

20.01.2025



# RHYTHM OF RAIN

## GROUP HOUSING

S A M E T H A N A H A L L I

By Team ARCHITECTURE



## OUTDOOR AMENITIES

### PODIUM LANDSCAPE BUILDING 1 - PODIUM A

1. Entry Plaza
2. Rain Pavilion
3. Reading Cabana
4. Serene Meditation Graden

### BUILDING 1 - PODIUM B

1. Entry Plaza
5. Reflexology Court
6. Leisure Plaza
7. Toddler's Cycle Track
8. Hop Scoth and Ludo Court
9. Giant's Chess Court

### BUILDING 2 - PODIUM

10. Seating Deck
7. Toddler's Cycle Track
8. Hop Scoth and Ludo Court
11. Senior Citizen's Garden
9. Giant's Chess Court
12. 8' Wide Walking Track

### LANDSCAPE ZONE 1

14. Tennis Court
15. Mini Football Court
16. Basketball Practise Zone

### LANDSCAPE ZONE 2

17. Amphitheater
18. Cricket Practise Pitch

### LANDSCAPE ZONE 3

19. Kid's Play area
20. Swimming pool
21. Kid's Swimming Pool
22. Pool side Lounge
23. Outdoor Gym

### LANDSCAPE ZONE 4

24. Picnic Lawn

### LANDSCAPE ZONE 5

19. Kid's Play Area



### CLUBHOUSE AMENITIES

1. Multipurpose Hall
2. Salon & Spa
3. Mini Theater
4. Convenience Store
5. Squash Court
6. Admin Office
7. Doctor's Clinic
8. Indoor Games
9. Table Tennis
10. Open Library
11. Snooker
12. Badminton Court
13. Swimming Pool
14. Kids Pool
15. Pool side Deck
16. Cafeteria
17. Gym







PROJECT HIGHLIGHTS

Site area = 6 acres 33guntas  
Site Location = SY.NO:11/17,12/1,10/4,5,6,7 & 34/3,4 OF  
VILLAGE SAMETHANAHALLI & ANUGONDANAHALLI HOBLI,  
HOSKOTE TALUK, BANGALORE RURAL DISTRICT.

Total No. of floors  
Tower 1 = 1Basement (Parking) + Ground (Parking)+ 14 floors  
Tower 2 = 1Basement (Parking) + Ground (Parking)+ 14 floors  
Tower 3 = 1Basement (Parking) + Ground (Parking)+ 14 floors  
Building Height = 44.9m <45m

**Total saleable area = 8,42,413 SQFT**

Total No Units = 725 No.s  
First floor 49 Units  
Second floor to 14th floor 52 units per floor

| Tower 3       |                       |           |                                  |
|---------------|-----------------------|-----------|----------------------------------|
| Types of Unit | Saleable area in SQFT | PER FLOOR | PER FLOOR X 14 FLOOR Total Units |
| 3 BHK         | 1194-1582             | 8         | 112                              |
| 2 BHK         | 940-1077              | 8         | 111                              |
| 1 BHK         | 543-551               | 2         | 28                               |
| Total         |                       | 18        | 251                              |

| Tower 1       |                       |           |                                  |
|---------------|-----------------------|-----------|----------------------------------|
| Types of Unit | Saleable area in SQFT | PER FLOOR | PER FLOOR X 14 FLOOR Total Units |
| 3 BHK         | 1194-1601             | 8         | 111                              |
| 2 BHK         | 940-1157              | 8         | 112                              |
| 1 BHK         | 551                   | 1         | 14                               |
| Total         |                       | 17        | 237                              |

| Tower 2       |                       |           |                                  |
|---------------|-----------------------|-----------|----------------------------------|
| Types of Unit | Saleable area in SQFT | PER FLOOR | PER FLOOR X 14 FLOOR Total Units |
| 3 BHK         | 1194-1582             | 9         | 125                              |
| 2 BHK         | 940-1077              | 6         | 84                               |
| 1 BHK         | 543-551               | 2         | 28                               |
| Total         |                       | 17        | 237                              |

**1. Structure:-**

- Core wall and Shear wall monolithic construction with usage of best quality Aluminium modular shuttering system.

**2. Flooring ;**-Living, Dining, Kitchen & Bedrooms- Vitrified tiles of reputed make.

- Toilet flooring - Matt Finish Vetrified tiles of reputed make.
- Toilet dadoing up to 7 feet- Matt Finish Vetrified tiles of reputed make.
- Kitchen dadoing above the counter to height of 2 feet- ceramic glazed tiles of reputed make (only supply)
- Balcony - Anti skid Ceramic tiles of reputed make.
- Common Area- Matt Finish Vetrified tiles of reputed make.

**3. Kitchen:-**

- Granite top & Stainless steel single bowl with drain board sink of reputed make (only supply).
- Provision for Chimney in kitchen.
- Provision for Water purifier.

**4. Toilet**

- Sanitary fittings - Wall mounted EWC, Counter top wash basin of reputed make.
- CP fittings– Shower spout, Diverter, Shower head, health faucet of reputed make.
- Provision for geyser and Exhaust fan in toilets.

**5. Door:-**

- Main Door -Super steel frame & Dual door of reputed make.
- Internal doors - Super steel frame & Single door of reputed make.
- Toilet doors - FRP door.
- Balcony doors –UPVC glazed shutter with mosquito mesh.
- Fire rated steel doors for fire exit.

**6. Windows:-**

- UPVC windows with glazed shutters and mosquito mesh.

**7. Electrical:-**

- Modular switches & sockets of reputed make.
- ELCB and MCB with independent EB meter of approved make.
- Good quality concealed copper wiring of approved make.
- Provision for Washing Machine point.
- TV points are provided in Living & Master Bedroom.

**8. Power Backup:-**

- 100 % power back up for common areas.
- 1 KW power backup for 3BHK & 2BHK through limiter switch and 0.75KW for 1 BHK through limiter switch

**9. Paint:-**

- Internal : Walls & Ceilings in Emulsion of reputed make.
- External : Water proof Emulsion of reputed make.
- All Raillings: Enamel paint of reputed make.

**10. Elevator:-**

- Lifts of Reputed make

**11. Water supply:-**

- Bore well water supply.

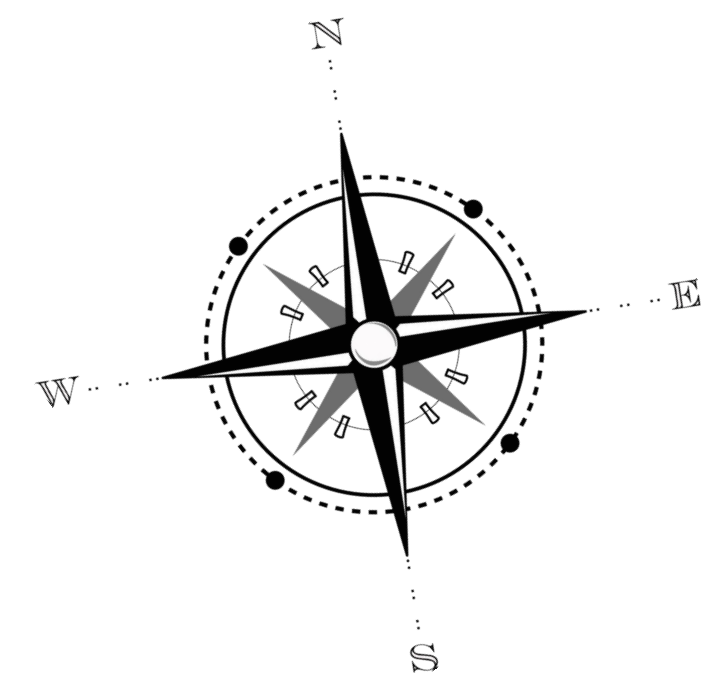
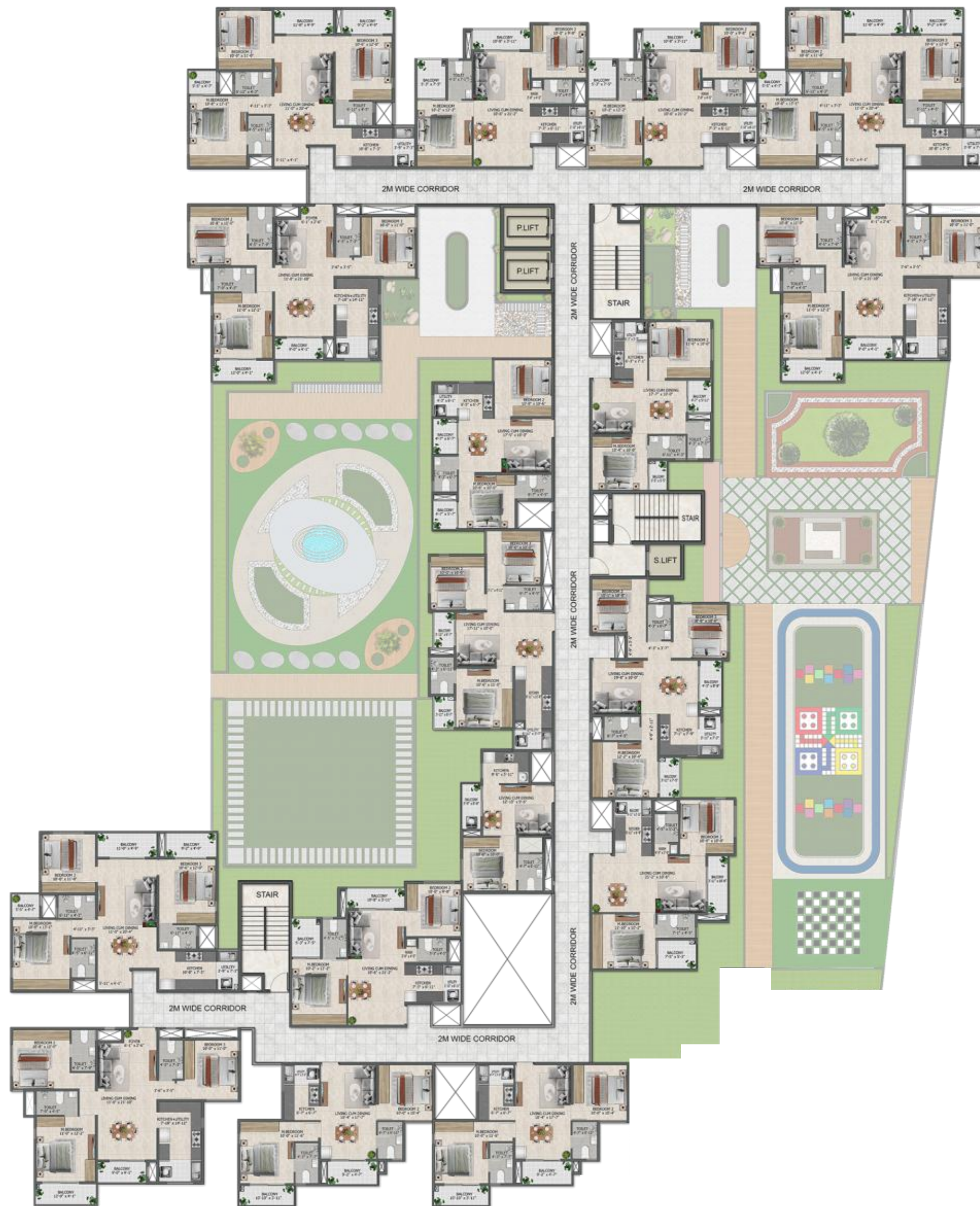
**12. Air conditioning:-**

