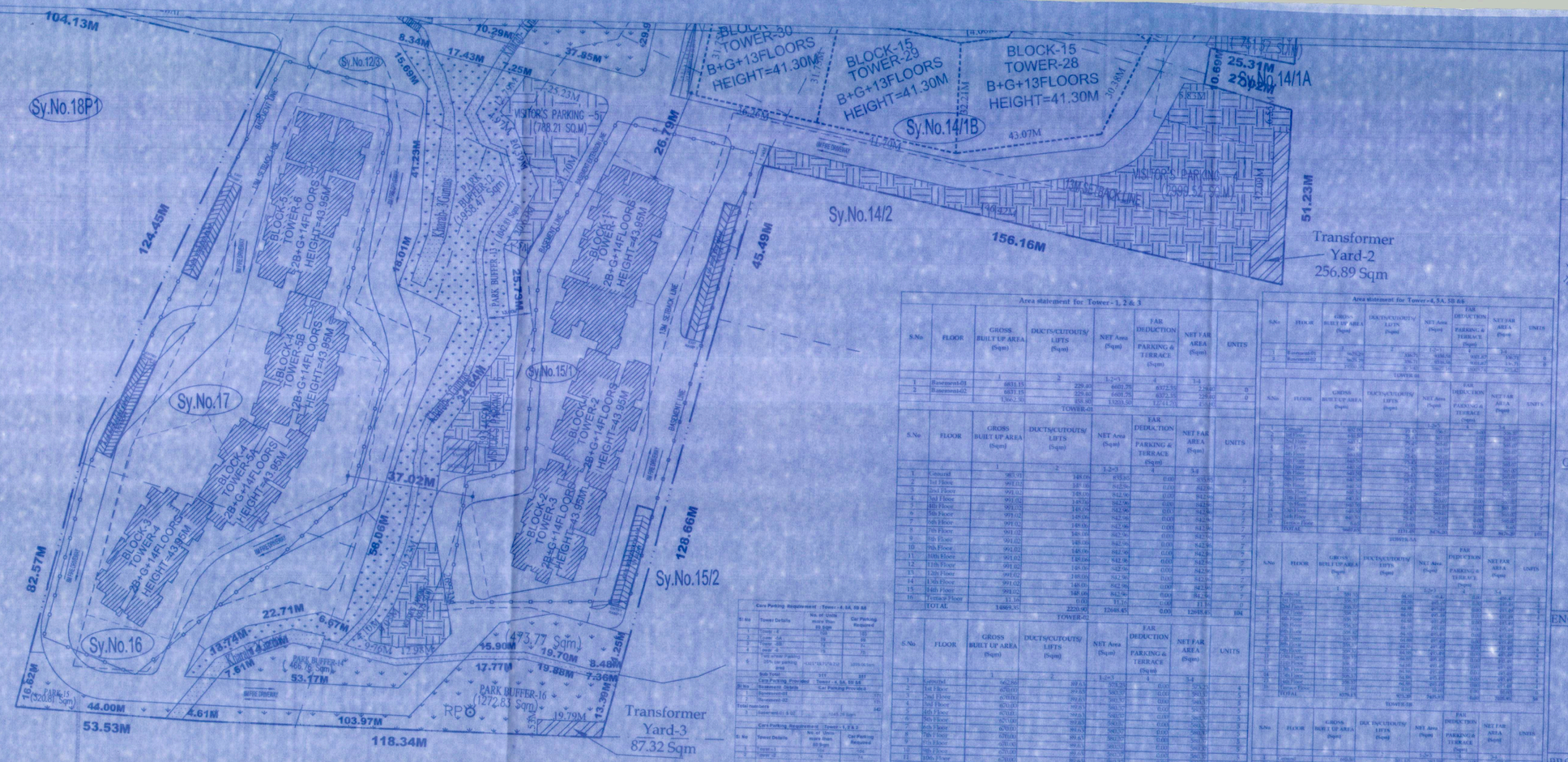

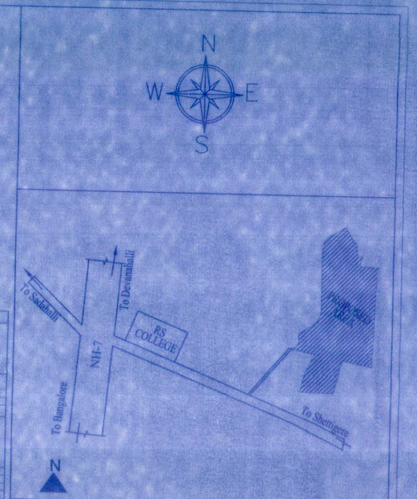

OWNER'S SIGNATURE

RAKESH KUMAR VERMA
Authorised Signatory
M/s. BIRLA ARNAA LLP.,
REGD. GPA & JDA HOLDERS FOR
M/s. M.S.RAMAIAH REALTY LLP.

