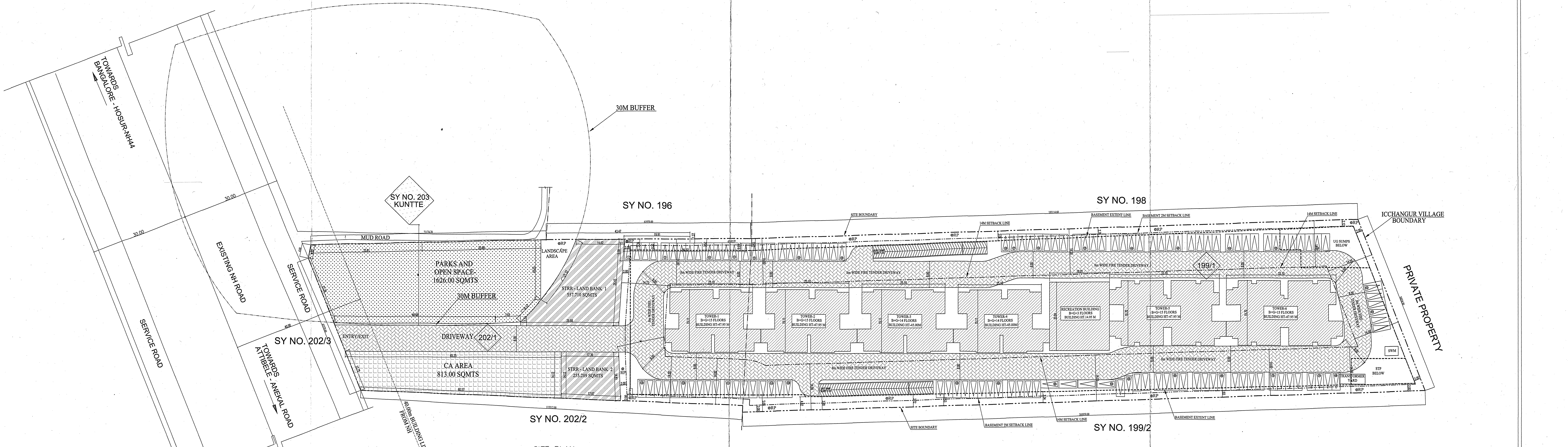

TOWARDS BANGALORE - HOSUR-NH44
30M BUFFER
30.00
30.00
EXISTING NH ROAD
SERVICE ROAD
SERVICE ROAD
TOWARDS ATTIBELE - ANEKAL ROAD
SY NO. 203 KUNTTE
SY NO. 196
SY NO. 198
SY NO. 202/3
SY NO. 202/2
SY NO. 199/2
MUD ROAD
LANDSCAPE AREA
PARKS AND OPEN SPACE- 1626.00 SQMTS
30M BUFFER
STRR - LAND BANK 1 557.710 SQMTS
ENTRY/EXIT
DRIVEWAY
202/1
CA AREA 813.00 SQMTS
STRR - LAND BANK 2 255.289 SQMTS
40.00m BUILDING LINE FROM NH
SITE BOUNDARY
14M SETBACK LINE
BASEMENT EXTENT LINE
BASEMENT 2M SETBACK LINE
8m WIDE FIRE TENDER DRIVEWAY
8m WIDE FIRE TENDER DRIVEWAY
199/1
TOWER-1 B+G+15 FLOORS BUILDING HT-47.95 M
TOWER-2 B+G+15 FLOORS BUILDING HT-47.95 M
TOWER-3 B+G+14 FLOORS BUILDING HT-45.00M
TOWER-4 B+G+14 FLOORS BUILDING HT-45.00M
RECREATION BUILDING B+G+3 FLOORS BUILDING HT.14.95 M
TOWER-5 B+G+15 FLOORS BUILDING HT-47.95 M
TOWER-6 B+G+15 FLOORS BUILDING HT-47.95 M
ENTRY RAMP SLOPE 1:10
EXIT RAMP SLOPE 1:10
ICCHANGUR VILLAGE BOUNDARY
UG SUMPS BELOW
PRIVATE PROPERTY
SWM
STP BELOW
TRANSFORMER YARD
RP

SITE PLAN

LAND USE ANALYSIS

S.No.	DESCRIPTION	AREA in Sq.m as per ZR	%	AREA in Sq.m as per Plan	%
1	Residential Area			2948.75	18.14
2	Recreational Building	812.81	5.00	355.17	2.18
3	Driveway			4527.00	27.85
4	Park & Open spaces (10% of Plot Area)	1625.61	10.00	1626.00	10.00
	STRR AREA (5% of Plot Area)	812.81	5.00	813	5.00
5	Civic Amenities (5% of Plot Area)	812.81	5.00	813	5.00
6	Landscape area / other and services			3480	21.41
8	Area for Surface parking			1418	8.72
9	Ramps			275.16	1.69
	TOTAL			16256.11	100.00

AREA STATEMENT IN SQ M

TOTAL PLOT AREA IN SQ M =	4 ACRE 0.75 GUNTAS /16256.11 SQ.M
F.A.R AS PER ZR	2.75
SITE AREA FOR FAR = (TOTAL DEVELOPMENT AREA - CA)=A	(16256.11 - 813) =15443.11
NET SITE AREA FOR DEVELOPMENT	15443.11
NET PERMISSIBLE FAR AREA =	15443.11X2.75= 42468.55 SQ.M
NET FAR AREA = Tower 1 to 6 + club house	42388.53
F.A.R ACHIEVED = B ÷ A	42388.53÷15443.11 = 2.744
F.A.R ACHIEVED = (B ÷ A)	2.744
NET PLOT AREA = (TOTAL PLOT AREA - CA and) = C	(16256.11 - 813) =15443.11
NET PLOT AREA = C	15443.11
GROUND COVERAGE AREA = TOWER 1 TO 6+RECREATION BUILDING=D	3303.59
GROUND COVERAGE PERMISSIBLE	50%
COVERAGE = (D ÷ C) X 100 =	(3303.59 ÷15443.11)X100 = 21.391%

CAR PARKING REQUIREMENT

S.NO.	BUILDING TYPE	NO.	
		UNITS	CARS
1	Car parking required @ 1 Car parking(2.5M X 5.5M) per unit	344	344
2	Visitor's parking @ 10% of total parking required		35
4	Club house @1 car park for every 75 sqm of FAR area(FAR area of the clubhouse 1291.28 SQMTS)		18
	TOTAL		397

CAR PARKING PROVIDED

S.NO.	BUILDING TYPE	NUMBERS
1	Basement floor	261
2	Stilt floor covered	105
2	BUILDING -1 SURFACE PARKING	125
	TOTAL	491

2 WHEELER PARKING AREA REQUIRED

	Total number of car parks provided	491
1	Car Parking area of 1 Car parking(2.5M X 5.5M) 13.75 sq m area	6751
2	2 Wheeler parking required @ 25% of the total Car parking space (in Sqm)	1688
	TOTAL TWO WHEELER REQUIRED	1688

2 WHEELER PARKING AREA PROVIDED

S.NO.	BUILDING TYPE	sqm
1	BASEMENT FLOOR	1690
	TOTAL TWO WHEELER PROVIDED	1690

UNIT DETAILS

1	Total 2 Bed Room units Proposed (Unit area - 85.32sqm)	112
2	Total 3 Bed Room units Proposed (Unit area- 120.66sqm)	232
	Total number of car parks Proposed	**344**

SCHEDULE OF PARK & OPEN SPACES

Park No	AREA IN SQ.M
PARK & OS-1	1626.00
Total	1626.00

SCHEDULE OF CIVIC AMENITIES

S.No	AREA IN SQ.M
CA-1	813.00
TOTAL	813.00

SCHEDULE OF STRR AREA

S.No	AREA IN SQ.M
STRR AREA -1	557.71
STRR AREA -2	255.29
TOTAL	813.00

TOWER-1 -AREA STATEMENT (IN SQM)

FLOOR	GROSS AREA SQM	DEDUCTION IN SQM	BUILT - UP AREA IN SQM	DEDUCTIONS OF NON FAR AREAS IN SQM			TOTAL DEDUCTIONS IN SQM	NET F.A.R IN SQM AREA	NUMBER OF UNITS
		Cutouts/Ducts		Lifts	Parking	Headrooom			
Ground floor	451.30	2.35	448.95	9.46	413.63		423.09	25.86	0
1st floor	451.30	7.81	443.49	9.46			9.46	434.03	4
2nd floor	451.30	7.81	443.49	9.46			9.46	434.03	4
3rd floor	451.30	7.81	443.49	9.46			9.46	434.03	4
4th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
5th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
6th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
7th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
8th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
9th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
10th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
11th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
12th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
13th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
14th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
15th floor	283.80	7.81	275.99	9.46			9.46	266.53	2
Terrace	79.14	7.81	71.33	9.46		61.87	71.33	0.00	
TOTAL	7132.42	127.30	7005.12	160.86	413.63	61.87	636.37	6368.76	58.00

TOWER-2 -AREA STATEMENT (IN SQM)

FLOOR	GROSS AREA SQM	DEDUCTION IN SQM	BUILT - UP AREA IN SQM	DEDUCTIONS OF NON FAR AREAS IN SQM			TOTAL DEDUCTIONS IN SQM	NET F.A.R IN SQM AREA	NUMBER OF UNITS
		Cutouts/Ducts		Lifts	Parking	Headroom			
Ground floor	451.30	2.35	448.95	9.46	413.63		423.09	25.86	0
1st floor	451.30	7.81	443.49	9.46			9.46	434.03	4
2nd floor	451.30	7.81	443.49	9.46			9.46	434.03	4
3rd floor	451.30	7.81	443.49	9.46			9.46	434.03	4
4th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
5th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
6th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
7th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
8th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
9th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
10th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
11th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
12th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
13th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
14th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
15th floor	283.80	7.81	275.99	9.46			9.46	266.53	2
Terrace	79.14	7.81	71.33	9.46		61.87	71.33	0.00	
TOTAL	7132.43	127.30	7005.12	160.86	413.63	61.87	636.37	6368.76	58

TOWER-3 -AREA STATEMENT (IN SQM)

