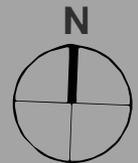




# SITE PLAN



74-78 HAMBLEDON ROAD  
THE PONDS



## CONCEPTUAL ELEVATION

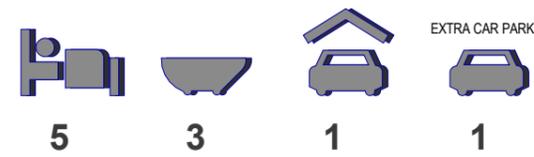
### LOT 114 MEGALONG STREET THE PONDS

Disclaimer: Facade Images are for illustrative purpose only. All other featured demonstrated in photographs and renderings are optional upgrades to the standard facade and are outside the Bathla group's standard inclusion. External finishes may have color variations. Internal fixtures, furniture, or any decorative elements shown on the image are not included. Illustrative image shown is not to scale and may differ from the original plan. Retaining walls as per site levels can be added while construction

# LOT 114 MEGALONG STREET

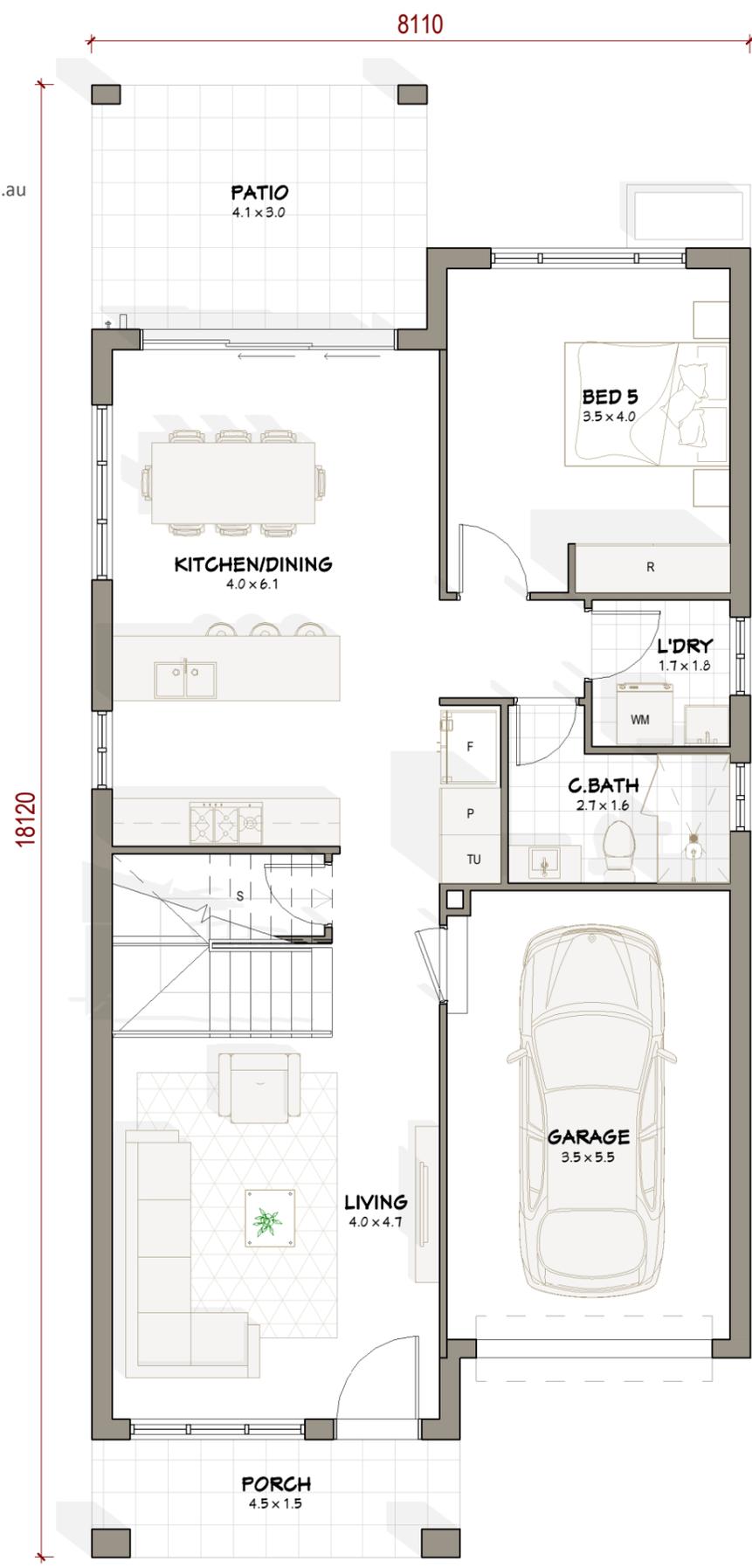
THE PONDS

DOUBLE STOREY SINGLE GARAGE

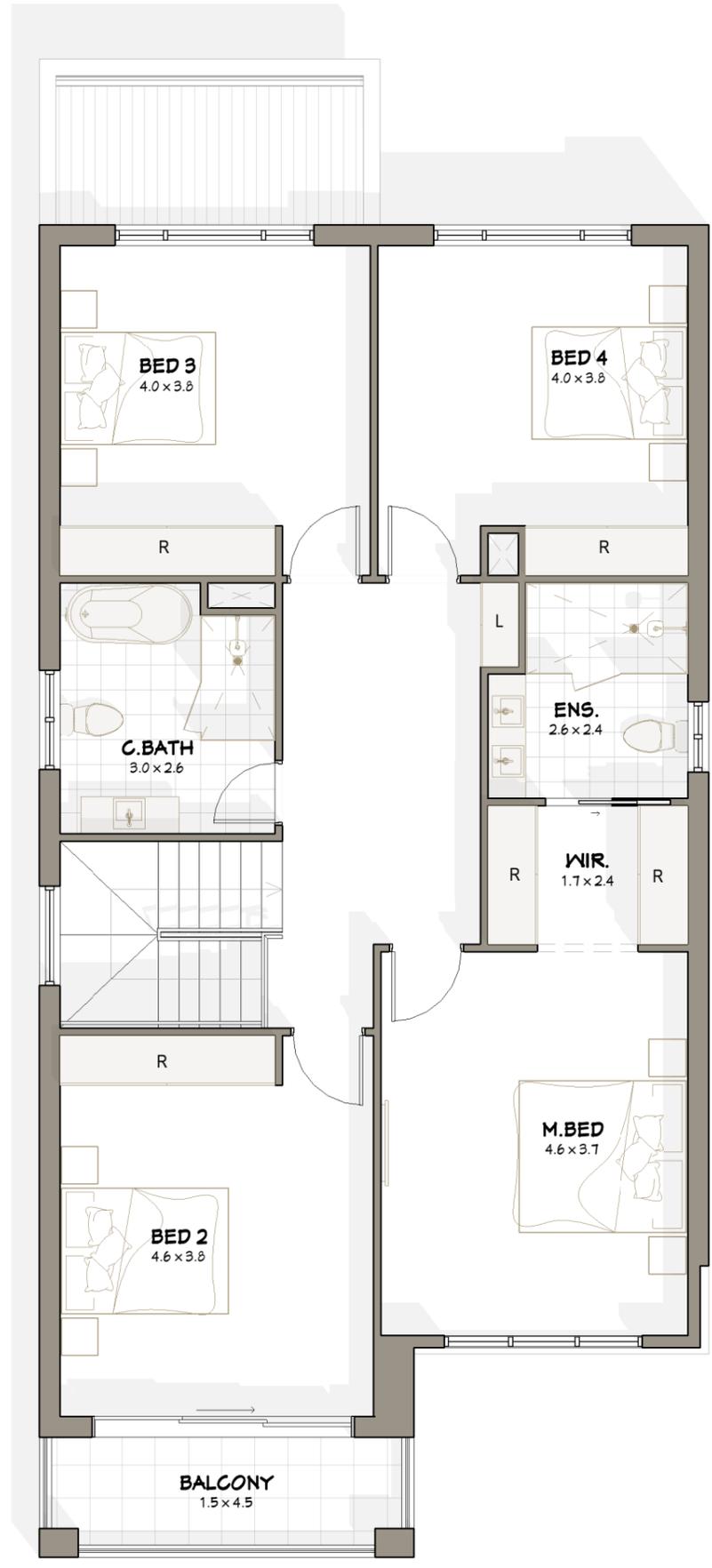


**TOTAL LAND AREA - 319 m<sup>2</sup>**  
( 9.9 MT X 32.0 MT )

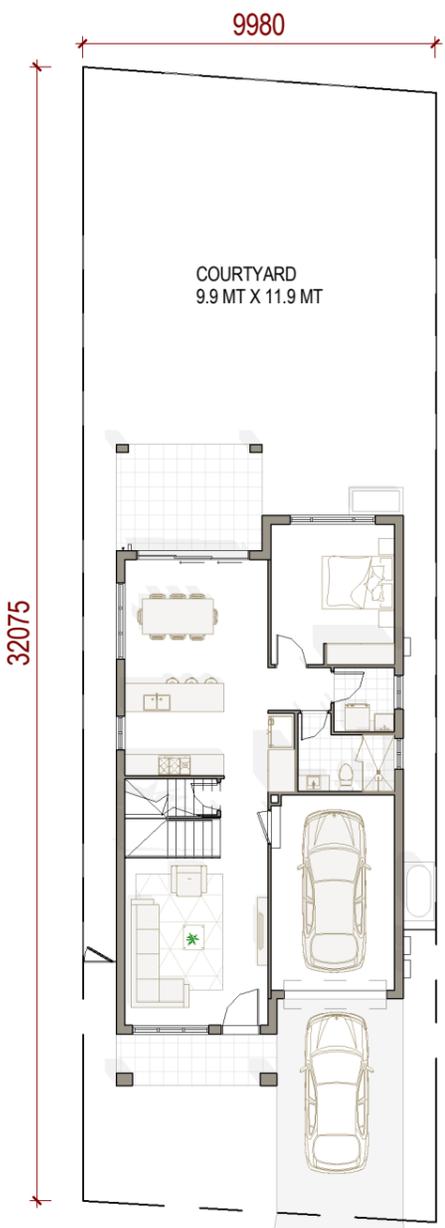
<b>Ground Floor</b> ( Incl. Garage, Porch and Patio )	<b>130m<sup>2</sup></b>	<b>14.0</b> Squares
<b>First Floor</b> (Incl. Balcony if shown in the plan )	<b>121 m<sup>2</sup></b>	<b>13.0</b> Squares
<b>Open space</b> (Incl. Back & Front Courtyard)	<b>189m<sup>2</sup></b>	
<b>TOTAL AREAS:-</b> (GROUND FLOOR + FIRST FLOOR AREA) (SQUARES AND M <sup>2</sup> )	<b>251 m<sup>2</sup></b>	<b>27.0</b> Squares



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



