


SCHEDULE OF OPENINGS			
SL. No.	DESCRIPTION	TYPE	SIZE
1	MAIN DOOR	D	1050 x 2150
2	DOOR	DH	800 x 2100
3	DOOR	DH	800 x 2100
4	ALUMINIUM DOOR	DS	120 x 2100
5	KITCHEN DOOR	KD	800 x 2100
6	KITCHEN WINDOW	KW	1200 x 1050
7	SLIDING DOORS	SD	2000 x 2100
8	FIRE RATED DOOR	FD	1200 x 2100
9	WINDOW	W	800 x 2100
10	VENTILATOR	V	
11	VENTILATOR	V1	

FOR APPROVAL

SIGN. 

(DEEPAK DINESH.P) **BCC/BL 2.5A/2007-08-10**

SIGN W. R. [Signature]
(OWNER'S SIGNATURE)

[illegible]

ARCHITECTS :



SOBHA
DEVELOPERS LTD.

ARCHITECTS, ENGINEERS, BUILDERS AND DEVELOPERS,
No.4, RAJARAM MOHAN ROY ROAD,
BANGALORE 560 026 TEL. 22104594, 22104595 FAX. 22104573
Email architect@sobha.co.in

PASSION AT WORK

DEALT BY: VASANTH	SCALE = 1 : 4 0 0
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CHECKED BY: DEEPAK	DATE : 30-04-2011
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NORTH	PROJECT NO: 0300 A & B
	DRAWING NO :

0300A&B/09/12/30/AD/SUB.0001



REV. NO.

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JOB TITLE _____

MODIFIED RESIDENTIAL DEVELOPMENT PLAN
ON SURVEY NOS. 3/1B, 3/2, 7 & 162

HARALUR VILLAGE, VARTHUR HOBLI
BANGALORE EAST TALUK, OFF SARIJAPUR ROAD

UNIVERSITY OF MICHIGAN LIBRARY

DRAWING TITLE

SITE PLAN

BLOCK - 01 & 02 SHEET 01 OF 10

TABLE - 02	
F A R CALCULATION	
01	TOTAL SITE AREA = 28,110.42 m ² ; (6A - 37.855)
02	5% OF SITE AREA FOR CIVIC AMENITIES = 1,405.52 m ²
03	10% OF SITE AREA FOR PARKS & OPEN SPACES = 2,811.04 m ²
04	95% OF SITE AREA FOR DEVELOPMENT = 26,704.90 m ² (28.110.42 m ² - 1,405.52 m ²)
05	AREA FOR ROAD WIDENING = 132.12 m ²
06	SITE AREA AFTER ROAD WIDENING = 26,572.78 m ² (28.110.42 m ² - 132.12 m ²) (CONSIDERED FOR GROUND COVERAGE)
07	NET F A R AREA = 59,982.76 m ²
08	PERMISSIBLE F A R - 2.25
	F A R = TOTAL F A R AREA = $\frac{\text{NET F A R AREA}}{\text{TOTAL SITE AREA}} = \frac{59,982.76 \text{ m}^2}{26,572.78 \text{ m}^2} = 2.246$
09	GROUND COVERAGE (Block - 01 & 02)
	PERMISSIBLE GROUND COVERAGE = 55%
	ACHIEVED GROUND COVERAGE = $\frac{\text{TOTAL SITE AREA}}{\text{PERMISSIBLE GROUND COVERAGE}} \times 100\% = \frac{28,110.42 \text{ m}^2}{190} \times 100 = 14.23\%$
10	HEIGHT OF THE BUILDINGS
	PERMISSIBLE HEIGHT OF THE BUILDING: Above 50.00 M (For 18.00 meters setbacks)
	ACHIEVED HEIGHT OF THE BUILDING: BLOCK - 01 = 42.00 M & BLOCK - 02 = 62.00 M (top of the parapet)
	(DISTANCE BETWEEN THE BUILDINGS SHALL BE THE 1/2 THE HT OF THE TALLEST BUILDING = 28.50M PROPOSED - 45.00M)
11	TOTAL NUMBER OF UNITS = 275 UNITS (BLOCK - 01 & 02 = 243 & 32 RESPECTIVELY)
12	TYPE - 01 = $\frac{190 \text{ units}}{100 \text{ units}} = 0.89 = 1 \times 190 \text{ UNITS} = 162 \text{ CARS}$
13	TYPE - 02 = $\frac{100 \text{ units}}{100 \text{ units}} = 1.06 = 1 \times 191 \text{ UNITS} = 081 \text{ CARS}$
14	TYPE - 03 = $\frac{100 \text{ units}}{100 \text{ units}} = 3.27 = 3 \times 304 \text{ UNITS} = 084 \text{ CARS}$
15	TYPE - 04 = $\frac{100 \text{ units}}{100 \text{ units}} = 3.30 = 3 \times 304 \text{ UNITS} = 012 \text{ CARS}$
16	CAR PARKING REQUIRED = 339+34 = 10% of 339 = 341 + 373 n/o
17	RECREATIONAL CLUB AREA - Block - 01 = 570.15 m ² & 570.15 m ² & 806.40 m ²
	Required 01 Car parking for every 50.0 m ² Floor Area
18	TOTAL AREA = 1,946.70 m ² = 20.36 = 30 n/o
19	CAR PARKING PROVIDED = 339 + 30 = 403 Cars
20	CAR PARKING REQUIRED = 408 Cars
	CAR PARKING (Block - 01 & 02) - BASEMENT PARKING 382 CARS SURFACE LVL PARKING 28 CARS
	TOTAL 408 CARS





TABLE - 03

AREA STATEMENT FOR BLOCK - 01 (BASEMENT + GROUND + 13 UPPER FLOORS)																
S.N.	FLOORS	GROSS AREA IN SQ.M	DEDUCTION		TOTAL BUILT UP AREA IN SQ.M		NON F.A.R AREA IN SQ.M					TOTAL	NET F.A.R	AREA IN SQ.M		
			O.T.S	USE	DUCT	TOTAL BUILT UP AREA IN SQ.M	PARKING	TERRACE	CUTOFF	LIFT SHAFT	TOTAL					
											(a)			(b)	(c)	(d)
1	BASEMENT FLOOR	8736.99	481.03			481.03	831.86	8784.31		21.81	8786.22	520.44				
2	GROUND FLOOR	5744.73	2793.96	140.62	2034.08	2014.65		5.84	21.81	27.79	2783.10					
3	1st FLOOR	5744.73	2878.08	144.69	2069.57	2064.18		0.00	21.81	21.81	2889.45					
4	2nd FLOOR	5744.73	2878.08	144.69	2069.57	2064.18		0.00	21.81	21.81	2889.45					
5	3rd FLOOR	5744.73	2878.08	144.69	2069.57	2064.18		0.00	21.81	21.81	2889.45					
6	4th FLOOR	5744.73	2878.08	144.69	2069.57	2064.18		0.00	21.81	21.81	2889.45					
7	5th FLOOR	5744.73	2878.08	144.69	2069.57	2064.18		0.00	21.81	21.81	2889.45					
8	6th FLOOR	5744.73	2878.08	144.69	2069.57	2064.18		0.00	21.81	21.81	2889.45					
9	7th FLOOR	5744.73	2878.08	144.69	2069.57	2064.18		0.00	21.81	21.81	2889.45					
10	8th FLOOR	5744.73	2878.08	144.69	2069.57	2064.18		0.00	21.81	21.81	2889.45					
11	9th FLOOR	5744.73	2878.08	144.69	2069.57	2064.18		0.00	21.81	21.81	2889.45					
12	10th FLOOR	5744.73	2878.08	144.69	2069.57	2064.18		0.00	21.81	21.81	2889.45					
13	11th FLOOR	5744.73	2878.08	144.69	2069.57	2064.18		0.00	21.81	21.81	2889.45					
14	12th FLOOR	5744.73	2878.08	144.69	2069.57	2064.18		0.00	21.81	21.81	2889.45					
15	13th FLOOR	4529.18	1738.62		1947.56	2008.52		0.00	21.81	21.81	2047.96					
TOTAL		58916.36	39036.84	1981.67	39106.54	43776.52		0.00		528.65	9187.00	49851.82				

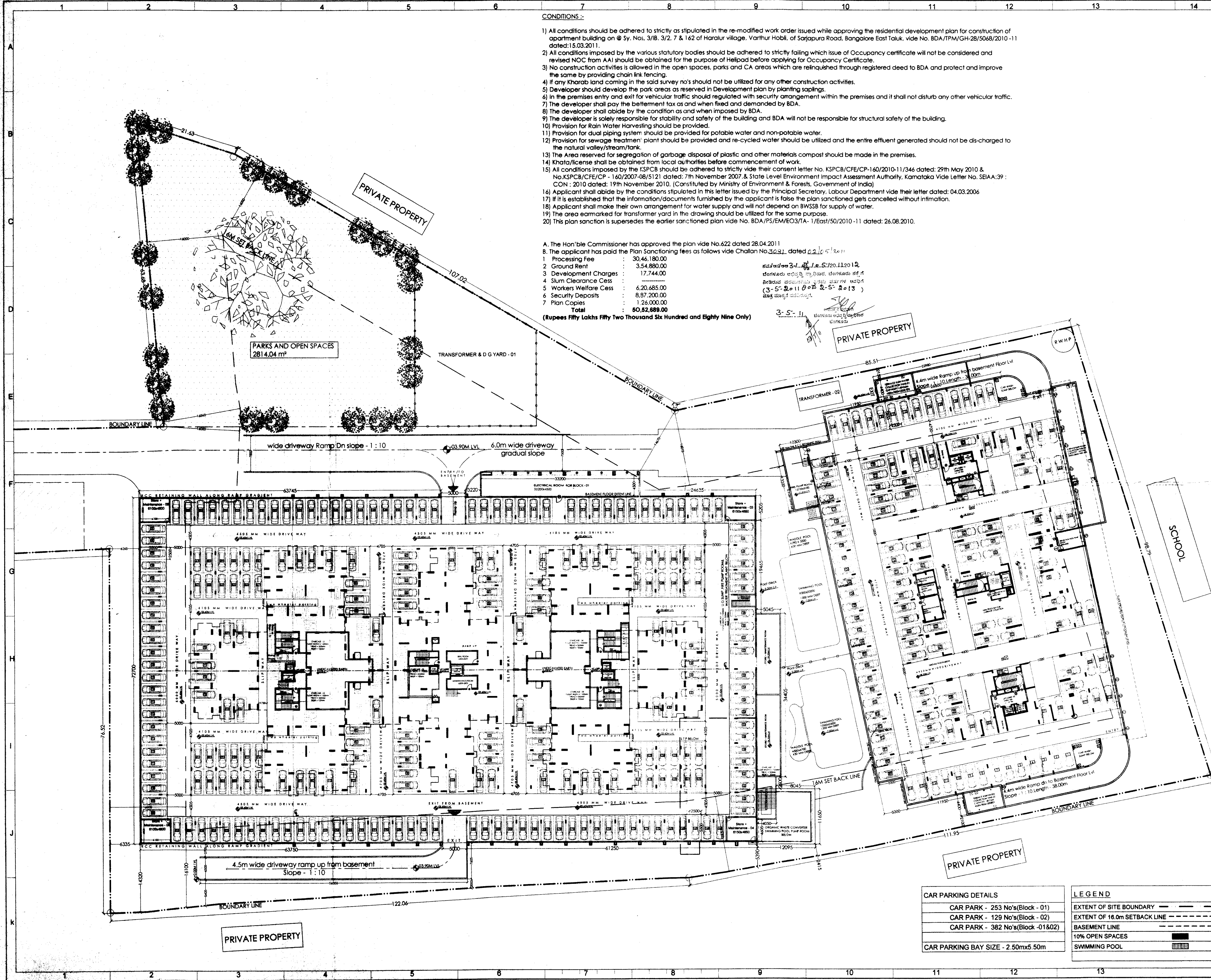
AREA STATEMENT FOR BLOCK - 02 (BASEMENT + GROUND + 17 UPPER FLOORS + HELIPAD)																
S.N.	FLOORS	GROSS AREA IN SQ.M	DEDUCTION		TOTAL BUILT UP AREA IN SQ.M		NON F.A.R AREA IN SQ.M					TOTAL	NET F.A.R	AREA IN SQ.M		
			O.T.S	USE	DUCT	TOTAL BUILT UP AREA IN SQ.M	PARKING	TERRACE	CUTOFF	LIFT SHAFT	TOTAL					
											(a)			(b)	(c)	(d)
1	BASEMENT FLOOR	4915.69	524.70		434.70	4480.98	4172.98			22.54	4195.52	289.49				
2	GROUND FLOOR	1213.96	220.31	21.02	261.93	872.29				22.54	849.75					
3	1st FLOOR	1899.11	930.17	26.23	654.20	1323.47				22.54	1254.19					
4	2nd FLOOR	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
5	3rd FLOOR	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
6	4th FLOOR	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
7	5th FLOOR	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
8	6th FLOOR	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
9	7th FLOOR	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
10	8th FLOOR	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
11	9th FLOOR	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
12	10th FLOOR	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
13	11th FLOOR	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
14	12th FLOOR	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
15	13th FLOOR	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
16	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
17	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
18	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
19	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
20	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
21	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
22	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
23	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
24	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
25	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
26	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
27	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
28	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
29	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
30	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
31	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
32	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
33	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
34	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
35	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
36	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
37	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
38	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
39	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
40	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
41	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
42	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
43	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
44	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
45	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
46	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
47	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
48	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
49	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
50	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
51	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
52	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
53	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
54	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
55	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
56	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
57	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
58	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
59	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
60	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
61	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
62	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
63	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
64	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
65	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
66	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
67	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
68	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
69	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
70	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
71	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
72	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
73	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
74	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
75	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
76	HELIPAD	1899.11	930.17	26.23	654.20	1323.47				198.67	1125.52					
77	HELIPAD	1899.11	930.17	26.23	654.20											

CONDITIONS :-

- 1) All conditions should be adhered to strictly as stipulated in the re-modified work order issued while approving the residential development plan for construction of apartment building on @ Sy. Nos. 3/B, 3/2, 7 & 162 of Haralur village, Varthur Hobli, of Sanjapura Road, Bangalore East Taluk, vide No. BDA/TPM/GH-28/5068/2010-11 dated:15.03.2011.
- 2) All conditions imposed by the various statutory bodies should be adhered to strictly failing which issue of Occupancy certificate will not be considered and revised NOC from AAI should be obtained for the purpose of Helipad before applying for Occupancy Certificate.
- 3) No construction activity is allowed in the open spaces, parks and CA areas which are relinquished through registered deed to BDA and protect and improve the same by providing green link fencing.
- 4) If any Kharaib land coming in the said survey no's should not be utilized for any other construction activities.
- 5) Developer should develop the park areas as reserved in Development plan by planting saplings.
- 6) In the premises entry and exit for vehicular traffic should regulated with security arrangement within the premises and it shall not disturb any other vehicular traffic.
- 7) The Developer shall pay the betterment tax as and when fixed and demanded by BDA.
- 8) The Developer shall abide by the condition as and when imposed by BDA.
- 9) The developer is solely responsible for stability and safety of the building and BDA will not be responsible for structural safety of the building.
- 10) Provision for Rain Water Harvesting should be provided.
- 11) Provision for dual piping system should be provided for potable water and non-potable water.
- 12) Provision for sewage treatment plant should be provided and re-cycled water should be utilized and the entire effluent generated should not be dis-charged to the natural valley/stream/tank.
- 13) The Area reserved for segregation of garbage disposal of plastic and other materials compost should be made in the premises.
- 14) Khata/License shall be obtained from local authorities before commencement of work.
- 15) All conditions imposed by the KSPCB should be adhered to strictly vide their consent letter No. KSPCB/CFE/CP-160/2010-11/346 dated: 29th May 2010 & No.KSPCB/CFE/CP- 160/2007-08/5121 dated: 7th November 2007 & State Level Environment Impact Assessment Authority, Karnataka Vide Letter No. SEIAA/39 : 2007 dated: 09th April 2008.
- 16) Applicant shall obtain the conditions stipulated in this letter issued by the Principal Secretary to Government of Karnataka, Labour Department vide their letter dated: 04.03.2006.
- 17) If it is established that the information/documents furnished by the applicant is false, the plan sanctioned gets cancelled without intimation.
- 18) Applicant shall make their own arrangement for water supply and will not depend on BWSSB for supply of water.
- 19) The area earmarked for transformer yard in the drawing should be utilized for the same purpose.
- 20) This plan sanction is supercedes the earlier sanctioned plan vide No. BDA/PS/EM/EO3/1A- 1/East/50/2010-11 dated: 26.08.2010.

LEGEND	
EXTENT OF SITE BOUNDARY	— — — — —
EXTENT OF 10.0m SETBACK LINE	- - - - -
BASEMENT LINE	
5% CIVIC AMENITIES	
10% OPEN SPACES	
AREA FOR ROAD WIDENING	
SWIMMING POOL	

- A. The Hon'ble Commissioner has approved the plan vide No.622 dated 28.04.2011
- B. The applicant has paid the Plan Sanctioning fees as follows vide Challan No.3081, dated 02/05/11
- | | |
|------------------------|---------------------|
| 1 Processing Fee | 30,46,180.00 |
| 2 Ground Rent | 3,54,880.00 |
| 3 Development Charges | 17,744.00 |
| 4 Slum Clearance Cess | |
| 5 Workers Welfare Cess | 6,20,685.00 |
| 6 Security Deposits | 8,87,200.00 |
| 7 Plan Copies | 1,26,000.00 |
| Total | 50,52,689.00 |
- (Rupees Fifty Lakhs Fifty Two Thousand Six Hundred and Eighty Nine Only)**



CONDITIONS:-

- 1) All conditions should be adhered to strictly as stipulated in the re-modified work order issued while approving the residential development plan for construction of apartment building on @ Sy. Nos. 3/18, 3/2, 7 & 162 of Haralur village, Varthur Hobli, of Sarjapura Road, Bangalore East Taluk, vide No. BDA/TPM/GH-28/5068/2010-11 dated:15.03.2011.
- 2) All conditions imposed by the various statutory bodies should be adhered to strictly failing which issue of Occupancy certificate will not be considered and revised NOC from AAI should be obtained for the purpose of Helipad before applying for Occupancy Certificate.
- 3) No construction activities is allowed in the open spaces, parks and CA areas which are relinquished through registered deed to BDA and protect and improve the same by providing chain link fencing.
- 4) If any Kharab land coming in the said survey no's should not be utilized for any other construction activities.
- 5) Developer should develop the park areas as reserved in Development plan by planting saplings.
- 6) In the premises entry and exit for vehicular traffic should regulated with security arrangement within the premises and it shall not disturb any other vehicular traffic.
- 7) The developer shall pay the betterment tax as and when fixed and demanded by BDA.
- 8) The developer shall abide by the condition as and when imposed by BDA.
- 9) The developer is solely responsible for stability and safety of the building and BDA will not be responsible for structural safety of the building.
- 10) Provision for Rain Water Harvesting should be provided.
- 11) Provision for dual piping system: should be provided for potable water and non-potable water.
- 12) Provision for sewage treatment plant should be provided and re-cycled water should be utilized and the entire effluent generated should not be dis-charged to the natural valley/stream/tank.
- 13) The Area reserved for segregation of garbage disposal of plastic and other materials compost should be made in the premises.
- 14) Khata/license shall be obtained from local authorities before commencement of work.
- 15) All conditions imposed by the KSPCB should be adhered to strictly vide their consent letter No. KSPCB/CFE/CP-160/2010-11/346 dated: 29th May 2010 & No.KSPCB/CFE/CP - 160/2007-08/5121 dated: 7th November 2007. & State Level Environment Impact Assessment Authority, Karnataka Vide Letter No. SEIAA:39 : CON : 2010 dated: 19th November 2010. (Constituted by Ministry of Environment & Forests, Government of India)
- 16) Applicant shall abide by the conditions stipulated in this letter issued by the Principal Secretary, Labour Department vide their letter dated: 04.03.2006
- 17) If it is established that the information/documents furnished by the applicant is false the plan sanctioned gets cancelled without intimation.
- 18) Applicant shall make their own arrangement for water supply and will not depend on BWSB for supply of water.
- 19) The area earmarked for transformer yard in the drawing should be utilized for the same purpose.
- 20) This plan sanction is supercedes the earlier sanctioned plan vide No. BDA/PS/EM/EO3/1A-1/East/50/2010-11 dated: 26.08.2010.

A. The Hon'ble Commissioner has approved the plan vide No.622 dated 28.04.2011

1 Processing Fee	30,46,180.00
2 Ground Rent	3,54,880.00
3 Development Charges	17,744.00
4 Slum Clearance Cess	
5 Workers Welfare Cess	6,20,685.00
6 Security Deposits	8,87,200.00
7 Plan Copies	1,26,000.00
Total	50,52,689.00

(Rupees Fifty Lakhs Fifty Two Thousand Six Hundred and Eighty Nine Only)

ಸರ್ಕಾರಿ ಅಧಿಕಾರಿಗಳಿಗೆ ಮಾತ್ರ
ಪ್ರಾಧಿಕಾರವಿದೆ
(3-5-2011 ರಿಂದ 2-5-2013)
ಮಾನ್ಯ ಅಧಿಕಾರಿಗಳು

CAR PARKING DETAILS	
CAR PARK - 253 No's(Block - 01)	
CAR PARK - 129 No's(Block - 02)	
CAR PARK - 382 No's(Block -01&02)	
CAR PARKING BAY SIZE - 2.50mx5.50m	

LEGEND	
EXTENT OF SITE BOUNDARY	---
EXTENT OF 18.0m SETBACK LINE	---
BASEMENT LINE	---
10% OPEN SPACES	■
SWIMMING POOL	■

SITE PLAN - NT S

SCHEDULE OF OPENINGS

SL.No	DESCRIPTION	TYPE	QTY
1	MAIN DOOR	D	1
2	DOOR	D	1
3	DOOR	D	1
4	ALUMINIUM DOOR	DS	1
5	KITCHEN DOOR	KD	1
6	KITCHEN WINDOW	KW	1
7	SLIDING DOORS	SD	1
8	FIRE RES. DOOR	FD	1
9	WINDOW	W1	1
10	VENTILATOR	V	1
11	VENTILATOR	V1	1
12	VENTILATOR	V2	1

FOR APPROVAL

SIGN.....
(DEEPAK DINESH.P) BCC /BL 3.6/A/2001/01/01

SIGN.....
(OWNER'S SIGNATURE)

SL.NO	DATE	REVISIONS

ARCHITECTS :

SOBHA
DEVELOPERS LTD.
ARCHITECTS, ENGINEERS, BUILDERS AND DEVELOPERS
No.4 RAJANAH MOHAN ROY ROAD,
BANGALORE 560 025 TEL: 22104694, 22104695 FAX: 22104673
Email: sobha@sobha.co.in

DEALT BY: VASANTH SCALE = 1 : 250

CHECKED BY: DEEPAK DATE : 30-04-2011

NORTH PROJECT NO: 0300A&B

DRAWING NO: 0300A&B/09/12/00A/D/SUB/0000

REV. NO.

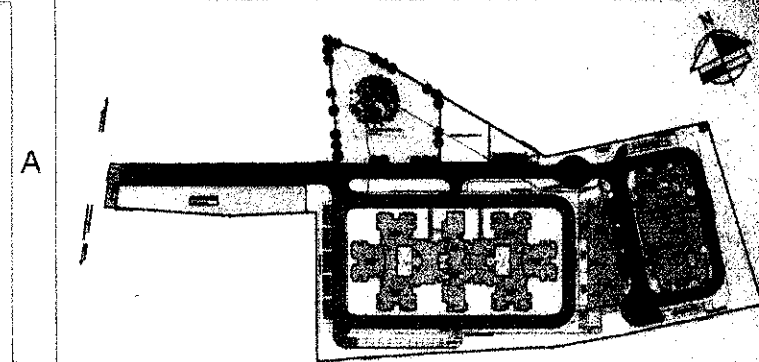
JOB TITLE

MODIFIED RESIDENTIAL DEVELOPMENT PLAN
ON SURVEY NOS. 3/18,3/2, 7 & 162
HARALUR VILLAGE, VARTHUR HOBLI
BANGALORE EAST TALUK, OFF SARJAPUR ROAD

DRAWING TITLE

BASEMENT FLOOR PLAN
(-03.60M Lvl & -08.20 M Lvl)
BLOCK - 01 & 02

SHEET 02 OF 12



SOBHA CLARKE & SIGNATURE

PAR CALCULATIONS

SITE AREA (A)	2814.04	SQMT
AREA RESERVED FOR ROAD WIDENING (B)	126.18	SQMT
NET SITE AREA (A - B)	2687.86	SQMT
10% SITE AREA TO BE RESERVED FOR OPEN SPACES	268.79	SQMT
PROPOSED SITE AREA FOR OPEN SPACES	2687.86	SQMT
10% SITE AREA TO BE RESERVED FOR C.A. SITE	268.79	SQMT
AREA RESERVED FOR C.A. SITE	2687.86	SQMT
TOTAL NO. OF UNITS	120	
PERMISSIBLE F.A.R.	2.34	
TOTAL NET F.A.R. AREA OF ALL FLOORS BLOCK - 1	3087.78	SQMT
TOTAL FAR AREA	3087.78	SQMT
PERMISSIBLE GROUND COVERAGE	85%	
TOTAL GROUND COVERAGE AREA OF BLOCK - 1	2284.68	SQMT
PLANT AREA 1:100	3.75	SQMT
GROUND COVERAGE	14.33	%

SCHEDULE OF OPENINGS (BLOCK-1)

SL.No.	DESCRIPTION	TYPE	SIZE
1	MAIN DOOR	D	1050 x 2150
2	DOOR	D1	950 x 2150
3	DOOR	D2	850 x 2150
4	ALUMINIUM DOOR	D3	850 x 2150
5	KITCHEN DOOR	KD	850 x 2150
6	KITCHEN WINDOW	KW	750 x 1030
7	SLIDING DOORS	SD	2450 x 2150
8	FIRE RES. DOOR	FD	1050 x 2150
9	WINDOW	W1	1550 x 1530
10	VENTILATOR	V	850 x 950
11	VENTILATOR	W2	850 x 1350

SCHEDULE OF OPENINGS (BLOCK-2)

SL.No.	DESCRIPTION	TYPE	SIZE
1	GLASS DOOR	GD	1130 x 2450
2	GLASS DOOR	GD1	1130 x 2450
3	MAIN DOOR	D	1050 x 2150
4	DOOR	D1	950 x 2150
5	DOOR	D2	850 x 2150
6	DOOR	D5	1250 x 2450
7	DOOR	D6	1250 x 2450
8	FIRE RES. DOOR	FRD	1050 x 2150
9	VENTILATOR	V3	2050 x 1550
10	VENTILATOR	V4	850 x 1550
11	SHAFT DOOR	SHD	850 x 1550
12	SHAFT DOOR	SHD2	780 x 1550
13	SHAFT DOOR	SHD3	680 x 1550
14	SHAFT DOOR	SHD4	430 x 1550

FOR APPROVAL

SIGN
(DEEPAK DINESH.P) BCC /BL 3.6/A/2001:09-10

SIGN
(OWNER'S SIGNATURE)

REVISIONS

SL.NO.	DATE	REVISIONS	BY	CHKD

ARCHITECTS

SOBHA DEVELOPERS LTD.
ARCHITECTS, ENGINEERS, BUILDERS AND DEVELOPERS
N-4, RAJARAM MOHAN ROY ROAD,
BANGALORE 560 025 TEL: 2210454, 2210455 FAX: 2210453
Email: architects@sobha.co.in

DEALT BY: VASANTH
CHECKED BY: DEEPAK
NORTH
DRAWING NO.: 0300A & B
0300A&B/09/12/30/AD/SUB/0005
REV NO.