FLOOR	GROSS AREA SQM	DEDUCTION IN SQM	BUILT - UP AREA IN SQM	DEDUCTIONS OF NON FAR AREAS IN SQM			TOTAL DEDUCTIONS IN SQM	NET F.A.R IN SQM AREA	NUMBER OF UNITS
		Cutouts/Ducts		Lifts	Parking	Headroom			
Ground floor	451.30	2.35	448.95	9.46	413.63		423.09	25.86	
1st floor	451.30	7.81	443.49	9.46			9.46	434.03	4
2nd floor	451.30	7.81	443.49	9.46			9.46	434.03	4
3rd floor	451.30	7.81	443.49	9.46			9.46	434.03	4
4th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
5th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
6th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
7th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
8th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
9th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
10th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
11th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
12th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
13th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
14th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
Terrace	79.14	7.81	71.33	9.46		61.87	71.33	0.00	
TOTAL	6848.63	119.49	6729.13	151.40	413.63	61.87	626.91	6102.23	56

TOWER-4 -AREA STATEMENT (IN SQM)

FLOOR	GROSS AREA SQM	DEDUCTION IN SQM	BUILT - UP AREA IN SQM	DEDUCTIONS OF NON FAR AREAS IN SQM			TOTAL DEDUCTIONS IN SQM	NET F.A.R IN SQM AREA	NUMBER OF UNITS
		Cutouts/Ducts		Lifts	Parking	Headroom			
Ground floor	451.30	2.35	448.95	9.46	413.63		423.09	25.86	
1st floor	451.30	7.81	443.49	9.46			9.46	434.03	4
2nd floor	451.30	7.81	443.49	9.46			9.46	434.03	4
3rd floor	451.30	7.81	443.49	9.46			9.46	434.03	4
4th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
5th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
6th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
7th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
8th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
9th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
10th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
11th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
12th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
13th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
14th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
Terrace	79.14	7.81	71.33	9.46		61.87	71.33	0.00	
TOTAL	6848.625	119.4918	6729.13	151.40	413.63	61.87	626.91	6,102.23	56

TOWER-5 -AREA STATEMENT (IN SQM)

FLOOR	GROSS AREA SQM	DEDUCTION	BUILT - UP AREA IN SQM	DEDUCTION FOR NON FAR AREAS			TOTAL DEDUCTIONS IN SQM	NET F.A.R AREA	NUMBER OF UNITS
		Cutouts/Ducts		Lifts	Parking	Headroom			
Ground floor	571.61	5.88	565.74	11.32	512.95		524.27	41.46	
1st floor	571.61	15.30	556.31	11.32			11.32	544.99	4
2nd floor	571.61	15.30	556.31	11.32			11.32	544.99	4
3rd floor	571.61	15.30	556.31	11.32			11.32	544.99	4
4th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
5th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
6th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
7th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
8th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
9th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
10th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
11th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
12th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
13th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
14th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
15th floor	339.78	11.78	328.00	11.32			11.32	316.68	2
Terrace	78.38	15.30	63.08	11.32		51.76	63.08	0.00	
TOTAL	8992.37	247.15	8745.21	192.51	512.95	51.76	757.21	7988.00	58.00

TOWER-6 -AREA STATEMENT (IN SQM)

FLOOR	GROSS AREA SQM	DEDUCTION	BUILT - UP AREA IN SQM	DEDUCTION FOR NON FAR AREAS			TOTAL DEDUCTIONS IN SQM	NET F.A.R AREA	NUMBER OF UNITS
		Cutouts/Ducts		Lifts	Parking	Headroom			
Ground floor	571.61	5.88	565.74	11.32	512.95		524.28	41.46	
1st floor	571.61	15.30	556.31	11.32			11.32	544.99	4
2nd floor	571.61	15.30	556.31	11.32			11.32	544.99	4
3rd floor	571.61	15.30	556.31	11.32			11.32	544.99	4
4th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
5th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
6th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
7th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
8th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
9th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
10th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
11th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
12th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
13th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
14th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
15th floor	339.78	11.78	328.00	11.32			11.32	316.68	2
Terrace	78.38	15.30	63.08	11.32		51.76	63.08	0.00	
TOTAL	8992.37	247.153	8745.21	192.51	512.95	51.76	757.22	7,988.00	58

RECREATION BUILDING (IN SQM)

FLOOR	GROSS AREA SQM	DEDUCTION IN SQM	BUILT - UP AREA IN SQM	DEDUCTIONS OF NON FAR AREAS IN SQM			TOTAL DEDUCTIONS IN SQM	NET F.A.R IN SQM AREA
		Cutouts/Ducts		Lifts	Parking	Headroom		
Ground floor	355.17	1.72	353.44	5.62	0.00		5.62	347.82
1st floor	375.12	1.72	373.40	5.62			5.62	367.78
2nd floor	224.17	1.72	222.44	5.62			5.62	216.82
3rd floor	366.20	1.72	364.47	5.62			5.62	358.85
Terrace	98.91	1.72	97.19	5.62		91.57	97.19	0.00
TOTAL	1419.56	8.62	1410.95	28.10	0.00	91.57	119.67	1,291.28

CONSOLIDATED AREA STATEMENT (IN SQM) TOWER 1 TO 6 AND RECREATION BUILDING

S.NO	FLOOR	GROSS AREA SQM	DEDUCTION IN SQMTS		TOTAL DEDUCTION IN SQMTS	BUILT-UP AREA SQM	DEDUCTION FOR NON FAR AREAS IN SQMTS				NET F.A.R AREA IN SQMTS	NUMBER OF UNITS
			Cutout/ Ducts	STP/Sumps			Lift	Parking	Head room	Total		
	Basement floor	10551.94	18.06	421.39	439.45	10112.49	66.12	9867.09		9933.21	179.28	
1	Ground floor	3,303.59	22.86		22.86	3280.73	66.11	2,680.44		2746.55	534.18	
2	1st floor	3,323.55	63.56		63.56	3259.99	66.12			66.12	3,193.87	24
3	2nd floor	3,172.59	63.56		63.56	3109.03	66.12			66.12	3,042.91	24
4	3rd floor	3,314.62	63.56		63.56	3251.06	66.12			66.12	3,184.94	24
5	4th floor	2,948.42	61.84		61.84	2886.59	60.50			60.50	2,826.09	24
6	5th floor	2,948.42	61.84		61.84	2886.59	60.50			60.50	2,826.09	24
7	6th floor	2,948.42	61.84		61.84	2886.59	60.50			60.50	2,826.09	24
8	7th floor	2,948.42	61.84		61.84	2886.59	60.50			60.50	2,826.09	24
9	8th floor	2,948.42	61.84		61.84	2886.59	60.50			60.50	2,826.09	24
10	9th floor	2,948.42	61.84		61.84	2886.59	60.50			60.50	2,826.09	24
11	10th floor	2,948.42	61.84		61.84	2886.59	60.50			60.50	2,826.09	24
12	11th floor	2,948.42	61.84		61.84	2886.59	60.50			60.50	2,826.09	24
13	12th floor	2,948.42	61.84		61.84	2886.59	60.50			60.50	2,826.09	24
14	13th floor	2,948.42	61.84		61.84	2886.59	60.50			60.50	2,826.09	24
15	14th floor	2,948.42	61.84		61.84	2886.59	60.50			60.50	2,826.09	24
16	15th floor	1,247.15	39.17		39.17	1207.98	41.57			41.57	1,166.41	8
17	Terrace	572.23	63.56		63.56	508.66	66.12		350.99	417.11	0.00	
18	TOTAL	57918.33	1014.56	421.39	1435.95	56482.38	1103.78			14002.30	42,388.53	344

ಪ್ರಾಧಿಕಾರದಿಂದ ತಾಂತ್ರಿಕ ಅಭಿಪ್ರಾಯವನ್ನು ಮಾತ್ರ ನೀಡಲಾಗುತ್ತಿದ್ದು, ಮಾಲೀಕತ್ವದ ಬಗ್ಗೆ ತಂಟೆ ತಕರಾರು ಬಂದಲ್ಲಿ ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಯವರೇ ಬಗೆಹರಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು, ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಕಾಯ್ದೆ 1961ರ ಕಲಂ 15(1) ರನ್ವಯ ಪ್ರಾರಂಭಿಕ ಪ್ರಮಾಣ ಪತ್ರ ಸಂಖ್ಯೆ: ಎಸ್‌ಟಿಆರ್‌ಆರ್‌ಪಿಎ/ಟಿಪಿ /ಸಿಸಿ/342/24-25/25-26 ದಿನಾಂಕ: 09/04/2025 ರಲ್ಲಿನ ಷರತ್ತಿಗೊಳಪಟ್ಟು ಎರಡು ವರ್ಷದ ಅವಧಿಗೆ ಪ್ರಾರಂಭಿಕ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ನೀಡಲಾಗಿರುತ್ತದೆ. ಕಟ್ಟಡ ಪರವಾನಗಿಯನ್ನು ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಯಿಂದ ಪಡೆಯತಕ್ಕದ್ದು.

09/04/25
ಸದಸ್ಯ ಕಾರ್ಯದರ್ಶಿಗಳ ಪರವಾಗಿ
ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ
ಜಂಟಿ ನಿರ್ದೇಶಕರು,
ಉಪನಗರ ವರ್ತುಲ ರಸ್ತೆ (STRR) ಯೋಜನಾ
ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು.

INDEX

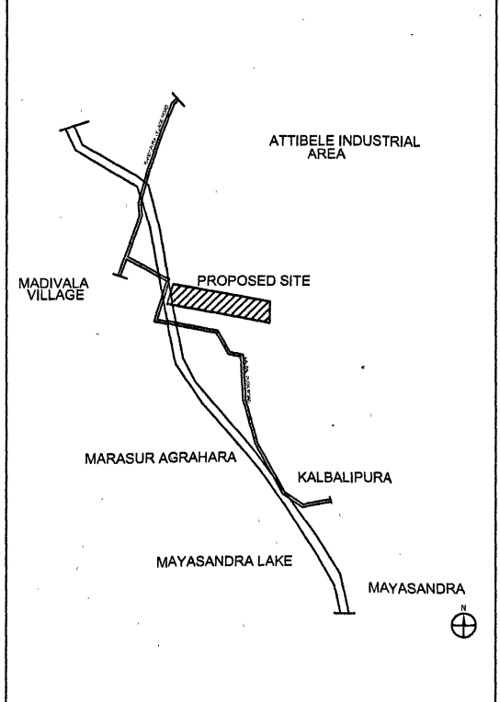
PROPOSED PLOT BOUNDARY	—··—··—
SET BACK LINE	—·—·—·—
BASEMENT SETBACK LINE	—··—··—
BASEMENT EXTENT LINE	------------
SURVEY LINE	— — — —
PARK & OPEN SPACES	░
CIVIC AMENITIES	▦
STRR AREA	▨
DRIVEWAY	▩
RAIN HARVESTING PIT	RP◉

DETAILS OF AREA AS PER SY NO.