ENGINEER'S SIGNATURE

SRIKANTH C.N
BCCL/BL/3 6/E-0057/2024-25
ONENESS INFRATECH
#9/9, 2nd Floor, 59th Cross,5th Block,
Near Bhasyam Circle, Rajajinagar,
Bangalore-560 010
Tel : 080-41141811 Email :info@oitech.co.in
www.oitech.co.in

PROJECT NAME

PROPOSED RESIDENTIAL BUILDING PLAN
IN KHATHA No.103, PID No.1503000201900320102,
Sy.Nos.2,3/2,6,7, 8/1,8/2,8/3,9/1,9/2,9/3,10,11,12/1,12/2, 12/3
(Old No.12/2),13/1,13/2,14/1B,15/1,16,17,19,20,25,37/4 & 37/7 OF
AKALENAHALLI- MALLENAHALLI VILLAGE,
KASABA HOBLI ,DEVAHAHALLI TALUK,
BANGALORE RURAL DISTRICT
RESIDENTIAL DEVELOPMENT PLAN VIDE ORDER No.
BIAAPA/TP/LAO/DP/56/2022-23,DATED:20-05-2023

SUBJECT OF DRAWING :

SANCTION DRAWING

ORIENTATION	SCALE:1 :700	DRAWING No. 01 OF 08
N		SITE PLAN

SANCTIONING AUTHORITY

ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಕಾಯ್ದೆ 1961 ರ ಕಲಂ 15 (1) ರನ್ವಯ ಷರತ್ತು ಸಹಿತ ಕಟ್ಟಡ ನಕ್ಷೆ ಪತ್ರ ಸಂಖ್ಯೆ : ಬಿಬಿಎಂಪಿ/ಎಲ್/ಸಿ.ಸಿ.ಪಿ/ಆರ್.ಎ.ಪಿ/ 1428/2025-26 ದಿನಾಂಕ: 17-01-2026 ರಲ್ಲಿನ ಷರತ್ತುಗಳಿಗಳಷ್ಟು ದಿನಾಂಕ 17-01-2026 ರಿಂದ ದಿನಾಂಕ 16-01-2028 ವರೆಗೆ ಎರಡು ವರ್ಷದ ಅವಧಿಗೆ ಪ್ರಾರಂಭಿಕ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ನೀಡಲಾಗುತ್ತದೆ. ಪರವಾನಗಿಯನ್ನು ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಯಿಂದ ಪಡೆಯತಕ್ಕದ್ದು.

17/01/2026

ಸದಸ್ಯ ಕಾರ್ಯದರ್ಶಿ,
ಬೆಂಗಳೂರು ಅಂತರರಾಷ್ಟ್ರೀಯ ವಿಮಾನ
ನಿಲ್ದಾಣ ಪ್ರಾಧಿಕಾರ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ,
ಹೇಮಾವತಿಕಟ್ಟ ಪ್ರ

