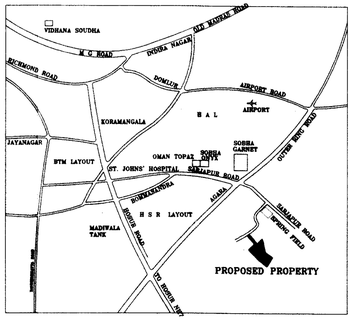
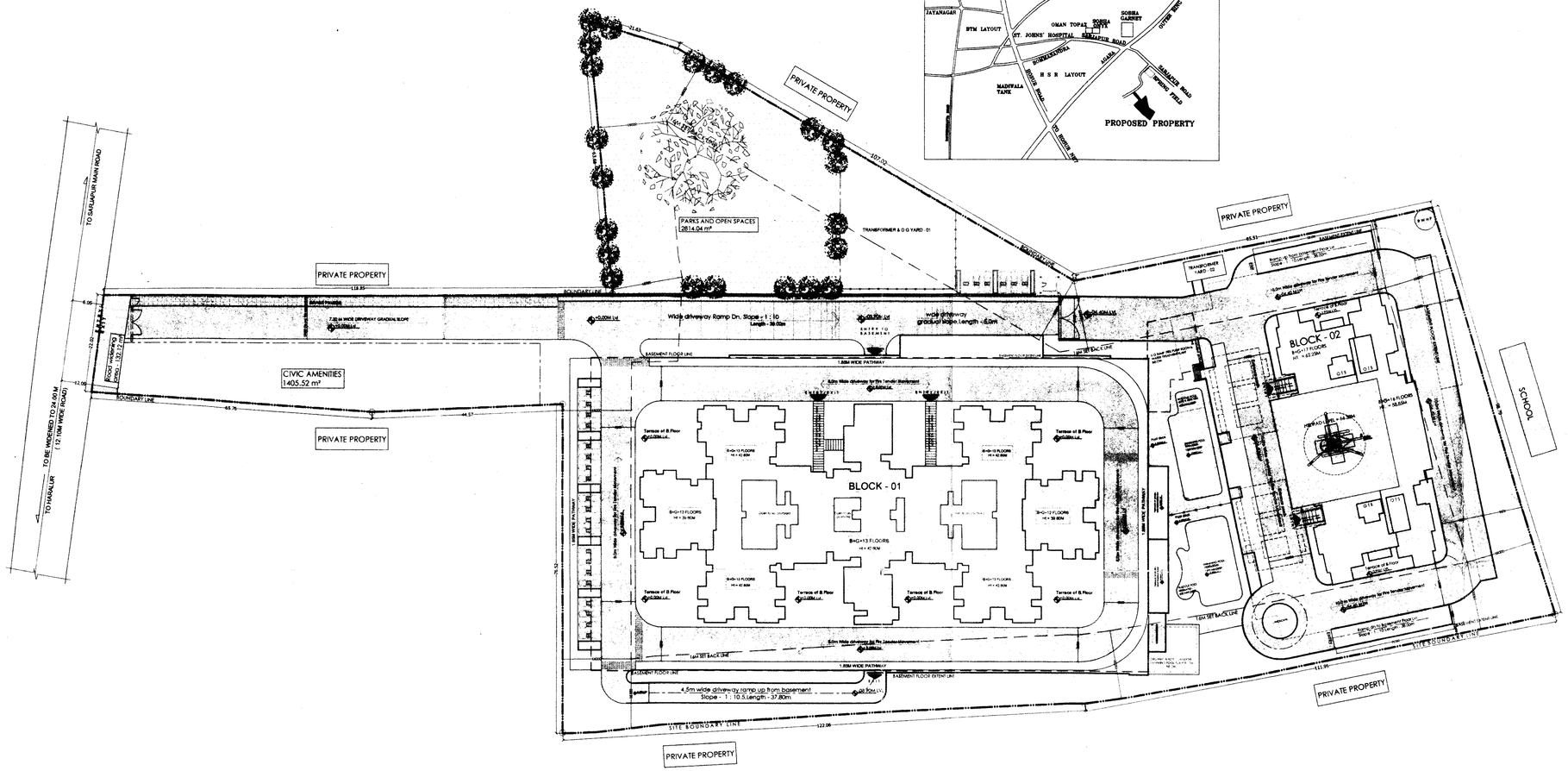




SITE PLAN

Scale - 1 : 400

TABLE - 01

PROJECT INFORMATION			
BUILDING USE	-	GROUP HOUSING (DEVELOPMENT PLANS)	
SITE AREA		= 28,110.42 m²	
ROAD WIDTH		= 12.10 M	
95 % OF SITE AREA AVAILABLE FOR DEVELOPMENT		= 28,110.42 - 1,405.52 = 26,704.90 m²	
10% REQD FOR PARKS & OPEN SPACES	= 2,811.04 m²	PROPOSED PARKS & OPEN SPACES	2,814.04 m²
5% REQD FOR CIVIC AMENITIES	= 1,405.52 m²	PROPOSED CIVIC AMENITIES	= 1,405.52 m²