- Provision for fixing AC in Living cum Dining and all Bedrooms

## CLUSTER PLAN

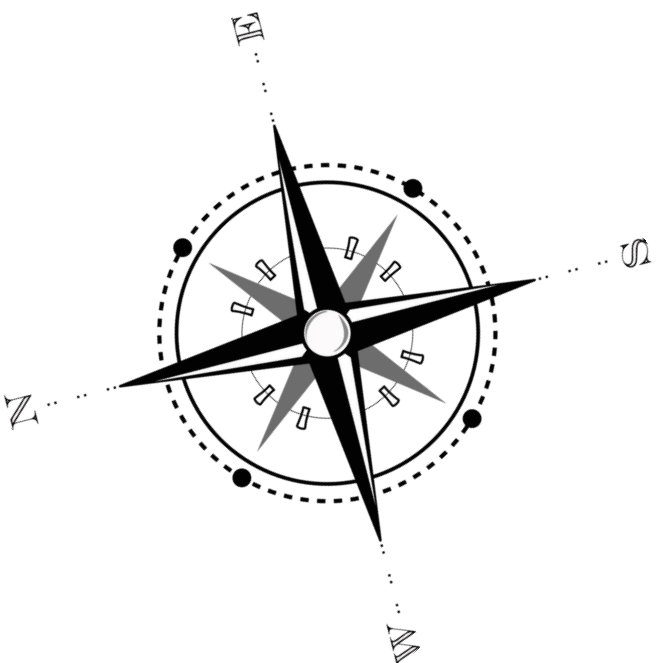
BUILDING—1

TOWER—1



# CLUSTER PLAN

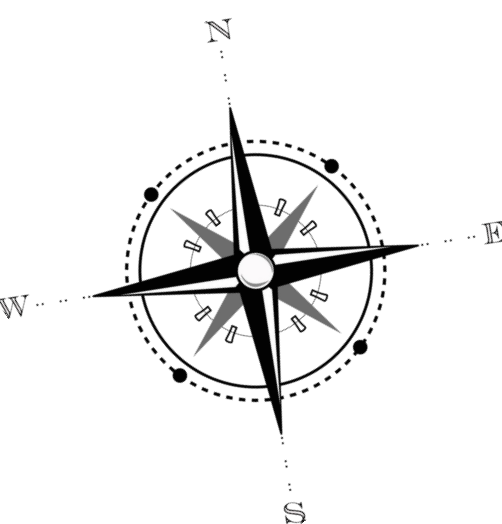
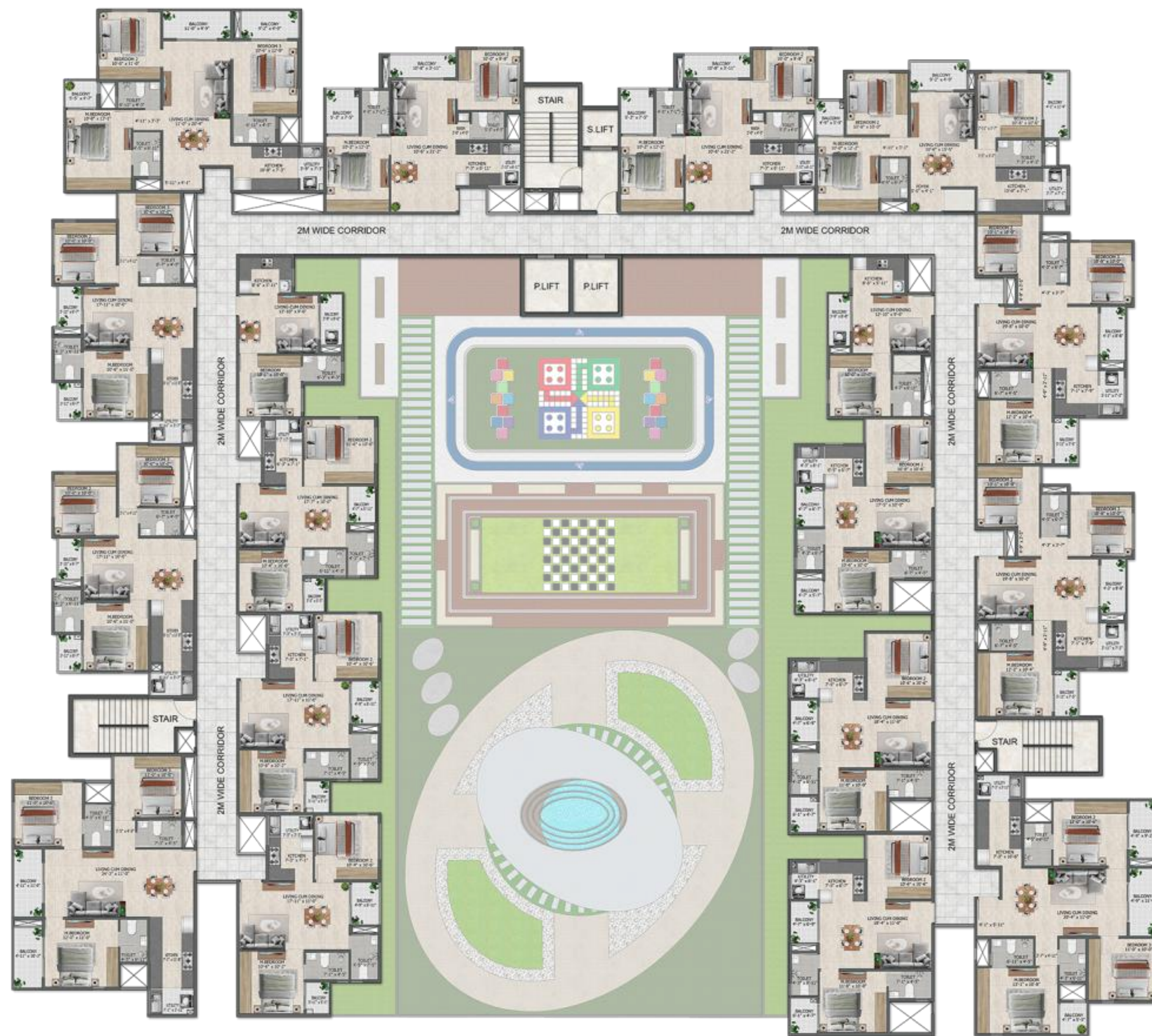
BUILDING—1  
TOWER—2



## CLUSTER PLAN

BUILDING-2

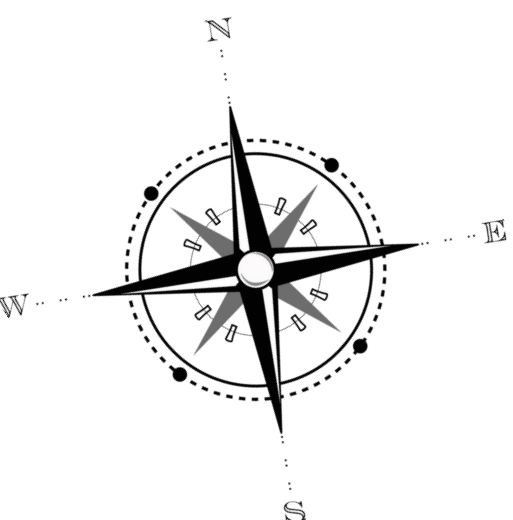
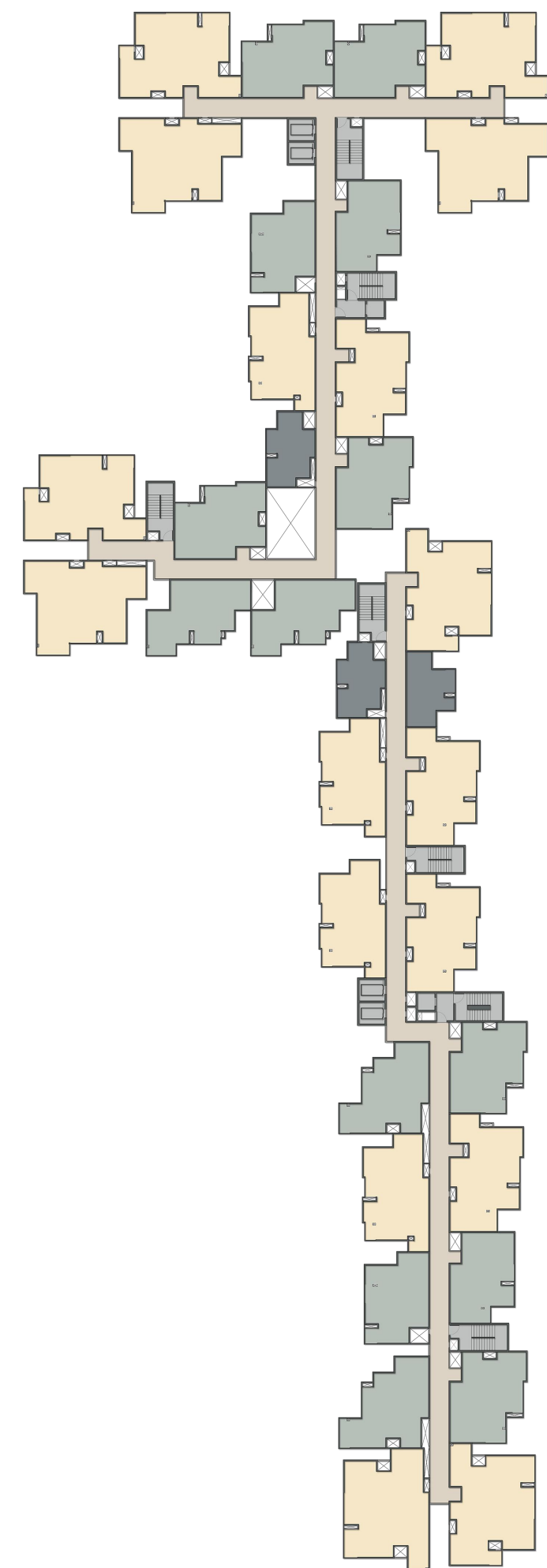
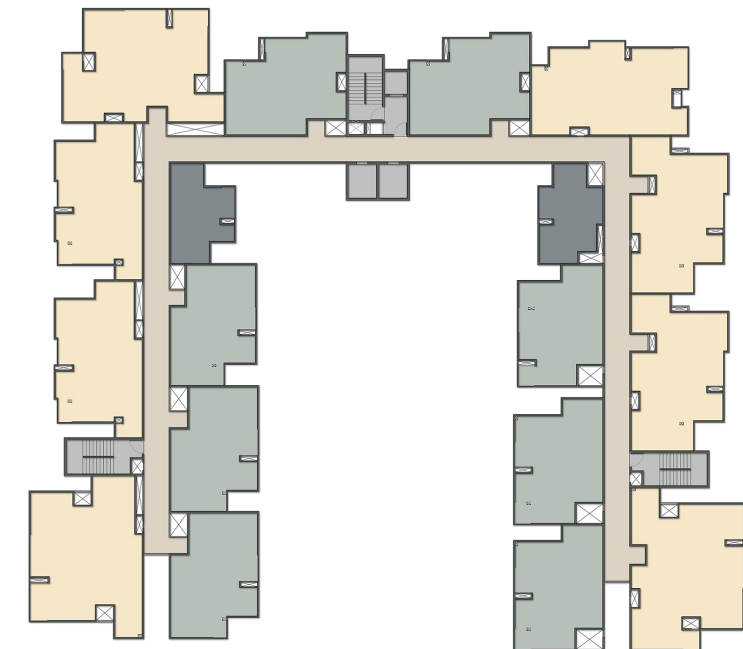
TOWER-3

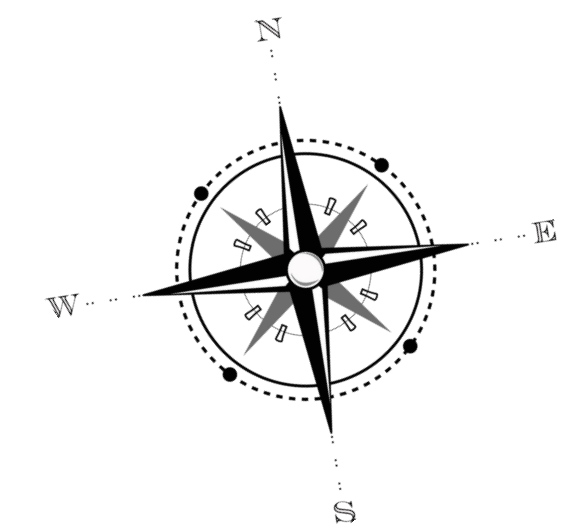
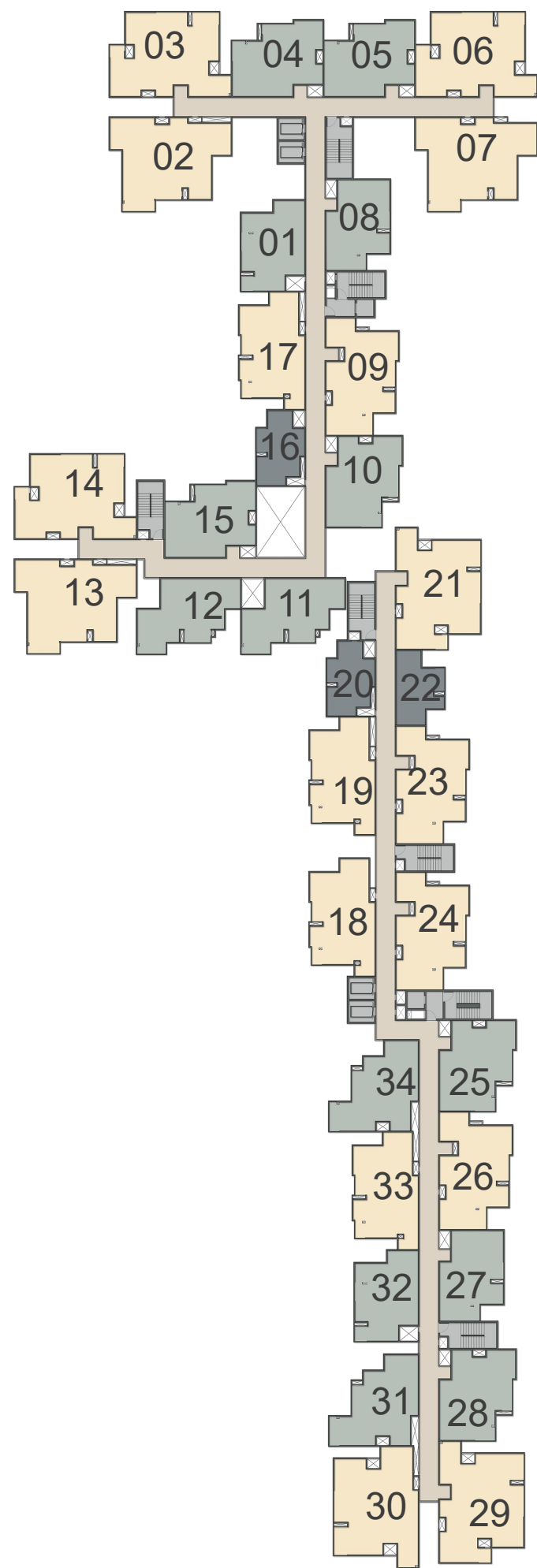
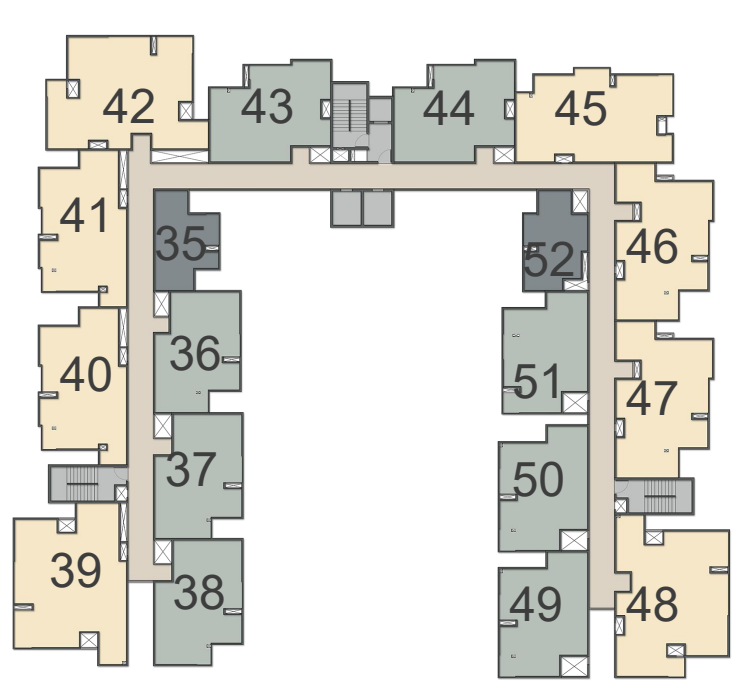