JOB TITLE

MODIFIED RESIDENTIAL DEVELOPMENT PLAN
ON SURVEY NOS. 3/18, 3/2, 7 & 162
HARALUR VILLAGE, VARTHUR HOBLI
BANGALORE EAST TALUK, OFF SARJAPUR ROAD

DRAWING TITLE

GROUND FLOOR PLAN
(+0.60M Lvl & -0.93.95 M Lvl)
BLOCK - 01 & 02

SHEET 03 OF 10

CONDITIONS :-

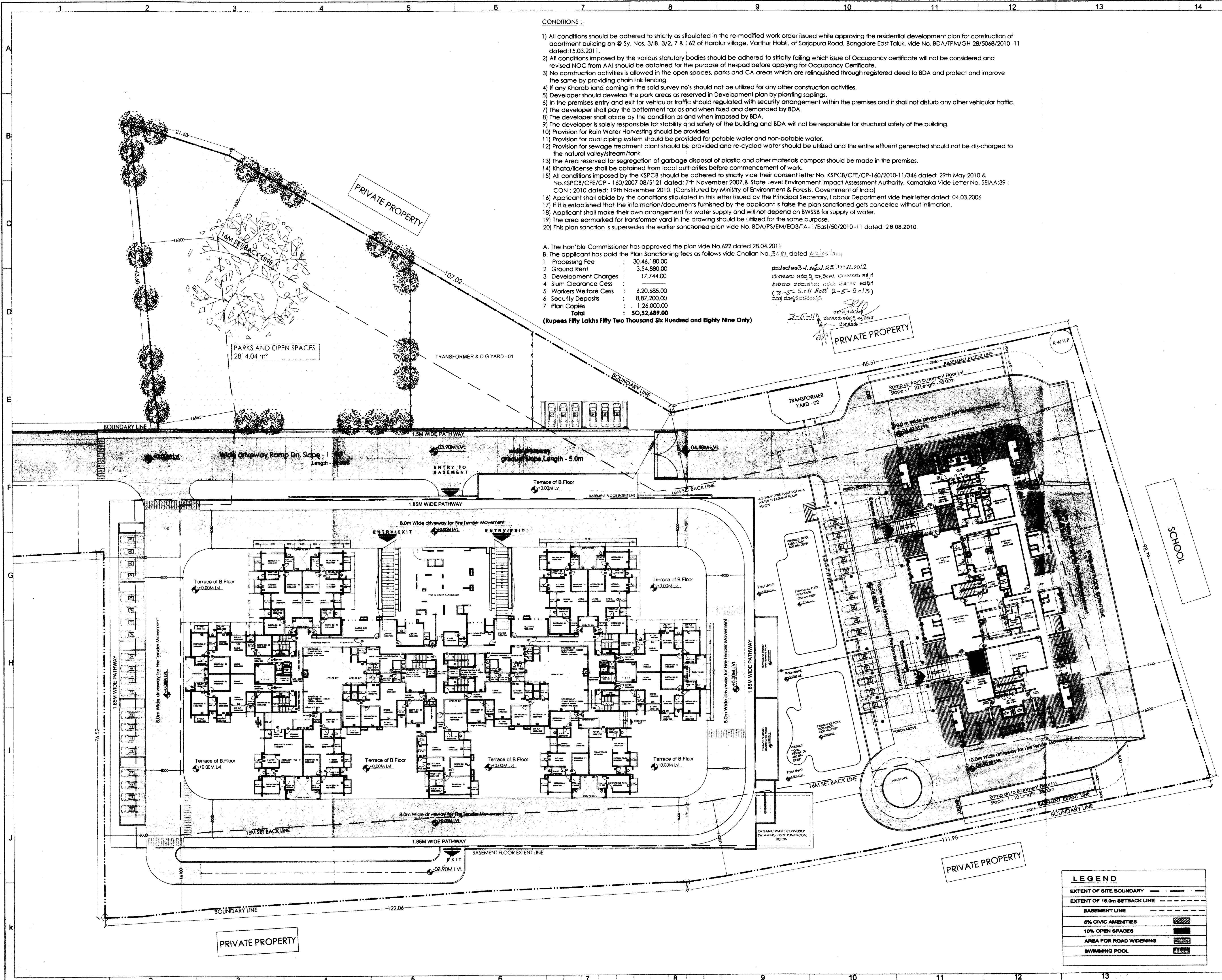
- 1) All conditions should be adhered to strictly as stipulated in the re-modified work order issued while approving the residential development plan for construction of apartment building on @ Sy. Nos. 3/18, 3/2, 7 & 162 of Haralur village, Varthur Hobli, of Sarjapura Road, Bangalore East Taluk, vide No. BDA/TPM/GH-28/5068/2010-11 dated:15.03.2011.
- 2) All conditions imposed by the various statutory bodies should be adhered to strictly failing which issue of Occupancy certificate will not be considered and revised NOC from AAI should be obtained for the purpose of Helipad before applying for Occupancy Certificate.
- 3) No construction activities is allowed in the open spaces, parks and CA areas which are relinquished through registered deed to BDA and protect and improve the same by providing chain link fencing.
- 4) If any Kharab land coming in the said survey no's should not be utilized for any other construction activities.
- 5) Developer should develop the park areas as reserved in Development plan by planting saplings.
- 6) In the premises entry and exit for vehicular traffic should regulated with security arrangement within the premises and it shall not disturb any other vehicular traffic.
- 7) The developer shall pay the betterment tax as and when fixed and demanded by BDA.
- 8) The developer shall abide by the condition as and when imposed by BDA.
- 9) The developer is solely responsible for stability and safety of the building and BDA will not be responsible for structural safety of the building.
- 10) Provision for Rain Water Harvesting should be provided.
- 11) Provision for dual piping system should be provided for potable water and non-potable water.
- 12) Provision for sewage treatment plant should be provided and re-cycled water should be utilized and the entire effluent generated should not be dis-charged to the natural valley/stream/tank.
- 13) The Area reserved for segregation of garbage disposal of plastic and other materials compost should be made in the premises.
- 14) Khata/License shall be obtained from local authorities before commencement of work.
- 15) All conditions imposed by the KSPCB should be adhered to strictly vide their consent letter No. KSPCB/CFE/CP-160/2010-11/346 dated: 29th May 2010 & No. KSPCB/CFE/CP-160/2007/08/5121 dated: 7th November 2007 & State Level Environment Impact Assessment Authority, Karnataka Vide Letter No. SEAA/39 : CON - 2010 dated: 19th November 2010. (Constituted by Ministry of Environment & Forests, Government of India)
- 16) Applicant shall abide by the conditions stipulated in this letter issued by the Principal Secretary, Labour Department vide their letter dated: 04.03.2006
- 17) If it is established that the information/documents furnished by the applicant is false the plan sanctioned gets cancelled without intimation.
- 18) Applicant shall make their own arrangement for water supply and will not depend on BWSSB for supply of water.
- 19) The area earmarked for transformer yard in the drawing should be utilized for the same purpose.
- 20) This plan sanction is superseded the earlier sanctioned plan vide No. BDA/PS/EM/EO3/TA-1/East/50/2010-11 dated: 26.08.2010.

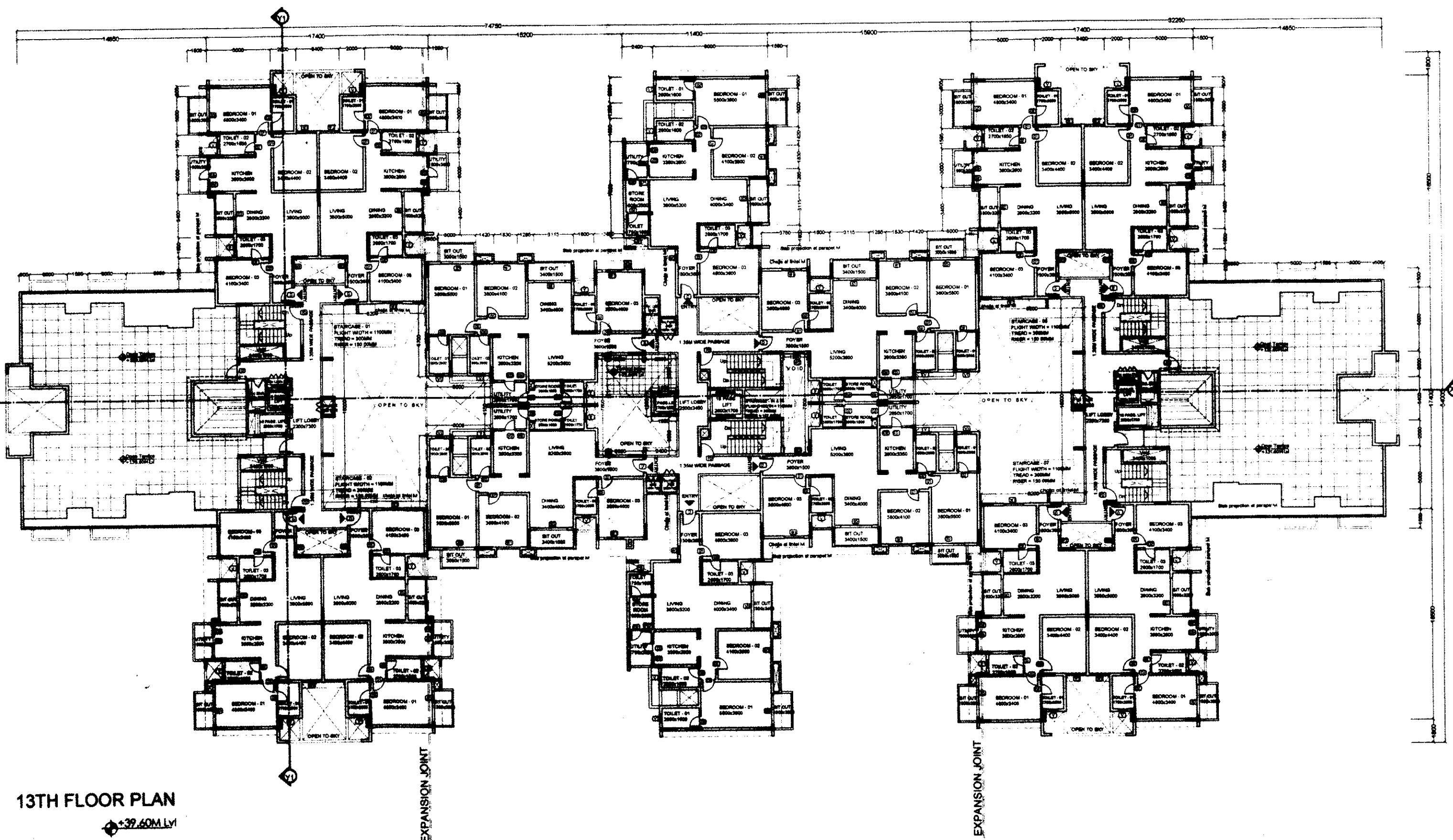
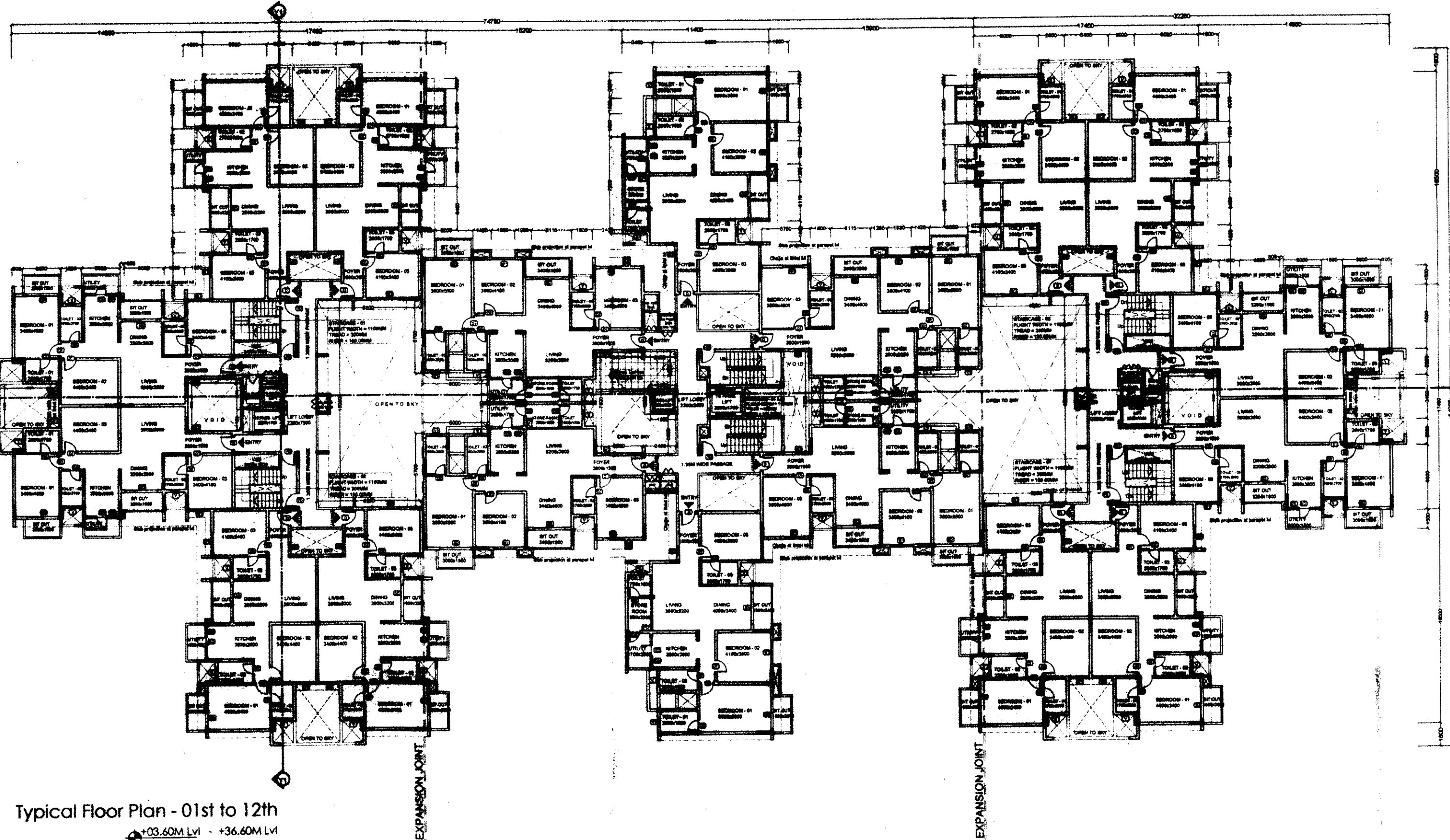
A. The Hon'ble Commissioner has approved the plan vide No.622 dated 28.04.2011
B. The applicant has paid the Plan Sanctioning fees as follows vide Chalan No. 308 dated 02.05.2011

1 Processing Fee	30,46,180.00
2 Ground Rent	3,54,880.00
3 Development Charges	17,744.00
4 Slum Clearance Cess	
5 Workers Welfare Cess	6,20,685.00
6 Security Deposits	8,87,200.00
7 Plan Copies	1,26,000.00
Total	50,52,489.00

(Rupees Fifty Lakhs Fifty Two Thousand Six Hundred and Eighty Nine Only)

ಇವುಗಳೆಲ್ಲವೂ 4.5 ಲಕ್ಷ ರೂ. 12.05.2011.2012
ಮಾನ್ಯರಾದ ಅಧ್ಯಕ್ಷರ, ಮಂತ್ರಿಗಳ, ಸದಸ್ಯರ
ಸಮ್ಮೇಳನದಲ್ಲಿ ಒಪ್ಪಿಗೆ ಪಡೆಯಲ್ಪಟ್ಟಿವೆ
(3-5-2011 ರಿಂದ 2-5-2013)
ಮಾತ್ರ ಮಾನ್ಯರಾದ ಅಧ್ಯಕ್ಷರ.





CONDITIONS:

- All conditions should be adhered to strictly as stipulated in the re-modified work order issued while approving the residential development plan for construction of apartment building on @ Sy. Nos. 3/1B, 3/2, 7 & 162 of Haralur village, Varthur Hobli, of Sarjapura Road, Bangalore East Taluk, vide No. BDA/TPM/GH-28/5068/2010-11 dated: 15.03.2011.
- All conditions imposed by the various statutory bodies should be adhered to strictly failing which issue of Occupancy certificate will not be considered and revised NOC from AAI should be obtained for the purpose of Helipad before applying for Occupancy Certificate.
- No construction activities is allowed in the open spaces, parks and CA areas which are relinquished through registered deed to BDA and protect and improve the same by providing chain link fencing.
- If any Kharab land coming in the said survey no's should not be utilized for any other construction activities.
- Developer should develop the park areas as reserved in Development plan by planting saplings.
- In the premises entry and exit for vehicular traffic should be regulated with security arrangement within the premises and it shall not disturb any other vehicular traffic.
- The developer shall pay the betterment tax as and when fixed and demanded by BDA.
- The developer shall abide by the condition as and when imposed by BDA.
- The developer is solely responsible for stability and safety of the building and BDA will not be responsible for structural safety of the building.
- Provision for Rain Water Harvesting should be provided.
- Provision for dual piping system should be provided for potable water and non-potable water.
- Provision for sewage treatment plant should be provided and re-cycled water should be utilized and the entire effluent generated should not be discharged to the natural valley/stream/tank.
- The Area reserved for segregation of garbage disposal of plastic and other materials compost should be made in the premises.
- Khata/license shall be obtained from local authorities before commencement of work.
- All conditions imposed by the KSPCB should be adhered to strictly vide their consent letter No. KSPCB/CFE/CP-160/2010-11/346 dated: 29th May 2010 & No. KSPCB/CFE/CP - 160/2007-08/5121 dated: 7th November 2007. & State Level Environment Impact Assessment Authority, Karnataka Vide Letter No. SEAA:39: CON: 2010 dated: 19th November 2010. (Constituted by Ministry of Environment & Forests, Government of India)
- Applicant shall abide by the conditions stipulated in this letter issued by the Principal Secretary, Labour Department vide their letter dated: 04.03.2006
- If it is established that the information/documents furnished by the applicant is false the plan sanctioned gets cancelled without intimation.
- Applicant shall make their own arrangement for water supply and will not depend on BWSSB for supply of water.
- The area earmarked for transformer yard in the drawing should be utilized for the same purpose.
- This plan sanction is supersedes the earlier sanctioned plan vide No. BDA/PS/EM/EO3/TA- 1/Eas/50/2010-11 dated: 26.08.2010.

A. The Hon'ble Commissioner has approved the plan vide No.622 dated 28.04.2011

B. The applicant has paid the Plan Sanctioning fees as follows vide Chalan No. 3,081 dated 08/05/2011

1 Processing Fee	30,46,180.00
2 Ground Rent	3,54,880.00
3 Development Charges	17,744.00
4 Slum Clearance Cess	
5 Workers Welfare Cess	6,20,685.00
6 Security Deposits	8,87,200.00
7 Plan Copies	1,26,000.00
Total	50,52,689.00

(Rupees Fifty Lakhs Fifty Two Thousand Six Hundred and Eighty Nine Only)

ನೀಡಲ್ಪಟ್ಟ 3-1-11-2011.2012
ದರಿದ್ರಾ ಪರಿಹಾರ ಕಾಯಿದೆ, 1980 ರಡಿ
ರೂಪಾಯಿ 50,52,689.00 ರ
(3-5-2011 ರಿಂದ 2-5-2013
ಮಾತು 3 ವರ್ಷಗಳಿಗಾಗಿ)

3-5-11
03/11

Block - 01A Block - 01B Block - 01C

SOBHA CLASSIC & SIGNATURE
FAR CALCULATIONS

SITE AREA (A)	135.51	SQMT
NET SITE AREA (A - B)	127.75	SQMT
10% SITE AREA TO BE RESERVED FOR OPEN SPACES	12.78	SQMT
PROPOSED SITE AREA FOR OPEN SPACES	114.97	SQMT
5% SITE AREA TO BE RESERVED FOR C.A SITE	6.39	SQMT
NET SITE AREA	108.58	SQMT
TOTAL NO OF UNITS	127.75	
PERMISSIBLE F.A.R	2.34	
TOTAL NET F.A.R AREA OF ALL FLOORS BLOCK - 01A	238.75	
F.A.R ACHIEVED	2.34	
PERMISSIBLE GROUND COVERAGE	55%	
TOTAL GROUND COVERAGE AREA OF BLOCK - 01A	59.73	SQMT
GROUND COVERAGE	55%	

SCHEDULE OF OPENINGS

SL.No.	DESCRIPTION	TYPE	SIZE
1	MAIN DOOR	D1	1050 x 2150
2	DOOR	D1	950 x 2150
3	DOOR	D2	850 x 2150
4	ALUMINIUM DOOR	D3	850 x 2150
5	KITCHEN DOOR	KD	850 x 2150
6	KITCHEN WINDOW	KW	750 x 1030
7	SLIDING DOORS	SD	2450 x 2150
8	FIRE RES. DOOR	FD	1050 x 2150
9	WINDOW	W1	1550 x 1030
10	VENTILATOR	V	650 x 930
11	VENTILATOR	V1	650 x 1350

FOR APPROVAL

SIGN. _____
(DEEPAK DINESH.P) BCC /BL 3.6/A/2001-09-10

ARCHITECTS

SOBHA
DEVELOPERS LTD.
ARCHITECTS, ENGINEERS, BUILDERS AND DEVELOPERS.
No. 4, RAJARAM MOHAN ROY ROAD,
BANGALORE 560 025 TEL: 22104594, 22104595 FAX: 22104673
Email: architects@sobha.co.in

DEALT BY: VASANTH SCALE = 1 : 200

CHECKED BY: DEEPAK DATE : 30-04-2011

NORTH PROJECT NO: 0300B

DRAWING NO.: 0300B/09/12/30/AD/SUB/0004

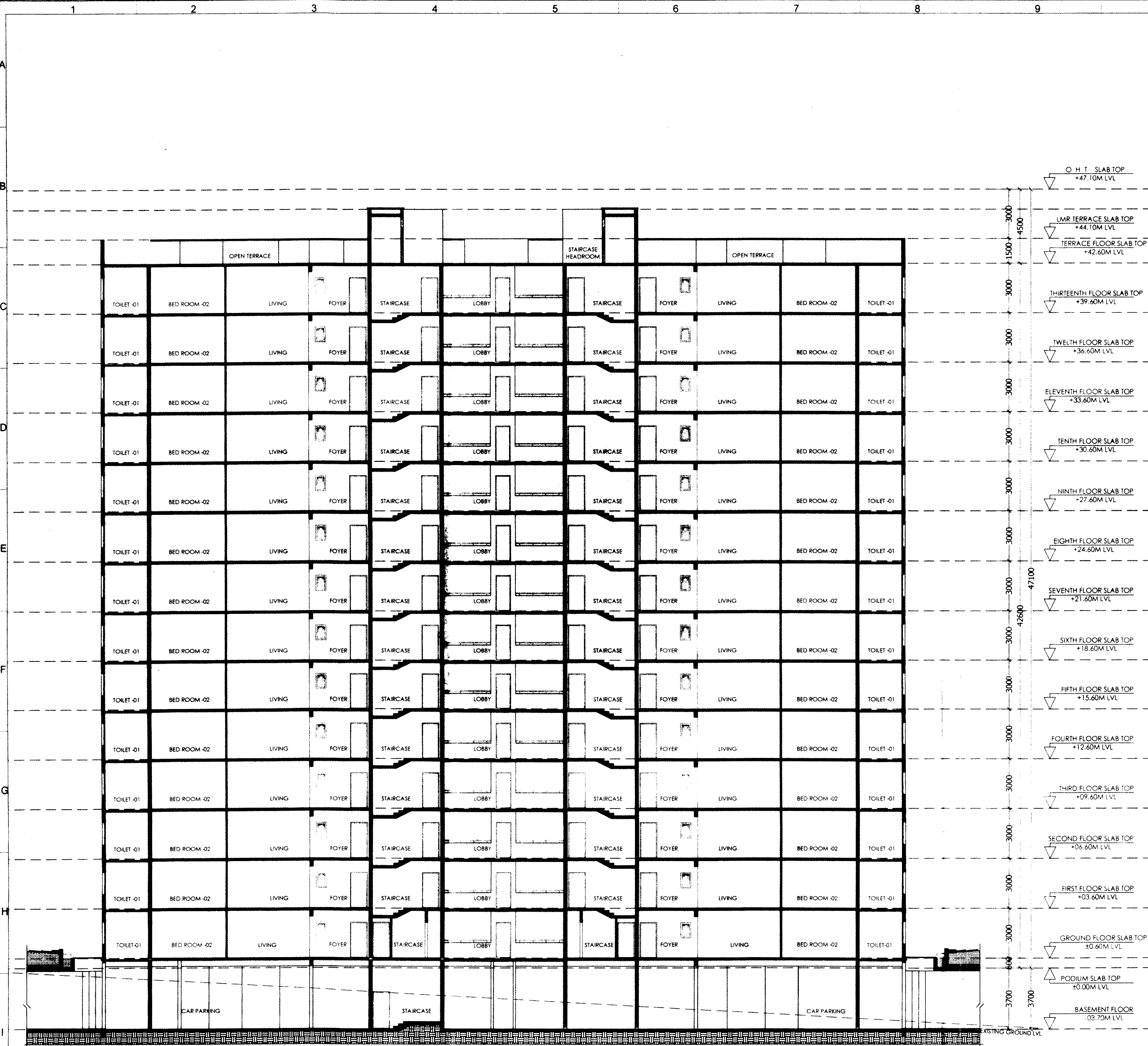
REV. NO.

JOB TITLE

MODIFIED RESIDENTIAL BUILDING PLAN
ON SURVEY NOS. 3/1B, 3/2, 7 & 162
HARALUR VILLAGE, VARTHUR HOBLI
BANGALORE EAST TALUK, OFF SARJAPUR ROAD

DRAWING TITLE

TYPICAL FLOOR PLAN &
(01st to 12th - +03.60m to +36.60m)
13th FLOOR PLAN
BLOCK - 01 (+39.60m) SHEET 04 OF 18



TYPICAL SECTION

CONDITIONS :-

- All conditions should be adhered to strictly as stipulated in the re-modified work order issued while approving the residential development plan for construction of apartment building on @ Sy. Nos. 3/18, 3/2, 7 & 162 of Haralur village, Varthur Hobli, of Sarjapura Road, Bangalore East Taluk, vide No. BDA/TPM/GH-28/5068/2010-11 dated:15.03.2011.
- All conditions imposed by the various statutory bodies should be adhered to strictly failing which issue of Occupancy certificate will not be considered and revised NOC from AAI should be obtained for the purpose of Helipad before applying for Occupancy Certificate.
- No construction activities is allowed in the open spaces, parks and CA areas which are relinquished through registered deed to BDA and protect and improve the same by providing chain link fencing.
- If any Khorab land coming in the said survey no's should not be utilized for any other construction activities.
- Developer should develop the park areas as reserved in Development plan by planting saplings.
- In the premises entry and exit for vehicular traffic should regulated with security arrangement within the premises and it shall not disturb any other vehicular traffic.
- The developer shall pay the betterment tax as and when fixed and demanded by BDA.
- The developer shall abide by the condition as and when imposed by BDA.
- The developer is solely responsible for stability and safety of the building and BDA will not be responsible for structural safety of the building.
- Provision for Rain Water Harvesting should be provided.
- Provision for dual piping system should be provided for potable water and non-potable water.
- Provision for sewage treatment plant should be provided and re-cycled water should be utilized and the entire effluent generated should not be dis-charged to the natural valley/stream/tank.
- The Area reserved for segregation of garbage disposal of plastic and other materials compost should be made in the premises.
- Khata/license shall be obtained from local authorities before commencement of work.
- All conditions imposed by the KSPCB should be adhered to strictly vide their consent letter No. KSPCB/CFE/CP-160/2010-11/346 dated: 29th May 2010 & No.KSPCB/CFE/CP - 160/2007-08/5121 dated: 7th November 2007 & State Level Environment Impact Assessment Authority, Karnataka Vide Letter No. SEIAA:39/CON : 2010 dated: 19th November 2010. (Constituted by Ministry of Environment & Forests, Government of India)
- Applicant shall abide by the conditions stipulated in this letter issued by the Principal Secretary, Labour Department vide their letter dated: 04.03.2006
- If it is established that the information/documents furnished by the applicant is false the plan sanctioned gets cancelled without intimation.
- Applicant shall make their own arrangement for water supply and will not depend on BWSSB for supply of water.
- The area earmarked for transformer yard in the drawing should be utilized for the same purpose.
- This plan sanction is supercedes the earlier sanctioned plan vide No. BDA/PS/EM/EO3/TA- 1/East/50/2010-11 dated: 26.08.2010.

A. The Hon'ble Commissioner has approved the plan vide No.622 dated 28.04.2011

B. The applicant has paid the Plan Sanctioning fees as follows vide Chalan No.3641 dated 22/04/2011

1 Processing Fee	30,46,180.00
2 Ground Rent	3,54,880.00
3 Development Charges	17,744.00
4 Slum Clearance Cess	—
5 Workers Welfare Cess	6,20,685.00
6 Security Deposits	8,87,200.00
7 Plan Copies	1,26,000.00
Total	50,52,689.00

(Rupees Fifty Lakhs Fifty Two Thousand Six Hundred and Eighty Nine Only)

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸರ್ಕಾರ
ಪ್ರಾಂತ್ಯೀಯ ಮಂತ್ರಿ ಸಚಿವರು
ಬೆಂಗಳೂರು ನಗರ ಸರ್ಕಾರ
(3-5-2011 ರಿಂದ 2-5-2013)
ಮಾನ್ಯ ಮಂತ್ರಿ ಸಚಿವರು
3-5-2011
ಮಾನ್ಯ ಮಂತ್ರಿ ಸಚಿವರು
ಮಾನ್ಯ ಮಂತ್ರಿ ಸಚಿವರು

SITE PLAN - NTS

KEY PLAN - NTS

Block - 01A Block - 01B Block - 01C

SOBHA CLAUSE & SIGNATURE

SITE AREA (A)	1819.42	SQMT
AREA RESERVED FOR ROAD WIDENING (B)	12.12	SQMT
NET SITE AREA (A-B)	1807.30	SQMT
10% SITE AREA TO BE RESERVED FOR OPEN SPACES	180.73	SQMT
PROPOSED SITE AREA FOR OPEN SPACES	180.73	SQMT
10% SITE AREA TO BE RESERVED FOR C.A. SITE	180.73	SQMT
ZONE	C-200	
TOTAL NO. OF UNITS	128	
PERMISSIBLE F.A.R.	1.28	
TOTAL NET F.A.R. AREA OF ALL FLOORS BLOCK - 01A	2313.34	SQMT
F.A.R. ACHIEVED	1.28	
PERMISSIBLE GROUND COVERAGE	10%	
TOTAL GROUND COVERAGE AREA OF BLOCK - 01A & 01B	180.73	SQMT
GROUND COVERAGE	10%	

SCHEDULE OF OPENINGS

SL.No.	DESCRIPTION	TYPE	SIZE
1	MAIN DOOR	D	1000 X 2100
2	DOOR	D1	800 X 2100
3	DOOR	D2	800 X 2100
4	ALUMINIUM DOOR	D3	800 X 2100
5	KITCHEN DOOR	KD	800 X 2100
6	KITCHEN WINDOW	KW	750 X 1000
7	SLIDING DOORS	SD	2400 X 2100
8	FIRE RES. DOOR	FD	1000 X 2100
9	WINDOW	W1	1600 X 1500
10	VENTILATOR	V	600 X 600
11	VENTILATOR	V1	600 X 1500

FOR APPROVAL

SIGN.....
(DEEPAK DINESH.P) BCC /BL 3.6/A/2001:09-10

REVISIONS

SL.NO.	DATE	REVISIONS	BY	CHK

ARCHITECTS :

SOBHA DEVELOPERS LTD.
ARCHITECTS, ENGINEERS, BUILDERS AND DEVELOPERS
No.4, RAJARAM MOHAN ROY ROAD,
BANGALORE 560 025 TEL: 2214084, 2214085 FAX: 2214073
Email: sobha@sobha.co.in

DEALT BY: VASANTH

CHECKED BY: DEEPAK

NORTH

SCALE = 1 : 100

DATE : 30-04-2011

PROJECT NO: 03008

DRAWING NO.:
03008/09/12/30AD/SUB/0004

REV.NO.