TABLE - 02

F A R CALCULATION		
01	TOTAL SITE AREA 28,110.42 m² (6A - 37.85G)	
02	5% OF SITE AREA FOR CIVIC AMENITIES 1,405.52 m²	
03	10% OF SITE AREA FOR PARKS & OPEN SPACES 2,811.04 m²	
04	95% OF SITE AREA FOR DEVELOPMENT 26,704.90 m² (28,110.42 m² - 1405.52 m²)	
05	AREA FOR ROAD WIDENING 132.12 m²	
06	SITE AREA AFTER ROAD WIDENING 26,572.78 m² (CONSIDERED FOR GROUND COVERAGE)	
07	NET F A R AREA	58,982.76 m²
08	PERMISSIBLE F A R - 2.25 F A R = TOTAL F A R AREA = 59,982.76 m² / 26,572.78 m² = 2.246	
09	GROUND COVERAGE (Block - 01 & 02) PERMISSIBLE GROUND COVERAGE = 55 % ACHIEVED GROUND COVERAGE = 3,793.96 m² / 26,572.78 m² x 100 = 14.23%	
10	HEIGHT OF THE BUILDING PERMISSIBLE HEIGHT OF THE BUILDING Above 50.00 M (For 16.00m setback) ACHIEVED HEIGHT OF THE BUILDING BLOCK - 01 = 42.80M & BLOCK - 02 = 60.30M (top of the helipad) (DISTANCE BETWEEN THE BLOCKS SHALL BE THE 1/2 THE HT OF THE TALLEST BUILDING - 29.40M PROPOSED - 45.50M)	
11	TOTAL NUMBER OF UNITS = 275 UNITS (BLOCK - 01 & 02 = 243 & 32 RESPECTIVELY)	
12	TYPE - 01 = 144.78 sq.m / 0.89 = 1 + 1X162 UNITS = 162 CARS	
13	TYPE - 02 = 1690.11 sq.m / 1.06 = 1 + 1X81 UNITS = 081 CARS	
14	TYPE - 03 = 1690.11 sq.m / 3.27 = 3 + 3X28 UNITS = 084 CARS	
15	TYPE - 04 = 1690.11 sq.m / 3.30 = 3 + 3X04 UNITS = 012 CARS	
16	CAR PARKING REQUIRED= 339+34 (10% of 339 = 34) = 373 no's	CAR PARKING (Block - 01 & 02) -
17	RECEATIONAL CLUB AREA - Block - 01 & 02 = 570.15 m² & 869.43 m² Respectively,01Car parking for every 50.0 m² Floor Area TOTAL AREA - 1439.58 m² - 29.39 = 30 no's	BASEMENT PARKING 382 CARS SURFACE LVL PARKING 26 CARS TOTAL 408 Nos
18	CAR PARKING REQUIRED = 373 + 30 = 403 Cars CAR PARKING PROVIDED = 408 Cars	

TABLE - 03

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

Bl.No.	FLOORS	GROSS AREA IN SQM	DEDUCTION			TOTAL BUILT UP AREA IN SQM	NON F A R AREA IN SQM					NET F A R AREA IN SQM
			O.T.S / LIE	DUCT	TOTAL		PARKING	TERRACE	OUTCOUT	LIFT SHAFT	TOTAL	
1	2	3	(i)	(ii)	4(i+ii)	5 (3 - 4)	(i)	(ii)	(iii)	(iv)	5(i+ii+iii+iv)	7 (5 - 6)
1	BASEMENT FLOOR	9792.69	481.03	-	481.03	9311.66	8784.31	-	-	21.91	8736.22	525.44
2	GROUND FLOOR	5744.73	2783.26	140.52	2934.08	2810.65	-	-	5.64	21.91	27.55	2783.10
3	1st FLOOR	5744.73	2678.08	144.49	2822.57	2924.16	-	-	6.50	21.91	28.71	2895.45
4	2nd FLOOR	5744.73	2678.08	144.49	2822.57	2924.16	-	-	6.50	21.91	28.71	2895.45
5	3rd FLOOR	5744.73	2678.08	144.49	2822.57	2924.16	-	-	6.50	21.91	28.71	2895.45
6	4th FLOOR	5744.73	2678.08	144.49	2822.57	2924.16	-	-	6.50	21.91	28.71	2895.45
7	5th FLOOR	5744.73	2678.08	144.49	2822.57	2924.16	-	-	6.50	21.91	28.71	2895.45
8	6th FLOOR	5744.73	2678.08	144.49	2822.57	2924.16	-	-	6.50	21.91	28.71	2895.45
9	7th FLOOR	5744.73	2678.08	144.49	2822.57	2924.16	-	-	6.50	21.91	28.71	2895.45
10	8th FLOOR	5744.73	2678.08	144.49	2822.57	2924.16	-	-	6.50	21.91	28.71	2895.45
11	9th FLOOR	5744.73	2678.08	144.49	2822.57	2924.16	-	-	6.50	21.91	28.71	2895.45
12	10th FLOOR	5744.73	2678.08	144.49	2822.57	2924.16	-	-	6.50	21.91	28.71	2895.45
13	11th FLOOR	5744.73	2678.08	144.49	2822.57	2924.16	-	-	6.50	21.91	28.71	2895.45
14	12th FLOOR	5744.73	2678.08	144.49	2822.57	2924.16	-	-	6.50	21.91	28.71	2895.45
15	13th FLOOR	6024.18	1730.62	116.97	1847.59	2876.59	-	-	6.50	21.91	28.71	2847.88
	TOTAL	88018.35	30838.84	1981.67	32100.54	43686.82	-	0.00	328.65	9187.00	9187.00	49681.82

