

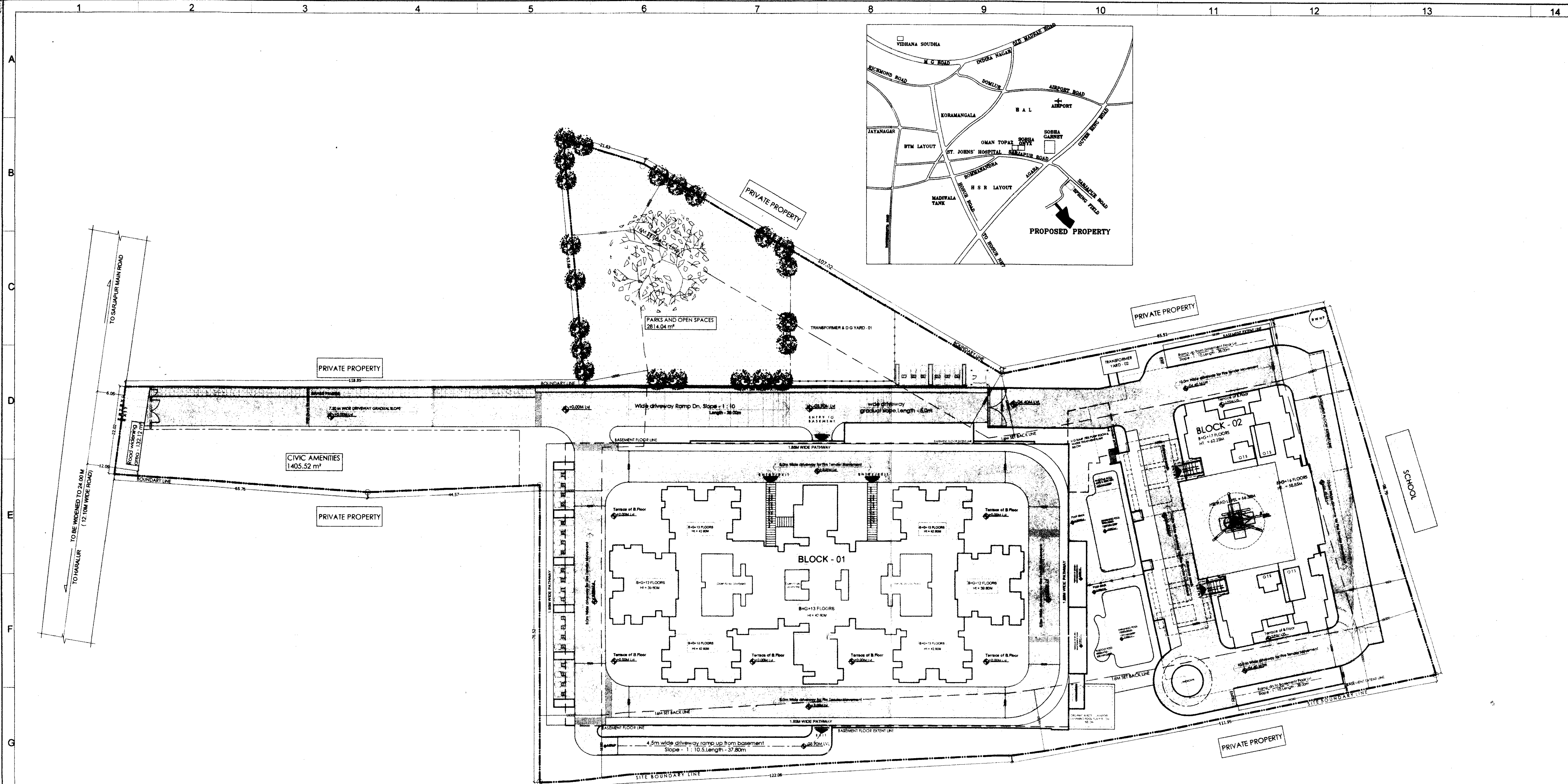


TABLE - 01
PROJECT INFORMATION

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
5% REQD FOR CIVIC AMENITIES	= 1,405.52 m ²

TABLE - 02
FAR CALCULATION

01	TOTAL SITE AREA	28,110.42 m ² (84.37 BSG)
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 FAR AREA	56,982.78 m ²
08	PERMISSIBLE FAR - 2.25	
09	FAR = TOTAL FAR AREA / PERMISSIBLE FAR	$\frac{56,982.78}{2.25} = 25,325.68$
10	GROUND COVERAGE (Block - 01 & 02)	
11	PERMISSIBLE GROUND COVERAGE = 55%	
12	ACHIEVED GROUND COVERAGE = $\frac{25,325.68}{46,218.52} \times 100 = 54.80\%$	
13	HEIGHT OF THE BUILDING	
14	PERMISSIBLE HEIGHT OF THE BUILDING	Above 50.00 M (For 18.00m setbacks)
15	ACHIEVED HEIGHT OF THE BUILDING	Block - 01 = 42.80M & BLOCK - 02 = 62.30M (top of the helipad)
16	DISTANCE BETWEEN THE BLOCKS	SHALL BE THE 10% OF THE TALLER BUILDING (59.40M PROPOSED - 45.90M)
17	TOTAL NUMBER OF UNITS = 275 UNITS (BLOCK - 01 & 02 = 243 & 32 RESPECTIVELY)	
18	TYPE - 01 = $\frac{243}{100} = 2.43$ = 1 x 10182 UNITS = 182 CARS	
19	TYPE - 02 = $\frac{32}{100} = 0.32$ = 1 x 1081 UNITS = 081 CARS	
20	TYPE - 03 = $\frac{243}{100} = 2.43$ = 3 x 3208 UNITS = 084 CARS	
21	TYPE - 04 = $\frac{32}{100} = 0.32$ = 3 x 3004 UNITS = 012 CARS	
22	CAR PARKING REQUIRED = 338 + 34 (10% of 338 + 34) = 373 cars	
23	RECREATIONAL CLUB AREA - Block - 01 & 02 = 570.15 m ² & 969.43 m ²	
24	RECREATIONAL CLUB AREA - 26.39 - 30 nos	
25	CAR PARKING PROVIDED = 408 Cars	

TABLE - 03
AREA STATEMENT FOR BLOCK - 01 (BASEMENT + GROUND + 13 UPPER FLOORS)

FLOORS	GROSS AREA IN SQM	DT & LUE	DUCT	TOTAL	TOTAL BUILT UP AREA IN SQM	PARKING	TERRACE	CUTOUT	LEFT SWIFT	TOTAL	NET FAR AREA IN SQM
1	2	3	4	5	6	7	8	9	10	11	12
1	BASEMENT FLOOR	574.73	276.08	144.49	260.57	260.57	-	-	-	-	574.73
2	GROUND FLOOR	574.73	276.08	144.49	260.57	260.57	-	-	-	-	574.73
3	1st FLOOR	574.73	276.08	144.49	260.57	260.57	-	-	-	-	574.73
4	2nd FLOOR	574.73	276.08	144.49	260.57	260.57	-	-	-	-	574.73
5	3rd FLOOR	574.73	276.08	144.49	260.57	260.57	-	-	-	-	574.73
6	4th FLOOR	574.73	276.08	144.49	260.57	260.57	-	-	-	-	574.73
7	5th FLOOR	574.73	276.08	144.49	260.57	260.57	-	-	-	-	574.73
8	6th FLOOR	574.73	276.08	144.49	260.57	260.57	-	-	-	-	574.73
9	7th FLOOR	574.73	276.08	144.49	260.57	260.57	-	-	-	-	574.73
10	8th FLOOR	574.73	276.08	144.49	260.57	260.57	-	-	-	-	574.73
11	9th FLOOR	574.73	276.08	144.49	260.57	260.57	-	-	-	-	574.73
12	10th FLOOR	574.73	276.08	144.49	260.57	260.57	-	-	-	-	574.73
13	11th FLOOR	574.73	276.08	144.49	260.57	260.57	-	-	-	-	574.73
14	12th FLOOR	574.73	276.08	144.49	260.57	260.57	-	-	-	-	574.73
15	13th FLOOR	574.73	276.08	144.49	260.57	260.57	-	-	-	-	574.73
TOTAL	6808.36	3263.84	1681.67	3719.55	4400.82	0.00	328.85	9187.00	4081.82		

AREA STATEMENT FOR BLOCK - 02 (BASEMENT + GROUND + 17 UPPER FLOORS + HELIPAD)

FLOORS	GROSS AREA IN SQM	DT & LUE	DUCT	TOTAL	TOTAL BUILT UP AREA IN SQM	PARKING	TERRACE	CUTOUT	LEFT SWIFT	TOTAL	NET FAR AREA IN SQM
1	2	3	4	5	6	7	8	9	10	11	12
1	BASEMENT FLOOR	4915.90	434.70	-	434.70	4480.96	4172.96	-	-	-	4915.90
2	GROUND FLOOR	1213.92	220.51	21.12	241.63	872.29	-	-	-	-	1213.92
3	1st FLOOR	1799.80	936.17	26.03	962.20	1996.73	-	-	-	-	1799.80
4	2nd FLOOR	1869.11	921.20	24.44	945.64	1924.47	-	-	-	-	1869.11
5	3rd FLOOR	1869.11	921.20	24.44	945.64	1924.47	-	-	-	-	1869.11
6	4th FLOOR	1869.11	921.20	24.44	945.64	1924.47	-	-	-	-	1869.11
7	5th FLOOR	1869.11	921.20	24.44	945.64	1924.47	-	-	-	-	1869.11
8	6th FLOOR	1869.11	921.20	24.44	945.64	1924.47	-	-	-	-	1869.11
9	7th FLOOR	1869.11	921.20	24.44	945.64	1924.47	-	-	-	-	1869.11
10	8th FLOOR	1869.11	921.20	24.44	945.64	1924.47	-	-	-	-	1869.11
11	9th FLOOR	1869.11	921.20	24.44	945.64	1924.47	-	-	-	-	1869.11
12	10th FLOOR	1869.11	921.20	24.44	945.64	1924.47	-	-	-	-	1869.11
13	11th FLOOR	1869.11	921.20	24.44	945.64	1924.47	-	-	-	-	1869.11
14	12th FLOOR	1869.11	921.20	24.44	945.64	1924.47	-	-	-	-	1869.11
15	13th FLOOR	1869.11	921.20	24.44	945.64	1924.47	-	-	-	-	1869.11
16	14th FLOOR	1869.11	921.20	24.44	945.64	1924.47	-	-	-	-	1869.11
17	15th FLOOR	1869.11	921.20	24.44	945.64	1924.47	-	-	-	-	1869.11
18	16th FLOOR	1869.11	921.20	24.44	945.64	1924.47	-	-	-	-	1869.11
19	17th FLOOR	1869.11	921.20	24.44	945.64	1924.47	-	-	-	-	1869.11
TOTAL	37146.74	9143.96	431.00	9585.28	20608.82	48.35	408.70	7478.78	18500.85		

- 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 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 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 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) Kharab/land 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-140/2010-11/346 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/EO/3/1A-1/East/50/2010-11 dated: 26.08.2010.

TABLE - 04
LEGEND

EXTENT OF SITE BOUNDARY	---
EXTENT OF 18.0m 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.3 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 | : 1,26,000.00 |
| Total | : 50,52,689.00 |
- (Rupees Fifty Lakhs Fifty Two Thousand Six Hundred and Eighty Nine Only)

SITE PLAN - NTS

SCHEDULE OF OPENINGS

SL No.	DESCRIPTION	TYPE	SIZE
1	MAIN DOOR	D	1000 x 2100
2	DOOR	D1	1000 x 2100
3	DOOR	D2	1000 x 2100
4	ALUMINIUM DOOR	DS	1000 x 2100
5	KITCHEN DOOR	KD	1000 x 2100
6	KITCHEN WINDOW	KW	1000 x 2100
7	SLIDING DOORS	SD	1000 x 2100
8	FIRE RATED DOOR	FD	1000 x 2100
9	WINDOW	W	1000 x 2100
10	VENTILATOR	V	1000 x 2100
11	VENTILATOR	V1	1000 x 2100

FOR APPROVAL

SIGN: _____
(DEEPAK DINESH.P) BCC/BL 3/1B, 3/2, 7 & 162

SIGN: _____
(OWNER'S SIGNATURE)

REVISIONS

SLNO.	DATE	REVISIONS

ARCHITECTS :

SOBHA DEVELOPERS LTD.
ARCHITECTS, ENGINEERS, BUILDERS AND DEVELOPERS.
No.4, RAJARAM MOHAN ROY ROAD,
BANGALORE 560 055 TEL: 2214684, 2214685 FAX: 2214673
Email: sobha@sobha.co.in

DEALT BY: VASANTH SCALE = 1 : 400

CHECKED BY: DEEPAK DATE : 30-04-2011

NORTH

PROJECT NO: 0300 A & B

DRAWING NO: 0300A&B/09/1230/AD/SUB/0001

REV NO

JOB TITLE

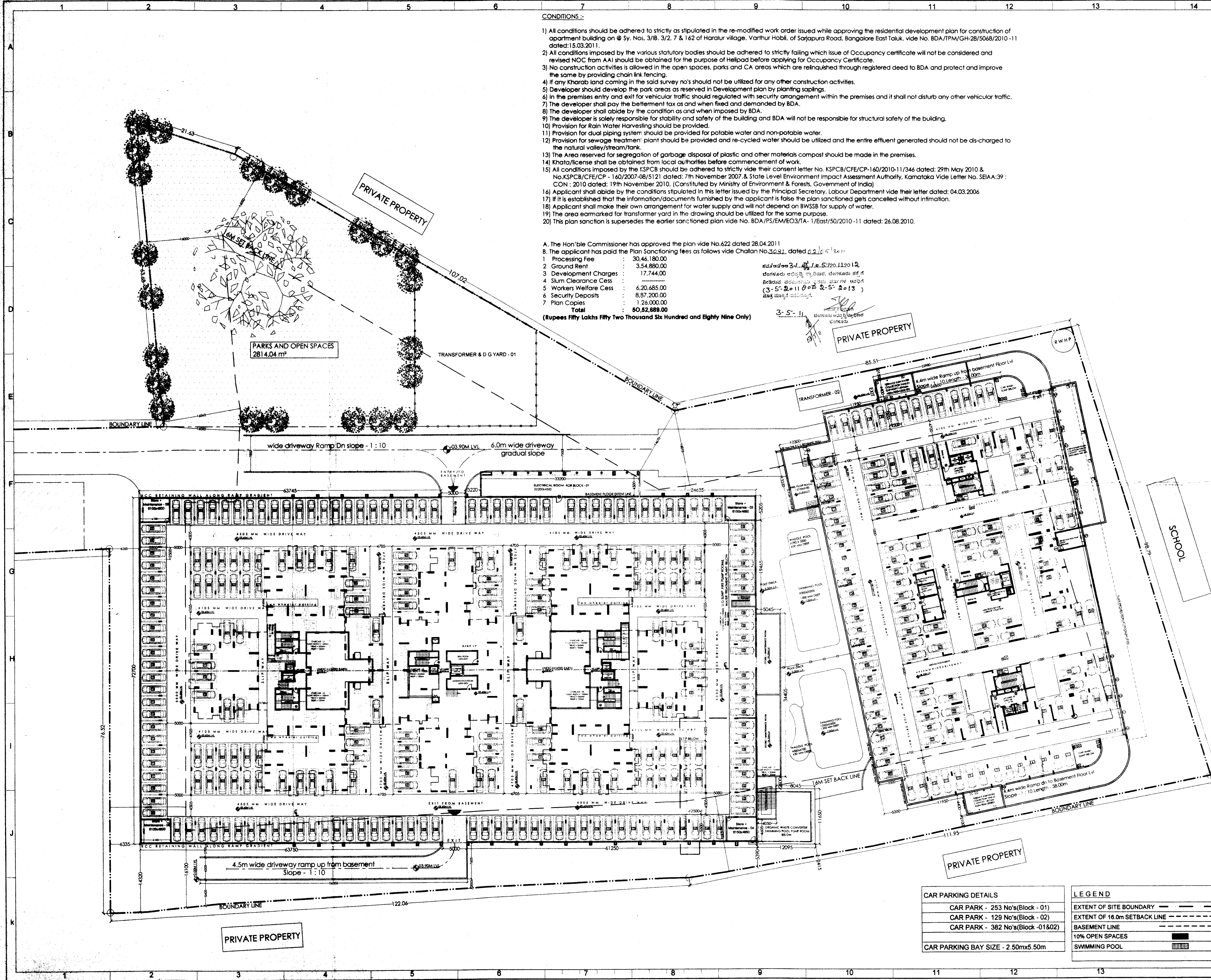
MODIFIED RESIDENTIAL DEVELOPMENT PLAN
ON SURVEY NOS: 3/1B, 3/2, 7 & 162
HARALUR VILLAGE, VARTHUR HOBLI
BANGALORE EAST TALUK, OFF SARJAPUR ROAD

DRAWING TITLE

SITE PLAN

BLOCK - 01 & 02

SHEET 01 OF 02



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.
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- 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
ಪ್ರವೇಶಿಸಬಹುದು
(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 - NTS

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)

REVISIONS

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&B/SUB/0002

REV. NO.

