



SUMMARY OF AREA STATEMENTS (FOR BLOCK-9,11,12 & 16A)

| S.No | DESCRIPTION | AS PER ZONING | AS PER DRAWING |
|------|--|---------------|----------------|
| 01 | PLOT AREA IN SQ.M | 208309.03 | 208309.03 |
| 02 | NET F.A.R AREA IN SQ.M | 65622.87 | 65622.87 |
| 03 | COVERAGE | 40% | 4.14% |
| 04 | F.A.R | 2.50 | 0.33 |
| 05 | SET BACKS FOR HEIGHT UP TO -45M AROUND | 13.00 | 13.00 |
| 06 | No.OF UNITS | 556 Units | |
| 07 | No.OF BUILDINGS | 4 Nos. | |
| 08 | HEIGHT OF BUILDING | 45.00 | 38.35m |

BLOCK-9 : TOWER -37 (CLUB HOUSE) COMMERCIAL

| SL. NO. | FLOOR | GROSS BUILT UP AREA | NET BUILT UP AREA | DEDUCTIONS | | | | TOTAL | NET F.A.R AREA | |
|---------|--------|---------------------|-------------------|------------|------|------|------|-------|----------------|---------|
| | | 1 | 2 | (1-2)=3 | 4 | 5 | 6 | 7 | (4+5+6+7)=8 | (1-8)=7 |
| 1 | Ground | 2020.93 | 31.71 | 1989.22 | | 0.00 | | | 0.00 | 1989.22 |
| Total | | 2020.93 | 31.71 | 1989.22 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1989.22 |

COMBINED BUILT UP AREA STATEMENT (IN SQM) OF BLOCK-9

| SL. NO | FLOOR | GROSS BUILT UP AREA | NET BUILT UP AREA | DEDUCTIONS | | | | TOTAL | NET F.A.R AREA | |
|--|-------------|---------------------|-------------------|------------|---------|--------|--------|--------|----------------|----------|
| | | 1 | 2 | (1-2)=3 | 4 | 5 | 6 | 7 | (4+5+6+7)=8 | (1-8)=7 |
| BLOCK-9 (T14,T15,T16 & T37) | | | | | | | | | | |
| 1 | Basement(r) | 9851.5 | 404.47 | 9447.03 | 8712.83 | 39.6 | 582.13 | 112.47 | 9447.03 | 0.00 |
| 2 | Ground | 2278.83 | 246.52 | 2032.31 | | 39.60 | | | 39.60 | 1992.71 |
| 3 | 1st | 2284.32 | 258.52 | 2025.80 | | 39.60 | | | 39.60 | 1986.20 |
| 4 | 2nd | 2621.90 | 284.73 | 2337.17 | | 39.60 | | | 39.60 | 2297.57 |
| 5 | 3rd | 2621.90 | 284.73 | 2337.17 | | 39.60 | | | 39.60 | 2297.57 |
| 6 | 4th | 2621.90 | 284.73 | 2337.17 | | 39.60 | | | 39.60 | 2297.57 |
| 7 | 5th | 2621.90 | 284.73 | 2337.17 | | 39.60 | | | 39.60 | 2297.57 |
| 8 | 6th | 2621.90 | 284.73 | 2337.17 | | 39.60 | | | 39.60 | 2297.57 |
| 9 | 7th | 2621.90 | 284.73 | 2337.17 | | 39.60 | | | 39.60 | 2297.57 |
| 10 | 8th | 2621.90 | 284.73 | 2337.17 | | 39.60 | | | 39.60 | 2297.57 |
| 11 | 9th | 2621.90 | 284.73 | 2337.17 | | 39.60 | | | 39.60 | 2297.57 |
| 12 | 10th | 2621.90 | 284.73 | 2337.17 | | 39.60 | | | 39.60 | 2297.57 |
| 13 | 11th | 2621.90 | 284.73 | 2337.17 | | 39.60 | | | 39.60 | 2297.57 |
| 14 | 12th | 773.42 | 78.26 | 695.16 | | 13.20 | | | 13.20 | 681.96 |
| 15 | Terrace | 159.30 | 0.98 | 158.32 | | 39.60 | | 118.72 | 158.32 | 0.00 |
| Total | | 41566.37 | 3836.05 | 37730.32 | 8712.83 | 567.60 | 682.13 | 231.19 | 10093.75 | 27636.57 |

BLOCK-11 (TOWER-18 & 19), BLOCK -12(TOWER-20 & 21), BLOCK-16A (TOWER-31A)