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

Bl.No.	FLOORS	GROSS AREA IN SQM	DEDUCTION			TOTAL BUILT UP AREA IN SQM	NON F A R AREA IN SQM					NET F A R AREA IN SQM
			O.T.S	DUCT	TOTAL		PARKING	TERRACE	OUTCOUT	LIFT SHAFT	TOTAL	
1	2	3	(i)	(ii)	4(i+ii)	5 (3 - 4)	(i)	(ii)	(iii)	(iv)	5(i+ii+iii+iv)	7 (5 - 6)
1	BASEMENT FLOOR	4915.99	434.70	-	434.70	4480.98	4172.98	-	-	22.54	4195.52	285.46
2	GROUND FLOOR	1213.92	220.51	21.12	241.63	972.29	-	-	-	22.54	22.54	949.75
3	1st FLOOR	1790.83	630.17	28.00	658.20	1065.73	-	-	-	22.54	22.54	1043.19
4	2nd FLOOR	1869.11	521.20	24.44	545.64	1323.47	-	-	196.67	22.54	219.21	1104.26
5	3rd FLOOR	1869.11	521.20	24.44	545.64	1323.47	-	-	196.67	22.54	219.21	1104.26
6	4th FLOOR	1869.11	521.20	24.44	545.64	1323.47	-	-	196.67	22.54	219.21	1104.26
7	5th FLOOR	1869.11	521.20	24.44	545.64	1323.47	-	-	196.67	22.54	219.21	1104.26
8	6th FLOOR	1869.11	521.20	24.44	545.64	1323.47	-	-	196.67	22.54	219.21	1104.26
9	7th FLOOR	1869.11	521.20	24.44	545.64	1323.47	-	-	196.67	22.54	219.21	1104.26
10	8th FLOOR	1869.11	521.20	24.44	545.64	1323.47	-	-	196.67	22.54	219.21	1104.26
11	9th FLOOR	1869.11	521.20	24.44	545.64	1323.47	-	-	196.67	22.54	219.21	1104.26
12	10th FLOOR	1869.11	521.20	24.44	545.64	1323.47	-	-	196.67	22.54	219.21	1104.26
13	11th FLOOR	1869.11	521.20	24.44	545.64	1323.47	-	-	196.67	22.54	219.21	1104.26
14	12th FLOOR	1869.11	521.20	24.44	545.64	1323.47	-	-	196.67	22.54	219.21	1104.26
15	13th FLOOR	1869.11	521.20	24.44	545.64	1323.47	-	-	196.67	22.54	219.21	1104.26
16	14th FLOOR	1869.11	521.20	24.44	545.64	1323.47	-	-	196.67	22.54	219.21	1104.26
17	15th FLOOR	1869.11	521.20	24.44	545.64	1323.47	-	-	196.67	22.54	219.21	1104.26
18	16th FLOOR	1869.11	509.43	28.34	537.77	1331.34	-	49.20	97.35	22.54	169.24	1162.10
19	17th FLOOR	1231.58	488.65	14.35	501.03	730.53	-	0.00	73.05	5.89	78.74	651.79
	TOTAL	37148.74	9143.98	431.00	9608.28	28406.92	-	49.20	-	405.70	7478.78	19550.95
	GRAND TOTAL					72097.74						69053.789

TABLE - 04

LEGEND
EXTENT OF SITE BOUNDARY
EXTENT OF 16.0m SETBACK LINE
BASEMENT LINE
5% CIVIC AMENITIES
10% OPEN SPACES
AREA FOR ROAD WIDENING
SWIMMING POOL

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's should not be utilized for any other construction activities.
5) Developer should develop the park areas as reserved in Development plan by planting saplings.
6) In the premises entry and exit for vehicular traffic should regulated with security arrangement within the premises and it shall not disturb any other vehicular traffic.
7) The developer shall pay the betterment tax as and when fixed and demanded by BDA.
8) The developer shall abide by the condition as and when imposed by BDA.
9) The developer is solely responsible for stability and safety of the building and BDA will not be responsible for structural safety of the building.
10) Provision for Rain Water Harvesting should be provided.
11) Provision for dual piping system should be provided for potable water and non-potable water.
12) Provision for sewage treatment plant should be provided and re-cycled water should be utilized and the entire effluent generated should not be dis-charged to the natural valley/stream/tank.
13) The Area reserved for segregation of garbage disposal of plastic and other materials compost should be made in the premises.
14) Khata/license shall be obtained from local authorities before commencement of work.
15) All conditions imposed by the KSPCB should be adhered to strictly vide their consent letter No. KSPCB/CFE/CP-160/2010-11/346 dated: 29th May 2010 & No.KSPCB/CFE/CP - 160/2007-08/5121 dated: 7th November 2007 & State Level Environment Impact Assessment Authority, Karnataka Vide Letter No. SEIAA:39 : CON : 2010 dated: 19th November 2010. (Constituted by Ministry of Environment & Forests, Government of India)
16) Applicant shall abide by the conditions stipulated in this letter issued by the Principal Secretary, Labour Department vide their letter dated: 04.03.2006
17) If it is established that the information/documents furnished by the applicant is false the plan sanctioned gets cancelled without intimation.
18) Applicant shall make their own arrangement for water supply and will not depend on 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 Challan No.3031 dated 02/5/2011

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**

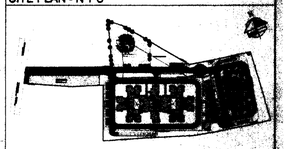
(Rupees Fifty Lakhs Fifty Two Thousand Six Hundred and Eighty Nine Only)

Modified 3-1.2nd.05.2011 Modified as per the Revised Sanctioned Plan vide (3-5-2011 & 2-5-2011) dated & received.

