

# Property Guidance

## Sample-Report

|   |                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                      |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | <b>Applicant Name and Address</b>                                                                                                                                             | Aditya HS<br>Site No 187, 16 <sup>th</sup> cross, 5 <sup>th</sup> Main Road Lottegollahalli,<br>RMV 2 <sup>nd</sup> stage, Bangalore -560094                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                      |
| 2 | <b>Site Address &amp; Ward No</b>                                                                                                                                             | Site No 187, 16 <sup>th</sup> cross, 5 <sup>th</sup> Main Road Lottegollahalli,<br>RMV 2 <sup>nd</sup> stage, Bangalore - 560094                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                      |
| 3 | <b>Plot Dimension &amp; area as per documents</b><br>a) Sale deed<br>b) Khata<br>c)Tax reciept                                                                                | Plot Dimension :<br>15.24X24.38 =371.60 Sqm<br>a. As per Sale deed:<br>371.60 Sqm<br>b. As per Khata:<br>371.60 Sqm<br>c. As per actual site:<br>370 Sqm<br>d. As per Building<br>sanctioned plan:<br>370 Sqm                                                                                                                                                                                         | a. Sale deed date and<br>No:<br>Book No-1/<br>3320/26-27<br>b. e-Khata,<br>e-PID No:<br>8935894461<br>c. Tax paid is up-to-<br>date for 26-27<br>Application No:<br>2001490831<br>d. Building plan<br>sanction No:<br>PRJ:1271/26-27 |
| 4 | <b>Land-Use as per CDP</b><br>a) Land use map<br>b) Road widening if any<br>c) Existing ROW<br>d) Proposed ROW<br>e)Area of Road widening with RD<br>f) Sensitive Zone if any | a) Land use: As per RMP2015-Residential Main<br>2.14 Map (A) Mathikere<br>b) Yes, Road widening is there<br>c) EROW:9.0M<br>d) PROW18.0M<br>e) Area reserved for road widening is 4.5m from edge of<br>the property. Hence 15.24x4.5=68.58 Sqm will be<br>reserved for Road widening as per RMP2015. Hence<br>there should be no construction in road widening area.<br>f) There is no sensitive zone |                                                                                                                                                                                                                                      |
| 5 | <b>Plot inspection</b><br>a) Plot dimension/ area<br>b) Existing ROW<br>c) Sketch with Geo Co-ordinate<br>e) any nala or lake                                                 | a) Plot Dimension : 15.24X24.38 =371.60 Sqm<br>b) EROW: 9.0 m<br>c) Plot Sketch with Geo co-ordinate enclosed<br>d) yes, there is secondary drain near the plot. So as per<br>UDD 468 MNJ 2025 (E) dated: 01/09/2025 Notification<br>Rules, 10m Buffer from edge of drain to be kept free<br>without any constructions.                                                                               |                                                                                                                                                                                                                                      |
| 6 | <b>Village map</b><br>a) B-kharab details<br>b) Lake / Nala buffer if                                                                                                         | There is no B-Kharab as per the village map, plot has<br>been superimposed to check, sketch attached.                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                      |

|    |                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7  | <b>Buffer</b><br>a) Lake<br>b) Nala<br>c) HT Line<br>d) Railways<br>e) Forest<br>f) Heritage Buildings<br>g) BMRCL<br>h) Defence area<br>i) National Highway<br>j) State highway | a) Plot is beyond 30.0 m from edge of Lake buffer.<br>b) Plot is abutting 10.0 m from edge of Nala buffer.<br>c) Plot is abutting 6.0 m from edge of HT Line buffer.<br>d) Plot is abutting 30.0 m from edge of Railway buffer.<br>e) Plot is not situated in forest region<br>f) Plot is not around any heritage structures.<br>g) Plot is abutting 11.0 m from edge of Metro-line buffer.<br>h) Plot is not around 100.0 m Defence area buffer.<br>i) Plot is not abutting 40.0 m National / state Highway buffer. |
| 8  | <b>Guidance Value</b> and Market value of the plot                                                                                                                               | GV as per Stamps and registration: 1,10,000 Rs per Sqm. Malleswaram Sub Register page No: 101, SL No: 24<br>Market value 2,44,000 Rs per Sqm (approx.)                                                                                                                                                                                                                                                                                                                                                               |
| 9  | <b>Approved layout or not</b>                                                                                                                                                    | Plot is situated in Lottegollahalli, RMV 2 <sup>nd</sup> stage, Bangalore 94, its BDA approved layout.                                                                                                                                                                                                                                                                                                                                                                                                               |
| 10 | <b>Building plan sanctioned</b> from concerned authority or not                                                                                                                  | Building plan not yet approved. Presently plot is vacant.                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 11 | <b>Nearest</b> Transportation/ Hotel / Education Hospital / ambulance / Police station / Fire services / Petrol Bunk/ Park & Playground.                                         | Yashwantpur Railway Station : 3.5 kms<br>Orion mall Metro station : 4.0 kms<br>KI Airport : 25.0 Kms<br>Education & Hospital: Ramaiah, New BEL Road : 1 kms<br>All services around New Bel Road                                                                                                                                                                                                                                                                                                                      |
| 12 | <b>Near by</b> Tourist places                                                                                                                                                    | Nandi Hills situated in North Bangalore, towards Chikballapur.                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 12 | <b>Elected Representatives</b><br>MP, MLA and Corporator of this area                                                                                                            | Elected MLA: Shri. Byrathi Suresh<br>Elected MP: Smt. Shoba Karandlaje                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 13 | <b>One City One Number</b>                                                                                                                                                       | #Dial 1533, for concerned official number from GBA & BWSSB.                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 14 | <b>Property sketch and photos</b>                                                                                                                                                | Photos Enclosed & plot superimposed with<br>a. Geo location on google earth<br>b. CDP<br>c. Village map<br>d. Existing Site plan<br>e. Buffer sketch if any.                                                                                                                                                                                                                                                                                                                                                         |

**Scan this QR code for:**

Sale deed/ Khata/ tax paid receipt/ sketch /GV of the plot/ sanctioned plan

**Remarks:**

All the relevant reference as per Govt Rules and Regulations are attached.



**Authorised signatory**

**Name:** Prathap S

**Qualification:** Architect