Area statement for Tower- 1, 2 & 3

S.No	FLOOR	GROSS BUILT UP AREA (Sqm)	DUCTS/CUTOUTS/ LIFTS (Sqm)	NET Area (Sqm)	FAR DEDUCTION PARKING & TERRACE (Sqm)	NET FAR AREA (Sqm)	UNITS
		1	2	1-2=3	4	3-4	
1	Basement-01	6631.15	229.40	6401.75	8372.35	2.5625	0
2	Basement-02	6631.15	229.40	6401.75	8372.35	2.5625	0
		13262.30	458.80	12803.50	16744.70	5.125	
			TOWER-01				
1	Ground	985.01	148.06	836.95	0.00	836.95	6
2	1st Floor	991.02	148.06	842.96	0.00	842.96	7
3	2nd Floor	991.02	148.06	842.96	0.00	842.96	7
4	3rd Floor	991.02	148.06	842.96	0.00	842.96	7
5	4th Floor	991.02	148.06	842.96	0.00	842.96	7
6	5th Floor	991.02	148.06	842.96	0.00	842.96	7
7	6th Floor	991.02	148.06	842.96	0.00	842.96	7
8	7th Floor	991.02	148.06	842.96	0.00	842.96	7
9	8th Floor	991.02	148.06	842.96	0.00	842.96	7
10	9th Floor	991.02	148.06	842.96	0.00	842.96	7
11	10th Floor	991.02	148.06	842.96	0.00	842.96	7
12	11th Floor	991.02	148.06	842.96	0.00	842.96	7
13	12th Floor	991.02	148.06	842.96	0.00	842.96	7
14	13th Floor	991.02	148.06	842.96	0.00	842.96	7
15	14th Floor	991.02	148.06	842.96	0.00	842.96	7
16	Terrace Floor	11.36	0.00	11.36	0.00	11.36	0
	TOTAL	14869.35	2220.90	12648.45	0.00	12648.45	104
			TOWER-02				
1	Ground	962.86	89.63	873.23	0.00	873.23	4
2	1st Floor	870.00	89.63	780.37	0.00	780.37	5
3	2nd Floor	870.00	89.63	780.37	0.00	780.37	5
4	3rd Floor	870.00	89.63	780.37	0.00	780.37	5
5	4th Floor	870.00	89.63	780.37	0.00	780.37	5
6	5th Floor	870.00	89.63	780.37	0.00	780.37	5
7	6th Floor	870.00	89.63	780.37	0.00	780.37	5
8	7th Floor	870.00	89.63	780.37	0.00	780.37	5
9	8th Floor	870.00	89.63	780.37	0.00	780.37	5
10	9th Floor	870.00	89.63	780.37	0.00	780.37	5
11	10th Floor	870.00	89.63	780.37	0.00	780.37	5
12	11th Floor	870.00	89.63	780.37	0.00	780.37	5
13	12th Floor	870.00	89.63	780.37	0.00	780.37	5
14	13th Floor	870.00	89.63	780.37	0.00	780.37	5
15	14th Floor	870.00	89.63	780.37	0.00	780.37	5
16	Terrace Floor	6.25	0.00	6.25	0.00	6.25	0
	TOTAL	10869.06	1304.45	9564.61	0.00	9564.61	74
			TOWER-03				
1	Ground	956.2	60.84	895.36	0.00	895.36	4
2	1st Floor	543.08	60.84	482.24	0.00	482.24	4
3	2nd Floor	543.08	60.84	482.24	0.00	482.24	4
4	3rd Floor	543.08	60.84	482.24	0.00	482.24	4
5	4th Floor	543.08	60.84	482.24	0.00	482.24	4
6	5th Floor	543.08	60.84	482.24	0.00	482.24	4
7	6th Floor	543.08	60.84	482.24	0.00	482.24	4
8	7th Floor	543.08	60.84	482.24	0.00	482.24	4
9	8th Floor	543.08	60.84	482.24	0.00	482.24	4
10	9th Floor	543.08	60.84	482.24	0.00	482.24	4
11	10th Floor	543.08	60.84	482.24	0.00	482.24	4
12	11th Floor	543.08	60.84	482.24	0.00	482.24	4
13	12th Floor	543.08	60.84	482.24	0.00	482.24	4
14	13th Floor	543.08	60.84	482.24	0.00	482.24	4
15	14th Floor	543.08	60.84	482.24	0.00	482.24	4
16	Terrace Floor	11.06	0.00	11.06	0.00	11.06	0
TOTAL		8151.66	912.60	7239.06	0.00	7239.06	59

Total Gross Built Area (1B+Tower-1+Tower-2+Tower-3) 47332.60
Total NET Area (2B+Tower-1 +Tower-2+Tower-3) 41795.85
Total Net FAR Area (3B+Tower-1 +Tower-2+Tower-3) 29851.15
Total Number of Units (4B+Tower-1 +Tower-2+Tower-3) 237