3-5-11 Modified as per the Revised Standards

02/5/11

SITE PLAN - N T S



SOBHA CLASSIC & SOBHA LEE 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	=	2811.04	SQMT
PROPOSED SITE AREA FOR OPEN SPACES	=	2814.04	SQMT
5% SITE AREA TO BE RESERVED FOR C A SITE	=	1405.52	SQMT
ZONE	=	R2 ZONE	
TOTAL NO OF UNITS	=	275 NOS	
PERMISSIBLE F A R	=	2.25	
TOTAL NET F.A.R AREA OF ALL FLOORS BLOCK - 01+02	=	69,053.79 SQMT	
F.A.R ACHIEVED = TOTAL FAR AREA / 50% OF SITE AREA	=	69053.79 / 14055.21	4.91 / 2.25
PERMISSIBLE DEPTH AND COVERAGE			
TOTAL GROUND COVERED AREA OF BLOCK - 01 & 02 = PLINTH AREA X 100 / NET SITE AREA	=	3793.96 / 26572.78	14.28 / 55%
GROUND COVERAGE			ACHIEVED

SCHEDULE OF OPENINGS

SL No.	DESCRIPTION	TYPE	SIZE
1	MAIN DOOR	D	1200 X 2100
2	DOOR	D1	900 X 2100
3	DOOR	D2	800 X 2100
4	ALUMINIUM DOOR	D3	900 X 2100
5	KITCHEN DOOR	KD	800 X 2100
6	KITCHEN WINDOW	KW	1200 X 1200
7	SLIDING DOORS	SD	1800 X 2100
8	FIRE RATED DOOR	FD	1000 X 2100
9	WINDOW	W	1200 X 1200
10	VENTILATOR	V	600 X 600
11	VENTILATOR	V1	1200 X 600

FOR APPROVAL

SIGN.....
(DEEPAK DINESH.P) SCC /BL 3 AR /2011-12

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

REVISIONS

SL.NO.	DATE	REVISIONS	BY

ARCHITECTS :

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

DEALT BY: VASANTH	SCALE = 1 : 4 0 0
CHECKED BY: DEEPAK	DATE : 30-04-2011
NORTH	PROJECT NO: 0300 A & B
	DRAWING NO.: 0300A&B/09/12/30/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 10

CONDITIONS :-

1) All conditions should be adhered to strictly as stipulated in the re-modified work order issued while approving the residential development plan for construction of apartment building on @ Sy. Nos, 3/1B, 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'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.
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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.
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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 Challan No.3681 dated 02/05/2011

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

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

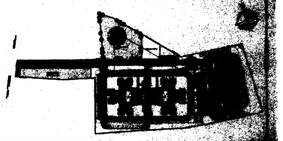
ಪರವಾನಿಗೆ ನೀಡಿಕೆಯು ದಿನಾಂಕ 31.05.2012 ರಿಂದ ಅನ್ವಯವಾಗುವಂತೆ ಮೂರು ವರ್ಷಗಳ ಅವಧಿಗೆ ಮಾತ್ರ ಚಾಲ್ತಿಯಲ್ಲಿರುತ್ತದೆ. (31-05-2011 ರಿಂದ 31-05-2013)

ಮುಖ್ಯ ಯೋಜನಾ ಅಧಿಕಾರಿ.

31-05-11

ದಿನಾಂಕದಂದು ಸಹಿ ಮಾಡಿದವರ ಹೆಸರು

SITE PLAN - N T S



BOSHA CLASSIC & SIGNATURE FAR CALCULATIONS			
SITE AREA (A)	=	59198.45	SQMT
AREA RESERVED FOR ROAD WIDENING (B)	=	1235.70	SQMT
NET SITE AREA (A - B)	=	57962.75	SQMT
10% SITE AREA TO BE RESERVED FOR OPEN SPACES	=	5914.84	SQMT
PROPOSED SITE AREA FOR OPEN SPACES	=	5914.84	SQMT
4% SITE AREA TO BE RESERVED FOR C A SITE	=	1656.40	SQMT
ZONE	=	"R" ZONE	
TOTAL NO OF UNITS	=	414 NOS	
PERMISSIBLE F A R	=	1.75	
TOTAL NET F A R BUILT UP AREA FOR RESIDENTIAL BLOCK - 01+02	=	101453.81 SQMT	
F A R ACHIEVED = TOTAL FAR AREA / NET SITE AREA	=	101453.75 / 57962.75	1.75 / 1.75
PERMISSIBLE GROUND COVERAGE	=	33%	
TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02	=	19134.00 SQMT	
GROUND COVERAGE = FLOOR AREA / NET SITE AREA	=	19134.00 / 57962.75	33% / 33%

SCHEDULE OF OPENINGS

SL.No.	DESCRIPTION	TYPE	SIZE
1	MAIN DOOR	D	1200 x 2100
2	DOOR	D1	900 x 2100
3	DOOR	D2	750 x 2100
4	ALUMINIUM DOOR	D3	900 x 2100
5	KITCHEN DOOR	KD	800 x 2100
6	KITCHEN WINDOW	KW	750 x 1050
7	SLIDING DOORS	SD	2400 x 2100
8	FIRE RES. DOOR	FD	1050 x 2100
9	WINDOW	W1	1650 x 1200
10	VENTILATOR	V	600 x 600
11	VENTILATOR	V1	600 x 1200
12	VENTILATOR	V2	600 x 1500