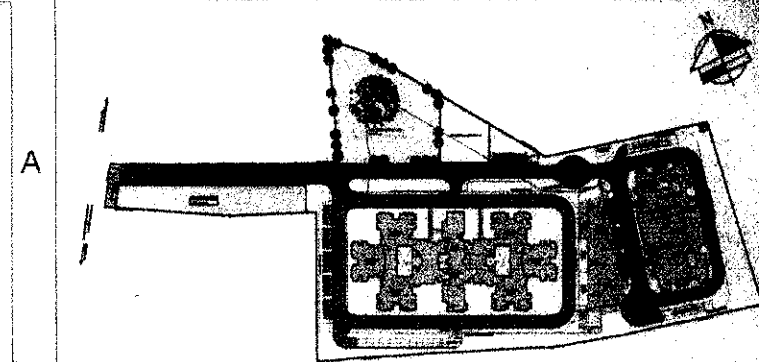
JOB TITLE

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
1% SITE AREA TO BE RESERVED FOR C.A SITE	26.88	SQMT
AREA RESERVED FOR C.A SITE	2687.86	SQMT
TOTAL NO. OF UNITS	128	
PERMISSIBLE F.A.R	2.34	
TOTAL NET F.A.R AREA OF ALL FLOORS BLOCK - 1	3092.78	SQMT
TOTAL FAR AREA	3092.78	SQMT
PERMISSIBLE GROUND COVERAGE	85%	
TOTAL GROUND COVERAGE AREA OF BLOCK - 1	2285.28	SQMT
PLINTH AREA X 100	3.75	
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	950 x 1550
11	SHAFT DOOR	SHD	950 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 SCALE = 1 : 250

CHECKED BY: DEEPAK DATE: 30-04-2011

NORTH PROJECT NO: 0300A & B

DRAWING NO: 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 :-

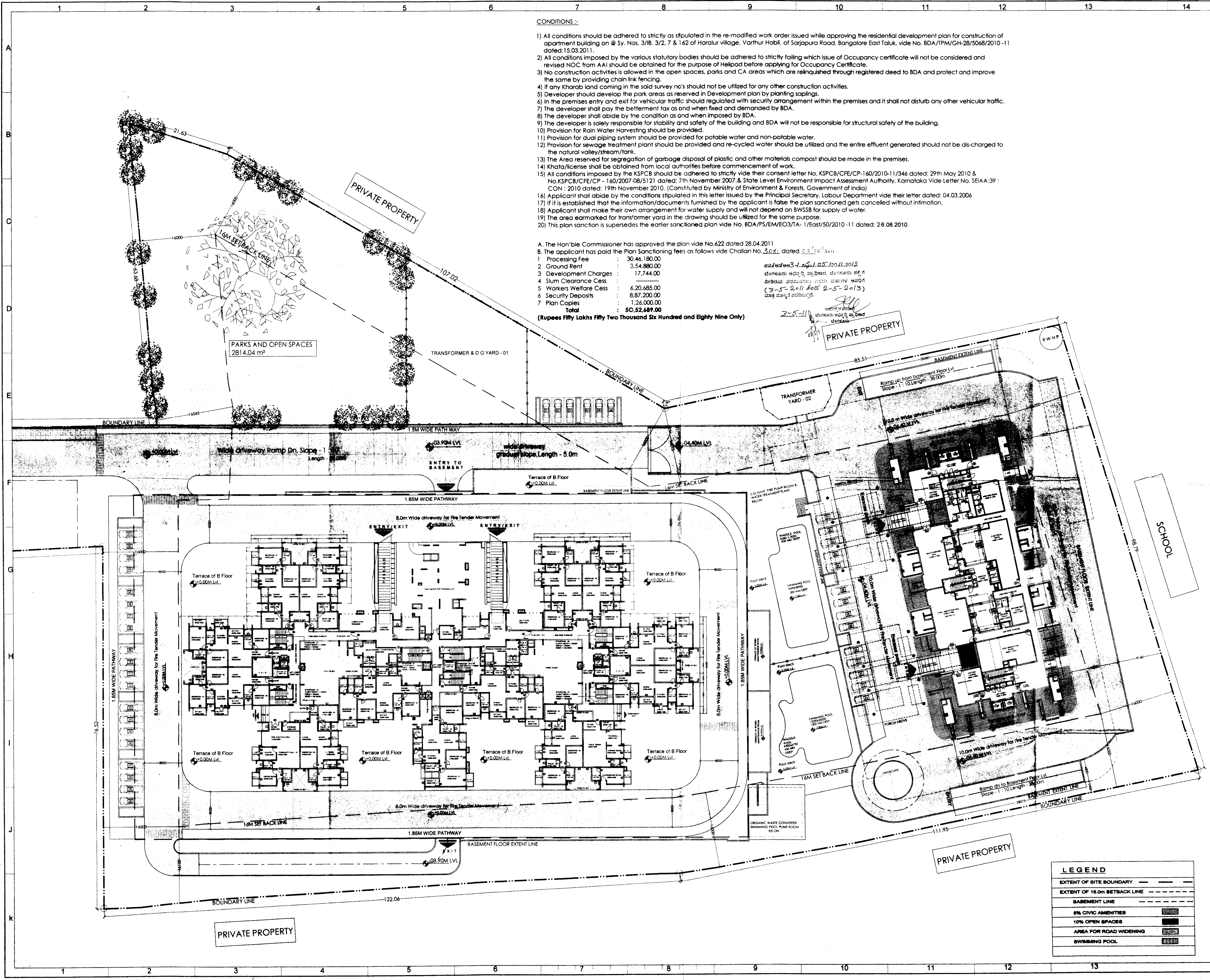
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- 15) All conditions imposed by the KSPCB should be adhered to strictly vide their consent letter No. KSPCB/CFE/CP-160/2010-11/346 dated: 29th May 2010 & No. KSPCB/CFE/CP-160/2007/08/5121 dated: 7th November 2007 & State Level Environment Impact Assessment 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 superseded the earlier sanctioned plan vide No. BDA/PS/EM/EO3/TA-1/East/50/2010-11 dated: 26.08.2010.

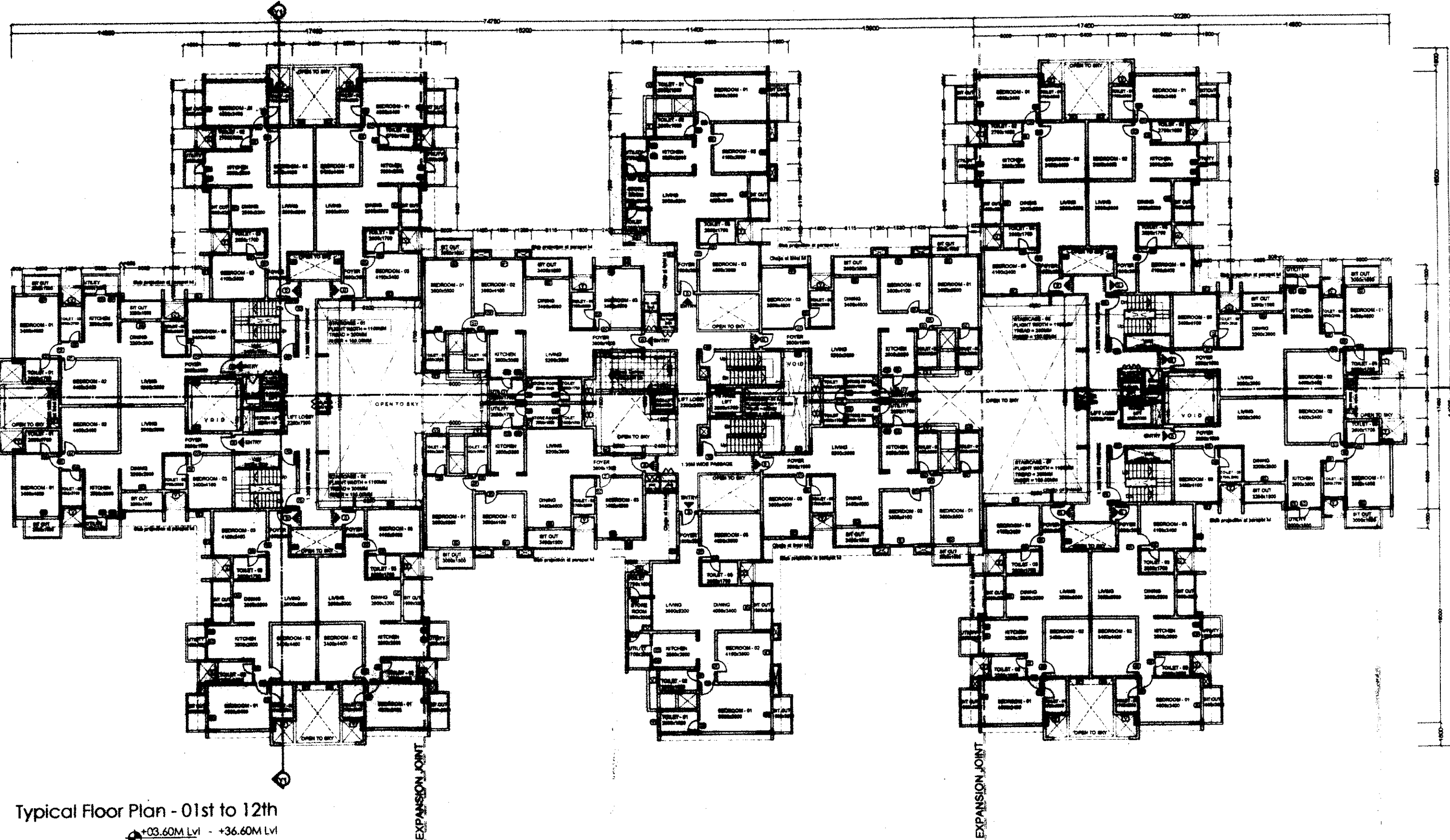
A. The Hon'ble Commissioner has approved the plan vide No.622 dated 28.04.2011
B. The applicant has paid the Plan Sanctioning fees as follows vide Chalan No. 308 dated 02.05.2011

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	50,52,689.00

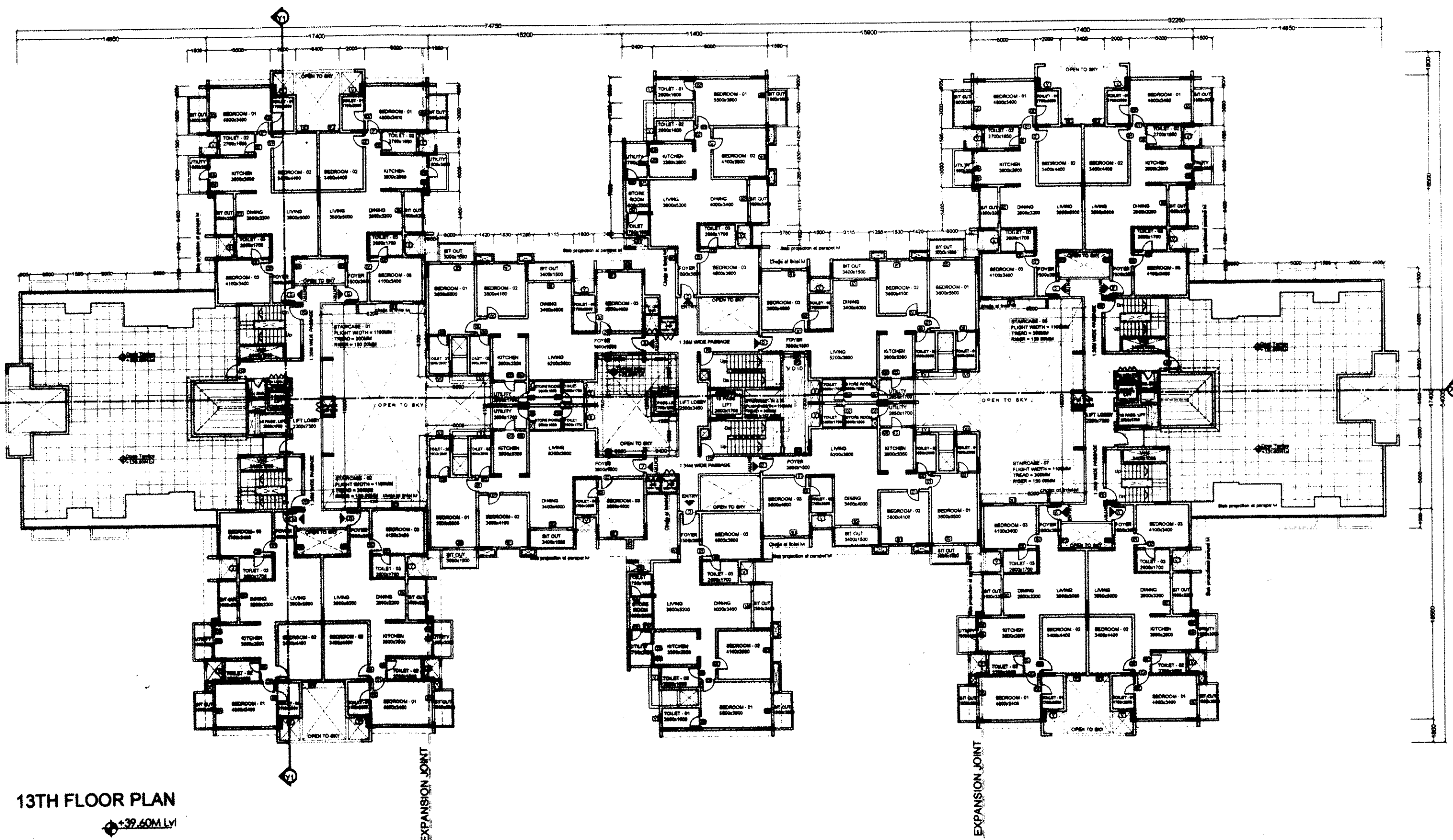
(Rupees Fifty Lakhs Fifty Two Thousand Six Hundred and Eighty Nine Only)

ಇವುಗಳೆಲ್ಲವೂ 4.5 ಲಕ್ಷ ರೂ. 12.05.2011.2012
ಮಾನ್ಯರಾದ ಅಧ್ಯಕ್ಷರ, ಮಂತ್ರಿಗಳ ಸಭೆ
ನಿರ್ದೇಶನದ ಮೇರೆಗೆ ಪಾವತಿಯಾಗಿದೆ
(3-5-2011 ರಿಂದ 2-5-2013)
ಮಾತ್ರ ಮಾನ್ಯರ ಸಭೆಯಲ್ಲಿ.





Typical Floor Plan - 01st to 12th
+03.60M LVL to +36.60M LVL



13TH FLOOR PLAN
+37.60M LVL

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 supercedes 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)

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

SOBHA CLASSIC & SIGNATURE

FAR CALCULATIONS

SITE AREA (A)	135.12	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 & 01B	2582.75	
F.A.R ACHIEVED	2582.75	100%
PERMISSIBLE GROUND COVERAGE	55%	
TOTAL GROUND COVERAGE AREA OF BLOCK - 01A & 01B	5970.45 SQM	
GROUND COVERAGE	55%	

SCHEDULE OF OPENINGS

SL.No.	DESCRIPTION	TYPE	SIZE
1	MAIN DOOR	D1	1050 x 2150
2	DOOR	D2	950 x 2150
3	DOOR	D3	850 x 2150
4	ALUMINIUM DOOR	KD	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

SIGN: _____

(OWNER'S SIGNATURE)

REVISIONS

SL.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: 22104673

Email: architects@sobha.co.in

DEALT BY: VASANTH

CHECKED BY: DEEPAK

NORTH

SCALE = 1 : 200

DATE : 30-04-2011

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

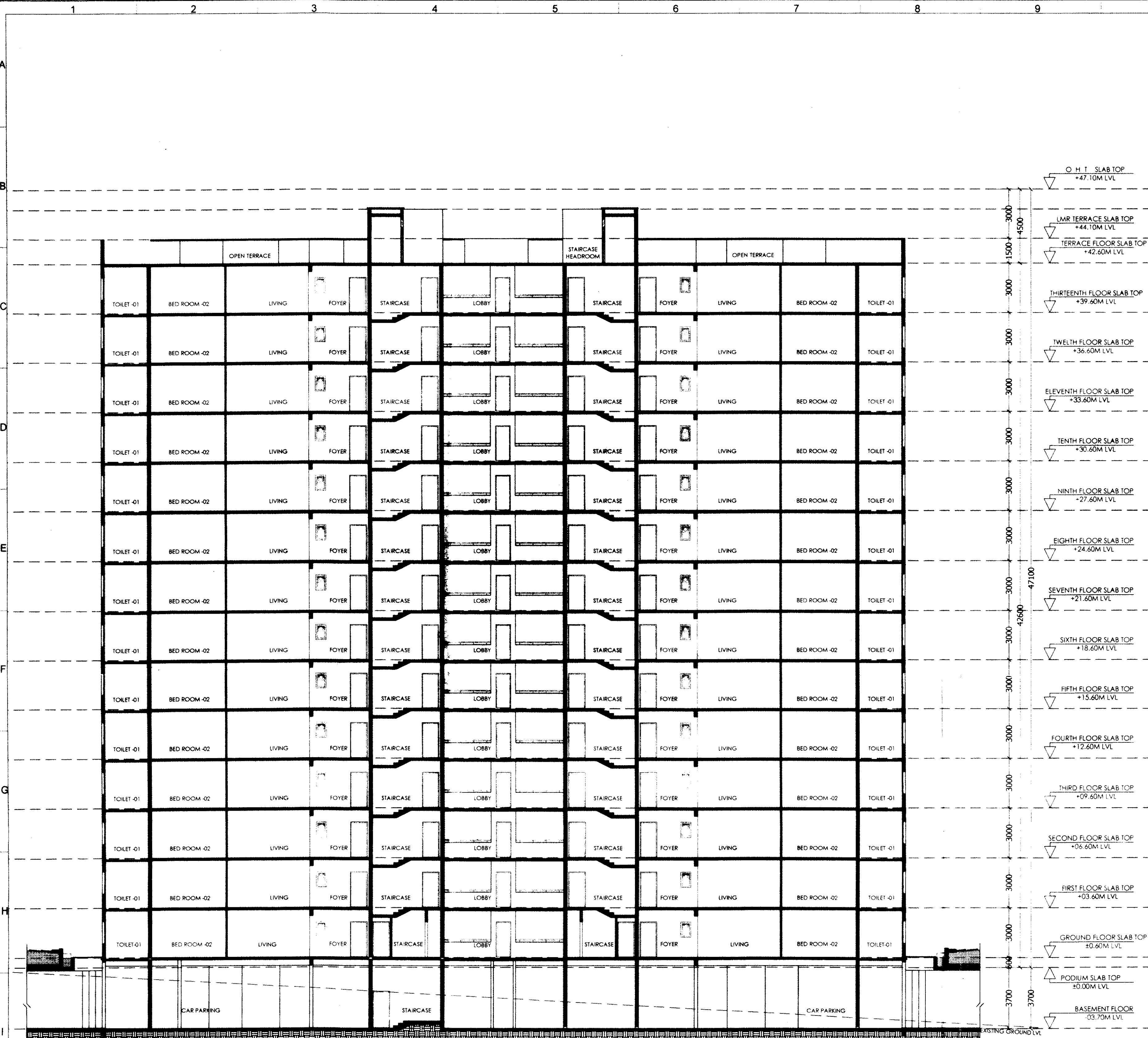
DRAWING TITLE

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 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.3641 dated 22.10.2011

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)

ಮ/ಅಂಶ 3-1-2011, 12.12.2012
ಮಾನ್ಯರಾದ ಅಧ್ಯಕ್ಷರು, ಮಂಗಳೂರು ನಗರ
ಸರ್ಕಾರದ ಮುಖಾಂತಿ
(3-5-2011 ರಿಂದ 2-5-2013)
ಮಾನ್ಯರಾದ ಅಧ್ಯಕ್ಷರು
ಮಂಗಳೂರು ನಗರ ಸರ್ಕಾರ

SITE PLAN - NTS

KEY PLAN - NTS

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

SOBHA CLAUSE & SIGNATURE

FOR CALCULATION

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	1807.30	SQMT
F.A.R. ACHIEVED	1.28	
PERMISSIBLE GROUND COVERAGE	1.28	
TOTAL GROUND COVERAGE AREA OF BLOCK - 01A	1807.30	SQMT
GROUND COVERAGE	1.28	

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 1000
10	VENTILATOR	V	600 x 600
11	VENTILATOR	V1	600 x 1200

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.