TOTAL AREA 4 ACRE 0.75 GUNTA (16256.11 SQMTS)

SY NO.	VILLAGE	ACRE	GUNTAS	CONVERSION ORDER NO. AND DATE
199	MADIWALA	2	21	ALN. SR (A)-511/2004-05 Dtd- 06-01-2005
202	MADIWALA	1	23	ALN. SR (A)-511/2004-05 Dtd- 06-01-2005

LOCATION PLAN



OWNER'S SIGNATURE :

AUTHORISED SIGNATORY
SHRIRAM PROPERTIES LTD

ENGINEER'S SIGNATURE

GIRISH. D
B.C.C/B.L-3.2/E-3672/2012-13

PROJECT NAME :

PROPOSED RESIDENTAIL DEVELOPEMENT (APARTMENTS) AT SY NO. 199/1 AND 202/1 OF MADIWALA VILLAGE, KASABA HOBLI, ANEKAL TALUK, BENGALORE URBAN TALUK.

PROJECT CONSULTANTS :

ACURA DESIGNS
4073, VISHWABHARATHI HOUSE BUILDING
BENGALURU -560085

NOTE : ALL DIMENSIONS ARE IN METERS

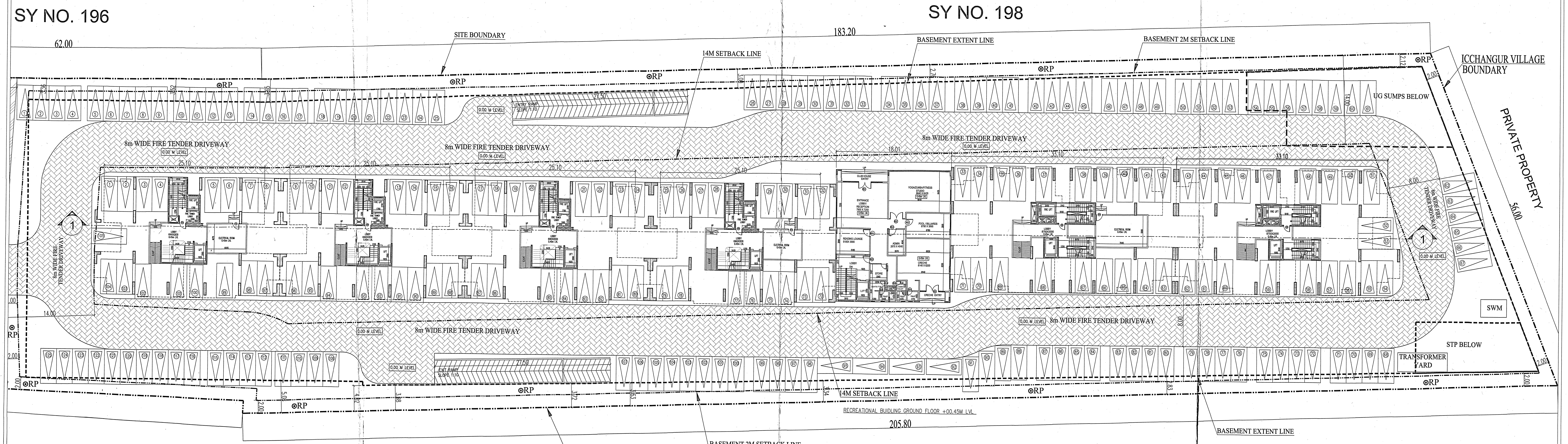
SUBJECT OF DRAWING :

SITE PLAN

ORIENTATION :

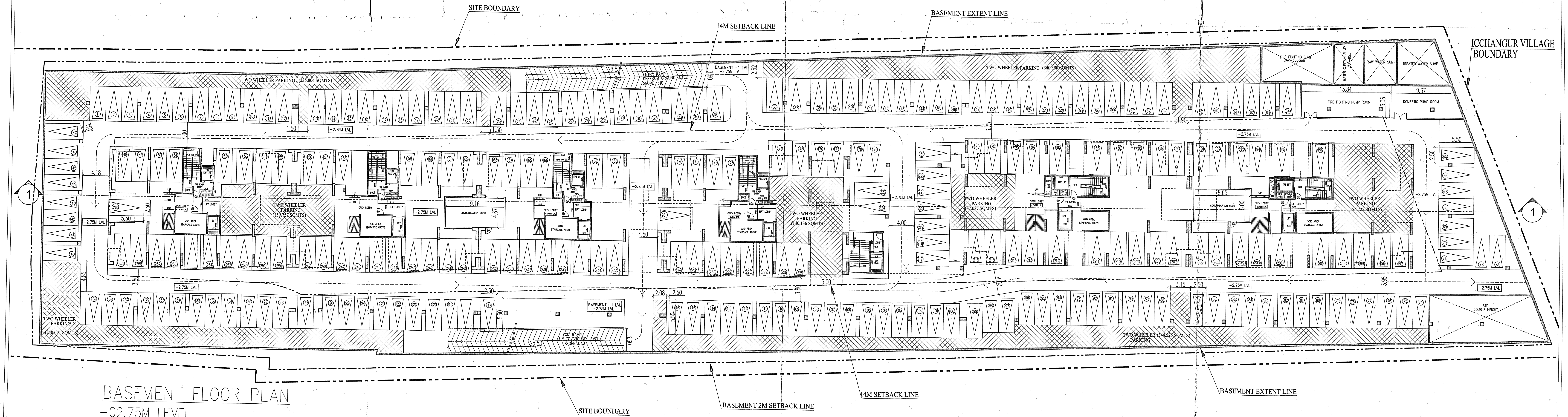
N

SCALE : 1:200
DATE : 25.03.2025
DRAWN : MADHU
CHECKED : ASHOK
DWG NO: A-100



GROUND FLOOR PLAN
+0.45M LEVEL

CAR PARKS NOS.
SURFACE PARKING-125
COVERED PARKING-105
TOTAL-230



BASEMENT FLOOR PLAN
-02.75M LEVEL

CAR PARKS NO.S-261

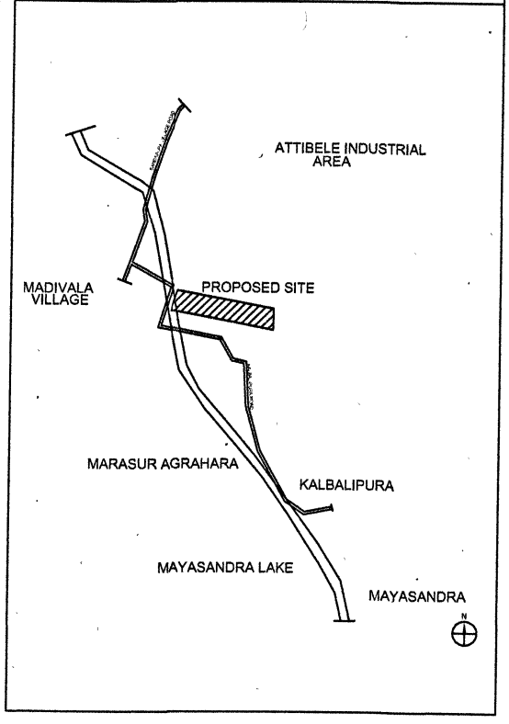
ಪ್ರಾಧಿಕಾರದಿಂದ ತಾಂತ್ರಿಕ ಅಭಿಪ್ರಾಯವನ್ನು ಮಾತ್ರ ನೀಡಲಾಗುತ್ತಿದ್ದು, ಮಾಲೀಕತ್ವದ ಬಗ್ಗೆ ತಂಟೆ ತಕರಾರು ಬಂದಲ್ಲಿ ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಯವರೇ ಬಗೆಹರಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು, ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಕಾಯ್ದೆ 1961ರ ಕಲಂ 15(1) ರನ್ವಯ ಪ್ರಾರಂಭಿಕ ಪ್ರಮಾಣ ಪತ್ರ ಸಂಖ್ಯೆ: ಎಸ್‌ಟಿಆರ್‌ಆರ್‌ಪಿಎ/ಟಿಪಿ /ಸಿಸಿ/342/24-25/ ದಿನಾಂಕ: 09/04/25 ರಲ್ಲಿನ ಷರತ್ತಿಗೊಳಪಟ್ಟು ಎರಡು ವರ್ಷದ ಅವಧಿಗೆ ಪ್ರಾರಂಭಿಕ 25-26 ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ನೀಡಲಾಗಿರುತ್ತದೆ. ಕಟ್ಟಡ ಪರವಾನಗಿಯನ್ನು ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಯಿಂದ ಪಡೆಯತಕ್ಕದ್ದು.

09/04/25
ಸದಸ್ಯ ಕಾರ್ಯದರ್ಶಿಗಳ ಪರವಾಗಿ
ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ
ಜಂಟಿ ನಿರ್ದೇಶಕರು,
ಉಪನಗರ ವರ್ತುಲ ರಸ್ತೆ (STRR) ಯೋಜನಾ
ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು.