FOR APPROVAL

SIGN.....
(DEEPAK DINESH.P) BCC /BL 3.6/A.2001-05-10

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

REVISIONS

SL.NO	DATE	REVISIONS

ARCHITECTS :

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

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/0002
	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

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

SHEET 02 OF 15

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 16.0m SETBACK LINE	
BASEMENT LINE	
10% OPEN SPACES	
SWIMMING POOL	

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's should not be utilized for any other construction activities.
5) Developer should develop the park areas as reserved in Development plan by planting saplings.
6) In the premises entry and exit for vehicular traffic should regulated with security arrangement within the premises and it shall not disturb any other vehicular traffic.
7) The developer shall pay the betterment tax as and when fixed and demanded by BDA.
8) The developer shall abide by the condition as and when imposed by BDA.
9) The developer is solely responsible for stability and safety of the building and BDA will not be responsible for structural safety of the building.
10) Provision for Rain Water Harvesting should be provided.
11) Provision for dual piping system should be provided for potable water and non-potable water.
12) Provision for sewage treatment plant should be provided and re-cycled water should be utilized and the entire effluent generated should not be dis-charged to the natural valley/stream/tank.
13) The Area reserved for segregation of garbage disposal of plastic and other materials compost should be made in the premises.
14) Khata/license shall be obtained from local authorities before commencement of work.
15) All conditions imposed by the KSPCB should be adhered to strictly vide their consent letter No. KSPCB/CFE/CP-160/2010-11/346 dated: 29th May 2010 & No. KSPCB/CFE/CP - 160/2007-08/5121 dated: 7th November 2007 & State Level Environment Impact Assessment Authority, Karnataka Vide Letter No. SEIAA:39 : CON : 2010 dated: 19th November 2010. (Constituted by Ministry of Environment & Forests, Government of India)
16) Applicant shall abide by the conditions stipulated in this letter issued by the Principal Secretary, Labour Department vide their letter dated: 04.03.2006
17) If it is established that the information/documents furnished by the applicant is false the plan sanctioned gets cancelled without intimation.
18) Applicant shall make their own arrangement for water supply and will not depend on 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.

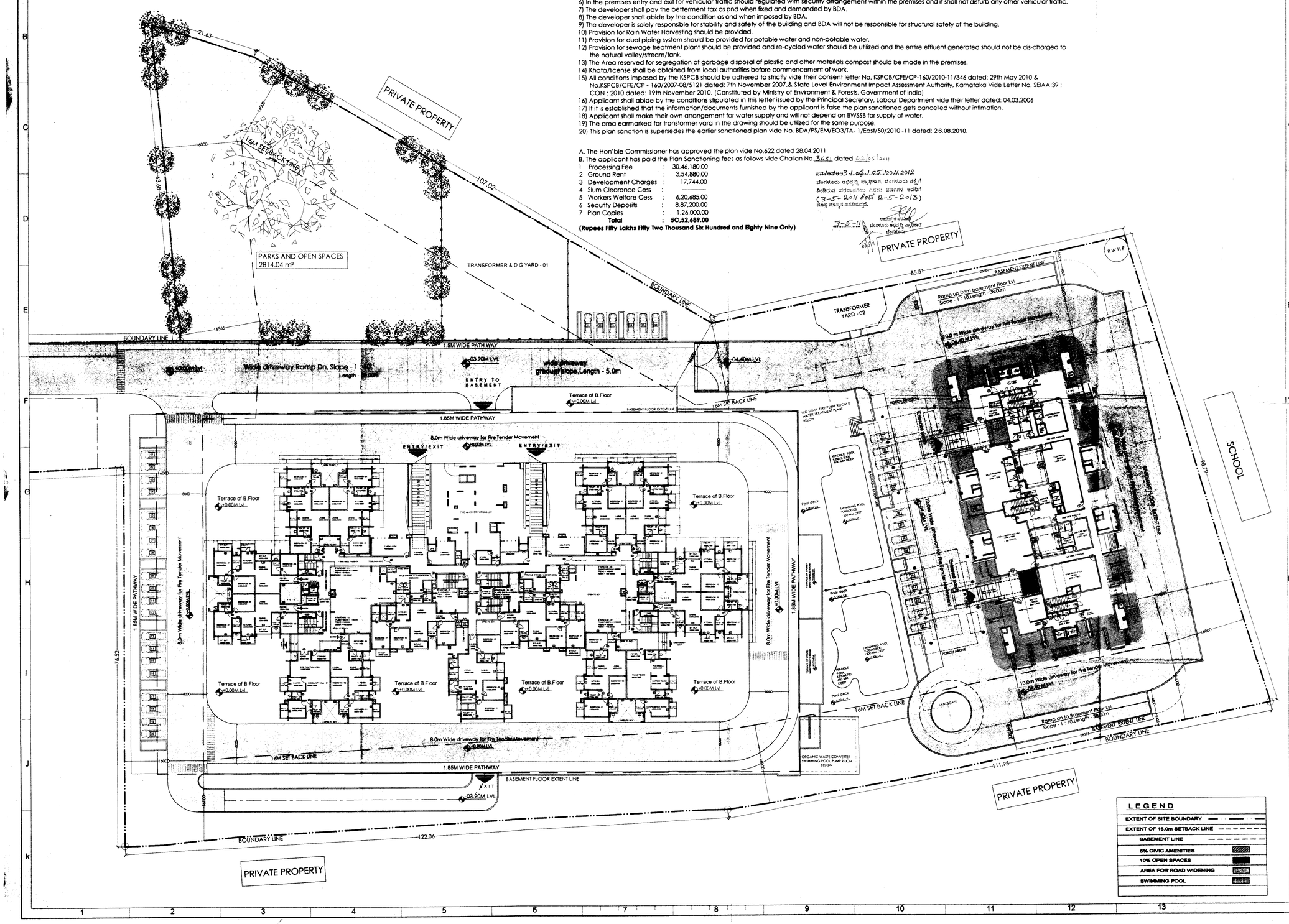
A. The Hon'ble Commissioner has approved the plan vide No.622 dated 28.04.2011
B. The applicant has paid the Plan Sanctioning fees as follows vide Challan No. 368 dated 23/05/2011

