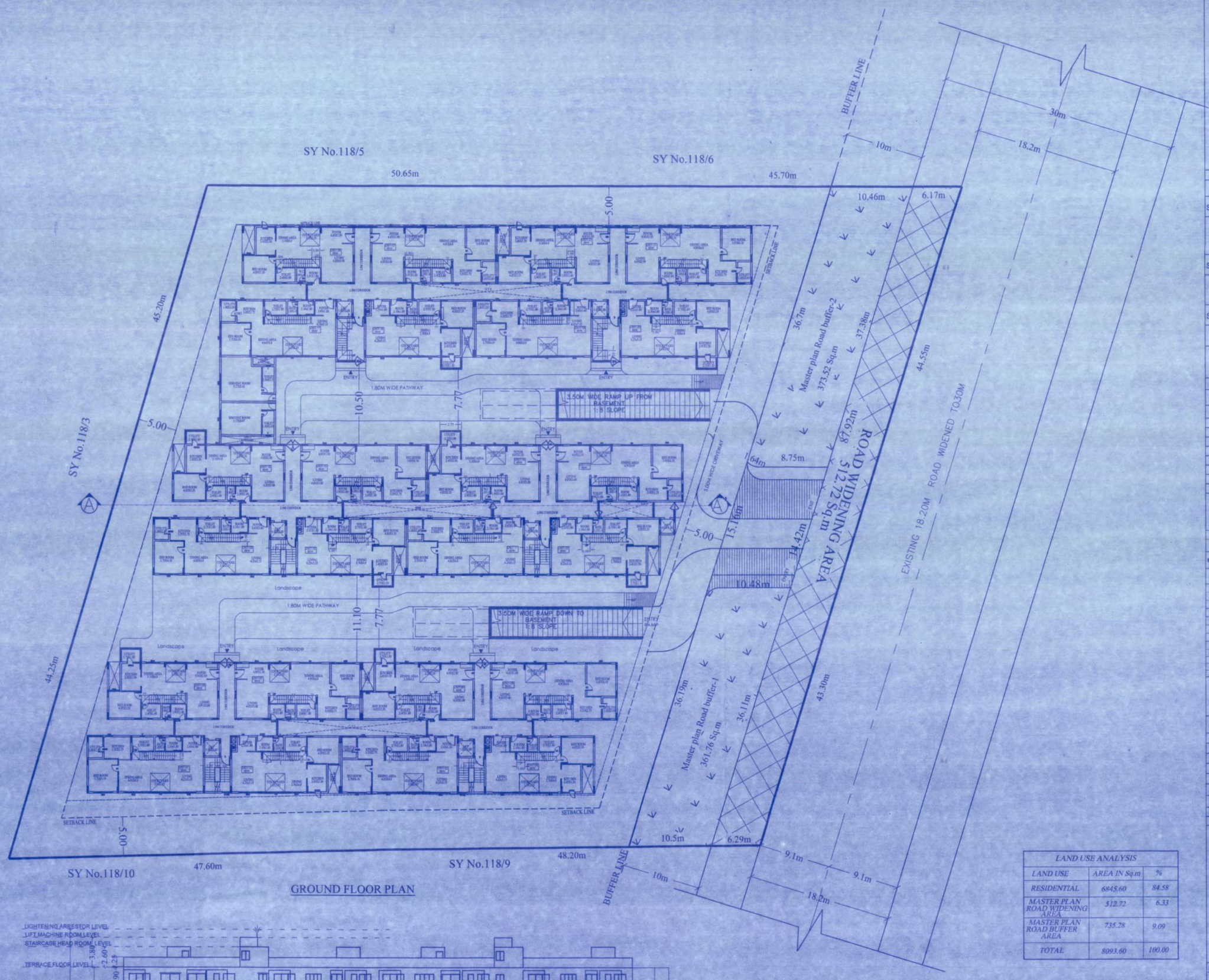
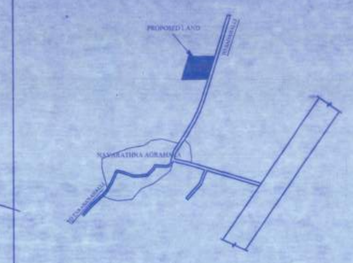


GROUND FLOOR PLAN

SOUTH SIDE ELEVATION



LOCATION PLAN
(Not to scale)

ALL DIMENSIONS ARE IN METERS

DETAILS OF UNITS

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

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

TOTAL No. of Units=57 Nos.