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	DESCRIPTION	SILL	LINTEL	LOCATION
FIRE RATED DOORS					
FD1	1200x2400	FIRE RATED	–	2400	STAIRCASE
D1	1050x2400	FLUSH DOOR	–	2400	ENTRY DOOR
D2	900x2100	FLUSH DOOR	–	2100	BED ROOM
D3	850x2100	FLUSH DOOR	–	2100	TOILET
D4	850x2100	UPVC DOOR	–	2100	KITCHEN/UTILITY
SD1	2400x2400	FLUSH DOOR	–	2400	LIVING
SD2	1500x2400	FLUSH DOOR	–	2400	JULIET BALCONY
W1	1500x1500	WINDOW	900	2100	BED ROOM
W2	1800x1500	WINDOW	900	2100	BED ROOM
W3	900x1200	WINDOW	900	2100	BED ROOM
W4	(1500x1200+ 1200x1200)	WINDOW	900	2100	BED ROOM
W5	650x1100	WINDOW	1000	2100	KITCHEN/UTILITY
W6	900x1100	WINDOW	1000	2100	KITCHEN/UTILITY
V1	600x900	VENTILATOR	1200	2100	TOILET

LOCATION PLAN



OWNER'S SIGNATURE :

AUTHORISED SIGNATORY
SHRIRAM PROPERTIES LTD.

ENGINEER'S SIGNATURE

GIRISH. D
B.C.C/B.L-3.2/E-3672/2012-13

PROJECT NAME :

PROPOSED RESIDENTAIL DEVELOPEMENT (APARTMENTS) AT SY NO. 199/1 AND 202/1 OF MADIWALA VILLAGE, KASABA HOBLI, ANEKAL TALUK, BENGALORE URBAN TALUK.

PROJECT CONSULTANTS :

ACURA DESIGNS
4073, VISHWABHARATHI HOUSE BUILDING
BENGALURU -560085

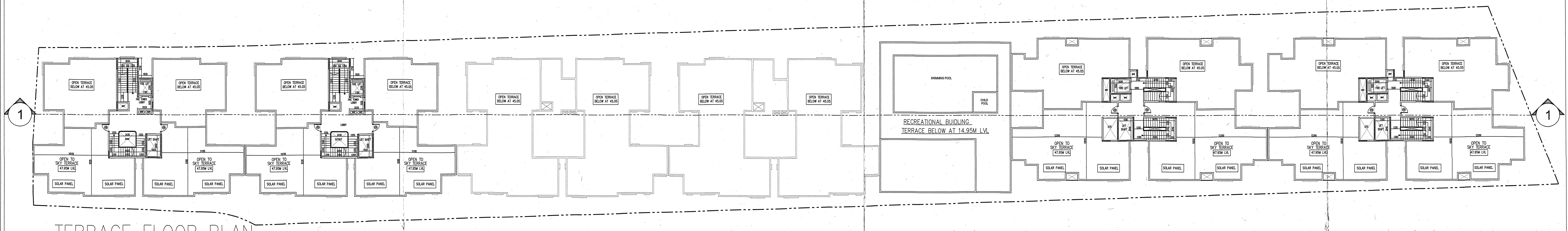
SUBJECT OF DRAWING :

BASEMENT AND GROUND FLOOR PLAN

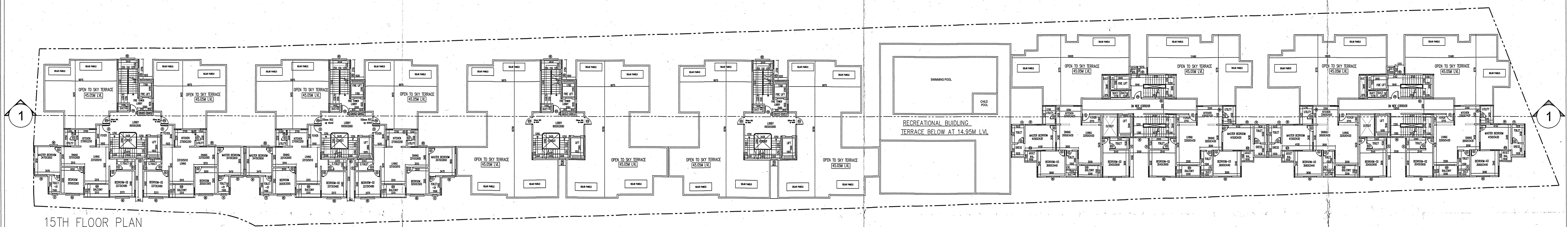
ORIENTATION :

N

SCALE : 1:200
DATE : 25.03.2025
DRAWN : MADHU
CHECKED : ASHOK
DWG NO: A-101

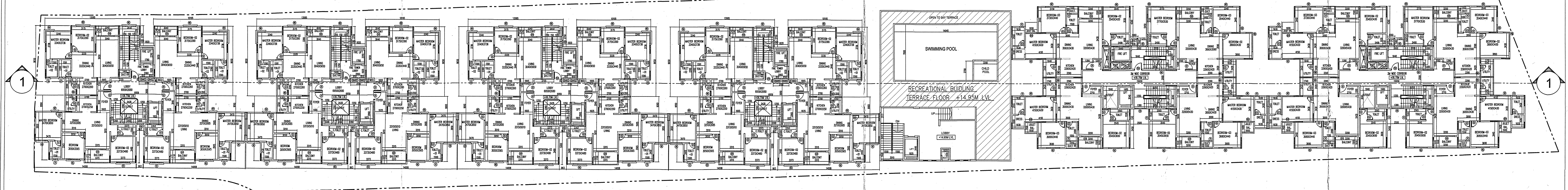

1
OPEN TERRACE BELOW AT 45.05
OPEN TO SKY TERRACE 47.95M LVL
SOLAR PANEL
LOBBY
LIFT
SWIMMING POOL
CHILD POOL
RECREATIONAL BUILDING TERRACE BELOW AT 14.95M LVL
1

TERRACE FLOOR PLAN
+47.95M LEVEL



15TH FLOOR PLAN
+45.05M LEVEL

TOWER-1- 2 UNITS
TOWER-2- 2 UNITS
TOWER-3- 0 UNITS
TOWER-4- 0 UNITS
TOWER-5- 2 UNITS
TOWER-6- 2 UNITS
TOTAL- 8 UNITS



TYPICAL 4TH TO 14TH FLOOR PLAN

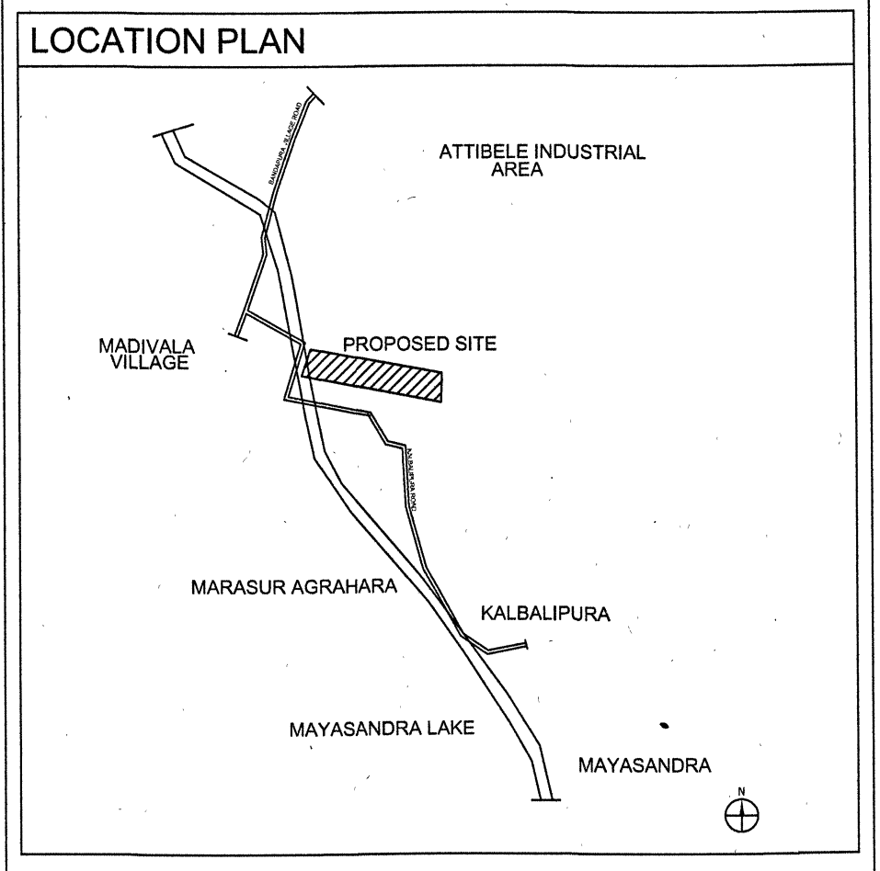
4TH FLOOR +12.60M LEVEL
5TH FLOOR +15.55M LEVEL
6TH FLOOR +18.50M LEVEL
7TH FLOOR +21.45M LEVEL
8TH FLOOR +24.40M LEVEL
9TH FLOOR +27.35M LEVEL
10TH FLOOR +30.30M LEVEL
11TH FLOOR +33.25M LEVEL
12TH FLOOR +36.20M LEVEL
13TH FLOOR +39.15M LEVEL
14TH FLOOR +42.10M LEVEL

TOWER-1- 4 UNITSX11 FLOORS = 44 UNITS
TOWER-2- 4 UNITSX11 FLOORS = 44 UNITS
TOWER-3- 4 UNITSX11 FLOORS = 44 UNITS
TOWER-4- 4 UNITSX11 FLOORS = 44 UNITS
TOWER-5- 4 UNITSX11 FLOORS = 44 UNITS
TOWER-6- 4 UNITSX11 FLOORS = 44 UNITS
TOTAL = 264 UNITS

ಪ್ರಾಧಿಕಾರದಿಂದ ತಾಂತ್ರಿಕ ಅಭಿಪ್ರಾಯವನ್ನು ಮಾತ್ರ ನೀಡಲಾಗುತ್ತಿದ್ದು, ಮಾಲೀಕತ್ವದ ಬಗ್ಗೆ ತಂಟೆ ತಕರಾರು ಬಂದಲ್ಲಿ ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಯವರೇ ಬಗೆಹರಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು, ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಕಾಯ್ದೆ 1961ರ ಕಲಂ 15(1) ರನ್ವಯ ಪ್ರಾರಂಭಿಕ ಪ್ರಮಾಣ ಪತ್ರ ಸಂಖ್ಯೆ: ಎಸ್‌ಟಿಆರ್‌ಆರ್‌ಪಿಎ/ಟಿಪಿ /ಸಿಸಿ/342/24-25/25-26 ದಿನಾಂಕ: 09/04/2025 ರಲ್ಲಿನ ಷರತ್ತಿಗೊಳಪಟ್ಟು ಎರಡು ವರ್ಷದ ಅವಧಿಗೆ ಪ್ರಾರಂಭಿಕ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ನೀಡಲಾಗಿರುತ್ತದೆ. ಕಟ್ಟಡ ಪರವಾನಗಿಯನ್ನು ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಯಿಂದ ಪಡೆಯತಕ್ಕದ್ದು.

