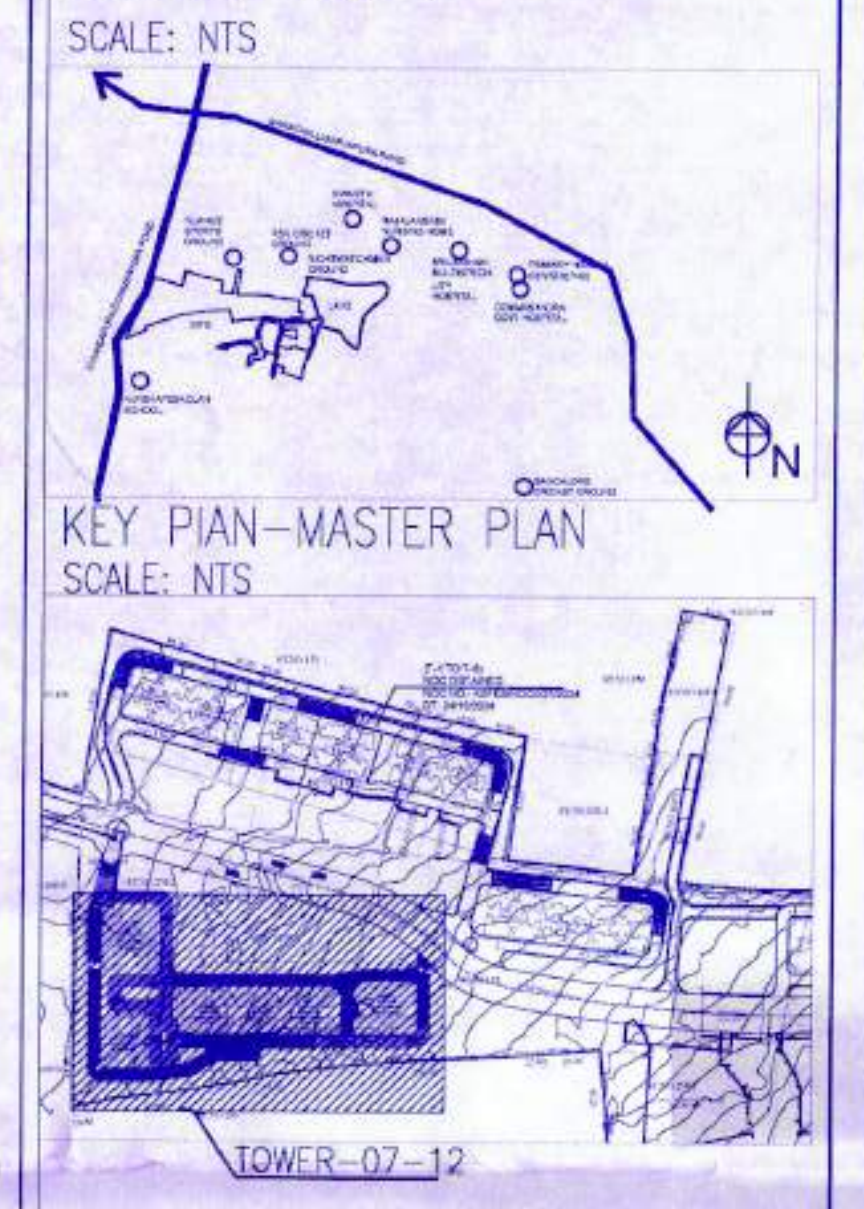
[illegible]

1	[illegible]	97,81,856.00
2	[illegible]	97,81,856.00
3	[illegible]	1,20,000.00
4	[illegible]	43,38,603.00
5	[illegible]	4,33,860.00
6	[illegible]	21,89,302.00
	[illegible]	2,65,85,477.00
	[illegible]	23,92,693.00
	[illegible]	23,92,693.00
7	[illegible]	4,33,860.00
8	[illegible]	2,16,930.00
9	[illegible]	25,00,000.00
10	[illegible]	1,08,46,307.00
11	[illegible]	4,53,682.00
12	[illegible]	8.00
	[illegible]	4,38,21,850.00

[illegible]

LOCATION PLAN :
SCALE: NTS

KEY PLAN - MASTER PLAN
SCALE: NTS


N
TOWER 07-12

Note:— Future development area with TDR is not included in the present FAR calculations.For the future development area Modified Development plan will be obtained in future with TDR or any other available mode of FAR as on that day

NALA BUFFER	– – – – – –
SITE BOUNDARY	──
SETBACK LINE	16M BUILDING SETBACK 2M BASEMENT SETBACK
BUILDING EXTENT	━━
BASEMENT EXTENT	- - - - - -
CIVIC AMENITIES	▨
PARKS & OPEN SPACE	▒

OWNER'S NAME & ADDRESS:

1. NAMBIAR ENSEMBLE RESIDENTIAL PROJECTS LLP
2. NAMBIAR BUILDERS PVT, LTD

No - 60, 2nd Floor, PR Business Center,
Above Croma, Outer Ring Road,
Kadubisanahalli, Marathahalli Post,
Bangalore - 560103

OWNER'S SIGNATURE:

(AUTHORISED SIGNATORY)

PLANNER'S / ENGINEER'S SIGNATURE :

LAKSHMAN.S
BCC/BL/3.6/E-3682/2012-13

PROJECT TITLE:

PROPOSED RESIDENTIAL DEVELOPMENT PLAN ON SY NOS
145/2 145/3 146/3 146/5 146/6 146/7 147/1 147/9 155/1 155/2 155/3 155/4 156/1 156/4 157/6 161/2 162/1 162/2 163/1 163/2 163/3 163/4 163/5 163/6 164/1 164/2 164/3 167/2 167/3 171/1 171/3 171/4 172/1 172/2 172/3 250/1 250/3 251/1 251/2 251/3 252/1 252/2 252/3 253/1 253/2 253/3 253/4 253/5 OF
DOMMASANDRA VILLAGE , SARJAPURA HOBLI
ANEKAL TALUK , BANGALORE -562125

PROJECT CONSULTANTS :

RSP Design Consultants
(India) Pvt Ltd

RSP HOUSE, # 30, MUSEUM ROAD, BANGALORE - 560001 TEL: 25596868 FAX : 25596818

SANCTION DRAWING

DRAWING TITLE

MASTER PLAN

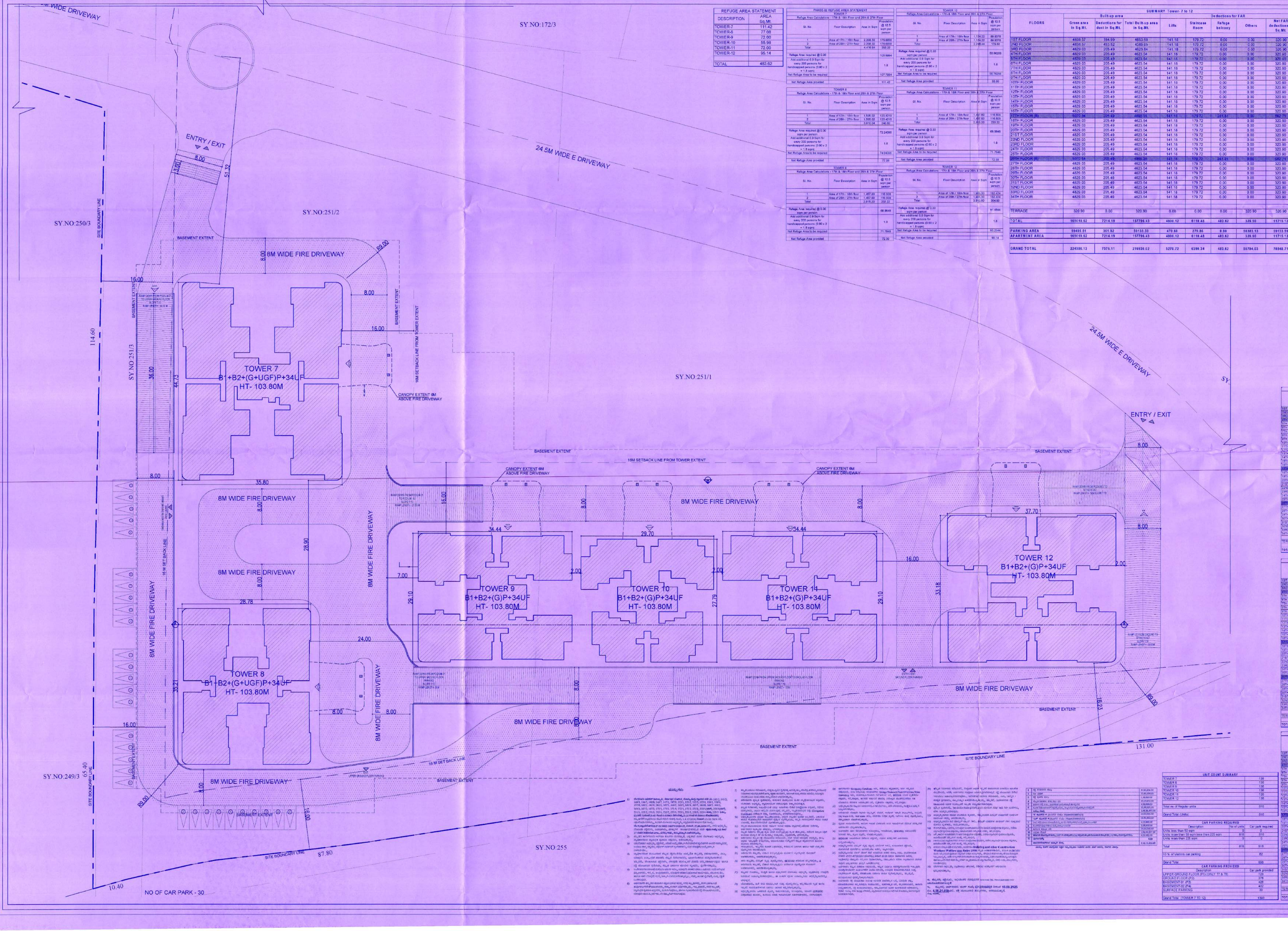
NOTE :
ALL DIMENSIONS ARE IN METERS

ORIENTATION : N

SHEET NO : 5

SCALE : 1:150

DATE : 09/APRIL/2025



REFUGE AREA STATEMENT	
DESCRIPTION	AREA Sq.Mt.
TOWER-7	111.42
TOWER-8	77.08
TOWER-9	72.00
TOWER-10	55.98
TOWER-11	72.00
TOWER-12	95.14
TOTAL	483.62

SUMMARY Tower- 7 to 12

FLOORS	Built-up area: Gross area in Sq.Mt.	Built-up area: Deductions for duct in Sq.Mt.	Built-up area: Total Built-up area in Sq.Mt.	Deductions for FAR: Lifts	Deductions for FAR: Staircase Room	Deductions for FAR: Refuge balcony	Deductions for FAR: Others	Deductions for FAR: Net FAR deductions in Sq.Mt.	Net FAR area in Sq.Mt.	NO OF UNITS
1ST FLOOR	4838.57	184.99	4653.58	141.18	179.72	0.00	0.00	320.90	4332.68	24.00
2ND FLOOR	4838.57	453.52	4385.05	141.18	179.72	0.00	0.00	320.90	4064.15	24.00
3RD FLOOR	4829.03	205.49	4623.54	141.18	179.72	0.00	0.00	320.90	4302.64	24.00
4TH FLOOR	4829.03	205.49	4623.54	141.18	179.72	0.00	0.00	320.90	4302.64	24.00
5TH FLOOR	4829.03	205.49	4623.54	141.18	179.72	0.00	0.00	320.90	4302.64	24.00
6TH FLOOR	4829.03	205.49	4623.54	141.18	179.72	0.00	0.00	320.90	4302.64	24.00
7TH FLOOR	4829.03	205.49	4623.54	141.18	179.72	0.00	0.00	320.90	4302.64	24.00
8TH FLOOR	4829.03	205.49	4623.54	141.18	179.72	0.00	0.00	320.90	4302.64	24.00
9TH FLOOR	4829.03	205.49	4623.54	141.18	179.72	0.00	0.00	320.90	4302.64	24.00
10TH FLOOR	4829.03	205.49	4623.54	141.18	179.72	0.00	0.00	320.90	4302.64	24.00
11TH FLOOR	4829.03	205.49	4623.54	141.18	179.72	0.00	0.00	320.90	4302.64	24.00
12TH FLOOR	4829.03	205.49	4623.54	141.18	179.72	0.00	0.00	320.90	4302.64	24.00
13TH FLOOR	4829.03	205.49	4623.54	141.18	179.72	0.00	0.00	320.90	4302.64	24.00
14TH FLOOR	4829.03	205.49	4623.54	141.18	179.72	0.00	0.00	320.90	4302.64	24.00
15TH FLOOR	4829.03	205.49	4623.54	141.18	179.72	0.00	0.00	320.90	4302.64	24.00
16TH FLOOR	4829.03	205.49	4623.54	141.18	179.72	0.00	0.00	320.90	4302.64	24.00
17TH FLOOR (R)	5070.84	205.49	4865.35	141.18	179.72	241.81	0.00	562.71	4302.64	24.00
18TH FLOOR	4829.03	205.49	4623.54	141.18	179.72	0.00	0.00	320.90	4302.64	24.00
19TH FLOOR	4829.03	205.49	4623.54	141.18	179.72	0.00	0.00	320.90	4302.64	24.00
20TH FLOOR	4829.03	205.49	4623.54	141.18	179.72	0.00	0.00	320.90	4302.64	24.00
21ST FLOOR	4829.03	205.49	4623.54	141.18	179.72	0.00	0.00	320.90	4302.64	24.00
22ND FLOOR	4829.03	205.49	4623.54	141.18	179.72	0.00	0.00	320.90	4302.64	24.00
23RD FLOOR	4829.03	205.49	4623.54	141.18	179.72	0.00	0.00	320.90	4302.64	24.00
24TH FLOOR	4829.03	205.49	4623.54	141.18	179.72	0.00	0.00	320.90	4302.64	24.00
25TH FLOOR	4829.03	205.49	4623.54	141.18	179.72	0.00	0.00	320.90	4302.64	24.00
26TH FLOOR (R)	5070.84	205.49	4865.35	141.18	179.72	241.81	0.00	562.71	4302.64	24.00
27TH FLOOR	4829.03	205.49	4623.54	141.18	179.72	0.00	0.00	320.90	4302.64	24.00
28TH FLOOR	4829.03	205.49	4623.54	141.18	179.72	0.00	0.00	320.90	4302.64	24.00
29TH FLOOR	4829.03	205.49	4623.54	141.18	179.72	0.00	0.00	320.90	4302.64	24.00
30TH FLOOR	4829.03	205.49	4623.54	141.18	179.72	0.00	0.00	320.90	4302.64	24.00
31ST FLOOR	4829.03	205.49	4623.54	141.18	179.72	0.00	0.00	320.90	4302.64	24.00
32ND FLOOR	4829.03	205.49	4623.54	141.18	179.72	0.00	0.00	320.90	4302.64	24.00
33RD FLOOR	4829.03	205.49	4623.54	141.18	179.72	0.00	0.00	320.90	4302.64	24.00
34TH FLOOR	4829.03	205.49	4623.54	141.18	179.72	0.00	0.00	320.90	4302.64	24.00
TERRACE	320.90	0.00	320.90	0.00	0.00	0.00	320.90	320.90	0.00	0.00
TOTAL	165010.62	7214.19	157796.43	4800.12	6110.48	483.62	320.90	11715.12	146081.31	816.00
PARKIING AREA	59495.51	361.92	59133.59	470.60	279.86	0.00	58383.13	59133.59	0.00	0.00
APARTMENT AREA	165010.62	7214.19	157796.43	4800.12	6110.48	483.62	320.90	11715.12	146081.31	816.00
GRAND TOTAL	224506.13	7576.11	216930.02	5270.72	6390.34	483.62	58704.03	70848.71	146081.31	816.00

AREA STATEMENT (IN SQM)

AREA OF PLOT	260718.67	SQM
AREA OF SITE UNDER KHARAB	2428.08	SQM
NET SITE AREA EXCLUDING KHARAB (CONSIDERED FOR DEVELOPMENT)	258290.59	SQM
REQUIRED CIVIC AMENITIES AREA 5% OF NET PLOT AREA	12914.53	SQM
PROVIDED CIVIC AMENITIES AREA 5.01%	12957.24	SQM
REQUIRED PARKS & OPEN SPACES AREA 10% OF NET PLOT AREA	25829.06	SQM
PROVIDED PARKS & OPEN SPACES AREA 10.02%	25881.87	SQM
NET SITE AREA EXCLUDING KHARAB & CIVIC AMENITIES	245333.35	SQM
MAX.PERMISSIBLE FAR 2.50	613333.38	SQM
PROPOSED FAR (T7 to 12) Total FAR area = 146081.31 / Net Plot Area 245333.35	146081.31	SQM
TOTAL PROPOSED FAR (TOWER 7 TO 12)	0.5954	

GROUND COVERAGE STATEMENT (TOWER 7 TO 12)

NET PLOT AREA AVAILABLE FOR COVERAGE	245333.35	SQM
PERMISSIBLE GROUND COVERAGE	50%	SQM
PERMISSIBLE GROUND COVERAGE AREA	122666.675	SQM
PROPOSED GROUND COVERAGE AREA	4829.03	SQM
PROPOSED GROUND COVERAGE = Coverage area X100 / Net Plot area	4829.03 X 100 = / 245333.35	1.97%

HEIGHT OF THE BUILDING

PERMISSBLE HEIGHT OF THE BUILDING AS PER AAI (896.8M TO 1016.80M)	130	MTS
PROPOSED HEIGHT OF THE BUILDING	103.80	MTS
SETBACK PROVIDED	16	MTS

FAR STATEMENT

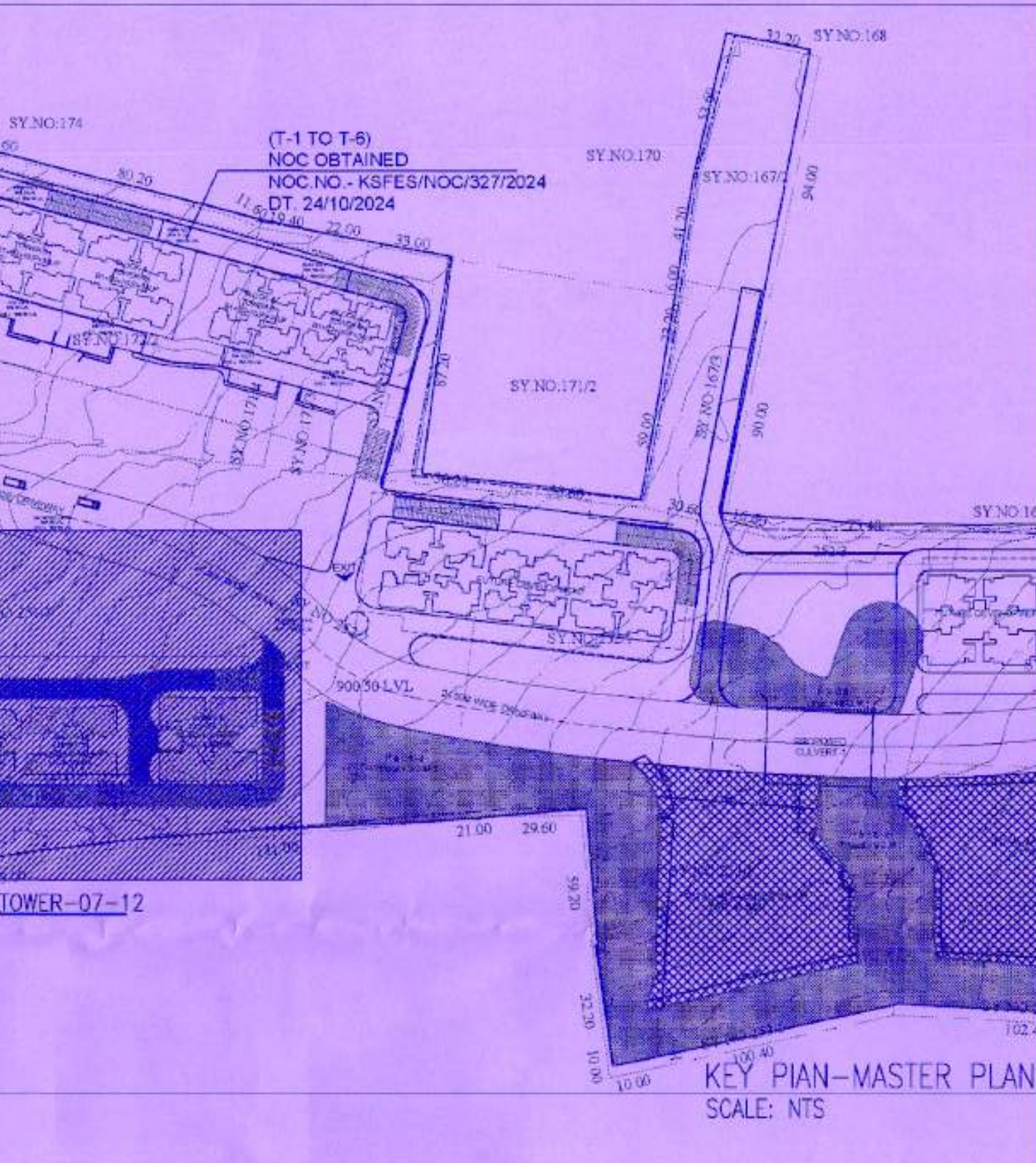
NET SITE AREA EXCLUDING KHARAB & CIVIC AMENITIES	245333.35	SQM
PERMISSIBLE FAR AS PER DP (2.5)	613333.38	
PROPOSED FAR AREA AS PER DP	612881.79	
PROPOSED FAR AS PER DP	2.4982	
PROPOSED FAR (T1 to 6) Total FAR area = 132970.29 / Net Plot Area 245333.35	132970.29	SQM
PROPOSED FAR (TOWER 1 TO 6)	0.5420	
PROPOSED FAR (T7 to 12) Total FAR area = 146081.31 / Net Plot Area 245333.35	146081.31	SQM
PROPOSED FAR (TOWER 7 TO 12)	0.5954	
PROPOSED FAR (T1 to 12) Total FAR area = 279051.60 / Net Plot Area 245333.35	279051.60	SQM
TOTAL PROPOSED FAR (TOWER 1 TO 12)	1.1374	
BALANCE FAR AREA	333830.19	SQM

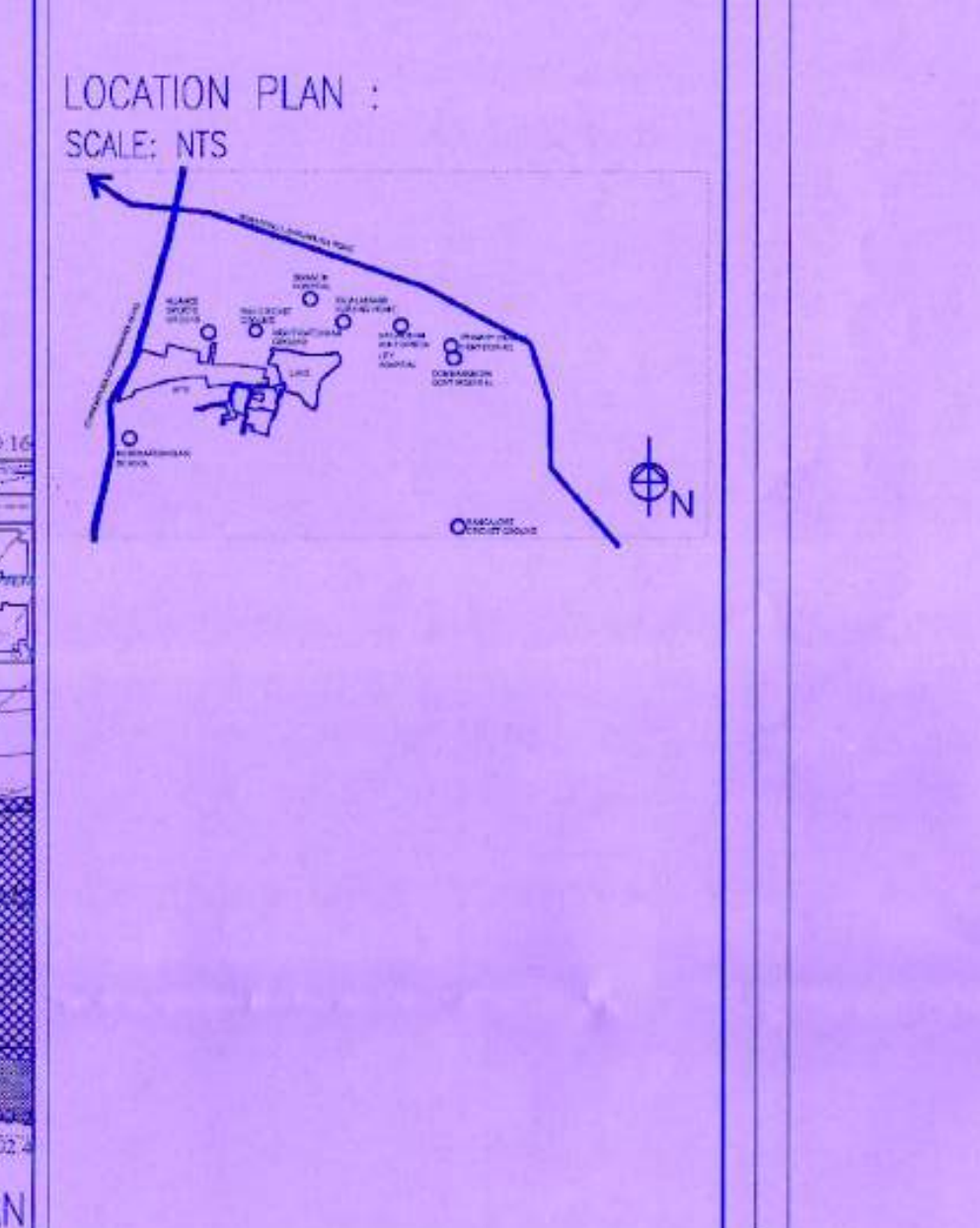
GROUND COVERAGE STATEMENT

NET PLOT AREA AVAILABLE FOR COVERAGE	245333.35	SQM
PERMISSIBLE GROUND COVERAGE	50%	SQM
PERMISSIBLE GROUND COVERAGE AREA	122666.675	SQM
CONSUMED GROUND COVERAGE AREA (TOWER 1 TO 6)	4503.00	SQM
CONSUMED GROUND COVERAGE = Coverage area X100 / Net Plot area	4503 X 100 = / 245333.35	1.84%
PROPOSED GROUND COVERAGE AREA (TOWER 7 TO 12)	4829.03	SQM
PROPOSED GROUND COVERAGE = Coverage area X100 / Net Plot area	4829.03 X 100 = / 245333.35	1.97%
TOTAL GROUND COVERAGE AREA (TOWER 1 TO 12)	9332.03	SQM
TOTAL GROUND COVERAGE = Coverage area X100 / Net Plot area	9332.03 X 100 = / 245333.35	3.80%