# UNITS PLANS

# KEY PLAN

- 3 BHK
- 2 BHK
- 1 BHK





## TYPE – 3 BHK

| TYPE-1 | TOWER NO | UNIT NO  |
|--------|----------|----------|
| 1      | 1        | 03,06,14 |
|        | 3        | 42       |
| 2      | 1        | 02,07,13 |
| 3      | 2        | 30       |
|        | 3        | 39       |
| 4      | 2        | 21,29    |
|        | 3        | 48       |
| 5      | 1        | 17       |
|        | 2        | 18,19,33 |
|        | 3        | 40,41    |
| 6      | 1        | 09       |
|        | 2        | 23,24,26 |
|        | 3        | 46,47    |
| 7      | 3        | 45       |

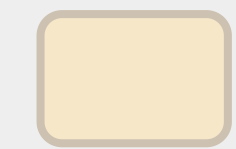
## TYPE – 1 BHK

| TYPE-1 | TOWER NO | UNIT NO |
|--------|----------|---------|
| 1      | 1        | 16      |
|        | 2        | 20      |
|        | 3        | 52      |
| 2      | 2        | 22      |
|        | 3        | 35      |

## TYPE – 2 BHK

| TYPE-1 | TOWER NO | UNIT NO  |
|--------|----------|----------|
| 1      | 1        | 04,05,15 |
|        | 3        | 43,44    |
| 2      | 2        | 31,34    |
| 3      | 1        | 10       |
|        | 2        | 25,28    |
| 4      | 3        | 49,50    |
| 5      | 3        | 37,38    |
| 6      | 1        | 01       |
|        | 2        | 32       |
|        | 3        | 51       |
| 7      | 1        | 08       |
|        | 2        | 27       |
|        | 3        | 36       |
| 8      | 1        | 11,12    |

| Tower | Unit numbers |
|-------|--------------|
| T-1   | 01-17        |
| T-2   | 18-34        |
| T-2   | 35-52        |



3 BHK



2 BHK

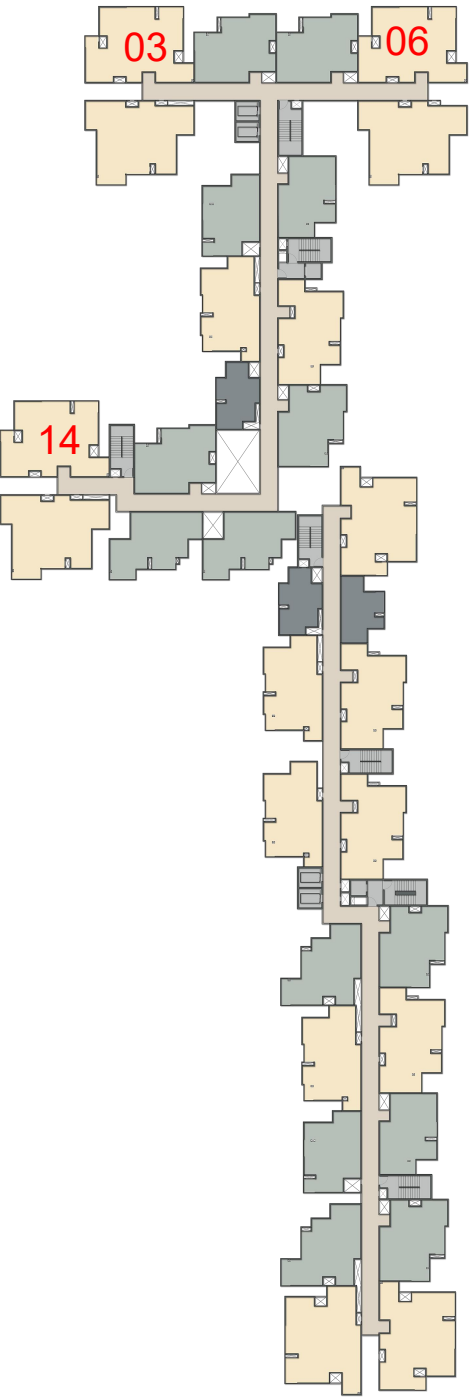
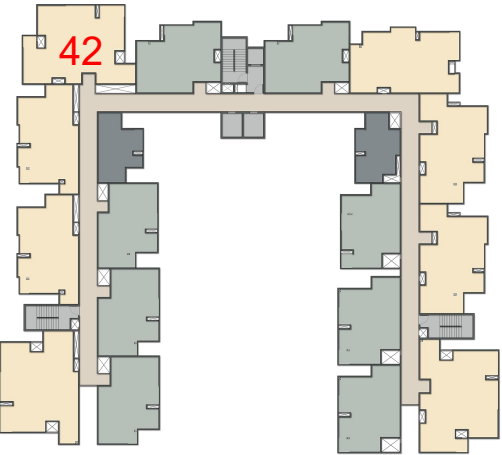


1 BHK

# UNIT NUMBER PLAN

UNIT TYPE - 3BHK

No. of Types - 7



UNIT PLAN-3BHK

FACING : EAST

TYPE : 1

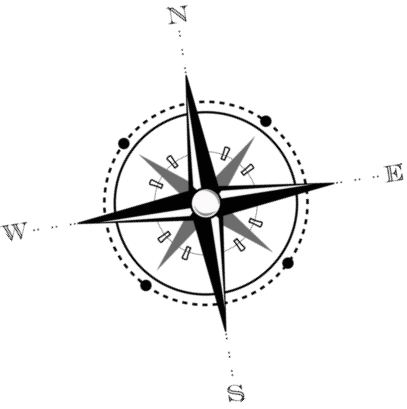
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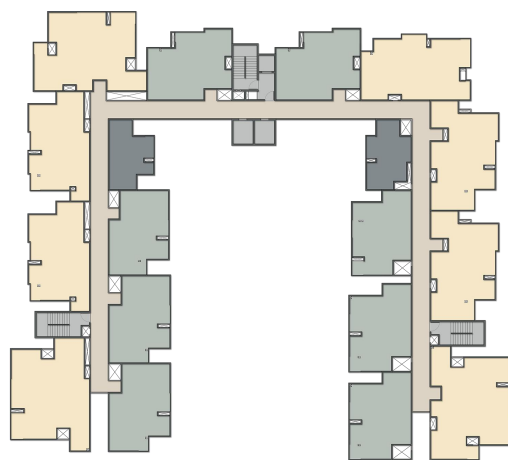
AREA : 1582 sq ft