**LOT PLAN**

**LOT 114 NORTH**



**SITE NORTH**

**DISCLAIMER:-**

THIS PLAN IS ONLY FOR ILLUSTRATIVE PURPOSE AND FOR MARKETING PURPOSE. AREAS ARE INDICATIVE AND SUBJECT TO FURTHER CHANGE AS PER UNITS. DRIVEWAYS MAY CHANGE/FLIP AS PER UNIT SELECTED. PRIVATE OPEN SPACE AREA WILL DIFFER UNIT TO UNIT. ROOM SIZE IS INCLUDING ROBES. AREA CALCULATION IS BASED ON APPROVED GROSS FLOOR AREA. FINAL STRATA AREA MAY DIFFER. FINAL STRATA AREA MAY DIFFER. EXTRA CAR SPACE IS SUBJECT TO CHANGE AS ALLOTTED TO DIFFERENT UNITS. ELEVATIONS ARE CONCEPTUAL AND IS SUBJECT TO CHANGE. AREAS QUOTED IS ONLY FOR GUIDANCE PURPOSE. WINDOWS AND DOOR SIZES ARE INDICATIVE ONLY. EASEMENT CAN AFFECT THE FRONT SET BACK OF THE HOUSE. RETAINING WALLS MAY BE ADDED AS PER SITE LEVELS DURING CONSTRUCTION STAGE.