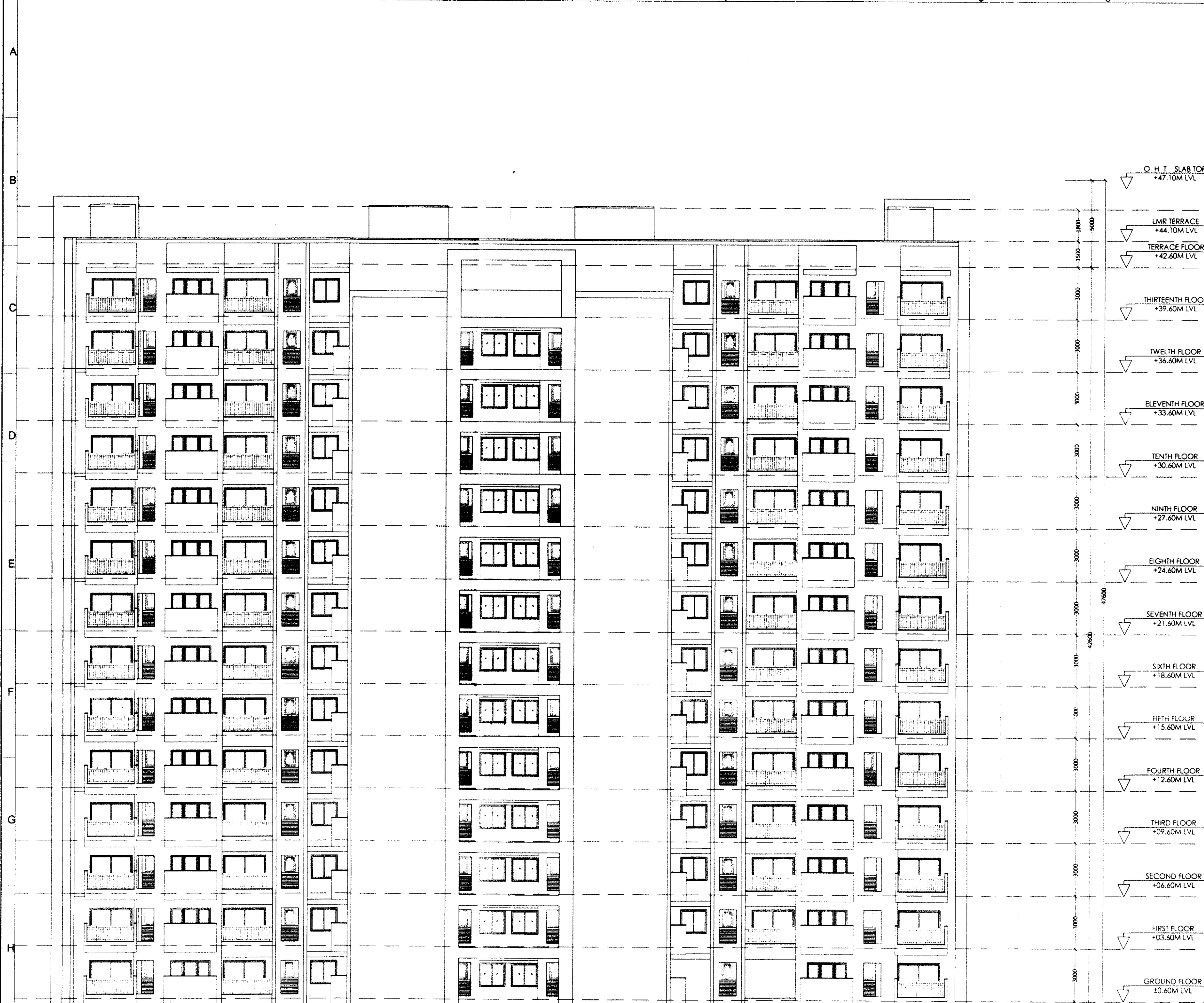
JOB TITLE

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)

ಇದರಲ್ಲಿ 3-1-20, 3-2-20, 3-7-20 ಮತ್ತು 3-162-20 ಸರ್ವೆ ನಂ. 3/18, 3/2, 7 & 162 ಹರಲೂರು ಗ್ರಾಮ, ವರ್ತುರು ಹೊಬ್ಲಿ, ಸರ್ಜಪುರ ರಸ್ತೆ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬೆಂಗಳೂರು ನಗರ ಮಹಾನಗರ ಪಾಲಿಕೆ (3-5-2011608 2-5-2013) ಅಡಿಯಲ್ಲಿ ನಿರ್ಮಿಸಲಾಗಿದೆ.

3-5-2011608 2-5-2013

ಸಹಿ

3-5-2011608 2-5-2013

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% C.A.	33.57	RIGHT
TOTAL NO OF UNITS	275	
PERMISSIBLE F.A.R.	12.34	
TOTAL NET F.A.R. AREA OF ALL FLOORS BLOCK - 01A & 01B	3392.79 SQM	
F.A.R. ACHIEVED	12.34	1.34
TOTAL FAR AREA	3392.79	
10% OF SITE AREA	167.63	10%
PERMISSIBLE GROUND COVERAGE	3392.79	10%
TOTAL GROUND COVERAGE AREA OF BLOCK - 01A & 01B	3392.79	
PLINTH AREA X 100	3392.79	14.25
GROUND COVERAGE	3392.79	14.25
NET SITE AREA	3392.79	14.25

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	1560 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 (26,704.90 m ² - 23,893.86 m ²)
5% REQD FOR CIVIC AMENITIES	= 1,405.52 m ² (23,893.86 m ² - 22,488.34 m ²)

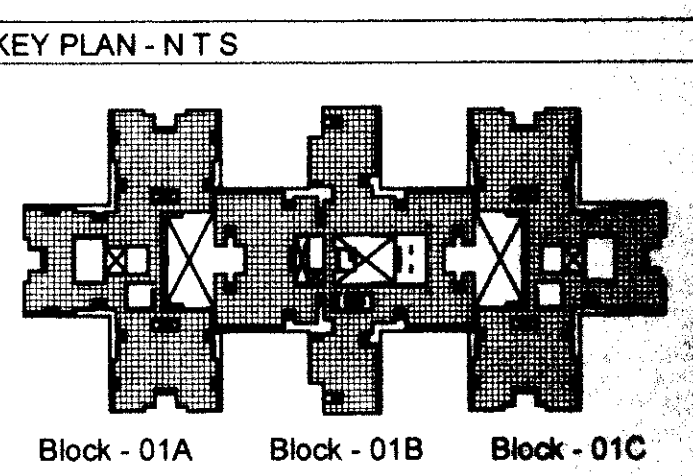
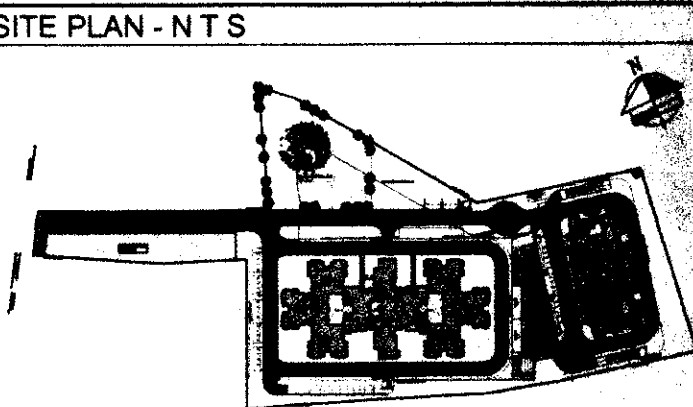
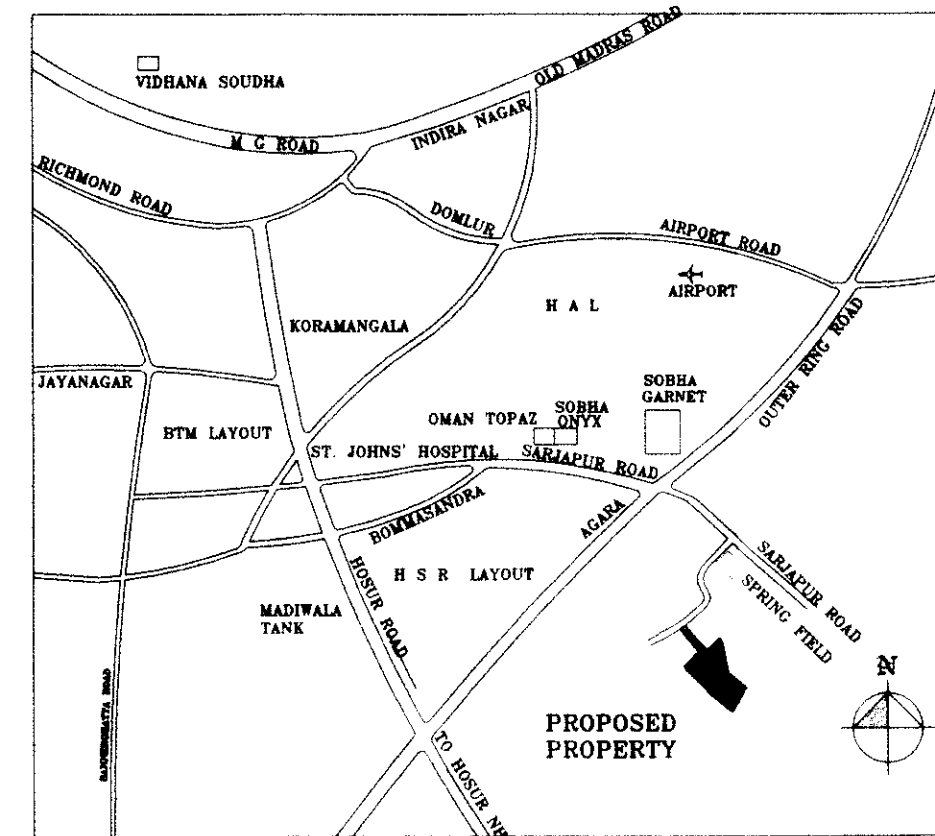
01	TOTAL SITE AREA	28,110.42 m ² (6A - 37.85G)
02	5% OF SITE AREA FOR CIVIC AMENITIES	1,405.52 m ²
03	10% OF SITE AREA FOR PARKS & OPEN SPACES	2,811.04 m ²
04	95% OF SITE AREA FOR DEVELOPMENT	26,704.90 m ² (28,110.42 m ² - 1,405.52 m ²)
05	AREA FOR ROAD WIDENING	132.12 m ²
06	SITE AREA AFTER ROAD WIDENING	26,572.78 m ² (26,704.90 m ² - 132.12 m ²)
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	25,325.65 (56,982.76 / 2.25)
10	GROUND COVERAGE (Block - 01 & 02)	
11	PERMISSIBLE GROUND COVERAGE = 55 %	
12	ACHIEVED GROUND COVERAGE = (PERMISSIBLE GROUND COVERAGE / TOTAL F A R AREA) x 100 = (55 / 25,325.65) x 100 = 14.22%	
13	HEIGHT OF THE BUILDING	
14	PERMISSIBLE HEIGHT OF THE BUILDING - Above 50.00 M (For 16,000 sqm/sqft)	
15	ACHIEVED HEIGHT OF THE BUILDING - BLOCK - 01 = 42.00 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 = 81 CARS	
19	TYPE - 03 = 100/100 = 3.27 = 3 = 3X28 UNITS = 84 CARS	
20	TYPE - 04 = 100/100 = 3.30 = 3 = 3X34 UNITS = 102 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. 01% parking for every 50.0 m ² Floor Area	
23	TOTAL AREA = 1,405.52 m ² - 29.36 = 1,376.16 m ²	
24	CAR PARKING PROVIDED = 373 + 30 = 403 CARS	
25	CAR PARKING PROVIDED = 408 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	= 1398.91	SQ.M
5% OF SITE AREA TO BE RESERVED FOR CIVIC AMENITIES	= 1398.91	SQ.M
PROPOSED SITE AREA FOR CIVIC AMENITIES	= 1398.91	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	= 25,325.65	
TOTAL FAR AREA	= 37,628.23	
PERMISSIBLE GROUND COVERAGE	= 55%	
TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02	= 15,365.53	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.