UNIT NUMBERS

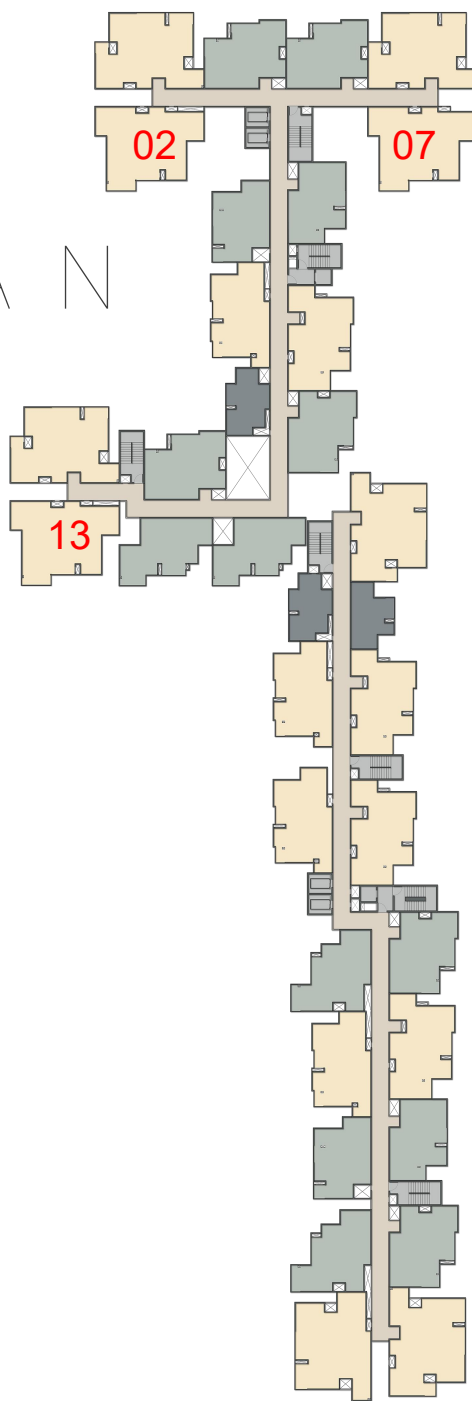
TOWER -1 : 03,06,14

TOWER -3 : 42





KEY PLAN



## UNIT PLAN-3BHK

FACING : NORTH

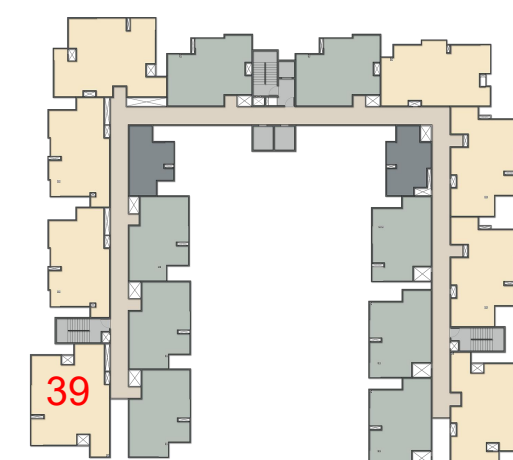
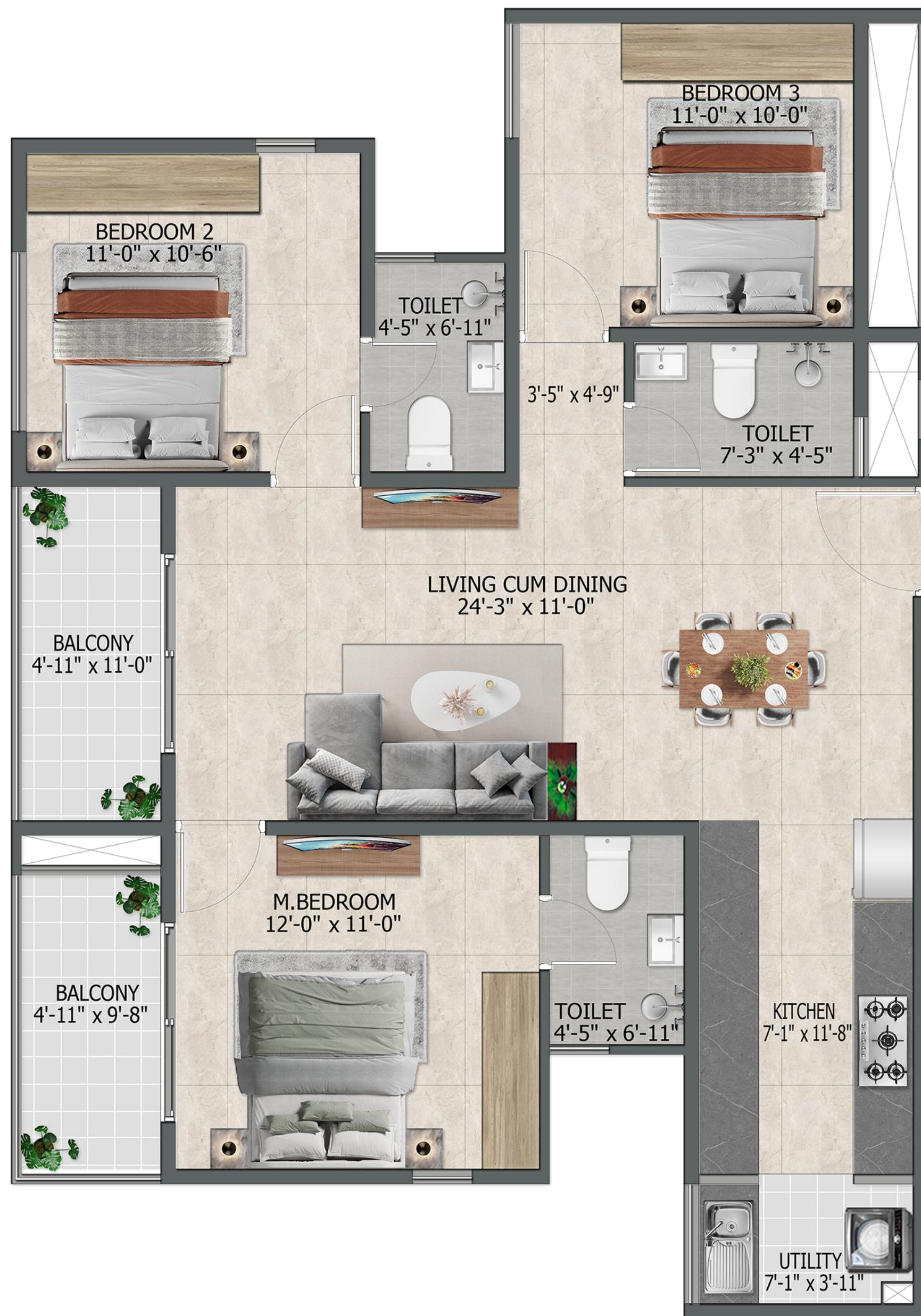
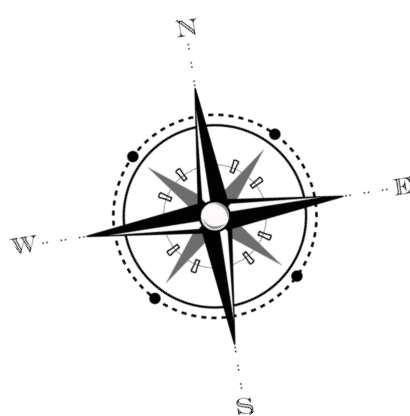
TYPE : 2

SALEABLE

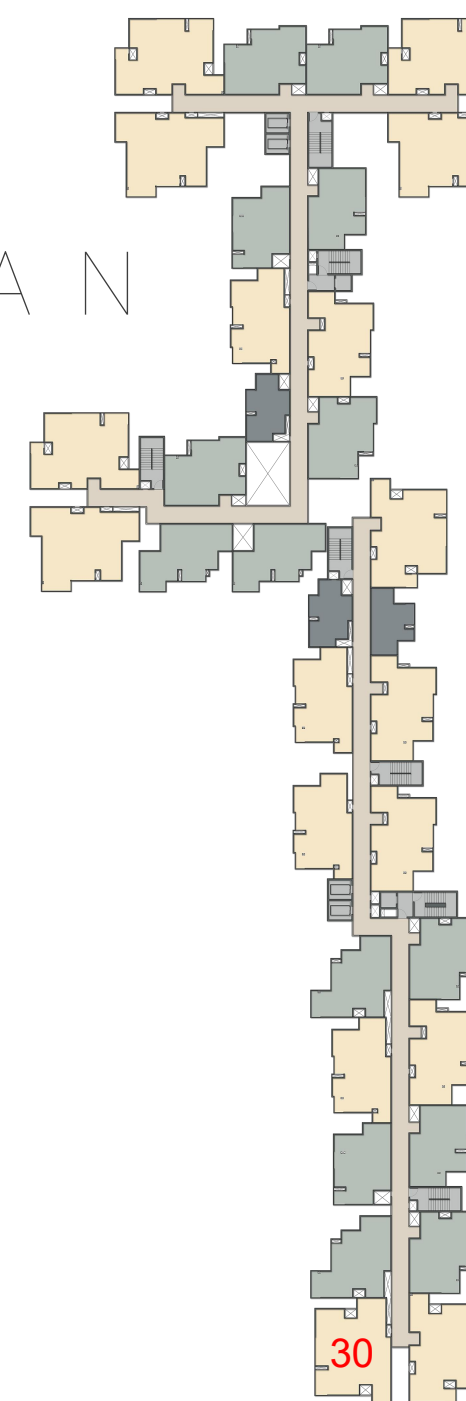
AREA : 1601 sq ft

UNIT NUMBERS

TOWER -1 : 02,07,13



## KEY PLAN



## UNIT PLAN-3BHK

FACING : EAST

TYPE : 3

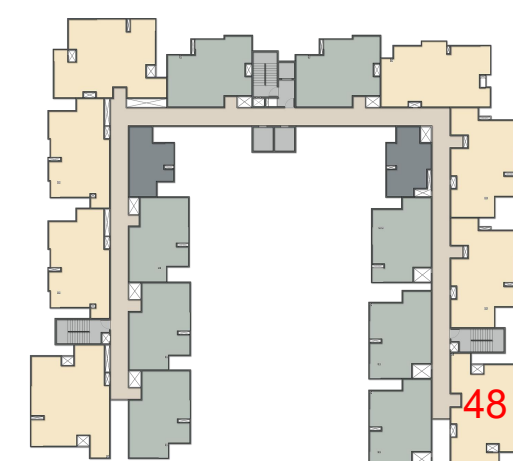
SALEABLE

AREA : 1562 sq ft

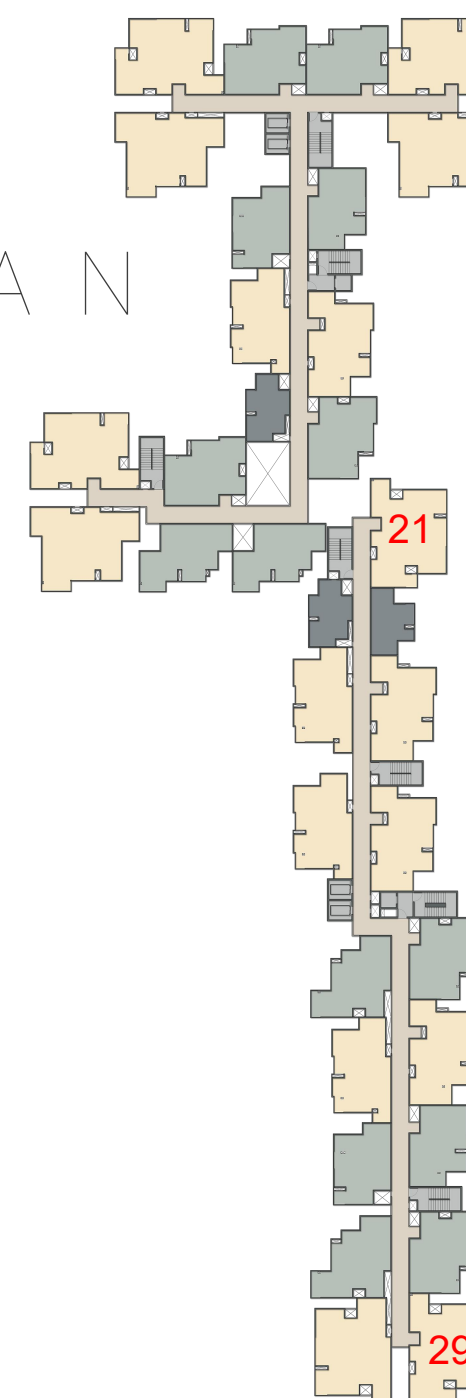
UNIT NUMBERS

TOWER -2 : 30

TOWER -3 : 39



# KEY PLAN



## UNIT PLAN-3BHK

FACING : NORTH

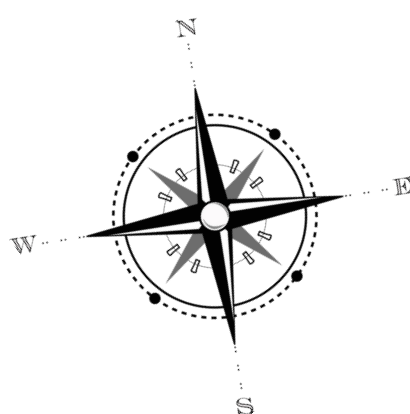
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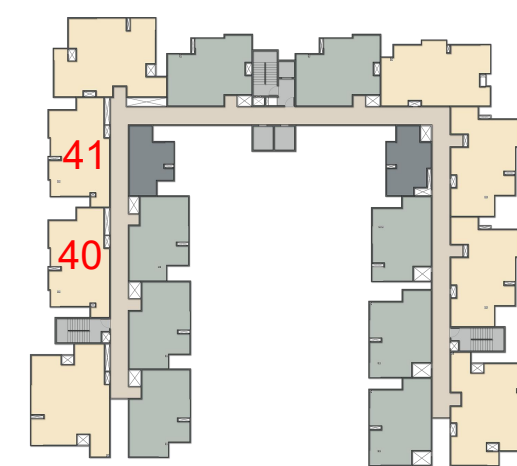
SALEABLE

AREA : 1582 sq ft

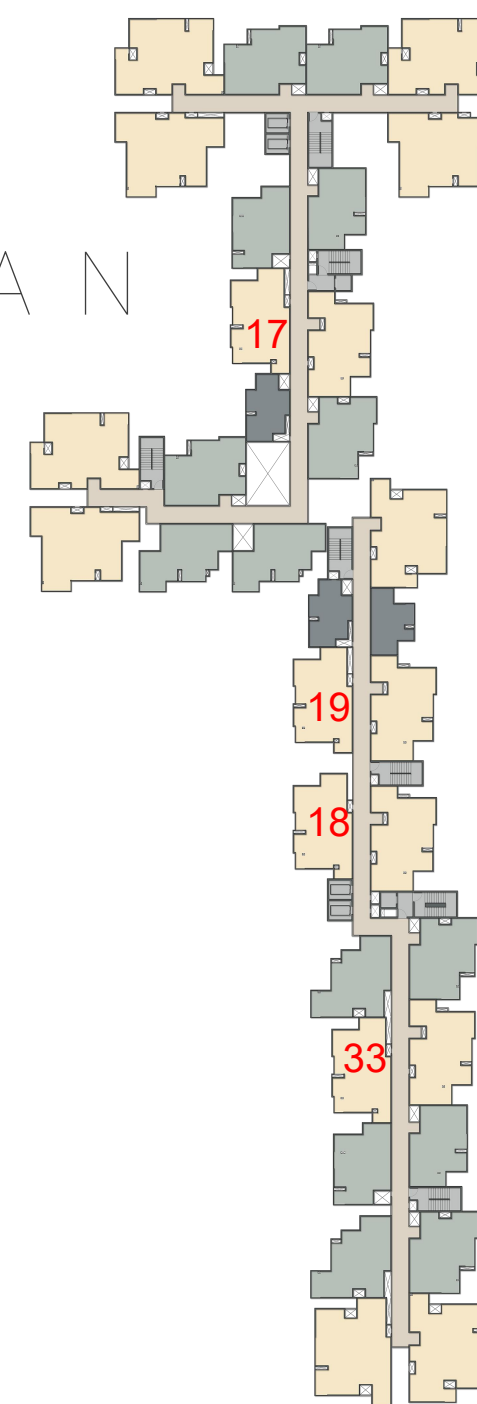
TOWER -2 : 21,29

TOWER -3 : 48





KEY PLAN



## UNIT PLAN-3BHK

FACING : EAST

TYPE : 5

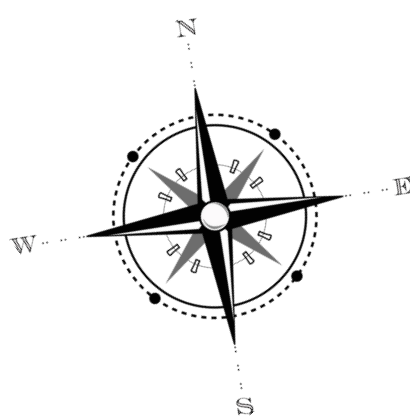
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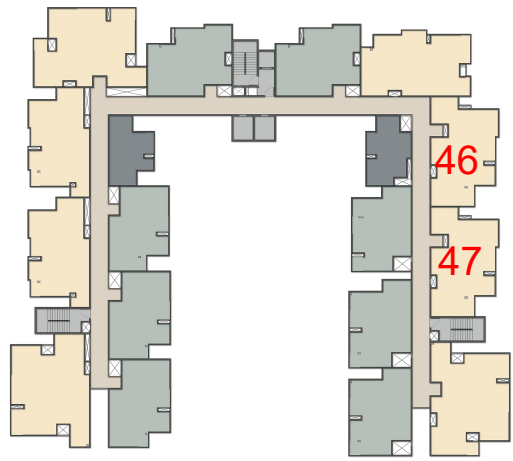
AREA : 1194 sq ft