SCHEDULE OF OPENINGS

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

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

BUILT UP AREA STATEMENT (IN SQM)

		1	2	(1-2)=3	4	5	6	(4+5+6)=7	(3-7)=8	9
S.No.	FLOOR	GROSS BUILT UP AREA	DEDUCTIONS	NET BUILT UP AREA	NON FAR AREA			TOTAL NON FAR AREAS	NET FAR AREA	No. of Units
			DUCTS		LIFT	PARKING	STAIR CASE ROOM			
1	Basement	5360.73		5360.73	25.17	5029.39		5054.56	306.17	
2	Ground	3284.29	211.69	3072.60	25.17			25.17	3047.43	24
3	1st	3552.18	529.04	3023.12	25.17			25.17	2997.95	0
4	2nd	3688.61	159.49	3529.12	25.17			25.17	3503.95	22
5	3rd	3606.07	475.75	3130.32	25.17			25.17	3105.15	0
4	4th	3498.50	98.39	3400.11	22.20	9.02		31.22	3368.89	11
6	Terrace	377.14		377.14			377.14	377.14	0.00	
Grand Total		23347.50	1454.36	21893.14	148.05	5038.41	377.14	5563.60	16329.54	57.00

GROSS BUILT UP AREA	23347.50
BUILT UP AREA	21893.14
NET FAR AREA	16329.54
GROUND COVERAGE AREA	3284.29

PROPOSED FAR = NET FAR AREA / TOTAL SITE AREA
PROPOSED FAR =16329.54/8093.60=2.02
COVERAGE=(GROUND COVERAGE AREA/TOTAL SITE AREA)X100
COVERAGE = (3284.29/6845.60)*100 = 47.97%

SET BACKS	AS PER ZONAL REGULATION	AS PER DRAWING
FRONT	5.0 M	5.0 M
REAR	5.0 M	5.0 M
FRONT	5.0 M	5.0 M
REAR	5.0 M	5.0 M
Coverage	------	47.97%
F.A.R	2.25	2.02
No.Of Units	------	57 Units
Height of building	HEIGHT AS PER ZR 12-15M	14.95 M
	HEIGHT AS PER AAI-30.00M	19.80 M

Parking			
	TOTAL UNITS - 57 UNITS) 1 CAR PARKING (2.5M X 5.00 M) FOR PER DWELLING EXCEEDING AREA OF 50 SQ.M No. of Units=57 Nos. No. of cars= 57 Nos.	66 Cars	BASEMENT = 88 CARS
	AMENITIES PARKING 1 CAR PARKING (2.5M X 5.00 M) FOR EVERY 75 Sq.m FLOOR AREA No. of cars=673.37/75=8.97 = 9 Total No. of cars= 57+9= 66 Nos.		TOTAL= 88 Cars
	TWO WHEELER PARKING 25% OF CAR PARKING 25% x (12.50 SQ.M x 66 Nos) = 206.25 Sq.m	206.25 Sq.m	314.67 Sq.m

LAND USE ANALYSIS		
LAND USE	AREA IN Sq.m	%
RESIDENTIAL	6845.60	84.58
MASTER PLAN ROAD WIDENING AREA	512.72	6.33
MASTER PLAN ROAD BUFFER AREA	735.28	9.09
TOTAL	8093.60	100.00

BUILT UP AREA STATEMENT (IN SQM)