Area statement for Tower-4, 5A, 5B &6

S.No	FLOOR	GROSS BUILT UP AREA (Sqm)	DUCTS/CUTOUTS/ LIFTS (Sqm)	NET Area (Sqm)	FAR DEDUCTION PARKING & TERRACE (Sqm)	NET FAR AREA (Sqm)	UNITS
1	Basement-01	3		3	3	3	
2	Basement-02	9630.29	230.71	9399.58	9399.87	2.9625	0
		9633.29	230.71	9402.58	9402.87	5.925	
			TOWER-04				
1	Ground	1000.00	0.00	1000.00	0.00	1000.00	7
2	1st Floor	1000.00	0.00	1000.00	0.00	1000.00	7
3	2nd Floor	1000.00	0.00	1000.00	0.00	1000.00	7
4	3rd Floor	1000.00	0.00	1000.00	0.00	1000.00	7
5	4th Floor	1000.00	0.00	1000.00	0.00	1000.00	7
6	5th Floor	1000.00	0.00	1000.00	0.00	1000.00	7
7	6th Floor	1000.00	0.00	1000.00	0.00	1000.00	7
8	7th Floor	1000.00	0.00	1000.00	0.00	1000.00	7
9	8th Floor	1000.00	0.00	1000.00	0.00	1000.00	7
10	9th Floor	1000.00	0.00	1000.00	0.00	1000.00	7
11	10th Floor	1000.00	0.00	1000.00	0.00	1000.00	7
12	11th Floor	1000.00	0.00	1000.00	0.00	1000.00	7
13	12th Floor	1000.00	0.00	1000.00	0.00	1000.00	7
14	13th Floor	1000.00	0.00	1000.00	0.00	1000.00	7
15	14th Floor	1000.00	0.00	1000.00	0.00	1000.00	7
16	Terrace Floor	0.00	0.00	0.00	0.00	0.00	0
TOTAL		16000.00	0.00	16000.00	0.00	16000.00	105
			TOWER-5A				
1	Ground	907.00	0.00	907.00	0.00	907.00	6
2	1st Floor	907.00	0.00	907.00	0.00	907.00	6
3	2nd Floor	907.00	0.00	907.00	0.00	907.00	6
4	3rd Floor	907.00	0.00	907.00	0.00	907.00	6
5	4th Floor	907.00	0.00	907.00	0.00	907.00	6
6	5th Floor	907.00	0.00	907.00	0.00	907.00	6
7	6th Floor	907.00	0.00	907.00	0.00	907.00	6
8	7th Floor	907.00	0.00	907.00	0.00	907.00	6
9	8th Floor	907.00	0.00	907.00	0.00	907.00	6
10	9th Floor	907.00	0.00	907.00	0.00	907.00	6
11	10th Floor	907.00	0.00	907.00	0.00	907.00	6
12	11th Floor	907.00	0.00	907.00	0.00	907.00	6
13	12th Floor	907.00	0.00	907.00	0.00	907.00	6
14	13th Floor	907.00	0.00	907.00	0.00	907.00	6
15	14th Floor	907.00	0.00	907.00	0.00	907.00	6
16	Terrace Floor	0.00	0.00	0.00	0.00	0.00	0
TOTAL		14512.00	0.00	14512.00	0.00	14512.00	96
			TOWER-5B				
1	Ground	907.00	0.00	907.00	0.00	907.00	6
2	1st Floor	907.00	0.00	907.00	0.00	907.00	6
3	2nd Floor	907.00	0.00	907.00	0.00	907.00	6
4	3rd Floor	907.00	0.00	907.00	0.00	907.00	6
5	4th Floor	907.00	0.00	907.00	0.00	907.00	6
6	5th Floor	907.00	0.00	907.00	0.00	907.00	6
7	6th Floor	907.00	0.00	907.00	0.00	907.00	6
8	7th Floor	907.00	0.00	907.00	0.00	907.00	6
9	8th Floor	907.00	0.00	907.00	0.00	907.00	6
10	9th Floor	907.00	0.00	907.00	0.00	907.00	6
11	10th Floor	907.00	0.00	907.00	0.00	907.00	6
12	11th Floor	907.00	0.00	907.00	0.00	907.00	6
13	12th Floor	907.00	0.00	907.00	0.00	907.00	6
14	13th Floor	907.00	0.00	907.00	0.00	907.00	6
15	14th Floor	907.00	0.00	907.00	0.00	907.00	6
16	Terrace Floor	0.00	0.00	0.00	0.00	0.00	0
TOTAL		14512.00	0.00	14512.00	0.00	14512.00	96
			TOWER-6				
1	Ground	907.00	0.00	907.00	0.00	907.00	6
2	1st Floor	907.00	0.00	907.00	0.00	907.00	6
3	2nd Floor	907.00	0.00	907.00	0.00	907.00	6
4	3rd Floor	907.00	0.00	907.00	0.00	907.00	6
5	4th Floor	907.00	0.00	907.00	0.00	907.00	6
6	5th Floor	907.00	0.00	907.00	0.00	907.00	6
7	6th Floor	907.00	0.00	907.00	0.00	907.00	6
8	7th Floor	907.00	0.00	907.00	0.00	907.00	6
9	8th Floor	907.00	0.00	907.00	0.00	907.00	6
10	9th Floor	907.00	0.00	907.00	0.00	907.00	6
11	10th Floor	907.00	0.00	907.00	0.00	907.00	6
12	11th Floor	907.00	0.00	907.00	0.00	907.00	6
13	12th Floor	907.00	0.00	907.00	0.00	907.00	6
14	13th Floor	907.00	0.00	907.00	0.00	907.00	6
15	14th Floor	907.00	0.00	907.00	0.00	907.00	6
16	Terrace Floor	0.00	0.00	0.00	0.00	0.00	0
TOTAL		14512.00	0.00	14512.00	0.00	14512.00	96