TOWER -1 : 17

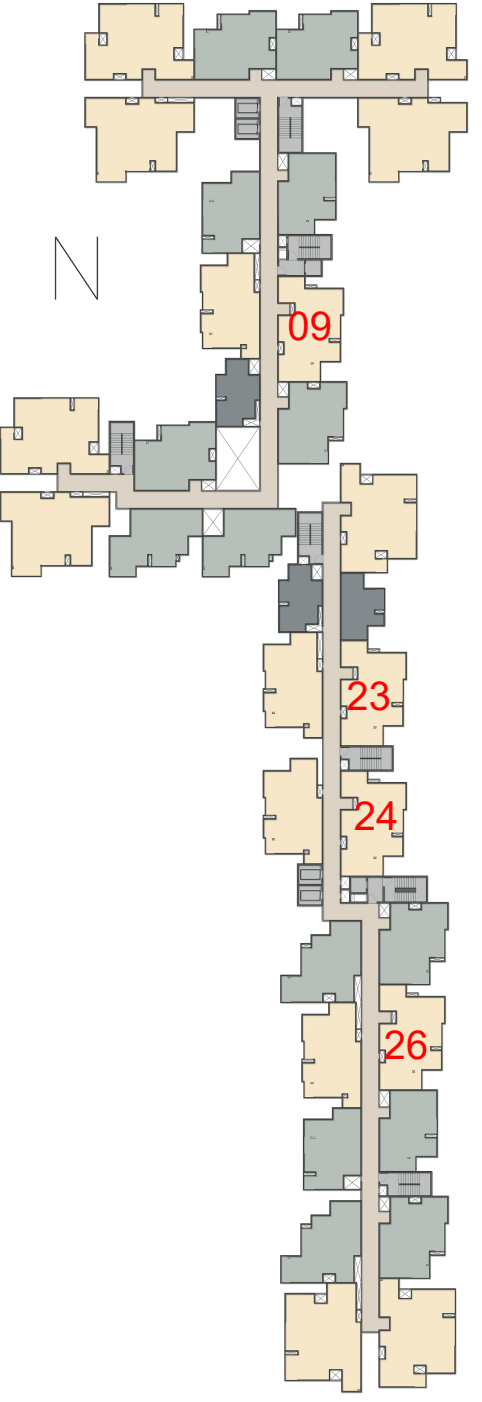
TOWER -2 : 18,19,33

TOWER -3 : 40,41





KEY PLAN



UNIT PLAN-3BHK

FACING : NORTH

TYPE : 6

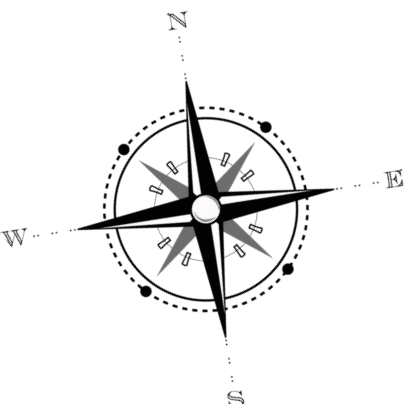
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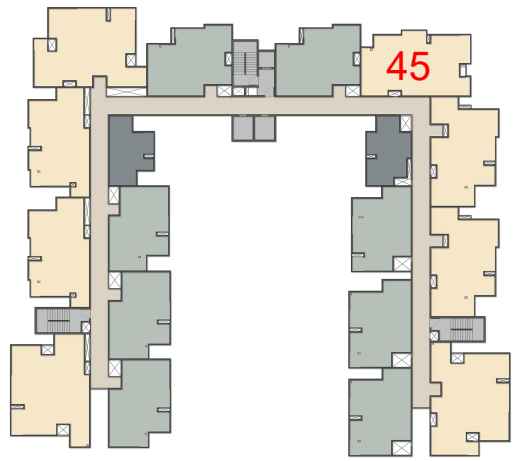
AREA : 1277 sq ft

TOWER -1 : 09

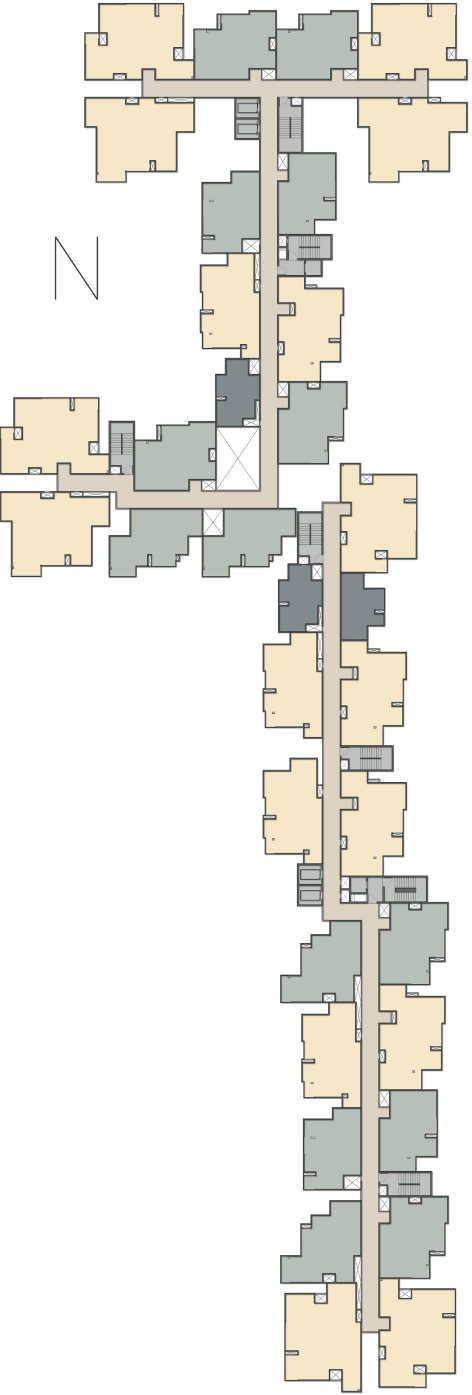
TOWER -2 : 23,24,26

TOWER -3 : 46,47





KEY PLAN



UNIT PLAN-3BHK

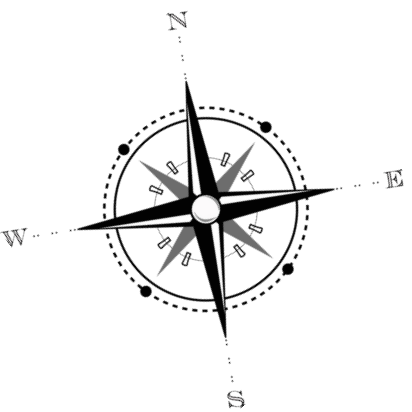
FACING : EAST

TYPE : 7

SALEABLE

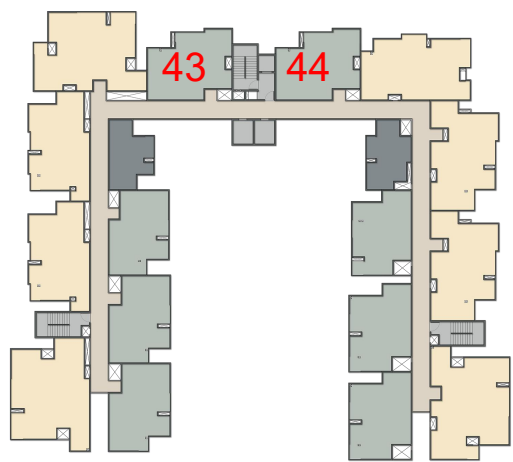
AREA : 1358 sq ft

TOWER -3 : 45

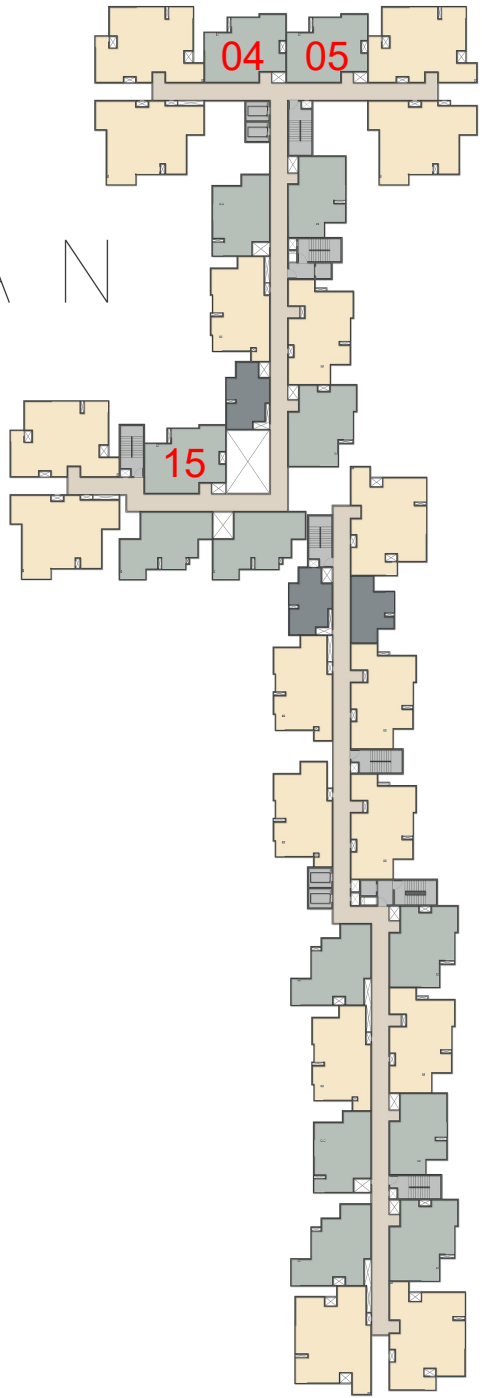


UNIT TYPE - 2 BHK

No. of Types - 8



KEY PLAN



UNIT PLAN-2BHK

FACING : EAST

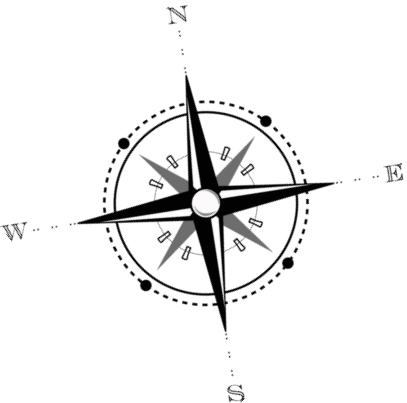
TYPE : 1

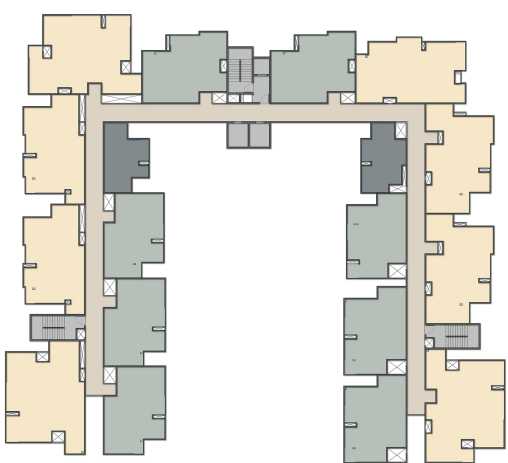
SALEABLE

AREA : 1077 sq ft

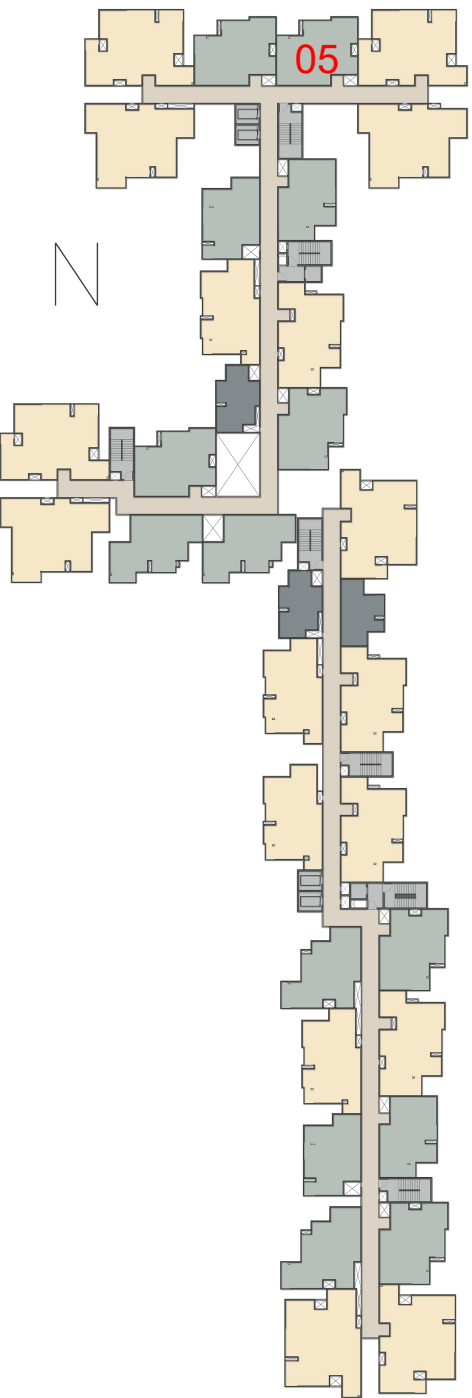
TOWER -1 : 04,05,15

TOWER -3 : 43,44





KEY PLAN



UNIT PLAN-2BHK

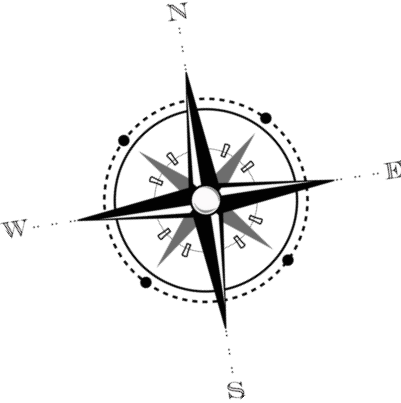
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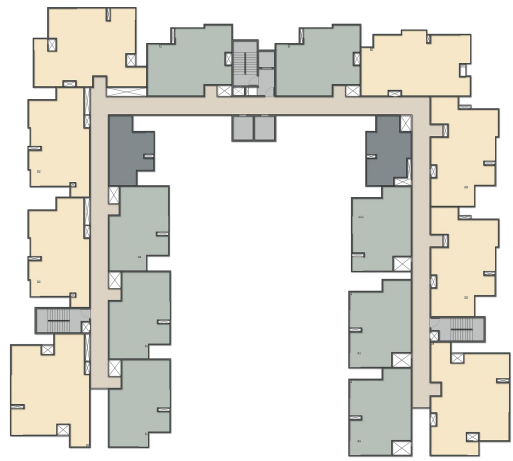
TYPE : 1A