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)

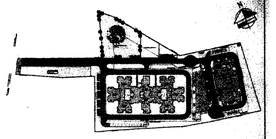
ಮಂಜೂರಾತಿ ಪತ್ರವನ್ನು ಪಡೆಯುವ ಮುನ್ನ ಕೆಳಕಂಡ ಷರತ್ತುಗಳನ್ನು ಪಾಲಿಸಬೇಕು.
(ಪತ್ರ ಸಂಖ್ಯೆ: BDA/PS/EM/EO3/TA-1/East/50/2010-11 ದಿನಾಂಕ: 26.08.2010)
ಮತ್ತು ಮಂಜೂರಾತಿ ಪತ್ರದಲ್ಲಿರುವಂತೆ.

ಮಂಜೂರಾತಿ ಅಧಿಕಾರಿ
ಮತ್ತು ಆಯುಕ್ತರು
ಬೆಂಗಳೂರು



LEGEND
EXTENT OF SITE BOUNDARY
EXTENT OF 16.0m SETBACK LINE
BASEMENT LINE
5% CIVIC AMENITIES
10% OPEN SPACES
AREA FOR ROAD WIDENING
SWIMMING POOL

SITE PLAN - N T S



SOBHA CLASSIC & SIGNATURE

FAR CALCULATIONS

SITE AREA (A)	=	28918.43	SQMT
AREA RESERVED FOR ROAD WIDENING (B)	=	139.78	SQMT
NET SITE AREA (A - B)	=	27678.36	SQMT
10% SITE AREA TO BE RESERVED FOR OPEN SPACES	=	2811.84	SQMT
PROPOSED SITE AREA FOR OPEN SPACES	=	2814.04	SQMT
5% SITE AREA TO BE RESERVED FOR C.A SITE	=	1408.42	SQMT
ZONE	=	" C " ZONE	
TOTAL NO OF UNITS	=	376.00	
PERMISSIBLE F.A.R	=	2.50	
TOTAL NET F.A.R AREA OF ALL FLOORS(BLOCK - 01+02)	=	84,862.76 SQM	
F.A.R ACHIEVED = TOTAL FAR AREA / 95% OF SITE AREA		29060.20 / 28034.60	= 2.34 / < 2.38
PERMISSIBLE GROUND COVERAGE	=		50%
TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02	=	3762.84 SQM	
GROUND COVERAGE = PLINTH AREA X 100 / NET SITE AREA	=	3,762.84X100 / 26572.78	= 14.23 / < 50%

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 1030
10	VENTILATOR	V	650 x 930
11	VENTILATOR	W2	650 x 1350

SCHEDULE OF OPENINGS (BLOCK-2)

SL.No.	DESCRIPTION	TYPE	
1	GLASS DOOR	GD	1130 x 2450
2	GLASS DOOR	GD1	1130 x 2450
3	MAIN DOOR	D	1050 x 2450
4	DOOR	D1	950 x 2450
5	DOOR	D2	850 x 2450
6	DOOR	D5	1250 x 2450
7	DOOR	D6	1250 x 2450
8	FIRE RES. DOOR	FRD	1090 x 2450
9	VENTILATOR	V3	2000 x 600
10	VENTILATOR	V4	950 x 600
11	SHAFT DOOR	SHD	930 x 1850
12	SHAFT DOOR	SHD2	780 x 1850
13	SHAFT DOOR	SHD3	680 x 1850
14	SHAFT DOOR	SHD4	430 x 1850

FOR APPROVAL

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

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

REVISIONS

SL.NO	DATE	REVISIONS	BY	CKD

ARCHITECTS

SOBHA
DEVELOPERS LTD.
ARCHITECTS , ENGINEERS, BUILDERS AND DEVELOPERS,
No.4, RAJARAM MOHAN ROY ROAD,
BANGALORE 560 025 TEL: 22104564, 22104565 FAX: 22104573
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/0003
	REV NO.