PARKING TOWER 7 8 9 10 11 12

FLOORS	Built-up area: Gross area in Sq.Mt.	Built-up area: Deductions for duct in Sq.Mt.	Built-up area: Total Built-up area in Sq.Mt.	Deductions for FAR: Lifts	Deductions for FAR: Staircase Room	Deductions for FAR: Refuge balcony	Deductions for FAR: Others / Parking	Deductions for FAR: Net FAR deductions in Sq.Mt.	Net FAR area in Sq.Mt.
UPPER GROUND FLOOR (P1) (ONLY T7 & T8)	5885.35	8.20	5877.15	47.06	27.50	0.00	5802.59	5877.15	
GROUND FLOOR (P2)	17980.87	195.62	17785.25	141.18	82.50	0.00	17561.57	17785.25	
BASEMENT-01 (P3)	17939.17	158.10	17781.07	141.18	82.50	0.00	17557.39	17781.07	
BASEMENT-02 (P4)	17690.12	0.00	17690.12	141.18	87.36	0.00	17461.58	17690.12	
TOTAL	59495.51	361.92	59133.59	470.60	279.86	0.00	58383.13	59133.59	0.00


KEY PIAN–MASTER PLAN
SCALE: NTS


LOCATION PLAN :
SCALE: NTS

DESCRIPTION		CONFIG.	BUA	FAR	No of units
	TOWER 07	B1+B2+(G+UGF)P+34UF	36118.76	34169.49	136
	TOWER 08	B1+B2+(G+UGF)P+34UF	24550.66	22687.53	136
	TOWER 09	B1+B2+(G)P+34UF	23834.13	21860.23	136
	TOWER 10	B1+B2+(G)P+34UF	18341.20	16383.32	136
	TOWER 11	B1+B2+(G)P+34UF	23834.13	21860.23	136
	TOWER 12	B1+B2+(G)P+34UF	31117.55	29120.51	136
	TOTAL		157796.43	146081.31	816
PARKING AREA					
BLOCK A	TOWER 7 TO 12		59133.59	0.00	
	TOTAL		59133.59	0.00	
	TOTAL TOWER AREA		157796.43	146081.31	816
	TOTAL PARKING AREA		59133.59	0.00	
	GRAND TOTAL		216930.02	146081.31	816

UNIT COUNT SUMMARY	
TOWER 7	136
TOWER 8	136
TOWER 9	136
TOWER 10	136
TOWER 11	136
TOWER 12	136
Total no of Regular units	816
Grand Total (Units)	816

CAR PARKING REQUIRED		
Description	No of units	Car park required
Units less than 50 sqm	0	0
Units more than 50 sqm less than 225 sqm	816	816
Units more than 225 sqm	0	0
Total	816	816
10 % of Visitors car parking		82
Grand Total		898

CAR PARKING PROVIDED	
Description	Car park provided
UPPER GROUND FLOOR (P1) (ONLY T7 & T8)	129
GROUND FLOOR (P2)	378
BASEMENT-01 (P3)	426
BASEMENT-02 (P4)	432
SURFACE PARKING	30
Grand Total (TOWER 7 TO 12)	1395

ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ನಗರ
ನೀಡಿರುವ ಮಂಜೂರಾತಿಯು ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ
(ದಿನಾಂಕ: 16-8-2025 ರಿಂದ 15-8-2027 ರವರೆಗೆ)
ಮಾತ್ರ ಸಿಂಧುತ್ವ ಹೊಂದಿರುತ್ತದೆ.
ಆಯುಕ್ತರ ಪರವಾಗಿ
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು
ದಿನಾಂಕ: 16-8-2025

NALA BUFFER	– — – — –
SITE BOUNDARY	——
SETBACK LINE	16M BUILDING SETBACK / 2M BASEMENT SETBACK
BUILDING EXTENT	——
BASEMENT EXTENT	……
CIVIC AMENITIES	▨
PARKS & OPEN SPACE	▨

OWNER'S NAME & ADDRESS:
1. NAMBIAR ENSEMBLE RESIDENTIAL PROJECTS LLP
2. NAMBIAR BUILDERS PVT, LTD

No - 60, 2nd Floor, PR Business Center,
Above Croma, Outer Ring Road,
Kadubisanahalli, Marathahalli Post,
Bangalore - 560103

OWNER'S SIGNATURE:
(AUTHORISED SIGNATORY)

PLANNER'S / ENGINEER'S SIGNATURE :
LAKSHMAN.S
BCC/BL/3.6/E-3682/2012-13

PROJECT TITLE:
PROPOSED RESIDENTIAL DEVELOPMENT PLAN ON SY NOS
145/2 145/3 146/3 146/5 146/6 146/7 147/1 147/9 155/1 155/2 155/3 155/4 156/1 156/4 157/6 161/2 162/1 162/2 163/1 163/2 163/3 163/4 163/5 163/6 164/1 164/2 164/3 167/2 167/3 171/1 171/3 171/4 172/1 172/2 172/3 250/1 250/3 251/1 251/2 251/3 252/1 252/2 252/3 253/1 253/2 253/3 253/4 253/5 OF
DOMMASANDRA VILLAGE , SARJAPURA HOBLI
ANEKAL TALUK , BANGALORE- 562125

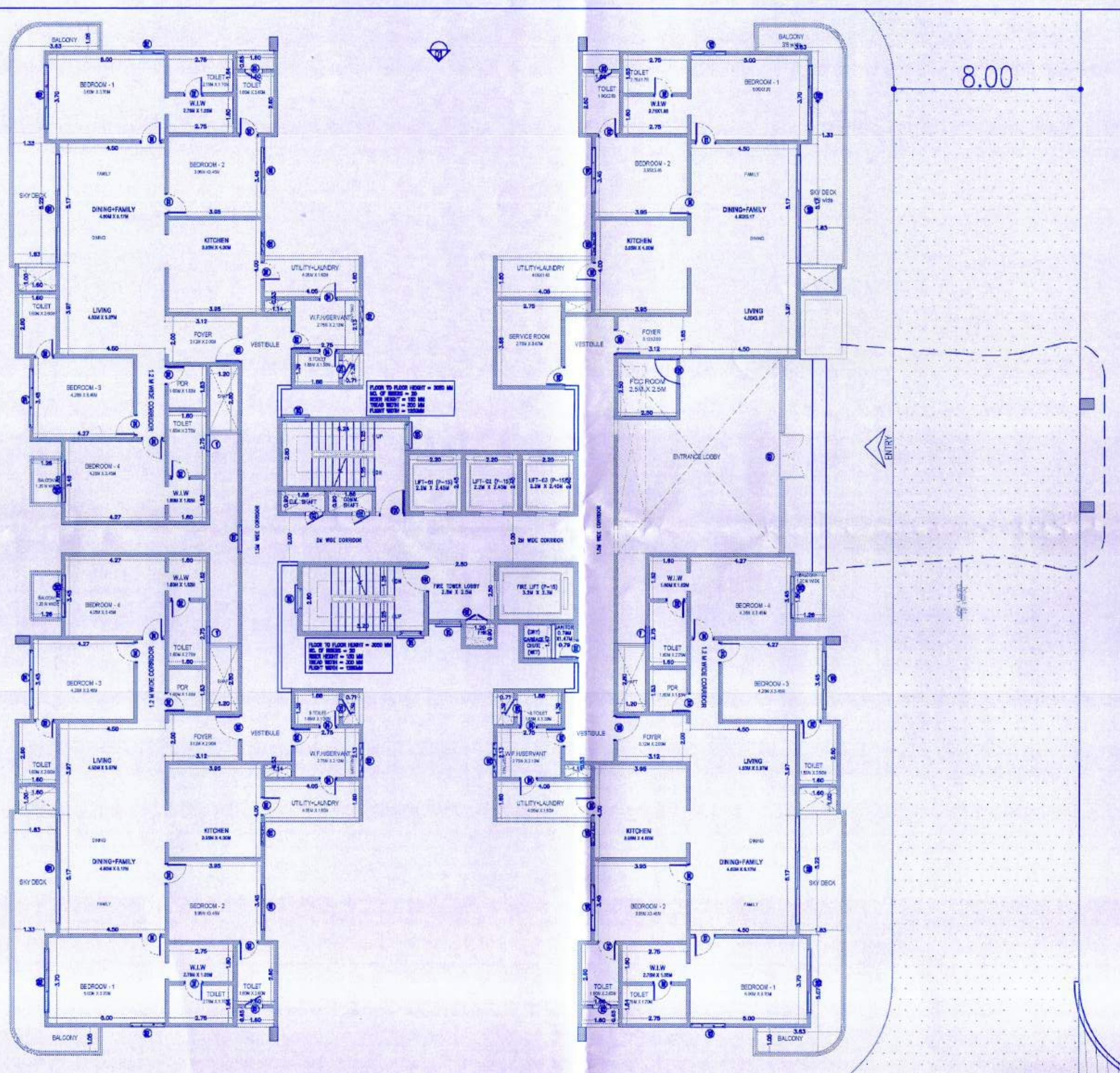
PROJECT CONSULTANTS :
RSP Design Consultants (India) Pvt Ltd.
RSP HOUSE #30, MUSEUM ROAD, BANGALORE - 560001 TEL: 25598608 FAX: 25596816

SANCTION DRAWING

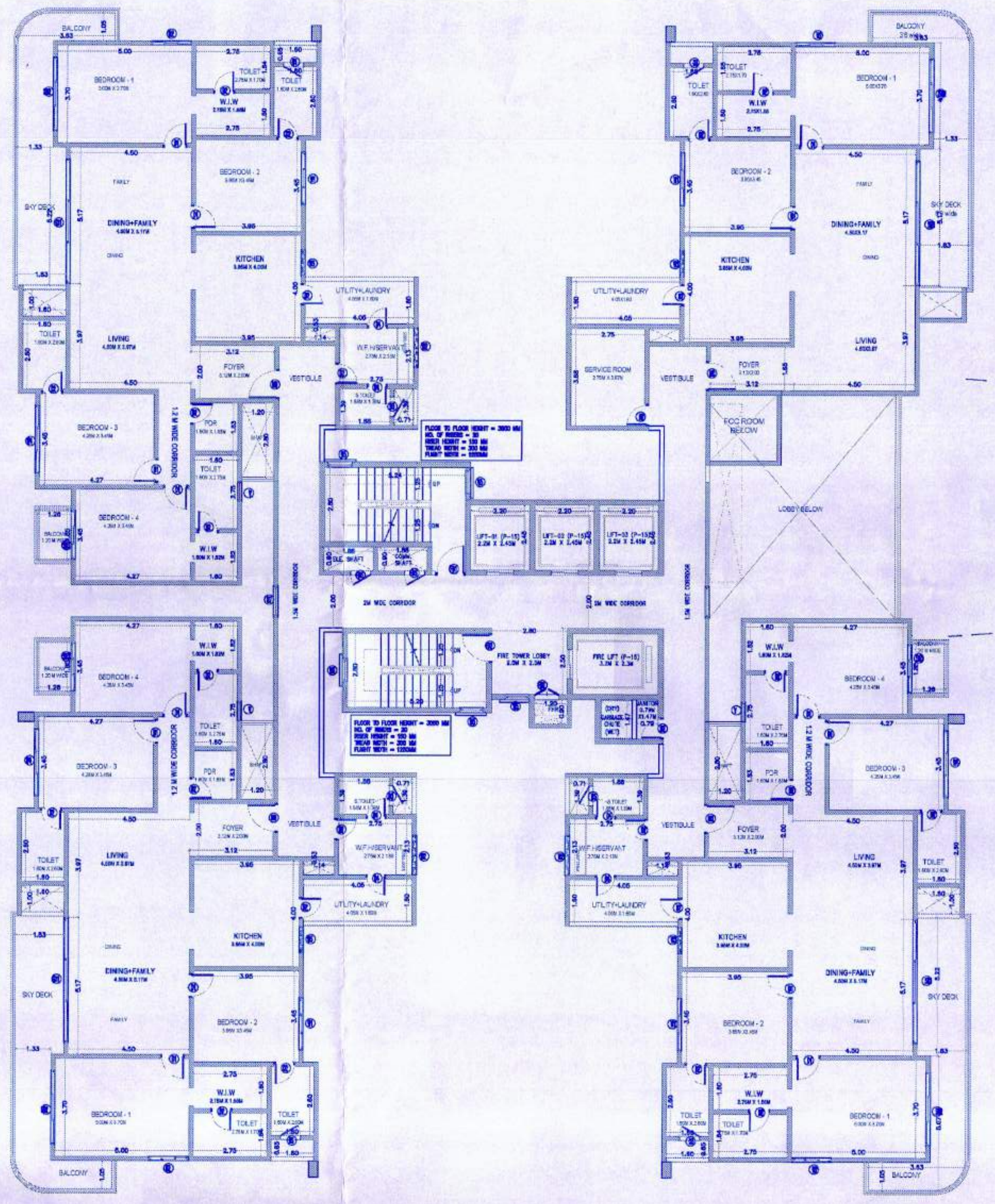
DRAWING TITLE
SITE PLAN
(TOWER 7 TO 12)

NOTE :
ALL DIMENSIONS ARE IN METERS

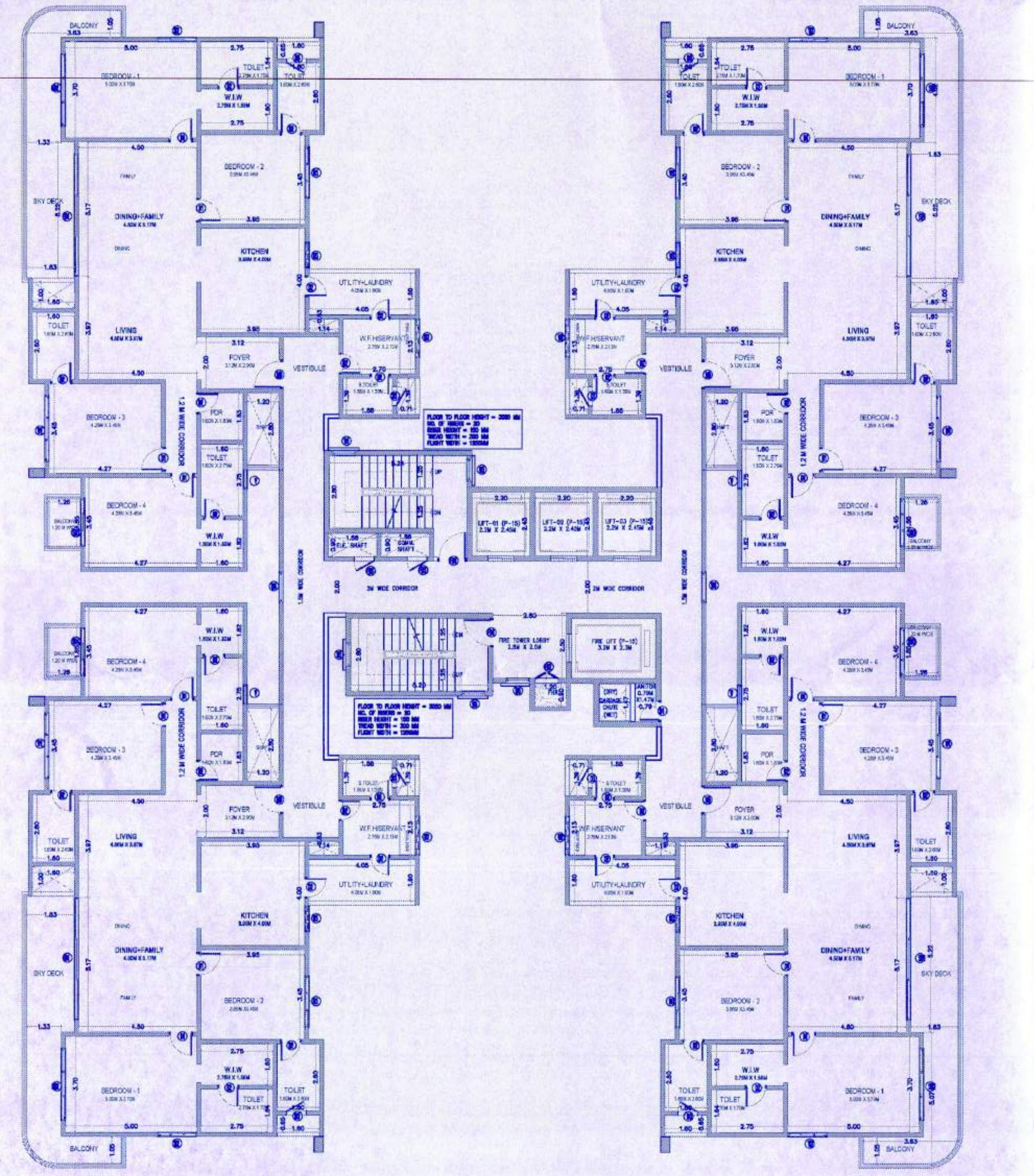
ORIENTATION : N
SHEET NO : 6
SCALE : 1:200
DATE :09/APRIL/2025



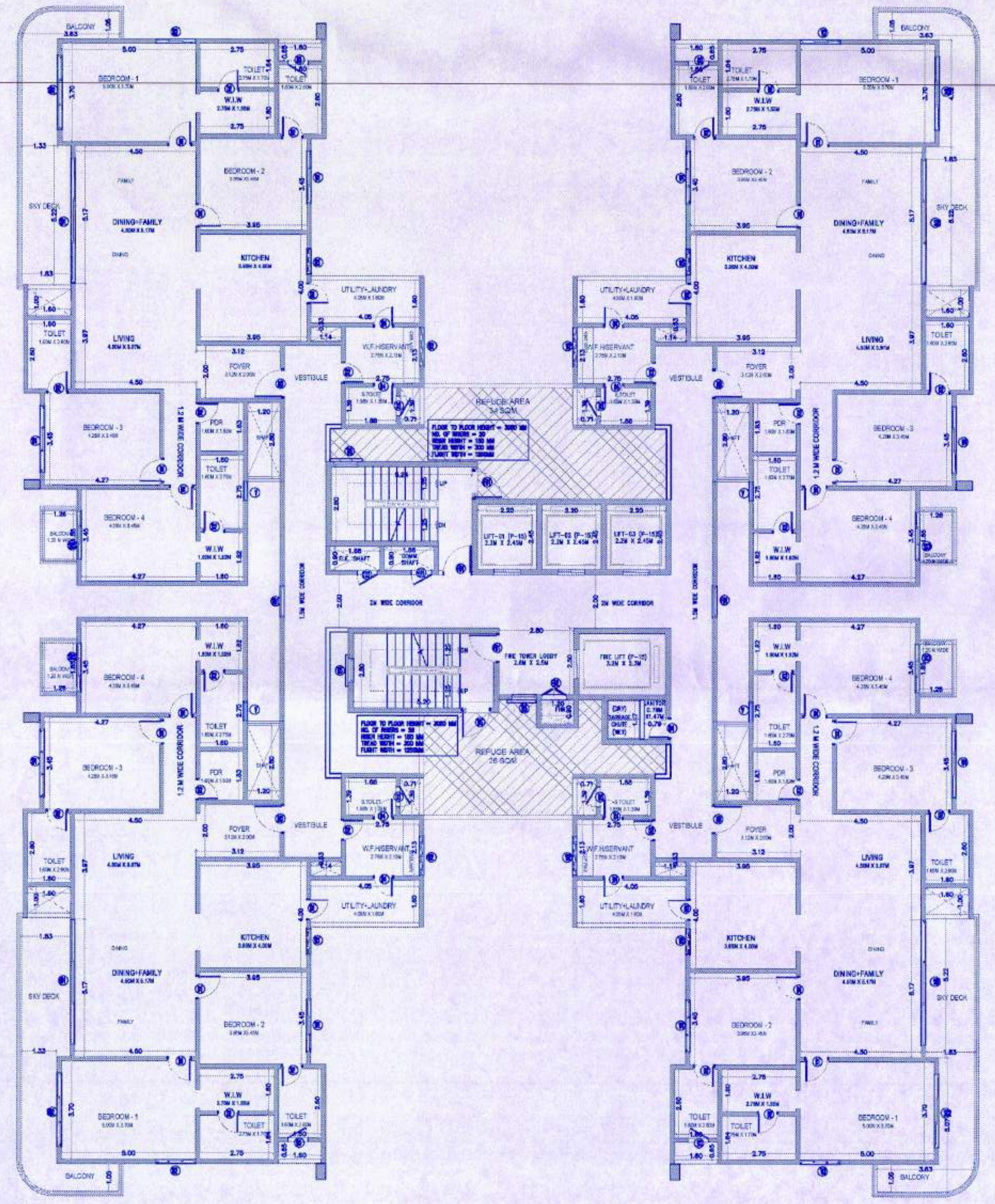
FIRST FLOOR PLAN
SCALE : 1:100



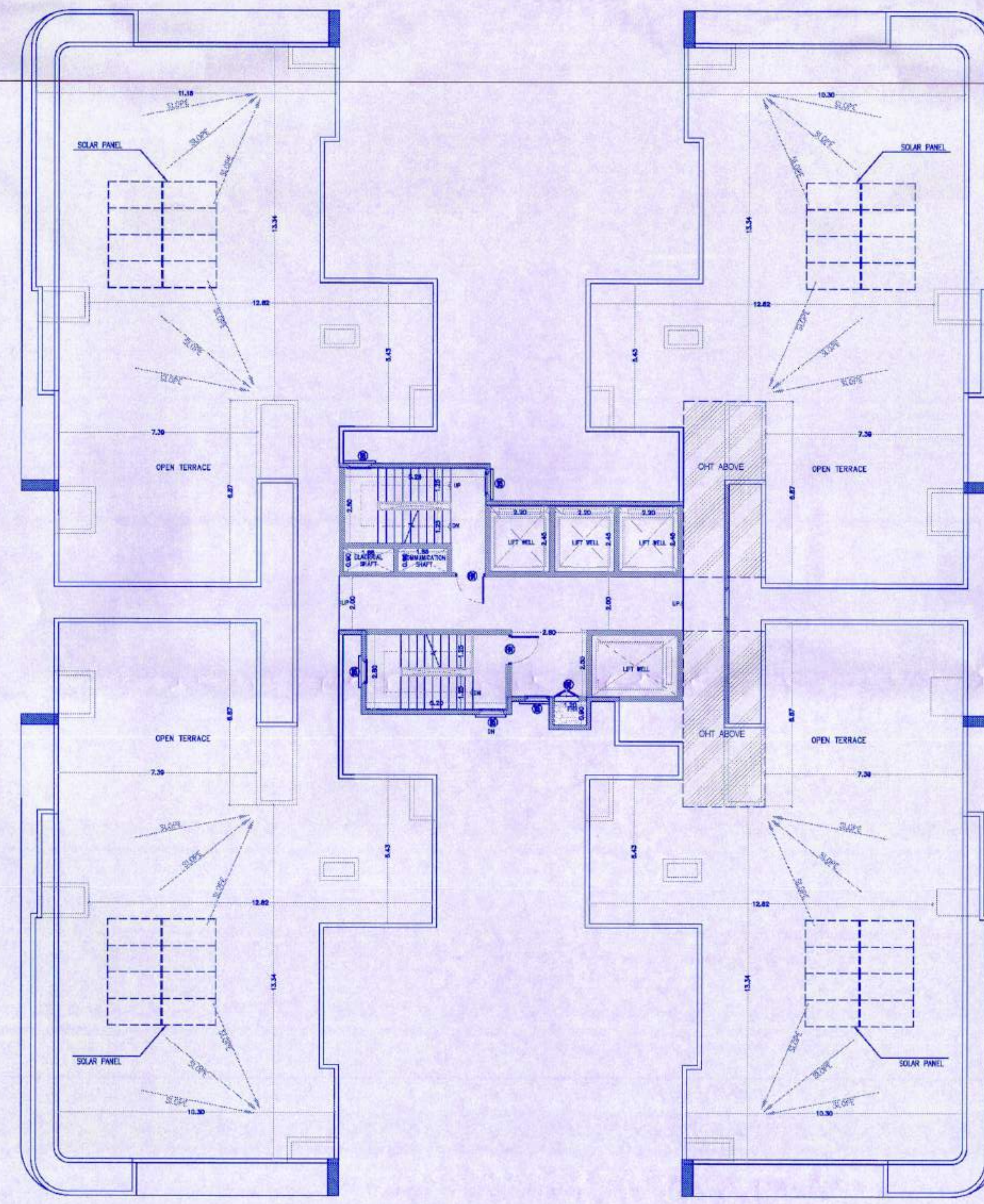
SECOND FLOOR PLAN
SCALE : 1:100



03RD TO 16TH, 18TH TO 25TH & 27TH TO 34TH FLOOR PLAN
SCALE : 1:100



17TH & 26TH REFUGE FLOOR PLAN
SCALE : 1:100



TERRACE FLOOR PLAN
SCALE : 1:100

TOWER-07
ALL FLOOR PLANS

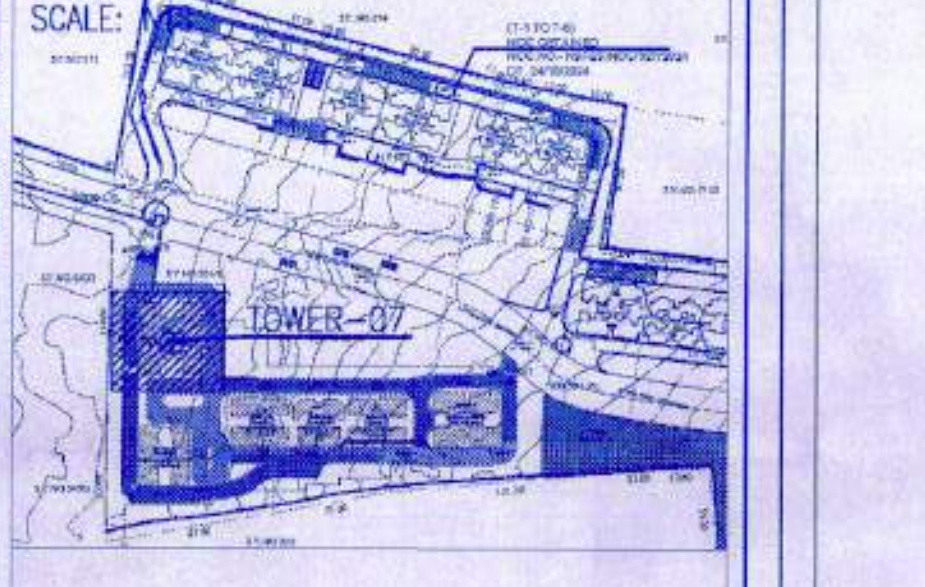
[illegible]