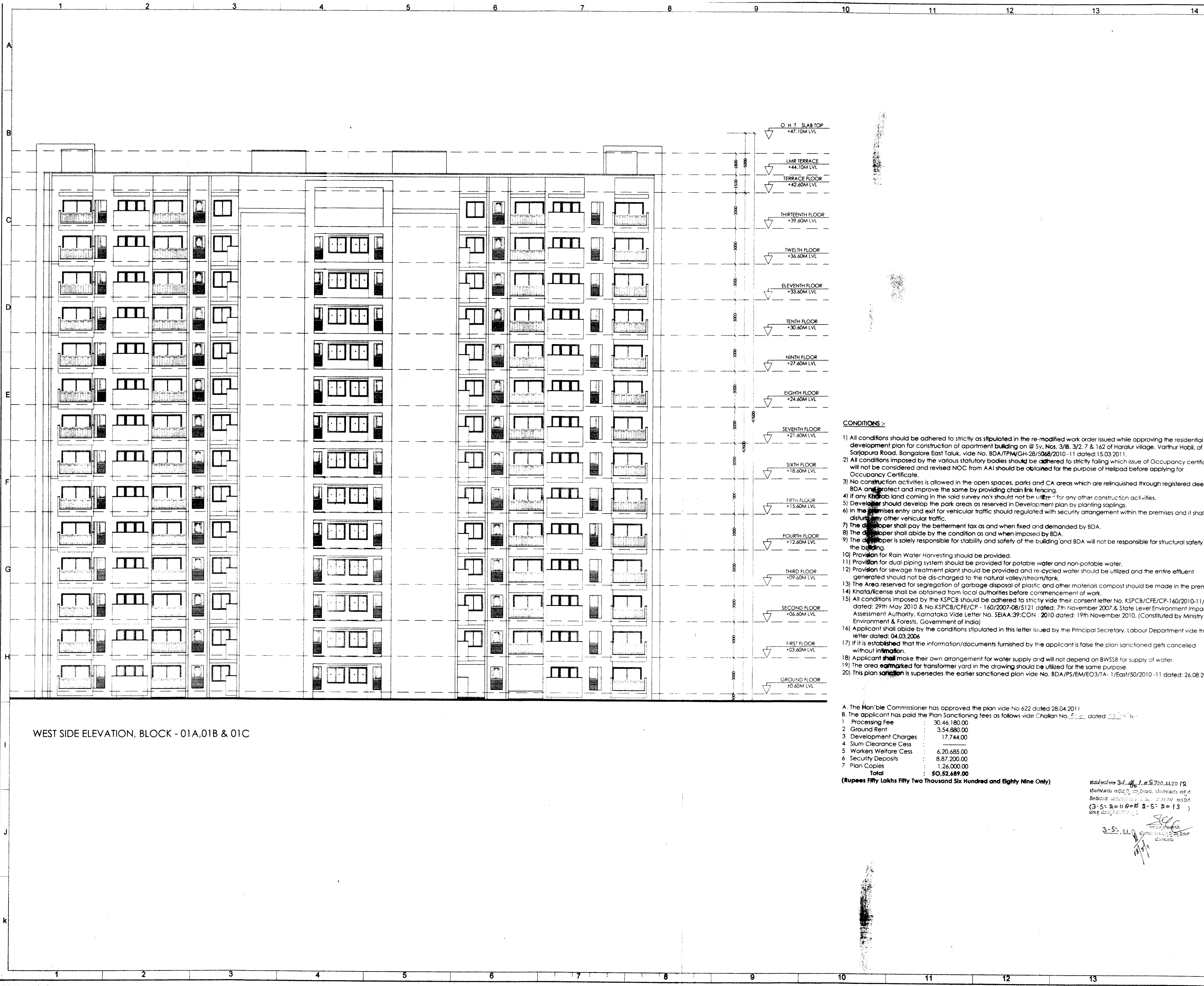
JOB TITLE

MODIFIED RESIDENTIAL BUILDING PLAN
ON SURVEY NOS. 3/18,3/2, 7 & 162
HARALUR VILLAGE, VARTHUR HOBLI
BANGALORE EAST TALUK, OFF SARJAPUR ROAD

DRAWING TITLE

TYPICAL SECTION

BLOCK - 01A,01B & 01C



WEST SIDE ELEVATION, BLOCK - 01A,01B & 01C

CONDITIONS :-

- 1) All conditions should be adhered to strictly as stipulated in the re-modified work order issued while approving the residential development plan for construction of apartment building on @ Sy. Nos. 3/18, 3/2, 7 & 162 of Haralur village, Varthur Hobli, of Sarjapura Road, Bangalore East Taluk, vide No. BDA/TPM/GH-28/5068/2010-11 dated:15.03.2011.
- 2) All conditions imposed by the various statutory bodies should be adhered to strictly failing which issue of Occupancy certificate will not be considered and revised NOC from AAI should be obtained for the purpose of Helpaid before applying for Occupancy Certificate.
- 3) No construction activities is allowed in the open spaces, parks and CA areas which are relinquished through registered deed to BDA and protect and improve the same by providing chain link fencing.
- 4) If any Khatab land coming in the said survey no's should not be utilize " for any other construction activities.
- 5) Developer should develop the park areas as reserved in Development plan by planting saplings.
- 6) In the premises entry and exit for vehicular traffic should regulated with security arrangement within the premises and it shall not disturb any other vehicular traffic.
- 7) The developer shall pay the betterment tax as and when fixed and demanded by BDA.
- 8) The developer shall abide by the condition as and when imposed by BDA.
- 9) The developer is solely responsible for stability and safety of the building and BDA will not be responsible for structural safety of the building.
- 10) Provision for Rain Water Harvesting should be provided.
- 11) Provision for dual piping system should be provided for potable water and non-potable water.
- 12) Provision for sewage treatment plant should be provided and re-cycled water should be utilized and the entire effluent generated should not be dis-charged to the natural valley/stream/tank.
- 13) The Area reserved for segregation of garbage disposal of plastic and other materials compost should be made in the premises.
- 14) Khata/license shall be obtained from local authorities before commencement of work.
- 15) All conditions imposed by the KSPCB should be adhered to strictly vide their consent letter No. KSPCB/CFE/CP-160/2010-11/346 dated: 29th May 2010 & No.KSPCB/CFE/CP - 160/2007-08/5121 dated: 7th November 2007 & State Level Environment Impact Assessment Authority, Karnataka Vide Letter No. SEIAA/39/CON : 2010 dated: 19th November 2010. (Constituted by Ministry of Environment & Forests, Government of India)
- 16) Applicant shall abide by the conditions stipulated in this letter issued by the Principal Secretary, Labour Department vide their letter dated: 04.03.2006
- 17) If it is established that the information/documents furnished by the applicant is false the plan sanctioned gets cancelled without intimation.
- 18) Applicant shall make their own arrangement for water supply and will not depend on BWSSB for supply of water.
- 19) The area earmarked for transformer yard in the drawing should be utilized for the same purpose.
- 20) This plan sanction is supersedes the earlier sanctioned plan vide No. BDA/PS/EM/EO3/TA - 1/East/50/2010-11 dated: 26.08.2010.

A. The Hon'ble Commissioner has approved the plan vide No.622 dated:28.04.2011

B. The applicant has paid the Plan Sanctioning fees as follows vide Chalan No. 5 dated: 15.03.2011

1. Processing Fee	30,46,180.00
2. Ground Rent	3,54,880.00
3. Development Charges	17,744.00
4. Slum Clearance Cess	
5. Workers Welfare Cess	6,20,685.00
6. Security Deposits	8,87,200.00
7. Plan Copies	1,26,000.00
Total	50,52,689.00

(Rupees Fifty Lakhs Fifty Two Thousand Six Hundred and Eighty Nine Only)

ಸಹಿ/ಸಂಖ್ಯೆ 3-1-28/1.2.5720.11.20 (2
ತರೀಖೆ 28/04/2011 ರಂದು, ಮಂಜೂರು ಆಗಿ
ಇರುವ ಸರ್ಕಾರಿ ಆದೇಶದ ಅಡಿಯಲ್ಲಿ
(3-5-2011ರೂ 2-5-2013)
ಅಧಿಕಾರವಹಿಸಿದೆ.

3-5-11/2
ಸಹಿ/ಸಂಖ್ಯೆ 3-1-28/1.2.5720.11.20 (2
ತರೀಖೆ 28/04/2011 ರಂದು, ಮಂಜೂರು ಆಗಿ
ಇರುವ ಸರ್ಕಾರಿ ಆದೇಶದ ಅಡಿಯಲ್ಲಿ
(3-5-2011ರೂ 2-5-2013)
ಅಧಿಕಾರವಹಿಸಿದೆ.

SITE PLAN - N T S

KEY PLAN - N T S

Block - 01A Block - 01B Block - 01C

SOBHA CLASSIC & SIGNATURE

FAR CALCULATIONS

SITE AREA (A)	1814.42	RIGHT
AREA RESERVED FOR ROAD WIDENING (B)	138.12	RIGHT
NET SITE AREA (A - B)	1676.30	RIGHT
10% SITE AREA TO BE RESERVED FOR OPEN SPACES	167.63	RIGHT
PROPOSED SITE AREA FOR OPEN SPACES	167.63	RIGHT
PL SITE AREA TO BE RESERVED FOR C A SITE	1408.67	RIGHT
2% FINE	33.53	
TOTAL NO OF UNITS	275.00	
PERMISSIBLE F A R	1.30	
TOTAL NET F A R AREA OF ALL FLOORS,BLOCK - 01A	1814.42 SQM	
F A R ACHIEVED +	3628.84	3.34 + 1.30
TOTAL FAR AREA	3628.84	
10% OF SITE AREA	167.63	8%
PERMISSIBLE GROUND COVERAGE	167.63	
TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02	3352.68 SQM	
PLINTH AREA X 100	3352.68	14.25 + 8%
GROUND COVERAGE	3352.68	
NET SITE AREA	3352.68	

SCHEDULE OF OPENINGS

SL.NO.	DESCRIPTION	TYPE	SIZE
1	MAIN DOOR	D	1080 x 2160
2	DOOR	D1	850 x 2160
3	DOOR	D2	850 x 2160
4	ALUMINIUM DOOR	D3	850 x 2160
5	KITCHEN DOOR	KD	850 x 2160
6	KITCHEN WINDOW	KW	750 x 1030
7	SLIDING DOORS	SD	2450 x 2160
8	FIRE RES. DOOR	FD	1080 x 2160
9	WINDOW	W1	1550 x 1030
10	VENTILATOR	V	650 x 930
11	VENTILATOR	V1	650 x 1350

FOR APPROVAL

SIGN.....

(DEEPAK DINESH.P) BCC /BL 3.6/A/2001-09-10

REVISIONS

SL.NO.	DATE	REVISIONS	BY	CHK.

ARCHITECTS

SOBHA

DEVELOPERS LTD.

ARCHITECTS, ENGINEERS, BUILDERS AND DEVELOPERS,
No.4, RAJARAM MOHAN ROY ROAD,
BANGALORE 560 025 TEL: 22104564, 22104565 FAX: 22104570
Email: architects@sobha.co.in

DEALT BY: VASANTH

SCALE = 1 : 100

CHECKED BY: DEEPAK

DATE : 30-04-2011

NORTH

PROJECT NO. 0300B

DRAWING NO.

0300B/09/12/30/AD/SUB/0007

REV. NO.

JOB TITLE

MODIFIED RESIDENTIAL BUILDING PLAN
ON SURVEY NOS. 3/18,3/2, 7 & 162
HARALUR VILLAGE, VARTHUR HOBLI
BANGALORE EAST TALUK, OFF SARJAPUR ROAD

DRAWING TITLE

ELEVATION

BLOCK - 01A,01B & 01C

SHEET 07 OF 10

S.no	No's	Sizes	Area	Unit
01	1	53 045x35 00	1 856.57	m ²
02	1	34 445x20 02	344.74	m ²
03	1	18 56x20 02	371.57	m ²
04	1	34 51 74x5 43	167.82	m ²
05	1	34 5 43x1 70	4.62	m ²
06	1	34 15 10x4 75	35.86	m ²
07	1	15 10x1 965	29.67	m ²
08	1	34 45x1 965	3.39	m ²
Total Area - 2814.04 m ²				

S.no's	No's	Sizes	Area	Unit
01	1	34 11 81x1 55	9.15	m ²
02	1	58 061x11 811	685.74	m ²
03	1	34 056x59 612	120.92	m ²
04	1	34 1 551x39 206	32.36	m ²
05	1	39 206x14 216	557.35	m ²
Total Area - 1405.52 m ²				

BUILDING USE	(GROUP HOUSING DEVELOPMENT PLANS)
SITE AREA	= 28,110.42 m ²
ROAD WIDTH	= 12.10 M
95 % OF SITE AREA AVAILABLE FOR DEVELOPMENT	= 26,704.90 m ² (28,110.42 m ² - 1,405.52 m ²)
10% REQD FOR PARKS & OPEN SPACES	= 2,811.04 m ²
5% REQD FOR CIVIC AMENITIES	= 1,405.52 m ²
PROPOSED PARKS & OPEN SPACES	= 2,814.04 m ²
PROPOSED CIVIC AMENITIES	= 1,405.52 m ²

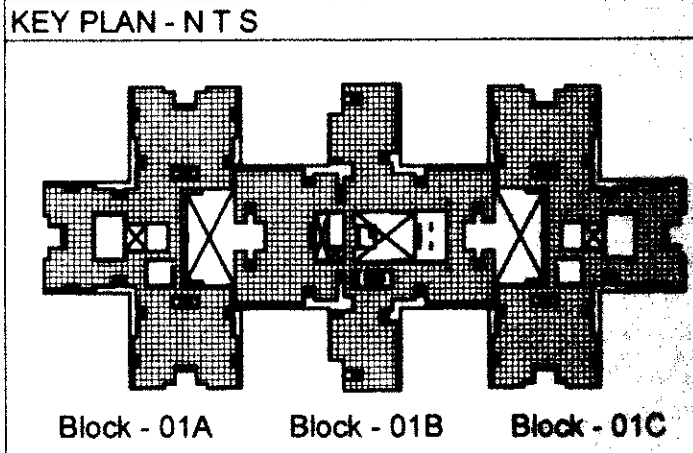
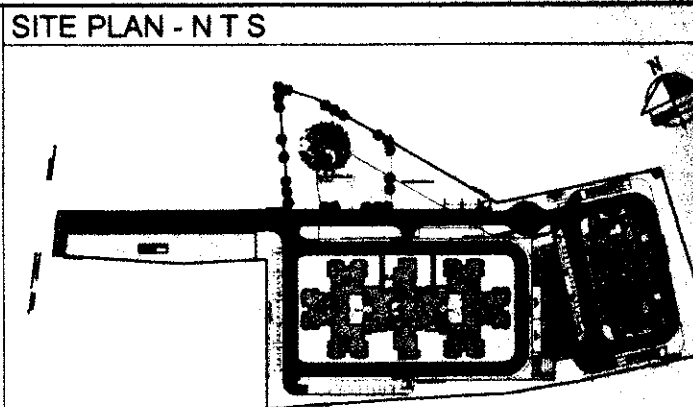
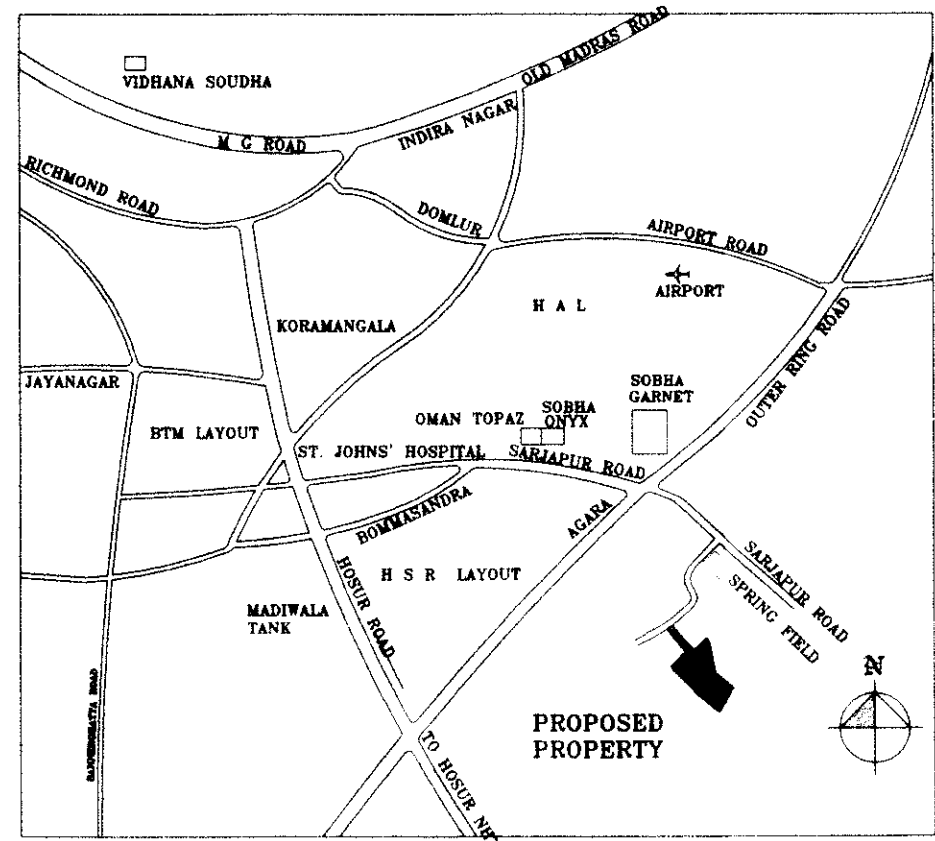
01	TOTAL SITE AREA	28,110.42 m ² (6A - 37.85G)
02	5% OF SITE AREA FOR CIVIC AMENITIES	1,405.52 m ²
03	10% OF SITE AREA FOR PARKS & OPEN SPACES	2,811.04 m ²
04	95% OF SITE AREA FOR DEVELOPMENT	26,704.90 m ² (28,110.42 m ² - 1,405.52 m ²)
05	AREA FOR ROAD WIDENING	132.12 m ²
06	SITE AREA AFTER ROAD WIDENING	26,572.78 m ² (CONSIDERED FOR GROUND COVERAGE)
07	NET F A R AREA	56,982.76 m ²
08	PERMISSIBLE F A R - 2.25	
09	F A R = TOTAL F A R AREA / PERMISSIBLE F A R	25,343.47
10	GROUND COVERAGE (Block - 01 & 02)	
11	PERMISSIBLE GROUND COVERAGE = 55 %	
12	ACHIEVED GROUND COVERAGE = (PERMISSIBLE GROUND COVERAGE / F A R) x 100 = (55 / 25,343.47) x 100 = 14.22%	
13	HEIGHT OF THE BUILDING	
14	PERMISSIBLE HEIGHT OF THE BUILDING	Above 50.00 M (For 16,000 sqm)
15	ACHIEVED HEIGHT OF THE BUILDING	BLOCK - 01 = 42.50 M & BLOCK - 02 = 62.30 M (top of the highest)
16	TOTAL NUMBER OF UNITS = 275 UNITS (BLOCK - 01 & 02 = 243 & 32 RESPECTIVELY)	
17	TYPE - 01 = 100/100 = 0.89 = 1 = 1X182 UNITS = 182 CARS	
18	TYPE - 02 = 100/100 = 1.06 = 1 = 1X81 UNITS = 081 CARS	
19	TYPE - 03 = 100/100 = 3.27 = 3 = 3X28 UNITS = 084 CARS	
20	TYPE - 04 = 100/100 = 3.30 = 3 = 3X04 UNITS = 012 CARS	
21	CAR PARKING REQUIRED= 339+34 (10% of 339 = 34) = 373 nos	
22	RECREATIONAL CLUB AREA - Block - 01 & 02 = 570.15 m ² & 899.43 m ² respectively	
23	TOTAL AREA - 1,405.52 m ² - 29.36 = 30 nos	
24	CAR PARKING PROVIDED = 373 + 30 = 403 CARS	
25	CAR PARKING REQUIRED = 373 + 30 = 403 CARS	

EXTENT OF SITE BOUNDARY	-----
EXTENT OF 16.0m SETBACK LINE	-----
BASEMENT LINE	-----
5% CIVIC AMENITIES	[Symbol]
10% OPEN SPACES	[Symbol]
AREA FOR ROAD WIDENING	[Symbol]
LANDSCAPE	[Symbol]
SWIMMING POOL	[Symbol]

CONDITIONS :-

- All conditions should be adhered to strictly as stipulated in the re-modified work order issued while approving the residential development plan for construction of apartment building on @ Sy. Nos. 3/18, 3/2, 7 & 162 of Haralur village, Varthur Hobli, of Sarjapura Road, Bangalore East Taluk, vide No. BDA/TFM/GH-28/5068/2010 -11 dated:15.03.2011.
- All conditions imposed by the various statutory bodies should be adhered to strictly failing which issue of Occupancy certificate will not be considered and revised NOC from AAI should be obtained for the purpose of Helpad before applying for Occupancy Certificate.
- No construction activities is allowed in the open spaces, parks and CA areas which are relinquished through registered deed to BDA and protect and improve the same by providing chain link fencing.
- If any Kharab land coming in the said survey no's should not be utilized for any other construction activities.
- Developer should develop the park areas as reserved in Development plan by planting saplings.
- In the premises entry and exit for vehicular traffic should regulated with security arrangement within the premises and it shall not disturb any other vehicular traffic.
- The developer shall pay the betterment tax as and when fixed and demanded by BDA.
- The developer shall abide by the conditions as and when imposed by BDA.
- The developer is solely responsible for stability and safety of the building and BDA will not be responsible for structural safety of the building.
- Provision for Rain Water Harvesting should be provided.
- Provision for dual piping system should be provided for potable water and non-potable water.
- Provision for sewage treatment plant should be provided and re-cycled water should be utilized and the entire effluent generated should not be dis-charged to the natural valley/stream/tank.
- The Area reserved for segregation of garbage disposal of plastic and other materials compost should be made in the premises.
- Khata/license shall be obtained from local authorities before commencement of work.
- All conditions imposed by the KSPCB should be adhered to strictly vide their consent letter No. KSPCB/CFE/CP-160/2010-11/346 dated: 29th May 2010 & No.KSPCB/CFE/CP - 160/2007-08/5121 dated: 7th November 2007 & State Level Environment Impact Assessment Authority, Karnataka Vide Letter No. SEIAA/39 : CON : 2010 dated: 19th November 2010. (Constituted by Ministry of Environment & Forests, Government of India)
- Applicant shall abide by the conditions stipulated in this letter issued by the Principal Secretary, Labour Department vide their letter dated: 04.03.2006
- If it is established that the information/documents furnished by the applicant is false the plan sanctioned gets cancelled without intimation.
- Applicant shall make their own arrangement for water supply and will not depend on BWSSB for supply of water.
- The area earmarked for transformer yard in the drawing should be utilized for the same purpose.
- This plan sanction is supersedes the earlier sanctioned plan vide No. BDA/PS/EM/EO3/TA- 1/East/50/2010 -11 dated: 26.08.2010.

- A. The Hon'ble Commissioner has approved the plan vide No.422 dated 28.04.2011.
- B. The applicant has paid the Plan Sanctioning fees as follows vide Challan No. 3241 dated 03.05.2011:
- | | |
|-------------------------|---------------------|
| 1. Processing Fee | 30,46,180.00 |
| 2. Ground Rent | 3,54,880.00 |
| 3. Development Charges | 17,744.00 |
| 4. Slum Clearance Cess | ----- |
| 5. Workers Welfare Cess | 6,20,685.00 |
| 6. Security Deposits | 8,87,200.00 |
| 7. Plan Copies | 1,24,000.00 |
| Total | 50,52,689.00 |
- (Rupees Fifty Lakhs Fifty Two Thousand Six Hundred and Eighty Nine Only)



SITE AREA (A)	= 28110.42	SQ.M
AREA RESERVED FOR ROAD WIDENING (B)	= 132.12	SQ.M
NET SITE AREA (A - B)	= 27978.30	SQ.M
5% OF SITE AREA TO BE RESERVED FOR OPEN SPACES	= 1398.91	SQ.M
PROPOSED SITE AREA FOR OPEN SPACES	= 2814.04	SQ.M
5% OF SITE AREA TO BE RESERVED FOR CIVIC AMENITIES	= 1398.91	SQ.M
PROPOSED SITE AREA FOR CIVIC AMENITIES	= 1405.52	SQ.M
TOTAL NO. OF UNITS	= 275	
PERMISSIBLE F A R	= 2.25	
TOTAL NET F A R AREA OF ALL FLOORS/BLOCK - 01 & 02	= 62,953.88	SQ.M
F A R ACHIEVED	= 25,343.47	
TOTAL FAR AREA	= 37,610.41	SQ.M
PERMISSIBLE GROUND COVERAGE	= 55%	
TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02	= 15,369.94	SQ.M
ACHIEVED GROUND COVERAGE	= 14.22%	

FOR APPROVAL

SIGN. _____

(DEEPAK DINESH.P) BCC /BL 3.6/A.2001.09-10

SIGN. _____

(OWNER'S SIGNATURE)

SL.NO	DATE	REVISIONS	BY	CHK.

ARCHITECTS :

SOBHA
DEVELOPERS LTD.
ARCHITECTS, ENGINEERS, BUILDERS AND DEVELOPERS,
No.1 RAJARAM MOHAN ROY ROAD,
BANGALORE 560 025 TEL. 22104584, 22104585 FAX. 22104573
Email: sobha@sobha.co.in

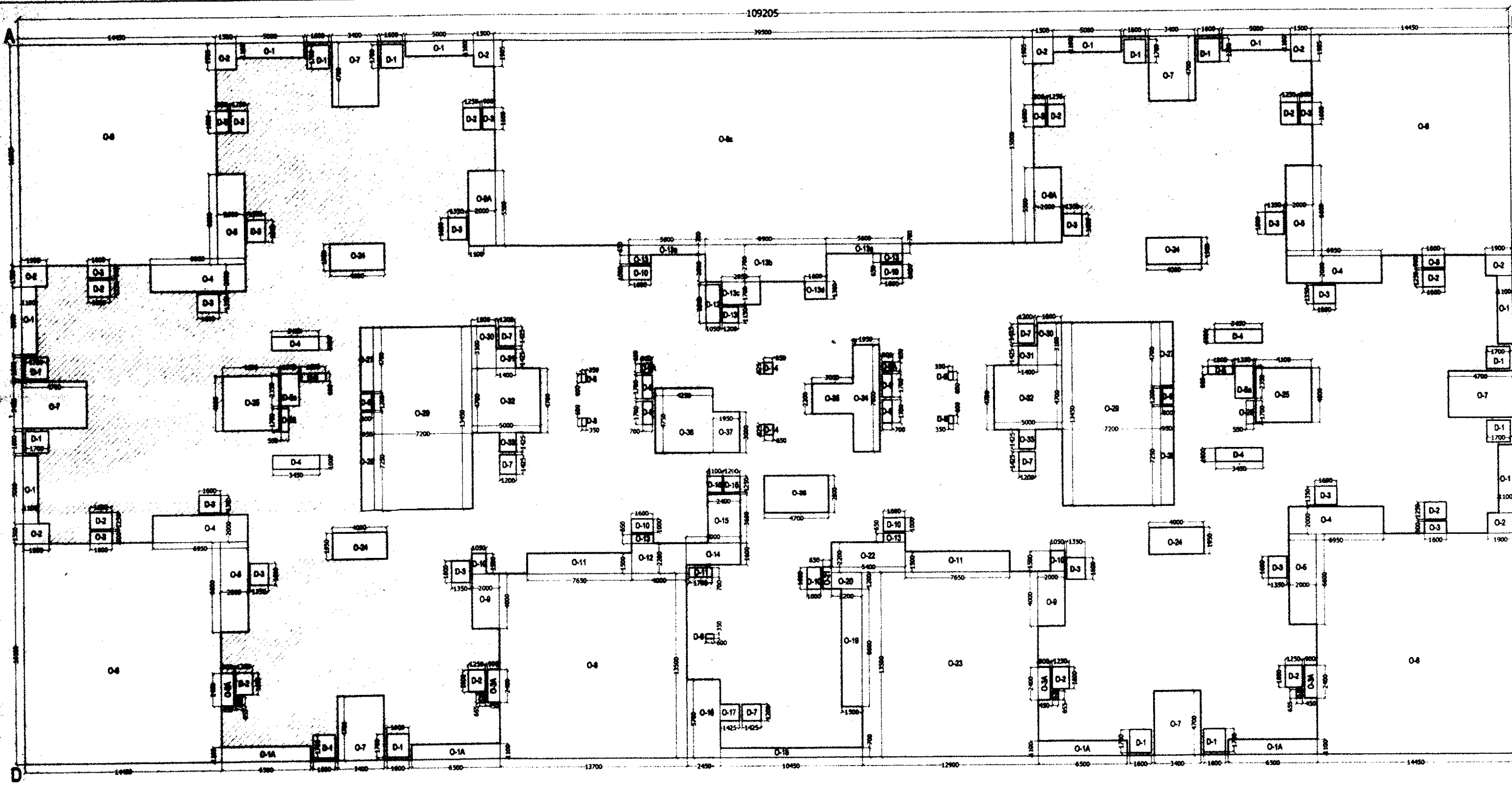
DEALT BY: VASANTH	SCALE = 1 : 400
CHECKED BY: DEEPAK	DATE : 30-04-2011
NORTH	PROJECT NO: 0300B
	DRAWING NO: 0300B/09/12/30/AD/SUB/0000
	REV.NO.