| SL. NO. | FLOOR | GROSS BUILT UP AREA | NET BUILT UP AREA | DEDUCTIONS | | | TOTAL | NET F.A.R AREA | |
|-------------------------------------|-------------|---------------------|-------------------|------------|----------|--------|--------|----------------|----------|
| | | 1 | 2 | (1-2)=3 | 4 | 5 | 6 | (4+5+6)=7 | (1-7)=8 |
| BLOCK-11 (TOWER-18 & 19) | | | | | | | | | |
| 1 | Basement(r) | 12560.00 | 305.37 | 12254.63 | 11412.27 | 63.04 | | 11475.31 | 779.32 |
| 2 | Ground | 3901.90 | 349.31 | 3552.59 | | 63.04 | | 63.04 | 3489.55 |
| 3 | 1st | 3896.44 | 457.86 | 3438.58 | | 63.04 | | 63.04 | 3376.74 |
| 4 | 2nd | 3896.44 | 351.47 | 3544.97 | | 63.04 | | 63.04 | 3481.93 |
| 5 | 3rd | 3896.44 | 457.86 | 3438.58 | | 63.04 | | 63.04 | 3376.74 |
| 6 | 4th | 3066.58 | 326.93 | 2739.65 | | 62.80 | | 62.80 | 2686.85 |
| 7 | 5th | 3066.58 | 326.93 | 2739.65 | | 62.80 | | 62.80 | 2686.85 |
| 8 | 6th | 3066.58 | 326.93 | 2739.65 | | 62.80 | | 62.80 | 2686.85 |
| 9 | 7th | 3066.58 | 326.93 | 2739.65 | | 62.80 | | 62.80 | 2686.85 |
| 10 | 8th | 3066.58 | 326.93 | 2739.65 | | 62.80 | | 62.80 | 2686.85 |
| 11 | 9th | 3066.58 | 326.93 | 2739.65 | | 62.80 | | 62.80 | 2686.85 |
| 12 | 10th | 3066.58 | 326.93 | 2739.65 | | 62.80 | | 62.80 | 2686.85 |
| 13 | 11th | 3066.58 | 326.93 | 2739.65 | | 62.80 | | 62.80 | 2686.85 |
| 14 | Terrace | 304.05 | 3.89 | 300.19 | | 300.19 | | 300.19 | 0.00 |
| Total | | 52987.94 | 4840.80 | 48447.14 | 11412.27 | 737.60 | 300.19 | 12450.06 | 35997.08 |

FAR AREA STATEMENT IN SQ M (BLOCK-9, BLOCK-11, BLOCK-12 & BLOCK-16A)

| | |
|--|--|
| TOTAL PLOT AREA | 52 ACRE 09.04 GUNTAS / 211369.423 SQ.M |
| KARAB AREA ("B" KARAB) | 00 ACRE 30.04 GUNTAS / 3060.3925 SQ.M |
| NET PLOT AREA CONSIDERED FOR DEVELOPMENT PLAN | 51 ACRE 19 GUNTAS / 208309.03 SQ.M |
| F.A.R PERMISSIBLE AS PER ZONAL REGULATIONS | 2.50 |
| PLOT AREA CONSIDERED FOR FAR AS PER ZR = (TOTAL PLOT-CA) = A | (208309.03-10435.74) = 197873.29 |
| NET F.A.R AREA = B | 65622.87 |
| F.A.R ACHIEVED = (B/A) | (65622.87+197873.29) = 0.33 |
| PLOT AREA CONSIDERED FOR COVERAGE AS PER ZR = (TOTAL PLOT AREA - CA) = C | (208309.03-10435.74) = 197873.29 |
| GROUND COVERAGE AREA = D | 8201.66 |
| GROUND COVERAGE PERMISSIBLE | 40% |
| GROUND COVERAGE ACHIEVED = (D + C) x 100 = | (8201.66+197873.29) x 100 = 4.14% |

OWNER'S SIGNATURE

(Signature)

N. NAVEEN
Authorised Signatory
M/s. BIRLA ARNAA LLP,
REGD. GPA & JDA HOLDERS FOR
M/s. M.S.RAMIAH REALTY LLP.

ENGINEER'S SIGNATURE

(Signature)

SRIRAM C N
BCC/BL/3/6E/4449/2019-20
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#9/9, 2nd Floor, 59th Cross, 5th Block,
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Bangalore-560 010
Tel : 080-41141811 Email : info@oitech.co.in
www.oitech.co.in

PROJECT NAME

PROPOSED RESIDENTIAL APARTMENT BUILDING
IN KHATHA No.103, PID No.150300201900320102,
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
AKALENAHALI- MALLENAHALI VILLAGE,
KASABA HOBLI,DEVANAHALLI 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 :750 **DRAWING No. 10 OF 10 SITE PLAN**

SANCTIONING AUTHORITY

ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಕಾಯ್ದೆ 1961 ರ
ಕಲಂ 15 (1) ರನ್ವಯ ಧಾರ್ಮಿಕ ಪ್ರಾಧಿಕಾರದ ಪತ್ರ ಸಂಖ್ಯೆ
ಬಿಎಎಎಎಎ/ 13/1/13/2/14/1B/15/1,16,17,19,20,25,37/4 & 37/7
ರಲ್ಲಿನ ಪರಿಷ್ಕರಣೆ ದಿನಾಂಕ 17-06-2023
16-06-2025 ವರೆಗೆ ಎರಡು ವರ್ಷದ ಅವಧಿಗೆ ಪ್ರಾರಂಭಿಕ
ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ನೀಡಲಾಗುತ್ತದೆ. ಪರಿಷ್ಕರಣೆಯನ್ನು ಸ್ಥಳೀಯ
ಸಂಸ್ಥೆಯಿಂದ ಪಡೆಯತಕ್ಕದ್ದು.

(Signature)
ಸದಸ್ಯ ಕಾರ್ಯದರ್ಶಿ,
ಬೆಂಗಳೂರು ಅಂತರಾಷ್ಟ್ರೀಯ ವಿಮಾನ
ನಿಲ್ದಾಣ ಪ್ರದೇಶ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ
ದೇವನಹಳ್ಳಿ.