Total Gross Built Area (2B+Tower-4+Tower-5A+Tower-5B+Tower-6) 63856.21
Total NET Area (3B+Tower-4 +Tower-5A+Tower-5B +Tower-6) 59824.87
Total NET FAR Area (4B+Tower-4 +Tower-5A+Tower-5B +Tower-6) 38630.85
Total Number of Units (5B+Tower-4 +Tower-5A+Tower-5B +Tower-6) 312

Car Parking Requirement - Tower - 4, 5A, 5B &6

Sl No	Tower Details	No. of Units more than 80 sqm	Car Parking Required
1	Tower - 4	105	105
2	Tower - 5A	79	79
3	Tower - 5B	79	79
4	Tower - 6	75	75
5	Total units more than 80 sqm	338	338
6	10% car parking	33.8	33.8
		338	338
	Sub Total	111	111
	Car Parking Provided	Tower - 4, 5A, 5B &6	
Sl No	Basement Details	Car Parking Provided	
1	Basement-01	171	
2	Basement-02	171	
Total numbers		342	

Car Parking Requirement - Tower - 1, 2 & 3

Sl No	Tower Details	No. of Units more than 80 sqm	Car Parking Required
1	Tower - 1	104	104
2	Tower - 2	74	74
3	Tower - 3	59	59
4	Total units more than 80 sqm	237	237
5	10% car parking	23.7	24
		237	237
	Sub Total	237	237
	Car Parking Provided	Tower - 1, 2 & 3	
Sl No	Basement Details	Car Parking Provided	
1	Basement-01	119	
2	Basement-02	119	
Total numbers		238	

Two Wheeler Parking Area (Tower-4,5A,5B & 6)

Parking No.	Area in Sqm
1	110.09
2	44.05
3	83.29
4	91.81
5	70.98
6	89.24
7	71.25
8	111.81
9	65.62
10	68.60
11	218.52
Total	1045.20

Two Wheeler Parking Area (Tower-1,2 & 3)

Parking No.	Area in Sqm
1	61.00
2	71.40
3	85.05
4	54.07
5	147.3
6	42.78
7	29.53
8	92.64
9	71.40
10	59.09
11	64.07
12	42.78
13	70.51
TOTAL	1036.84

PHASE 4 – AREA SUMMARY (ALL TOWERS)

FLOOR	GROSS BUILT UP AREA (Sqm)	DUCTS/CUTOUTS/ LIFTS (Sqm)	NET Area (Sqm)	FAR DEDUCTION PARKING & TERRACE (Sqm)	NET FAR AREA (Sqm)	UNITS
Basement 02	16506.44	566.11	15940.33	15374.22	566.11	0
Basement 01	16506.44	566.11	15940.33	15374.22	566.11	0
Ground	5039.75	638.51	4401.24	0.00	4401.24	30
1st	5078.82	644.84	4433.98	0.00	4433.98	36
2nd	5078.82	644.84	4433.98	0.00	4433.98	36
3rd	5078.82	644.84	4433.98	0.00	4433.98	36
4th	5078.82	644.84	4433.98	0.00	4433.98	36
5th	5078.82	644.84	4433.98	0.00	4433.98	36
6th	5078.82	644.84	4433.98	0.00	4433.98	36
7th	5078.82	644.84	4433.98	0.00	4433.98	36
8th	5078.82	644.84	4433.98	0.00	4433.98	36
9th	5078.82	644.84	4433.98	0.00	4433.98	36
10th	5078.82	644.84	4433.98	0.00	4433.98	36
11th	5078.82	644.84	4433.98	0.00	4433.98	36
12th	5078.82	644.84	4433.98	0.00	4433.98	36
13th	5078.82	644.84	4433.98	0.00	4433.98	36
14th	5078.82	644.84	4433.98	0.00	4433.98	36
Terrace	62.60	0.00	62.60	0.00	62.60	0
TOTAL	109218.71	10798.49	98420.22	30748.44	67671.78	548