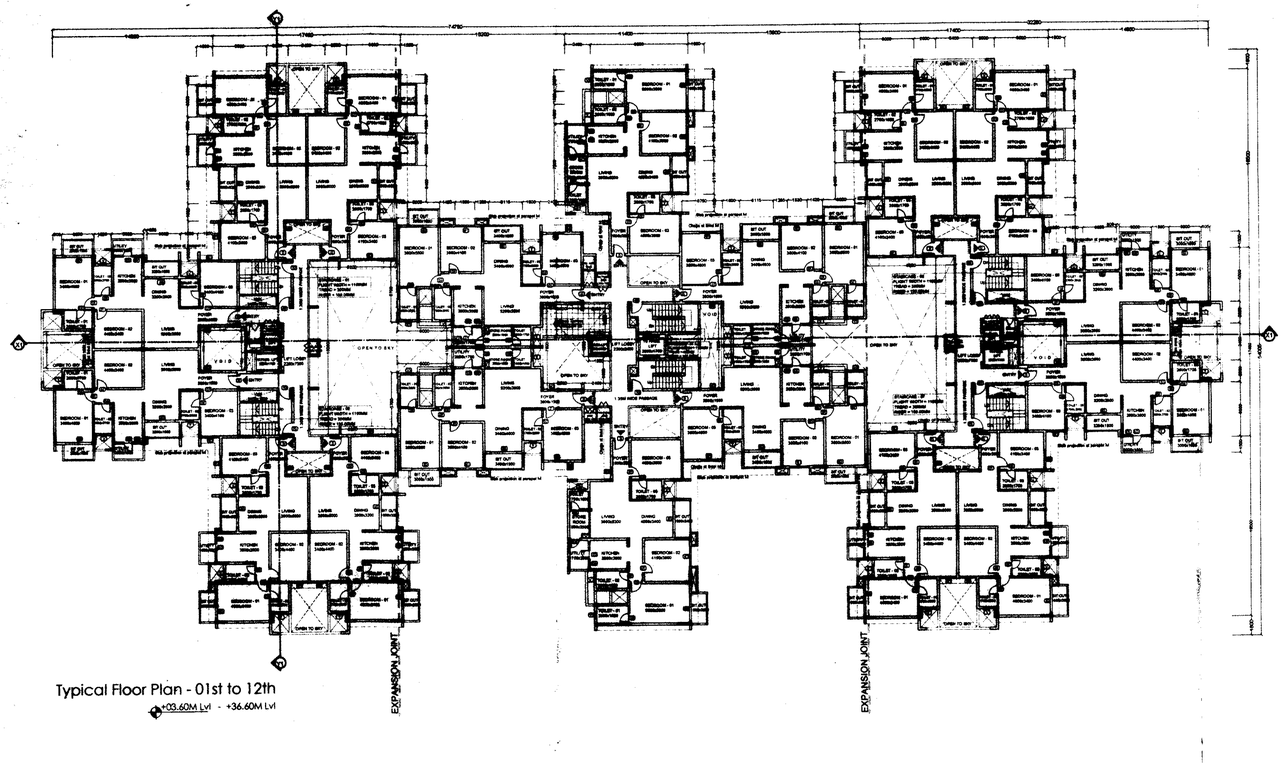
JOB TITLE

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

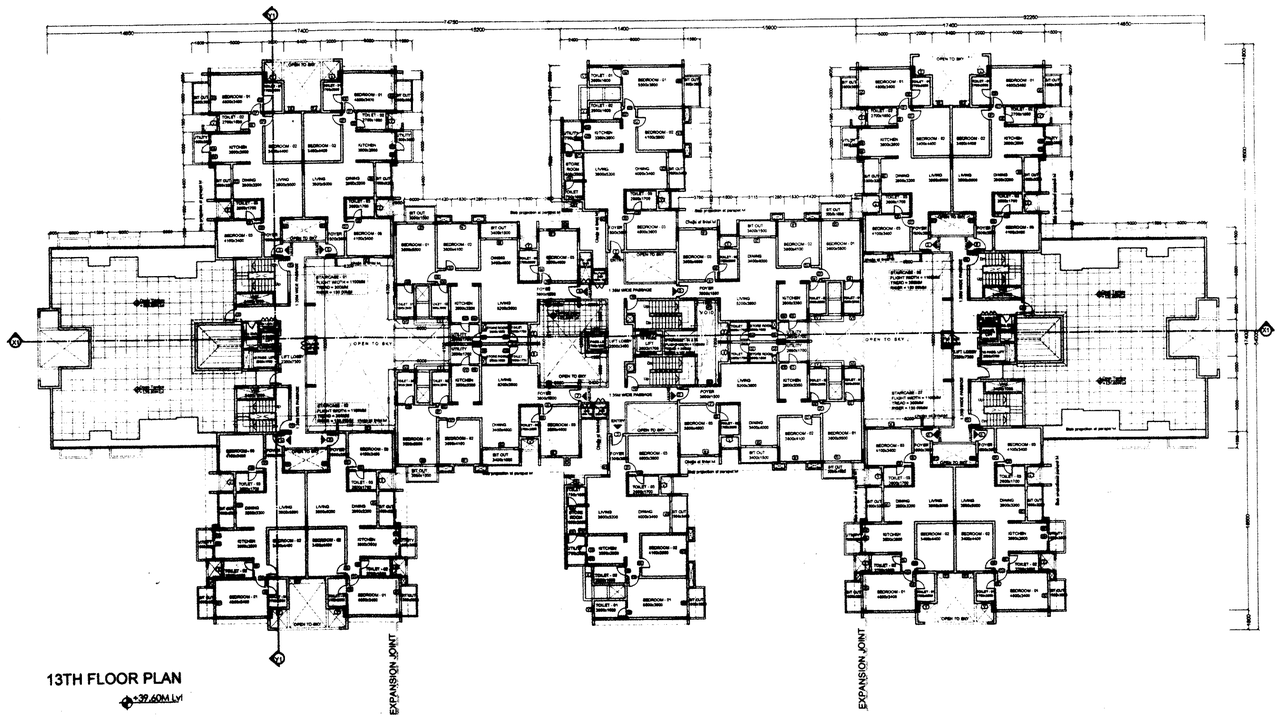
GROUND FLOOR PLAN
(+0.60M Lvl & -03.95 M Lvl)