JOB TITLE

MODIFIED RESIDENTIAL BUILDING PLAN
ON SURVEY NOS. 3/18, 3/2, 7 & 162
HARALUR VILLAGE, VARTHUR HOBLI
BANGALORE EAST TALUK, OFF SARJAPURA ROAD

DRAWING TITLE

SITE AREA CALCULATION
(Civic Amenities & Park & Open Space)
BLOCK - 01 & 02



GROUND FLOOR LVL, BLOCK - 01

CONDITIONS :-

- 1) All conditions should be adhered to strictly as stipulated in the re-modified work order issued while approving the residential development plan for construction of apartment building on @ Sy. Nos. 3/1B, 3/2, 7 & 162 of Haralur Village, Varthur Hobli, of Sarjapur Road, Bangalore East Taluk, vide No. BDA/TPM/GH-28/5068/2010-11 dated:15.03.2011.
- 2) All conditions imposed by the various statutory bodies should be adhered to strictly failing which issue of Occupancy certificate will not be considered and revised NOC from AAI should be obtained for the purpose of Helpaid before applying for Occupancy Certificate.
- 3) No construction activities is allowed in the open spaces, parks and CA areas which are relinquished through registered deed to BDA and protect and improve the same by providing chain link fencing.
- 4) If any Kharab land coming in the said survey no's should not be utilized for any other construction activities.
- 5) Developer should develop the park areas as reserved in Development plan by planting saplings.
- 6) In the premises entry and exit for vehicular traffic should be regulated with security arrangement within the premises and it shall not disturb any other vehicular traffic.
- 7) The developer shall pay the betterment tax as and when fixed and demanded by BDA.
- 8) The developer shall abide by the condition as and when imposed by BDA.
- 9) The developer shall be responsible for stability and safety of the building and BDA will not be responsible for structural safety of the building.
- 10) Provision for Rain Water Harvesting should be provided.
- 11) Provision for dual piping system should be provided for potable water and non-potable water.
- 12) Provision for sewage treatment plant should be provided and re-cycled water should be utilized and the entire effluent generated should not be dis-charged to the natural valley/stream/tank.
- 13) The Area reserved for segregation of garbage disposal of plastic and other materials compost should be made in the premises.
- 14) Khata/license shall be obtained from local authorities before commencement of work.
- 15) All conditions imposed by the KSPCB should be adhered to strictly vide their consent letter No. KSPCB/CFE/CP-160/2010-11/346 dated: 29th May 2010 & No. KSPCB/CFE/CP - 160/2007-08/5121 dated: 7th November 2007 & State Level Environment Impact Assessment Authority, Karnataka Vide Letter No. SEAA/39 / CON : 2010 dated: 19th November 2010. (Constituted by Ministry of Environment & Forests, Government of India)
- 16) Applicant shall abide by the conditions stipulated in this letter issued by the Principal Secretary, Labour Department vide their letter dated: 04.03.2006
- 17) If it is established that the information/documents furnished by the applicant is false the plan sanctioned gets cancelled without intimation.
- 18) Applicant shall make their own arrangement for water supply and will not depend on BWSB for supply of water.
- 19) The area earmarked for transformer yard in the drawing should be utilized for the same purpose.
- 20) This plan sanction is supercedes the earlier sanctioned plan vide No. BDA/PS/EM/EO3/1A-1/East/50/2010-11 dated: 26.08.2010.

TABLE - 01
PROJECT INFORMATION

BUILDING USE	GROUP HOUSING (DEVELOPMENT PLANS)
SITE AREA	= 28,110.42 m ²
ROAD WIDTH	= 12.10 M
85 % OF SITE AREA AVAILABLE FOR DEVELOPMENT	= 28,110.42 - 1,405.52 = 26,704.90 m ²
10% REQD FOR PARKS & OPEN SPACES	= 2,811.04 m ² PROPOSED PARKS & OPEN SPACES = 2,814.04 m ²
5% REQD FOR CIVIC AMENITIES	= 1,405.52 m ² PROPOSED CIVIC AMENITIES = 1,405.52 m ²

TABLE - 02	
F A R CALCULATION	
01	TOTAL SITE AREA: 28,110.42 m ² (SA - 37,850)
02	8% OF SITE AREA FOR CIVIC AMENITIES: 1,405.52 m ²
03	10% OF SITE AREA FOR PARKS & OPEN SPACES: 2,811.04 m ²
04	85% OF SITE AREA FOR DEVELOPMENT: 26,704.90 m ² (28,110.42 m ² - 1,405.52 m ²)
05	AREA FOR ROAD WIDENING: 125.12 m ²
06	SITE AREA AFTER ROAD WIDENING: 26,579.78 m ² (CONSIDERED FOR GROUND COVERAGE)
07	NET F A R AREA: 88,972.08 m ²
08	PERMISSIBLE F A R - 2.35
09	F A R = TOTAL F A R AREA / PERMISSIBLE F A R = $\frac{88,972.08}{2.35} = 37,850$ m ² = 2.34
10	GROUND COVERAGE (Block - 01 & 02)
11	PERMISSIBLE GROUND COVERAGE = 55 %
12	ACHIEVED GROUND COVERAGE = $\frac{\text{PERMISSIBLE GROUND COVERAGE}}{\text{GROUND COVERAGE}} \times 100 = \frac{2.35}{2.35} \times 100 = 100\%$
13	HEIGHT OF THE BUILDING
14	PERMISSIBLE HEIGHT OF THE BUILDING - Above 50.00 M (For 18.00m setback)
15	ACHIEVED HEIGHT OF THE BUILDING - BLOCK - 01 = 42.00M & BLOCK - 02 = 62.00M (top of the helipad)
16	GROUND COVERAGE BETWEEN THE BUILDINGS SHALL BE 1/3 OF THE TALLEST BUILDING (28.110.42 / 3) = 9,370.14 m ²
17	TOTAL NUMBER OF UNITS = 275 UNITS (BLOCK - 01 & 02 = 245 & 32 RESPECTIVELY)
18	TYPE - 01 = 1200 sq.ft. = 111,111 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft.
19	TYPE - 02 = 1200 sq.ft. = 111,111 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft.
20	TYPE - 03 = 1200 sq.ft. = 111,111 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft.
21	TYPE - 04 = 1200 sq.ft. = 111,111 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft.
22	TYPE - 05 = 1200 sq.ft. = 111,111 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft.
23	TYPE - 06 = 1200 sq.ft. = 111,111 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft.
24	TYPE - 07 = 1200 sq.ft. = 111,111 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft.
25	TYPE - 08 = 1200 sq.ft. = 111,111 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft.
26	TYPE - 09 = 1200 sq.ft. = 111,111 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft.
27	TYPE - 10 = 1200 sq.ft. = 111,111 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft.
28	TYPE - 11 = 1200 sq.ft. = 111,111 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft.
29	TYPE - 12 = 1200 sq.ft. = 111,111 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft.
30	TYPE - 13 = 1200 sq.ft. = 111,111 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft.
31	TYPE - 14 = 1200 sq.ft. = 111,111 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft.
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33	TYPE - 16 = 1200 sq.ft. = 111,111 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft.
34	TYPE - 17 = 1200 sq.ft. = 111,111 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft.
35	TYPE - 18 = 1200 sq.ft. = 111,111 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft.
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38	TYPE - 21 = 1200 sq.ft. = 111,111 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft.
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40	TYPE - 23 = 1200 sq.ft. = 111,111 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft.
41	TYPE - 24 = 1200 sq.ft. = 111,111 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft.
42	TYPE - 25 = 1200 sq.ft. = 111,111 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft.
43	TYPE - 26 = 1200 sq.ft. = 111,111 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft.
44	TYPE - 27 = 1200 sq.ft. = 111,111 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft.
45	TYPE - 28 = 1200 sq.ft. = 111,111 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft.
46	TYPE - 29 = 1200 sq.ft. = 111,111 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft.
47	TYPE - 30 = 1200 sq.ft. = 111,111 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft.
48	TYPE - 31 = 1200 sq.ft. = 111,111 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft.
49	TYPE - 32 = 1200 sq.ft. = 111,111 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft.
50	TYPE - 33 = 1200 sq.ft. = 111,111 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft.
51	TYPE - 34 = 1200 sq.ft. = 111,111 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft.
52	TYPE - 35 = 1200 sq.ft. = 111,111 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft.
53	TYPE - 36 = 1200 sq.ft. = 111,111 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft.
54	TYPE - 37 = 1200 sq.ft. = 111,111 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft.
55	TYPE - 38 = 1200 sq.ft. = 111,111 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft.
56	TYPE - 39 = 1200 sq.ft. = 111,111 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft.
57	TYPE - 40 = 1200 sq.ft. = 111,111 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft.
58	TYPE - 41 = 1200 sq.ft. = 111,111 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft. = 10,000 sq.ft.
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CONDITIONS :-

- 1) All conditions should be adhered to strictly as stipulated in the re-modified work order issued while approving the residential development plan for construction of apartment building on @ Sy. Nos. 3/B/ 3/2, 7 & 162 of Haralur village, Varthur Hobli, of Sarjapura Road, Bangalore East Taluk, vide No. BDA/TPM/GH-28/5068/2010 -11 dated:15.03.2011.
- 2) All conditions imposed by the various statutory bodies should be adhered to strictly failing which issue of Occupancy certificate will not be considered and revised NOC from AAI should be obtained for the purpose of Helpaid before applying for Occupancy Certificate.
- 3) No construction activities is allowed in the open spaces, parks and CA areas which are relinquished through registered deed to BDA and protect and improve the same by providing chain link fencing.
- 4) If any Kharab land coming in the said survey no's should not be utilized for any other construction activities.
- 5) Developer should develop the park areas as reserved in Development plan by planting saplings.
- 6) In the premises entry and exit for vehicular traffic should regulated with security arrangement within the premises and it shall not disturb any other vehicular traffic.
- 7) The developer shall pay the betterment tax as and when fixed and demanded by BDA.
- 8) The developer shall abide by the condition as and when imposed by BDA.
- 9) The developer is solely responsible for stability and safety of the building and BDA will not be responsible for structural safety of the building.
- 10) Provision for Rain Water Harvesting should be provided.
- 11) Provision for dual piping system should be provided for potable water and non-potable water.
- 12) Provision for sewage treatment plant should be provided and re-cycled water should be utilized and the entire effluent generated should not be dis-charged to the natural valley/stream/tank.
- 13) The Area reserved for segregation of garbage disposal of plastic and other materials compost should be made in the premises.
- 14) Khata/Reserve shall be obtained from local authorities before commencement of work.
- 15) All conditions imposed by the KSPCB should be adhered to strictly vide their consent letter No. KSPCB/CFE/CP-160/2010-11/346 dated: 29th May 2010 & No.KSPCB/CFE/CP - 160/2007-08/5121 dated: 7th November 2007 & State Level Environment Impact Assessment Authority, Karnataka Vide Letter No. SEAA.39.COM - 4p10 dated: 19th November 2010. (Constituted by Ministry of Environment & Forests, Government of India)
- 16) Applicant shall abide by the conditions stipulated in this letter issued by the Principal Secretary, Labour Department vide their letter dated: 04.03.2006
- 17) If it is established that the information/documents furnished by the applicant is false the plan sanctioned gets canceled without intimation.
- 18) Applicant shall make their own arrangement for water supply and will not depend on BWSSB for supply of water.
- 19) The area earmarked for transformer yard in the drawing should be utilized for the same purpose.
- 20) This plan sanction is supercedes the earlier sanctioned plan vide No. BDA/PS/EM/EO/3/TA -1/East/50/2010-11 dated: 26.08.2010.

OPEN TO SKY AREA DEDUCTIONS				
S.No	NO	SIZES		AREA IN SQM
		LENGTH	BREADTH	
	A			$D = (B \times C) \times 4$
O-1	8	5.00	1.10	44.00
O-1A	4	6.50	1.10	28.60
O-2	8	1.50	1.91	22.86
O-3	8	0.90	1.60	11.52
O-3A	4	0.90	2.40	8.64
O-4	4	6.95	2.00	55.60
O-5	4	2.00	6.60	52.80
O-6	4	14.45	16.10	930.50
O-7	6	3.40	4.70	95.88
O-8	1	13.70	13.50	184.95
O-9a	1	36.50	15.00	562.50
O-9	2	2.00	4.00	16.00
O-9A	2	2.00	5.50	22.00
O-10	2	1.05	3.50	3.15
O-11	2	7.65	1.50	22.95
O-12	1	4.00	2.20	8.80
O-13	4	1.60	0.85	4.16
O-13a	2	5.60	0.70	7.84
O-13b	1	8.90	2.70	24.03
O-13c	1	2.85	1.70	4.85
O-13d	1	1.50	1.30	2.08
O-14	1	4.00	1.60	6.40
O-15	1	2.40	3.60	8.64
O-16	1	2.45	5.70	13.97
O-17	1	1.43	1.71	2.45
O-18	1	10.45	0.70	7.32
O-19	1	1.50	8.60	12.90
O-20	1	2.20	1.20	2.64
O-21	1	0.95	1.80	1.04
O-22	1	5.40	2.30	11.86
O-23	1	12.90	13.50	174.15
O-24	4	4.00	1.95	31.20
O-25	2	4.10	1.65	36.80
O-26	2	0.85	1.70	1.87
O-27	2	0.95	4.70	8.93
O-28	2	0.95	7.35	13.78
O-29	2	7.20	13.45	193.60
O-30	2	1.60	3.10	11.16
O-31	2	1.40	1.45	3.99
O-32	2	5.00	4.70	47.00
O-33	2	1.20	1.43	3.42
O-34	1	1.95	7.80	15.21
O-35	1	3.00	2.30	6.80
O-36	1	4.70	2.80	13.15
O-37	1	1.95	3.00	5.85
O-38	1	4.25	4.75	20.19
TOTAL OPEN TO SKY AREA				2793.38
CUTOUT AREA DEDUCTIONS				
S.No	NO	SIZES		AREA
		LENGTH	BREADTH	
SC-1	4	2.30	0.80	5.84
				5.84

A. The Hon'ble Commissioner has approved the plan vide No.622 dated 28.04.2011

B. The applicant has paid the Plan Sanctioning fees as follows vide Challan No. 3681 dated 02/05/2011

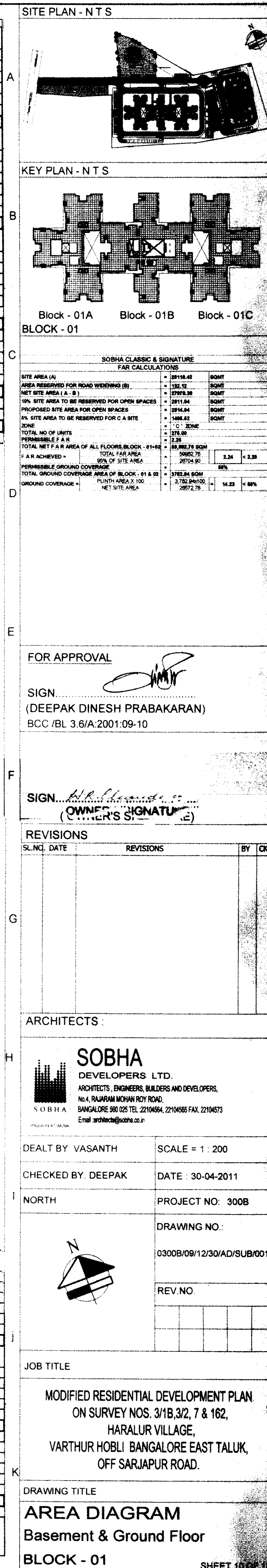
1 Processing Fee :	30.46,180.00	
2 Ground Rent :	3.54,880.00	
3 Development Charges :	17,744.00	
4 Slum Clearance Cess :	-----	
5 Workers Welfare Cess :	6,20,685.00	
6 Security Deposits :	8,87,300.00	
7 Plan Copies :	1,26,000.00	
Total	50,52,689.00	

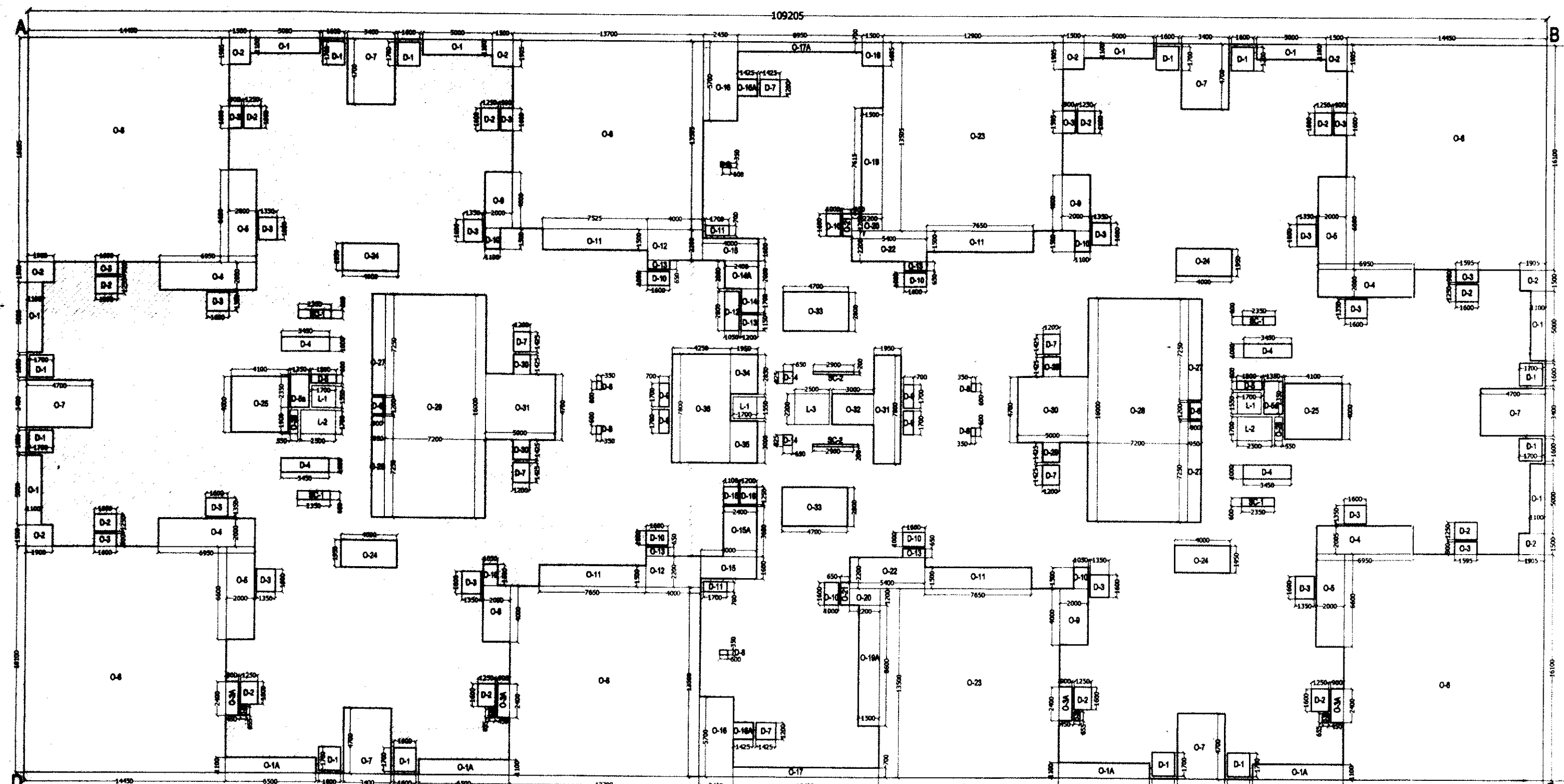
(Rupees Fifty Lakhs Fifty Two Thousand Six Hundred and Eighty Nine Only)

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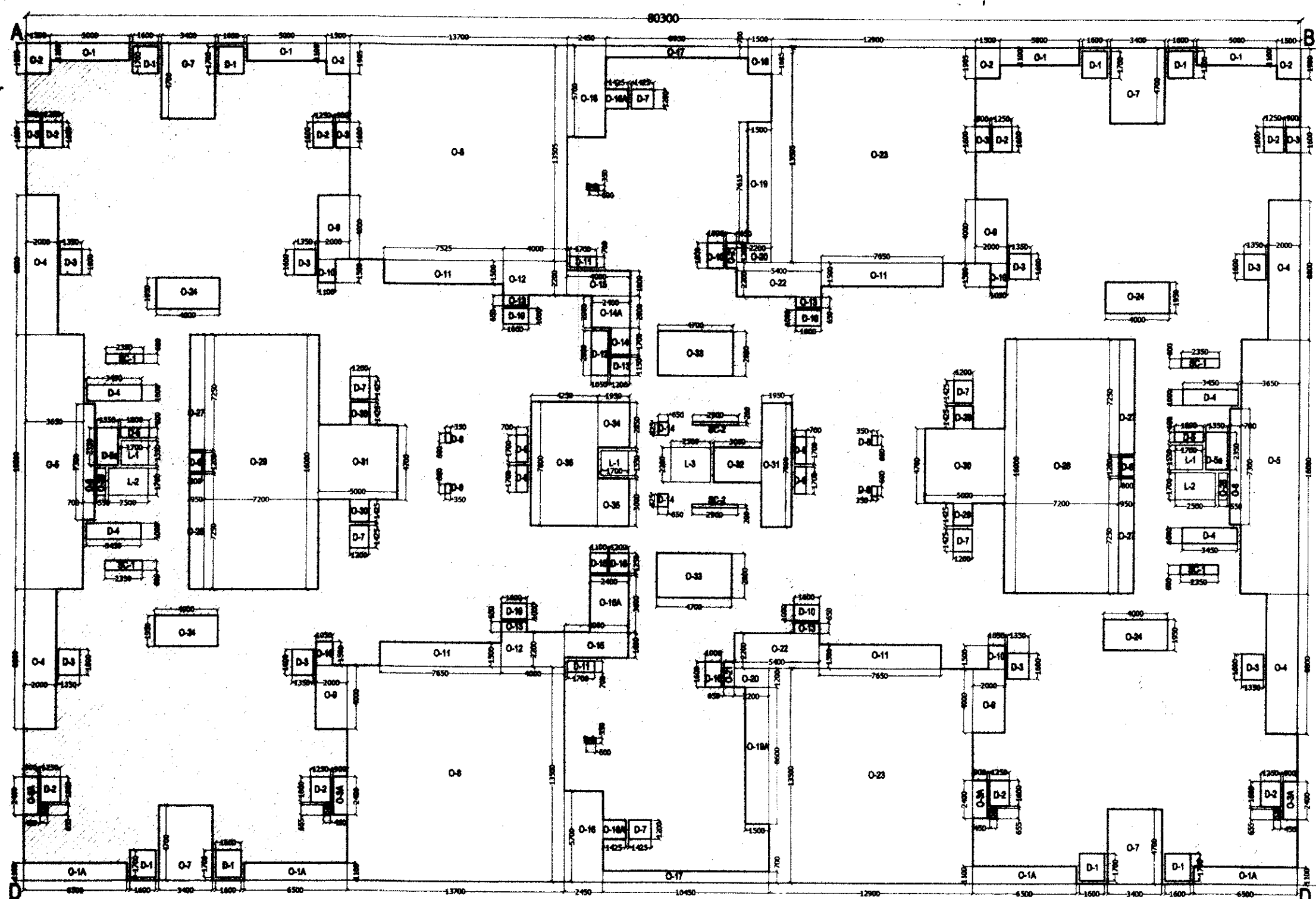
DUCT AREA DEDUCTIONS				
S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
D-1	12	1.60	1.70	32.64
D-2	12	1.25	1.80	24.00
D-2A	4	0.45	0.86	1.18
D-3	12	1.35	1.80	25.92
D-4	4	3.45	1.00	13.80
D-5	2	1.80	0.90	2.16
D-5A	2	1.35	2.35	6.35
D-6	2	0.80	1.20	1.92
D-7	5	1.20	1.43	8.55
D-8	5	0.35	0.80	1.05
D-9	4	0.70	1.70	4.76
D-9A	2	0.80	0.85	1.04
D-10	5	1.00	1.80	8.00
D-11	1	1.70	0.70	1.19
D-12	1	1.05	2.80	2.94
D-13	1	1.20	1.15	1.38
D-14	2	0.85	0.85	1.07
D-15	1	1.10	1.25	1.38
D-16	1	1.20	1.25	1.50
TOTAL DUCT AREA				140.92

LIFT SHAFT AREA DEDUCTIONS				
S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
L-1	3	1.70	1.55	7.91
L-2	2	2.50	1.70	8.50
L-3	1	2.50	2.20	5.50
TOTAL LIFT SHAFT AREA				21.91
TOTAL NON F A R AREA				
DESCRIPTION				AREA
OPEN TO SKY				2793.28
CLUT OUT				6.84
DUCTS				140.92
LIFT SHAFT				21.91
TOTAL NON F.A.R				2961.02
GROUND FLOOR F A R AREA CALCULATION				
AREA OF RECTANGLE (A B C D) = 109.209x62.605 =				5744.73
TOTAL DEDUCTION OF NON F A R AREA =				2961.02
TOTAL F.A.R AREA =				2783.11





TYPICAL FLOOR LEVEL (01ST - 12TH FLOOR)



13TH FLOOR LEVEL

OPEN TO SKY AREA DEDUCTIONS				
S.No	NOS	SIZES		AREA IN SQM
		LENGTH	BREADTH	
	A	B	C	D=(B x C) x A
O-1	4	5.00	1.10	22.00
O-1A	4	6.50	1.10	28.60
O-2	4	1.50	1.91	11.43
O-3	4	0.90	1.60	5.76
O-3A	4	0.90	2.40	8.64
O-4	4	2.00	8.80	70.40
O-5	2	3.85	16.00	116.80
O-6	2	0.70	7.30	10.22
O-7	4	3.40	4.70	63.82
O-8	2	13.70	13.50	366.90
O-9	4	2.00	4.00	32.00
O-10	4	1.05	1.50	6.30
O-11	4	7.85	1.50	45.90
O-12	2	4.00	2.20	17.60
O-13	4	1.60	0.65	4.16
O-14	1	1.20	1.70	2.04
O-14A	1	2.40	2.00	4.80
O-15	2	4.00	1.80	12.80
O-15A	1	2.40	3.60	8.64
O-16	2	2.45	5.70	27.93
O-16A	2	1.43	3.20	3.42
O-17	1	10.45	0.70	7.32
O-17A	1	8.95	0.70	6.27
O-18	1	1.50	1.66	2.53
O-19	1	1.50	7.62	11.42
O-19A	1	1.50	8.80	12.90
O-20	2	2.20	1.20	5.28
O-21	2	0.65	1.80	2.08
O-22	2	5.40	2.20	23.76
O-23	2	12.90	13.50	346.30
O-24	4	4.00	1.95	31.16
O-26	2	0.55	1.70	1.87
O-27	4	0.95	7.25	27.55
O-28	2	7.20	18.00	230.40
O-29	4	1.20	1.43	6.84
O-30	2	5.00	4.70	47.00
O-31	1	1.95	7.80	15.21
O-32	1	3.00	2.20	6.60
O-33	2	4.70	2.80	26.32
O-34	1	1.95	2.85	5.56
O-35	1	1.95	3.00	5.85
O-36	1	4.25	7.80	33.15
TOTAL OPEN TO SKY AREA				1730.62

CUTOUT AREA DEDUCTIONS				
S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
SC-1	4	2.35	0.80	5.84
SC-2	2	2.90	0.20	1.16
				6.80

TABLE - 3 AREA CALCULATION FOR BLOCK - 01 TYPICAL FLOORS (01st TO 12th)				
OPEN TO SKY AREA DEDUCTIONS				
S.No	NOS	SIZES		AREA IN SQMT
	A	B	BREADTH	D=(B x C) x A
O-1	8	1.10	5.00	44.00
O-1A	4	1.10	6.50	28.60
O-2	8	1.91	1.50	22.86
O-3	8	1.60	0.90	11.52
O-3A	4	2.40	0.90	8.64
O-4	4	6.95	2.00	55.60
O-5	4	2.00	6.80	52.80
O-6	4	14.45	16.10	930.58
O-7	6	3.40	4.70	95.98
O-8	2	13.70	13.50	369.90
O-9	4	2.00	4.00	32.00
O-10	4	1.05	1.50	6.30
O-11	4	7.65	1.50	45.90
O-12	2	4.00	2.20	17.60
O-13	4	1.60	0.65	4.16
O-14	1	1.20	1.70	2.04
O-14A	1	2.40	2.00	4.80
O-15	2	4.00	1.80	12.80
O-15A	1	2.40	3.60	8.64
O-16	2	2.45	5.70	27.93
O-16A	2	1.43	1.20	3.42
O-17	1	10.45	0.70	7.32
O-17A	1	8.95	0.70	6.27
O-18	1	1.50	7.62	11.42
O-19	1	1.50	7.80	11.42
O-19A	1	1.50	8.80	12.90
O-20	2	2.20	1.20	5.28
O-21	2	0.65	1.80	2.08
O-22	2	5.40	2.20	23.76
O-23	2	12.90	13.50	348.30
O-24	4	4.00	1.95	31.16
O-25	2	4.10	4.00	32.80
O-26	2	0.55	1.70	1.87
O-27	4	0.95	7.25	27.55
O-28	2	7.20	16.00	230.40
O-29	4	1.20	1.43	6.84
O-30	2	5.00	4.70	47.00
O-31	1	1.95	7.80	15.21
O-32	1	3.00	2.20	6.60
O-33	2	4.70	2.80	26.32
O-34	1	1.95	2.85	5.56
O-35	1	1.95	3.00	5.85
O-36	1	4.25	7.80	33.15
TOTAL OPEN TO SKY AREA				2876.08
CUTOUT AREA DEDUCTIONS				
S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
SC-1	4	2.35	0.80	5.84
SC-2	2	2.90	0.20	1.16
				6.80

CONDITIONS :-

- All conditions should be adhered to strictly as stipulated in the re-modified work order issued while approving the residential development plan for construction of apartment building on @ Sy. Nos. 3/1B, 3/2, 7 & 162 of Haralur village, Varthur Hobli, of Sarjapura Road, Bangalore East Taluk, vide No. BDA/TPM/GH-28/5068/2010-11 dated:15.03.2011.
- All conditions imposed by the various statutory bodies should be adhered to strictly failing which issue of Occupancy certificate will not be considered and revised NOC from AAI should be obtained for the purpose of Helipad before applying for Occupancy Certificate.
- No construction activities is allowed in the open spaces, parks and CA areas which are relinquished through registered deed to BDA and protect and improve the same by providing chain link fencing.
- If any Kharab land coming in the said survey no's should not be utilized for any other construction activities.
- Developer should develop the park areas as reserved in Development plan by planting saplings.
- In the premises entry and exit for vehicular traffic should be regulated with security arrangement within the premises and it shall not disturb any other vehicular traffic.
- The developer shall pay the betterment tax as and when fixed as demanded by BDA.
- The developer shall abide by the condition as and when imposed by BDA.
- The developer is solely responsible for stability and safety of the building and BDA will not be responsible for structural safety of the building.
- Provision for Rain Water Harvesting should be provided.
- Provision for dual piping system should be provided for potable water and non-potable water.
- Provision for sewage treatment plant should be provided and recycled water should be utilized and the entire effluent generated should not be discharged to the natural valley/stream/tank.
- The Area reserved for segregation of garbage disposal of plastic and other materials compost should be made in the premises.
- Kharab/land should be obtained from local authorities before commencement of work.
- All conditions imposed by the KSPCB should be adhered to strictly vide their consent letter No. KSPCB/CPE/CP-160/2010-11/346 dated: 29th May 2010 & No. KSPCB/CPE/CP - 160/2007-08/5121 dated: 7th November 2007 & State Level Environment Impact Assessment Authority, Karnataka vide Letter No. SEIAA:39/CON - 2010 dated: 19th November 2010. (Constituted by Ministry of Environment & Forests, Government of India)
- Applicant shall abide by the conditions stipulated in this letter issued by the Principal Secretary, Labour Department vide their letter dated: 04.03.2006
- If it is established that the information/documents furnished by the applicant is false the plan sanctioned gets canceled without intimation.
- Applicant shall make their own arrangement for water supply and will not depend on BWSSB for supply of water.
- The area earmarked for transformer yard in the drawing should be utilized for the same purpose.
- This plan sanction is superseded the earlier sanctioned plan vide No. BDA/PS/EM/EO3/TA- 1/Eas/50/2010-11 dated: 26.08.2010.