SALEABLE

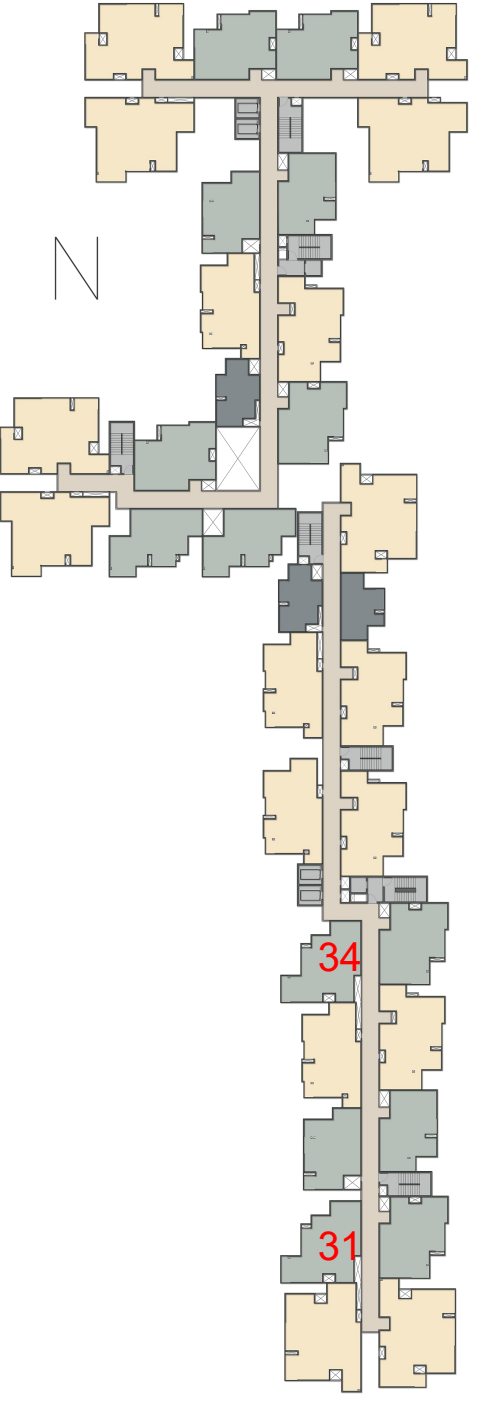
AREA : 1157 sq ft

TOWER -1 : 1405





KEY PLAN



UNIT PLAN-2BHK

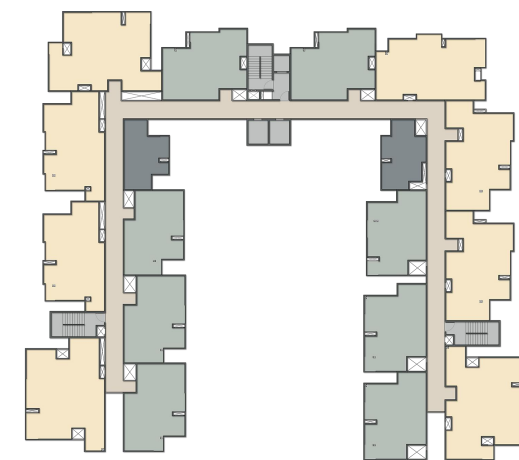
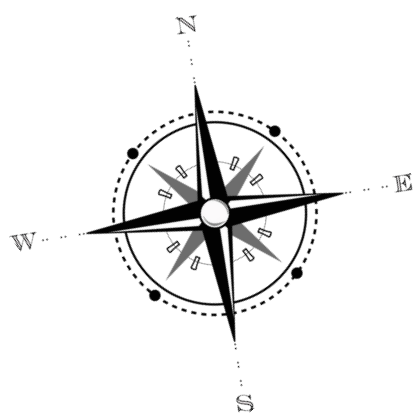
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TYPE : 2

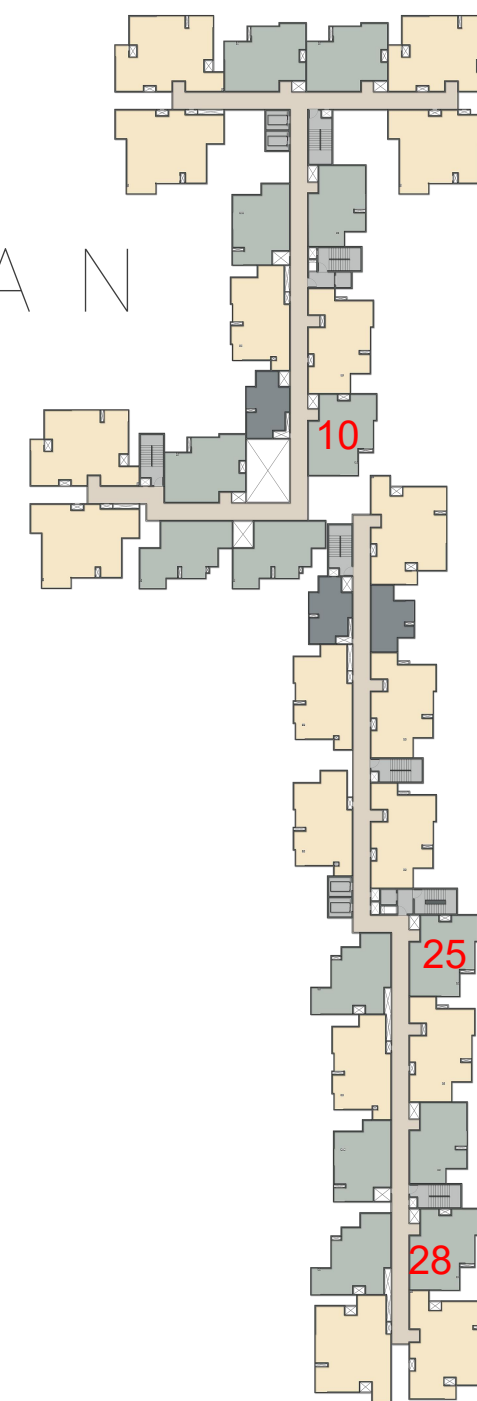
SALEABLE

AREA : 1070 sq ft

TOWER -2 : 31,34



KEY PLAN



## UNIT PLAN-2BHK

FACING : NORTH

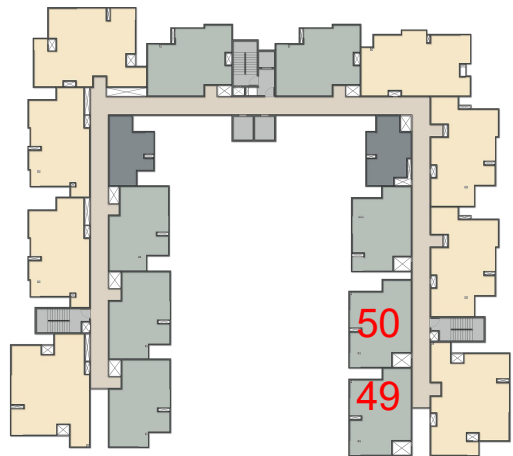
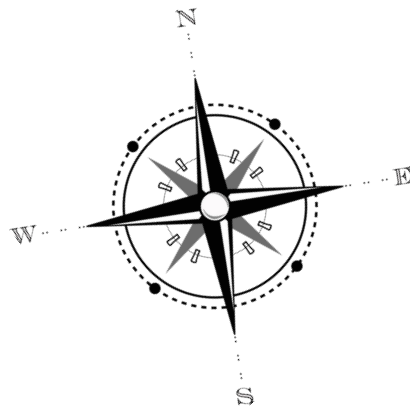
TYPE : 3