09/04/25
ಸದಸ್ಯ ಕಾರ್ಯದರ್ಶಿಗಳ ಪರವಾಗಿ
ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ
ಜಂಟಿ ನಿರ್ದೇಶಕರು,
ಉಪನಗರ ವರ್ತುಲ ರಸ್ತೆ (STRR) ಯೋಜನಾ
ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು.

LOCATION PLAN



SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	DESCRIPTION	SILL	LINTEL	LOCATION
FIRE RATED DOORS					
FD1	1200x2400	FIRE RATED	–	2400	STAIRCASE
D1	1050x2400	FLUSH DOOR	–	2400	ENTRY DOOR
D2	900x2100	FLUSH DOOR	–	2100	BED ROOM
D3	850x2100	FLUSH DOOR	–	2100	TOILET
D4	850x2100	UPVC DOOR	–	2100	KITCHEN/UTILITY
SD1	2400x2400	FLUSH DOOR	–	2400	LIVING
SD2	1500x2400	FLUSH DOOR	–	2400	JULIET BALCONY
W1	1500x1500	WINDOW	900	2100	BED ROOM
W2	1800x1500	WINDOW	900	2100	BED ROOM
W3	900x1200	WINDOW	900	2100	BED ROOM
W4	(1500x1200+ 1200x1200)	WINDOW	900	2100	BED ROOM
W5	650x1100	WINDOW	1000	2100	KITCHEN/UTILITY
W6	900x1100	WINDOW	1000	2100	KITCHEN/UTILITY
V1	600x900	VENTILATOR	1200	2100	TOILET

OWNER'S SIGNATURE :

AUTHORISED SIGNATORY
SHRIRAM PROPERTIES LTD.

ENGINEER'S SIGNATURE

GIRISH. D
B.C.C/B.L-3.2/E-3672/2012-13

PROJECT NAME :

PROPOSED RESIDENTAIL DEVELOPEMENT (APARTMENTS) AT SY NO. 199/1 AND 202/1 OF MADIWALA VILLAGE, KASABA HOBLI, ANEKAL TALUK, BENGALORE URBAN TALUK.

PROJECT CONSULTANTS :

ACURA DESIGNS
4073, VISHWABHARATHI HOUSE BUILDING
BENGALURU -560085

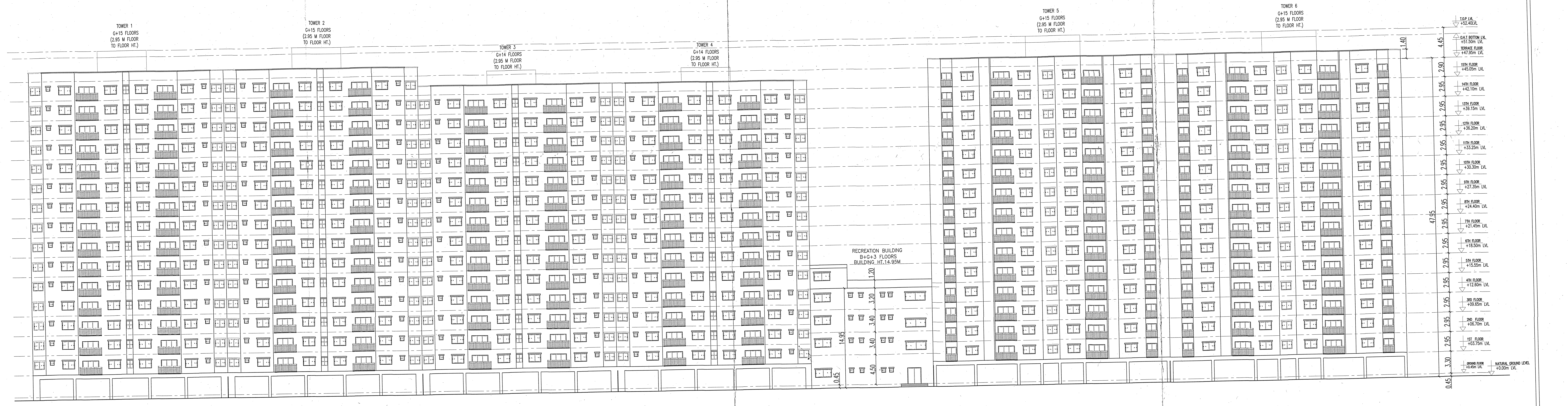
ORIENTATION :

N

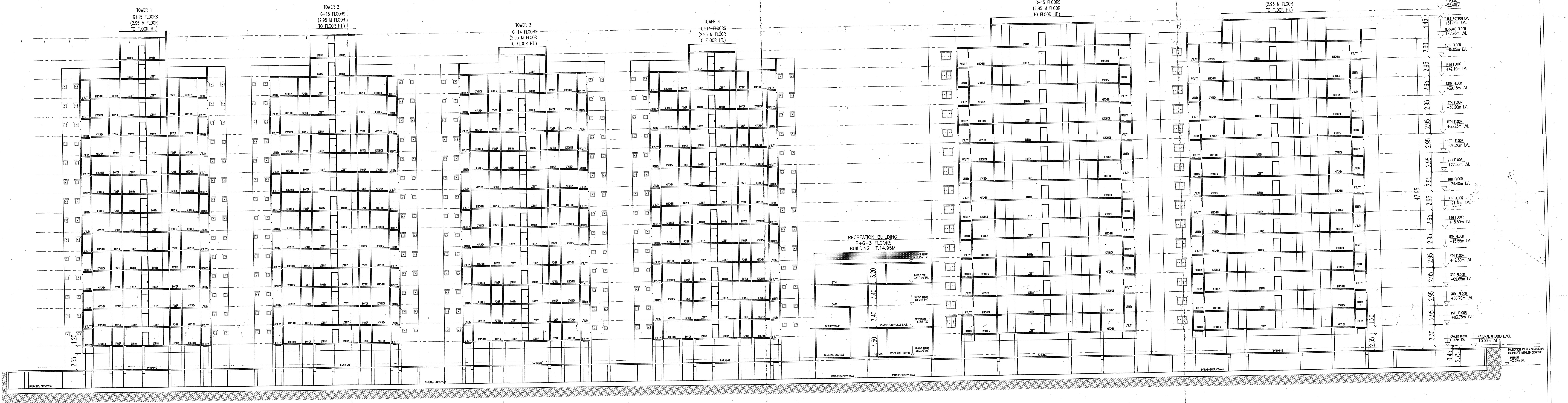
SUBJECT OF DRAWING :

TYPICAL 4TH TO 14TH FLOOR, FIFTEENTH FLOOR AND TERRACE FLOOR PLANS

SCALE : 1:200	DATE : 25.03.2025
DRAWN : MADHU	CHECKED : ASHOK
DWG NO: A-103	



SOUTH ELEVATION



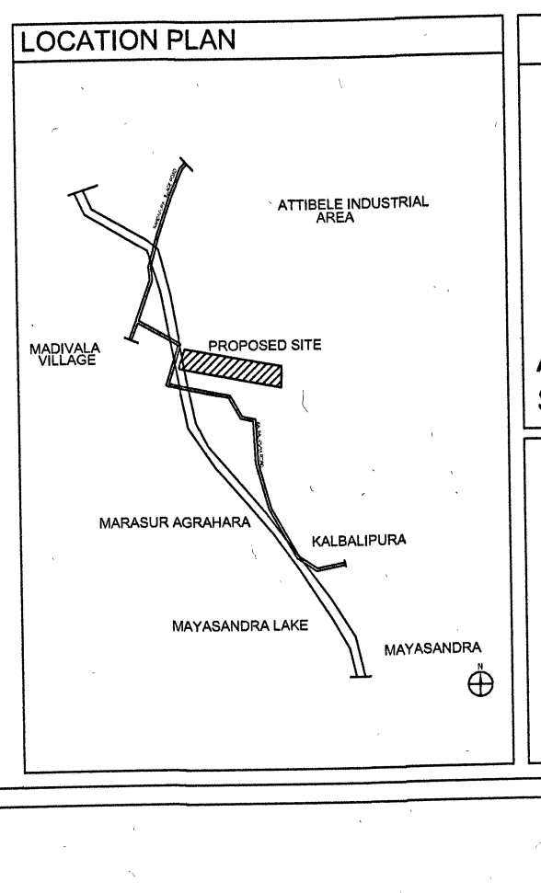
SECTION 1-1

ಪ್ರಾಧಿಕಾರದಿಂದ ತಾಂತ್ರಿಕ ಅಭಿಪ್ರಾಯವನ್ನು ಮಾತ್ರ ನೀಡಲಾಗುತ್ತಿದ್ದು, ಮಾಲೀಕತ್ವದ ಬಗ್ಗೆ ತಂಟೆ ತಕರಾರು ಬಂದಲ್ಲಿ ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಯವರೇ ಬಗೆಹರಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು, ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಕಾಯ್ದೆ 1961ರ ಕಲಂ 15(1) ರನ್ವಯ ಪ್ರಾರಂಭಿಕ ಪ್ರಮಾಣ ಪತ್ರ ಸಂಖ್ಯೆ: ಎಸ್‌ಟಿಆರ್‌ಆರ್‌ಪಿಎ/ಟಿಪಿ /ಸಿಸಿ/342/24-25 /25-26 ದಿನಾಂಕ: 09/04/2025 ರಲ್ಲಿನ ಷರತ್ತುಗೊಳಪಟ್ಟು ಎರಡು ವರ್ಷದ ಅವಧಿಗೆ ಪ್ರಾರಂಭಿಕ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ನೀಡಲಾಗಿರುತ್ತದೆ. ಕಟ್ಟಡ ಪರವಾನಗಿಯನ್ನು ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಯಿಂದ ಪಡೆಯತಕ್ಕದ್ದು.