S.No	NOS	LENGTH	BREADTH	AREA
D-1	8	1.70	1.80	21.76
D-2	8	1.60	1.25	16.00
D-2A	4	0.45	0.85	1.16
D-3	8	1.60	1.35	17.28
D-4	4	3.45	1.00	13.80
D-5	2	1.80	0.80	2.16
D-5A	2	1.35	2.35	6.36
D-6	2	0.80	1.20	1.92
D-7	8	1.20	1.43	10.26
D-8	8	0.95	0.90	7.26
D-9	4	0.70	1.70	4.76
D-10	6	1.80	1.00	9.60
D-11	2	1.70	0.70	2.38
D-12	1	1.05	2.80	2.94
D-13	1	1.20	1.15	1.38
D-14	2	0.85	0.83	1.07
D-15	1	1.10	1.25	1.38
D-16	1	1.20	1.25	1.50
TOTAL DUCT AREA				116.97

S.No	NOS	LENGTH	BREADTH	AREA
L-1	3	1.70	1.55	7.91
L-2	2	2.50	1.70	8.50
L-3	1	2.50	2.20	5.50
TOTAL LIFT SHAFT AREA				21.91

DESCRIPTION	AREA
OPEN TO SKY	2876.08
CUT OUT	6.80
DUCTS	116.97
LIFT SHAFT	21.91
TOTAL NON F A R	1876.36

AREA OF RECTANGLE (A B C D) = 60.30x52.805 =	4224.18
TOTAL DEDUCTION OF NON F A R AREA =	1876.30
TOTAL F A R AREA =	2347.88

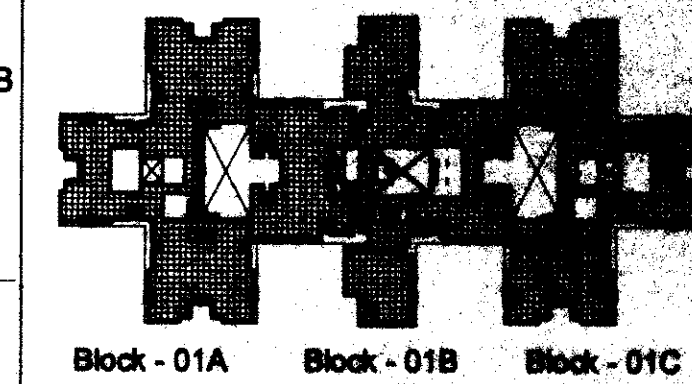
- A. The Hon'ble Commissioner has approved the plan vide No.622 dated 28.04.2011
 B. The applicant has paid the Plan Sanctioning fees as follows vide Chalan No. 3081 dated 24.05.2011
- | | |
|-------------------------|---------------------|
| 1. Planning Fee | 30,46,180.00 |
| 2. Ground Rent | 3,54,880.00 |
| 3. Development Charges | 17,744.00 |
| 4. Slum Clearance Cess | |
| 5. Workers Welfare Cess | 6,20,685.00 |
| 6. Security Deposits | 8,87,200.00 |
| 7. Plan Copies | 1,26,000.00 |
| Total | 50,52,689.00 |
- (Rupees Fifty Lakhs Fifty Two Thousand Six Hundred and Eighty Nine Only)

Noted and signed by the authority on 20/11/2012
 dated 20/11/2012, 20/11/2012, 20/11/2012
 3-5-11
 3-5-11

SITE PLAN - NTS



KEY PLAN - NTS



DESCRIPTION	AREA
AREA OF RECTANGLE (A B C D) = 100.20x52.805 =	5744.73
TOTAL DEDUCTION OF NON F A R AREA =	2840.27
TOTAL F A R AREA =	2894.46

DESCRIPTION	AREA
AREA OF RECTANGLE (A B C D) = 100.20x52.805 =	5744.73
TOTAL DEDUCTION OF NON F A R AREA =	2840.27
TOTAL F A R AREA =	2894.46

TYPICAL FLOORS F A R AREA FOR BLOCK - 1 =
 TYPICAL FLOORS (01st TO 12th) F A R AREA = 34745.48

FOR APPROVAL

SIGN.....
 (DEEPAK DINESH PRABAKARAN)
 BCC /BL 3.8/A/2001:09-10

SIGN.....
 (OWNER'S SIGNATURE)

REVISIONS

S.NO.	DATE	REVISIONS	BY	CHK

ARCHITECTS :

SOBHA
 DEVELOPERS LTD.
 ARCHITECTS, ENGINEERS, PLANNERS AND DEVELOPERS.
 10A, RAJAWADI ROAD, 2ND FLOOR, 2ND FLOOR, 2ND FLOOR
 BANGALORE 560004, 2ND FLOOR, 2ND FLOOR, 2ND FLOOR
 Email: sobha@sobha.co.in

DEALT BY: VASANTH SCALE = 1 : 200

CHECKED BY: DEEPAK DATE : 30-04-2011

NORTH PROJECT NO: 3008

DRAWING NO: 03008/08/1230/AD/SUB/001

REV.NO.

JOB TITLE

MODIFIED RESIDENTIAL DEVELOPMENT PLAN
 ON SURVEY NOS. 3/1B, 3/2, 7 & 162,
 HARALUR VILLAGE,
 VARTHUR HOBLI, BANGALORE EAST TALUK,
 OFF SARJAPURA ROAD.

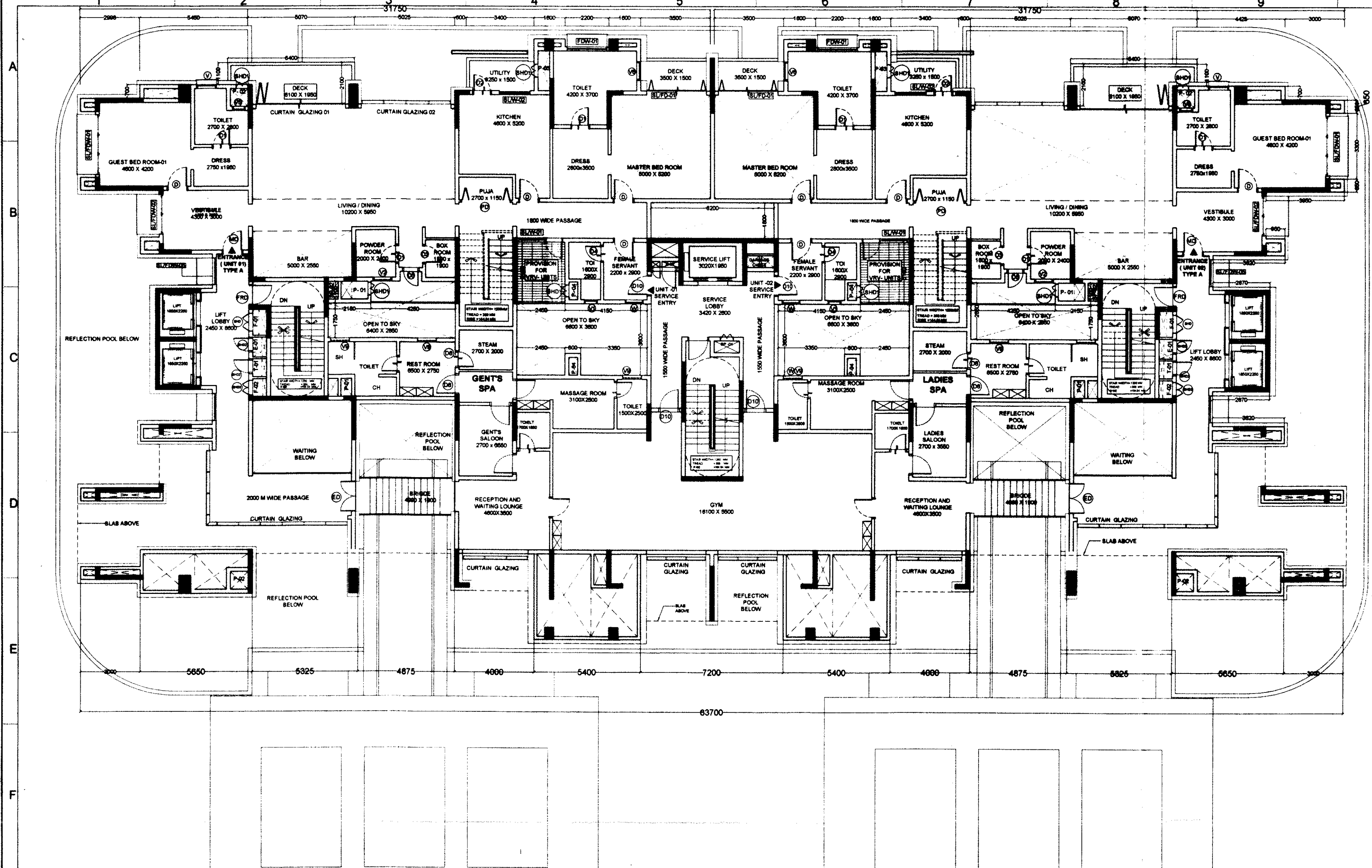
DRAWING TITLE

AREA DIAGRAM

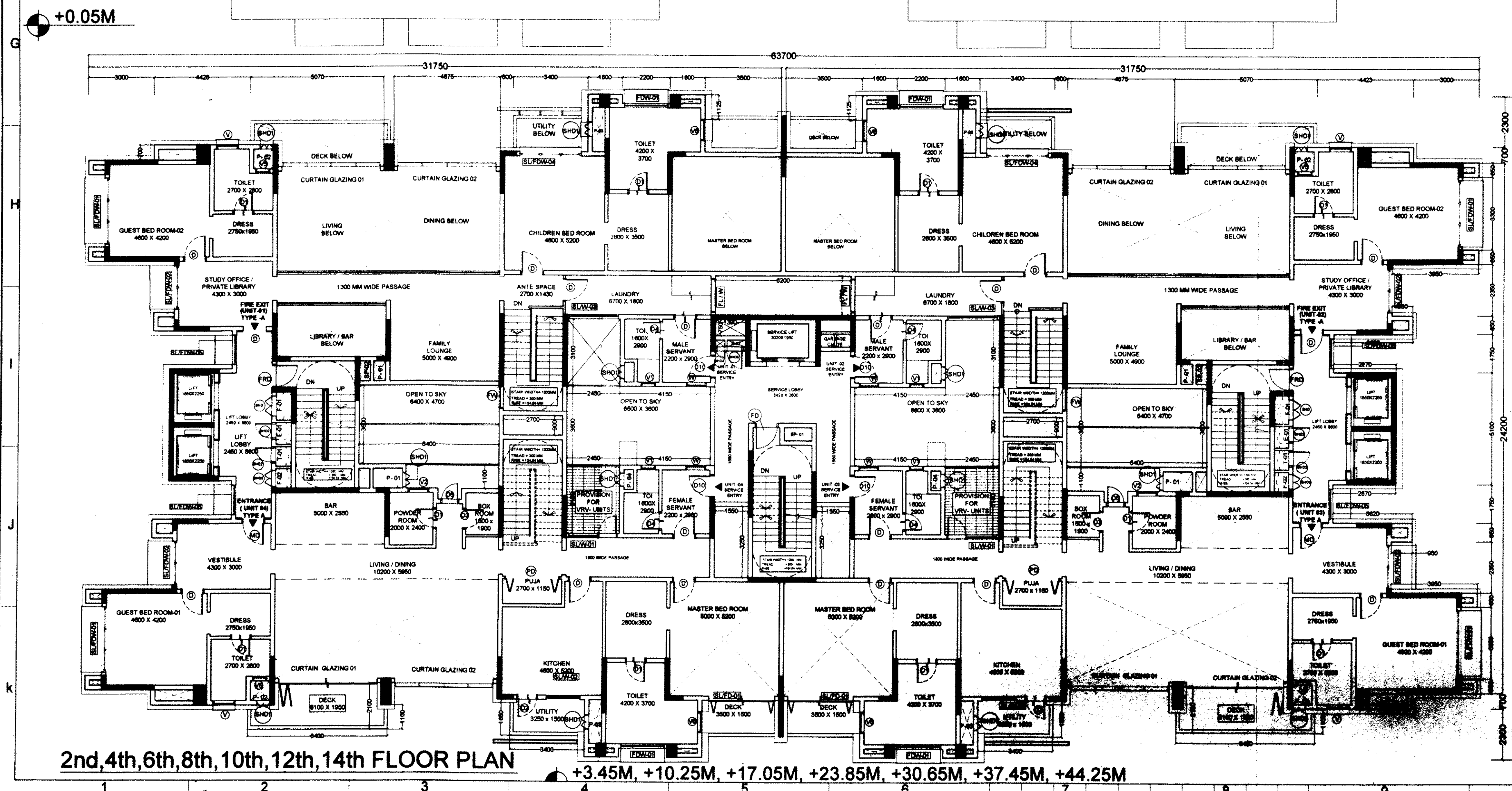
Typical Floor (01st - 12th) & 13th Floor

BLOCK - 01

SHEET 11 OF 12



01ST FLOOR PLAN



2nd,4th,6th,8th,10th,12th,14th FLOOR PLAN

+3.45M, +10.25M, +17.05M, +23.85M, +30.65M, +37.45M, +44.25M

- CONDITIONS :-**
- 1) All conditions should be adhered to strictly as stipulated in the re-modified work order issued while approving the residential development plan for construction of apartment building on @ Sy. Nos. 3/1B, 3/2, 7 & 162 of Haralur Village, Varthur Hobli, of Sarjapura Road, Bangalore East Taluk, vide No. BDA/TPM/GH-28/5068/2010-11 dated:15.03.2011.
 - 2) All conditions imposed by the various statutory bodies should be adhered to strictly failing which issue of Occupancy certificate will not be considered and revised NOC from AAI should be obtained for the purpose of Halfpand before applying for Occupancy Certificate.
 - 3) No construction activities is allowed in the open spaces, parks and CA areas which are relinquished through registered deed to BDA and protect and improve the same by providing chain link fencing.
 - 4) If any Kharab land coming in the said survey no's should not be utilized for any other construction activities.
 - 5) Developer should develop the park areas as reserved in Development plan by planting saplings.
 - 6) In the premises entry and exit for vehicular traffic should regulated with security arrangement within the premises and it shall not disturb any other vehicular traffic.
 - 7) The developer shall pay the betterment tax as and when fixed and demanded by BDA.
 - 8) The developer shall abide by the condition as and when imposed by BDA.
 - 9) The developer is solely responsible for stability and safety of the building and BDA will not be responsible for structural safety of the building.
 - 10) Provision for Rain Water Harvesting should be provided.
 - 11) Provision for dual piping system should be provided for potable water and non-potable water.
 - 12) Provision for sewage treatment plant should be provided and re-cycled water should be utilized and the entire effluent generated should not be dis-charged to the natural valley/stream/hank.
 - 13) The Area reserved for segregation of garbage disposal of plastic and other materials compost should be made in the premises.
 - 14) Khata/License shall be obtained from local authorities before commencement of work.
 - 15) All conditions imposed by the KSPCB should be adhered to strictly vide their consent letter No. KSPCB/CFE/CP-160/2010-11/346 dated: 29th May 2010 & No.KSPCB/CFE/CP - 160/2007-08/5121 dated: 7th November 2007 & State Level Environment Impact Assessment Authority, Karnataka Vide Letter No. SEIAA/39/CON : 2010 dated: 19th November 2010. (Constituted by Ministry of Environment & Forests, Government of India)
 - 16) Applicant shall abide by the conditions stipulated in this letter issued by the Principal Secretary, Labour Department vide their letter dated: 04.03.2006
 - 17) If it is established that the information/documents furnished by the applicant is false the plan sanctioned gets cancelled without intimation.
 - 18) Applicant shall make their own arrangement for water supply and will not depend on BWSSB for supply of water.
 - 19) The area earmarked for transformer yard in the drawing should be utilized for the same purpose.
 - 20) This plan sanction is supersedes the earlier sanctioned plan vide No. BDA/PS/EN/EO3/TA- 1/Eas/50/2010 - 11 dated: 26.08.2010.

A. The Hon'ble Commissioner has approved the plan vide No.622 dated 28.04.2011
 B. The applicant has paid the Plan Sanctioning fees as follows vide Chalan No.3091 dated 02/05/2011

1 Processing Fee	30,44,180.00
2 Ground Rent	3,54,880.00
3 Development Charges	17,744.00
4 Slum Clearance Cess	
5 Workers Welfare Cess	6,20,685.00
6 Security Deposits	8,87,200.00
7 Plan Copies	1,26,000.00
Total	50,52,689.00

(Rupees Fifty Lakhs Fifty Two Thousand Six Hundred and Eighty Nine Only)

ಸಮಗತವಾಗಿ 24.04.2011 ರಲ್ಲಿ
 ಮಂಡವಾ ಕಡತದ ಮೇರೆಗೆ, ಮಂಡವಾ ಹಾಗೂ
 ಸಾರ್ವಜನಿಕ ಮಂಡವಾ ಮಂಡವಾ ಮಂಡವಾ
 (3-5-2010 ರ 2-5-2013)
 ಸಾರ್ವಜನಿಕ ಮಂಡವಾ
 3-5-2011 ಮಂಡವಾ ಮಂಡವಾ ಮಂಡವಾ
 ಮಂಡವಾ

SOBHA CLASSIC & SIGNATURE FAR CALCULATIONS

SITE AREA (A)	= 28110.42	SQMT
AREA RESERVED FOR ROAD WIDENING (B)	= 132.12	SQMT
NET SITE AREA (A - B)	= 27978.30	SQMT
10% SITE AREA TO BE RESERVED FOR OPEN SPACES	= 2797.83	SQMT
PROPOSED SITE AREA FOR OPEN SPACES	= 2811.04	SQMT
1% SITE AREA TO BE RESERVED FOR C A SITE	= 279.78	SQMT
ZONE	= 'C' ZONE	
TOTAL NO OF UNITS	= 278.00	
PERMISSIBLE F A R	= 2.80	
TOTAL NET F A R AREA OF ALL FLOORS BLOCK - 9149	= 59952.78	SQMT
F A R ACHIEVED =	26704.00	2.34 < 2.80
PERMISSIBLE GROUND COVERAGE	= 80% OF SITE AREA	
TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02	= 2782.84	SQMT
GROUND COVERAGE =	29572.78	14.23 < 80%
PLINTH AREA X 100		
NET SITE AREA		

SITE PLAN - N T S

KEY PLAN - N T S

BLOCK - 02

SCHEDULE OF OPENING

S.NO.	DOOR SCHEDULE	WIDTH	HEIGHT
1	MD	1050	2450
2	D	1050	2450
3	D1	950	2450
4	D2	950	2450
5	D3	950	2450
6	D4	850	2450
7	D5	850	2050
8	SLFDW-01	3030	2450
9	PD	2550	2450
10	FRD	1050	2450

WINDOW SCHEDULE

S.NO.	WINDOW SCHEDULE	WIDTH	HEIGHT
1	W	950	2050
2	SLFDW-01	3030	2050
3	SLFDW-02	2030	2050
4	FDW-01	2030	2050
5	SLW-01	2250	2050
6	SLW-02	1580	1350
7	SLFDW-02	1380	1650

VENTILATOR SCHEDULE

S.NO.	VENTILATOR SCHEDULE	WIDTH	HEIGHT
1	V	1030	2050
2	V1	650	950
3	V2	950	950

SHAFT DOOR SCHEDULE

S.NO.	SHAFT DOOR SCHEDULE	WIDTH	HEIGHT
1	SHD	930	1850
2	SHD1	650	2050
3	SHD2	780	1850
4	SHD3	680	1850
5	SHD4	430	1850

FOR APPROVAL

SIGN

(DEEPAK DINESH.P) BCC /BL-3.6/A/2001-09-10

SIGN

(OWNER'S SIGNATURE)

REVISIONS

S.NO.	DATE	REVISIONS	BY	CHKD.

ARCHITECTS:

SOBHA DEVELOPERS LTD.
 ARCHITECTS, ENGINEERS, BUILDERS AND DEVELOPERS
 NO. 4 RAJARAM MOHAN ROY ROAD,
 BANGALORE 560 025 TEL: 22104594, 22104595 FAX: 22104570
 Email: architects@sobha.co.in

DEALT BY: VASANTH SCALE = 1 : 100

CHECKED BY: DEEPAK DATE : 30-04-2011

NORTH

PROJECT NO: 300A

DRAWING NO:
 300A/09/12/30/AD/SUB/0012

REV NO

JOB TITLE

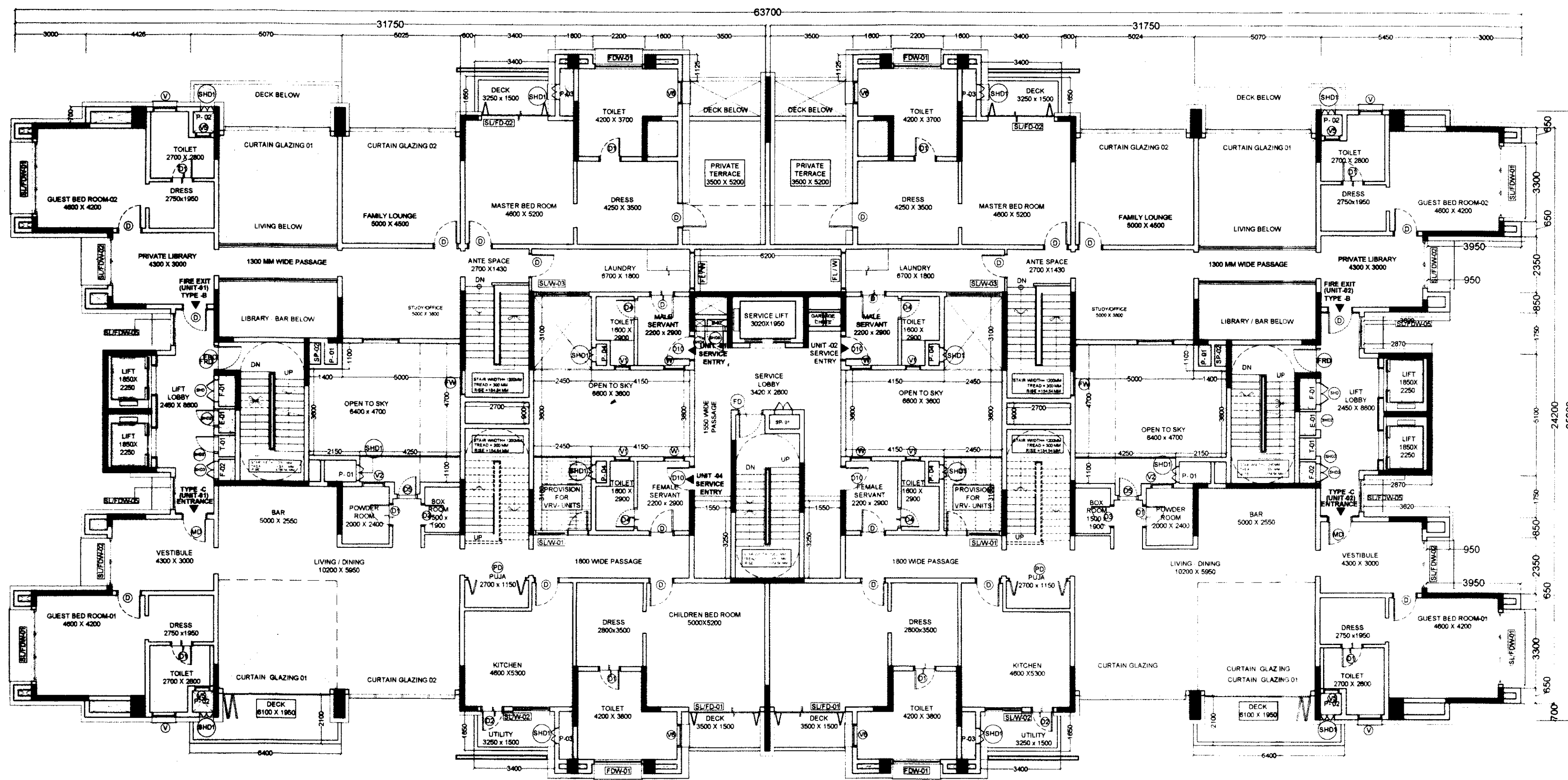
MODIFIED RESIDENTIAL DEVELOPMENT PLAN
 ON SURVEY NOS. 3/1B, 3/2, 7 & 162
 HARALUR VILLAGE, VARTHUR HOBLI
 BANGALORE EAST TALUK, OFF SARJAPUR ROAD

DRAWING TITLE

TYPICAL FLOOR PLAN
 (1st,2nd,4th,6th,8th,10th,12th&14th Floor)