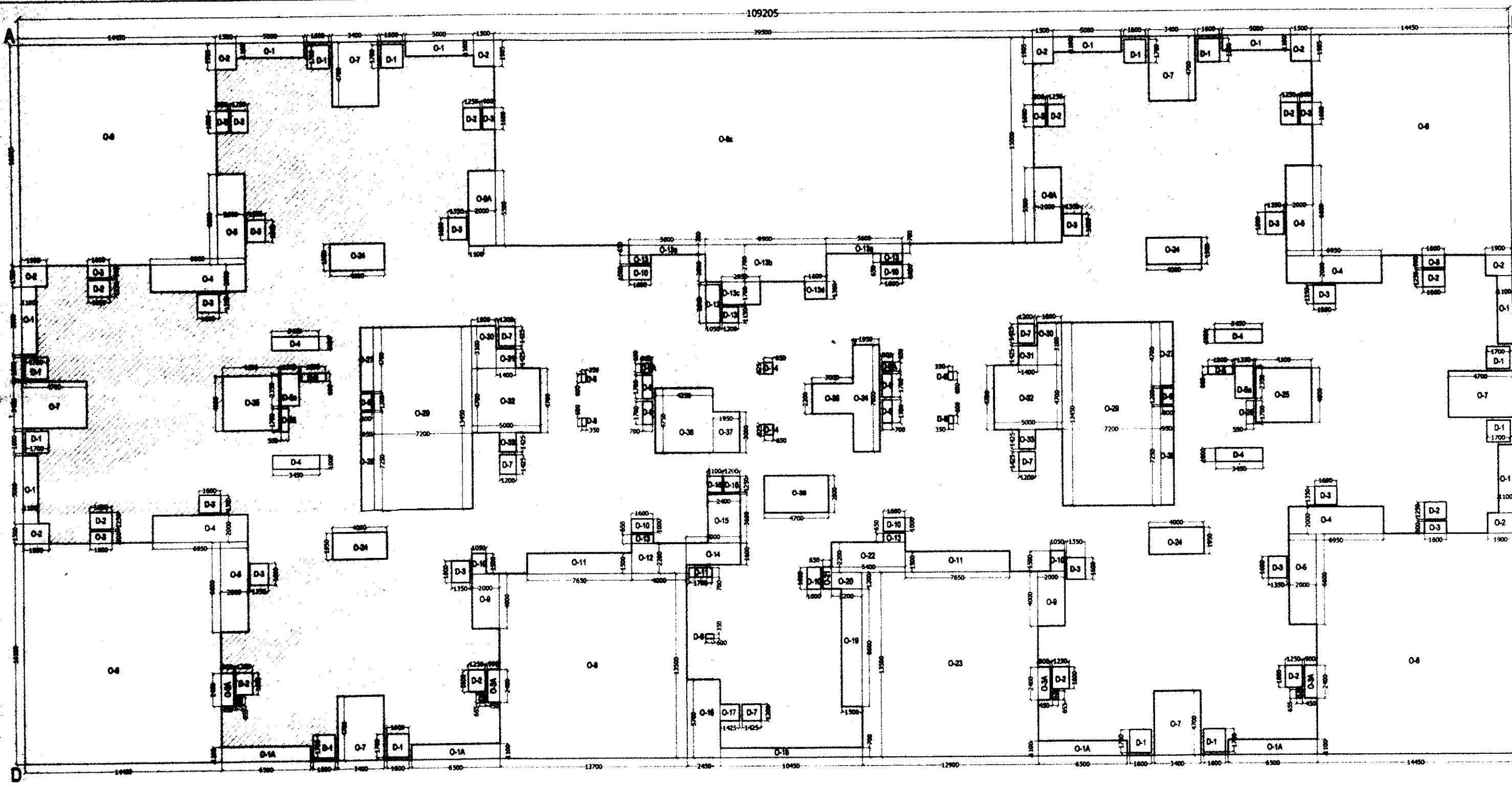
JOB TITLE

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

SHEET 05 OF 10



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 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 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	PROPOSED PARKS & OPEN SPACES: 2,811.04 m ²
5% REQD FOR CIVIC AMENITIES	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	88,972.08 / 2.35 = 37,850
10	GROUND COVERAGE (Block - 01 & 02)	
11	PERMISSIBLE GROUND COVERAGE = 55 %	
12	ACHIEVED GROUND COVERAGE = (PERMISSIBLE GROUND COVERAGE / GROUND COVERAGE) x 100 = (2.35 / 2.35) x 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 = 42.30M (top of the helpaid)	
16	GROUNDWATER LEVEL	28.00M (top of the helpaid)
17	TOTAL NUMBER OF UNITS = 275 UNITS (BLOCK - 01 & 02 = 245 & 32 RESPECTIVELY)	
18	TYPE - 01 = 1200 sq.ft. = 112 UNITS = 112 CARS	
19	TYPE - 02 = 1200 sq.ft. = 112 UNITS = 112 CARS	
20	TYPE - 03 = 1200 sq.ft. = 112 UNITS = 112 CARS	
21	TYPE - 04 = 1200 sq.ft. = 112 UNITS = 112 CARS	
22	CAR PARKING REQUIRED - 245 CARS	
23	CAR PARKING REQUIRED - 112 CARS	
24	CAR PARKING REQUIRED - 112 CARS	
25	CAR PARKING REQUIRED - 112 CARS	
26	CAR PARKING REQUIRED - 112 CARS	
27	CAR PARKING REQUIRED - 112 CARS	
28	CAR PARKING REQUIRED - 112 CARS	
29	CAR PARKING REQUIRED - 112 CARS	
30	CAR PARKING REQUIRED - 112 CARS	
31	CAR PARKING REQUIRED - 112 CARS	
32	CAR PARKING REQUIRED - 112 CARS	
33	CAR PARKING REQUIRED - 112 CARS	
34	CAR PARKING REQUIRED - 112 CARS	
35	CAR PARKING REQUIRED - 112 CARS	
36	CAR PARKING REQUIRED - 112 CARS	
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38	CAR PARKING REQUIRED - 112 CARS	
39	CAR PARKING REQUIRED - 112 CARS	
40	CAR PARKING REQUIRED - 112 CARS	
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91	CAR PARKING REQUIRED - 112 CARS	
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93	CAR PARKING REQUIRED - 112 CARS	
94	CAR PARKING REQUIRED - 112 CARS	
95	CAR PARKING REQUIRED - 112 CARS	
96	CAR PARKING REQUIRED - 112 CARS	
97	CAR PARKING REQUIRED - 112 CARS	
98	CAR PARKING REQUIRED - 112 CARS	
99	CAR PARKING REQUIRED - 112 CARS	
100	CAR PARKING REQUIRED - 112 CARS	

SITE PLAN
Scale - 1 : 500

TABLE - 1 AREA CALCULATION FOR BLOCK - 01 (GROUND COVERAGE)

S.No	NOS	LENGTH	BREADTH	AREA IN SQ.M
O-1	1	1.00	1.00	1.00
O-2	1	1.00	1.00	1.00
O-3	1	1.00	1.00	1.00
O-4	1	1.00	1.00	1.00
O-5	1	1.00	1.00	1.00
O-6	1	1.00	1.00	1.00
O-7	1	1.00	1.00	1.00
O-8	1	1.00	1.00	1.00
O-9	1	1.00	1.00	1.00
O-10	1	1.00	1.00	1.00
O-11	1	1.00	1.00	1.00
O-12	1	1.00	1.00	1.00
O-13	1	1.00	1.00	1.00
O-14	1	1.00	1.00	1.00
O-15	1	1.00	1.00	1.00
O-16	1	1.00	1.00	1.00
O-17	1	1.00	1.00	1.00
O-18	1	1.00	1.00	1.00
O-19	1	1.00	1.00	1.00
O-20	1	1.00	1.00	1.00
O-21	1	1.00	1.00	1.00
O-22	1	1.00	1.00	1.00
O-23	1	1.00	1.00	1.00
O-24	1	1.00	1.00	1.00
O-25	1	1.00	1.00	1.00
O-26	1	1.00	1.00	1.00
O-27	1	1.00	1.00	1.00
O-28	1	1.00	1.00	1.00
O-29	1	1.00	1.00	1.00
O-30	1	1.00	1.00	1.00
O-31	1	1.00	1.00	1.00
O-32	1	1.00	1.00	1.00
O-33	1	1.00	1.00	1.00
O-34	1	1.00	1.00	1.00
O-35	1	1.00	1.00	1.00
O-36	1	1.00	1.00	1.00
O-37	1	1.00	1.00	1.00
O-38	1	1.00	1.00	1.00
O-39	1	1.00	1.00	1.00
O-40	1	1.00	1.00	1.00
O-41	1	1.00	1.00	1.00
O-42	1	1.00	1.00	1.00
O-43	1	1.00	1.00	1.00
O-44	1	1.00	1.00	1.00
O-45	1	1.00	1.00	1.00
O-46	1	1.00	1.00	1.00
O-47	1	1.00	1.00	1.00
O-48	1	1.00	1.00	1.00
O-49	1	1.00	1.00	1.00
O-50	1	1.00	1.00	1.00
O-51	1	1.00	1.00	1.00
O-52	1	1.00	1.00	1.00
O-53	1	1.00	1.00	1.00
O-54	1	1.00	1.00	1.00
O-55	1	1.00	1.00	1.00
O-56	1	1.00	1.00	1.00
O-57	1	1.00	1.00	1.00
O-58	1	1.00	1.00	1.00
O-59	1	1.00	1.00	1.00
O-60	1	1.00	1.00	1.00
O-61	1	1.00	1.00	1.00
O-62	1	1.00	1.00	1.00
O-63	1	1.00	1.00	1.00
O-64	1	1.00	1.00	1.00
O-65	1	1.00	1.00	1.00
O-66	1	1.00	1.00	1.00
O-67	1	1.00	1.00	1.00
O-68	1	1.00	1.00	1.00
O-69	1	1.00	1.00	1.00
O-70	1	1.00	1.00	1.00
O-71	1	1.00	1.00	1.00
O-72	1	1.00	1.00	1.00
O-73	1	1.00	1.00	1.00
O-74	1	1.00	1.00	1.00
O-75	1	1.00	1.00	1.00
O-76	1	1.00	1.00	1.00
O-77	1	1.00	1.00	1.00
O-78	1	1.00	1.00	1.00
O-79	1	1.00	1.00	1.00
O-80	1	1.00	1.00	1.00
O-81	1	1.00	1.00	1.00
O-82	1	1.00	1.00	1.00
O-83	1	1.00	1.00	1.00
O-84	1	1.00	1.00	1.00
O-85	1	1.00	1.00	1.00
O-86	1	1.00	1.00	1.00
O-87	1	1.00	1.00	1.00
O-88	1	1.00	1.00	1.00
O-89	1	1.00	1.00	1.00
O-90	1	1.00	1.00	1.00
O-91	1	1.00	1.00	1.00
O-92	1	1.00	1.00	1.00
O-93	1	1.00	1.00	1.00
O-94	1	1.00	1.00	1.00
O-95	1	1.00	1.00	1.00
O-96	1	1.00	1.00	1.00
O-97	1	1.00	1.00	1.00
O-98	1	1.00	1.00	1.00
O-99	1	1.00	1.00	1.00
O-100	1	1.00	1.00	1.00

DUCT AREA DEDUCTIONS				
S.No	NOS	LENGTH	BREADTH	AREA
D-1	12	1.00	1.70	20.40
D-2	12	1.25	1.80	27.00
D-3A	4	0.45	0.85	3.80
D-3	12	1.75	1.80	38.70
D-4	4	3.40	1.00	13.60
D-4	2	1.80	0.80	2.16
D-4A	2	1.35	2.35	6.36
D-4	2	0.90	1.20	1.08
D-5	5	0.30	0.45	0.68
D-4	5	0.35	0.80	1.05
D-4	4	0.70	1.70	4.76
D-4A	2	0.80	0.85	0.68
D-10	5	1.00	1.80	9.00
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	0.65	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				146.92
TOTAL PLINTH AREA				
DEDUCT				AREA
OPENING				2768.36
DUCT				146.92
TOTAL PLINTH AREA DEDUCTION				2915.28
GROUND COVERAGE AREA CALCULATION				
AREA OF RECTANGLE (A B C D) = 100.205x25.055				2514.73
TOTAL DEDUCTION OF OPEN SPACES & DUCT AREA				2915.28
TOTAL GROUND COVERAGE AREA =				289.46

ALL SERVICES SHAFTS & OTS ARE DEDUCTED FROM PLINTH AREA



OPEN TO SKY AREA DEDUCTIONS				
S.No	NOS	SIZES		AREA IN SQM
		LENGTH	BREADTH	
	A	B		D=(B x C) x A
0-1	4	5.00	1.10	22.00
0-2	4	0.50	1.10	26.80
0-3	4	1.50	1.91	11.43
0-3A	4	0.90	2.40	5.76
0-4	4	2.00	8.90	70.40
0-5	2	3.65	16.00	116.80
0-6	2	0.70	7.30	10.22
0-7	4	3.40	4.70	63.92
0-8	2	13.70	13.50	369.90
0-9	4	2.00	4.00	32.00
0-10	4	1.05	1.50	6.30
0-11	4	7.95	1.50	45.90
0-12	2	4.00	2.20	17.60
0-13	4	1.90	0.65	4.16
0-14	1	1.20	1.70	2.04
0-14A	1	2.40	2.00	4.80
0-15	2	4.00	1.80	12.80
0-15A	1	2.40	3.80	8.64
0-16	2	2.45	5.70	27.93
0-16A	2	1.43	1.20	3.42
0-17	1	10.45	0.70	7.32
0-17A	1	8.95	0.70	6.27
0-18	1	1.50	1.69	2.53
0-19	1	1.50	7.62	11.42
0-19A	1	1.50	8.80	12.90
0-20	2	2.20	1.20	5.28
0-21	2	0.65	1.80	2.08
0-22	2	5.40	2.70	29.70
0-23	2	12.90	13.50	348.30
0-24	4	4.00	1.95	31.16
0-26	2	0.55	1.70	1.87
0-27	4	0.95	7.25	27.55
0-28	2	7.20	16.00	230.40
0-29	4	1.20	1.43	8.64
0-30	2	5.00	4.70	47.00
0-31	1	1.95	7.80	15.21
0-32	1	3.00	2.20	6.80
0-33	2	4.70	2.80	26.32
0-34	1	1.95	2.85	5.56
0-35	1	1.95	3.00	5.85
0-36	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
				5.90

OPEN TO SKY AREA DEDUCTIONS				
S.No	NOS	SIZES		AREA IN SQM
		LENGTH	BREADTH	
	A			$D = (B \times C) \times n$
0-1	8	1.10	5.00	44.00
0-1A	4	1.10	8.50	28.00
0-2	8	1.91	1.50	22.86
0-3	8	1.60	0.80	11.52
0-3A	4	2.40	0.80	8.64
0-4	4	6.95	2.00	55.00
0-5	4	2.00	6.80	52.80
0-8	4	14.45	16.10	930.58
0-7	6	3.40	4.70	95.98
0-8	2	13.70	13.50	366.90
0-6	4	2.00	4.00	32.00
0-10	4	1.05	1.50	6.30
0-11	4	7.85	1.50	46.80
0-12	2	4.00	2.20	17.60
0-13	4	1.80	0.85	4.16
0-14	1	1.20	1.70	2.04
0-14A	1	2.40	2.00	4.80
0-15	2	4.00	1.80	12.80
0-16	1	2.40	3.80	8.64
0-15A	2	2.45	3.70	27.93
0-16A	2	1.43	1.20	3.42
0-17	1	10.45	0.70	7.32
0-17A	1	8.95	0.70	6.27
0-18	1	1.50	1.65	2.48
0-19	1	1.50	7.62	11.42
0-19A	1	1.50	6.80	12.90
0-20	2	2.20	1.20	5.28
0-21	2	0.85	1.80	2.08
0-22	2	5.40	2.20	23.76
0-23	2	12.90	13.50	348.30
0-24	2	4.00	1.95	31.16
0-25	2	4.10	4.00	32.80
0-26	2	0.55	1.70	1.87
0-27	4	0.95	7.25	27.55
0-28	2	7.20	16.00	230.40
0-29	4	1.20	1.43	6.84
0-30	2	5.00	4.70	47.00
0-31	1	1.95	7.80	15.21
0-32	1	3.00	2.20	6.60
0-33	2	4.70	2.80	26.32
0-34	1	1.95	2.85	5.56
0-35	1	1.95	3.00	5.85
0-36	1	4.25	7.80	33.15
TOTAL OPEN TO SKY AREA				2678.08
CUTOUT AREA DEDUCTIONS				
S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
SC-1	4	2.35	0.60	5.64
SC-2	2	1.90	0.20	1.16

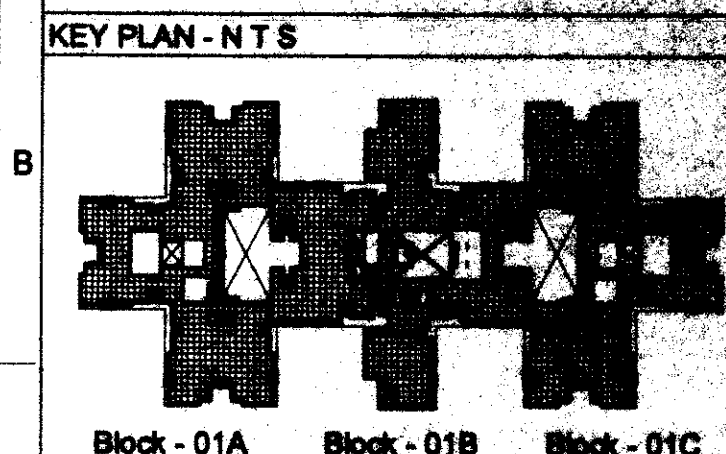
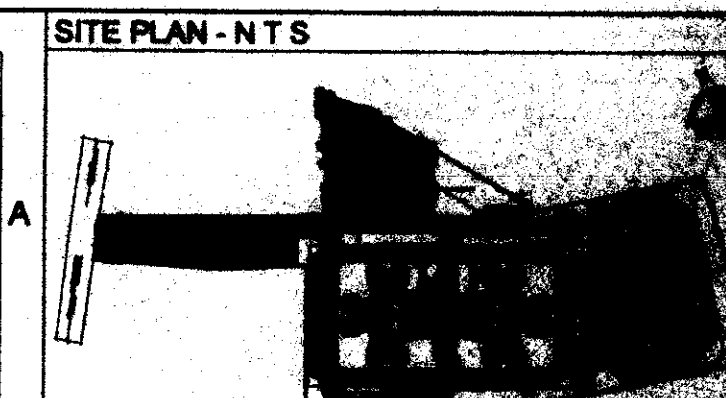
CONDITIONS :-

- 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/TPW/GH-28/5068/2010-11 dated:15.03.2011.
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- 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 if 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 recycled 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 the 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/E03/TA- 1/East/50/2010-11 dated: 26.08.2010.