09/04/25

ಸದಸ್ಯ ಕಾರ್ಯದರ್ಶಿಗಳ ಪರವಾಗಿ
ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ
ಜಂಟಿ ನಿರ್ದೇಶಕರು,
ಉಪನಗರ ವರ್ತುಲ ರಸ್ತೆ (STRR) ಯೋಜನಾ
ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು,

LOCATION PLAN



OWNER'S SIGNATURE :

AUTHORISED SIGNATORY
SHRIRAM PROPERTIES LTD.

ENGINEER'S SIGNATURE

GIRISH. D
B.C.C/B.L-3.2/E-3672/2012-13

PROJECT NAME :

PROPOSED RESIDENTAIL DEVELOPEMENT
(APARTMENTS) AT SY NO. 199/1 AND 202/1
OF MADIWALA VILLAGE, KASABA HOBLI,
ANEKAL TALUK, BENGALORE URBAN TALUK.

PROJECT CONSULTANTS :

ACURA DESIGNS
4073, VISHWABHARATHI HOUSE BUILDING
BENGALURU -560085

SUBJECT OF DRAWING :

ELEVATION AND
SECTION 1-1

SCALE : 1:200	DATE : 25.03.2025
DRAWN : MADHU	CHECKED : ASHOK
DWG NO: A-104	

TOWARDS BANGALORE - HOSUR-NH44
30M BUFFER
SY NO. 203 KUNTTE
SY NO. 196
SY NO. 198
62.00
71.20
183.20
43.47
MUD ROAD
EXISTING NH ROAD
SERVICE ROAD
SERVICE ROAD
PARKS AND OPEN SPACE- 1626.00 SQMTS
LANDSCAPE AREA
STRR - LAND BANK 1 557.710 SQMTS
30M BUFFER
DRIVEWAY
CA AREA 813.00 SQMTS
STRR - LAND BANK 2 255.290 SQMTS
ENTRY/EXIT
SY NO. 202/3
TOWARDS ATTIBELE - ANEKAL ROAD
40.00m BUILDING LINE FROM NH
115.60
SY NO. 202/2
SITE BOUNDARY
BASEMENT EXTENT LINE
BASEMENT 2M SETBACK LINE
14M SETBACK LINE
ICCHANGUR VILLAGE BOUNDARY
UG SUMPS BELOW
PRIVATE PROPERTY
56.00
STP BELOW
TRANSFORMER YARD
205.80
SY NO. 199/2
TOWER-1 B+G+15 FLOORS BUILDING HT-47.95 M
TOWER-2 B+G+15 FLOORS BUILDING HT-47.95 M
TOWER-3 B+G+14 FLOORS BUILDING HT-45.00M
TOWER-4 B+G+14 FLOORS BUILDING HT-45.00M
RECREATION BUILDING B+G+3 FLOORS BUILDING HT-14.85 M
TOWER-5 B+G+15 FLOORS BUILDING HT-47.95 M
TOWER-6 B+G+15 FLOORS BUILDING HT-47.95 M
8m WIDE FIRE TENDER DRIVEWAY
EXIT RAMP SLOPE 1:10
RP

LAND USE ANALYSIS

S.No.	DESCRIPTION	AREA in Sq.m as per ZR	%	AREA in Sq.m as per Plan	%
1	Residential Area			2948.75	18.14
2	Recreational Building	812.81	5.00	355.17	2.18
3	Driveway			4527.00	27.85
4	Park & Open spaces (10% of Plot Area)	1625.61	10.00	1626.00	10.00
	STRR AREA (5% of Plot Area)	812.81	5.00	813	5.00
5	Civic Amenities (5% of Plot Area)	812.81	5.00	813	5.00
6	Landscape area / other and services			3480	21.41
8	Area for Surface parking			1418	8.72
9	Ramps			275.16	1.69
	TOTAL			16256.11	100.00

AREA STATEMENT IN SQ M

TOTAL PLOT AREA IN SQ M =	4 ACRE 0.75 GUNTAS /16256.11 SQ.M
F.A.R AS PER ZR	2.75
SITE AREA FOR FAR = (TOTAL DEVELOPMENT AREA - CA)=A	(16256.11 - 813) =15443.11
NET SITE AREA FOR DEVELOPMENT	15443.11
NET PERMISSIBLE FAR AREA =	15443.11X2.75= 42468.55 SQ.M
NET FAR AREA = Tower 1 to 6 + club house	42388.53
F.A.R ACHIEVED = B ÷A	42388.53÷15443.11 = 2.744
F.A.R ACHIEVED = (B ÷ A)	2.744
NET PLOT AREA = (TOTAL PLOT AREA - CA and) = C	(16256.11 - 813) =15443.11
NET PLOT AREA = C	15443.11
GROUND COVERAGE AREA = TOWER 1 TO 6+RECREATION BUILDING=D	3303.59
GROUND COVERAGE PERMISSIBLE	50%
COVERAGE = (D ÷ C) X 100 =	(3303.59 ÷15443.11)X100 = 21.391%

CAR PARKING REQUIREMENT

S.NO.	BUILDING TYPE	NO.	
		UNITS	CARS
1	Car parking required @ 1 Car parking(2.5M X 5.5M) per unit	344	344
2	Visitor's parking @ 10% of total parking required		35
4	Club house @1 car park for every 75 sqm of FAR area(FAR area of the clubhouse 1291.28 SQMTS)		18
	TOTAL		397

2 WHEELER PARKING AREA REQUIRED

	Total number of car parks provided	475
1	Car Parking area of 1 Car parking(2.5M X 5.5M) 13.75 sq m area	6531
2	2 Wheeler parking required @ 25% of the total Car parking space (in Sqm)	1633
	TOTAL TWO WHEELER REQUIRED	1645

2 WHEELER PARKING AREA PROVIDED

S.NO.	BUILDING TYPE	sqm
1	BASEMENT FLOOR	1645
	TOTAL TWO WHEELER PROVIDED	1645

CAR PARKING PROVIDED

S.NO.	BUILDING TYPE	NUMBERS
1	Basement floor	248
2	Stilt floor covered	104
2	BUILDING -1 SURFACE PARKING	123
	TOTAL	475

UNIT DETAILS

1	Total 2 Bed Room units Proposed	112
2	Total 3 Bed Room units Proposed	232
	Total number of car parks Proposed	344

SCHEDULE OF PARK & OPEN SPACES

Park No	AREA IN SQ.M
PARK & OS-1	1626.00
Total	1626.00

SCHEDULE OF CIVIC AMENITIES

S.No	AREA IN SQ.M
CA-1	813.00
TOTAL	813.00

SCHEDULE OF STRR AREA

S.No	AREA IN SQ.M
STRR AREA -1	557.71
STRR AREA -2	255.29
TOTAL	813.00

ದಿನಾಂಕ:19-12-24.ರಂದು ನಡೆದ ಸಭೆಯ ನಡವಳಿಕೆ ಸಂಖ್ಯೆ:38-7-2ರ ಮೇರೆಗೆ ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಕಾಯ್ದೆ 1961ರ ಕಲಂ (15)ರನ್ವಯ STRRPA/TP/DP/04/24-25 ದಿನಾಂಕ:27/01/25ರ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು ವಸತಿ/~~[illegible]~~ ಅಭಿವೃದ್ಧಿ ಯೋಜನಾ ನಕ್ಷೆಗೆ ಅನುಮೋದನೆ ನೀಡಲಾಗಿದೆ.

27/01/25

ಸದಸ್ಯ ಕಾರ್ಯದರ್ಶಿಗಳು
ಹಾಗೂ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ
ಜಂಟಿ ನಿರ್ದೇಶಕರು
ಉಪನಗರ ವರ್ತುಲ ರಸ್ತೆ (STRR)
ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು.

TOWER-1 -AREA STATEMENT (IN SQM)

FLOOR	GROSS AREA SQM	DEDUCTION IN SQM	BUILT - UP AREA IN SQM	DEDUCTIONS OF NON FAR AREAS IN SQM			TOTAL DEDUCTIONS IN SQM	NET F.A.R IN SQM AREA	NUMBER OF UNITS
		Cutouts/Ducts		Lifts	Parking	Headrooom			
Ground floor	451.30	2.35	448.95	9.46	413.63		423.09	25.86	0
1st floor	451.30	7.81	443.49	9.46			9.46	434.03	4
2nd floor	451.30	7.81	443.49	9.46			9.46	434.03	4
3rd floor	451.30	7.81	443.49	9.46			9.46	434.03	4
4th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
5th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
6th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
7th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
8th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
9th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
10th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
11th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
12th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
13th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
14th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
15th floor	283.80	7.81	275.99	9.46			9.46	266.53	2
Terrace	79.14	7.81	71.33	9.46		61.87	71.33	0.00	
TOTAL	7132.42	127.30	7005.12	160.86	413.63	61.87	636.37	6368.76	58.00

TOWER-2 -AREA STATEMENT (IN SQM)

FLOOR	GROSS AREA SQM	DEDUCTION IN SQM	BUILT - UP AREA IN SQM	DEDUCTIONS OF NON FAR AREAS IN SQM			TOTAL DEDUCTIONS IN SQM	NET F.A.R IN SQM AREA	NUMBER OF UNITS
		Cutouts/Ducts		Lifts	Parking	Headroom			
Ground floor	451.30	2.35	448.95	9.46	413.63		423.09	25.86	0
1st floor	451.30	7.81	443.49	9.46			9.46	434.03	4
2nd floor	451.30	7.81	443.49	9.46			9.46	434.03	4
3rd floor	451.30	7.81	443.49	9.46			9.46	434.03	4
4th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
5th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
6th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
7th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
8th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
9th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
10th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
11th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
12th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
13th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
14th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
15th floor	283.80	7.81	275.99	9.46			9.46	266.53	2
Terrace	79.14	7.81	71.33	9.46		61.87	71.33	0.00	
TOTAL	7132.43	127.30	7005.12	160.86	413.63	61.87	636.37	6368.76	58

TOWER-3 -AREA STATEMENT (IN SQM)