SCHEDULE OF OPENINGS

TYPE	FINISHED SIZE	SILL	LINTEL	DESCRIPTION
WOODEN/FLUSH DOORS				
MAIN DOOR (MD)	1200X2400	-	2400	MAIN DOOR
DOOR 1 (D1)	900X2100	-	2100	BEDROOMS
DOOR 2 (D2)	800X2100	-	2100	TOILETS, UTILITY
DOOR 3 (D3)	750X1500	600	2100	SHAFT
SLIDING DOOR (SD2)	2450X2250	-	2250	DINING
SLIDING DOOR (SD3)	1500X2250	-	2250	BALCONY
SLIDING DOOR (SD4)	1800X2250	-	2250	BALCONY
FIRE DOORS				
FIRE DOOR (FD1)	1100X2100	-	2100	STAIRCASE LOBBY
FIRE DOOR (FD2)	900X2100	600	2100	FHR SHAFT
FIRE DOOR (FD3)	750X2100	600	2100	ELEC. COMM. SHAFT
WINDOWS				
WINDOW (W)	2000X1850	400	2250	LIVING & DINING
WINDOW (W1)	1500X1850	400	2250	BEDROOMS
WINDOW (W2)	1200X1250	1000	2250	KITCHEN
WINDOW (W3)	2150X1350	900	2250	CORRIDORS
WINDOW (W4)	1200X1200	900	2100	STAIRS & CORRIDOR
WINDOW (W5)	900X1300	950	2250	BEDROOMS
WINDOW (W6)	750X1300	950	2250	BEDROOMS
VENTILATOR				
VENTILATOR(V)	750X1200	1200	2100	TOILETS
DOOR CUM WINDOWS				
DOOR WINDOW 1 (DW1)	(800X2250)+(600X1250)	0 +1000	2250	UTILITY/LAUNDRY

LOCATION PLAN :
SCALE: NTS

KEY PLAN-MASTER PLAN :
SCALE:



SITE BOUNDARY	―
SETBACK LINE	15M BUILDING SETBACK 3M BASEMENT SETBACK
BUILDING EXTENT	―
BASEMENT EXTENT	―
CIVIC AMENITIES	▨
PARKS & OPEN SPACE	░

OWNER'S NAME & ADDRESS:

1. NAMBIAR ENSEMBLE RESIDENTIAL PROJECTS LLP
2. NAMBIAR BUILDERS PVT, LTD

No - 60, 2nd Floor, PR Business Center,
Above Croma, Outer Ring Road,
Kadubisanahalli, Marathahalli Post,
Bangalore - 560103

OWNER'S SIGNATURE:

(AUTHORISED SIGNATORY)

PLANNER'S / ENGINEER'S SIGNATURE :

LAKSHMAN.S
BCC/BL/3.6/E-3682/2012-13

PROJECT TITLE:

PROPOSED RESIDENTIAL DEVELOPMENT PLAN ON SY NOS
145/2 145/3 146/3 146/5 146/6 146/7 147/1 147/9 155/1 155/2 155/3 155/4 156/1 156/4 157/6 161/2 162/1 162/2 163/1 163/2 163/3 163/4 165/5 163/6 164/1 164/2 164/3 167/2 167/3 171/1 171/3 171/4 172/1 172/2 172/3 250/1 250/3 251/1 251/2 251/3 252/1 252/2 252/3 253/1 253/2 253/3 253/4 253/5

DOMMASANDRA VILLAGE , SARJAPURA HOBLI
ANEKAL TALUK , BANGALORE -562125

PROJECT CONSULTANTS :

RSP Design Consultants
(India) Pvt Ltd.

RSP

RSP HOUSE, #30, MUSEUM ROAD, BANGALORE - 560001 TEL: 25596869 FAX: 25596816

SANCTION DRAWING

DRAWING TITLE

TOWER-07
ALL FLOOR PLANS

NOTE :
ALL DIMENSIONS ARE IN METERS

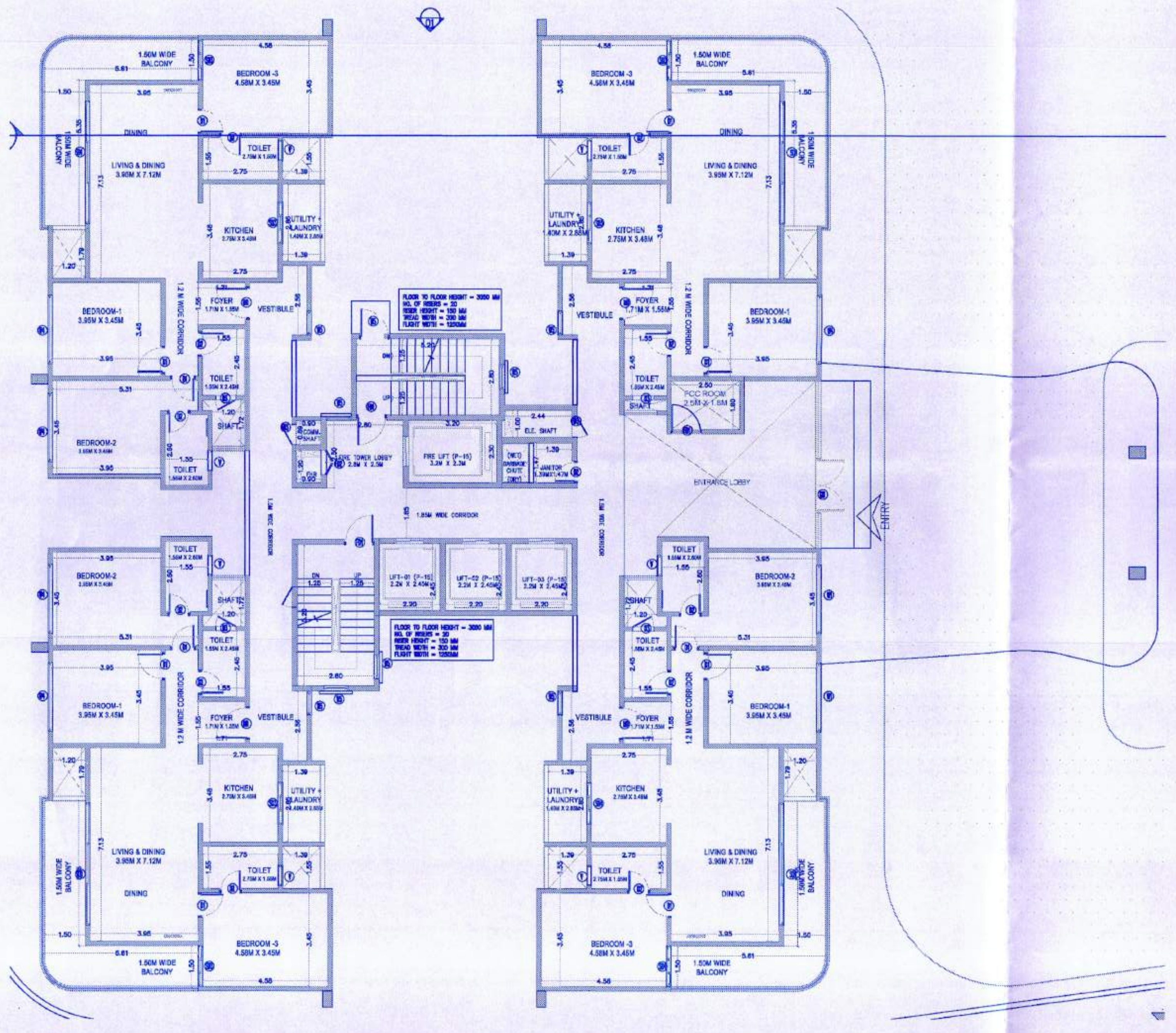
ORIENTATION :	SHEET NO :
N	07

FILENAME : ---- ---- ----	
SCALE : 1:100	DATE :09/APRIL/2025
DEALT : M.DIKSHITHA	CHECKED : DHAYA
JOB NO : 22108	

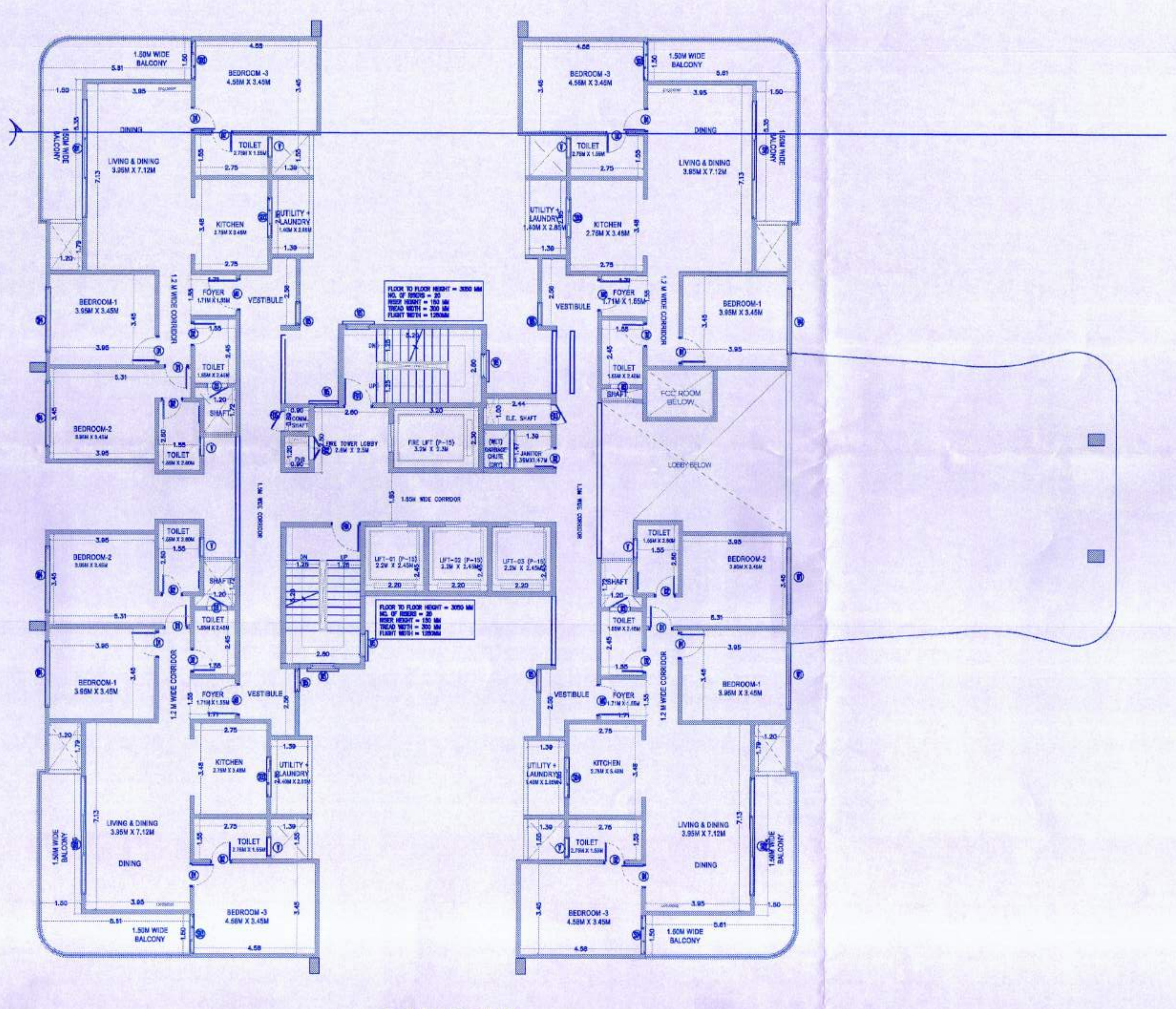
[illegible] 2 [illegible] / 31 /20 25 20 26
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ನಕ್ಷೆಗೆ
ನೀಡಿರುವ ಮಂಜೂರಾತಿಯು ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ
(ದಿನಾಂಕ: 16-8-2025 ರಿಂದ 15-8-2027 ರವರೆಗೆ)
ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.

[illegible]
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು

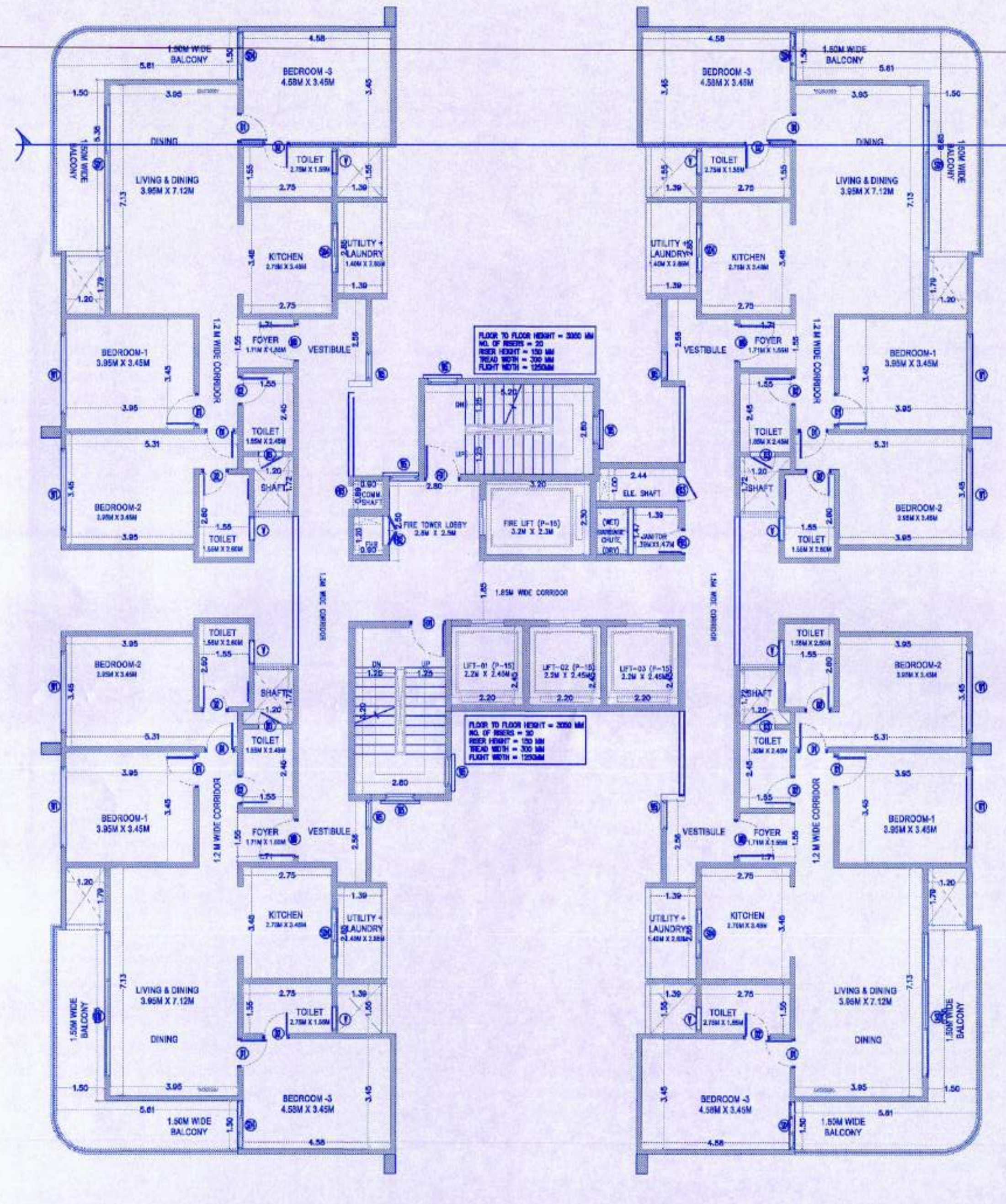
ದಿನಾಂಕ: 16-8-2025


BEDROOM-1
BEDROOM-2
BEDROOM-3
LIVING & DINING
KITCHEN
TOILET
FOYER
VESTIBULE
UTILITY + LAUNDRY
1.5M WIDE BALCONY
DINING
1.8M WIDE CORRIDOR
FIRE LIFT
ENTRY