SALEABLE

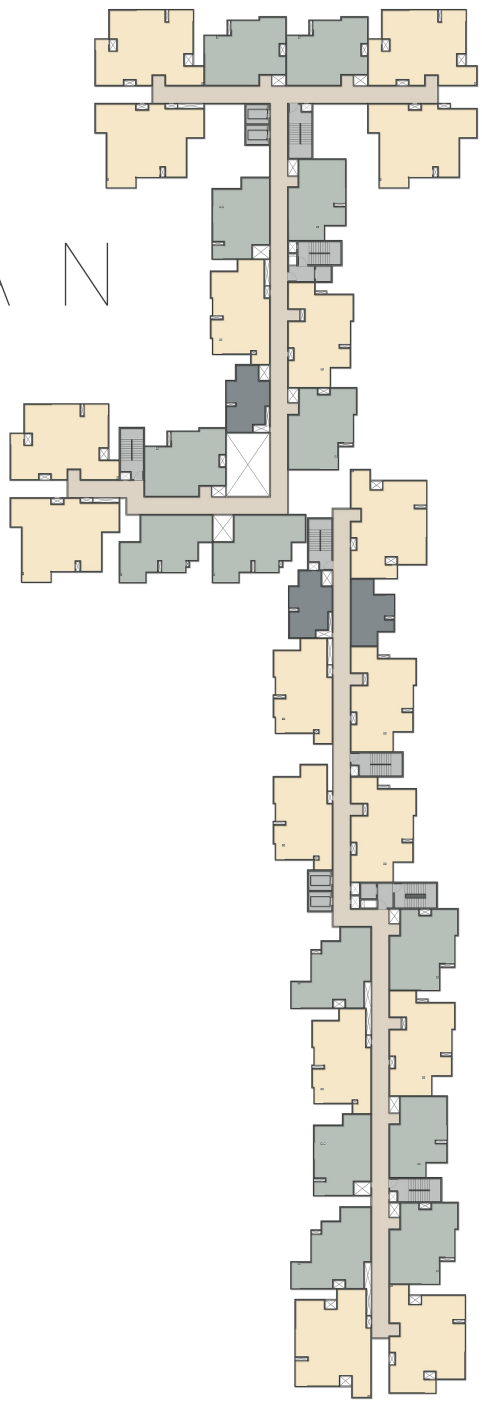
AREA : 1077 sq ft

TOWER -1 : 10

TOWER -2 : 25,28



KEY PLAN



UNIT PLAN-2BHK

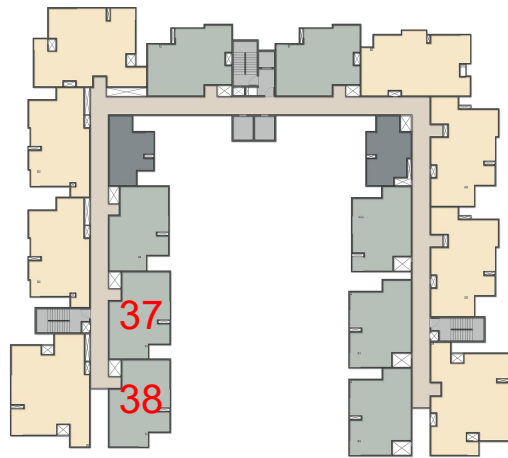
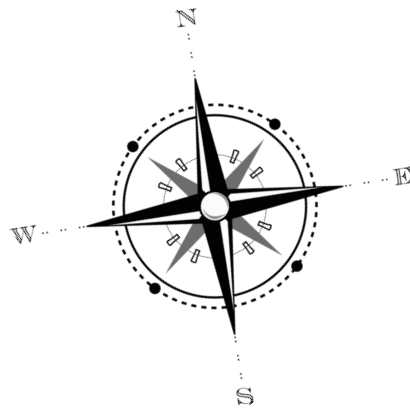
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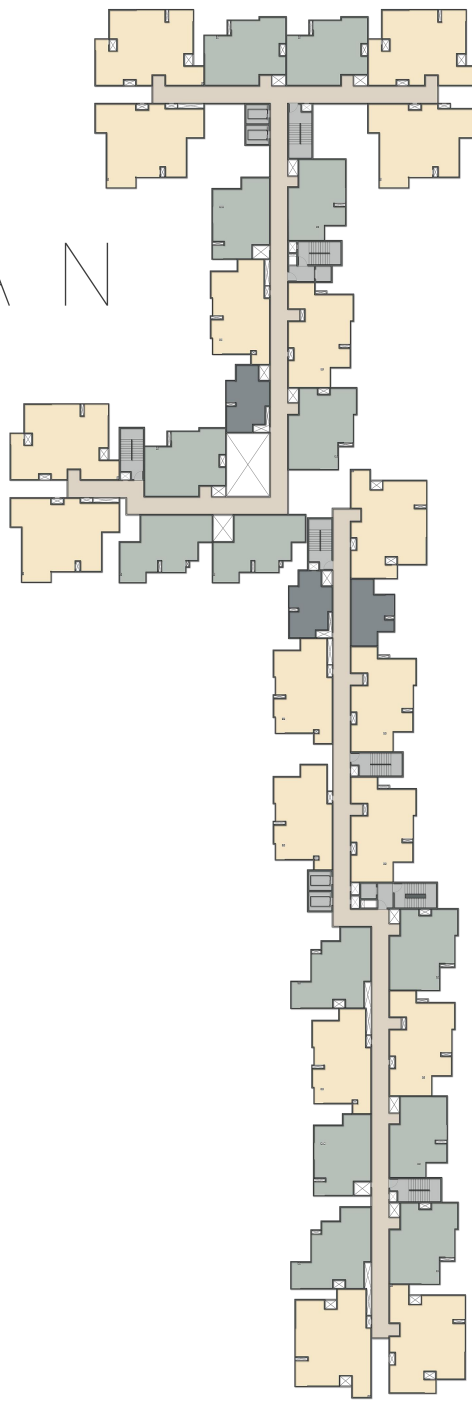
SALEABLE

AREA : 1014 sq ft

TOWER -3 : 49,50



KEY PLAN



UNIT PLAN-2BHK

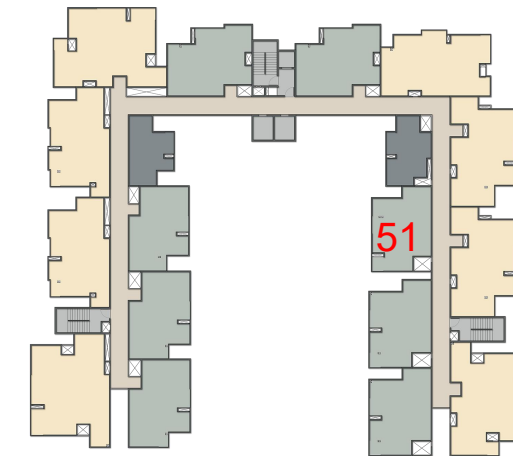
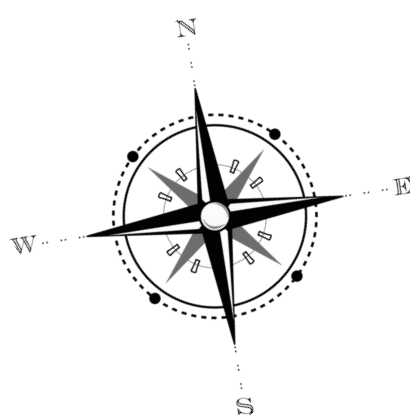
FACING : NORTH

TYPE : 5

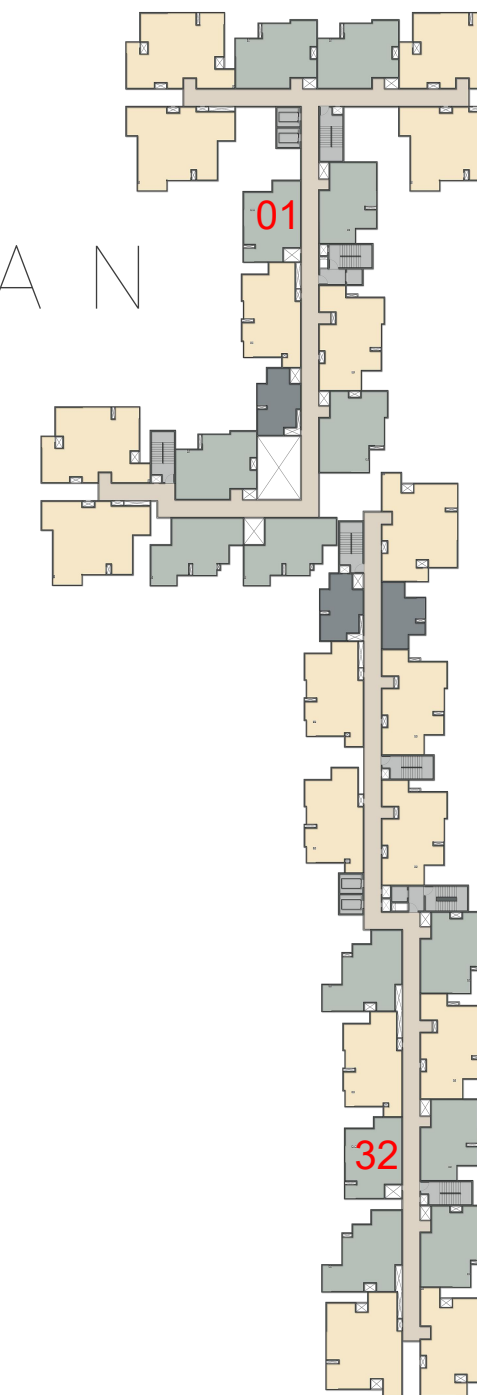
SALEABLE

AREA : 995 sq ft

TOWER -3 : 37,38



KEY PLAN



## UNIT PLAN-2BHK

FACING : EAST

TYPE : 6

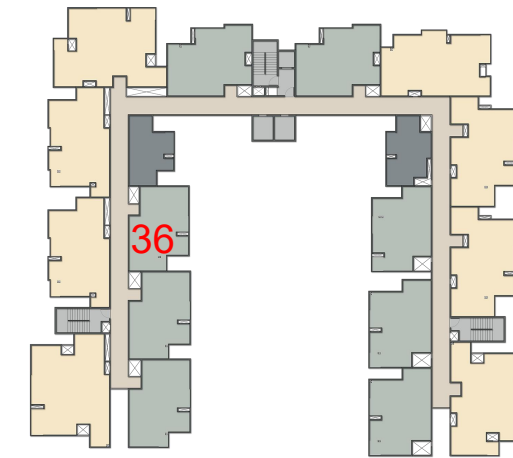
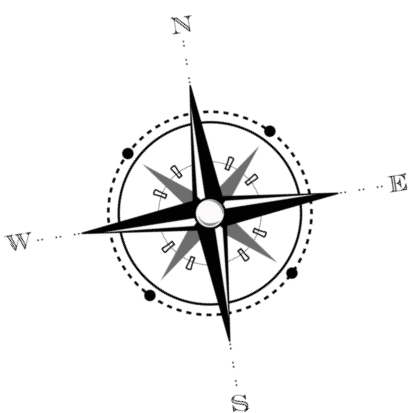
SALEABLE