FLOOR	GROSS AREA SQM	DEDUCTION IN SQM	BUILT - UP AREA IN SQM	DEDUCTIONS OF NON FAR AREAS IN SQM			TOTAL DEDUCTIONS IN SQM	NET F.A.R IN SQM AREA	NUMBER OF UNITS
		Cutouts/Ducts		Lifts	Parking	Headroom			
Ground floor	451.30	2.35	448.95	9.46	413.63		423.09	25.86	
1st floor	451.30	7.81	443.49	9.46			9.46	434.03	4
2nd floor	451.30	7.81	443.49	9.46			9.46	434.03	4
3rd floor	451.30	7.81	443.49	9.46			9.46	434.03	4
4th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
5th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
6th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
7th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
8th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
9th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
10th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
11th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
12th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
13th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
14th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
Terrace	79.14	7.81	71.33	9.46		61.87	71.33	0.00	
TOTAL	6848.63	119.49	6729.13	151.40	413.63	61.87	626.91	6102.23	56

TOWER-4 -AREA STATEMENT (IN SQM)

FLOOR	GROSS AREA SQM	DEDUCTION IN SQM	BUILT - UP AREA IN SQM	DEDUCTIONS OF NON FAR AREAS IN SQM			TOTAL DEDUCTIONS IN SQM	NET F.A.R IN SQM AREA	NUMBER OF UNITS
		Cutouts/Ducts		Lifts	Parking	Headroom			
Ground floor	451.30	2.35	448.95	9.46	413.63		423.09	25.86	
1st floor	451.30	7.81	443.49	9.46			9.46	434.03	4
2nd floor	451.30	7.81	443.49	9.46			9.46	434.03	4
3rd floor	451.30	7.81	443.49	9.46			9.46	434.03	4
4th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
5th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
6th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
7th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
8th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
9th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
10th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
11th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
12th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
13th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
14th floor	451.30	7.81	443.49	9.46			9.46	434.03	4
Terrace	79.14	7.81	71.33	9.46		61.87	71.33	0.00	
TOTAL	6848.625	119.4918	6729.13	151.40	413.63	61.87	626.91	6,102.23	56

TOWER-5 -AREA STATEMENT (IN SQM)

FLOOR	GROSS AREA SQM	DEDUCTION	BUILT - UP AREA IN SQM	DEDUCTION FOR NON FAR AREAS			TOTAL DEDUCTIONS IN SQM	NET F.A.R AREA	NUMBER OF UNITS
		Cutouts/Ducts		Lifts	Parking	Headroom			
Ground floor	571.61	5.88	565.74	11.32	512.95		524.27	41.46	
1st floor	571.61	15.30	556.31	11.32			11.32	544.99	4
2nd floor	571.61	15.30	556.31	11.32			11.32	544.99	4
3rd floor	571.61	15.30	556.31	11.32			11.32	544.99	4
4th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
5th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
6th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
7th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
8th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
9th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
10th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
11th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
12th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
13th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
14th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
15th floor	339.78	11.78	328.00	11.32			11.32	316.68	2
Terrace	78.38	15.30	63.08	11.32		51.76	63.08	0.00	
TOTAL	8992.37	247.15	8745.21	192.51	512.95	51.76	757.21	7988.00	58.00

TOWER-6 -AREA STATEMENT (IN SQM)

FLOOR	GROSS AREA SQM	DEDUCTION	BUILT - UP AREA IN SQM	DEDUCTION FOR NON FAR AREAS			TOTAL DEDUCTIONS IN SQM	NET F.A.R AREA	NUMBER OF UNITS
		Cutouts/Ducts		Lifts	Parking	Headroom			
Ground floor	571.61	5.88	565.74	11.32	512.95		524.28	41.46	
1st floor	571.61	15.30	556.31	11.32			11.32	544.99	4
2nd floor	571.61	15.30	556.31	11.32			11.32	544.99	4
3rd floor	571.61	15.30	556.31	11.32			11.32	544.99	4
4th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
5th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
6th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
7th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
8th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
9th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
10th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
11th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
12th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
13th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
14th floor	571.61	15.30	556.31	11.32			11.32	544.99	4
15th floor	339.78	11.78	328.00	11.32			11.32	316.68	2
Terrace	78.38	15.30	63.08	11.32		51.76	63.08	0.00	
TOTAL	8992.37	247.153	8745.21	192.51	512.95	51.76	757.22	7,988.00	58

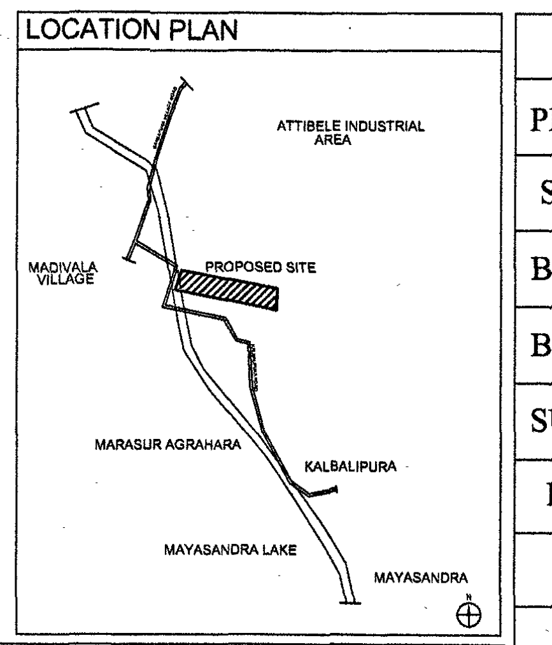
RECREATION BUILDING (IN SQM)

FLOOR	GROSS AREA SQM	DEDUCTION IN SQM	BUILT - UP AREA IN SQM	DEDUCTIONS OF NON FAR AREAS IN SQM			TOTAL DEDUCTIONS IN SQM	NET F.A.R IN SQM AREA
		Cutouts/Ducts		Lifts	Parking	Headroom		
Ground floor	355.17	1.72	353.44	5.62	0.00		5.62	347.82
1st floor	375.12	1.72	373.40	5.62			5.62	367.78
2nd floor	224.17	1.72	222.44	5.62			5.62	216.82
3rd floor	366.20	1.72	364.47	5.62			5.62	358.85
Terrace	98.91	1.72	97.19	5.62		91.57	97.19	0.00
TOTAL	1419.56	8.62	1410.95	28.10	0.00	91.57	119.67	1,291.28

CONSOLIDATED AREA STATEMENT (IN SQM) TOWER 1 TO 6 AND RECREATION BUILDING

S.NO	FLOOR	GROSS AREA SQM	DEDUCTION IN SQMTS		TOTAL DEDUCTION IN SQMTS	BUILT-UP AREA SQM	DEDUCTION FOR NON FAR AREAS IN SQMTS				NET F.A.R AREA IN SQMTS	NUMBER OF UNITS
			Cutout/ Ducts	STP/Sumps			Lift	Parking	Head room	Total		
	Basement floor	10551.94	18.06	421.39	439.45	10112.49	66.12	9867.09		9933.21	179.28	
1	Ground floor	3,303.59	22.86		22.86	3280.73	66.11	2,680.44		2746.55	534.18	
2	1st floor	3,323.55	63.56		63.56	3259.99	66.12			66.12	3,193.87	24
3	2nd floor	3,172.59	63.56		63.56	3109.03	66.12			66.12	3,042.91	24
4	3rd floor	3,314.62	63.56		63.56	3251.06	66.12			66.12	3,184.94	24
5	4th floor	2,948.42	61.84		61.84	2886.59	60.50			60.50	2,826.09	24
6	5th floor	2,948.42	61.84		61.84	2886.59	60.50			60.50	2,826.09	24
7	6th floor	2,948.42	61.84		61.84	2886.59	60.50			60.50	2,826.09	24
8	7th floor	2,948.42	61.84		61.84	2886.59	60.50			60.50	2,826.09	24
9	8th floor	2,948.42	61.84		61.84	2886.59	60.50			60.50	2,826.09	24
10	9th floor	2,948.42	61.84		61.84	2886.59	60.50			60.50	2,826.09	24
11	10th floor	2,948.42	61.84		61.84	2886.59	60.50			60.50	2,826.09	24
12	11th floor	2,948.42	61.84		61.84	2886.59	60.50			60.50	2,826.09	24
13	12th floor	2,948.42	61.84		61.84	2886.59	60.50			60.50	2,826.09	24
14	13th floor	2,948.42	61.84		61.84	2886.59	60.50			60.50	2,826.09	24
15	14th floor	2,948.42	61.84		61.84	2886.59	60.50			60.50	2,826.09	24
16	15th floor	1,247.15	39.17		39.17	1207.98	41.57			41.57	1,166.41	8
17	Terrace	572.23	63.56		63.56	508.66	66.12		350.99	417.11	0.00	
18	TOTAL	57918.33	1014.56	421.39	1435.95	56482.38	1103.78			14002.30	42,388.53	344

LOCATION PLAN



DETAILS OF AREA AS PER SY NO.

TOTAL AREA 4 ACRE 0.75 GUNTA (16256.11 SQMTS)

SY NO.	VILLAGE	ACRE	GUNTAS	CONVERSION ORDER NO. AND DATE
199	MADIWALA	2	21	ALN. SR (A)-511/2004-05 Dtd- 06-01-2005
202	MADIWALA	1	23	ALN. SR (A)-511/2004-05 Dtd- 06-01-2005

INDEX

PROPOSED PLOT BOUNDARY	-··-··-··-··-
SET BACK LINE	————
BASEMENT SETBACK LINE	—·—·—·—
BASEMENT EXTENT LINE	----------
SURVEY LINE	————
PARK & OPEN SPACES	▒
CIVIC AMENITIES	▦
STRR AREA	▨
DRIVEWAY	▩
RAIN HARVESTING PIT	RP◉

ORIENTATION :

N E S W

OWNER'S SIGNATURE :

AUTHORISED SIGNATORY
SHRIRAM PROPERTIES LTD.