AREA STATEMENT IN SQ M	Approved Development Plan	Approved Building Plan	Approved Building Plan	Approved Building Plan	Proposed Building Plan	Remaining
TOTAL PLOT AREA	52 ACRE 09.04 GUNTAS / 211369.42 SQ.M	52 ACRE 09.04 GUNTAS / 211369.42 SQ.M	52 ACRE 09.04 GUNTAS / 211369.42 SQ.M	52 ACRE 09.04 GUNTAS / 211369.42 SQ.M	52 ACRE 09.04 GUNTAS / 211369.42 SQ.M	52 ACRE 09.04 GUNTAS / 211369.42 SQ.M
KARAB AREA (B' KARAB)	00 ACRE 30.04 GUNTAS / 13060.39 SQ.M	00 ACRE 30.04 GUNTAS / 13060.39 SQ.M	00 ACRE 30.04 GUNTAS / 13060.39 SQ.M	00 ACRE 30.04 GUNTAS / 13060.39 SQ.M	00 ACRE 30.04 GUNTAS / 13060.39 SQ.M	00 ACRE 30.04 GUNTAS / 13060.39 SQ.M
NET PLOT AREA CONSIDERED FOR DEVELOPMENT PLAN	51 ACRE 19.00 GUNTAS / 208309.03 SQ.M	51 ACRE 19.00 GUNTAS / 208309.03 SQ.M	51 ACRE 19.00 GUNTAS / 208309.03 SQ.M	51 ACRE 19.00 GUNTAS / 208309.03 SQ.M	51 ACRE 19.00 GUNTAS / 208309.03 SQ.M	51 ACRE 19.00 GUNTAS / 208309.03 SQ.M
F.A.R PERMISSIBLE AS PER ZONAL REGULATIONS	2.50	2.50	2.50	2.50	2.50	2.50
PLOT AREA CONSIDERED FOR FAR AS PER ZR = (TOTAL PLOT-CA) = A	(208309.03-1010435.74) =197873.29	(208309.03-1010435.74) =197873.29	(208309.03-1010435.74) =197873.29	(208309.03-1010435.74) =197873.29	(208309.03-1010435.74) =197873.29	(208309.03-1010435.74) =197873.29
NET F.A.R AREA = B	459128.74	656522.87	646632.06	72070.12	67671.78	180131.91
F.A.R ACHIEVED = (B / A)	(72450128.74=197873.29) =2.27	(656522.87=197873.29) =0.33	(646632.06=197873.29) =0.33	(72070.12=197873.29) =0.36	(67671.78=197873.29) =0.34	(180131.91=197873.29) =0.91
PLOT AREA CONSIDERED FOR COVERAGE AS PER ZR = (TOTAL PLOT AREA- CA) = C	(208309.03-1010435.74) =197873.29	(208309.03-1010435.74) =197873.29	(208309.03-1010435.74) =197873.29	(208309.03-1010435.74) =197873.29	(208309.03-1010435.74) =197873.29	(208309.03-1010435.74) =197873.29
GROUND COVERAGE AREA = D	53148.96	8201.66	8718.02	6874.11	5039.75	24316.42
GROUND COVERAGE PERMISSIBLE	40%	40%	40%	40%	40%	40%
GROUND COVERAGE ACHIEVED = (D / C) x 100 =	(53149.96=197873.29) x 100 =26.86%	(8201.66=197873.29) x 100 =4.14%	(8718.02=197873.29) x 100 =04.40%	(6874.11=197873.29) x 100 =03.47%	(5039.75=197873.29) x 100 =05.55%	(24316.42=197873.29) x 100 =12.29%