		1	2	(1-2)=3	4	5	6	(4+5+6)=7	(3-7)=8	9
S.No.	FLOOR	GROSS BUILT UP AREA	DEDUCTIONS	NET BUILT UP AREA	NON FAR AREA			TOTAL NON FAR AREAS	NET FAR AREA	No. of Units
			DUCTS		LIFT	PARKING	STAIR CASE ROOM			
1	Basement	5360.73		5360.73	25.17	5029.39		5054.56	306.17	
TOWER-A & TOWER-B										
2	Ground	2229.66	141.78	2087.88	14.80			14.80	2073.08	16
3	1st	2392.19	353.48	2038.71	14.80			14.80	2023.91	0
4	2nd	2474.89	92.09	2382.80	14.80			14.80	2368.00	14
5	3rd	2434.41	323.17	2111.24	14.80			14.80	2096.44	0
4	4th	2262.17	50.02	2212.15	14.80	9.02		23.82	2188.33	7
6	Terrace	245.57		245.57			245.57	245.57	0.00	
Grand Total		12038.89	960.54	11078.35	74.00	9.02	245.57	328.59	10749.76	37.00
TOWER-C										
2	Ground	1054.63	69.91	984.72	10.37			10.37	974.35	8
3	1st	1159.97	175.56	984.41	10.37			10.37	974.04	0
4	2nd	1193.72	47.4	1146.32	10.37			10.37	1135.95	8
5	3rd	1171.66	152.58	1019.08	10.37			10.37	1008.71	0
4	4th	1236.33	48.37	1187.96	10.37			10.37	1177.59	4
6	Terrace	131.57		131.57			131.57	131.57	0.00	
Grand Total		5947.88	493.82	5454.06	51.85	0.00	131.57	183.42	5270.64	57.00

GROSS BUILT UP AREA	23347.50
BUILT UP AREA	21893.14
NET FAR AREA	16326.57
GROUND COVERAGE AREA	3284.29

SANCTIONING AUTHORITY

ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಕಾಯ್ದೆ, 1961 ರ ಕಲಂ 15 (1) ರನ್ವಯ ಹಾಗೂ ಪ್ರಾಧಿಕಾರದ ಪತ್ರ ಸಂಖ್ಯೆ: ಬಿಬಿಎಎಪಿಎ/ ಟಿಪಿ/ — /ಸಾ.ಸ.ಯೋ/ 1424/ಕಟ್ಟಡ/24 ದಿನಾಂಕ: 07/01/25 ರನ್ವಯ ಪರಿಷ್ಕರಿಸಲಾಗಿದೆ, ದಿನಾಂಕ 20/03/2025 ರಂದು ದಿನಾಂಕ 19/03/2027 ವರೆಗೆ ಎರಡು ವರ್ಷದ ಅವಧಿಗೆ ಪ್ರಾರಂಭಿಕ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ನೀಡಲಾಗಿರುತ್ತದೆ. ಪರಿಷ್ಕರಿಸಲ್ಪಟ್ಟ ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಯಿಂದ ಪಡೆಯತಕ್ಕದ್ದು.

20/03/2025

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

PROJECT NAME

PROPOSED RESIDENTIAL APARTMENT IN APPROVED RESIDENTIAL SINGLE SITE VIDE No. BIAAPA/TP/LAO/SS/64/2023-24 ,Dated: 01-10-2024 IN KHATHA No-359/359-361/361-426/426-427/427, PID No.: (150200200900400385)... IN Sy.NO. 118/7,118/8,118/11&118/12 OF NAVARATHNA AGRAHARA VILLAGE, JALA HOBLI , YELAHANKA TALUK, BANGALORE URBAN DISTRICT.

OWNERS SIGNATURE

Sri.MEDA SREEDHAR
Smt.SUMA SREEDHAR
Representing partners
M/s.ECHOES OF EDEN

ENGINEER'S SIGNATURE

SRIKANTH C.N
BCC/BL/3.6/E-0057/24-25
ONENESS INFRATECH
#9/9, 2nd Floor, 59th Cross,5th Block,
Tel : 080-41141611 Email :info@oitech.co.in
Near Bhasyam Circle, Rajajinagar,
Bangalore-560 010

SUBJECT OF DRAWING
SANCTION PLAN

SCALE: 1 : 200
ORIENTATION N
GROUND FLOOR PLAN
SHEET 2 OF 5