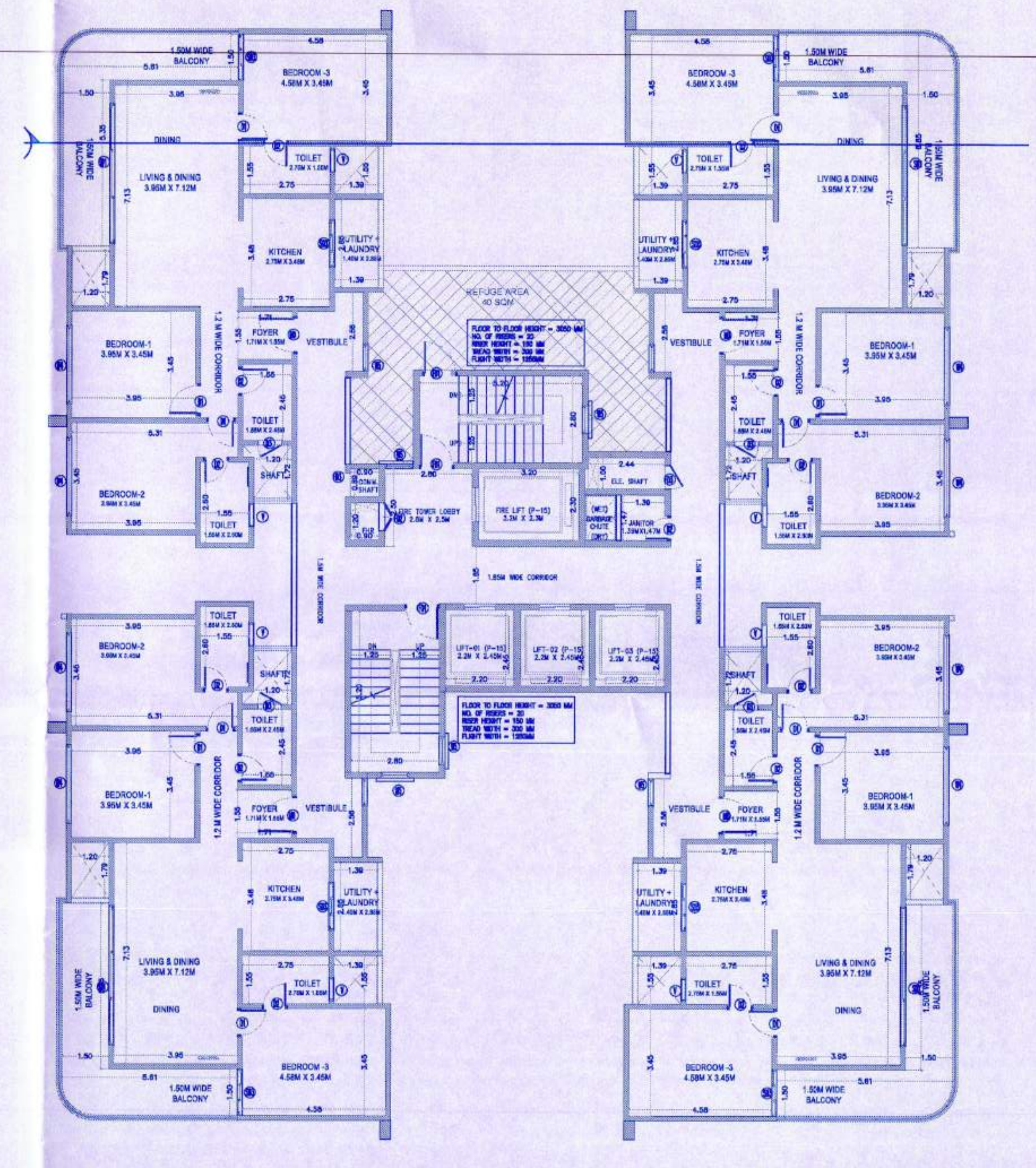
FIRST FLOOR PLAN
SCALE : 1:100


BEDROOM-1
BEDROOM-2
BEDROOM-3
LIVING & DINING
KITCHEN
TOILET
FOYER
VESTIBULE
1.5M WIDE BALCONY
LOBBY BELOW

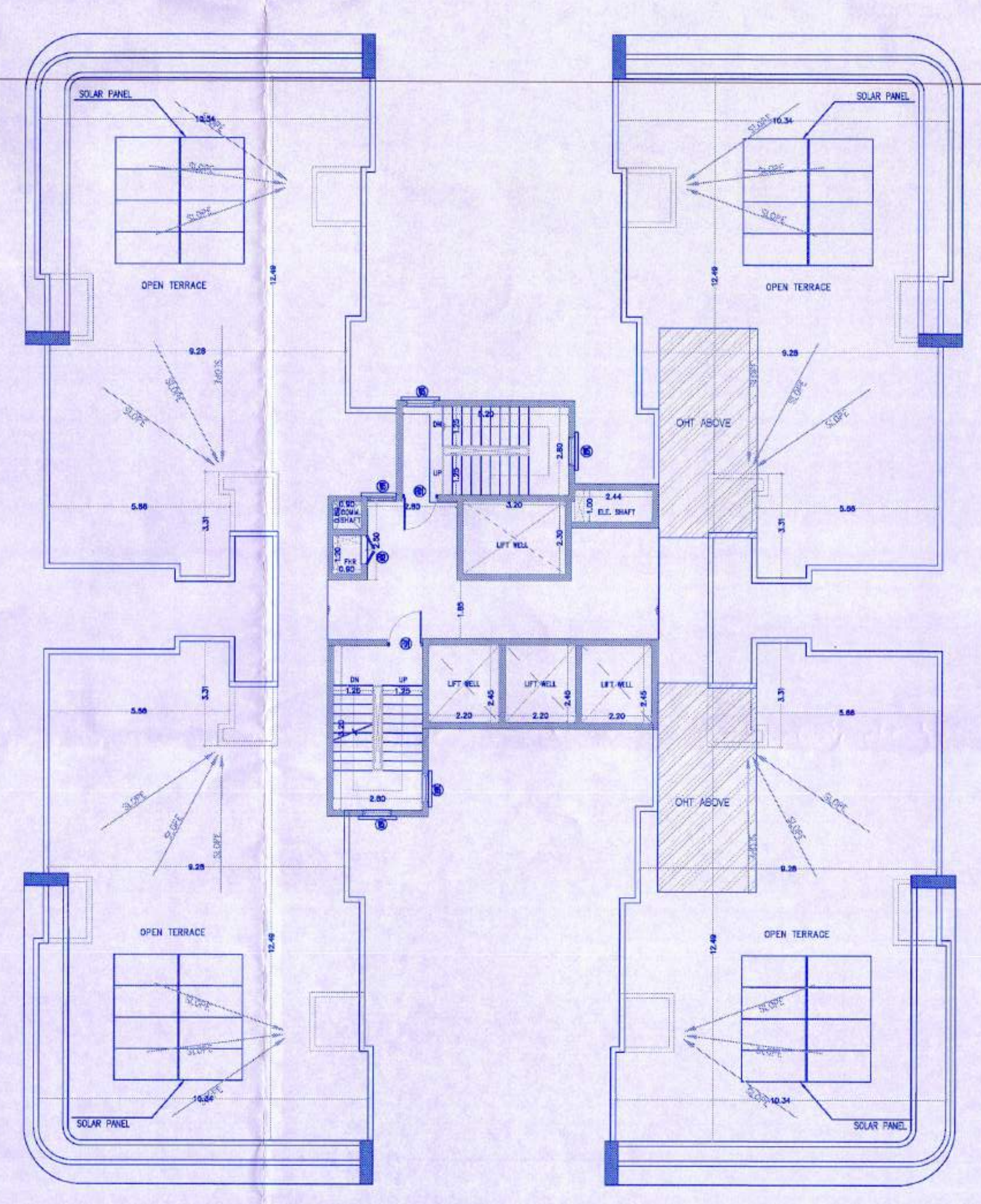
SECOND FLOOR PLAN
SCALE : 1:100


BEDROOM-1
BEDROOM-2
BEDROOM-3
LIVING & DINING
KITCHEN
TOILET
FOYER
VESTIBULE
1.5M WIDE BALCONY
1.8M WIDE CORRIDOR

03RD TO 16TH, 18TH TO 25TH & 27TH T0 34TH FLOOR PLAN
SCALE : 1:100


BEDROOM-1
BEDROOM-2
BEDROOM-3
LIVING & DINING
KITCHEN
TOILET
1.5M WIDE BALCONY
REFUGE AREA

17TH & 26TH REFUGE FLOOR PLAN
SCALE : 1:100

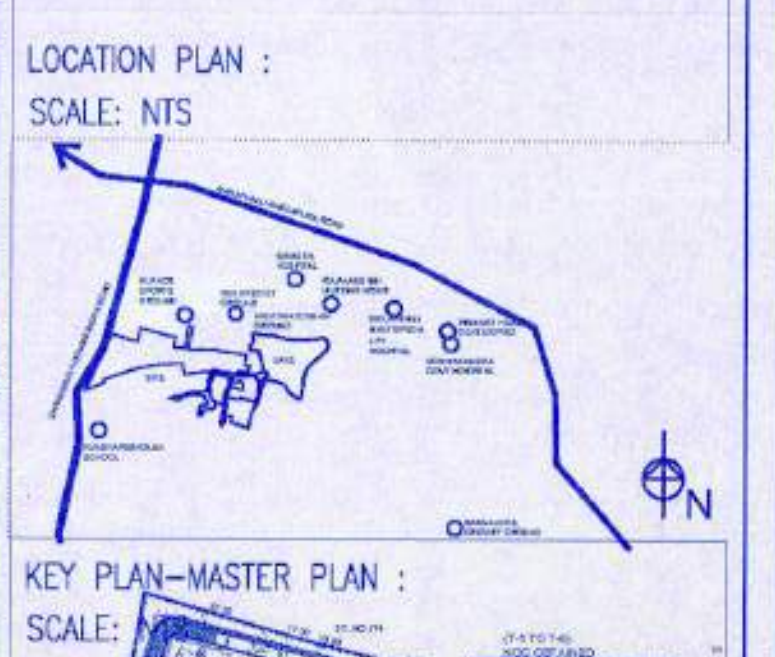

SOLAR PANEL
OPEN TERRACE
OHT ABOVE
LIFT WELL
SLOPE

TERRACE FLOOR PLAN
SCALE : 1:100

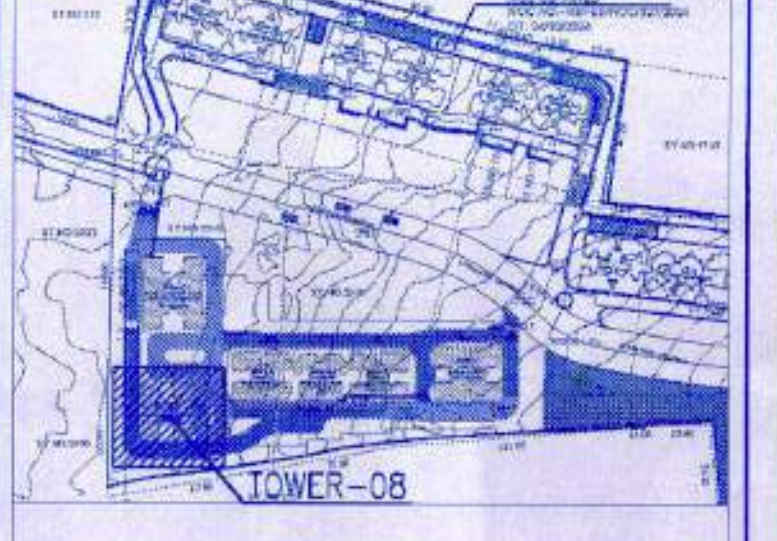
TOWER-08 ALL
FLOOR PLANS

SCHEDULE OF OPENINGS				
TYPE	FINISHED SIZE	SILL	LINTEL	DESCRIPTION
WOODEN/FLUSH DOORS				
MAIN DOOR (MD)	1200X2400	-	2400	MAIN DOOR
DOOR 1 (D1)	900X2100	-	2100	BEDROOMS
DOOR 2 (D2)	800X2100	-	2100	TOILETS, UTILITY
DOOR 3 (D3)	750X1500	600	2100	SHAFT
SLIDING DOOR (SD2)	2450x2250	-	2250	DINING
SLIDING DOOR (SD3)	1500X2250	-	2250	BALCONY
SLIDING DOOR (SD4)	1800X2250	-	2250	BALCONY
FIRE DOORS				
FIRE DOOR (FD1)	1100X2100	-	2100	STAIRCASE LOBBY
FIRE DOOR (FD2)	900X2100	600	2100	FHR SHAFT
FIRE DOOR (FD3)	750X2100	600	2100	ELEC. COMM. SHAFT
WINDOWS				
WINDOW (W)	2000X1850	400	2250	LIVING & DINING
WINDOW (W1)	1500X1850	400	2250	BEDROOMS
WINDOW (W2)	1200X1250	1000	2250	KITCHEN
WINDOW (W3)	2150X1350	900	2250	CORRIDORS
WINDOW (W4)	1200X1200	900	2100	STAIRS & CORRIDOR
WINDOW (W5)	900X1300	950	2250	BEDROOMS
WINDOW (W6)	750X1300	950	2250	BEDROOMS
VENTILATOR				
VENTILATOR(V)	750X1200	1200	2100	TOILETS
DOOR CUM WINDOWS				
DOOR WINDOW 1 (DW1)	(800X2250)+(600X1250)	0 +1000	2250	UTILITY/LAUNDRY

LOCATION PLAN :
SCALE: NTS



KEY PLAN-MASTER PLAN :
SCALE:



ಸಂ:/ಬೆಅ/ಅಅ- 1 /ತಾಸ- 2 /ಪ್ರಾ0/ 31 /20 25 20 26
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ನಕ್ಷೆಗೆ
ನೀಡಿರುವ ಮಂಜೂರಾತಿಯು ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ
(ದಿನಾಂಕ: 16-8-2025 ರಿಂದ 15-8-2027 ರವರೆಗೆ)
ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.

ಆಯುಕ್ತರ ಪರವಾಗಿ
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು

ದಿನಾಂಕ: 16-8-2025

SITE BOUNDARY	
SETBACK LINE	10M BUILDING SETBACK 2M BASEMENT SETBACK
BUILDING EXTENT	
BASEMENT EXTENT	
CIVIC AMENITIES	☒
PARKS & OPEN SPACE	▨

OWNER'S NAME & ADDRESS:

1. NAMBIAR ENSEMBLE RESIDENTIAL PROJECTS LLP
2. NAMBIAR BUILDERS PVT, LTD

No - 60, 2nd Floor, PR Business Center,
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Kadubisanahalli, Marathahalli Post,
Bangalore - 560103

OWNER'S SIGNATURE:

(AUTHORISED SIGNATORY)

PLANNER'S / ENGINEER'S SIGNATURE :

LAKSHMAN.S
BCC/BL/3.6/E-3682/2012-13

PROJECT TITLE:

PROPOSED RESIDENTIAL DEVELOPMENT PLAN ON SY NOS
145/2 145/3 146/3 146/5 146/6 146/7 147/1 147/9 155/1 155/2 155/3 155/4 156/1 156/4 157/6 161/2 162/1 162/2 163/1 163/2 163/3 163/4 165/5 163/6 164/1 164/2 164/3 167/2 167/3 171/1 171/3 171/4 172/1 172/2 172/3 250/1 250/3 251/1 251/2 251/3 252/1 252/2 252/3 253/1 253/2 253/3 253/4 253/5

DOMMASANDRA VILLAGE , SARJAPURA HOBLI
ANEKAL TALUK , BANGALORE -562125

PROJECT CONSULTANTS :

RSP Design Consultants
(India) Pvt Ltd.

RSP HOUSE, # 30, MUSEUM ROAD, BANGALORE - 560001 TEL: 25596668 FAX : 25596818

SANCTION DRAWING

DRAWING TITLE

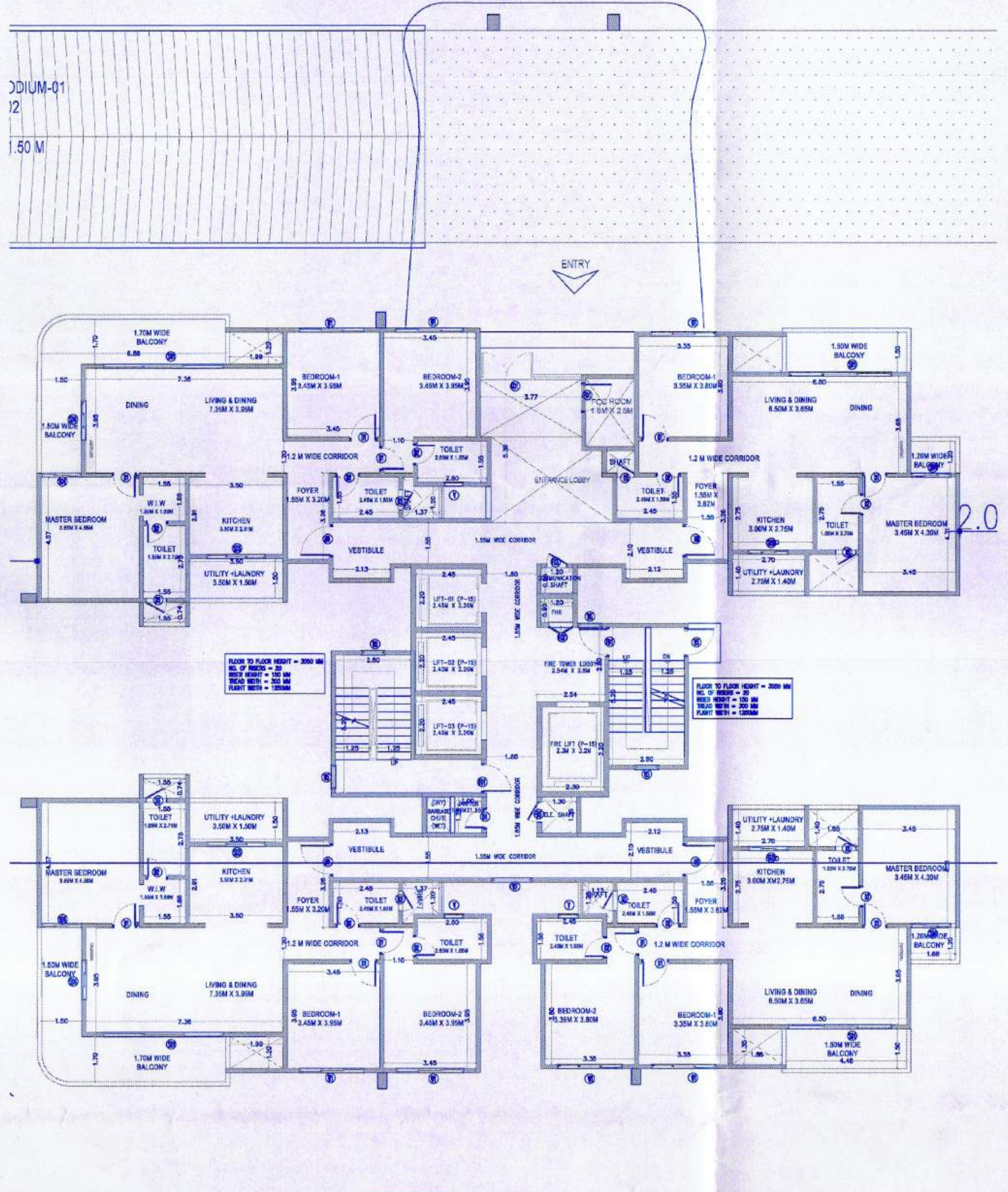
TOWER-08
ALL FLOOR PLANS

NOTE :
ALL DIMENSIONS ARE IN METERS

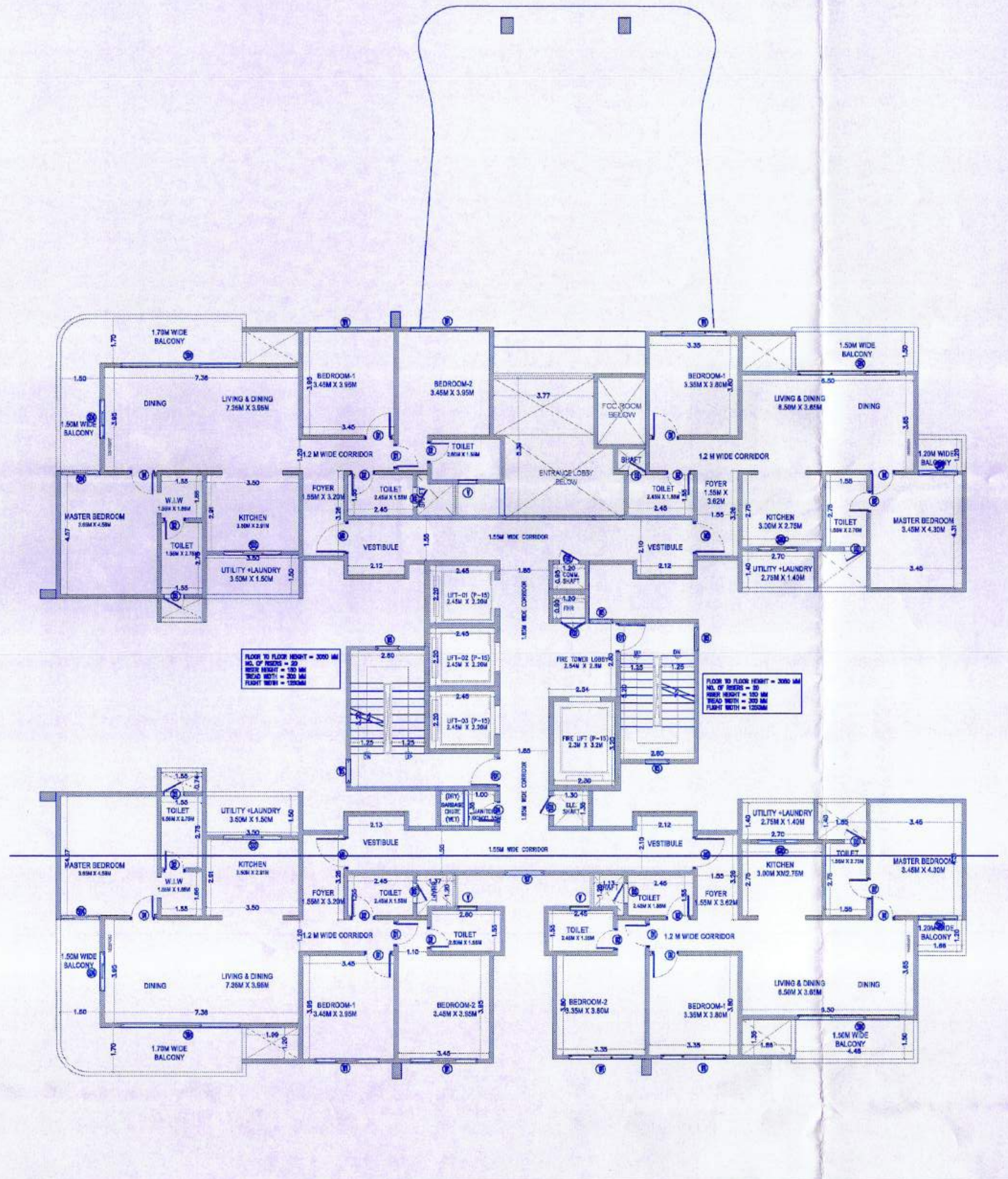
ORIENTATION : N

SHEET NO : 08

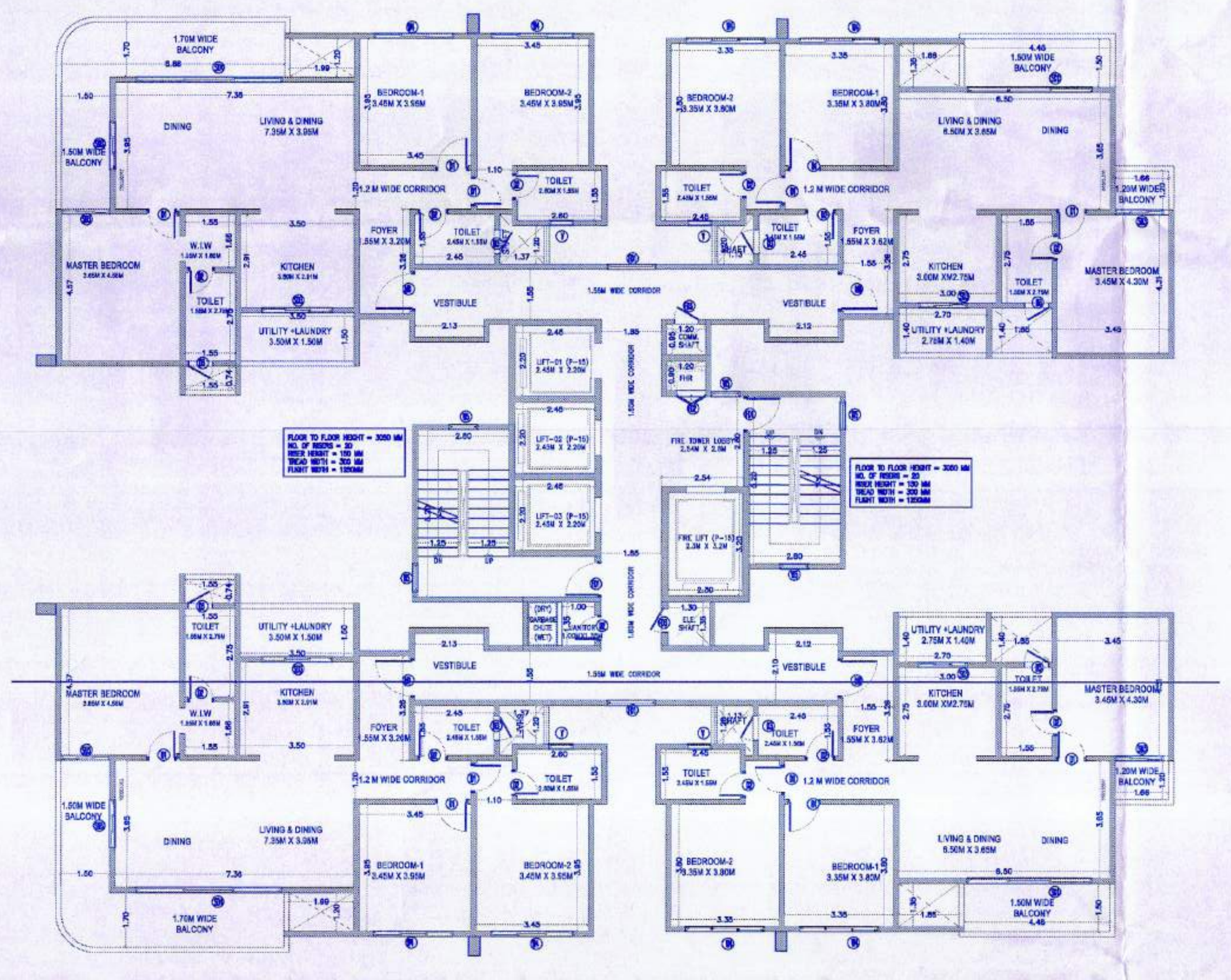
FILENAME : ---- ---- ----	
SCALE : 1:100	DATE : 09/APRIL/2025
DEALT : M.DIKSHITHA	CHECKED : DHAYA
JOB NO : 22108	