DUCT AREA DEDUCTIONS					
S.NO	NOS	LENGTH	SIZES	BREADTH	AREA
D-1	8	1.70	1.80	21.76	
D-2	8	1.80	1.25	16.00	
D-2A	4	0.45	0.65	1.18	
D-3	8	1.60	1.35	17.28	
D-4	4	3.45	1.00	13.80	
D-5	2	1.80	2.60	9.36	
D-5A	2	1.35	2.35	6.38	
D-6	2	0.80	1.20	1.92	
D-7	8	1.20	1.43	10.26	
D-8	6	0.35	0.60	1.26	
D-9	4	0.70	1.70	4.76	
D-10	8	1.60	1.05	6.60	
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	0.65	0.65	1.07	
D-15	1	1.10	1.25	1.38	
D-16	1	1.20	1.25	1.50	
TOTAL DUCT AREA					116.87
LIFT SHAFT AREA DEDUCTIONS					
S.NO	NOS	LENGTH	SIZES	BREADTH	AREA
L-1	3	1.70	1.70	7.91	
L-2	2	2.50	1.70	8.50	
L-3	1	2.80	2.20	5.50	
TOTAL LIFT SHAFT AREA					21.91
TOTAL NON F A R AREA					
DESCRIPTION					AREA
OPEN TO SKY					1736.62
DUCT OUT					8.45
DUCTS					116.87
LIFT SHAFT					21.91
TOTAL NON F A R					1876.30
13th FLOOR F A R AREA. CALCULATION					
AREA OF RECTANGLE (A B C D) = 60.30x62.905 =					4224.18
TOTAL DEDUCTION OF NON F A R AREA =					1876.30
TOTAL F A R AREA =					2347.89
13th FLOOR F A R AREA =					2347.89

DUCT AREA DEDUCTIONS				
S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
D-1	12	1.70	1.80	32.04
D-2	12	1.60	1.25	24.00
D-3	4	0.45	0.86	1.18
D-4	12	1.60	1.35	26.02
D-5	2	1.60	0.80	2.16
D-5A	2	1.95	2.35	8.35
D-6	2	0.80	1.20	1.92
D-7	6	1.30	1.43	10.26
D-8	6	0.85	0.80	1.26
D-9	4	0.70	1.70	4.76
D-10	6	1.90	1.80	9.80
D-11	2	1.30	0.70	2.36
D-12	1	1.95	2.90	2.94
D-13	1	1.20	1.15	1.39
D-14	2	0.95	0.83	1.07
D-15	1	1.30	1.25	1.38
D-16	1	1.30	1.25	1.50
TOTAL DUCT AREA				144.48
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				2678.08
CUT OUT				6.80
DUCTS				144.49
LIFT SHAFT				21.91
TOTAL NON F A R				2849.46
TYPICAL FLOORS (01st to 09th) F A R AREA CALCULATION				
AREA OF RECTANGLE (A B C D) = 109.205x62.805				5744.73
TOTAL DEDUCTION OF NON F A R AREA =				2849.27
TOTAL F A R AREA =				2895.46

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



2018A CLIMATE & SPATIUMARE FAIR CALCULATIONS			
NETE AREA (A)	=	2017A.08	0.0000
AREA RESERVED FOR ROAD VEHICLES (B)	=	2017A.09	0.0000
NET SITE AREA (A - B)	=	2017A.08	0.0000
NET SITE AREA TO BE RESERVED FOR OPEN SPACES	=	2017A.08	0.0000
PROPOSED SITE AREA FOR ROAD VEHICLES (C)	=	2017A.09	0.0000
NET SITE AREA TO BE RESERVED FOR C.A. SITE	=	2017A.08	0.0000
TOTAL MD OF WATERS	=	2017A.10	0.0000
TOTAL NET AREA OF ALL FLOODABLE, OTHER	=	2017A.11	0.0000
NET AREA OF ALL FLOODABLE, OTHER	=	2017A.12	0.0000
FAIR AREA	=	2017A.13	0.0000
PERMISSIBLE GROUND COVER	=	2017A.14	0.0000
TOTAL GROUND COVER	=	2017A.15	0.0000
GROUND COVER	=	2017A.16	0.0000

FOR APPROVAL

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

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

REVISEMENTS					
S/L#	DATE	REVISIONS	BY	G	

ARCHITECTS :



DEALT BY: VASANTH	SCALE = 1 : 200

CHECKED BY: DEEPAK	DATE : 30-04-2011
NORTH	PROJECT NO: 3002

NORTH	PROJECT NO. 3005
	DRAWING NO.:

N 03008/09/12/30/AD/SUB/00



REV. NO.

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[illegible]

JOB TITLE

MODIFIED DEPARTMENT OF LABORATION

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

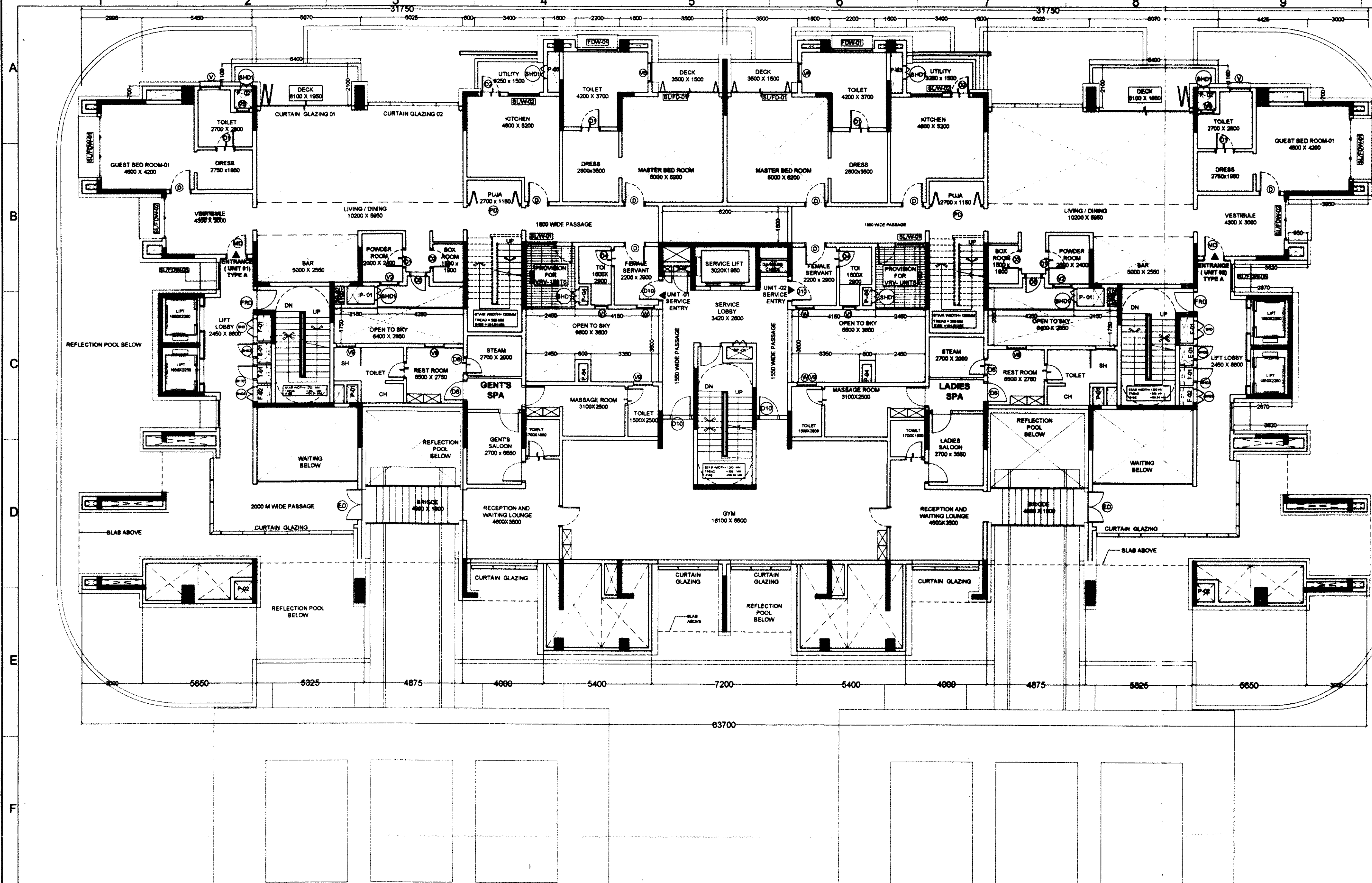
HARALUR VILLAGE,
VARTHUR HOBLI BANGALORE EAST TALUK,

OFF SARIAPUR ROAD.

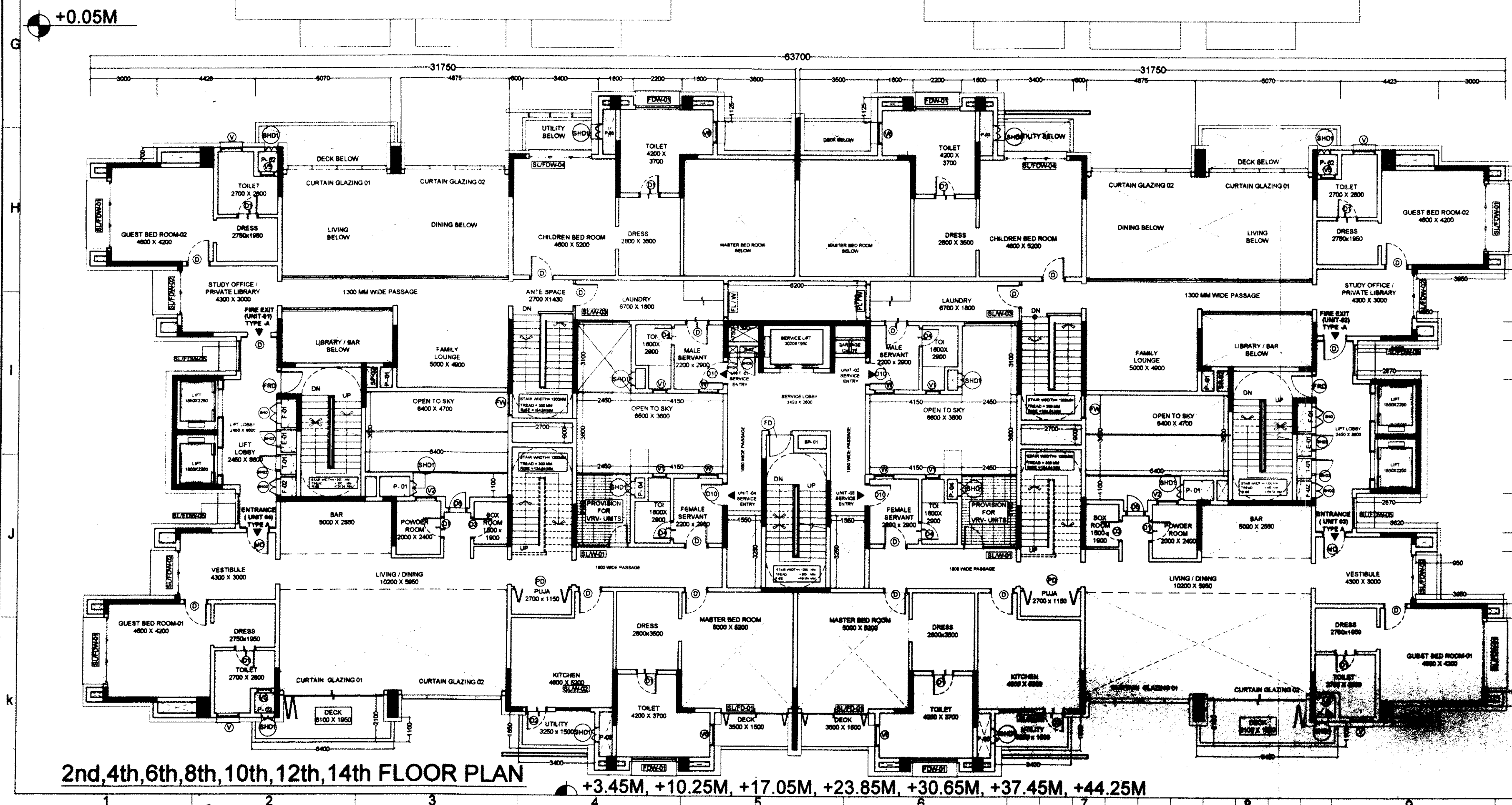
AREA DIAGRAM

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

BLOCK - 01 **SHEET 11 OF 11**



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/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.
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 - 5) Developer should develop the park areas as reserved in Development plan by planting saplings.
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 - 20) This plan sanction is supersedes the earlier sanctioned plan vide No. BDA/PS/EN/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.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)

ಸಮಗತ 24.04.2012
 ಮಂಡವಾ ಕಡತದ, ಪ್ರಕಾರ, ಮಂಡವಾ ಸ್ಥಳೀಯ
 ಸರ್ವೇಕ್ಷಣೆ ಮತ್ತು ಮಂಡವಾ ಸರ್ವೇಕ್ಷಣೆ
 (3-5-2010-2-5-2013)
 ಸರ್ವೇಕ್ಷಣೆ ಮತ್ತು ಮಂಡವಾ ಸರ್ವೇಕ್ಷಣೆ
 3-5-2011
 ಮಂಡವಾ ಸರ್ವೇಕ್ಷಣೆ ಮತ್ತು ಮಂಡವಾ ಸರ್ವೇಕ್ಷಣೆ

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	= 1448.91	SQMT
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 - 9149	= 59952.78	SQMT
F A R ACHIEVED =	26704.00	2.24 < 2.25
PERMISSIBLE GROUND COVERAGE	80% OF SITE AREA	
TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02	= 2782.84 SQM	80%
GROUND COVERAGE =	3.782.84/100	14.23 < 80%
PLINTH AREA X 100	= 29572.78	
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

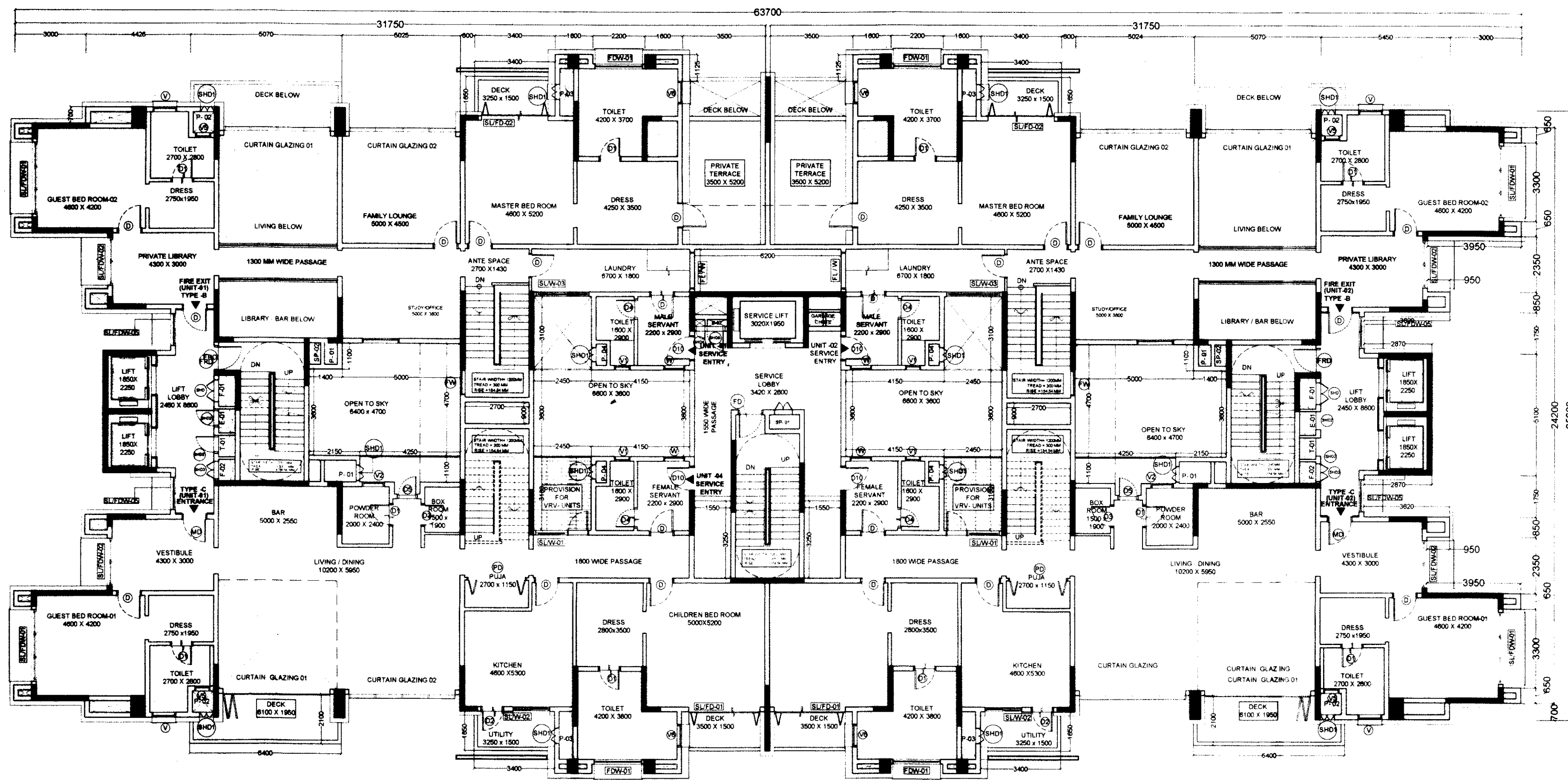
MODIFIED RESIDENTIAL DEVELOPMENT PLAN
 ON SURVEY NOS. 3/1B, 3/2, 7 & 162
 HARALUR VILLAGE, VARTHUR HOBLI
 BANGALORE EAST TALUK, OFF SARJAPUR ROAD