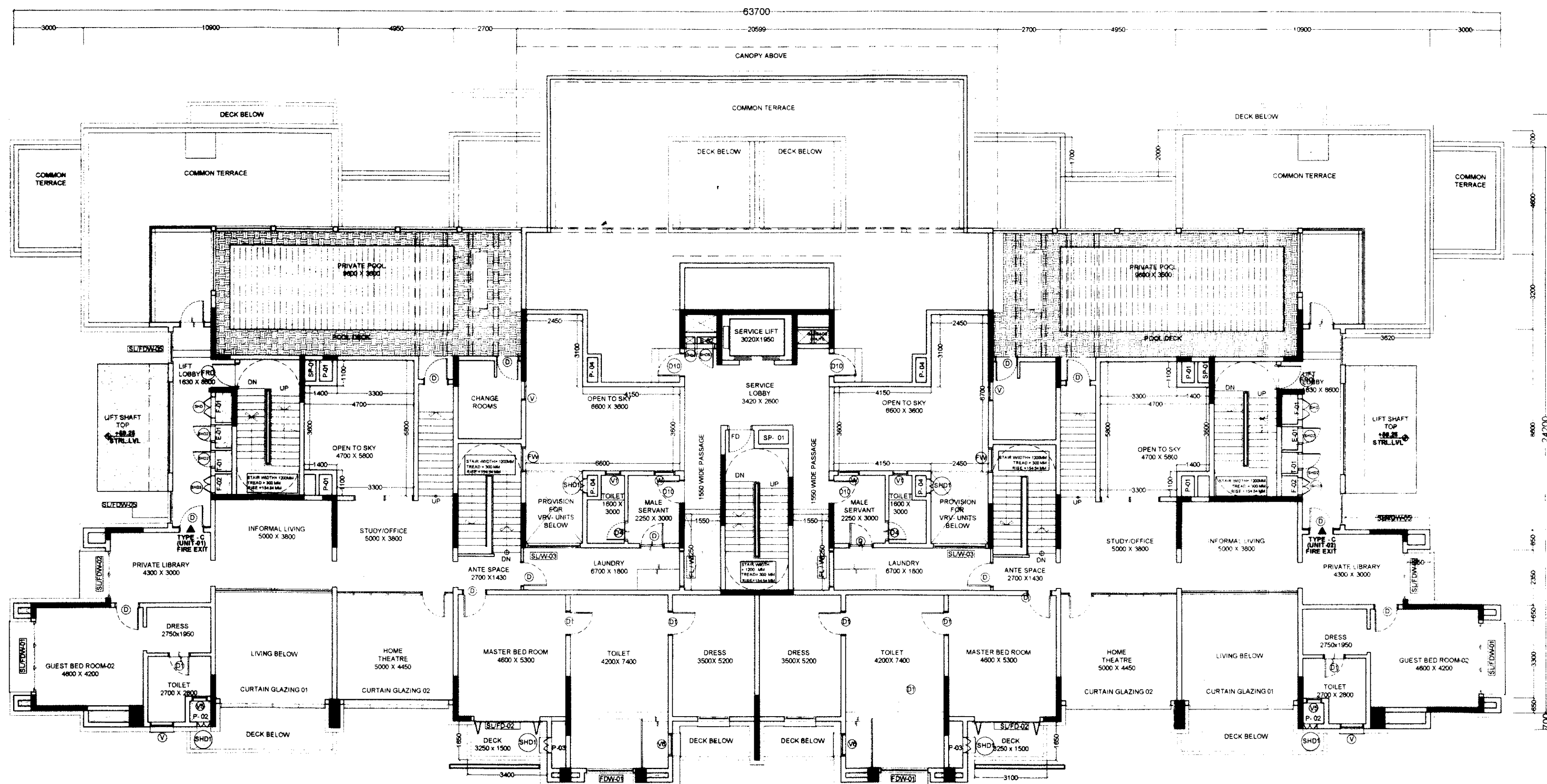
BLOCK - 02

SHEET 12 OF 18



16th FLOOR PLAN

+51.05M



17TH FLOOR PLAN

+54.45M

SOBHA CLASSIC & SIGNATURE			
FAR CALCULATION			
SITE AREA (A)	= 28110.42	BQMT	
AREA RESERVED FOR ROAD WIDENING (B)	= 122.13	BQMT	
NET SITE AREA (A - B)	= 27988.30	BQMT	
10% SITE AREA TO BE RESERVED FOR OPEN SPACES	= 2798.83	BQMT	
PROPOSED SITE AREA FOR OPEN SPACES	= 2811.04	BQMT	
5% SITE AREA TO BE RESERVED FOR C A SITE	= 1399.42	BQMT	
ZONE	= 1 st ZONE		
TOTAL NO. OF UNITS	= 275.00		
PERMISSIBLE F A R	= 2.25		
TOTAL NET F A R AREA OF ALL FLOORS BLOCK - 01 & 02	= 62,862.78 BQMT		
TOTAL FAR AREA	= 60902.78		
PERMISSIBLE GROUND COVERAGE	= 20704.80		
TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02	= 2762.94 BQMT		
PLINTH AREA X 100	= 2910.2450		
GROUND COVERAGE	= 3,782.94/100	= 14.23	= 60%

CONDITIONS :-

- All conditions should be strictly as stipulated in the re-modified work order issued while approving the residential development plan for construction of apartment building on @ Sy. Nos. 3/1B, 3/2, 7 & 162 of Haralur village, Varthur Hobli, of Sarjapur Road, Bangalore East Taluk, vide No. BDA/TPM/GH-28/5068/2010-11 dated:15.03.2011.
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- No construction activities is allowed in the open spaces, parks and CA areas which are relinquished through registered deed to BDA and protect and improve the same by providing chain link fencing.
- If any Kharab land coming in the said survey no's should not be utilized for any other construction activities.
- Developer should develop the park areas as reserved in Development plan by planting saplings.
- In the premises entry and exit for vehicular traffic should regulated with security arrangement within the premises and it shall not disturb any other vehicular traffic.
- The developer shall pay the betterment tax as and when fixed and demanded by BDA.
- The developer shall abide by the condition as and when imposed by BDA.
- The developer is solely responsible for stability and safety of the building and BDA will not be responsible for structural safety of the building.
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- Provision for dual piping system should be provided for potable water and non-potable water.
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- Applicant shall abide by the conditions stipulated in this letter issued by the Principal Secretary, Labour Department vide their letter dated: 04.03.2006
- If it is established that the information/documents furnished by the applicant is false the plan sanctioned gets cancelled without intimation.
- Applicant shall make their own arrangement for water supply and will not depend on BWSSB for supply of water.
- The area earmarked for transformer yard in the drawing should be utilized for the same purpose.
- This plan sanction is supersedes the earlier sanctioned plan vide No. BDA/PS/EM/EO3/TA- 1/East/50/2010-11 dated: 26.08.2010.

A. The Hon'ble Commissioner has approved the plan vide No.622 dated 28.04.2011

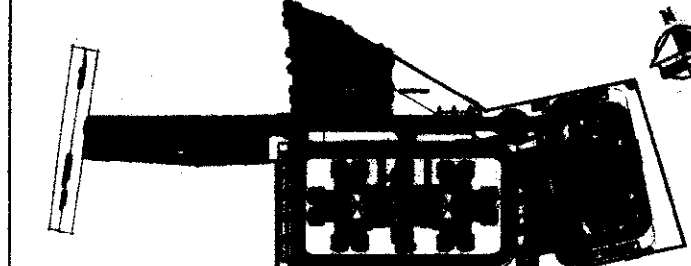
B. The applicant has paid the Plan Sanctioning fees as follows vide Chalon No.3631 dated: 02/05/2011

1. Processing Fee	30,46,180.00
2. Ground Rent	3,54,880.00
3. Development Charges	17,744.00
4. Slum Clearance Cess	
5. Workers Welfare Cess	6,20,685.00
6. Security Deposits	8,87,200.00
7. Plan Copies	1,26,000.00
Total	50,52,689.00

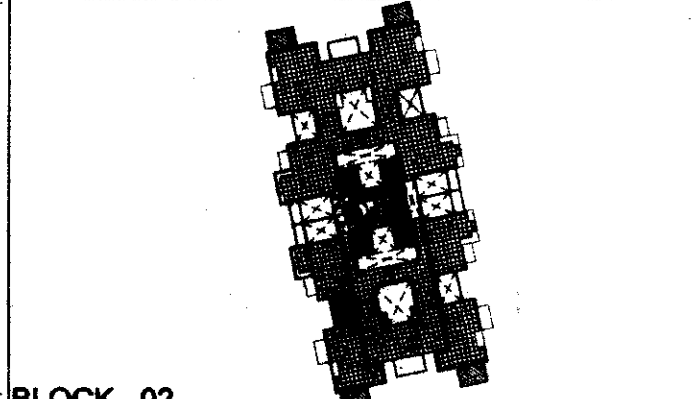
(Rupees Fifty Lakhs Fifty Two Thousand Six Hundred and Eighty Nine Only)

ನಿರ್ದೇಶನ 3-1-ಎಂ.1.05-2011.2013
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ಬೆಂಗಳೂರು ನಗರ ಸರ್ಕಾರದ ಮೂಲಕ
(3-5-2011.000 2-5-2013)
ಮಾನ್ಯ ಮಂತ್ರಿರವರ ಮುಖಾಂತಿ

SITE PLAN - N T S



KEY PLAN - N T S



BLOCK - 02

Sl. No	Room	Area	Volume
1	MD	1050	2450
2	D	1050	2450
3	LD	950	2450
4	LD	950	2450
5	LD	850	2450
6	LD	850	2450
7	LD	3000	2450
8	SL/VD 01	2550	2450
9	PD	1050	2450
10	PD	2910	2450
11	SL/VD 02	1050	2450
12	GD	1050	2450
1	LD	950	2050
2	SL/VDW-01	3010	2050
3	SL/VDW-02	2030	2050
4	PDW-01	2250	2050
5	SLW-01	1580	1350
6	SLW-02	2930	2050
7	SL/VDW-04	1380	1650
8	SL/VDW-05	1050	2050
9	PDW	1550	2050
1	V	1030	2050
2	V1	650	950
3	V2	950	950
1	SHD	930	1800
2	SHD1	650	2050
3	SHD2	780	1850
4	SHD3	680	1850
5	SHD4	430	1850

FOR APPROVAL

SIGN.....
(DEEPAK DINESH.P) BCC/BL 3.6/A/2001-00-10

SIGN.....
(OWNER'S SIGNATURE)

SL. NO	DATE	REVISIONS	BY	CHK

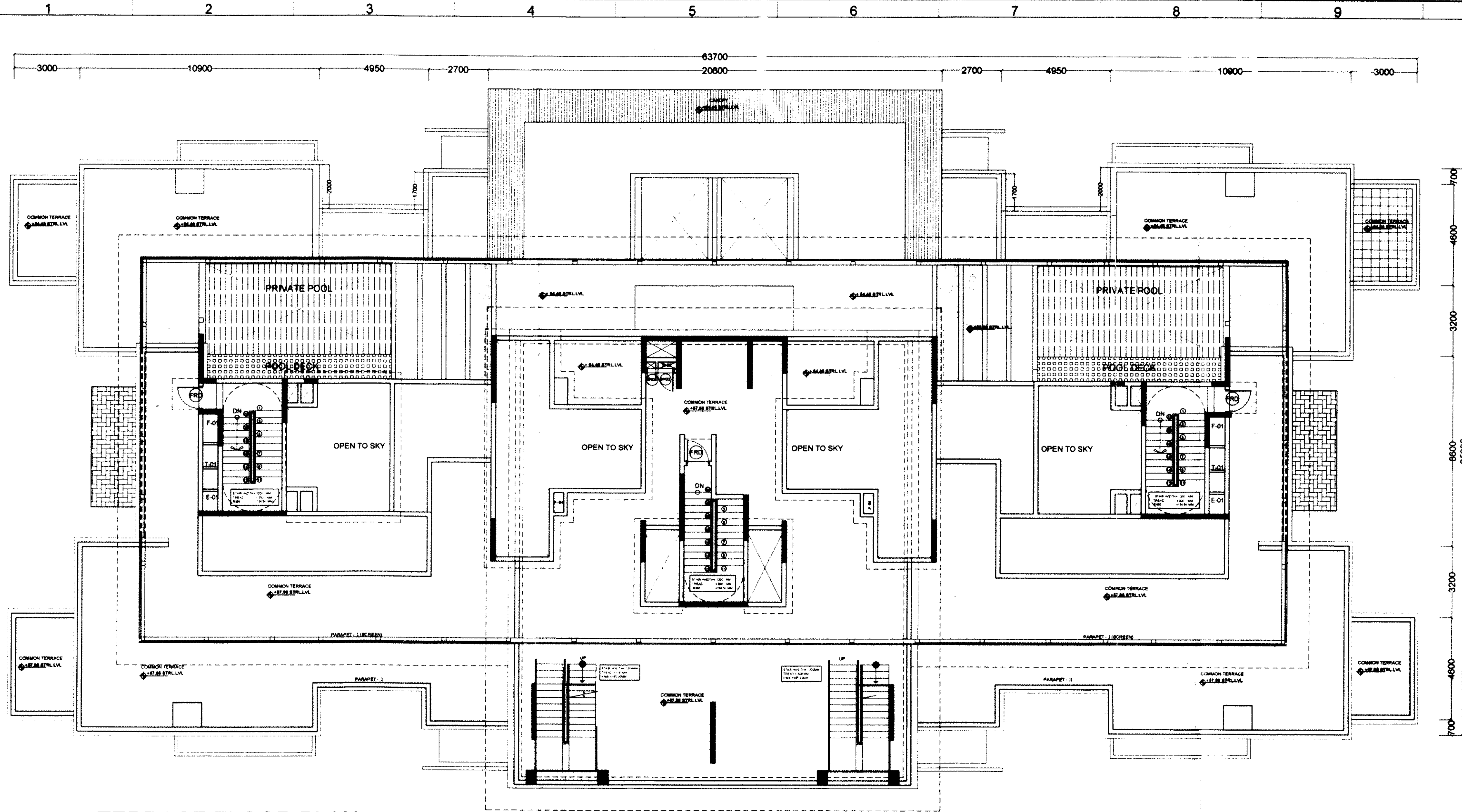
ARCHITECTS :

SOBHA
DEVELOPERS LTD.
ARCHITECTS, ENGINEERS, BUILDERS AND DEVELOPERS,
No.1, RAJARAM MOHAN ROY ROAD,
BANGALORE 560 025 TEL: 22104654 FAX: 22104673
Email: sobha@sobha.co.in

DEALT BY: VASANTH	SCALE = 1 : 100
CHECKED BY: DEEPAK	DATE : 30-04-2011
NORTH	PROJECT NO: 300A
	DRAWING NO:
	300A/09/12/30/AD/SUB/0014
	REV.NO.

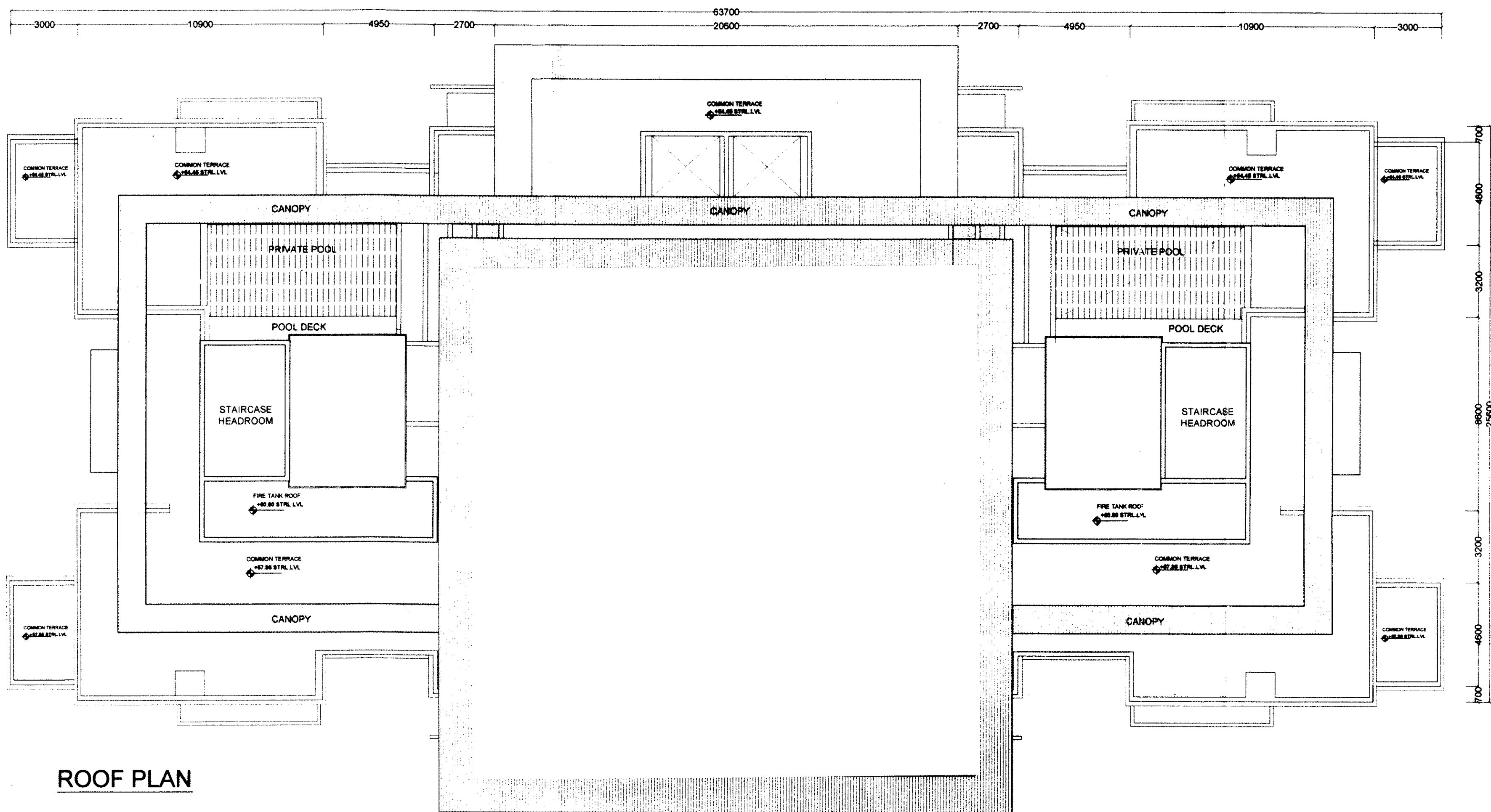
JOB TITLE
MODIFIED RESIDENTIAL DEVELOPMENT PLAN
ON SURVEY NOS. 3/1B,3/2, 7 & 162
HARALUR VILLAGE, VARTHUR HOBLI
BANGALORE EAST TALUK, OFF SARJAPUR ROAD
BLOCK 02 SHEET 14 OF 18

DRAWING TITLE
TYPICAL FLOOR PLAN
(16th & 17th Floor)



TERRACE FLOOR PLAN

+57.85M



ROOF PLAN

SOBHA CLASSIC & SIGNATURE FAR CALCULATIONS			
SITE AREA (A)	= 28110.42	BQMT	
AREA RESERVED FOR ROAD WIDENING (B)	= 132.12	BQMT	
NET SITE AREA (A - B)	= 27978.30	BQMT	
10% SITE AREA TO BE RESERVED FOR OPEN SPACES	= 2797.83	BQMT	
PROPOSED SITE AREA FOR OPEN SPACES	= 2814.04	BQMT	
1% SITE AREA TO BE RESERVED FOR C.A. SITE	= 1456.82	BQMT	
ZONE	= 'C' ZONE		
TOTAL NO. OF UNITS	= 278.00		
PERMISSIBLE F.A.R.	= 2.25		
TOTAL NET F.A.R. AREA OF ALL FLOORS BLOCK - 01+02	= 89,882.78 SQM		
F.A.R. ACHIEVED	= 59902.78		2.24 < 2.25
PERMISSIBLE GROUND COVERAGE	= 28704.90		88%
TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02	= 3782.94 SQM		
PLINTH AREA X 100	= 3,782.94/100		14.23 < 85%
GROUND COVERAGE	= 26572.78		

CONDITIONS :-

- All conditions should be adhered to strictly as stipulated in the re-modified work order issued while approving the residential development plan for construction of apartment building on @ Sy. Nos. 3/B, 3/2, 7 & 162 of Haralur village, Varthur Hobli, of Sarjapura Road, Bangalore East Taluk, vide No. BDA/TPM/GH-28/5068/2010 -11 dated: 15.03.2011.
- All conditions imposed by the various statutory bodies should be adhered to strictly failing which issue of Occupancy certificate will not be considered and revised NOC from AAI should be obtained for the purpose of Helipad before applying for Occupancy Certificate.
- No construction activities is allowed in the open spaces, parks and CA areas which are relinquished through registered deed to BDA and protect and improve the same by providing chain link fencing.
- If any Kharab land coming in the said survey no's should not be utilized for any other construction activities.
- Developer should develop the park areas as reserved in Development plan by planting saplings.
- In the premises entry and exit for vehicular traffic should regulated with security arrangement within the premises and it shall not disturb any other vehicular traffic.
- The developer shall pay the betterment tax as and when fixed and demanded by BDA.
- The developer shall abide by the condition as and when imposed by BDA.
- The developer is solely responsible for stability and safety of the building and BDA will not be responsible for structural safety of the building.
- Provision for Rain Water Harvesting should be provided.
- Provision for dual piping system should be provided for potable water and non-potable water.
- Provision for sewage treatment plant should be provided and re-cycled water should be utilized and the entire effluent generated should not be dis-charged to the natural valley/stream/tank.
- The Area reserved for segregation of garbage disposal of plastic and other materials compost should be made in the premises.
- Khata/license shall be obtained from local authorities before commencement of work.
- All conditions imposed by the KSPCB should be adhered to strictly vide their consent letter No. KSPCB/CFE/CP-160/2010-11/346 dated: 29th May 2010 & No.KSPCB/CFE/CP - 160/2007-08/5121 dated: 7th November 2007 & State Level Environment Impact Assessment Authority, Karnataka Vide Letter No. SEIAA:39:CON : 2010 dated: 19th November 2010, (Constituted by Ministry of Environment & Forests, Government of India)
- Applicant shall abide by the conditions stipulated in this letter issued by the Principal Secretary, Labour Department vide their letter dated: 04.03.2006
- If it is established that the information/documents furnished by the applicant is false the plan sanctioned gets cancelled without intimation.
- Applicant shall make their own arrangement for water supply and will not depend on BWSSB for supply of water.
- The area earmarked for transformer yard in the drawing should be utilized for the same purpose.
- This plan sanction is supersedes the earlier sanctioned plan vide No. BDA/PS/EM/EO3/TA-1/East/50/2010-11 dated: 26.08.2010.

A. The Hon'ble Commissioner has approved the plan vide No.622 dated 28.04.2011

B. The applicant has paid the Plan Sanctioning fees as follows vide Chalan No.3021 dated 02/05/2011

1 Processing Fee	30,46,180.00
2 Ground Rent	3,54,880.00
3 Development Charges	17,744.00
4 Slum Clearance Cess	
5 Workers Welfare Cess	6,20,685.00
6 Security Deposits	8,87,200.00
7 Plan Copies	1,26,000.00
Total	50,52,689.00

(Rupees Fifty Lakhs Fifty Two Thousand Six Hundred and Eighty Nine Only)

ಮೊತ್ತವು 3-1.44.1.05.1204.2012
ಮಾನ್ಯತೆ ಪಡೆಯುವುದು, ಮಂಗಳೂರು ಸಿಟಿ
ಸಿಟಿ ಸರ್ಕಾರದ ಮುಖಾಂತರ ಮುಖ್ಯ ಮಂತ್ರಿ
(3-5-2011 ರಿಂದ 2-5-2013)
ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆಯುವುದು.

30.5.11
ಮಂಗಳೂರು ಸಿಟಿ ಸರ್ಕಾರದ ಮುಖಾಂತರ
ಮಾನ್ಯತೆ ಪಡೆಯುವುದು.

SITE PLAN - N T S

KEY PLAN - N T S

BLOCK - 02

S.NO.	DOOR SCHEDULE	WIDTH	HEIGHT
1	MD	1050	2450
2	D	1050	2450
3	D1	950	2450
4	D2	950	2450
5	D3	950	2450
6	D4	850	2450
7	D5	850	2050
8	SL/DO 01	3030	2450
9	FD	2550	2450
10	FRD	1050	2450

S.NO.	WINDOW SCHEDULE	WIDTH	HEIGHT
1	W	950	2050
2	SL/DO 01	3030	2050
3	SL/DO 02	2030	2050
4	FDW 01	2030	2050
5	SLW 01	2250	2050
6	SLW 02	1580	1350
7	SL/DO 02	1380	1650

S.NO.	VENTILATOR SCHEDULE	WIDTH	HEIGHT
1	V	1030	2050
2	V1	650	950
3	V2	950	950

S.NO.	SHAFT DOOR SCHEDULE	WIDTH	HEIGHT
1	SHD1	930	1850
2	SHD2	650	2050
3	SHD3	780	1850
4	SHD4	680	1850
5	SHD5	430	1850

FOR APPROVAL

SIGN.....
(DEEPAK DINESH.P) BCC /BL 3.6/A.2001.09-10

SIGN.....
(OWNER'S SIGNATURE)

REVISIONS

S.NO.	DATE	REVISIONS	BY	CHK.
1				
2				
3				
4				
5				

ARCHITECTS :

SOBHA DEVELOPERS LTD.
ARCHITECTS, ENGINEERS, BUILDERS AND DEVELOPERS.
No.4 RAJARAM MOHAN ROY ROAD,
BANGALORE 560 025 TEL: 22104584, 22104585 FAX: 22104573
Email: architects@sobha.co.in

DEALT BY VASANTH SCALE = 1 : 100

CHECKED BY DEEPAK DATE : 30-04-2011

NORTH PROJECT NO. 300A

DRAWING NO :
300A/09/12/30/AD/SUB/0015

REV NO

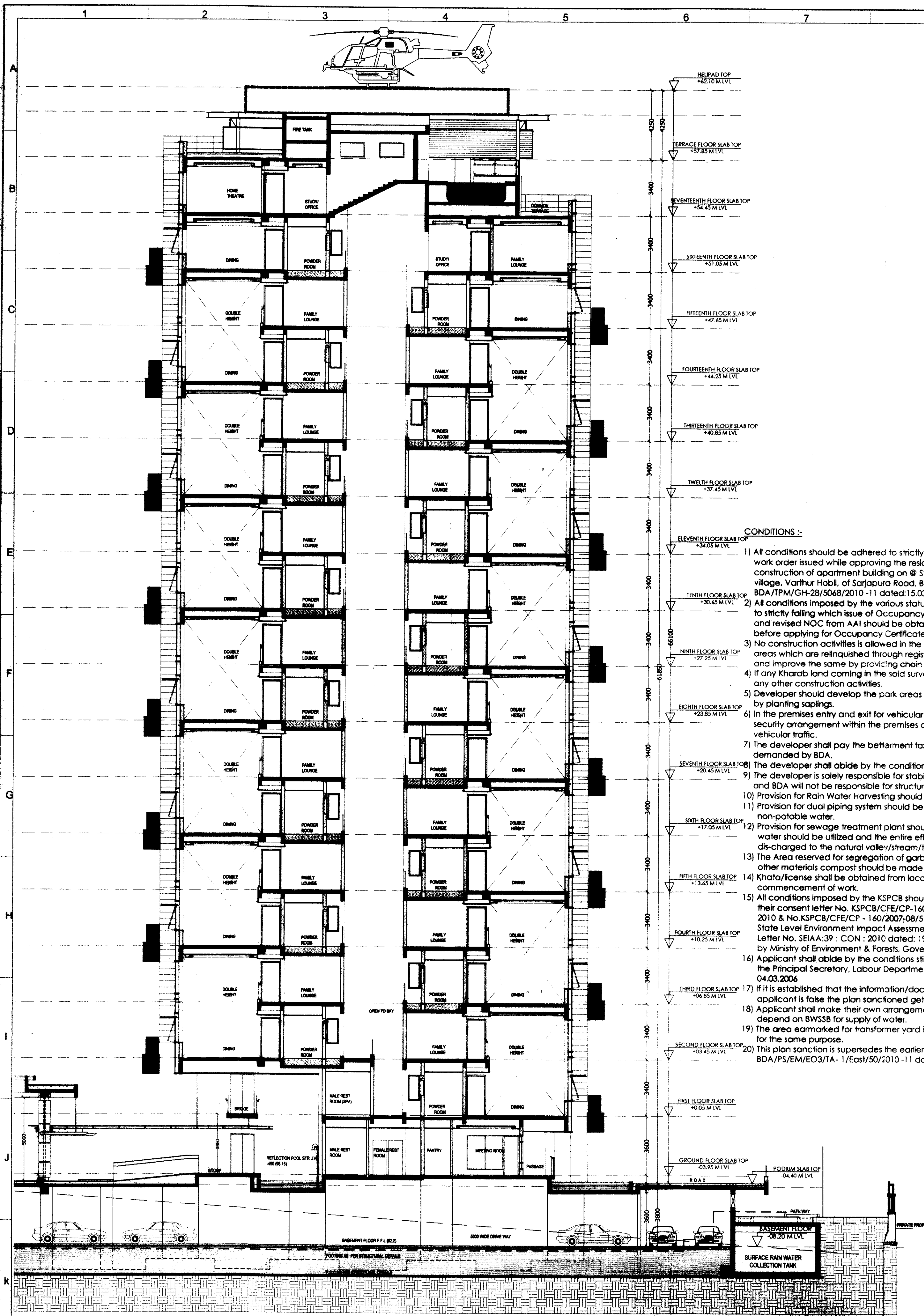
JOB TITLE

MODIFIED RESIDENTIAL DEVELOPMENT PLAN
ON SURVEY NOS. 3/1B,3/2, 7 & 162
HARALUR VILLAGE, VARTHUR HOBLI
BANGALORE EAST TALUK, OFF SARJAPURA ROAD