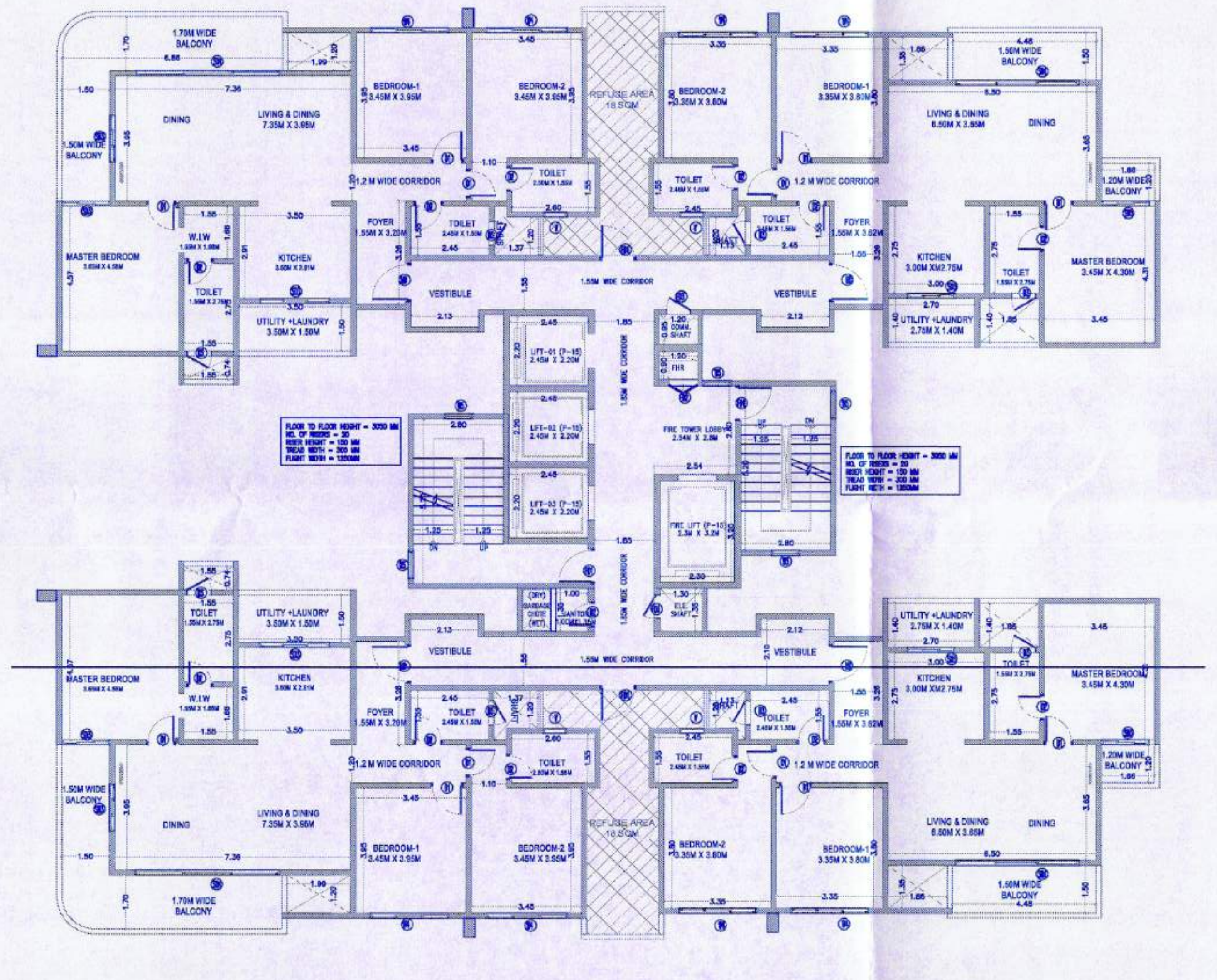
FIRST FLOOR PLAN
SCALE : 1:100



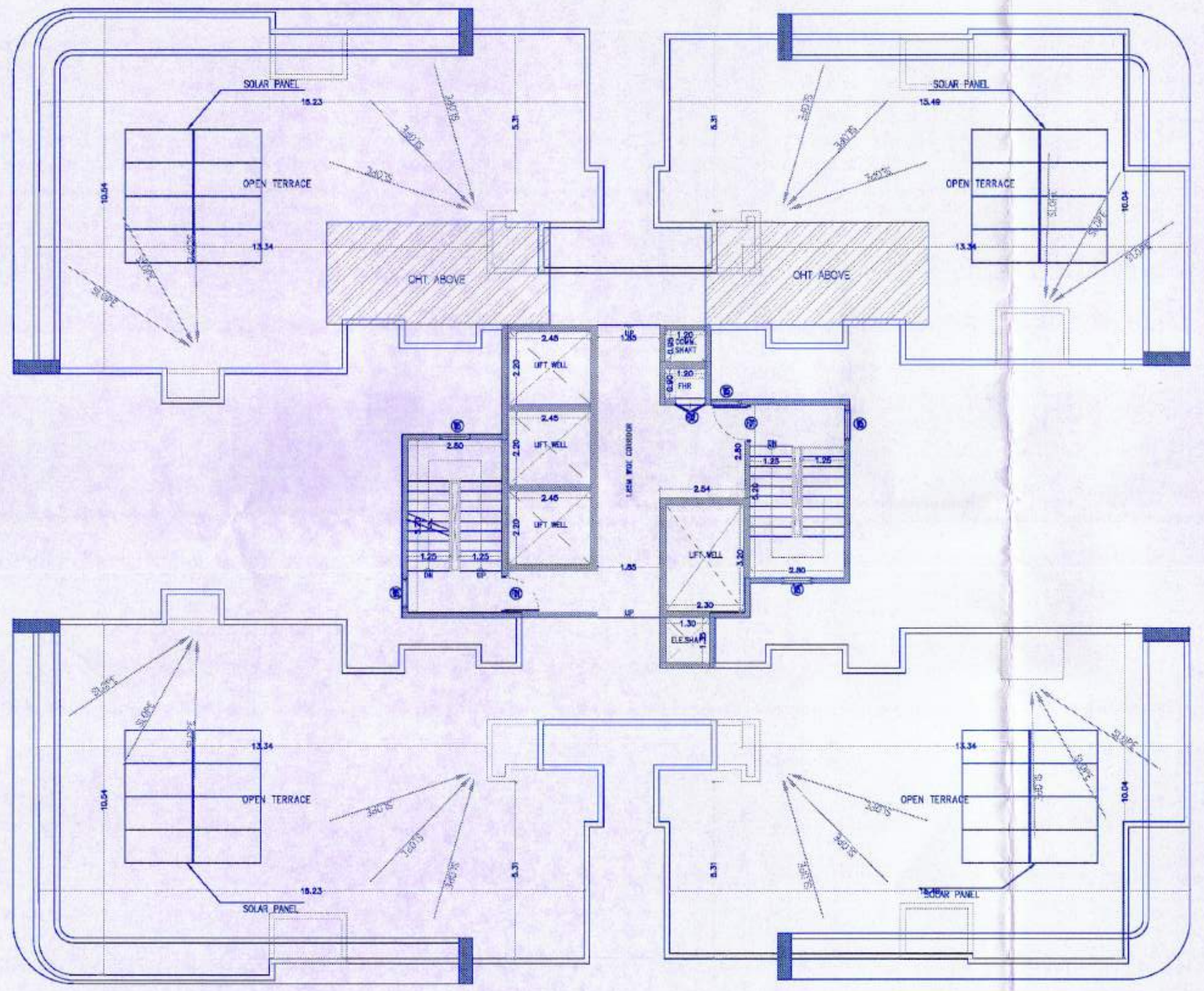
SECOND FLOOR PLAN
SCALE : 1:100



03RD TO 16TH, 18TH TO 25TH & 27TH TO 34TH FLOOR PLAN
SCALE : 1:100



17TH & 26TH REFUGE FLOOR PLAN
SCALE : 1:100

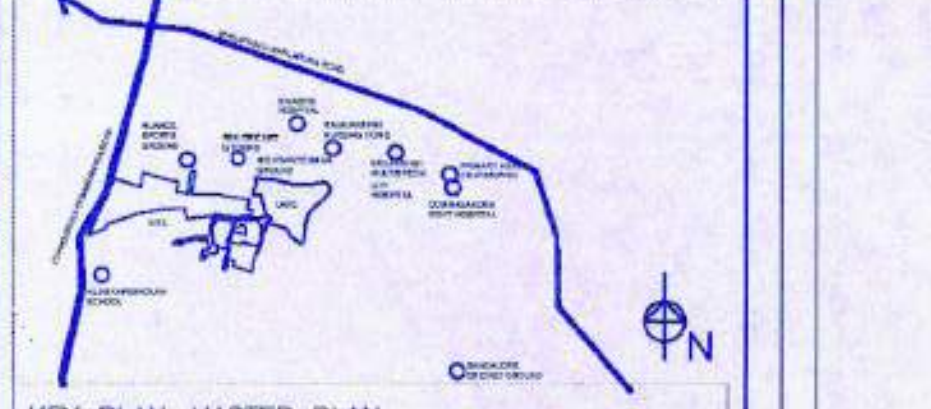


TERRACE FLOOR PLAN
SCALE : 1:100

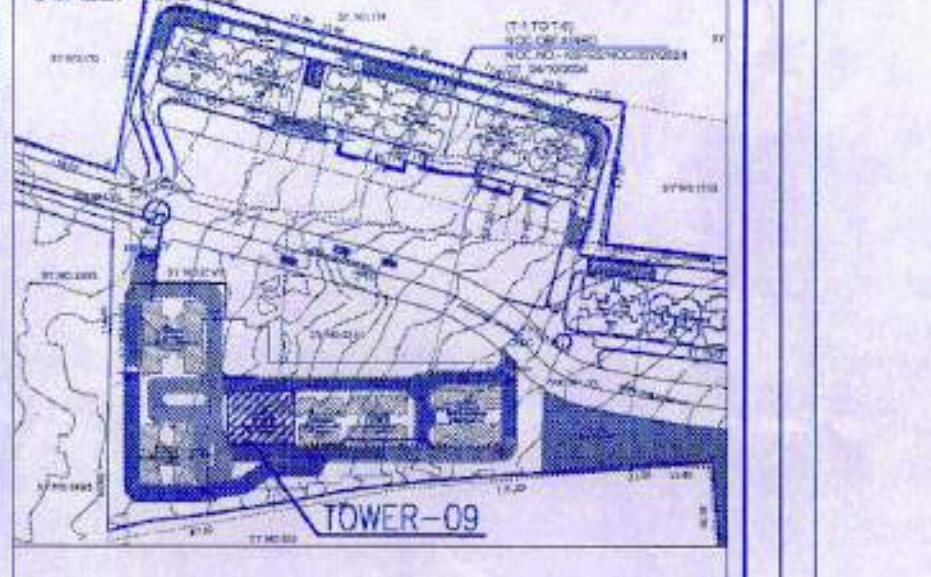
TOWER-09
ALL FLOOR PLANS

SCHEDULE OF OPENINGS				
TYPE	FINISHED SIZE	SILL	LINTEL	DESCRIPTION
WOODEN/FLUSH DOORS				
MAIN DOOR (MD)	1200X2400	-	2400	MAIN DOOR
DOOR 1 (D1)	900X2100	-	2100	BEDROOMS
DOOR 2 (D2)	800X2100	-	2100	TOILETS, UTILITY
DOOR 3 (D3)	750X1500	600	2100	SHAFT
SLIDING DOOR (SD2)	2450x2250	-	2250	DINING
SLIDING DOOR (SD3)	1500X2250	-	2250	BALCONY
SLIDING DOOR (SD4)	1800X2250	-	2250	BALCONY
FIRE DOORS				
FIRE DOOR (FD1)	1100X2100	-	2100	STAIRCASE LOBBY
FIRE DOOR (FD2)	900X2100	600	2100	FHR SHAFT
FIRE DOOR (FD3)	750X2100	600	2100	ELEC. COMM. SHAFT
WINDOWS				
WINDOW (W)	2000X1850	400	2250	LIVING & DINING
WINDOW (W1)	1500X1850	400	2250	BEDROOMS
WINDOW (W2)	1200X1250	1000	2250	KITCHEN
WINDOW (W3)	2150X1350	900	2250	CORRIDORS
WINDOW (W4)	1200X1200	900	2100	STAIRS & CORRIDOR
WINDOW (W5)	900X1300	950	2250	BEDROOMS
WINDOW (W6)	750X1300	950	2250	BEDROOMS
VENTILATOR				
VENTILATOR(V)	750X1200	1200	2100	TOILETS
DOOR CUM WINDOWS				
DOOR WINDOW 1 (DW1)	(800X2250)+(600X1250)	0+1000	2250	UTILITY/LAUNDRY

LOCATION PLAN :
SCALE: NTS



KEY PLAN–MASTER PLAN :
SCALE: NTS



SITE BOUNDARY	
SETBACK LINE	15M BUILDING SETBACK 2M BASEMENT SETBACK
BUILDING EXTENT	
BASEMENT EXTENT	
CIVIC AMENITIES	▨
PARKS & OPEN SPACE	▨

OWNER'S NAME & ADDRESS:

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2. NAMBIAR BUILDERS PVT, LTD

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Bangalore - 560103

OWNER'S SIGNATURE:

(AUTHORISED SIGNATORY)

PLANNER'S / ENGINEER'S SIGNATURE :

LAKSHMAN.S
BCC/BL/3.6/E-3682/2012-13

PROJECT TITLE:

PROPOSED RESIDENTIAL DEVELOPMENT PLAN ON SY NOS
145/2 145/3 146/3 146/5 146/6 146/7 147/1 147/9 155/1 155/2 155/3 155/4 156/1 156/4 157/6 161/2 162/1 162/2 163/1 163/2 163/3 163/4 165/5 163/6 164/1 164/2 164/3 167/2 167/3 171/1 171/3 171/4 172/1 172/2 172/3 250/1 250/3 251/1 251/2 251/3 252/1 252/2 252/3 253/1 253/2 253/3 253/4 253/5

DOMMASANDRA VILLAGE , SARJAPURA HOBLI
ANEKAL TALUK , BANGALORE -562125

PROJECT CONSULTANTS :

RSP Design Consultants (India) Pvt Ltd.

RSP HOUSE, # 30, MUSEUM ROAD, BANGALORE - 560001 TEL: 25596666 FAX: 25596816

ನಮ/ಅಸ/ಅಅ- 1 /ತಾಕ- 2 /ಪ೦/31 /20 25 20 26
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ನಕ್ಷೆಗೆ
ನೀಡಿರುವ ಮಂಜೂರಾತಿಯು ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ
(ದಿನಾಂಕ: 16-8-2025 ರಿಂದ 15-08-2027 ರವರೆಗೆ)
ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.

ಆಯುಕ್ತರ ಪರವಾಗಿ
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು

ದಿನಾಂಕ:16-8-2025

SANCTION DRAWING

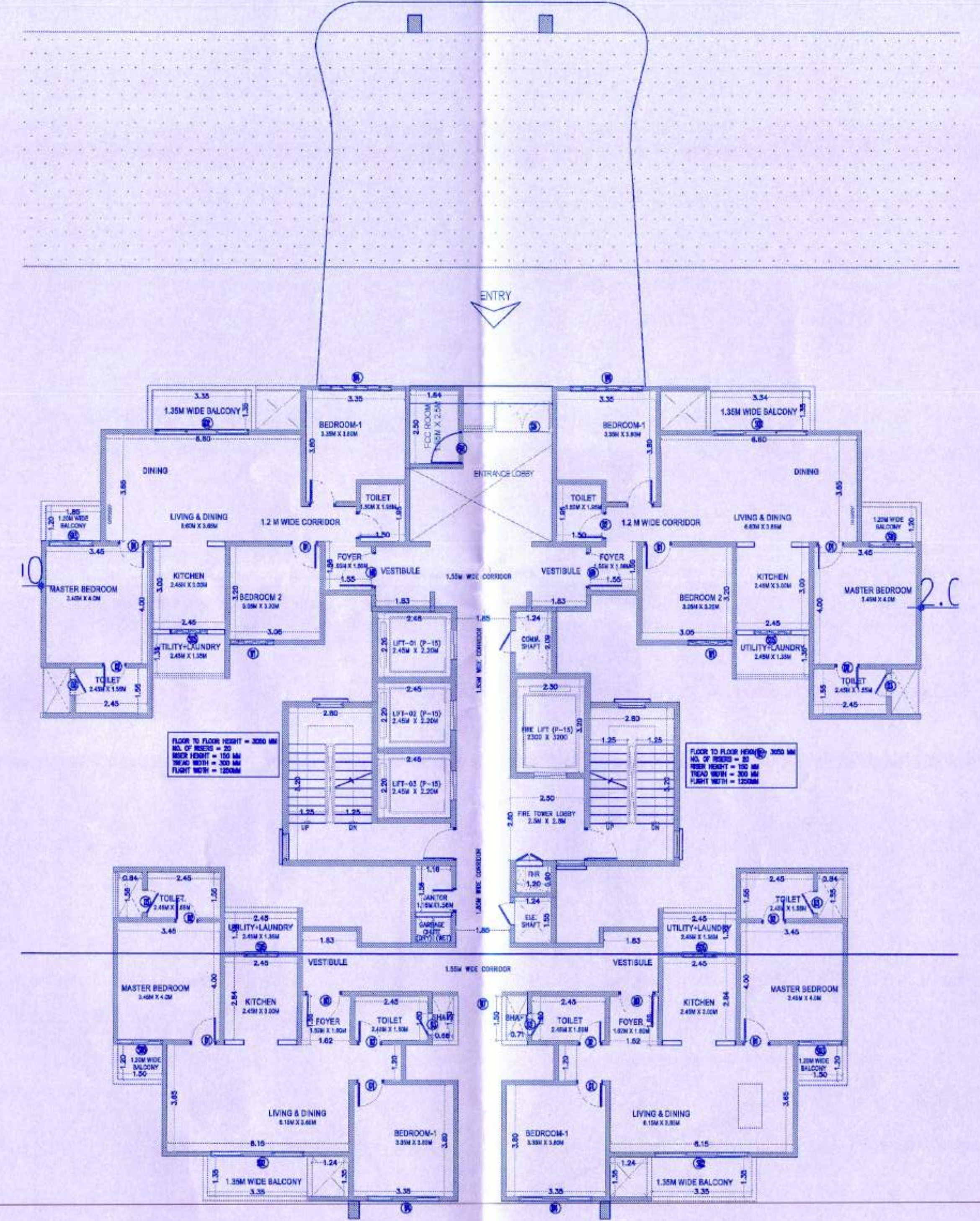
DRAWING TITLE

TOWER-09
ALL FLOOR PLANS

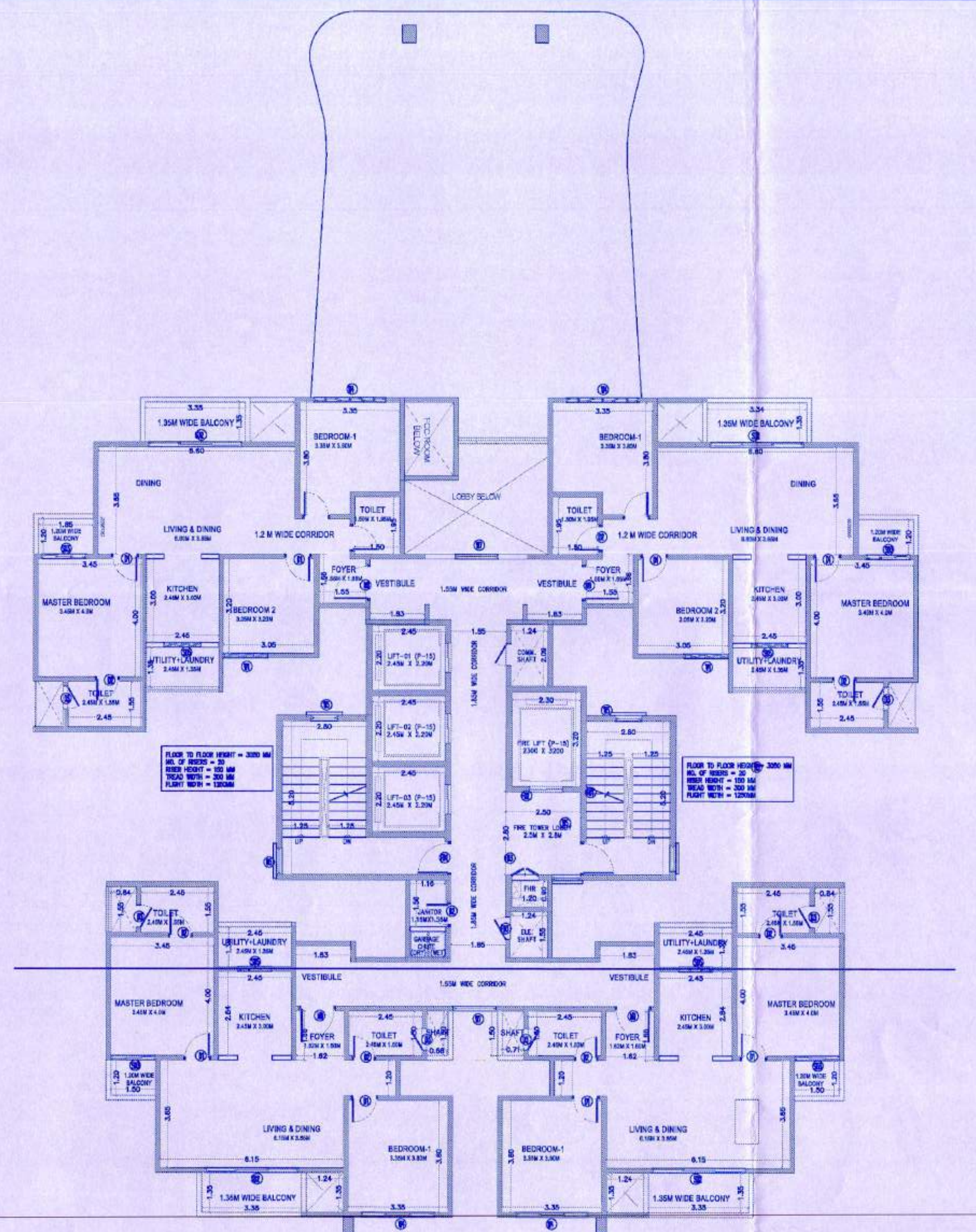
NOTE :
ALL DIMENSIONS ARE IN METERS

ORIENTATION :	SHEET NO :
N	09

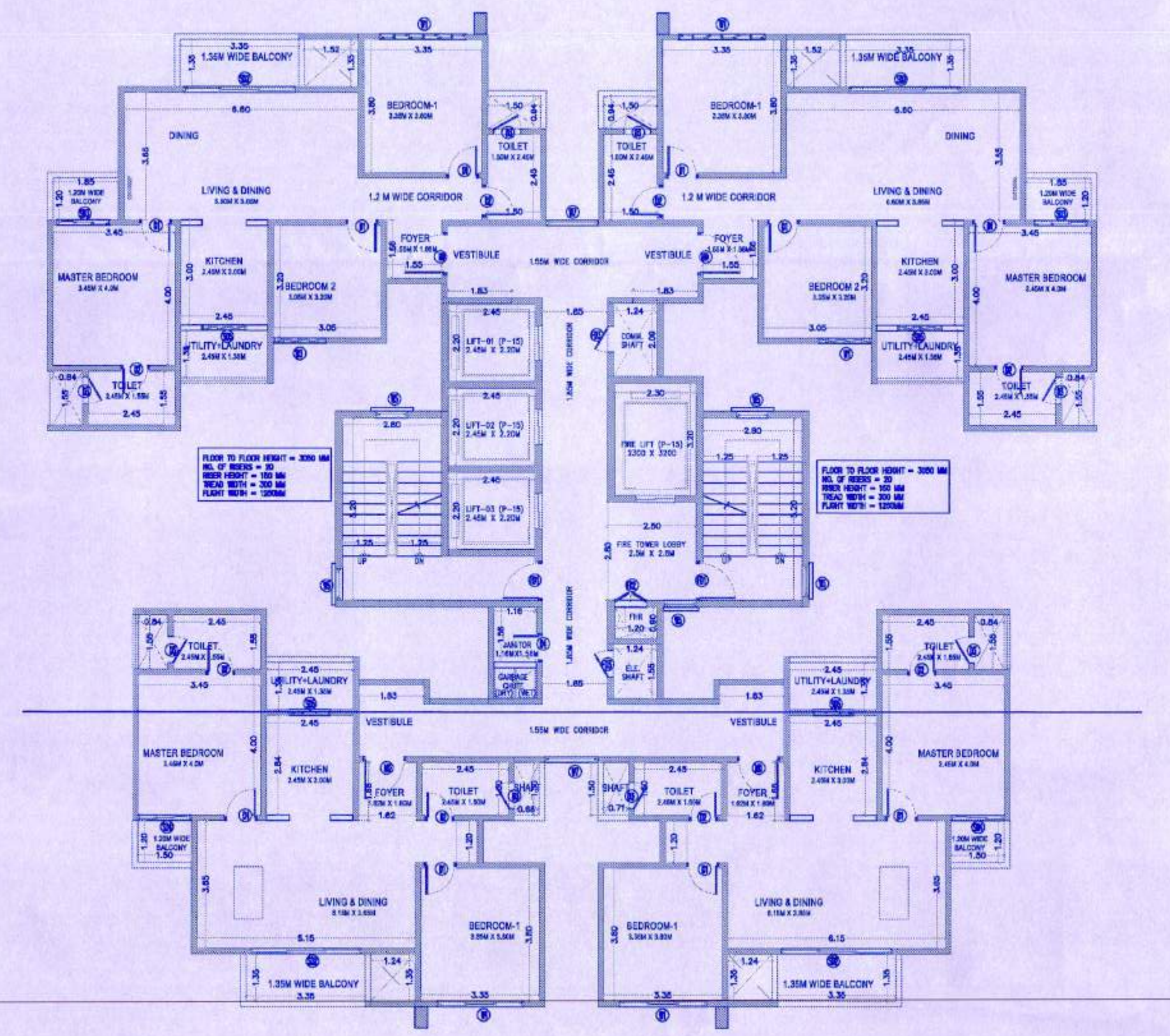
FILENAME : ---- ---- ----	
SCALE : 1:100	DATE : 09/APRIL/2025
DEALT : M.DIKSHITHA	CHECKED : DHAYA
JOB NO : 22108	