DRAWING TITLE

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

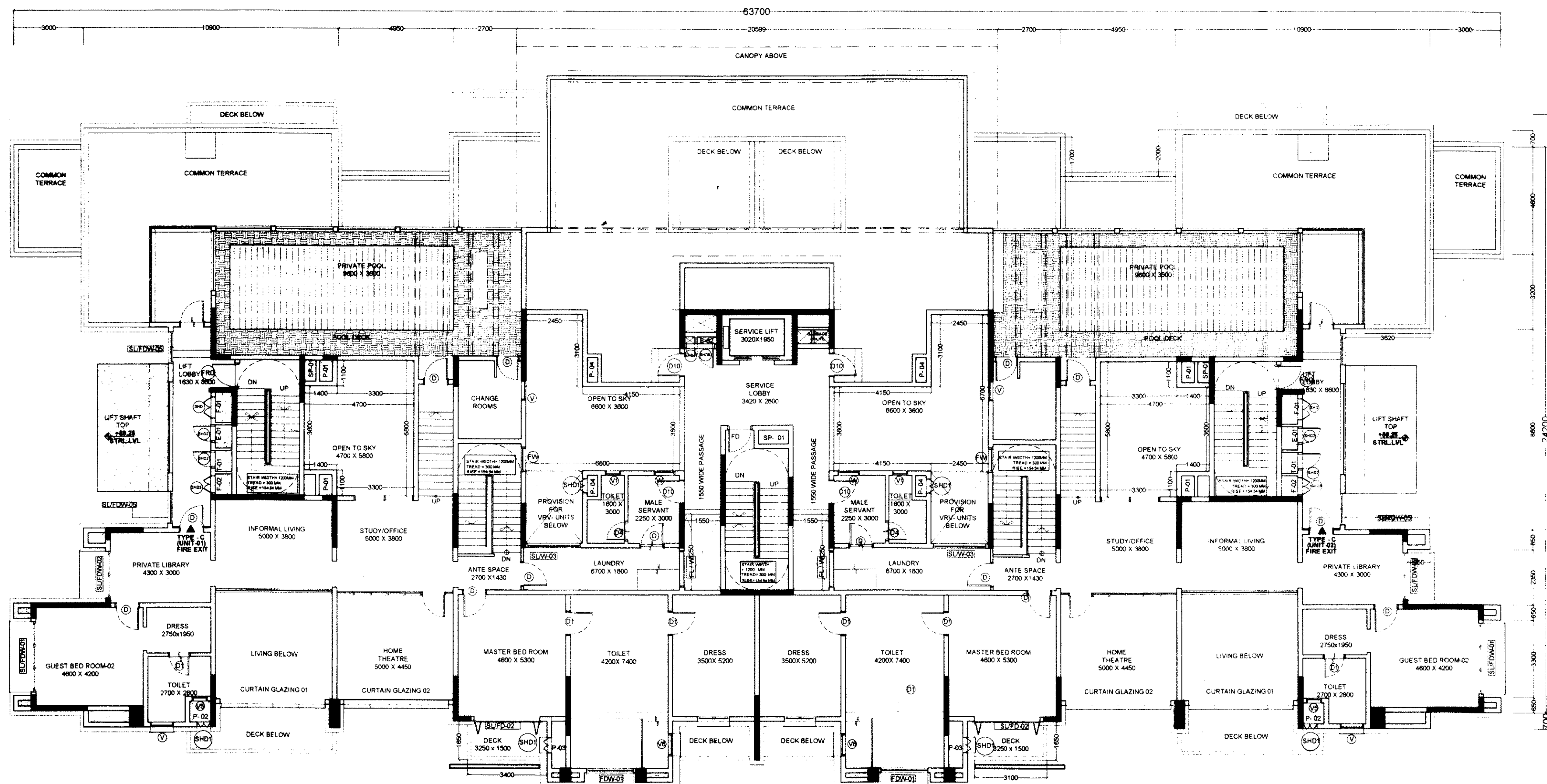
BLOCK - 02

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	
NET SITE AREA	= 12696.03	BQMT	
TOTAL NO. OF UNITS	= 275.00		
PERMISSIBLE F A R	= 2.25		
TOTAL NET F A R AREA OF ALL FLOORS BLOCK - 01 & 02	= 61562.78	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	= 3,782.94	BQMT	
GROUND COVERAGE	= 20704.80		
NET SITE AREA	= 12696.03		
	= 14.23	%	

CONDITIONS :-

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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.3621 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

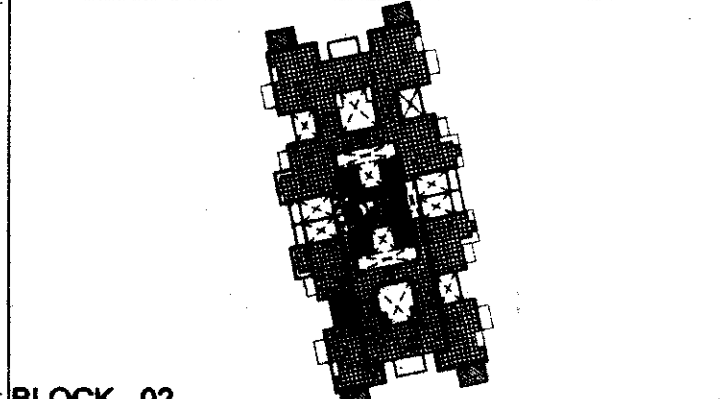
(Rupees Fifty Lakhs Fifty Two Thousand Six Hundred and Eighty Nine Only)

ನಿರ್ದೇಶನ 3-1-2011, 05-12-2011, 20-12-2011
ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸರ್ಕಾರ, ಬೆಂಗಳೂರು
ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
(3-5-2011 000 2-5-2011)
ಮಾನ್ಯ ಮಂತ್ರಿ ಕಛೇರಿ,
ಬೆಂಗಳೂರು

SITE PLAN - N T S



KEY PLAN - N T S



BLOCK - 02

Sl. No.	Room	Area (sq. ft.)	Area (sq. m.)
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	1050	2450
11	SL/VD 02	2950	2450
12	GD	1050	2450
1	LD	950	2450
2	SL/VD 01	2050	2450
3	SL/VD 02	2050	2450
4	PDW-01	2250	2450
5	SLW-01	1550	1350
6	SLW-02	2950	2450
7	SL/VD 04	1350	1550
8	SL/VD 05	1050	2450
9	PDW	1550	2450
1	LD	1050	2450
2	LD	650	2450
3	LD	700	1850
4	SHD	400	1850
5	SHD	430	1850

FOR APPROVAL

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

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

REVISIONS

SL. NO.	DATE	REVISIONS	BY	CHK.

ARCHITECTS :

SOBHA
DEVELOPERS LTD.
ARCHITECTS, ENGINEERS, BUILDERS AND DEVELOPERS,
No. 1, RAJARAM MOHAR 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

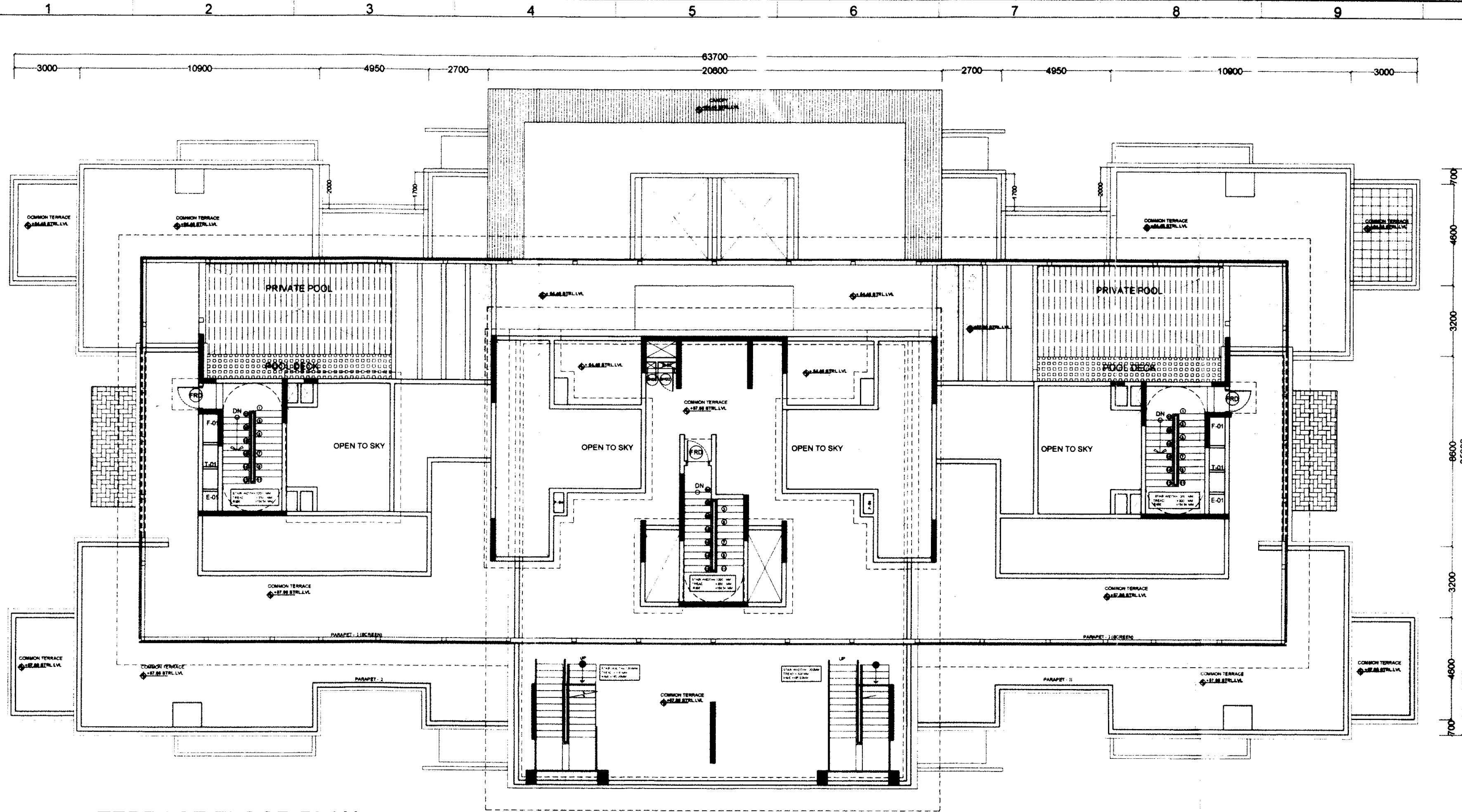
REV.NO.

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

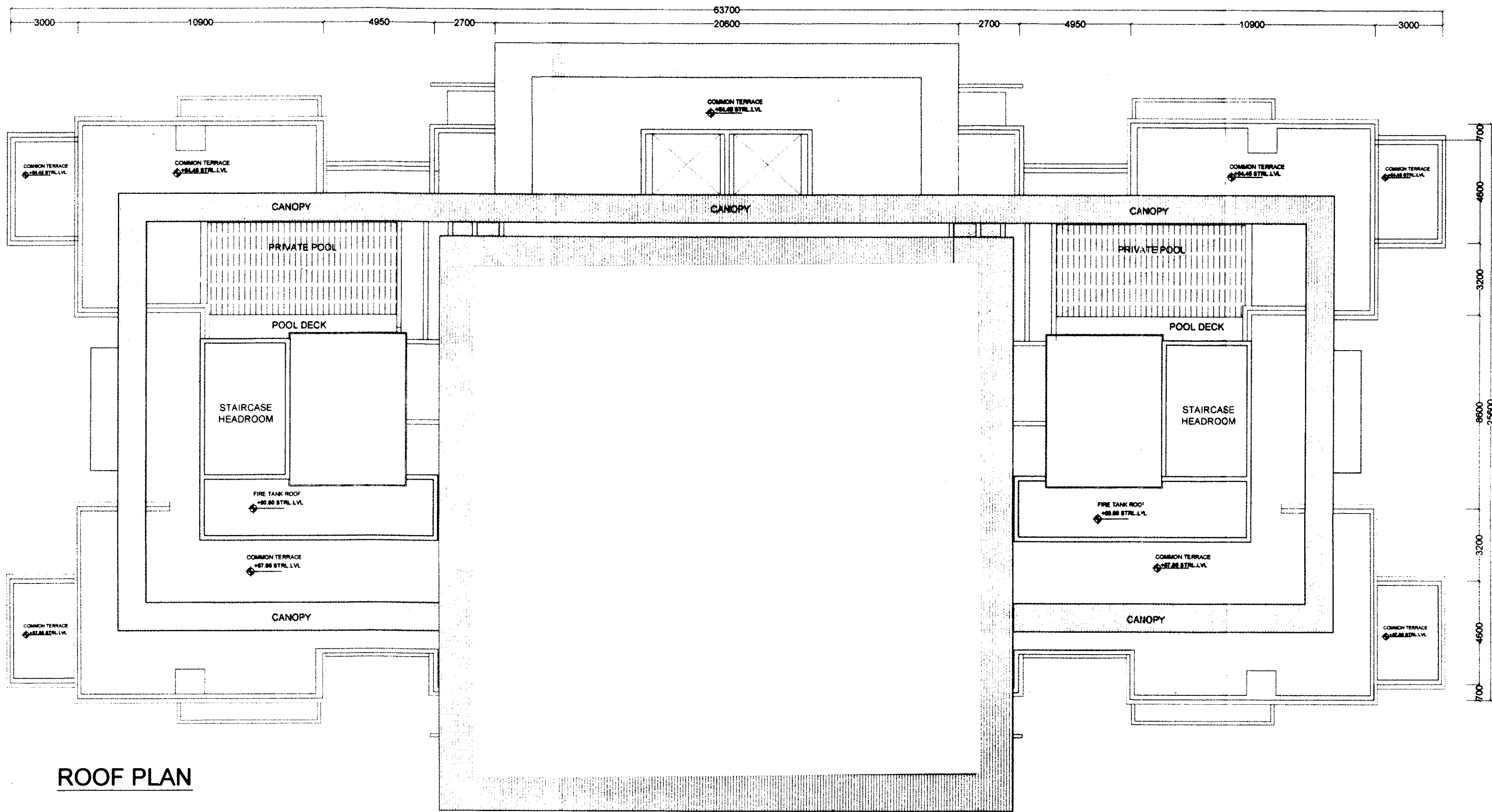
TYPICAL FLOOR PLAN

(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		
TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02	= 3782.94 SQM	89%	
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
ಮಾನ್ಯತೆಗೆ ಒಪ್ಪಿಕೊಳ್ಳುತ್ತೇನೆ, ಮಂಗಳೂರು ಸಿಟಿ
ಸಿಟಿ ಸರ್ಕಾರದ ಮುಖಾಂತಿ ಮುಖ್ಯ ಮಂತ್ರಿ
(3-5-2011 ರಿಂದ 2-5-2013)
ಮಾನ್ಯ ಮಂತ್ರಿ ಮುಖಾಂತಿ
ಸಿಟಿ ಸರ್ಕಾರದ ಮುಖಾಂತಿ
ಮಾನ್ಯ ಮಂತ್ರಿ ಮುಖಾಂತಿ

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	FDW	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	SL/W 01	2250	2050
6	SL/W 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