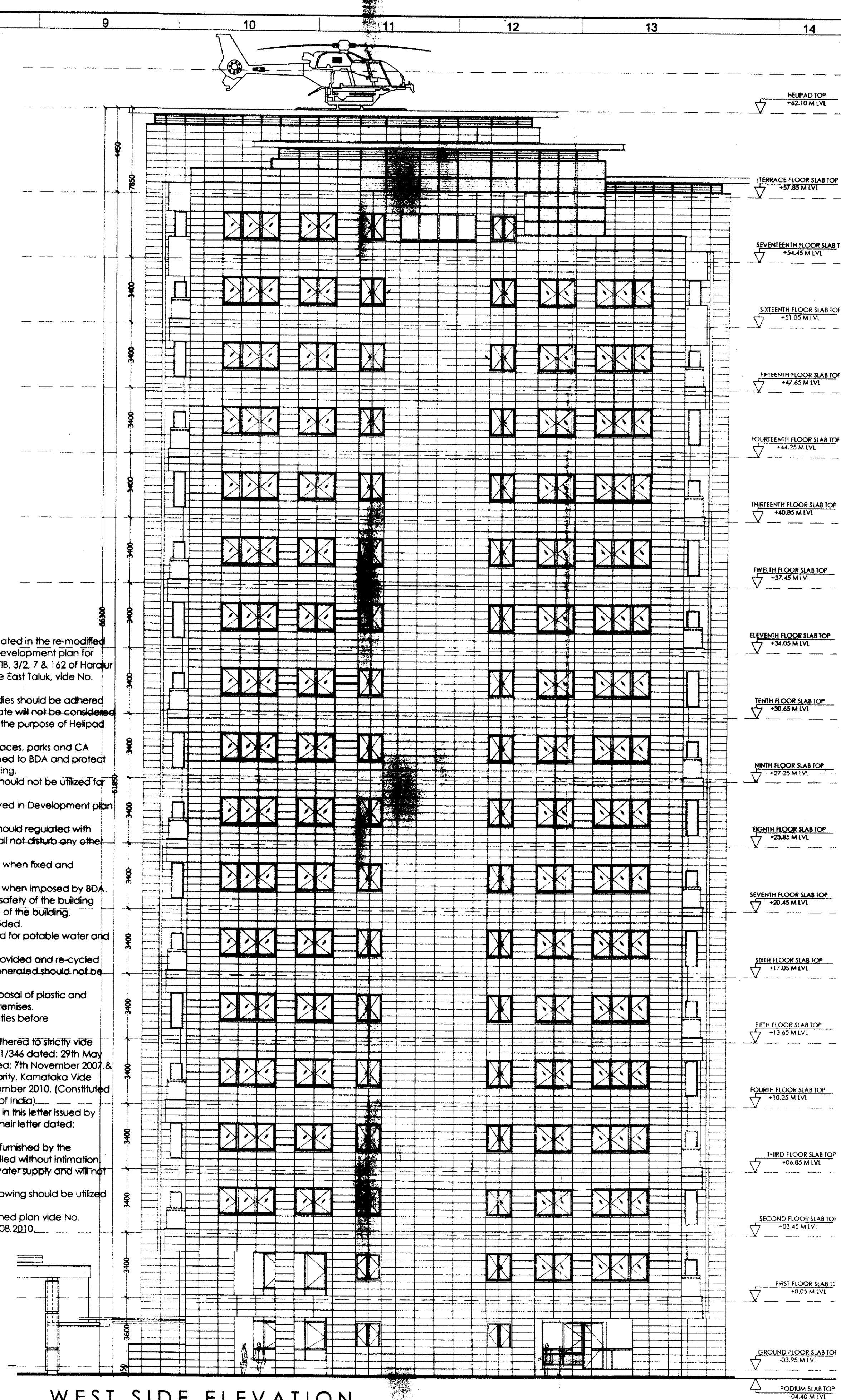
DRAWING TITLE

TERRACE FLOOR & ROOF PLAN

BLOCK - 02 SHEET 15 OF 18



TYPICAL SECTION



WEST SIDE ELEVATION

A. The Hon'ble Commissioner has approved the plan vide No.622 dated 28.04.2011
 B. The applicant has paid the Plan Sanctioning fees as follows vide Chitran No.2081 dated 22.05.2011

1. Processing Fee	30,46,180.00
2. Ground Rent	3,54,880.00
3. Development Charges	17,74,400.00
4. Slum Clearance Cess	6,20,485.00
5. Workers Welfare Cess	8,87,200.00
6. Security Deposits	1,26,000.00
7. Plan Copies	50,000.00
Total	50,92,485.00

(Rupees Fifty Lakhs Fifty Two Thousand Six Hundred and Eighty Nine Only)

SITE PLAN - N T S

KEY PLAN - N T S

BLOCK - 02

SOBHA CLASSIC & SIGNATURE

FAR CALCULATION

ITEM	AREA (SQ. M)	POINT
1. SITE AREA (A-B)	1000	1000
2. SITE AREA TO BE RESERVED FOR OPEN SPACES	1000	1000
3. SITE AREA TO BE RESERVED FOR OPEN SPACES	1000	1000
4. SITE AREA TO BE RESERVED FOR OPEN SPACES	1000	1000
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98. SITE AREA TO BE RESERVED FOR OPEN SPACES	1000	1000
99. SITE AREA TO BE RESERVED FOR OPEN SPACES	1000	1000
100. SITE AREA TO BE RESERVED FOR OPEN SPACES	1000	1000

FOR APPROVAL

SIGN (DEEPAK DINESH.P) BCC /BL 3.6/A/2001:09-10

SIGN (OWNER'S SIGNATURE)

REVISIONS

S.NO	DATE	REVISIONS	BY	CHK
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ARCHITECTS:

SOBHA DEVELOPERS LTD.

ARCHITECTS, ENGINEERS, BUILDERS AND DEVELOPERS

S O B H A

DEALT BY: VASANTH

CHECKED BY: DEEPAK

NORTH

JOB TITLE

MODIFIED RESIDENTIAL DEVELOPMENT PLAN

ON SURVEY NOS. 3/18, 3/2, 7 & 162

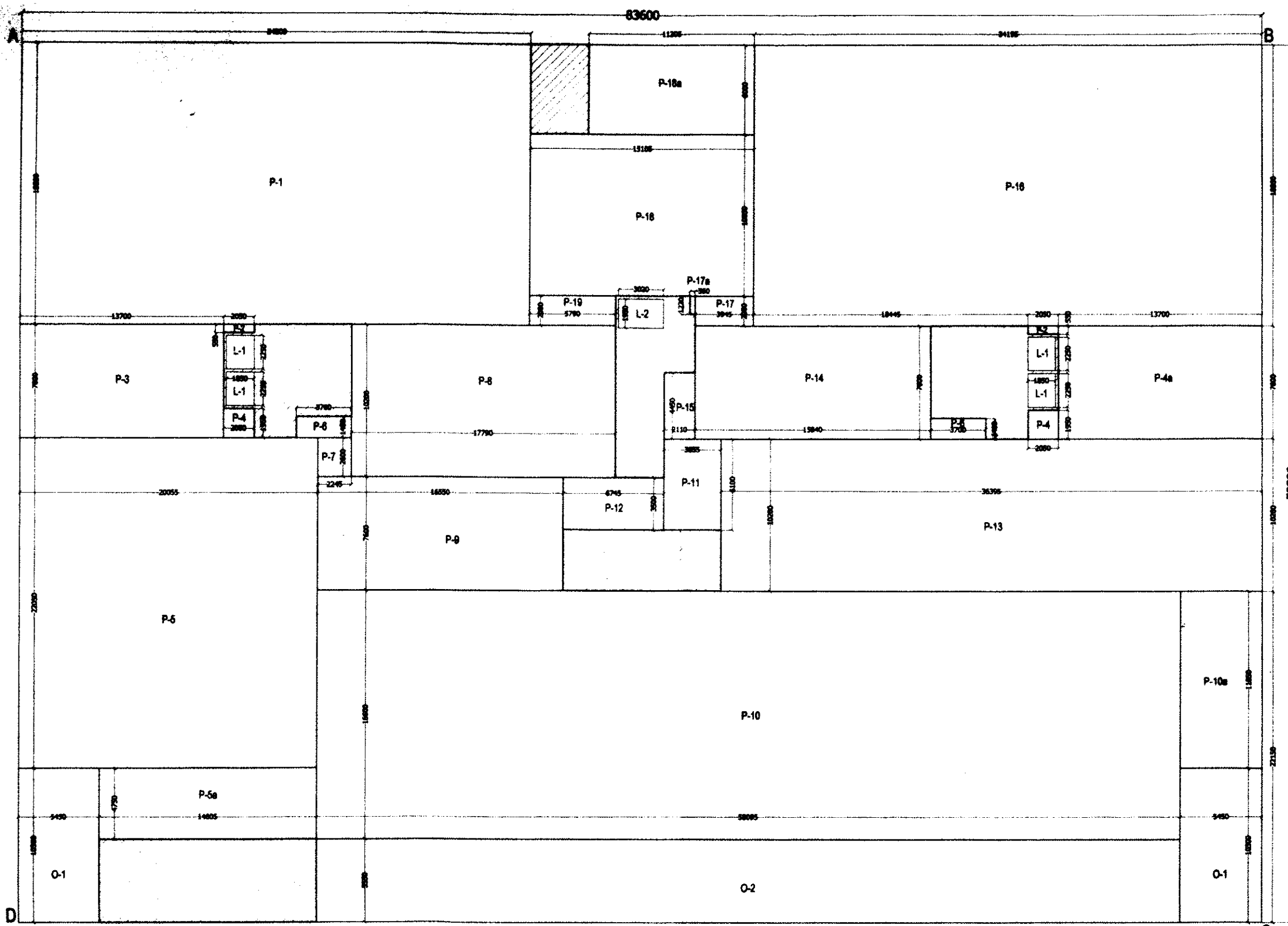
HARALUR VILLAGE, VARTHUR HOBLI

BANGALORE EAST TALUK, OFF SARJAPUR ROAD

DRAWING TITLE

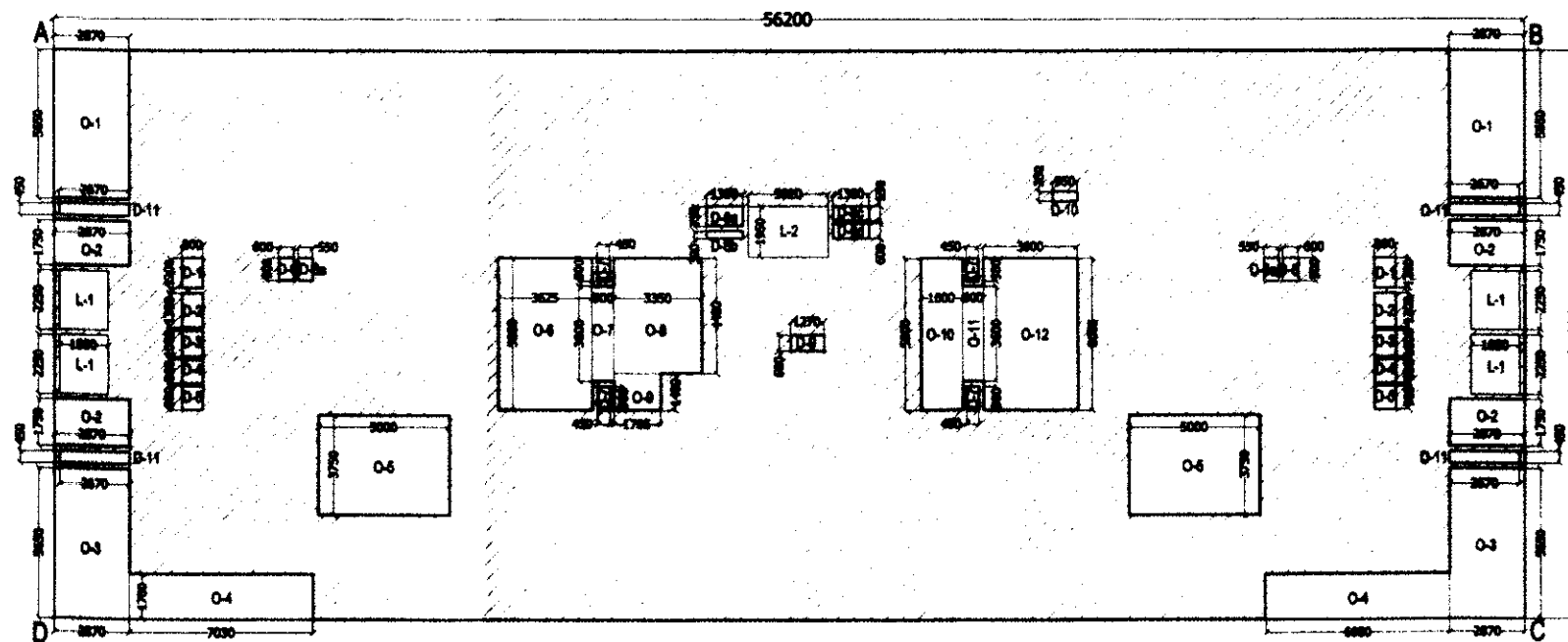
TYPICAL SECTION & BLOCK 02 ELEVATION

16 OF 18



BASEMENT FLOOR LEVEL (Table 1.0)

S.No	NOS	LENGTH	BREADTH	AREA IN SQMT
P-1	1	34.30	18.85	646.52
P-2	2	2.05	0.55	2.26
P-3	1	13.70	7.80	106.12
P-4	2	2.25	1.55	5.00
P-5	1	13.70	7.80	106.12
P-6	1	20.00	22.05	442.21
P-7	1	14.80	4.75	69.81
P-8	2	3.70	1.40	10.38
P-9	1	2.25	2.80	5.84
P-10	1	17.75	10.20	181.45
P-11	1	18.85	7.80	125.78
P-12	1	58.10	18.80	964.38
P-13	1	5.45	11.85	64.58
P-14	1	6.10	23.52	143.52
P-15	1	8.75	3.30	23.81
P-16	1	36.40	10.20	371.23
P-17	1	15.84	7.80	123.38
P-18	1	2.11	4.45	8.38
P-19	1	34.20	18.85	644.58
P-20	1	3.94	2.00	7.88
P-21	1	0.38	1.22	0.44
P-22	1	15.11	10.85	163.89
P-23	1	11.21	8.00	87.23
P-24	1	5.78	2.00	11.56
TOTAL PARKING AREA				4172.98
OPEN SPACES AREA DEDUCTIONS				
O-1	2	5.45	10.30	112.27
O-2	1	58.10	5.55	322.43
TOTAL OPEN SPACES AREA				434.70
LIFT SHAFT AREA DEDUCTIONS				
L-1	4	1.85	2.25	16.65
L-2	1	3.02	1.95	5.89
TOTAL LIFT SHAFT AREA				22.54
TOTAL NON F.A.R. AREA				4630.22
BASEMENT F.A.R. AREA CALCULATION				
AREA OF RECTANGLE (A B C D) = 83.80 x 58.80 =				4915.88
TOTAL DEDUCTION OF NON F.A.R. AREA =				4630.22
TOTAL F.A.R. AREA =				285.46
BASEMENT FLOOR F.A.R. AREA FOR BLOCK - 2 =				285.46



GROUND FLOOR LEVEL (Table 2.0 & 2.1)

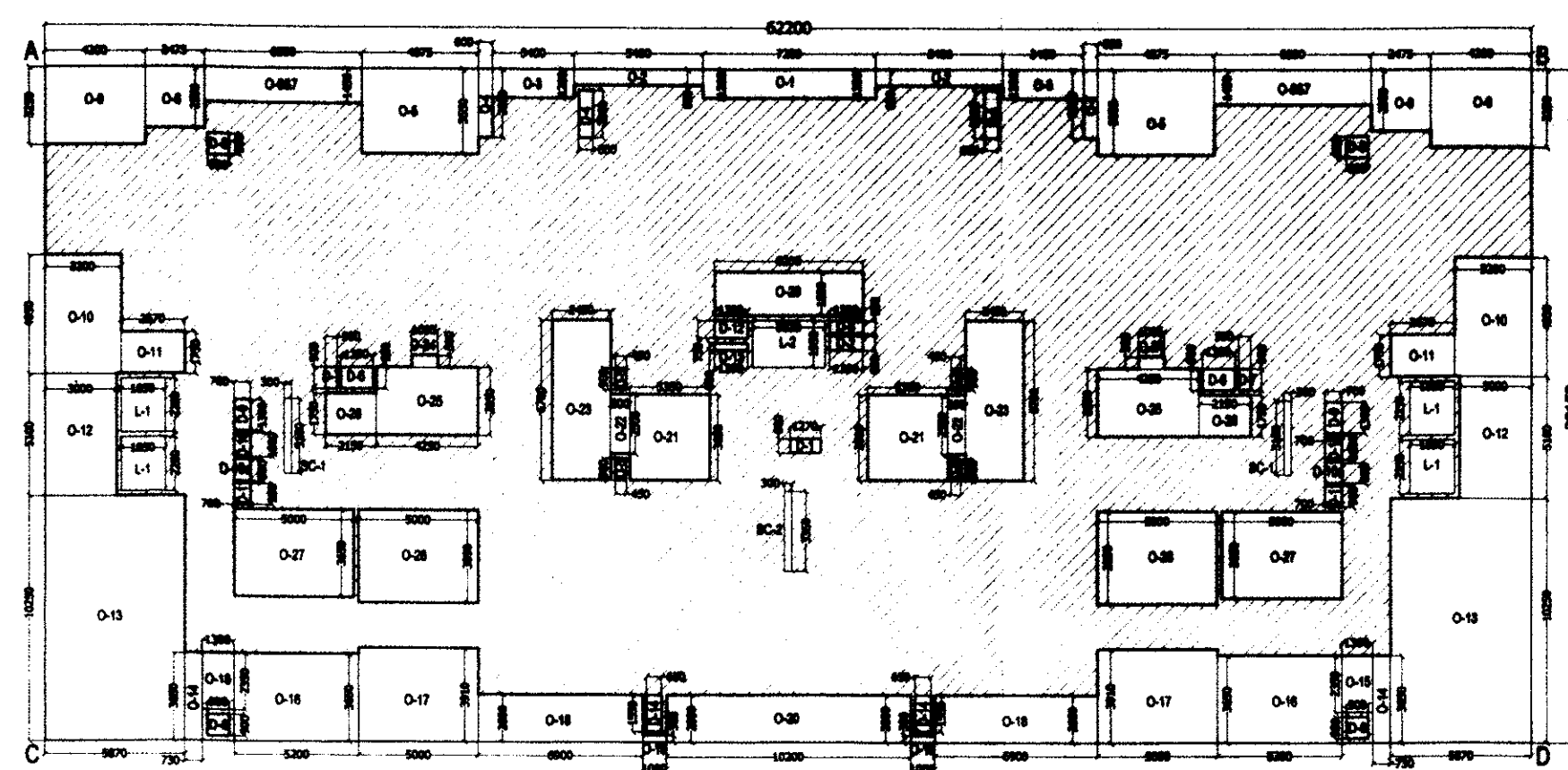
S.No	NOS	LENGTH	BREADTH	AREA IN SQMT
G-1	2	2.87	5.85	32.43
G-2	4	2.87	1.75	20.09
G-3	2	2.87	5.85	32.43
G-4	2	7.03	1.70	23.90
G-5	2	5.00	3.75	37.50
G-6	1	3.63	5.80	21.03
G-7	1	0.80	3.80	2.88
G-8	1	3.35	4.40	14.74
G-9	1	1.77	1.40	2.47
G-10	1	1.80	5.80	1.28
G-11	1	0.80	3.80	2.88
G-12	1	3.80	5.80	20.86
TOTAL OPEN TO SKY AREA				220.51
DUCT AREA DEDUCTIONS				
D-1	2	0.80	1.20	1.92
D-2	2	0.80	1.30	2.08
D-3	2	0.80	1.00	1.60
D-4	2	0.80	0.90	1.44
D-5	2	0.80	0.90	1.44
D-6	2	0.80	0.90	1.44
D-7	4	0.45	0.90	1.62
D-8	1	1.38	0.75	1.04
D-9	1	1.38	0.30	0.42
D-10	1	1.38	0.55	0.76
D-11	1	1.27	0.80	0.63
D-12	1	1.27	0.80	0.76
D-13	1	0.95	0.35	0.33
D-14	4	2.87	0.45	4.81
TOTAL DUCT AREA				21.12

S.No	NOS	LENGTH	BREADTH	AREA
L-1	4	1.85	2.25	16.65
L-2	1	3.02	1.95	5.89
TOTAL LIFT SHAFT AREA				22.54
TOTAL NON F.A.R. AREA				284.17
GROUND FLOOR F.A.R. AREA CALCULATION				
AREA OF RECTANGLE (A B C D) = 58.20 x 21.8 =				1269.96
TOTAL DEDUCTION OF NON F.A.R. AREA =				284.17
TOTAL F.A.R. AREA =				945.75
GROUND FLOOR F.A.R. AREA FOR BLOCK - 2 =				945.75

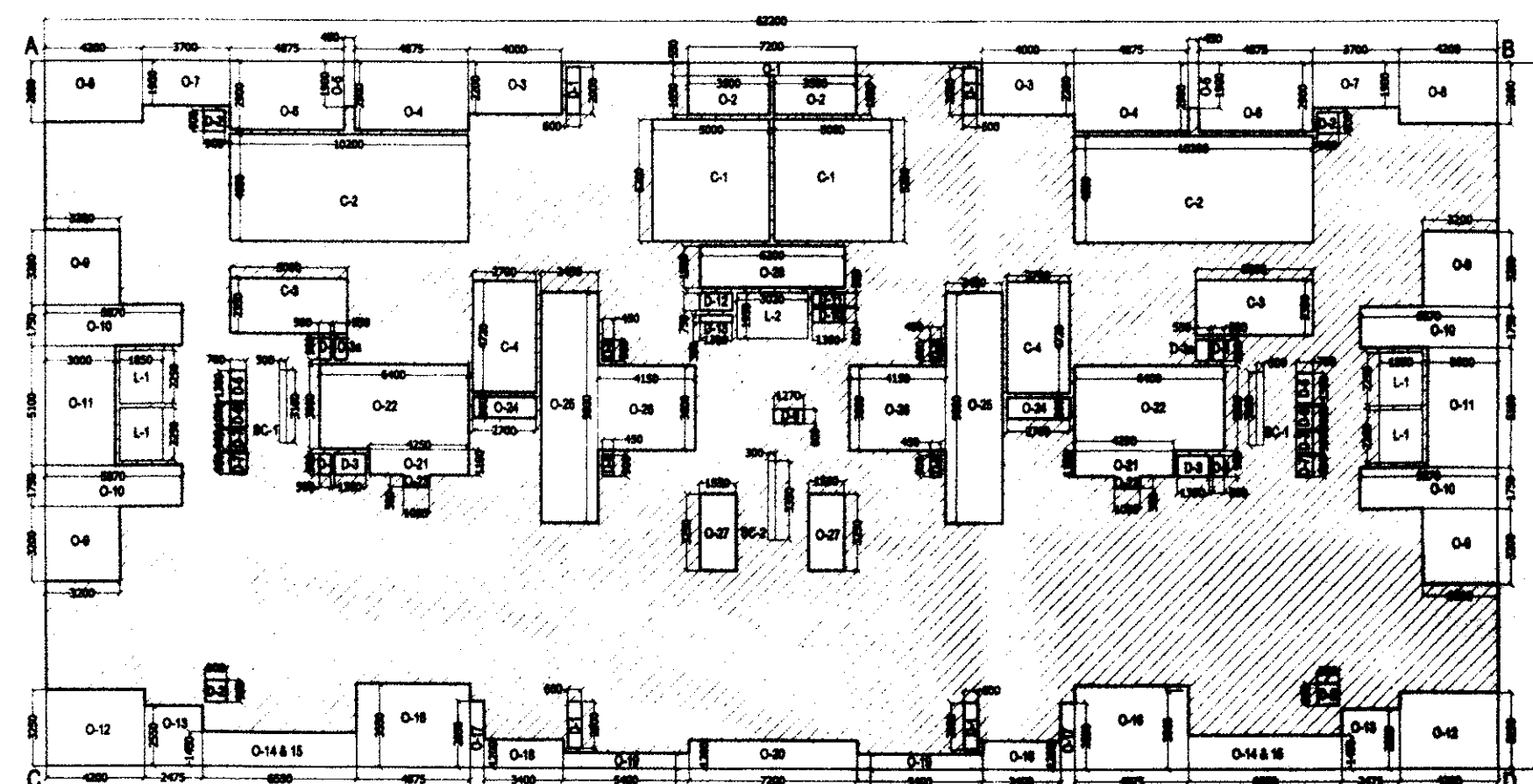
CONDITIONS :

- All conditions should be adhered to strictly as stipulated in the re-modified work order issued while approving the residential development plan for construction of apartment building on @ Sy. Nos. 3/1B, 3/2, 7 & 162 of Haralur Village, Varthur Hobli, of Sarjapur Road, Bangalore East Taluk, vide No. BDA/TPM/GH-28/5068/2010 -11 dated:15.03.2011.
- All conditions imposed by the various statutory bodies should be adhered to strictly failing which issue of Occupancy certificate will not be considered and revised NOC from AAI should be obtained for the purpose of Helipad before applying for Occupancy Certificate.
- No construction activities is allowed in the open spaces, parks and CA areas which are relinquished through registered deed to BDA and protect and improve the same by providing chain link fencing.
- If any Kharab land coming in the said survey no's should not be utilized for any other construction activities.
- Developer should develop the park areas as reserved in Development plan by planting saplings.
- In the premises entry and exit for vehicular traffic should be regulated with security arrangement within the premises and it shall not disturb any other vehicular traffic.
- The developer shall pay the betterment tax as and when fixed and demanded by BDA.
- The developer shall abide by the condition as and when imposed by BDA.
- The developer is solely responsible for stability and safety of the building and BDA will not be responsible for structural safety of the building.
- Provision for Rain Water Harvesting should be provided.
- Provision for dual piping system should be provided for potable water and non-potable water.
- Provision for sewage treatment plant should be provided and re-cycled water should be utilized and the entire effluent generated should not be dis-charged to the natural valley/stream/tank.
- The Area reserved for segregation of garbage disposal of plastic and other materials compost should be made in the premises.
- Khata/license shall be obtained from local authorities before commencement of work.
- All conditions imposed by the KSPCB should be adhered to strictly vide their consent letter No. KSPCB/CFE/CP-160/2010-11/346 dated: 29th May 2010 & No.KSPCB/CFE/CP - 160/2007-08/5121 dated: 7th November 2007 & State Level Environment Impact Assessment Authority, Karnataka Vide Letter No. SEIAA:39: CON : 2010 dated: 19th November 2010. (Constituted by Ministry of Environment & Forests, Government of India)
- Applicant shall abide by the conditions stipulated in this letter issued by the Principal Secretary, Labour Department vide their letter dated: 04.03.2006
- If it is established that the information/documents furnished by the applicant is false the plan sanctioned gets canceled without intimation.
- Applicant shall make their own arrangement for water supply and will not depend on BWSB for supply of water.
- The area earmarked for transformer yard in the drawing should be utilized for the same purpose.
- This plan sanction is supersedes the earlier sanctioned plan vide No. BDA/PS/EM/EO3/IA- 1/East/50/2010 -11 dated: 26.08.2010.