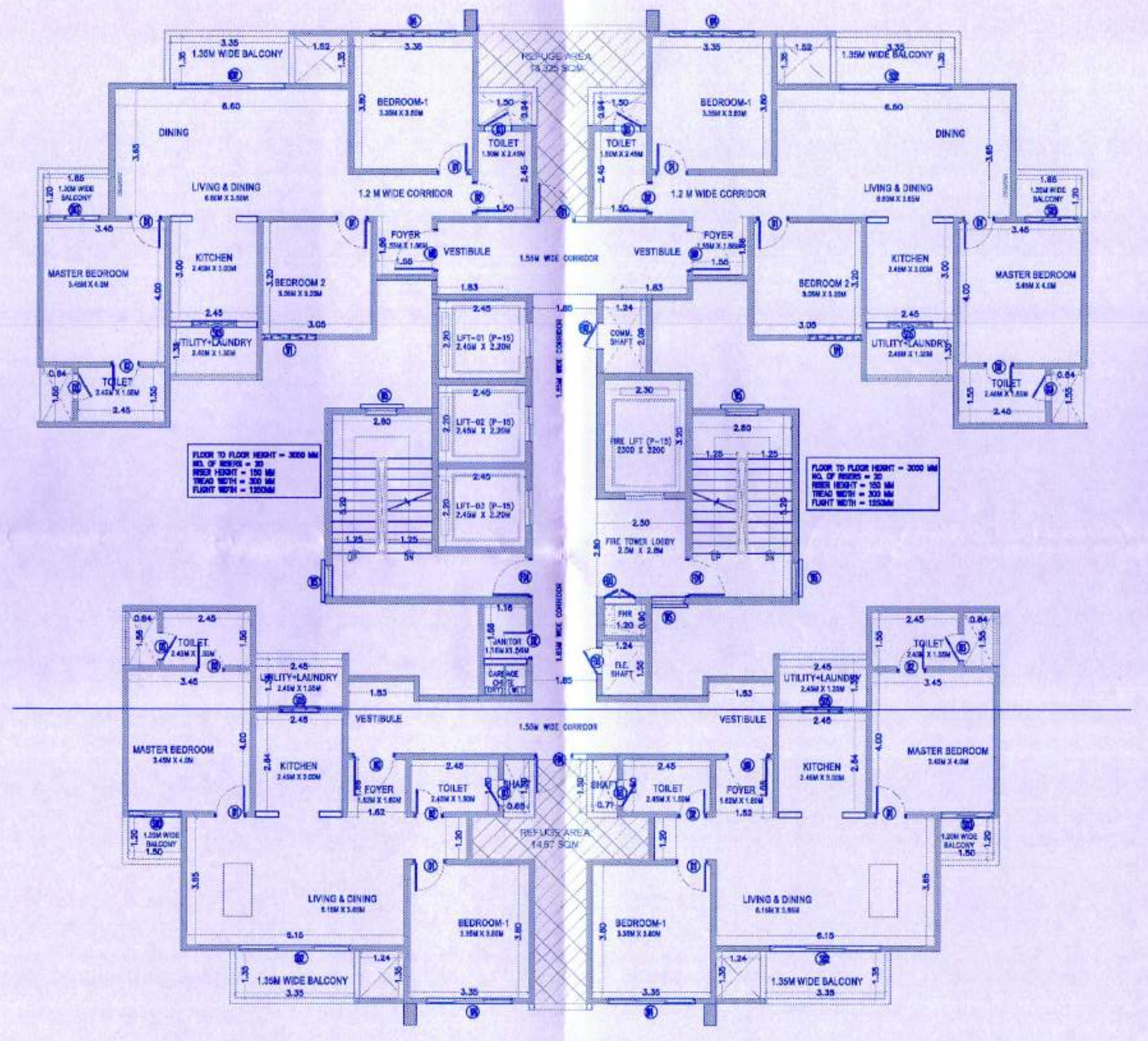
FIRST FLOOR PLAN
SCALE : 1:100



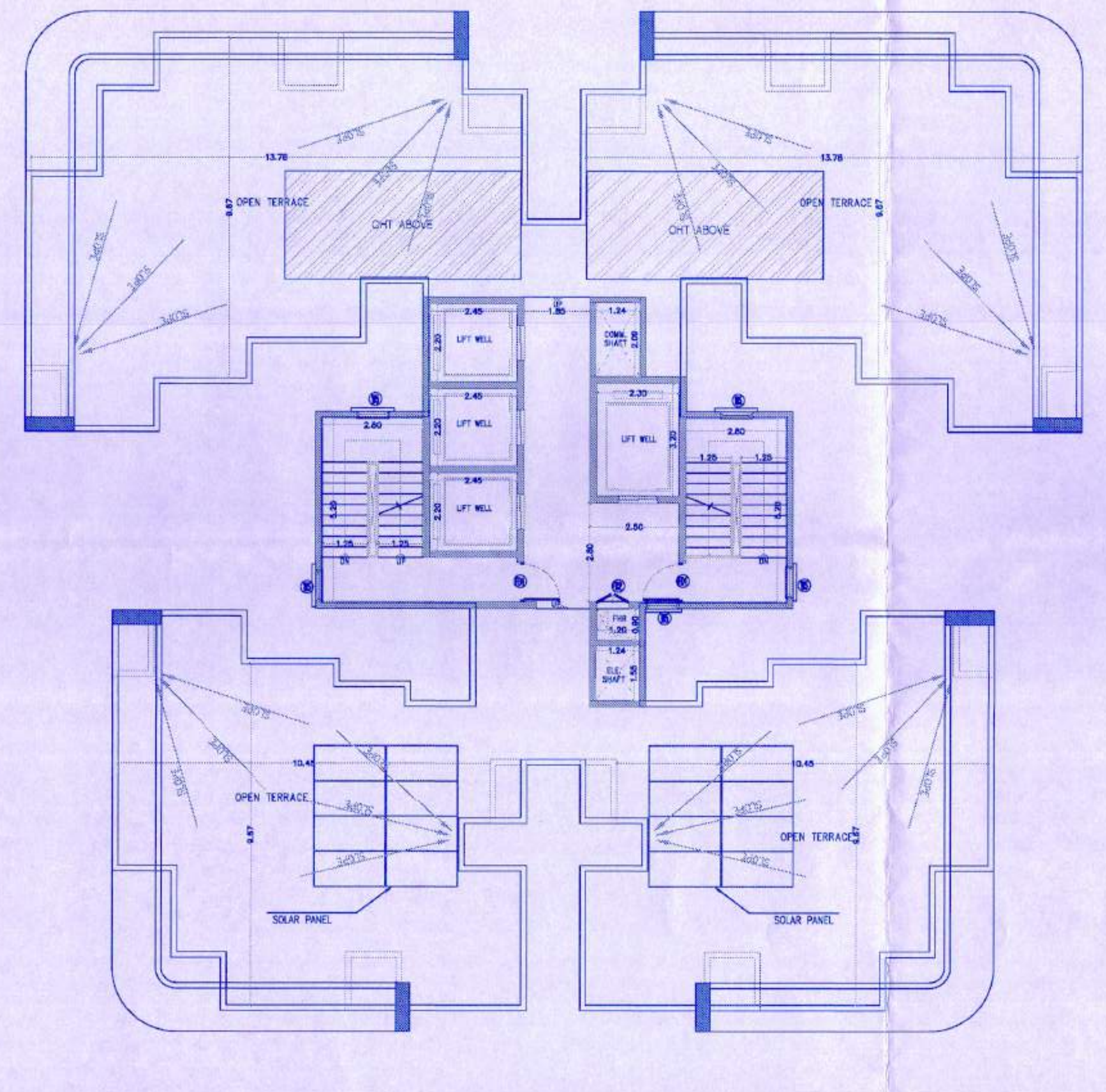
SECOND FLOOR PLAN
SCALE : 1:100



03RD TO 15TH, 18TH TO 25TH & 27TH T0 34TH FLOOR PLAN
SCALE : 1:100



17TH & 26TH REFUGE FLOOR
SCALE : 1:100



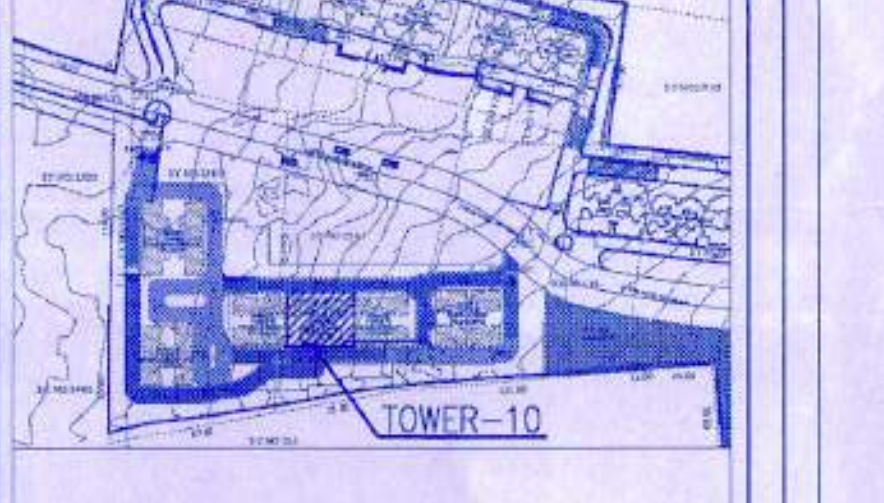
TERRACE FLOOR PLAN
SCALE : 1:100

TOWER-10
ALL FLOOR PLANS

SCHEDULE OF OPENINGS				
TYPE	FINISHED SIZE	SILL	LINTEL	DESCRIPTION
WOODEN/FLUSH DOORS				
MAIN DOOR (MD)	1200X2400	-	2400	MAIN DOOR
DOOR 1 (D1)	900X2100	-	2100	BEDROOMS
DOOR 2 (D2)	800X2100	-	2100	TOILETS, UTILITY
DOOR 3 (D3)	750X1500	600	2100	SHAFT
SLIDING DOOR (SD2)	2450x2250	-	2250	DINING
SLIDING DOOR (SD3)	1500X2250	-	2250	BALCONY
SLIDING DOOR (SD4)	1800X2250	-	2250	BALCONY
FIRE DOORS				
FIRE DOOR (FD1)	1100X2100	-	2100	STAIRCASE LOBBY
FIRE DOOR (FD2)	900X2100	600	2100	FHR SHAFT
FIRE DOOR (FD3)	750X2100	600	2100	ELEC. COMM. SHAFT
WINDOWS				
WINDOW (W)	2000X1850	400	2250	LIVING & DINING
WINDOW (W1)	1500X1850	400	2250	BEDROOMS
WINDOW (W2)	1200X1250	1000	2250	KITCHEN
WINDOW (W3)	2150X1350	900	2250	CORRIDORS
WINDOW (W4)	1200X1200	900	2100	STAIRS & CORRIDOR
WINDOW (W5)	900X1300	950	2250	BEDROOMS
WINDOW (W6)	750X1300	950	2250	BEDROOMS
VENTILATOR				
VENTILATOR(V)	750X1200	1200	2100	TOILETS
DOOR CUM WINDOWS				
DOOR WINDOW 1 (DW1)	(800X2250)+(600X1250)	0+1000	2250	UTILITY/LAUNDRY

LOCATION PLAN :
SCALE: NTS

KEY PLAN=MASTER PLAN :
SCALE: NTS



SITE BOUNDARY	───
SETBACK LINE	15M BUILDING SETBACK 3M BASEMENT SETBACK
BUILDING EXTENT	───
BASEMENT EXTENT	───
CIVIC AMENITIES	▨
PARKS & OPEN SPACE	░

OWNER'S NAME & ADDRESS:

1. NAMBIAR ENSEMBLE RESIDENTIAL PROJECTS LLP
2. NAMBIAR BUILDERS PVT, LTD

No - 60, 2nd Floor, PR Business Center,
Above Croma, Outer Ring Road,
Kadubisanahalli, Marathahalli Post,
Bangalore - 560103

OWNER'S SIGNATURE:

(AUTHORISED SIGNATORY)

PLANNER'S / ENGINEER'S SIGNATURE :

LAKSHMAN.S
BCC/BL/3.6/E-3682/2012-13

PROJECT TITLE:

PROPOSED RESIDENTIAL DEVELOPMENT PLAN ON SY NOS
145/2 145/3 146/3 146/5 146/6 146/7 147/1 147/9 155/1 155/2 155/3 155/4 156/1 156/4 157/6 161/2 162/1 162/2 163/1 163/2 163/3 163/4 165/5 163/6 164/1 164/2 164/3 167/2 167/3 171/1 171/3 171/4 172/1 172/2 172/3 250/1 250/3 251/1 251/2 251/3 252/1 252/2 252/3 253/1 253/2 253/3 253/4 253/5

DOMMASANDRA VILLAGE , SARJAPURA HOBLI
ANEKAL TALUK , BANGALORE -562125

PROJECT CONSULTANTS :

RSP Design Consultants
(India) Pvt Ltd.

RSP HOUSE # 30, MUSEUM ROAD, BANGALORE - 560001 TEL: 25596868 FAX : 25596818

SANCTION DRAWING

DRAWING TITLE

TOWER-10
ALL FLOOR PLANS

NOTE :
ALL DIMENSIONS ARE IN METERS

ORIENTATION : N

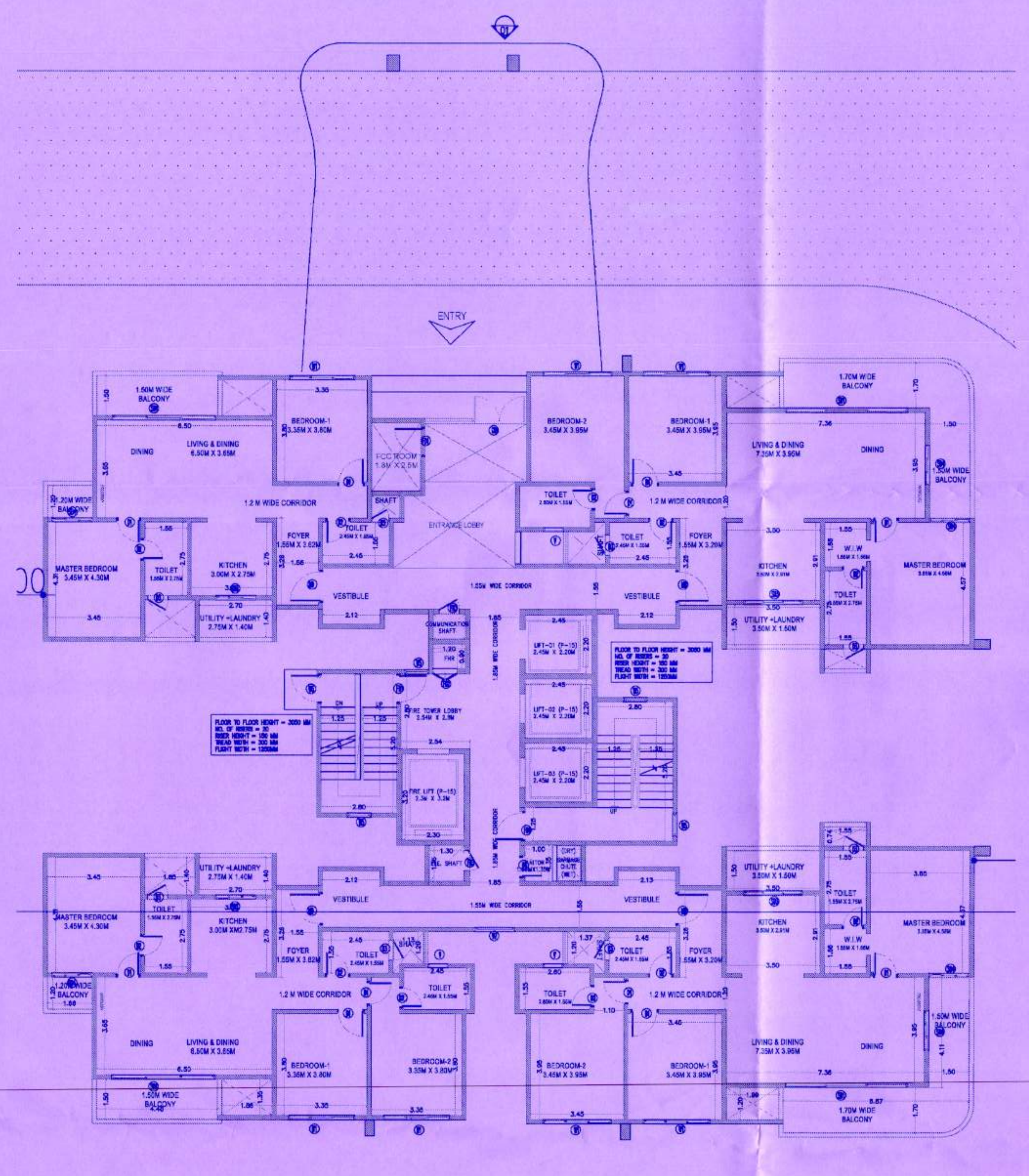
SHEET NO : 10

FILENAME : ---- ---- ----	
SCALE : 1:100	DATE : 09/APRIL/2025
DEALT : M.DIKSHITHA	CHECKED : DHAYA
JOB NO : 22108	

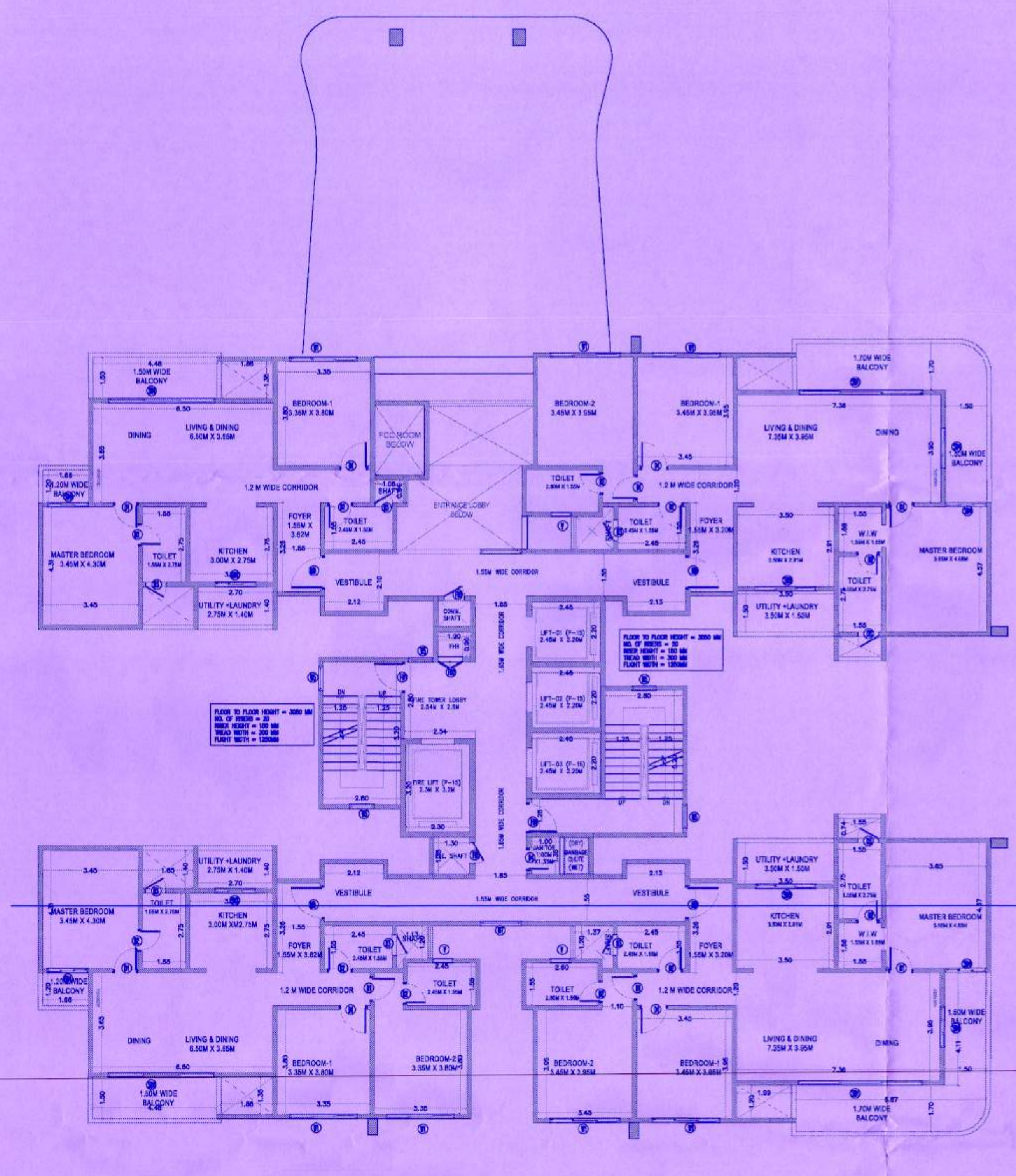
ಸಂ/ಅಸ/ಅಅ- 1 /ಕಾ- 2 /ಪ್ರ0/ 31 /2025-2026
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು [illegible]
ನೀಡಿರುವ ಮಂಜೂರಾತಿಯು ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ
(ದಿನಾಂಕ: 16-8-2025 ರಿಂದ 15-8-2027 ರವರೆಗೆ)
ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.