AREA : 942 sq ft

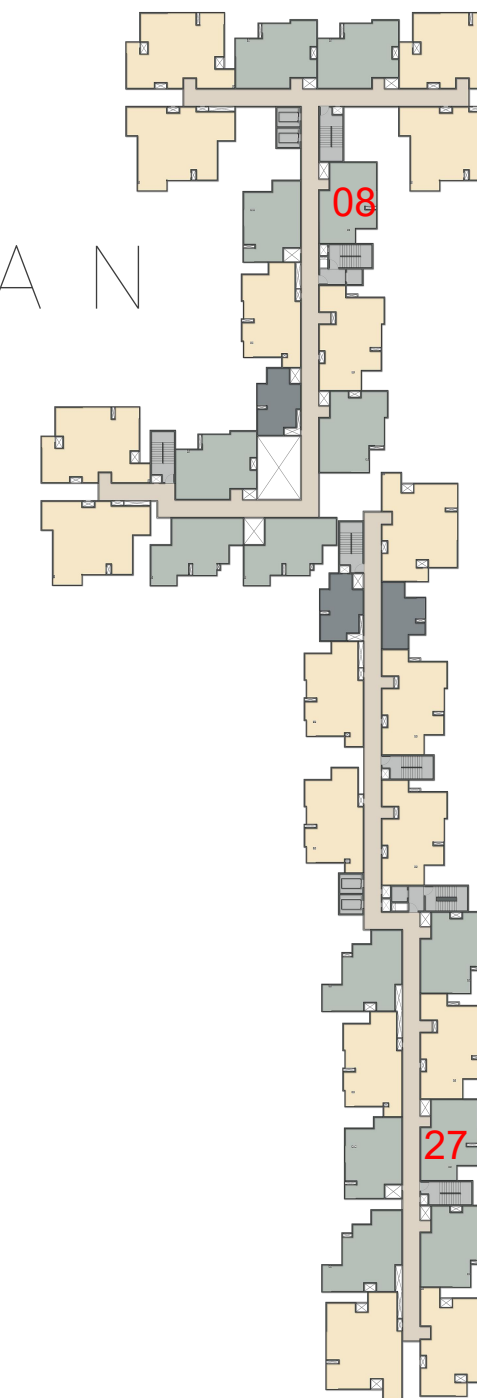
TOWER -1 : 01

TOWER -2 : 32

TOWER -3 : 51



KEY PLAN



## UNIT PLAN-2BHK

FACING : NORTH

TYPE : 7

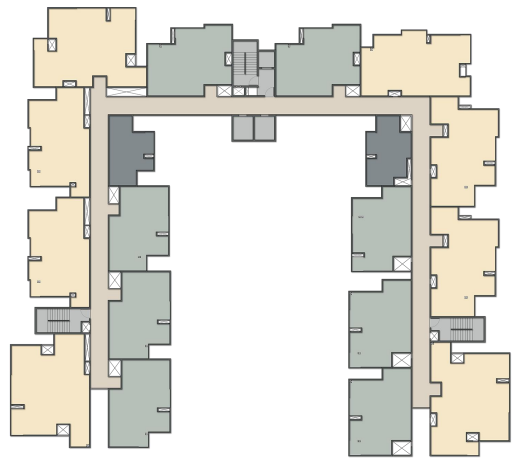
SALEABLE

AREA : 940 sq ft

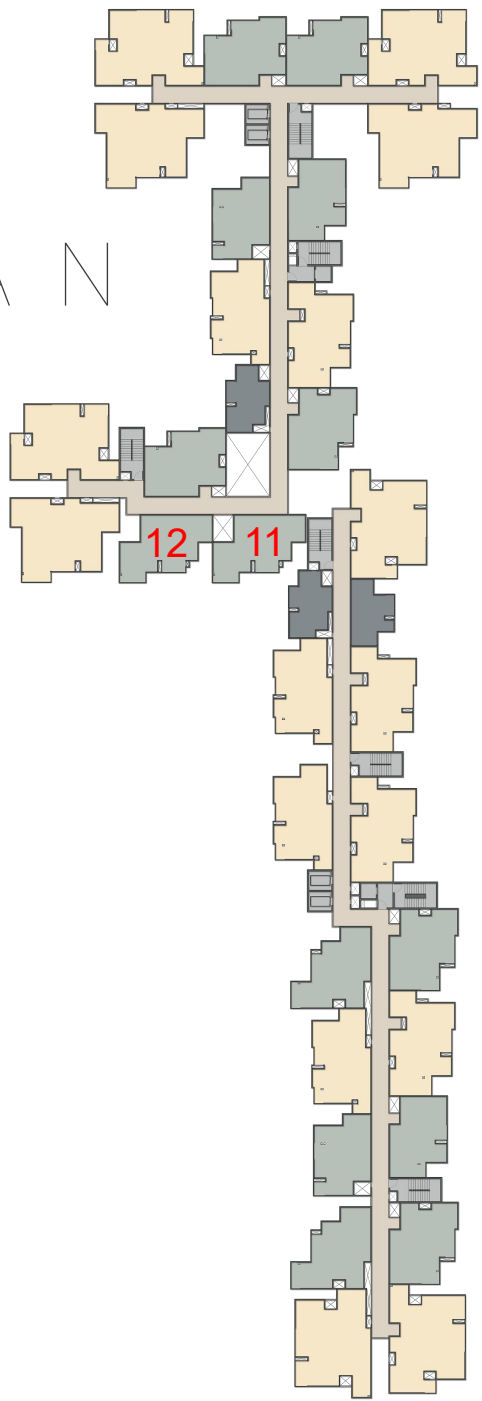
TOWER -1 : 08

TOWER -2 : 27

TOWER -3 : 36



KEY PLAN



UNIT PLAN-2BHK

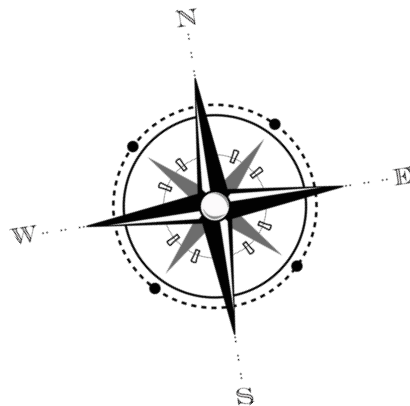
FACING : NORTH

TYPE : 8

SALEABLE

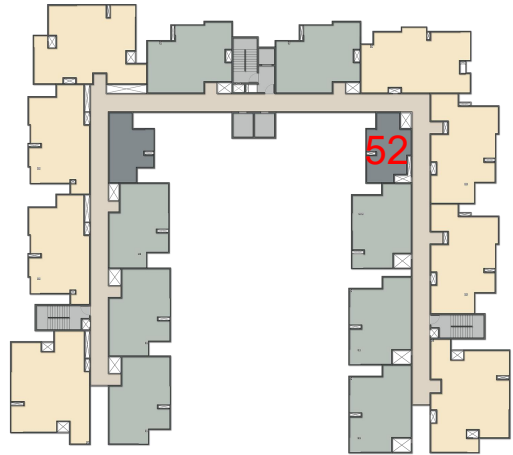
AREA : 1041 sq ft

TOWER -1 : 11,12

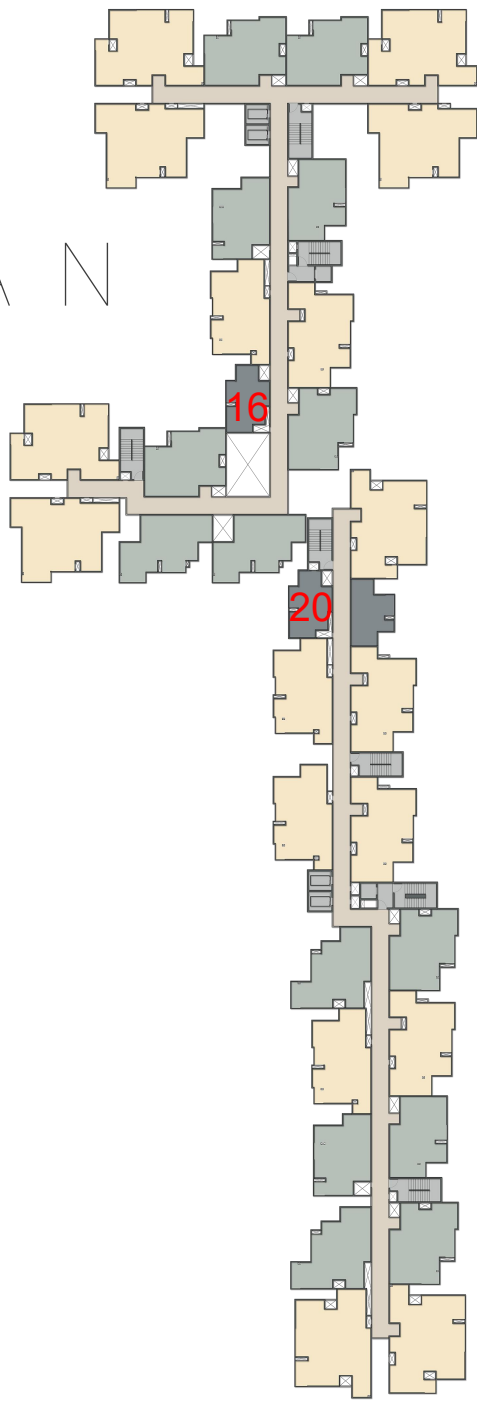


UNIT TYPE - 1 BHK

No. of Types - 2



KEY PLAN



## UNIT PLAN-1BHK

FACING : EAST

TYPE : 1

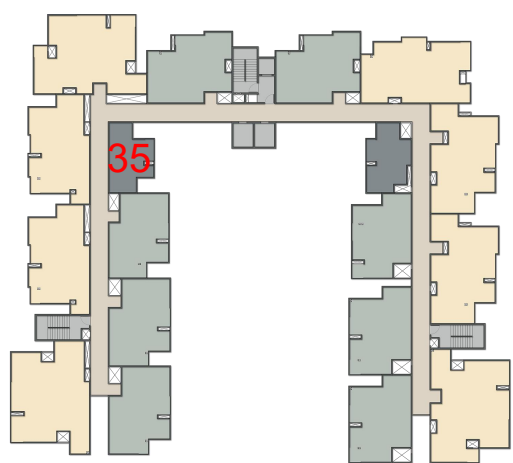
SALEABLE

AREA : 551 sq ft

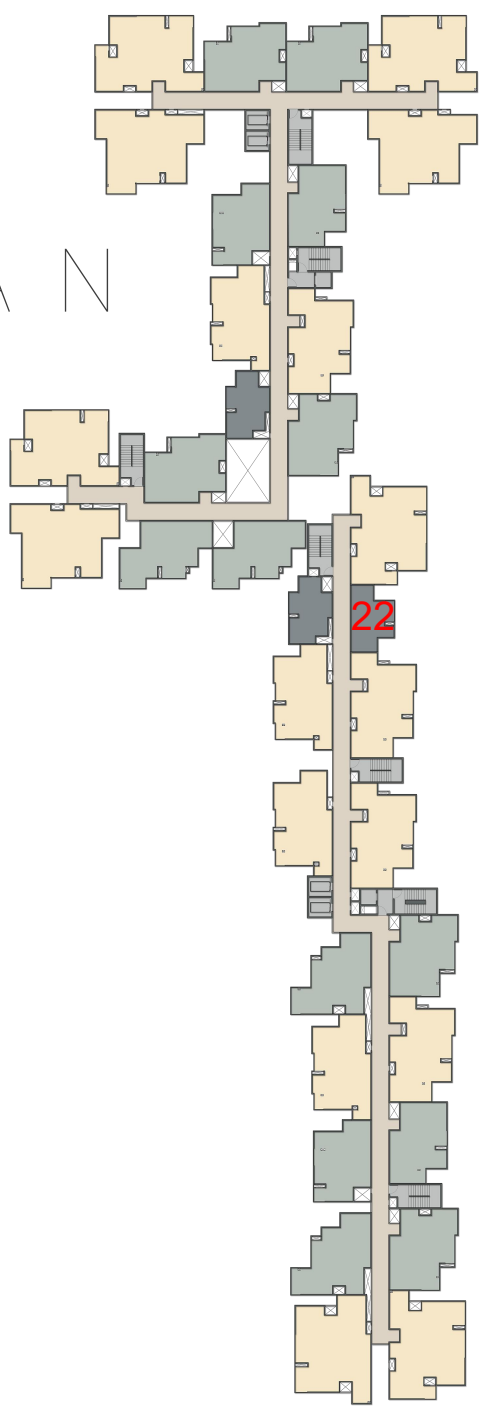
TOWER -1 : 16

TOWER -2 : 20

TOWER -3 : 52



KEY PLAN



## UNIT PLAN-1BHK

FACING : WEST

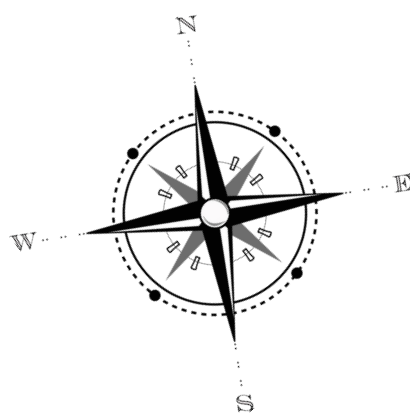
TYPE : 2

SALEABLE

AREA : 543 sq ft

TOWER -2 : 22

TOWER -3 : 35



# AREA STATEMENT

### Rhythm Of Rain - Saleable area statement - with 37% Loading

| S.No | Unit | Type         | No of unit per floor | Total No of units | Saleable area | Total Saleable area |
|------|------|--------------|----------------------|-------------------|---------------|---------------------|
| 1    | 3BHK | Type 1       | 4                    | 56                | 1582          | 88592               |
| 2    | 3BHK | Type 2       | 3                    | 42                | 1601          | 67242               |
| 3    | 3BHK | Type 3       | 2                    | 28                | 1562          | 43736               |
| 4    | 3BHK | Type 4       | 3                    | 42                | 1582          | 66444               |
| 5    | 3BHK | Type 5       | 6                    | 84                | 1194          | 100296              |
| 6    | 3BHK | Type 6       | 6                    | 82                | 1277          | 104714              |
| 7    | 3BHK | Type 7       | 1                    | 14                | 1358          | 19012               |
|      |      |              |                      | <b>348</b>        |               | <b>490036</b>       |
| 8    | 2BHK | Type 1       | 5                    | 68                | 1077          | 73236               |
| 9    | 2BHK | Type 1A      | 0                    | 1                 | 1157          | 1157                |
| 10   | 2BHK | Type 2       | 2                    | 28                | 1070          | 29960               |
| 11   | 2BHK | Type 3       | 3                    | 42                | 1077          | 45234               |
| 12   | 2BHK | Type 4       | 2                    | 28                | 1014          | 28392               |
| 13   | 2BHK | Type 5       | 2                    | 28                | 995           | 27860               |
| 14   | 2BHK | Type 6       | 3                    | 42                | 942           | 39564               |
| 15   | 2BHK | Type 7       | 3                    | 42                | 940           | 39480               |
| 16   | 2BHK | Type 8       | 2                    | 28                | 1041          | 29148               |
|      |      |              |                      | <b>307</b>        |               | <b>314031</b>       |
| 17   | 1BHK | Type 1       | 3                    | 42                | 551           | 23142               |
| 18   | 1BHK | Type 2       | 2                    | 28                | 543           | 15204               |
|      |      |              |                      | <b>70</b>         |               | <b>38346</b>        |
|      |      | <b>TOTAL</b> | <b>52</b>            | <b>725</b>        |               | <b>842,413.00</b>   |

48%

SALEABLE AREA  
STATEMENT

42%

10%

FEASIBILITY  
STATEMENT

| PROPOSED GROUP HOUSING AT SAMETHANAHALLI- AREA STATEMENT -PHASE -01 |                          |              |                                                                   |             |
|---------------------------------------------------------------------|--------------------------|--------------|-------------------------------------------------------------------|-------------|
|                                                                     |                          |              | Sqmt                                                              | Sqft        |
| Type                                                                | Residential Apartment    |              |                                                                   |             |
| Zone ( As per CDP Map)                                              |                          |              |                                                                   |             |
| Zonal Authority                                                     | STRRLPA                  |              |                                                                   |             |
| Gross Site Area                                                     | 6 Acres                  | 33 Guntas    | 27,619.57                                                         | 2,97,297.00 |
| Kharab Land                                                         | 15.000                   | Guntas       | 1,517.56                                                          | 16,335.00   |
| Road Widening                                                       |                          | Acres        | -                                                                 | -           |
| Net Site Area (Gross - Kharab)                                      | 6 Acres                  | 18 Guntas    | 26,102.01                                                         | 2,80,962.00 |
| Area reserved for Civic Amenities                                   | 5%                       | Of Site Area | 1,306.12                                                          | 14,059.08   |
| Area reserved for STRR                                              | 5%                       | Of Site Area | 1,306.31                                                          | 14,061.12   |
| Area reserved for parks & Open Spaces                               | 10.12%                   | Of Site Area | 2,642.38                                                          | 28,442.58   |
| Site area for FAR Calculation                                       | 95% (Excluding CA)       |              | 24,795.89                                                         | 2,66,902.92 |
| Site area for Ground Coverage                                       | Site Area- Road Widening |              | 26,102.01                                                         |             |
| Road Width                                                          | 12                       | M            |                                                                   |             |
| Total Permissible (FAR +TDR)                                        | 2.5                      |              | 61,989.72                                                         |             |
| <b>Achived FAR Area</b>                                             | <b>2.621</b>             |              | <b>64,984.94</b>                                                  |             |
| Permissible Ground Coverage                                         | 55%                      |              | 13,637.74                                                         |             |
| Achived Ground Coverage                                             | <b>21.07%</b>            |              | 5,500.00                                                          |             |
| AAI Permissible Building height                                     |                          | M            |                                                                   |             |
| Maximum No of Floors                                                | B+G+14                   |              |                                                                   |             |
| Floor to Floor Height                                               | 2.95                     | M            |                                                                   |             |
| Building Height Upto Terrace                                        | 44.6 m                   | M            |                                                                   |             |
| Nala buffer                                                         | 9                        | M            |                                                                   |             |
| Stream buffer                                                       | NA                       | M            |                                                                   |             |
| HT line Buffer                                                      | NA                       | M            |                                                                   |             |
| Setback Required                                                    | 13                       | M            |                                                                   |             |
| No of car parking required                                          | 690                      | Nos          | 1 Car per Unit for 3 BHK & 2BHK ,1 Car per Every 2 units of 1 BHK |             |
| 10% visitors parking                                                | 69                       |              |                                                                   |             |
| Total No. of parking required                                       | 759                      | Nos          |                                                                   |             |
| Total No. of parking achievable in B+S+Surface                      | 710                      | Nos          | Approx                                                            |             |

THANK YOU