S.No	NOS	LENGTH	BREADTH	AREA IN SQMT
O-1	1	7.20	1.20	8.64
O-2	2	5.40	0.85	7.02
O-3	2	3.40	1.20	8.16
O-4	2	0.80	2.85	3.42
O-5	2	4.88	3.55	34.61
O-6	2	6.55	1.45	19.00
O-7	2	2.48	2.55	12.62
O-8	2	4.20	3.25	27.30
O-9	2	3.20	4.85	31.68
O-10	2	2.67	1.75	9.35
O-11	2	3.00	5.10	30.60
O-12	2	5.87	10.25	120.34
O-13	2	0.73	3.85	5.33
O-14	2	1.30	2.35	6.11
O-15	2	5.20	3.85	37.96
O-16	2	5.00	3.91	36.10
O-17	2	8.80	2.00	27.80
O-18	2	1.00	0.30	0.60
O-19	1	10.20	2.00	20.40
O-20	2	3.35	3.80	24.12
O-21	2	0.80	2.50	4.00
O-22	2	2.45	6.70	32.83
O-23	2	1.08	0.50	1.08
O-24	2	4.25	2.85	24.23
O-25	2	2.15	1.75	7.53
O-26	2	5.00	3.85	36.50
O-27	2	5.00	3.85	36.50
O-28	1	6.20	1.80	11.16
TOTAL OPEN TO SKY AREA				630.17
DUCT AREA DEDUCTIONS				
D-1	1	1.27	0.80	0.76
D-2	1	1.38	0.80	0.83
D-3	1	1.38	0.55	0.76
D-4	2	2.00	0.80	2.40
D-5	4	0.45	0.90	1.62
D-6	2	1.35	0.90	2.43
D-7	2	0.50	0.90	0.90
D-8	4	0.90	0.90	3.24
D-9	2	0.70	1.30	1.82
D-10	2	0.70	1.00	1.40
D-11	2	0.70	0.90	1.26
D-12	1	1.38	0.75	1.04
D-13	1	1.38	0.30	0.42
D-14	2	0.85	1.55	2.02
D-15	2	0.30	3.10	1.86
D-16	1	0.30	3.35	1.01
TOTAL DUCT AREA				25.03
LIFT SHAFT AREA DEDUCTIONS				
L-1	4	1.85	2.25	16.65
L-2	1	3.02	1.95	5.89
TOTAL LIFT SHAFT AREA				22.54
TOTAL NON F.A.R. AREA				677.74
FIRST FLOOR F.A.R. AREA CALCULATION				
AREA OF RECTANGLE (A B C D) = 62.20 x 28.15 =				1750.93
TOTAL DEDUCTION OF NON F.A.R. AREA =				677.74
TOTAL F.A.R. AREA =				1073.19

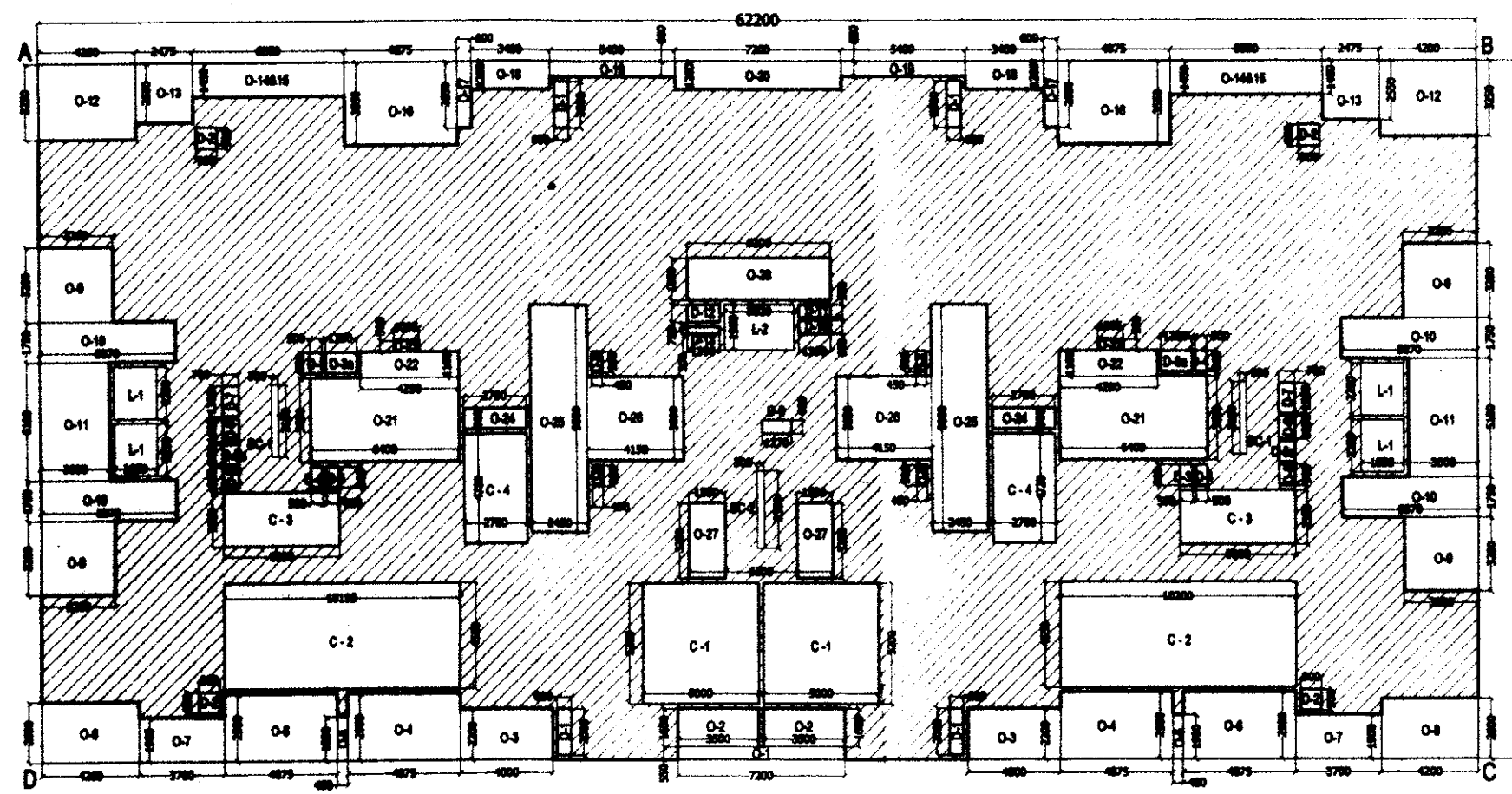


FIRST FLOOR LEVEL (Table 3.0)



TYPICAL FLOOR LEVELS - 02nd,04th,06th,08th,10th,12th & 14th (Table 4.0 & 4.1)

OPEN TO SKY AREA DEDUCTIONS				
S.No	NOS	SIZES		AREA IN SQMT
	A	B	C	D=(B x C) x A
O-1	1	7.20	0.55	3.96
O-2	2	3.50	1.85	11.55
O-3	2	4.00	2.20	17.60
O-4	2	4.88	2.90	28.28
O-5	2	0.45	1.90	1.71
O-6	2	4.88	2.90	28.28
O-7	2	3.70	1.90	14.08
O-8	2	4.20	2.60	21.84
O-9	4	3.20	3.20	40.96
O-10	4	5.87	1.75	41.08
O-11	2	3.00	5.10	30.60
O-12	2	4.20	3.25	27.30
O-13	2	2.48	2.55	12.62
O-14	2	6.55	1.45	19.00
O-15	2	4.88	3.55	34.61
O-16	2	0.80	2.85	3.42
O-17	2	3.40	1.20	8.16
O-18	2	5.40	0.85	7.02
O-19	1	7.20	1.20	8.64
O-20	2	4.25	1.10	9.35
O-21	2	6.40	3.80	46.08
O-22	2	1.08	0.50	1.08
O-23	2	2.70	0.90	2.43
O-24	2	2.45	9.80	48.02
O-25	2	4.15	3.80	29.88
O-26	2	1.55	3.25	10.08
O-27	2	6.20	1.80	11.16
TOTAL OPEN TO SKY AREA				521.20
CUTOUT AREA DEDUCTIONS				
S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
C1	2	5.00	2.20	52.00
C2	2	10.20	4.55	92.82
C3	2	5.00	2.35	23.50
C4	2	2.70	4.72	25.49
SC-1	2	0.30	3.10	1.86
SC-2	1	0.30	3.35	1.01
TOTAL CUTOUT AREA				196.67



TYPICAL FLOOR LEVELS - 03rd,05th,07th,09th,11th & 13th (Table 5.0 & 5.1)

TABLE - 5.0 AREA CALCULATION FOR BLOCK - 02 (15th, 16th, 17th FLOOR)

OPEN TO SKY AREA DEDUCTIONS

S.No	NOS	LENGTH	BREADTH	AREA IN SQM
O-1	1	7.20	0.55	3.96
O-2	2	3.40	0.55	3.74
O-3	2	0.60	2.20	1.32
O-4	2	4.88	2.80	13.69
O-5	2	0.45	1.90	0.85
O-6	2	4.88	2.80	13.69
O-7	2	3.70	1.40	5.18
O-8	2	4.20	2.80	11.76
O-9	4	3.20	3.20	40.96
O-10	4	5.67	1.75	9.92
O-11	2	3.00	5.10	15.30
O-12	2	4.20	3.25	13.65
O-13	2	2.48	2.55	6.22
O-14	2	4.88	3.55	17.32
O-15	2	0.60	2.85	1.71
O-16	2	5.40	0.85	4.59
O-17	2	0.60	2.85	1.71
O-18	2	5.40	0.85	4.59
O-19	2	5.40	0.85	4.59
O-20	1	7.20	1.20	8.64
O-21	2	5.00	1.10	5.50
O-22	2	4.25	1.10	4.67
O-23	2	1.09	0.80	0.87
O-24	2	2.70	0.80	2.16
O-25	2	2.45	0.80	1.96
O-26	2	4.15	3.80	15.77
O-27	2	1.88	3.25	6.11
O-28	1	6.20	1.80	11.16

TOTAL OPEN TO SKY AREA = 509.43

TABLE - 5.1 DUCT AREA DEDUCTIONS

S.No	NOS	LENGTH	BREADTH	AREA
D-1	4	0.80	2.00	6.40
D-2	4	0.80	0.80	2.56
D-3	2	0.55	0.80	0.88
D-4	2	1.38	0.80	1.10
D-5	2	4.88	0.80	3.90
D-6	2	0.70	0.80	0.56
D-7	2	0.70	1.40	0.98
D-8	2	0.70	1.30	0.91
D-9	4	0.45	0.80	1.62
D-10	1	1.27	0.80	1.02
D-11	1	1.38	0.80	1.10
D-12	1	1.38	0.75	1.04
D-13	1	1.38	0.30	0.42

TOTAL DUCT AREA = 34.44

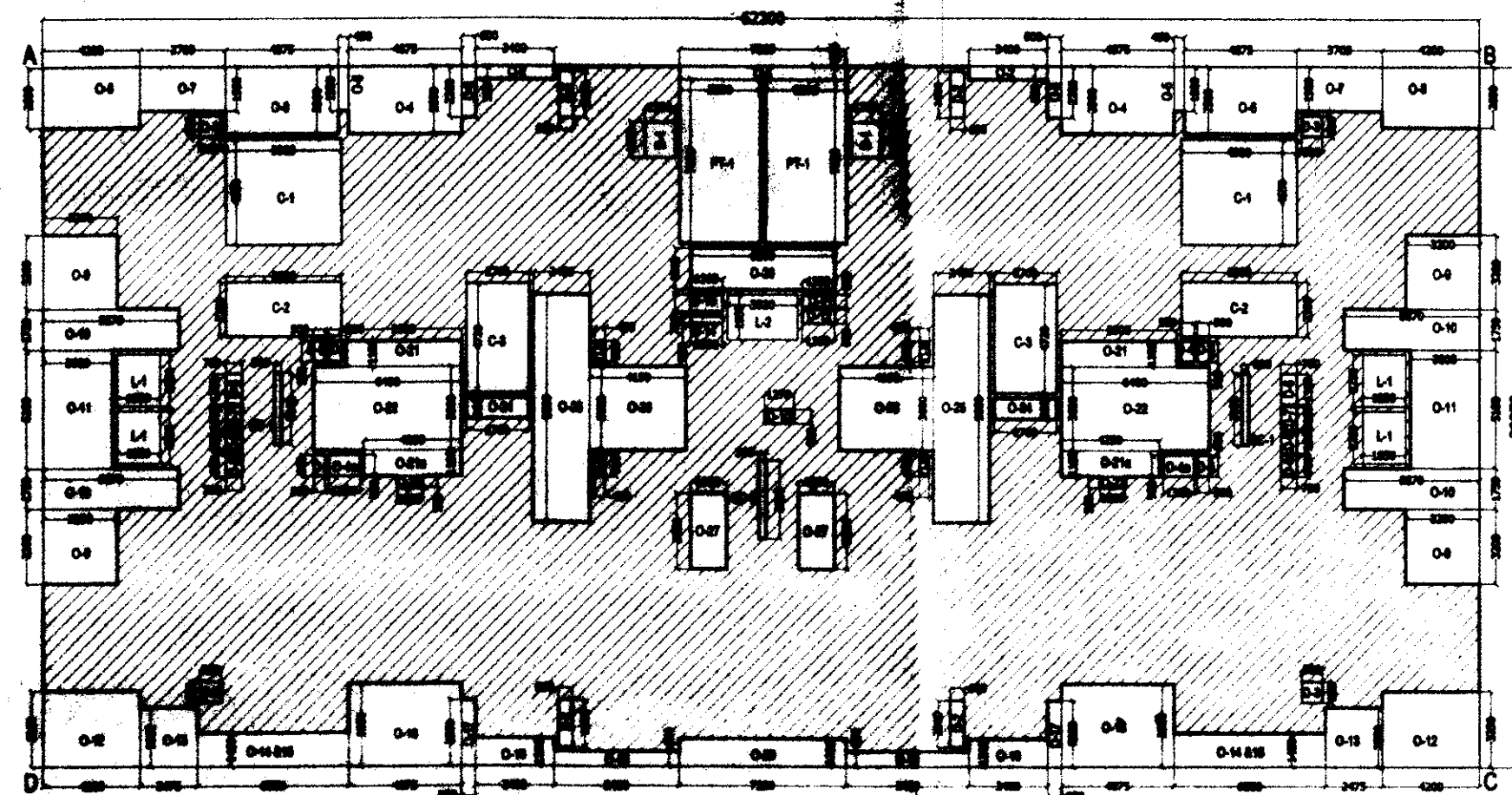
LIFT SHAFT AREA DEDUCTIONS

S.No	NOS	LENGTH	BREADTH	AREA
L-1	1	1.80	1.80	3.24
L-2	1	1.02	1.80	1.84

TOTAL LIFT SHAFT AREA = 5.08

TOTAL NON F.A.R. AREA = 188.97

TOTAL F.A.R. AREA = 1100.28



16TH FLOOR LEVEL (Table 7.0, 7.1 & 7.2)

TABLE - 7.0 AREA CALCULATION FOR BLOCK - 02 (16TH FLOOR)

OPEN TO SKY AREA DEDUCTIONS

S.No	NOS	LENGTH	BREADTH	AREA IN SQM
G-1	1	7.20	0.55	3.96
G-2	2	3.40	0.55	3.74
G-3	2	0.60	2.20	1.32
G-4	2	4.88	2.80	13.69
G-5	2	0.45	1.90	0.85
G-6	2	4.88	2.80	13.69
G-7	2	3.70	1.40	5.18
G-8	2	4.20	2.80	11.76
G-9	4	3.20	3.20	40.96
G-10	4	5.67	1.75	9.92
G-11	2	3.00	5.10	15.30
G-12	2	4.20	3.25	13.65
G-13	2	2.48	2.55	6.22
G-14	2	4.88	3.55	17.32
G-15	2	0.60	2.85	1.71
G-16	2	5.40	0.85	4.59
G-17	2	0.60	2.85	1.71
G-18	2	5.40	0.85	4.59
G-19	2	5.40	0.85	4.59
G-20	1	7.20	1.20	8.64
G-21	2	5.00	1.10	5.50
G-22	2	4.25	1.10	4.67
G-23	2	1.09	0.80	0.87
G-24	2	2.70	0.80	2.16
G-25	2	2.45	0.80	1.96
G-26	2	4.15	3.80	15.77
G-27	2	1.88	3.25	6.11
G-28	1	6.20	1.80	11.16

TOTAL OPEN TO SKY AREA = 509.43

TABLE - 7.1 PRIVATE TERRACE AREA DEDUCTIONS

S.No	NOS	LENGTH	BREADTH	AREA
PT-1	2	3.50	7.00	49.00

TOTAL PRIVATE TERRACE AREA = 49.00

CUTOUT AREA DEDUCTIONS

S.No	NOS	LENGTH	BREADTH	AREA
C-1	2	5.00	4.55	45.50
C-2	2	5.00	2.35	23.50
C-3	2	2.70	4.72	12.74
C-4	2	0.30	3.10	0.93
C-5	2	0.30	3.35	1.01

TOTAL CUTOUT AREA = 97.35

DUCT AREA DEDUCTIONS

S.No	NOS	LENGTH	BREADTH	AREA
D-1	2	1.30	1.50	1.95
D-2	4	0.80	2.00	6.40
D-3	4	0.80	0.80	2.56
D-4	2	0.55	0.80	0.88
D-5	2	1.38	0.80	1.10
D-6	2	0.70	0.80	0.56
D-7	2	0.70	1.40	0.98
D-8	4	0.70	0.80	2.52
D-9	4	0.45	0.80	1.62
D-10	1	1.27	0.80	1.02
D-11	1	1.38	0.80	1.10
D-12	1	1.38	0.75	1.04
D-13	1	1.38	0.30	0.42

TOTAL DUCT AREA = 28.34

TABLE - 7.2 LIFT SHAFT AREA DEDUCTIONS

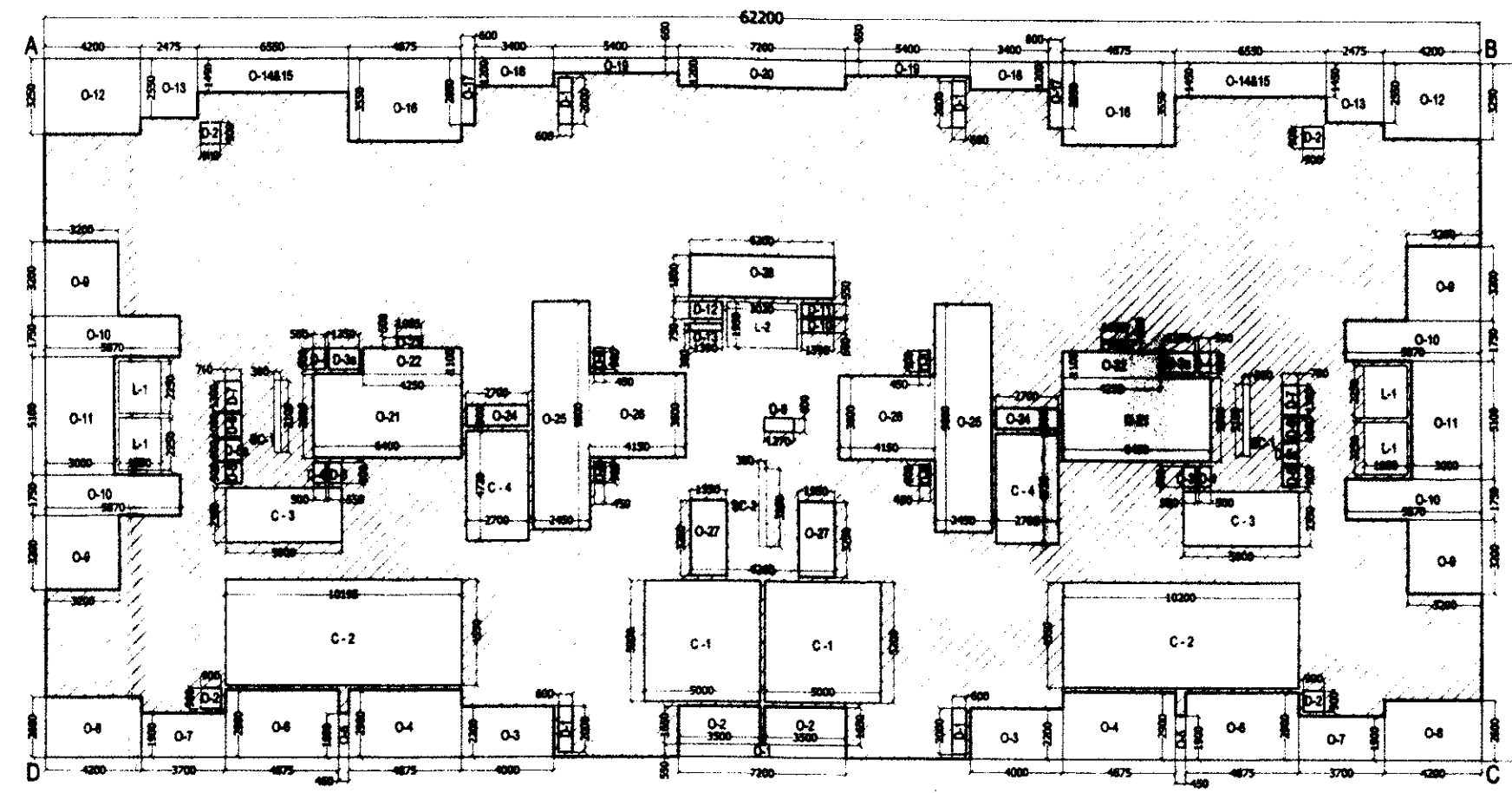
S.No	NOS	LENGTH	BREADTH	AREA
L-1	4	1.80	2.25	16.20
L-2	1	1.02	1.80	1.84

TOTAL LIFT SHAFT AREA = 18.04

TOTAL NON F.A.R. AREA = 22.54

16TH FLOOR F.A.R. AREA CALCULATION

DESCRIPTION	AREA
AREA OF RECTANGLE (A x B x C) = 62.20 x 30.05 =	1869.11
TOTAL DEDUCTION OF NON F.A.R. AREA =	707.91
NET F.A.R. AREA =	1161.20



15TH FLOOR LEVEL (Table 6.0 & 6.1)

TABLE - 6.0 AREA CALCULATION FOR BLOCK - 02 (15th FLOOR)

OPEN TO SKY AREA DEDUCTIONS

S.No	NOS	LENGTH	BREADTH	AREA IN SQM
O-1	1	7.20	0.55	3.96
O-2	2	3.40	0.55	3.74
O-3	2	0.60	2.20	1.32
O-4	2	4.88	2.80	13.69
O-5	2	0.45	1.90	0.85
O-6	2	4.88	2.80	13.69
O-7	2	3.70	1.40	5.18
O-8	2	4.20	2.80	11.76
O-9	4	3.20	3.20	40.96
O-10	4	5.67	1.75	9.92
O-11	2	3.00	5.10	15.30
O-12	2	4.20	3.25	13.65
O-13	2	2.48	2.55	6.22
O-14	2	4.88	3.55	17.32
O-15	2	0.60	2.85	1.71
O-16	2	5.40	0.85	4.59
O-17	2	0.60	2.85	1.71
O-18	2	5.40	0.85	4.59
O-19	2	5.40	0.85	4.59
O-20	1	7.20	1.20	8.64
O-21	2	5.00	1.10	5.50
O-22	2	4.25	1.10	4.67
O-23	2	1.09	0.80	0.87
O-24	2	2.70	0.80	2.16
O-25	2	2.45	0.80	1.96
O-26	2	4.15	3.80	15.77
O-27	2	1.88	3.25	6.11
O-28	1	6.20	1.80	11.16

TOTAL OPEN TO SKY AREA = 509.43

CUTOUT AREA DEDUCTIONS

S.No	NOS	LENGTH	BREADTH	AREA
C-1	2	5.00	4.55	45.50
C-2	2	5.00	2.35	23.50
C-3	2	2.70	4.72	12.74
C-4	2	0.30	3.10	0.93
C-5	2	0.30	3.35	1.01

TOTAL CUTOUT AREA = 97.35

DUCT AREA DEDUCTIONS

S.No	NOS	LENGTH	BREADTH	AREA
D-1	4	0.80	2.00	6.40
D-2	4	0.80	0.80	2.56
D-3	2	0.55	0.80	0.88
D-4	2	1.38	0.80	1.10
D-5	2	4.88	0.80	3.90
D-6	2	0.70	0.80	0.56
D-7	2	0.70	1.40	0.98
D-8	2	0.70	1.30	0.91
D-9	4	0.45	0.80	1.62
D-10	1	1.27	0.80	1.02
D-11	1	1.38	0.80	1.10
D-12	1	1.38	0.75	1.04
D-13	1	1.38	0.30	0.42

TOTAL DUCT AREA = 34.44

LIFT SHAFT AREA DEDUCTIONS

S.No	NOS	LENGTH	BREADTH	AREA
L-1	4	1.80	2.25	16.20
L-2	1	1.02	1.80	1.84

TOTAL LIFT SHAFT AREA = 18.04

TOTAL NON F.A.R. AREA = 22.54

15TH FLOOR F.A.R. AREA CALCULATION

DESCRIPTION	AREA
AREA OF RECTANGLE (A x B x C) = 62.20 x 30.05 =	1869.11
TOTAL DEDUCTION OF NON F.A.R. AREA =	707.91
NET F.A.R. AREA =	1161.20

TABLE - 6.1 DUCT AREA DEDUCTIONS

S.No	NOS	LENGTH	BREADTH	AREA
D-1	4	0.80	2.00	6.40
D-2	4	0.80	0.80	2.56
D-3	2	0.55	0.80	0.88
D-4	2	1.38	0.80	1.10
D-5	2	4.88	0.80	3.90
D-6	2	0.70	0.80	0.56
D-7	2	0.70	1.40	0.98
D-8	2	0.70	1.30	0.91
D-9	4	0.45	0.80	1.62
D-10	1	1.27	0.80	1.02
D-11	1	1.38	0.80	1.10
D-12	1	1.38	0.75	1.04
D-13	1	1.38	0.30	0.42

TOTAL DUCT AREA = 34.44

LIFT SHAFT AREA DEDUCTIONS

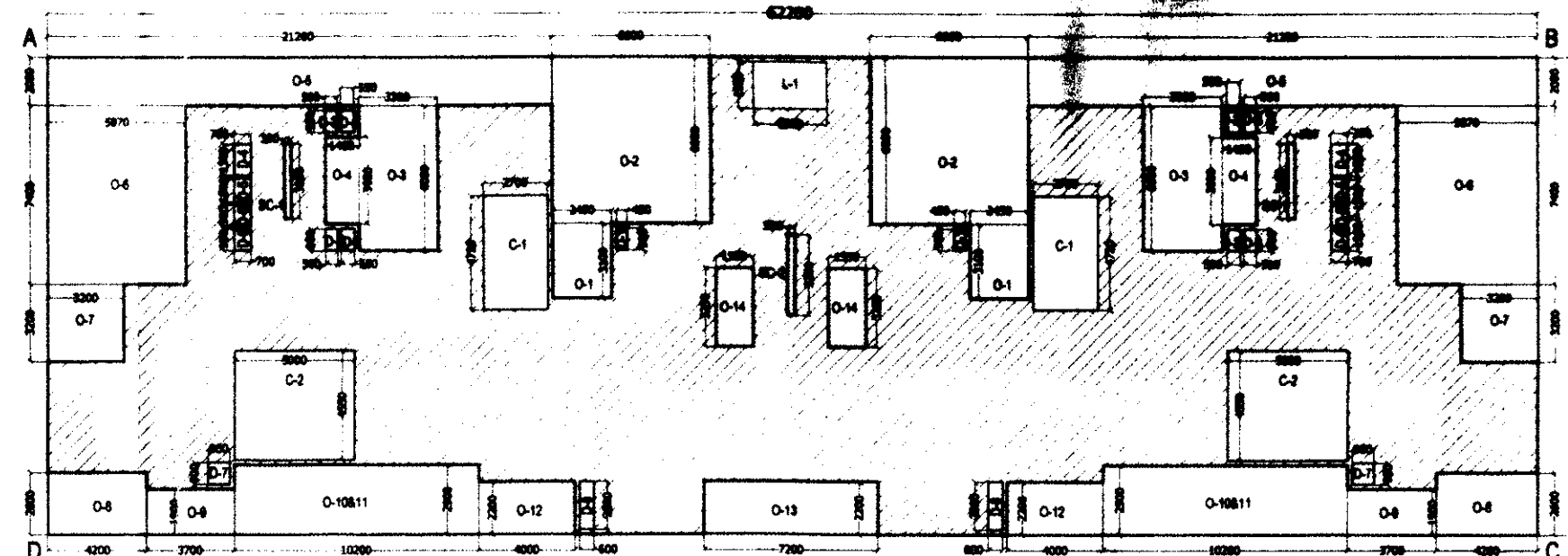
S.No	NOS	LENGTH	BREADTH	AREA
L-1	4	1.80	2.25	16.20
L-2	1	1.02	1.80	1.84

TOTAL LIFT SHAFT AREA = 18.04

TOTAL NON F.A.R. AREA = 22.54

15th FLOOR F.A.R. AREA CALCULATION

DESCRIPTION	AREA
AREA OF RECTANGLE (A x B x C) = 62.20 x 30.05 =	1869.11
TOTAL DEDUCTION OF NON F.A.R. AREA =	707.91
NET F.A.R. AREA =	1161.20



17TH FLOOR LEVEL (Table 8.0 & 8.1)

TABLE - 8.0 AREA CALCULATION FOR BLOCK - 02 (17TH FLOOR)

OPEN TO SKY AREA DEDUCTIONS

S.No	NOS	LENGTH	BREADTH	AREA IN SQM
O-1	1	7.20	0.55	3.96
O-2	2	3.40	0.55	3.74
O-3	2	0.60	2.20	1.32
O-4	2	4.88	2.80	13.69
O-5	2	0.45	1.90	0.85
O-6	2	4.88	2.80	13.69
O-7	2	3.70	1.40	5.18
O-8	2	4.20	2.80	11.76
O-9	4	3.20	3.20	40.96
O-10	4	5.67	1.75	9.92
O-11	2	3.00	5.10	15.30
O-12	2	4.20	3.25	13.65
O-13	2	2.48	2.55	6.22
O-14	2	4.88	3.55	17.32
O-15	2	0.60	2.85	1.71
O-16	2	5.40	0.85	4.59
O-17	2	0.60	2.85	1.71
O-18	2	5.40	0.85	4.59
O-19	2	5.40	0.85	4.59
O-20	1	7.20	1.20	8.64
O-21	2	5.00	1.10	5.50
O-22	2	4.25	1.10	4.67
O-23	2	1.09	0.80	0.87
O-24	2	2.70	0.80	2.16
O-25	2	2.45	0.80	1.96
O-26	2	4.15	3.80	15.77
O-27	2	1.88	3.25	6.11
O-28	1	6.20	1.80	11.16

TOTAL OPEN TO SKY AREA = 486.86

CUTOUT AREA DEDUCTIONS

S.No	NOS	LENGTH	BREADTH	AREA
C-1	2	5.00	4.55	45.50
C-2	2	5.00	2.35	23.50
C-3	2	2.70	4.72	12.74
C-4	2	0.30	3.10	0.93
C-5	2	0.30	3.35	1.01

TOTAL CUTOUT AREA = 97.35

DUCT AREA DEDUCTIONS

S.No	NOS	LENGTH	BREADTH	AREA
D-1	2	0.48	0.80	0.38
D-2	4	0.80	0.80	2.56
D-3	4	0.80	0.80	2.56
D-4	2	0.70	1.30	0.91
D-5	2	0.70	1.40	0.98
D-6	4	0.70	0.80	2.52
D-7	2	0.80	0.80	0.64
D-8	2	0.80	2.00	1.60

TOTAL DUCT AREA = 14.38

LIFT SHAFT AREA DEDUCTIONS

S.No	NOS	LENGTH	BREADTH	AREA
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