ಆಯುಕ್ತರ ಪರವಾಗಿ
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು

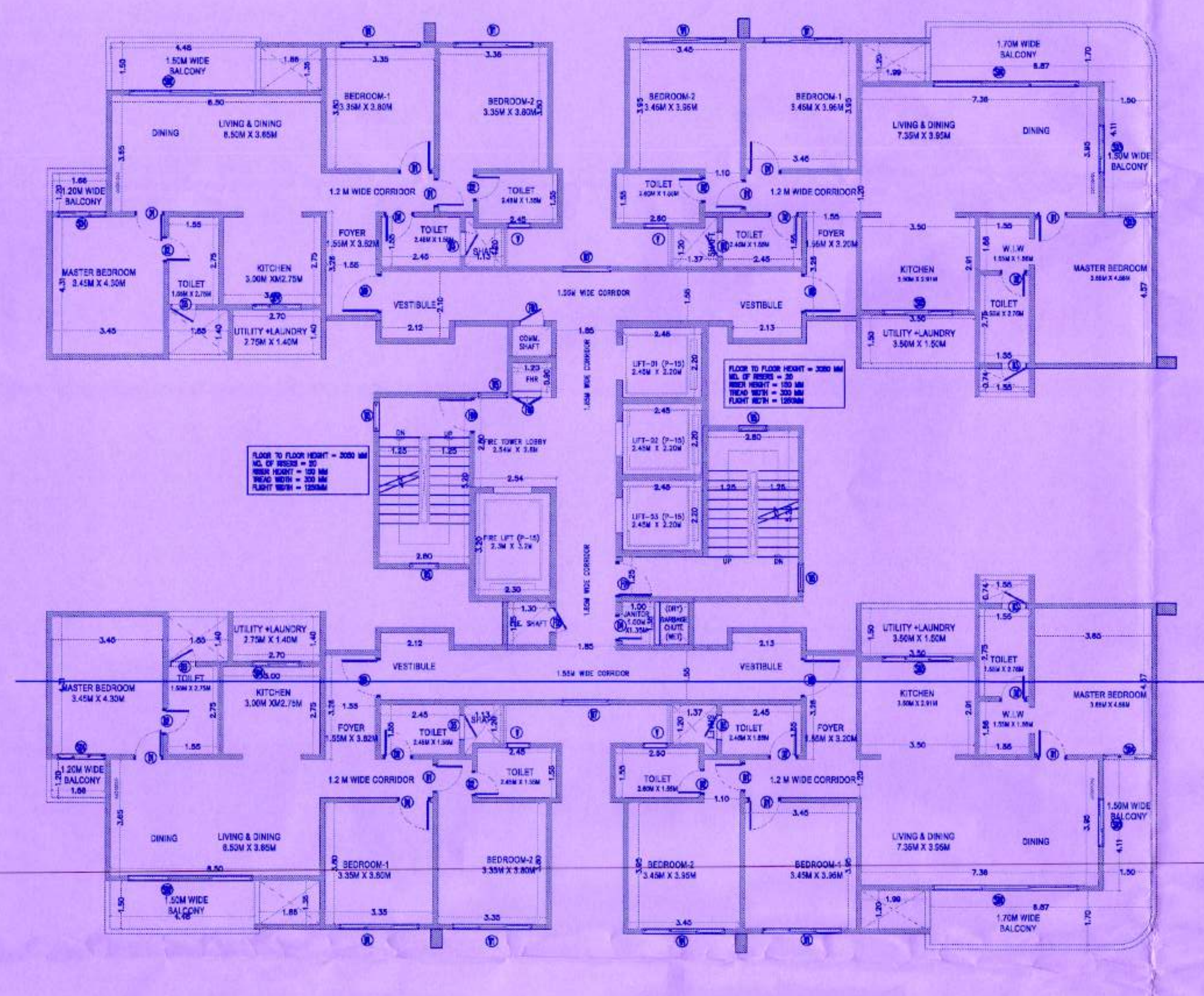
ದಿನಾಂಕ: 16-8-2025



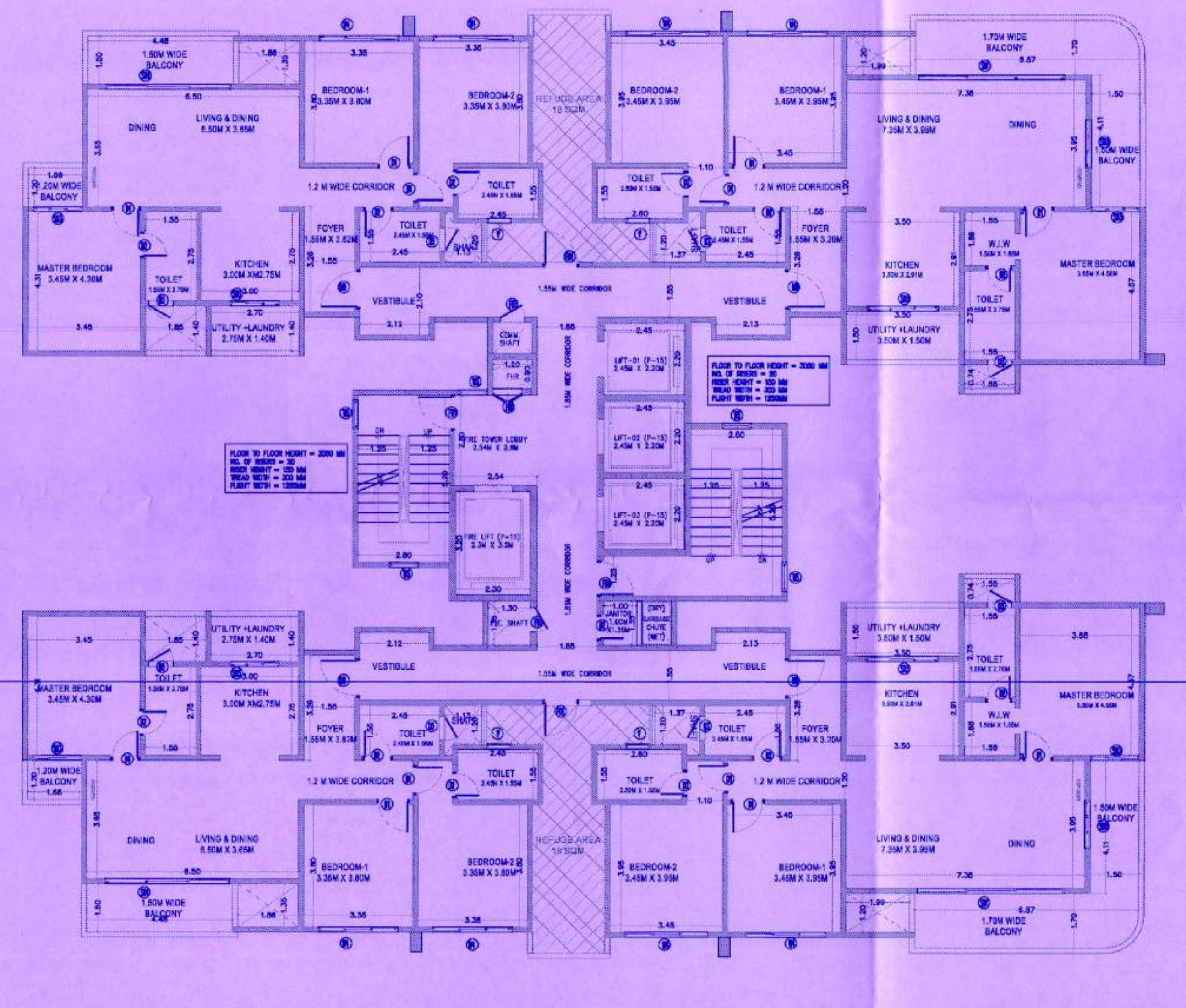
FIRST FLOOR PLAN
SCALE : 1:100



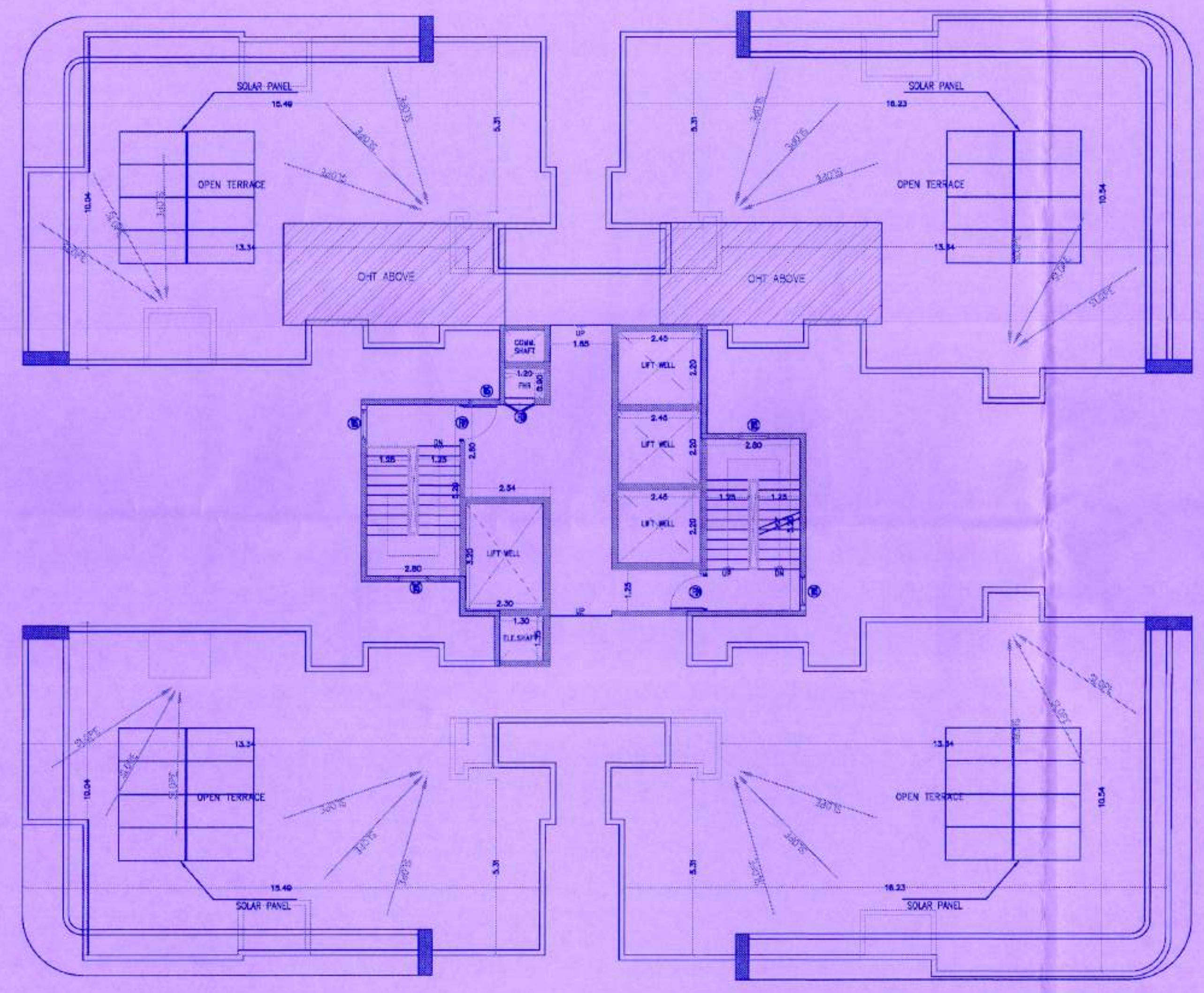
SECOND FLOOR PLAN
SCALE : 1:100



03RD TO 16TH, 18TH TO 25TH & 27TH TO 34TH FLOOR PLAN
SCALE : 1:100



17TH & 26TH REFUGE FLOOR PLAN
SCALE : 1:100

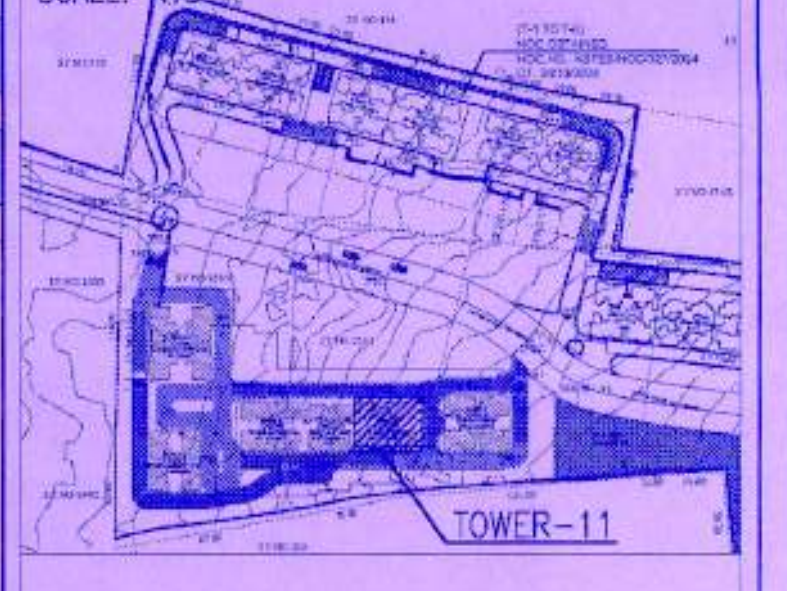


TERRACE FLOOR PLAN
SCALE : 1:100

SCHEDULE OF OPENINGS				
TYPE	FINISHED SIZE	SILL	LINTEL	DESCRIPTION
WOODEN/FLUSH DOORS				
MAIN DOOR (MD)	1200X2400	-	2400	MAIN DOOR
DOOR 1 (D1)	900X2100	-	2100	BEDROOMS
DOOR 2 (D2)	800X2100	-	2100	TOILETS, UTILITY
DOOR 3 (D3)	750X1500	600	2100	SHAFT
SLIDING DOOR (SD2)	2450x2250	-	2250	DINING
SLIDING DOOR (SD3)	1500X2250	-	2250	BALCONY
SLIDING DOOR (SD4)	1800X2250	-	2250	BALCONY
FIRE DOORS				
FIRE DOOR (FD1)	1100X2100	-	2100	STAIRCASE LOBBY
FIRE DOOR (FD2)	900X2100	600	2100	FHR SHAFT
FIRE DOOR (FD3)	750X2100	600	2100	ELEC. COMM. SHAFT
WINDOWS				
WINDOW (W)	2000X1850	400	2250	LIVING & DINING
WINDOW (W1)	1500X1850	400	2250	BEDROOMS
WINDOW (W2)	1200X1250	1000	2250	KITCHEN
WINDOW (W3)	2150X1350	900	2250	CORRIDORS
WINDOW (W4)	1200X1200	900	2100	STAIRS & CORRIDOR
WINDOW (W5)	900X1300	950	2250	BEDROOMS
WINDOW (W6)	750X1300	950	2250	BEDROOMS
VENTILATOR				
VENTILATOR(V)	750X1200	1200	2100	TOILETS
DOOR CUM WINDOWS				
DOOR WINDOW 1 (DW1)	(800X2250)+(600X1250)	0 +1000	2250	UTILITY/LAUNDRY

LOCATION PLAN :
SCALE: NTS

KEY PLAN–MASTER PLAN :
SCALE: NTS



ಷರತ್ತುಗಳು

[illegible]

ನಮ/ಆಸ/ಆಅ-1 /ಹಾಸ-2 ಕ್ರಂ0/31 /2025 2026
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ನಕ್ಷೆಗೆ
ನೀಡಿರುವ ಮಂಜೂರಾತಿಯು ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ
(ದಿನಾಂಕ: 16-8-2025 ರಿಂದ 15-08-2027 ರವರೆಗೆ
ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.

ಆಯುಕ್ತರ ಪರವಾಗಿ
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು

ದಿನಾಂಕ: 16-8-2025

1	[illegible]	[illegible]
2	[illegible]	[illegible]
3	[illegible]	[illegible]
4	[illegible]	[illegible]
5	[illegible]	[illegible]
6	[illegible]	[illegible]
	[illegible]	[illegible]
	[illegible]	[illegible]
	[illegible]	[illegible]
7	[illegible]	[illegible]
8	[illegible]	[illegible]
9	[illegible]	[illegible]
10	[illegible]	[illegible]
11	[illegible]	[illegible]
12	[illegible]	8.80
	[illegible]	[illegible]

SITE BOUNDARY	
SETBACK LINE	
BUILDING EXTENT	
BASEMENT EXTENT	
CIVIC AMENITIES	▨
PARKS & OPEN SPACE	░

OWNER'S NAME & ADDRESS:

1. NAMBIAR ENSEMBLE RESIDENTIAL PROJECTS LLP
2. NAMBIAR BUILDERS PVT, LTD

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Above Croma, Outer Ring Road,
Kadubisanahalli, Marathahalli Post,
Bangalore - 560103

OWNER'S SIGNATURE:

(AUTHORISED SIGNATORY)

PLANNER'S / ENGINEER'S SIGNATURE :

LAKSHMAN.S
BCC/BL/3.6/E-3682/2012-13

PROJECT TITLE:

PROPOSED RESIDENTIAL DEVELOPMENT PLAN ON SY NOS
145/2 145/3 146/3 146/5 146/6 146/7 147/1 147/9 155/1 155/2 155/3 155/4 156/1 156/4 157/6 161/2 162/1 162/2 163/1 163/2 163/3 163/4 165/5 163/6 164/1 164/2 164/3 167/2 167/3 171/1 171/3 171/4 172/1 172/2 172/3 250/1 250/3 251/1 251/2 251/3 252/1 252/2 252/3 253/1 253/2 253/3 253/4 253/5

DOMMASANDRA VILLAGE , SARJAPURA HOBLI
ANEKAL TALUK , BANGALORE -562125

PROJECT CONSULTANTS :

RSP Design Consultants (India) Pvt Ltd.