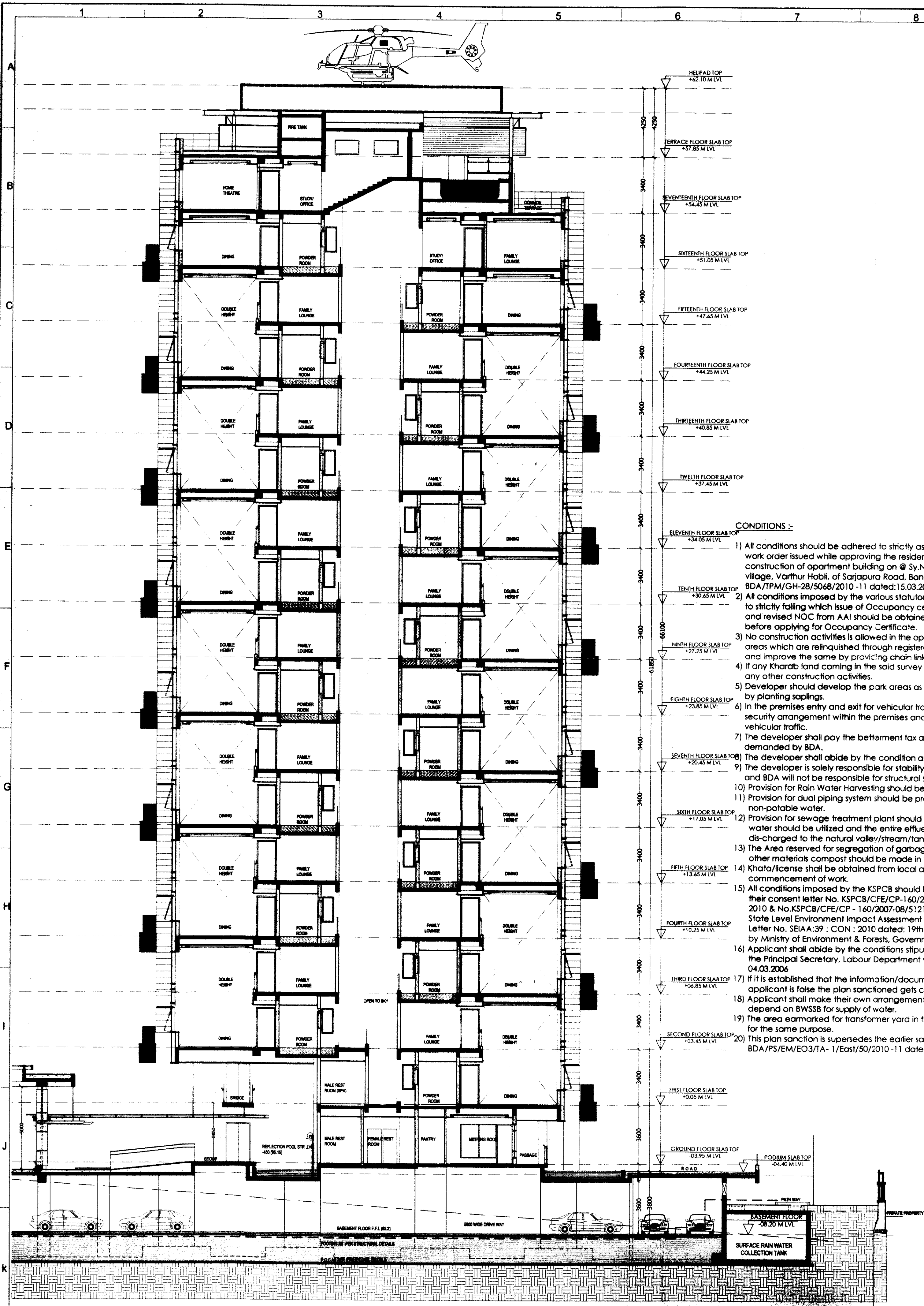
JOB TITLE

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

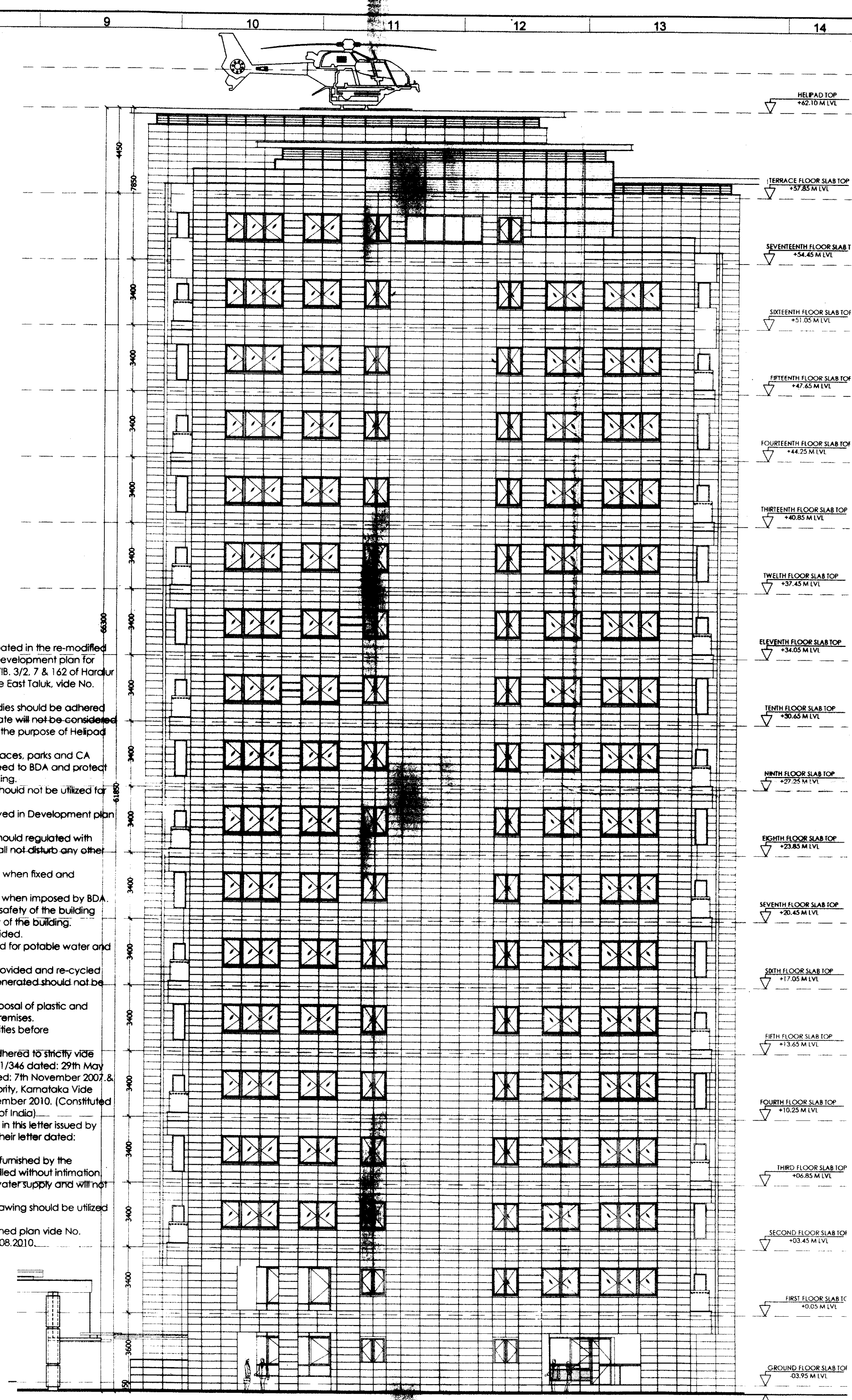
DRAWING TITLE

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.3081 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	50,82,489.00
Total	80,82,489.00

(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)	COEFFICIENT	FAR
1. NET AREA (A-B)	1050	2.40	2520
2. NET AREA TO BE RESERVED FOR OPEN SPACES	1050	2.40	2520
3. NET AREA TO BE RESERVED FOR OPEN SPACES	1050	2.40	2520
4. NET AREA TO BE RESERVED FOR OPEN SPACES	1050	2.40	2520
5. NET AREA TO BE RESERVED FOR OPEN SPACES	1050	2.40	2520
6. NET AREA TO BE RESERVED FOR OPEN SPACES	1050	2.40	2520
7. NET AREA TO BE RESERVED FOR OPEN SPACES	1050	2.40	2520
8. NET AREA TO BE RESERVED FOR OPEN SPACES	1050	2.40	2520
9. NET AREA TO BE RESERVED FOR OPEN SPACES	1050	2.40	2520
10. NET AREA TO BE RESERVED FOR OPEN SPACES	1050	2.40	2520
11. NET AREA TO BE RESERVED FOR OPEN SPACES	1050	2.40	2520
12. NET AREA TO BE RESERVED FOR OPEN SPACES	1050	2.40	2520
13. NET AREA TO BE RESERVED FOR OPEN SPACES	1050	2.40	2520
14. NET AREA TO BE RESERVED FOR OPEN SPACES	1050	2.40	2520

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

ARCHITECTS

SOBHA DEVELOPERS LTD.

ARCHITECTS, ENGINEERS, BUILDERS AND DEVELOPERS
NO. 1, RAJAWADI ROAD, 2ND FLOOR, 2ND FLOOR, 2ND FLOOR
BANGALORE 560 002, KARNATAKA, INDIA
Email: sobha@sobha.co.in

DEALT BY: VASANTH

CHECKED BY: DEEPAK

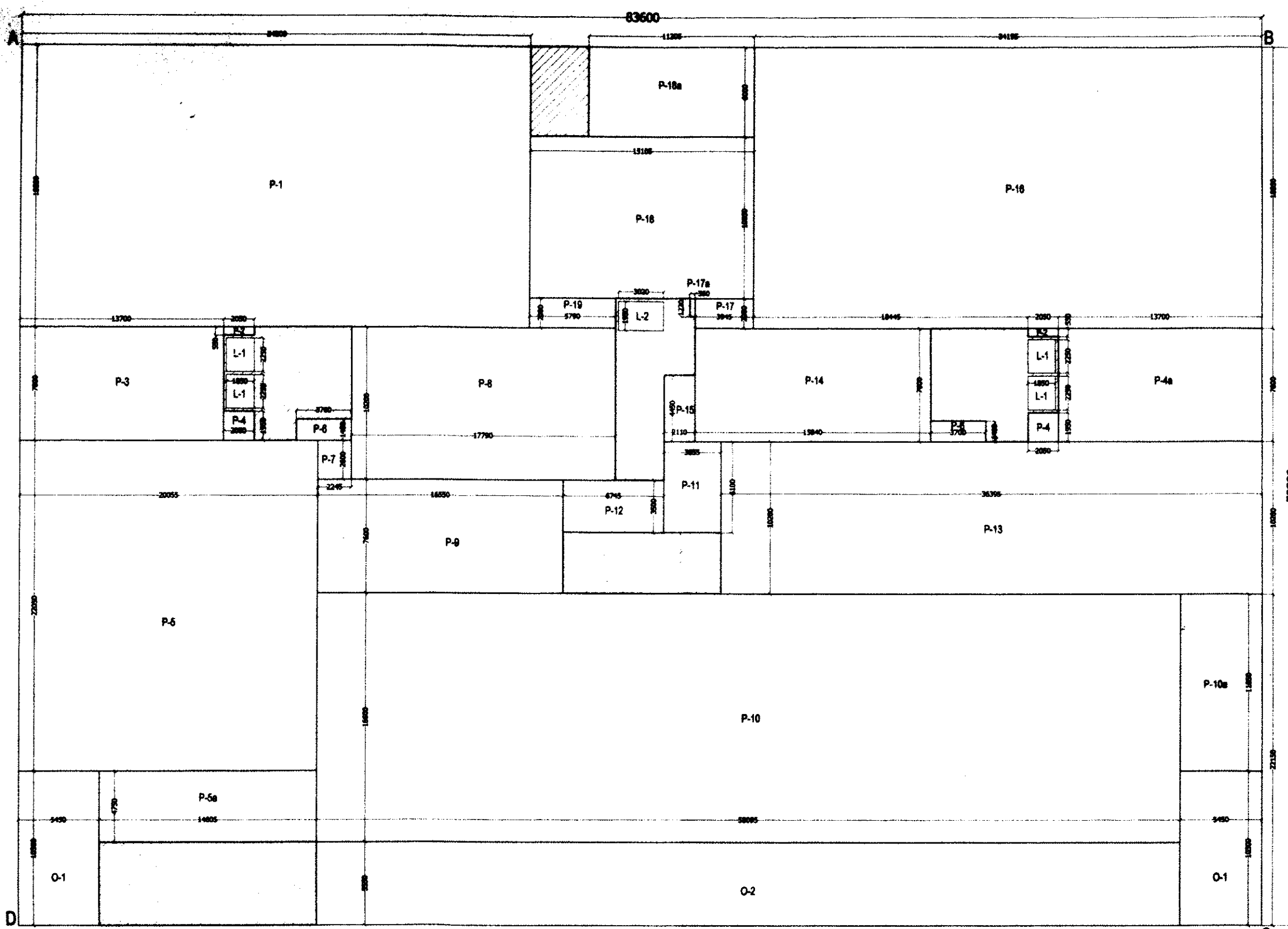
NORTH

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

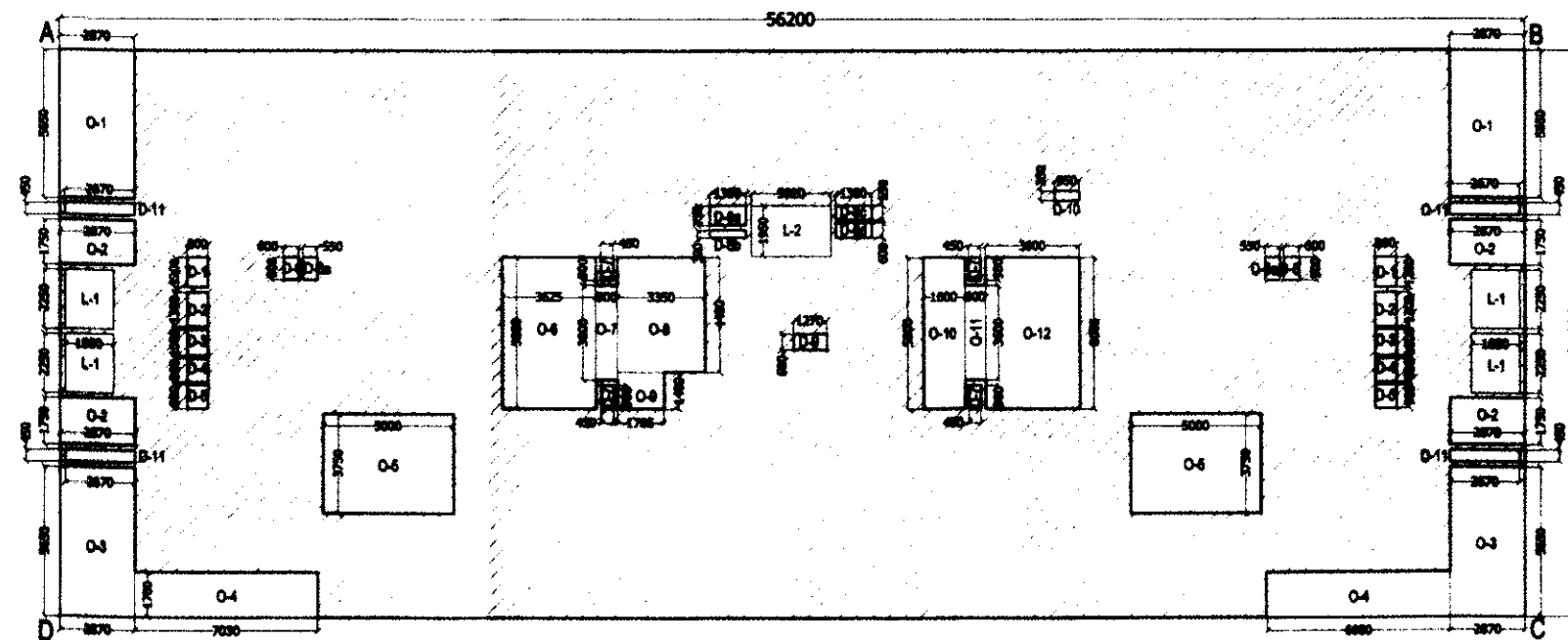
DRAWING TITLE

TYPICAL SECTION & BLOCK 02 ELEVATION



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	2.05	1.55	6.38
P-5	1	13.70	7.80	106.12
P-6	1	20.00	22.05	442.21
P-7	1	14.60	4.75	69.51
P-8	2	3.70	1.40	10.38
P-9	1	2.25	2.80	6.30
P-10	1	17.75	10.20	181.45
P-11	1	18.85	7.80	147.15
P-12	1	58.10	18.80	1094.38
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	28.91
P-16	1	36.40	10.20	371.23
P-17	1	15.54	7.80	120.38
P-18	1	2.11	4.45	9.38
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	89.73
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	2.98
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	10.44
G-11	1	0.80	3.80	2.98
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	1.02
D-12	1	0.95	0.35	0.33
D-13	4	2.87	0.45	4.81
TOTAL DUCT AREA				21.12

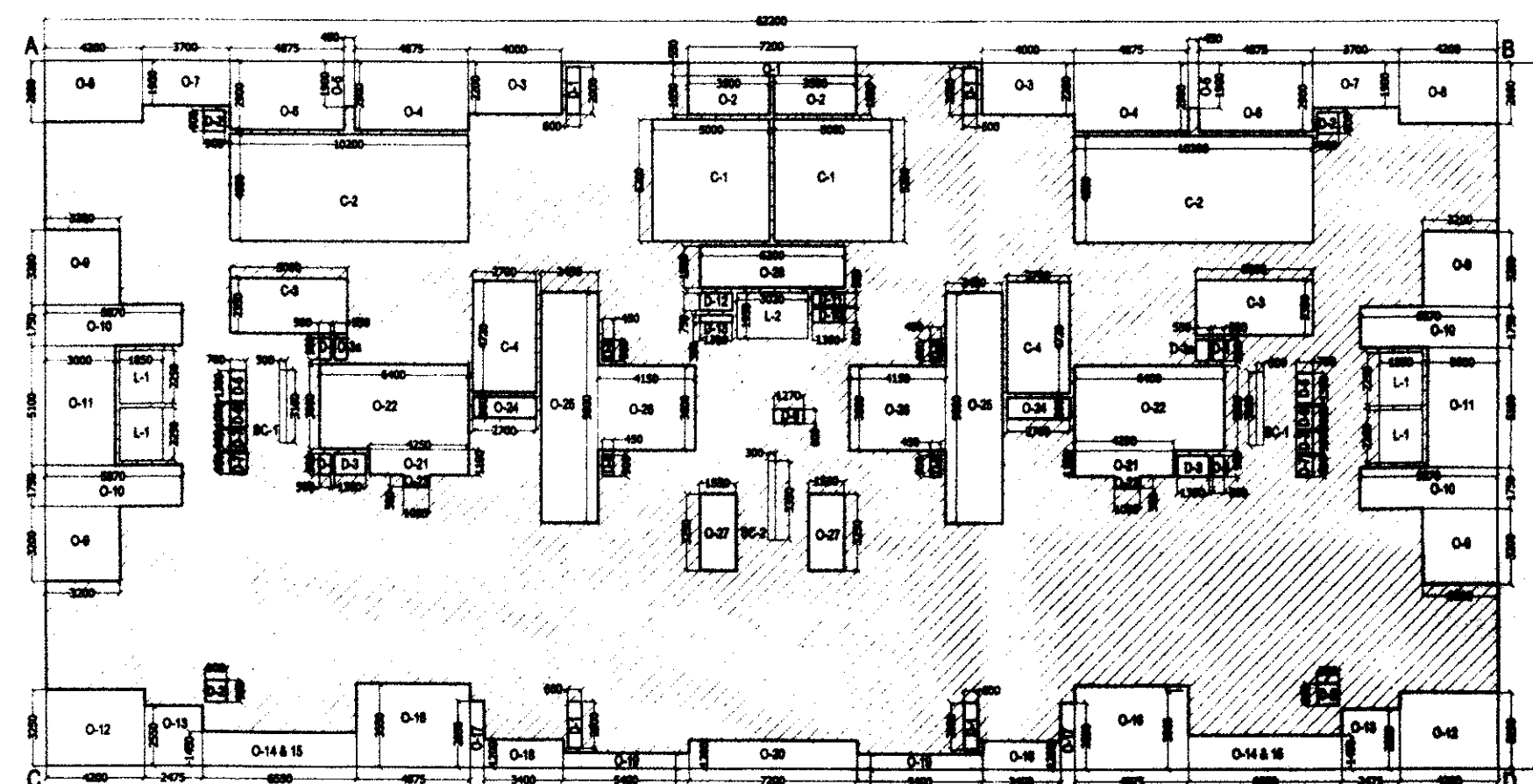
S.No	NOS	LENGTH	BREADTH	AREA
L-1	4	1.85	2.25	16.65
L-2	1	3.02	1.95	5.89
TOTAL LIFT SHAFT AREA				22.54
TOTAL NON F.A.R. AREA				284.17
GROUND FLOOR F.A.R. AREA CALCULATION				
AREA OF RECTANGLE (A B C D) = 58.20 x 21.8 =				1269.96
TOTAL DEDUCTION OF NON F.A.R. AREA =				284.17
TOTAL F.A.R. AREA =				985.75
GROUND FLOOR F.A.R. AREA FOR BLOCK - 2 =				985.75