NOTE :
ALL DIMENSIONS ARE IN METERS

ENGINEER'S SIGNATURE

GIRISH. D
B.C.C/B.L-3.2/E-3672/2012-13

PROJECT NAME :

**RESIDENTIAL GROUP HOUSING
DEVELOPEMENT PLAN IN Sy.No. 199/1 AND 202/1
OF MADIWALA VILLAGE, KASABA HOBLI,
ANEKAL TALUK, BENGALORE URBAN TALUK.**

PROJECT CONSULTANTS :

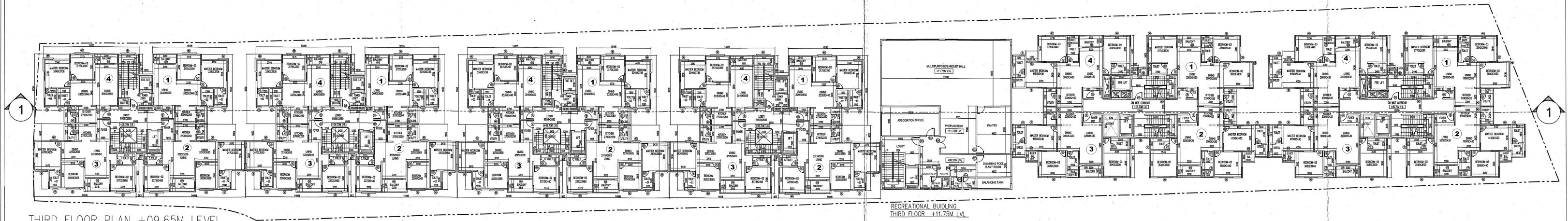
ACURA DESIGNS
4073, VISHWABHARATHI HOUSE BUILDING
BENGALURU -560085

SANCTION DRAWING

SUBJECT OF DRAWING :

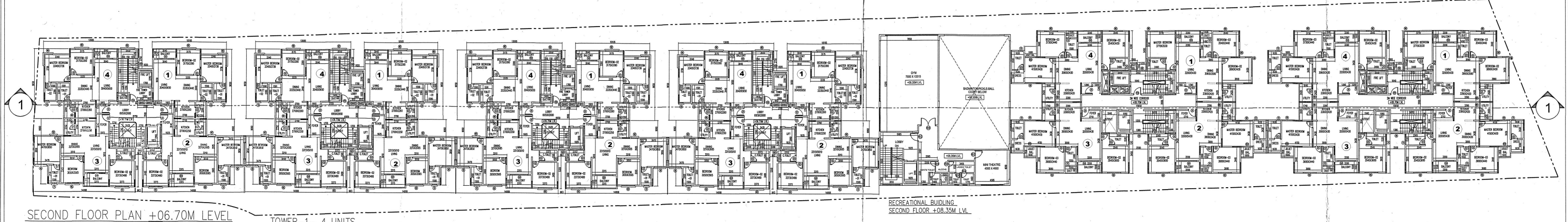
DEVELOPMENT PLAN

SCALE : 1:500
DATE : 26.11.2024
DRAWN : MADHU
CHECKED : ASHOK
DWG NO: A-100



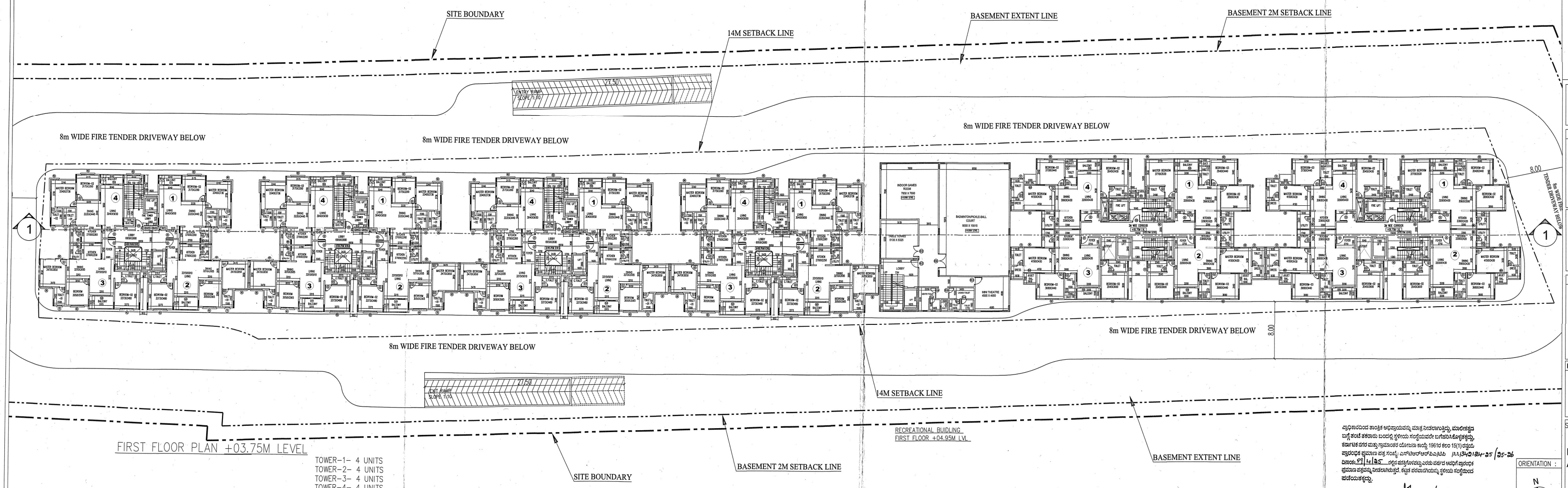
THIRD FLOOR PLAN +09.65M LEVEL

TOWER-1- 4 UNITS
TOWER-2- 4 UNITS
TOWER-3- 4 UNITS
TOWER-4- 4 UNITS
TOWER-5- 4 UNITS
TOWER-6- 4 UNITS
TOTAL- 24 UNITS



SECOND FLOOR PLAN +06.70M LEVEL

TOWER-1- 4 UNITS
TOWER-2- 4 UNITS
TOWER-3- 4 UNITS
TOWER-4- 4 UNITS
TOWER-5- 4 UNITS
TOWER-6- 4 UNITS
TOTAL- 24 UNITS



FIRST FLOOR PLAN +03.75M LEVEL

TOWER-1- 4 UNITS
TOWER-2- 4 UNITS
TOWER-3- 4 UNITS
TOWER-4- 4 UNITS
TOWER-5- 4 UNITS
TOWER-6- 4 UNITS
TOTAL- 24 UNITS

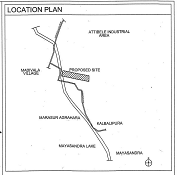
ಪ್ರಾಧಿಕಾರದಿಂದ ತಾಂತ್ರಿಕ ಅಭಿಪ್ರಾಯವನ್ನು ಮಾತ್ರ ನೀಡಲಾಗುತ್ತಿದ್ದು, ಮಾಲೀಕತ್ವದ ಬಗ್ಗೆ ತಂಟೆ ತಕರಾರು ಬಂದಲ್ಲಿ ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಯವರೇ ಬಗೆಹರಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು, ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಕಾಯ್ದೆ 1961ರ ಕಲಂ 15(1) ರನ್ವಯ ಪ್ರಾರಂಭಿಕ ಪ್ರಮಾಣ ಪತ್ರ ಸಂಖ್ಯೆ: ಎಸ್‌ಟಿಆರ್‌ಆರ್‌ಪಿಎ/ಟಿಪಿ /ಸಿ.ಸಿ/342/24-25/25-26 ದಿನಾಂಕ: 09/4/25 ರಲ್ಲಿನ ಷರತ್ತಿಗೊಳಪಟ್ಟು ಎರಡು ವರ್ಷದ ಅವಧಿಗೆ ಪ್ರಾರಂಭಿಕ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ನೀಡಲಾಗಿರುತ್ತದೆ. ಕಟ್ಟಡ ಪರವಾನಗಿಯನ್ನು ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಯಿಂದ ಪಡೆಯತಕ್ಕದ್ದು.

09/04/25
ಸದಸ್ಯ ಕಾರ್ಯದರ್ಶಿಗಳ ಪರವಾಗಿ
ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ
ಜಂಟಿ ನಿರ್ದೇಶಕರು,
ಉಪನಗರ ವರ್ತುಲ ರಸ್ತೆ (STRR) ಯೋಜನಾ
ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು.

ORIENTATION :

N

LOCATION PLAN



SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	DESCRIPTION	SILL	LINTEL	LOCATION
FIRE RATED DOORS					
FD1	1200x2400	FIRE RATED	–	2400	STAIRCASE
D1	1050x2400	FLUSH DOOR	–	2400	ENTRY DOOR
D2	900x2100	FLUSH DOOR	–	2100	BED ROOM
D3	850x2100	FLUSH DOOR	–	2100	TOILET
D4	850x2100	UPVC DOOR	–	2100	KITCHEN/UTILITY
SD1	2400x2400	FLUSH DOOR	–	2400	LIVING
SD2	1500x2400	FLUSH DOOR	–	2400	JULIET BALCONY
W1	1500x1500	WINDOW	900	2100	BED ROOM
W2	1800x1500	WINDOW	900	2100	BED ROOM
W3	900x1200	WINDOW	900	2100	BED ROOM
W4	(1500x1200+ 1200x1200)	WINDOW	900	2100	BED ROOM
W5	650x1100	WINDOW	1000	2100	KITCHEN/UTILITY
W6	900x1100	WINDOW	1000	2100	KITCHEN/UTILITY
V1	600x900	VENTILATOR	1200	2100	TOILET

OWNER'S SIGNATURE :

AUTHORISED SIGNATORY
SHRIRAM PROPERTIES LTD.

ENGINEER'S SIGNATURE

GIRISH. D
B.C.C/B.L-3.2/E-3672/2012-13

PROJECT NAME :

PROPOSED RESIDENTAIL DEVELOPEMENT
(APARTMENTS) AT SY NO. 199/1 AND 202/1
OF MADIWALA VILLAGE, KASABA HOBLI,
ANEKAL TALUK, BENGALORE URBAN TALUK.

PROJECT CONSULTANTS :

ACURA DESIGNS
4073, VISHWABHARATHI HOUSE BUILDING
BENGALURU -560085

SUBJECT OF DRAWING :

FIRST FLOOR, SECOND FLOOR
AND THIRD FLOOR PLAN

SCALE : 1:200	DATE : 25.03.2025
DRAWN : MADHU	CHECKED : ASHOK
DWG NO: A-102	