RSP HOUSE # 30 MUSEUM ROAD, BANGALORE - 560001 TEL: 25596988 FAX: 25596818

SANCTION DRAWING

DRAWING TITLE

TOWER-11
ALL FLOOR PLANS

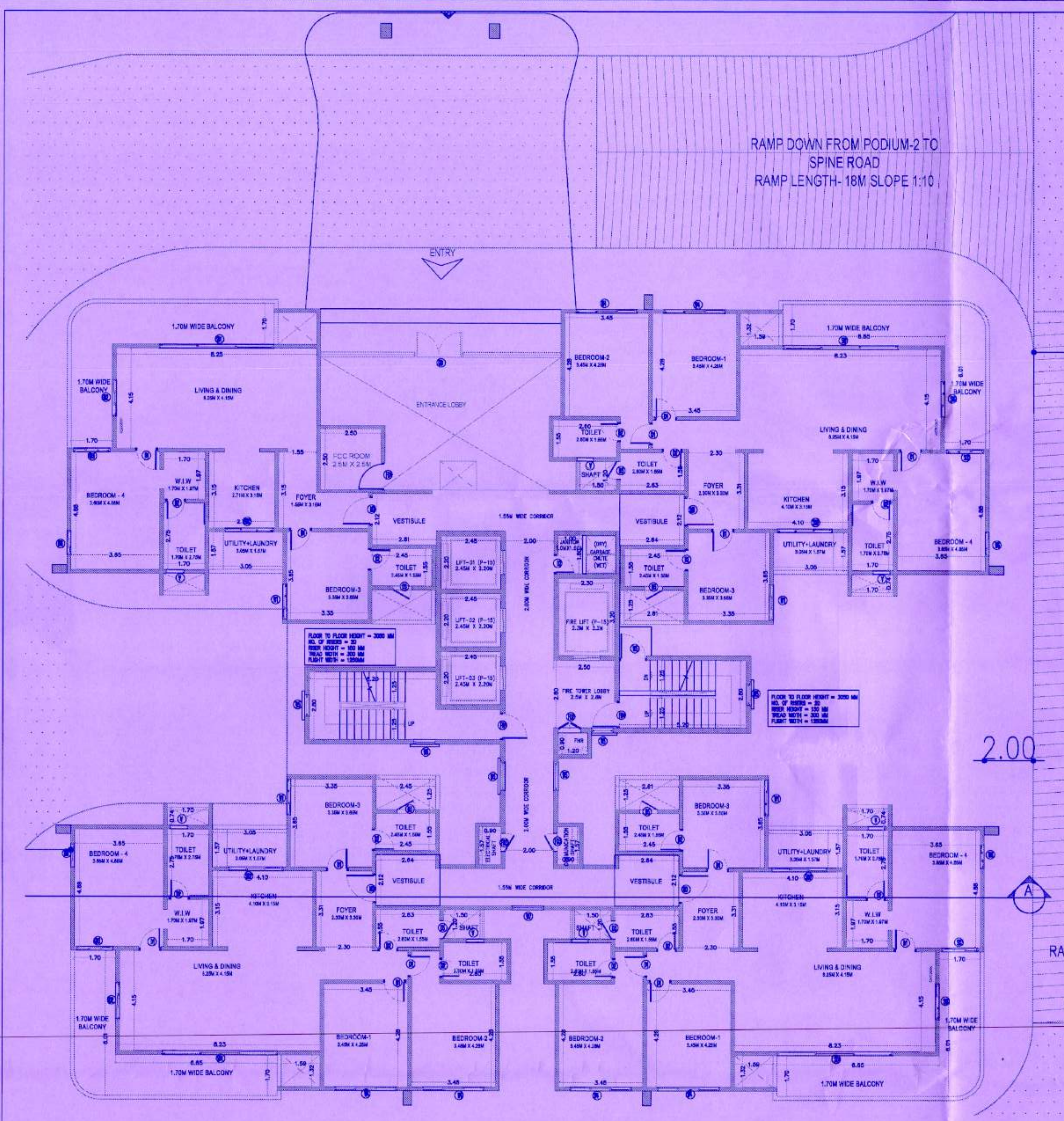
NOTE :
ALL DIMENSIONS ARE IN METERS

ORIENTATION :
N

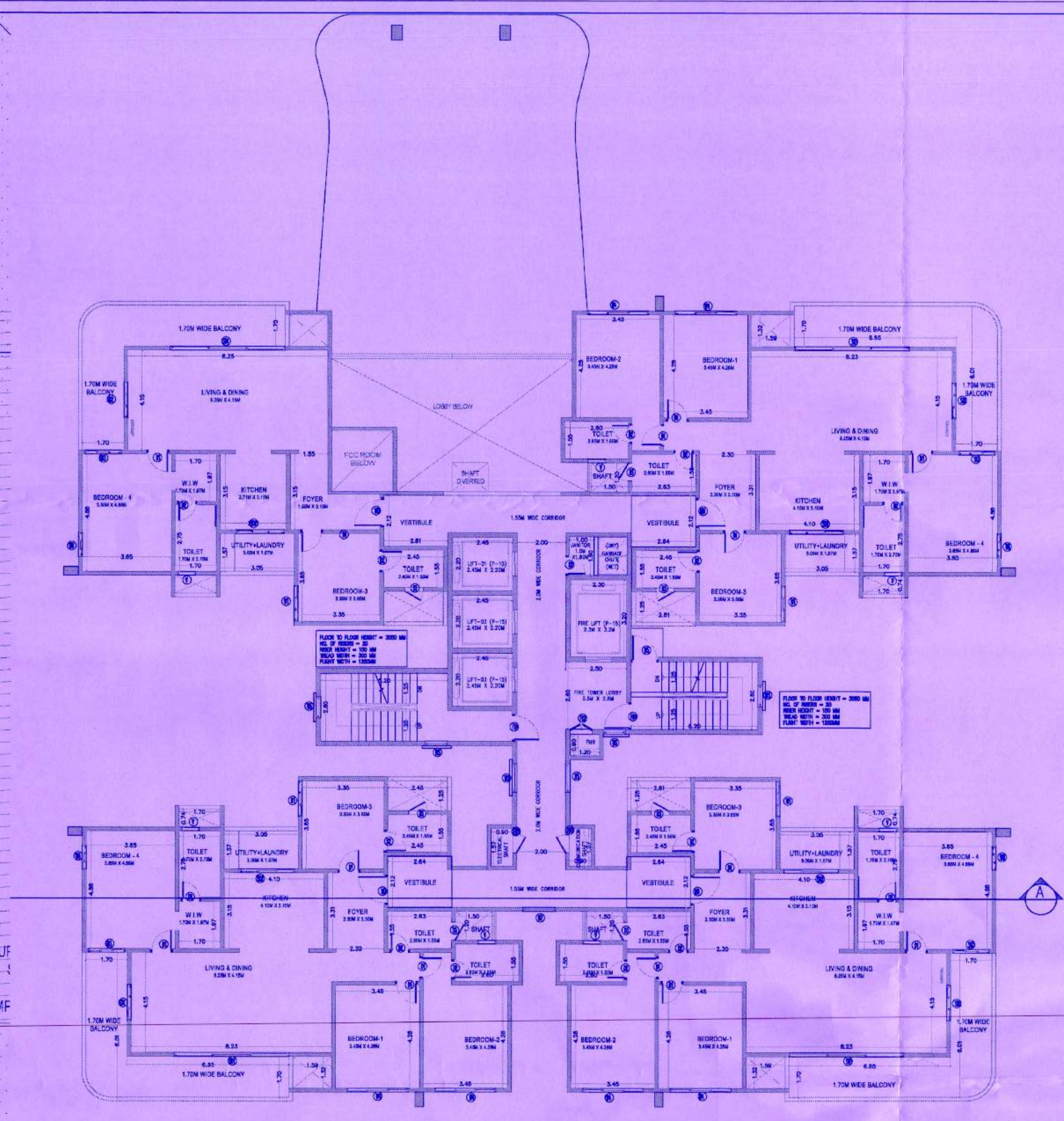
SHEET NO :
11

FILENAME : ---- ---- ----	
SCALE : 1:100	DATE : 09/APRIL/2025
DEALT : M.DIKSHITHA	CHECKED : DHAYA
JOB NO : 22108	

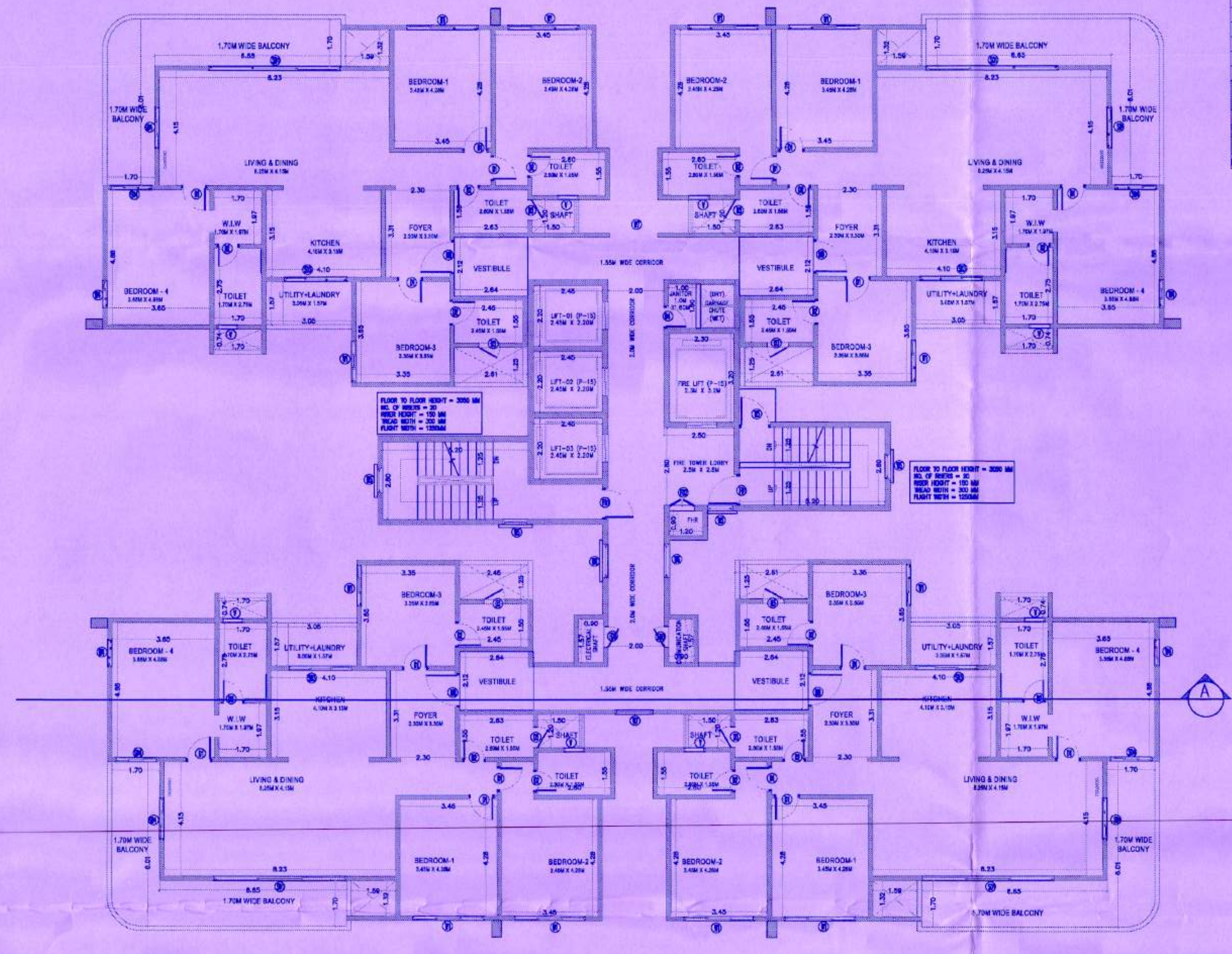
TOWER-11
ALL FLOOR PLANS



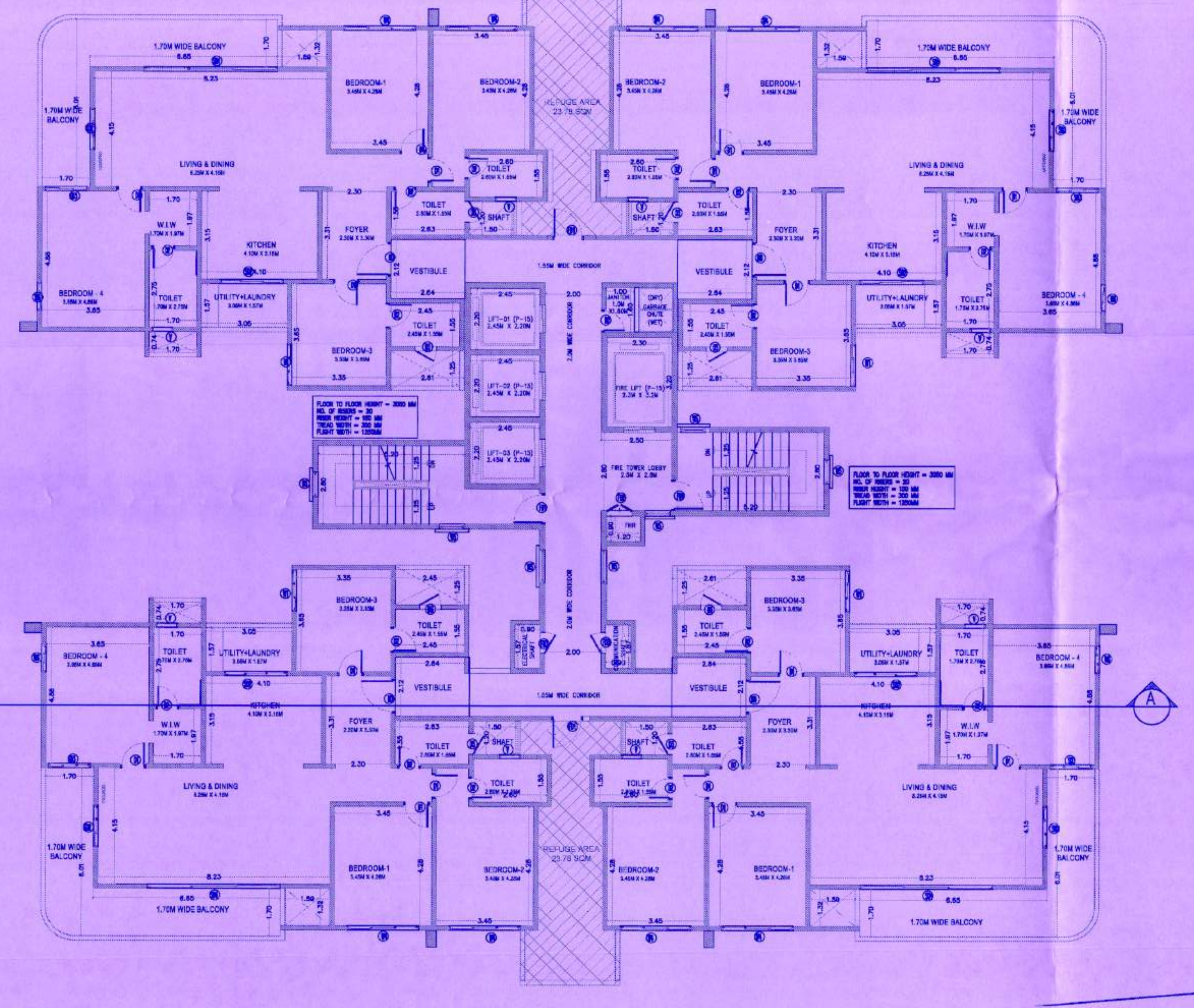
FIRST FLOOR PLAN
SCALE : 1:100



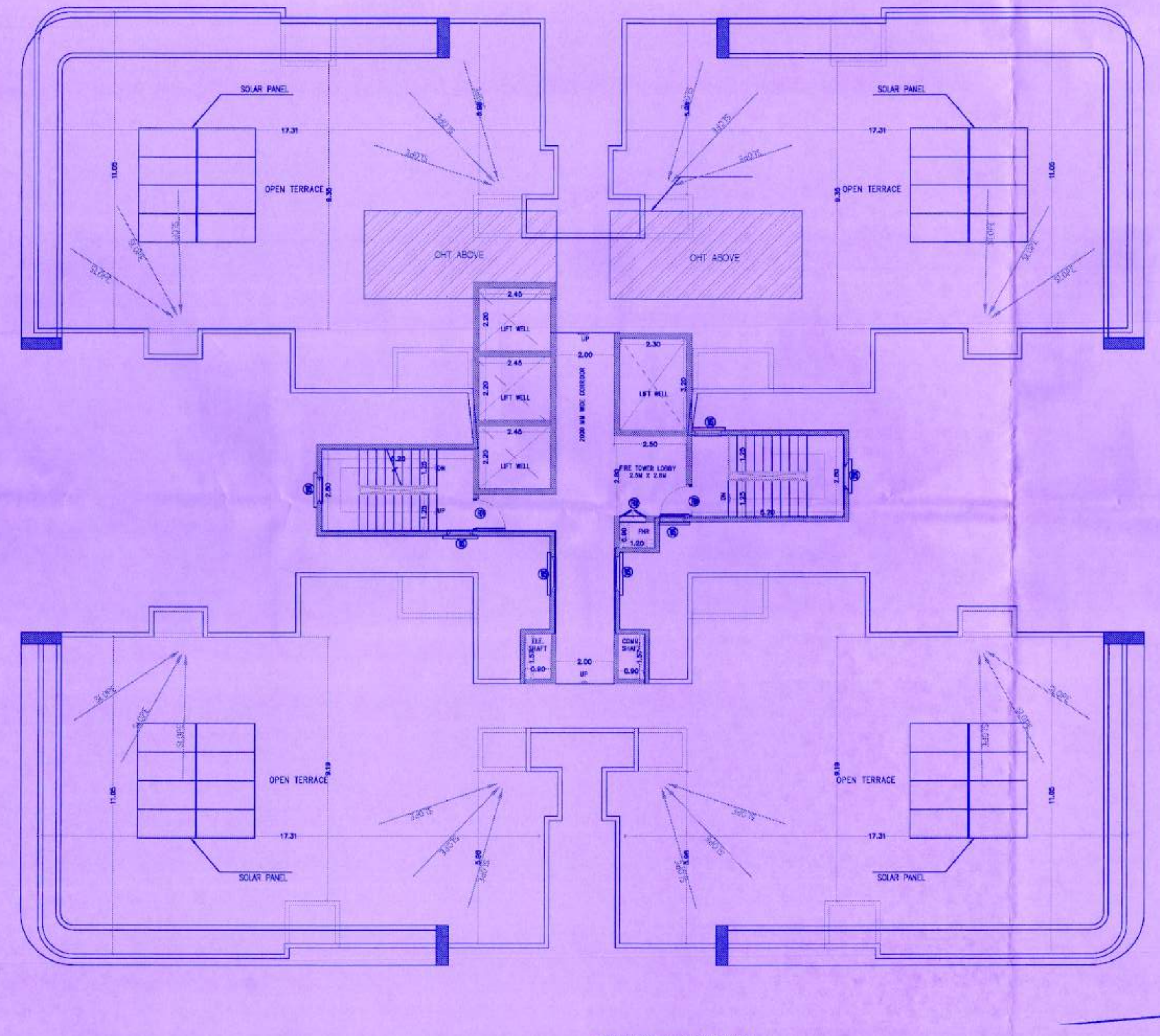
SECOND FLOOR PLAN
SCALE : 1:100



03RD TO 16TH, 18TH TO 25TH & 27TH T0 34TH FLOOR PLAN
SCALE : 1:100



17TH & 26TH REFUGE FLOOR PLAN
SCALE : 1:100



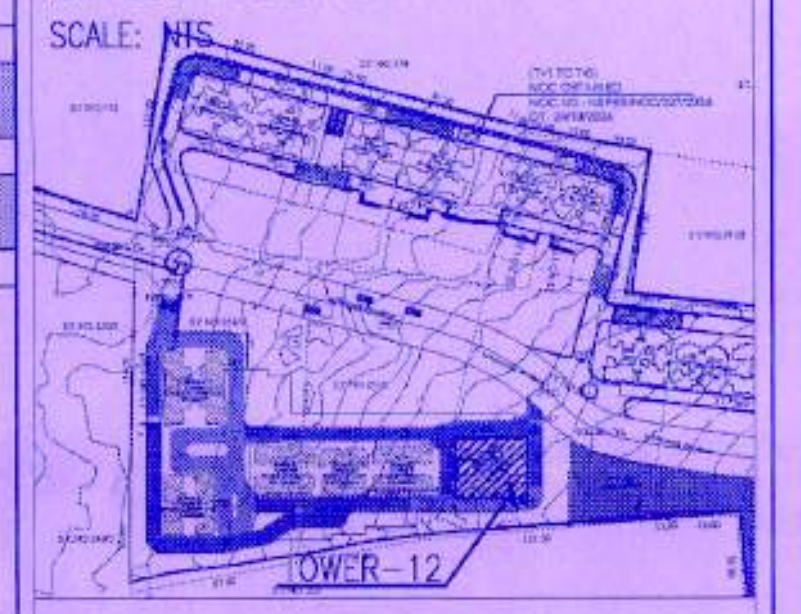
TERRACE FLOOR PLAN
SCALE : 1:100

TOWER-12
ALL FLOOR PLANS

SCHEDULE OF OPENINGS

TYPE	FINISHED SIZE	SILL	LINTEL	DESCRIPTION
WOODEN/FLUSH DOORS				
MAIN DOOR (MD)	1200X2400	-	2400	MAIN DOOR
DOOR 1 (D1)	900X2100	-	2100	BEDROOMS
DOOR 2 (D2)	800X2100	-	2100	TOILETS, UTILITY
DOOR 3 (D3)	750X1500	600	2100	SHAFT
SLIDING DOOR (SD2)	2450x2250	-	2250	DINING
SLIDING DOOR (SD3)	1500X2250	-	2250	BALCONY
SLIDING DOOR (SD4)	1800X2250	-	2250	BALCONY
FIRE DOORS				
FIRE DOOR (FD1)	1100X2100	-	2100	STAIRCASE LOBBY
FIRE DOOR (FD2)	900X2100	600	2100	FHR SHAFT
FIRE DOOR (FD3)	750X2100	600	2100	ELEC. COMM. SHAFT
WINDOWS				
WINDOW (W)	2000X1850	400	2250	LIVING & DINING
WINDOW (W1)	1500X1850	400	2250	BEDROOMS
WINDOW (W2)	1200X1250	1000	2250	KITCHEN
WINDOW (W3)	2150X1350	900	2250	CORRIDORS
WINDOW (W4)	1200X1200	900	2100	STAIRS & CORRIDOR
WINDOW (W5)	900X1300	950	2250	BEDROOMS
WINDOW (W6)	750X1300	950	2250	BEDROOMS
VENTILATOR				
VENTILATOR(V)	750X1200	1200	2100	TOILETS
DOOR CUM WINDOWS				
DOOR WINDOW 1 (DW1)	(800X2250)+(600X1250)	0+1000	2250	UTILITY/LAUNDRY

LOCATION PLAN :
SCALE: NTS



KEY PLAN-MASTER PLAN
SCALE: NTS

SITE BOUNDARY	───
SETBACK LINE	15M BUILDING SETBACK 3M BASEMENT SETBACK
BUILDING EXTENT	───
BASEMENT EXTENT	───
CIVIC AMENITIES	▨
PARKS & OPEN SPACE	░

OWNER'S NAME & ADDRESS:

1. NAMBIAR ENSEMBLE RESIDENTIAL PROJECTS LLP
2. NAMBIAR BUILDERS PVT, LTD

No - 60, 2nd Floor, PR Business Center,
Above Croma, Outer Ring Road,
Kadubisanahalli, Marathahalli Post,
Bangalore - 560103

OWNER'S SIGNATURE:

(AUTHORISED SIGNATORY)

PLANNER'S / ENGINEER'S SIGNATURE :

LAKSHMAN.S
BCC/BL/3.6/E-3682/2012-13

PROJECT TITLE:

PROPOSED RESIDENTIAL DEVELOPMENT PLAN ON SY NOS
145/2 145/3 146/3 146/5 146/6 146/7 147/1 147/9 155/1 155/2 155/3 155/4 156/1 156/4 157/6 161/2 162/1 162/2 163/1 163/2 163/3 163/4 165/5 163/6 164/1 164/2 164/3 167/2 167/3 171/1 171/3 171/4 172/1 172/2 172/3 250/1 250/3 251/1 251/2 251/3 252/1 252/2 252/3 253/1 253/2 253/3 253/4 253/5

DOMMASANDRA VILLAGE , SARJAPURA HOBLI
ANEKAL TALUK , BANGALORE -562125

PROJECT CONSULTANTS :

RSP Design Consultants (India) Pvt Ltd.

RSP HOUSE, # 30, MUSEUM ROAD, BANGALORE - 560001 TEL 25596660 FAX : 25596818

SANCTION DRAWING

DRAWING TITLE

TOWER-12
ALL FLOOR PLANS

NOTE :
ALL DIMENSIONS ARE IN METERS

ORIENTATION :	SHEET NO :
N	12

FILENAME : ---- ---- ----	
SCALE : 1:100	DATE : 09/APRIL/2025
DEALT : M.DIKSHITHA	CHECKED : DHAYA
JOB NO : 22108	

ನಮ/ಅಸ/ಅತ-1 /ಕಾಸ-2 /೦೬೦/31/2025 2026
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ನಕ್ಷೆಗೆ
ನೀಡಿರುವ ಮಂಜೂರಾತಿಯು ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ
(ದಿನಾಂಕ: 16-8-2025ರಿಂದ 15-8-2027 ರವರೆಗೆ)
ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.

ಆಯುಕ್ತರ ಪರವಾಗಿ
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು

ದಿನಾಂಕ: 16-8-2025

ಷರತ್ತುಗಳು

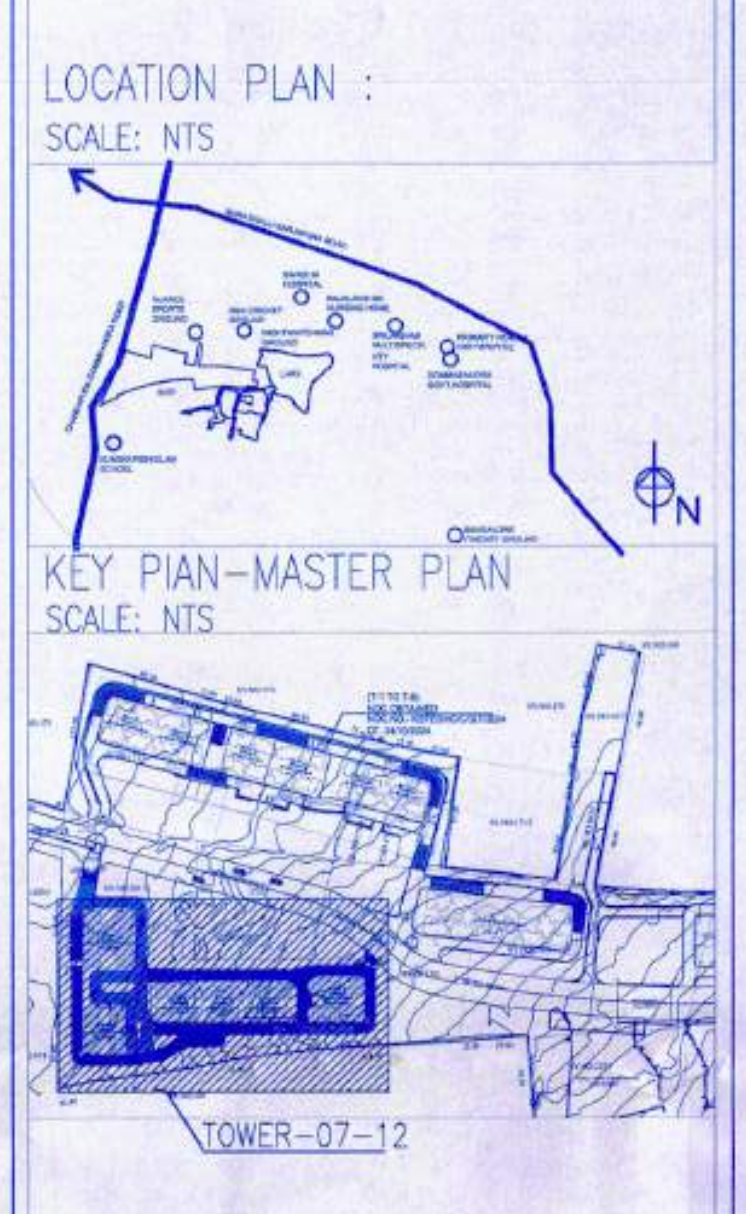
[illegible]

TOWER 8
TOWER 9
TOWER 10
TOWER 11
TOWER 12
TERRACE FLOOR
26TH FLOOR (LEVEL 26) REFUGE
17TH FLOOR (LEVEL 17) REFUGE
UPPER GROUND FLOOR
GROUND FLOOR
BASEMENT-01
BASEMENT-02

COMBINED SECTION-A
SCALE : 1:150

LOCATION PLAN :
SCALE: NTS

KEY PIAN-MASTER PLAN
SCALE: NTS


N
TOWER-07-12

SITE BOUNDARY	
SETBACK LINE	16M BUILDING SETBACK 2M BASEMENT SETBACK
BUILDING EXTENT	
BASEMENT EXTENT	
CIVIC AMENITIES	▨
PARKS & OPEN SPACE	▨

OWNER'S NAME & ADDRESS:

1. NAMBIAR ENSEMBLE RESIDENTIAL PROJECTS LLP
2. NAMBIAR BUILDERS PVT, LTD

No - 60, 2nd Floor, PR Business Center,
Above Croma, Outer Ring Road,
Kadubisanahalli, Marathahalli Post,
Bangalore - 560103

OWNER'S SIGNATURE:

(AUTHORISED SIGNATORY)

PLANNER'S / ENGINEER'S SIGNATURE :

LAKSHMAN.S
BCC/BL/3.6/E-3682/2012-13

PROJECT TITLE:
PROPOSED RESIDENTIAL DEVELOPMENT PLAN ON SY NOS
145/2 145/3 146/3 146/5 146/6 146/7 147/1 147/9 155/1 155/2 155/3 155/4 156/1 156/4 157/6 161/2 162/1 162/2 163/1 163/2 163/3 163/4 165/5 163/6 164/1 164/2 164/3 167/2 167/3 171/1 171/3 171/4 172/1 172/2 172/3 250/1 250/3 251/1 251/2 251/3 252/1 252/2 252/3 253/1 253/2 253/3 253/4 253/5

DOMMASANDRA VILLAGE , SARJAPURA HOBLI
ANEKAL TALUK , BANGALORE -562125

PROJECT CONSULTANTS :

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RSP HOUSE, # 30, MUSEUM ROAD, BANGALORE - 560001 TEL: 25596868 FAX: 25596818

[illegible] /20 25 2026
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ನಕ್ಷೆಗೆ
ನೀಡಿರುವ ಮಂಜೂರಾತಿಯು ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ
(ದಿನಾಂಕ 16-8-2025 ರಿಂದ 15-8-2027 ರವರೆಗೆ)
ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.

ಆಯುಕ್ತರ ಪರವಾಗಿ
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು

ದಿನಾಂಕ: 16-8-2025

SANCTION DRAWING

DRAWING TITLE

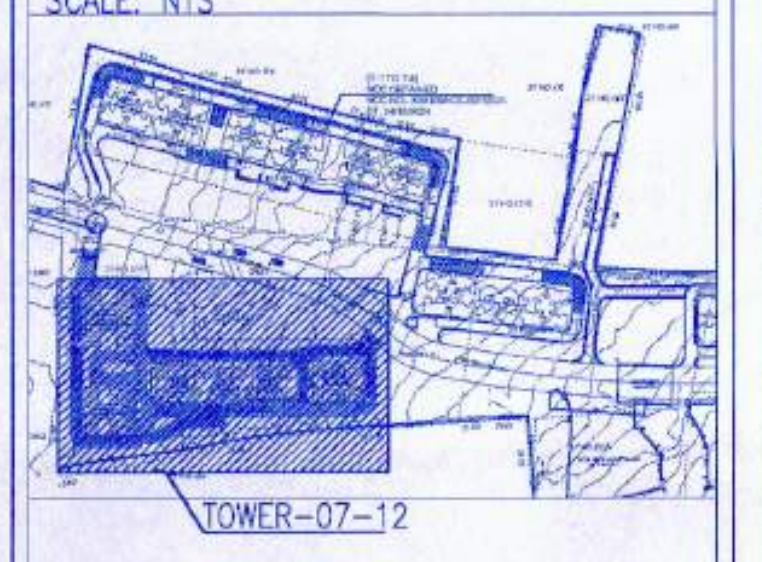
COMBINED TOWER 1 TO 6
SECTION-A

NOTE :
ALL DIMENSIONS ARE IN METERS

ORIENTATION :	SHEET NO :
N	13

FILENAME : ---- ----	----
SCALE : 1:150	DATE : 17/APRIL/2025
DEALT : VIMAL RAJ	CHECKED : DHAYA
JOB NO : 22108	

LOCATION PLAN :
SCALE: NTS


KEY PLAN-MASTER PLAN
SCALE: NTS

TOWER-7
TOWER-8
TOWER-12
TOWER-11
TOWER-10
TOWER-9
TERRACE FLOOR
25TH FLOOR (LEVEL 25)
24TH FLOOR (LEVEL 24)
23TH FLOOR (LEVEL 23)
22ND FLOOR (LEVEL 22)
21ND FLOOR (LEVEL 21)
20TH FLOOR (LEVEL 20)
19TH FLOOR (LEVEL 19)
18TH FLOOR (LEVEL 18)
17TH FLOOR (LEVEL 17) REFUGE
16TH FLOOR (LEVEL 16)
15TH FLOOR (LEVEL 15)
14TH FLOOR (LEVEL 14)
13TH FLOOR (LEVEL 13)
12TH FLOOR (LEVEL 12)
11TH FLOOR (LEVEL 11)
10TH FLOOR (LEVEL 10)
9TH FLOOR (LEVEL 09)
8TH FLOOR (LEVEL 08)
7TH FLOOR (LEVEL 07)
6TH FLOOR (LEVEL 06)
5TH FLOOR (LEVEL 05)
4TH FLOOR (LEVEL 04)
3RD FLOOR (LEVEL 03)
2ND FLOOR (LEVEL 02)
1ST FLOOR (LEVEL 01)
PODIUM-3 DRIVEWAY LVL
3.05

COMBINED ELEVATION-A
SCALE : 1:175

ನಂ/ಅಸ/ಆಆ- 1 /ಪಾಹ- 2 /[illegible]/ 31 /20 25 -20 26
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ನಕ್ಷೆಗೆ
ನೀಡಿರುವ ಮಂಜೂರಾತಿಯು ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ
(ದಿನಾಂಕ: 16-8-2025 ರಿಂದ 15-8-2027 ರವರೆಗೆ)
ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.

ಆಯುಕ್ತರ ಪರವಾಗಿ
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು

ದಿನಾಂಕ: 16-8-2025

SITE BOUNDARY	━
SETBACK LINE	15M BUILDING SETBACK 2M BASEMENT SETBACK
BUILDING EXTENT	━
BASEMENT EXTENT	━
CIVIC AMENITIES	▨
PARKS & OPEN SPACE	░

OWNER'S NAME & ADDRESS:

1. NAMBIAR ENSEMBLE RESIDENTIAL PROJECTS LLP
2. NAMBIAR BUILDERS PVT, LTD

No - 60, 2nd Floor, PR Business Center,
Above Croma, Outer Ring Road,
Kadubisanahalli, Marathahalli Post,
Bangalore - 560103

OWNER'S SIGNATURE:

(AUTHORISED SIGNATORY)

PLANNER'S / ENGINEER'S SIGNATURE :

LAKSHMAN.S
BCC/BL/3.6/E-3682/2012-13

PROJECT TITLE:
PROPOSED RESIDENTIAL DEVELOPMENT PLAN ON SY NOS
145/2 145/3 146/3 146/5 146/6 146/7 147/1 147/9 155/1 155/2 155/3 155/4 156/1 156/4 157/6 161/2 162/1 162/2 163/1 163/2 163/3 163/4 165/5 163/6 164/1 164/2 164/3 167/2 167/3 171/1 171/3 171/4 172/1 172/2 172/3 250/1 250/3 251/1 251/2 251/3 252/1 252/2 252/3 253/1 253/2 253/3 253/4 253/5

DOMMASANDRA VILLAGE , SARJAPURA HOBLI
ANEKAL TALUK , BANGALORE -562125

PROJECT CONSULTANTS :

RSP Design Consultants (India) Pvt Ltd.
RSP HOUSE, # 30, MUSEUM ROAD, BANGALORE - 560001 TEL: 25596868 FAX : 25598818

SANCTION DRAWING

DRAWING TITLE

COMBINED TOWER 1 TO 6
ELEVATION-A

NOTE :
ALL DIMENSIONS ARE IN METERS

ORIENTATION :
SHEET NO : 14

FILENAME : ---- ---- ----	
SCALE : 1:175	DATE : 17/APRIL/2025
DEALT : VIMAL RAJ	CHECKED : DHAYA
JOB NO : 22108	

EXISTING 18.30M WIDE APPROACH ROAD
ROAD CENTER LINE
EXISTING 66KVA HT LINE
SY.NO:180
ENTRY / EXIT
SY.NO:250/1
160.00
24.50M WIDE DRIVEWAY
250.13
56.00
231.20
908.00 LVL
ENTRY
SY.NO:173
113.20
SY.NO:250/1
85.20
11.00
25.60
SY.NO:174
80.20
11.60
19.40
22.00
33.00
SY
BLOCK-A TOWER-1 B1+B2+(G+1UF)P+33UF
BLOCK-A TOWER-2 B1+B2+(G+1UF)P+33UF
BLOCK-A TOWER-3 B1+B2+(G)P+34UF
BLOCK-A TOWER-4 B1+B2+(G)P+34UF
BLOCK-A TOWER-5 B1+B2+(G)P+34UF
BLOCK-A TOWER-6 B1+B2+(G)P+34UF
SY.NO:172/1
SY.NO:172/3
SY.NO:172/2
SY.NO:171/4
SY.NO:171/3
SY.NO:171/1
87.20
SY.NO:171/2
30.20
58.60
ENTRY / EXIT
24.50M WIDE DRIVEWAY
SY.NO:250/3
SY.NO:251/2
114.60
SY.NO:251/3
BLOCK-B TOWER 7 B1+B2+(G+UGF)P+34UF HT- 103.80M
BLOCK-B TOWER 8 B1+B2+(G+UGF)P+34UF HT- 103.80M
BLOCK-B TOWER 9 B1+B2+(G)P+34UF HT- 103.80M
BLOCK-B TOWER 10 B1+B2+(G)P+34UF HT- 103.80M
BLOCK-B TOWER 11 B1+B2+(G)P+34UF HT- 103.80M
BLOCK-B TOWER 12 B1+B2+(G)P+34UF HT- 103.60M
SY.NO:251/1
EXIT
SY.NO:252/2
ENTRY / EXIT
900.50 LVL
24.50M WIDE DRIVEWAY
FUTURE DEVELOPMENT
SY.NO:2
P & OS-2 (13698.1 SQ.M.)
SY.NO:249/3
65.40
10.40
87.80
SY.NO:255
75.00
131.00
21.00
29.60
59.20
32.20
10.00
TOWER 7 TO 12

(T-1 TO T-6)
NOC OBTAINED
NOC.NO.- KSFES/NOC/327/2024
DT. 24/10/2024

ನಮ/ಅಸ/ಅಅ- 1 /ಅನು-2 /[illegible] 31 /2025-26
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ನಕ್ಷೆಗೆ
ನೀಡಿರುವ ಮಂಜೂರಾತಿಯು ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ
(ದಿನಾಂಕ: 16-8-2025ರಿಂದ 15-08-2027ರವರೆಗೆ)
ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.

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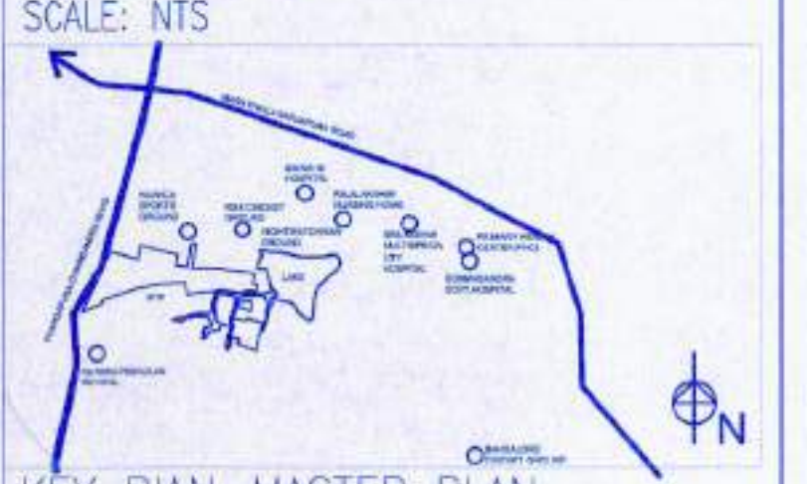
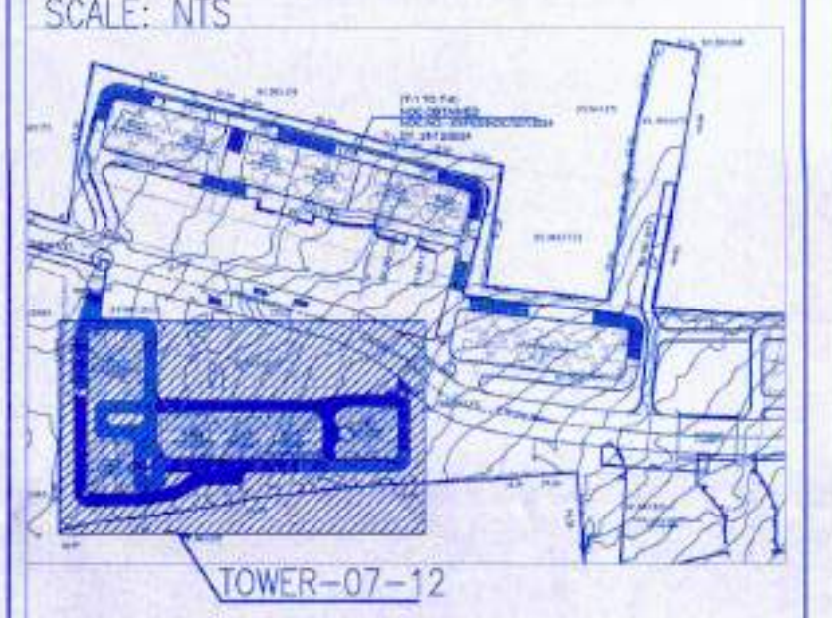
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು

ದಿನಾಂಕ: 16-8-2025

LOCATION PLAN :
SCALE: NTS



KEY PLAN–MASTER PLAN
SCALE: NTS



Note:— Future development area with TDR is not included in the present FAR calculations.For the future development area Modified Development plan will be obtained in future with TDR or any other available mode of FAR as on that day

NALA BUFFER	– – – – – –
SITE BOUNDARY	———
SETBACK LINE	18M BUILDING SETBACK 2M BASEMENT SETBACK
BUILDING EXTENT	━━━
BASEMENT EXTENT	
CIVIC AMENITIES	▨
PARKS & OPEN SPACE	▒

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DOMMASANDRA VILLAGE , SARJAPURA HOBLI
ANEKAL TALUK , BANGALORE -562125

PROJECT CONSULTANTS :
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RSP HOUSE, # 30, MUSEUM ROAD, BANGALORE - 560001 TEL: 25598888 FAX : 25598819

SANCTION DRAWING

DRAWING TITLE
MASTER PLAN

NOTE :
ALL DIMENSIONS ARE IN METERS

ORIENTATION : N
SHEET NO : 15
SCALE : 1:150
DATE : 09/APRIL/2025