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	39.10
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

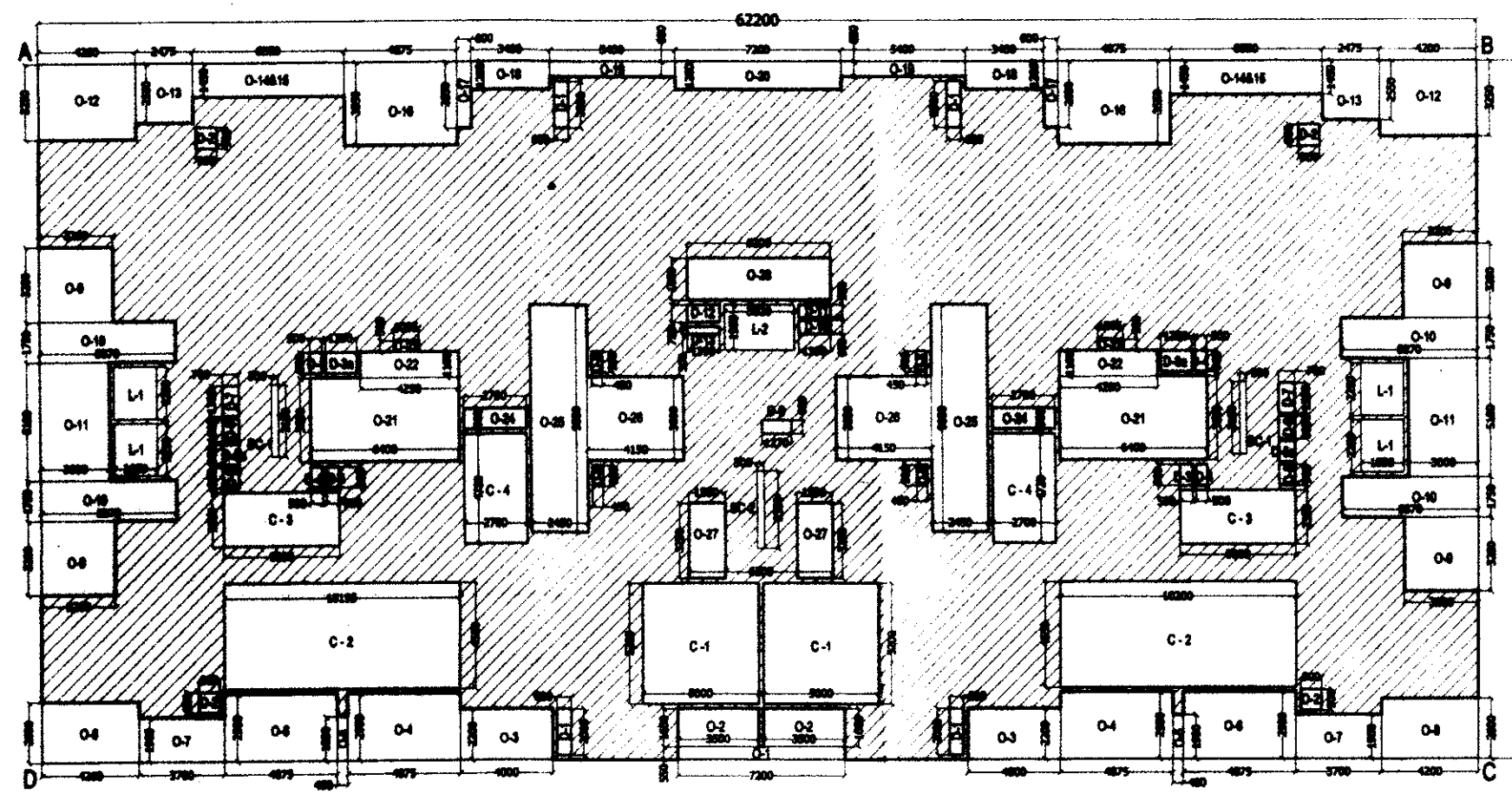
FIRST FLOOR LEVEL (Table 3.0)



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

S.No	NOS	LENGTH	BREADTH	AREA IN SQMT
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	2.60	26.28
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				
C1	2	5.00	1.50	15.00
C2	2	10.20	4.55	92.82
C3	2	5.00	2.35	23.50
C4	2	2.70	4.72	25.49
SC1	2	0.30	1.85	1.08
SC2	1	0.30	3.35	1.01
TOTAL CUTOUT AREA				168.67

S.No	NOS	LENGTH	BREADTH	AREA
D-1	1	0.50	2.20	1.10
D-2	1	0.90	0.80	0.72
D-3	1	1.38	0.80	1.10
D-4	1	0.50	0.80	0.40
D-5	1	0.70	1.30	0.91
D-6	1	0.70	1.00	0.70
D-7	1	0.70	0.80	0.56
D-8	1	0.45	0.90	0



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	6.32
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	7.20	1.20	8.64
O-18	2	6.40	1.10	7.04
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

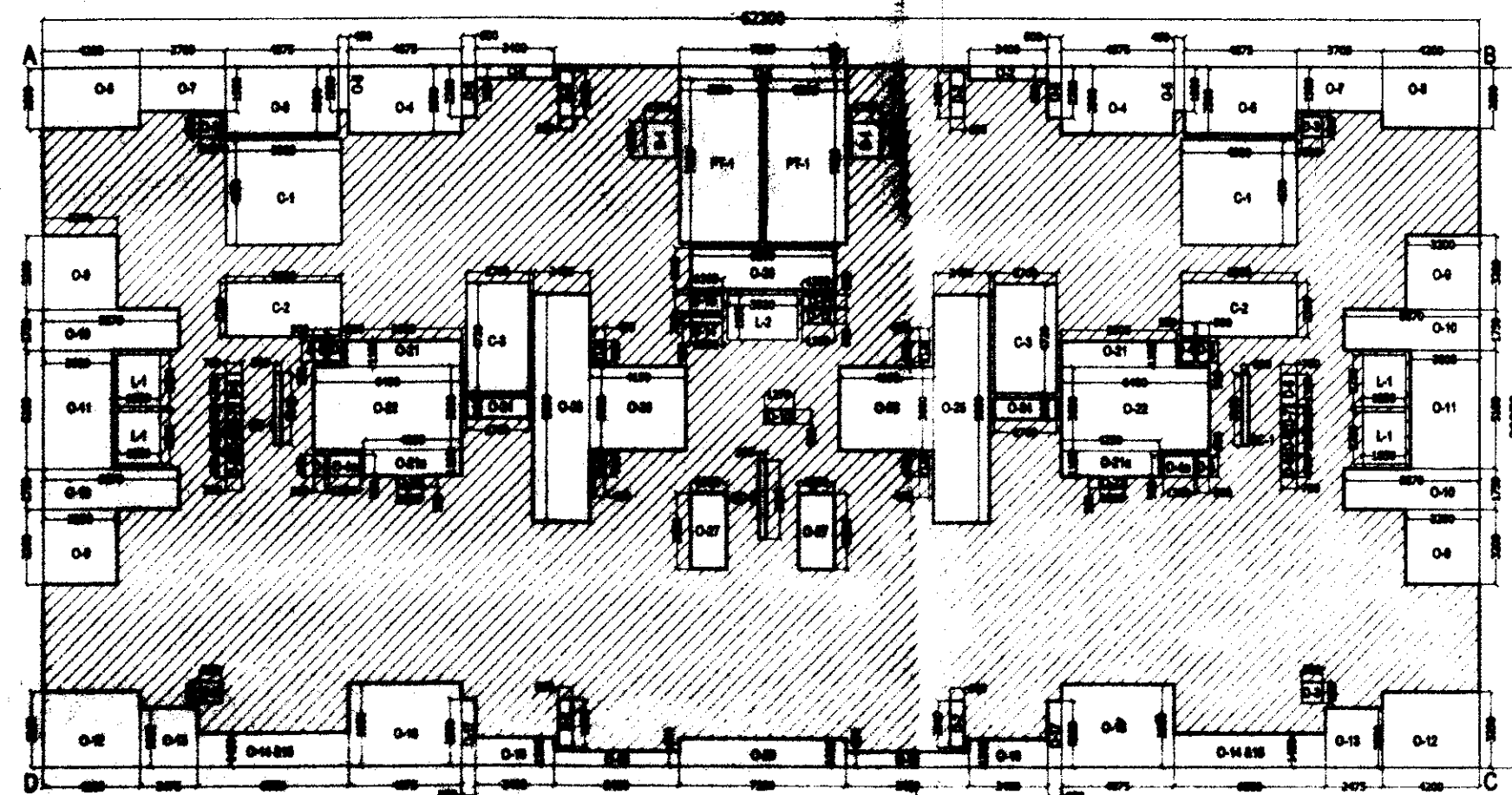
LIFT SHAFT AREA DEDUCTIONS

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 = 1104.28



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	6.32
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	7.20	1.20	8.64
G-18	2	6.40	1.10	7.04
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	25.49
C-4	2	0.30	3.10	0.93
C-5	1	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 = 707.01

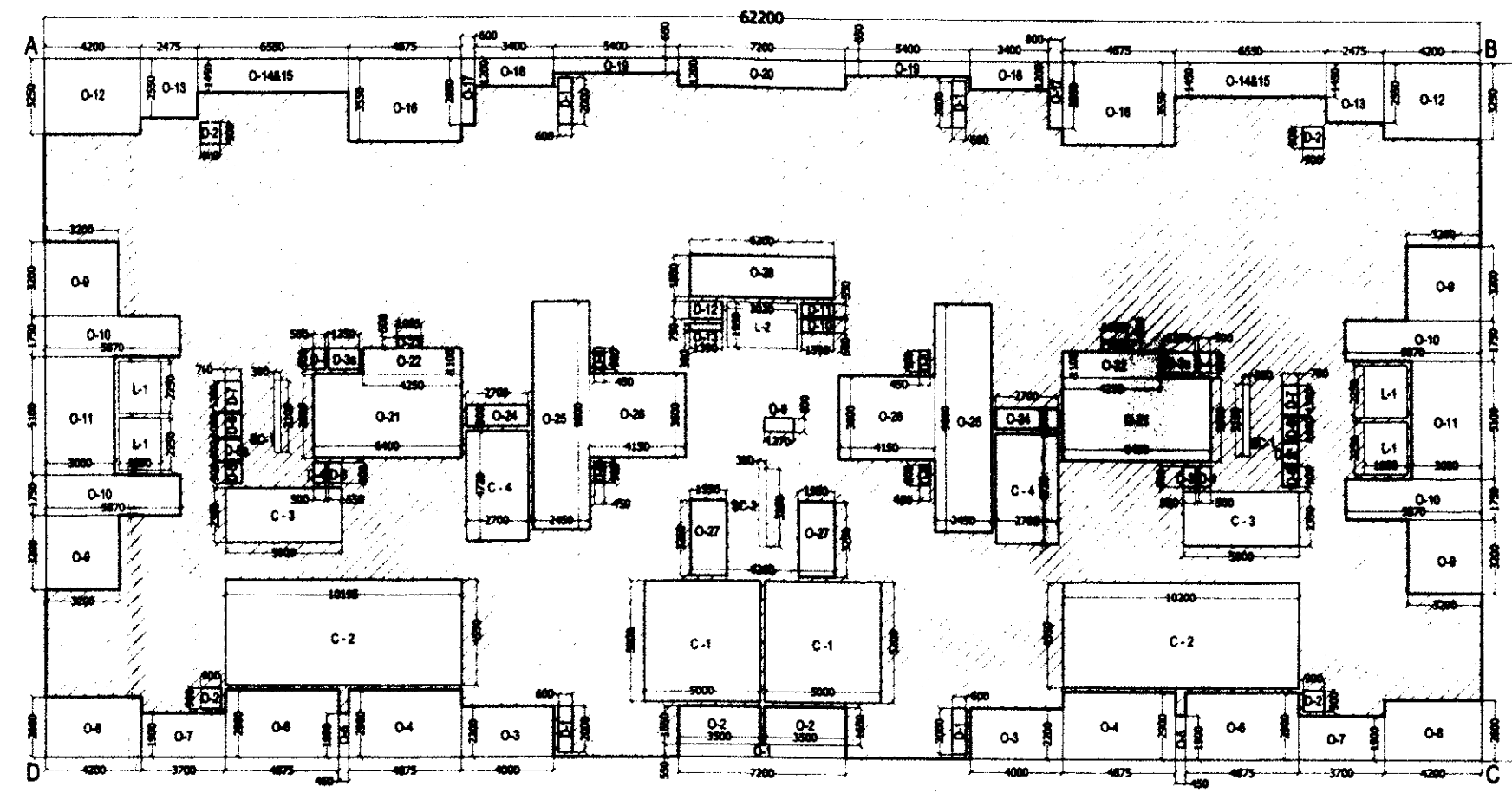
16TH FLOOR F.A.R. AREA CALCULATION

DESCRIPTION	AREA
OPEN TO SKY	509.43
PRIVATE TERRACE	49.00
CUTOUTS	97.35
DUCTS	28.34
LIFT SHAFT	18.04
TOTAL NON F.A.R.	707.01

AREA OF RECTANGLE (A x B x C) = 62.20 x 30.05 = 1869.11

TOTAL DEDUCTION OF NON F.A.R. AREA = 766.83

NET F.A.R. AREA = 1102.28



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	6.32
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	7.20	1.20	8.64
O-18	2	6.40	1.10	7.04
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	25.49
C-4	2	0.30	3.10	0.93
C-5	1	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 = 707.01

15th FLOOR F.A.R. AREA CALCULATION

DESCRIPTION	AREA
OPEN TO SKY	509.43
CUTOUTS	97.35
DUCTS	34.44
LIFT SHAFT	18.04
TOTAL NON F.A.R.	707.01

AREA OF RECTANGLE (A x B x C) = 62.20 x 30.05 = 1869.11

TOTAL DEDUCTION OF NON F.A.R. AREA = 766.83

NET F.A.R. AREA = 1102.28

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 = 707.01

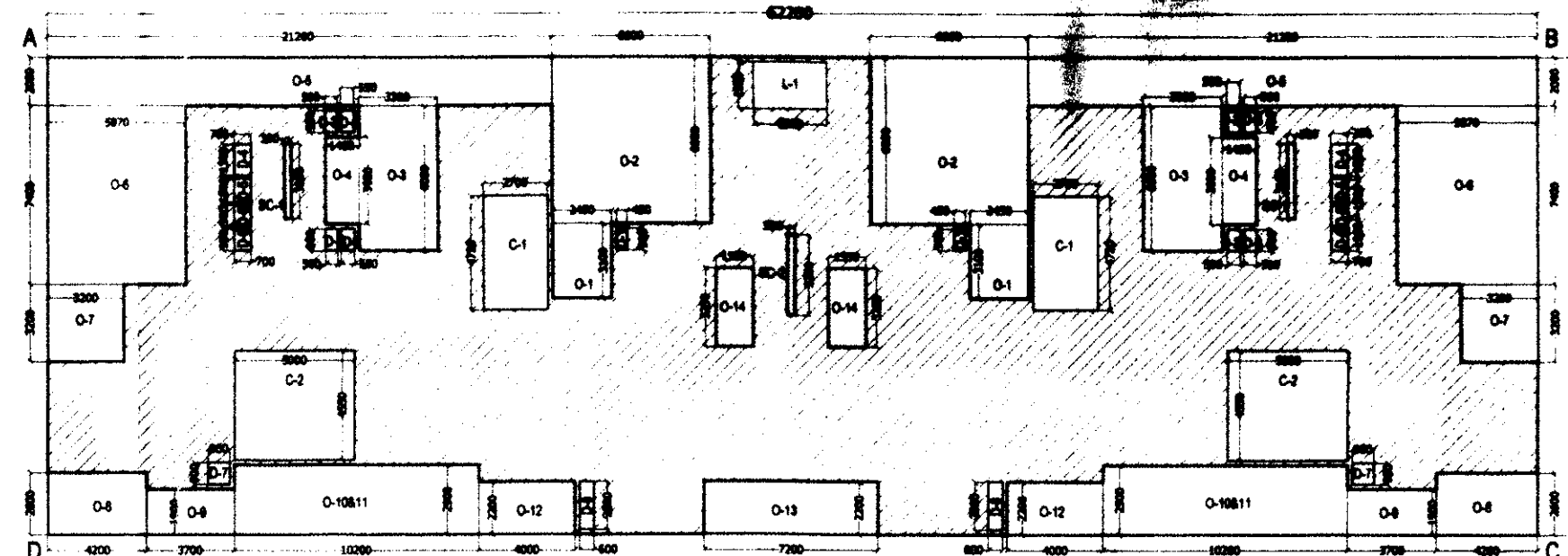
15th FLOOR F.A.R. AREA CALCULATION

DESCRIPTION	AREA
OPEN TO SKY	509.43
CUTOUTS	97.35
DUCTS	34.44
LIFT SHAFT	18.04
TOTAL NON F.A.R.	707.01

AREA OF RECTANGLE (A x B x C) = 62.20 x 30.05 = 1869.11

TOTAL DEDUCTION OF NON F.A.R. AREA = 766.83

NET F.A.R. AREA = 1102.28



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	6.32
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	7.20	1.20	8.64
O-18	2	6.40	1.10	7.04
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	25.49
C-4	2	0.30	3.10	0.93
C-5	1	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