BLOCK - 01 & 02 SHEET 03 OF 18



Typical Floor Plan - 01st to 12th

+03.60M Lvl - +36.60M Lvl



13TH FLOOR PLAN

+39.60M Lvl

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's should not be utilized for any other construction activities.
5) Developer should develop the park areas as reserved in Development plan by planting saplings.
6) In the premises entry and exit for vehicular traffic should regulated with security arrangement within the premises and it shall not disturb any other vehicular traffic.
7) The developer shall pay the betterment tax as and when fixed and demanded by BDA.
8) The developer shall abide by the condition as and when imposed by BDA.
9) The developer is solely responsible for stability and safety of the building and BDA will not be responsible for structural safety of the building.
10) Provision for Rain Water Harvesting should be provided.
11) Provision for dual piping system should be provided for potable water and non-potable water.
12) Provision for sewage treatment plant should be provided and re-cycled water should be utilized and the entire effluent generated should not be dis-charged to the natural valley/stream/tank.
13) The Area reserved for segregation of garbage disposal of plastic and other materials compost should be made in the premises.
14) Khata/license shall be obtained from local authorities before commencement of work.
15) All conditions imposed by the KSPCB should be adhered to strictly vide their consent letter No. KSPCB/CFE/CP-160/2010-11/346 dated: 29th May 2010 & No.KSPCB/CFE/CP - 160/2007-08/5121 dated: 7th November 2007.& State Level Environment Impact Assessment Authority, Karnataka Vide Letter No. SEIAA:39 : CON : 2010 dated: 19th November 2010. (Constituted by Ministry of Environment & Forests, Government of India)
16) Applicant shall abide by the conditions stipulated in this letter issued by the Principal Secretary, Labour Department vide their letter dated: 04.03.2006
17) If it is established that the information/documents furnished by the applicant is false the plan sanctioned gets cancelled without intimation.
18) Applicant shall make their own arrangement for water supply and will not depend on 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.

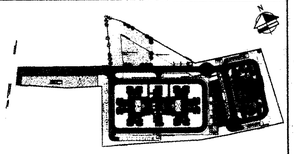
A. The Hon'ble Commissioner has approved the plan vide No.622 dated 28.04.2011
B. The applicant has paid the Plan Sanctioning fees as follows vide Challan No.3081 dated 02/05/2011

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**

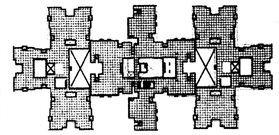
(Rupees Fifty Lakhs Fifty Two Thousand Six Hundred and Eighty Nine Only)

ಮಂಜೂರಾತಿ ಪತ್ರ ದಿನಾಂಕ:20.11.2012
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು
(3-5-2011ರಿಂದ 2-5-2013,
ಮಾತ್ರ ಮಾನ್ಯತೆ ಹೊಂದಿರುತ್ತದೆ.
ಆಯುಕ್ತರು
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು
3-5-11
03/5/11

SITE PLAN - N T S



KEY PLAN - N T S



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

SOBHA CLASSIC & SIGNATURE

FAR CALCULATIONS

SITE AREA (A)	=	28119.42	SQMT	
AREA RESERVED FOR ROAD WIDENING (B)	=	132.13	SQMT	
NET SITE AREA (A - B)	=	27987.29	SQMT	
10% SITE AREA TO BE RESERVED FOR OPEN SPACES	=	2811.64	SQMT	
PROPOSED SITE AREA FOR OPEN SPACES	=	2816.64	SQMT	
8% SITE AREA TO BE RESERVED FOR C A SITE	=	1406.82	SQMT	
ZONE	=	'C' ZONE		
TOTAL NO OF UNITS	=	575.00		
PERMISSIBLE F A R	=	2.25		
TOTAL NET F A R AREA OF ALL FLOORS BLOCK - 01+02	=	65,960.78 SQM		
F A R ACHIEVED = TOTAL FAR AREA / 50% OF SITE AREA	=	59961.78 / 29704.90	=	2.24 < 2.25
PERMISSIBLE GROUND COVERAGE	=	50%		
TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02	=	3782.84 SQM		
GROUND COVERAGE = PLINTH AREA X 100 / NET SITE AREA	=	3782.84*100 / 26572.78	=	14.23 < 50%

SCHEDULE OF OPENINGS

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	650 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	CKD.

ARCHITECTS :

SOBHA
DEVELOPERS LTD.
ARCHITECTS , ENGINEERS, BUILDERS AND DEVELOPERS,
No.4, RAJARAM MOHAN ROY ROAD,
BANGALORE 560 025 TEL: 22104564, 22104565 FAX: 22104573
Email :architects@sobha.co.in
PASSION AT WORK

DEALT BY: VASANTH	SCALE = 1 : 200
CHECKED BY: DEEPAK	DATE : 30-04-2011
NORTH	PROJECT NO: 0300B
	DRAWING NO.: 0300B/09/12/30/AD/SUB/0004
	REV.NO.

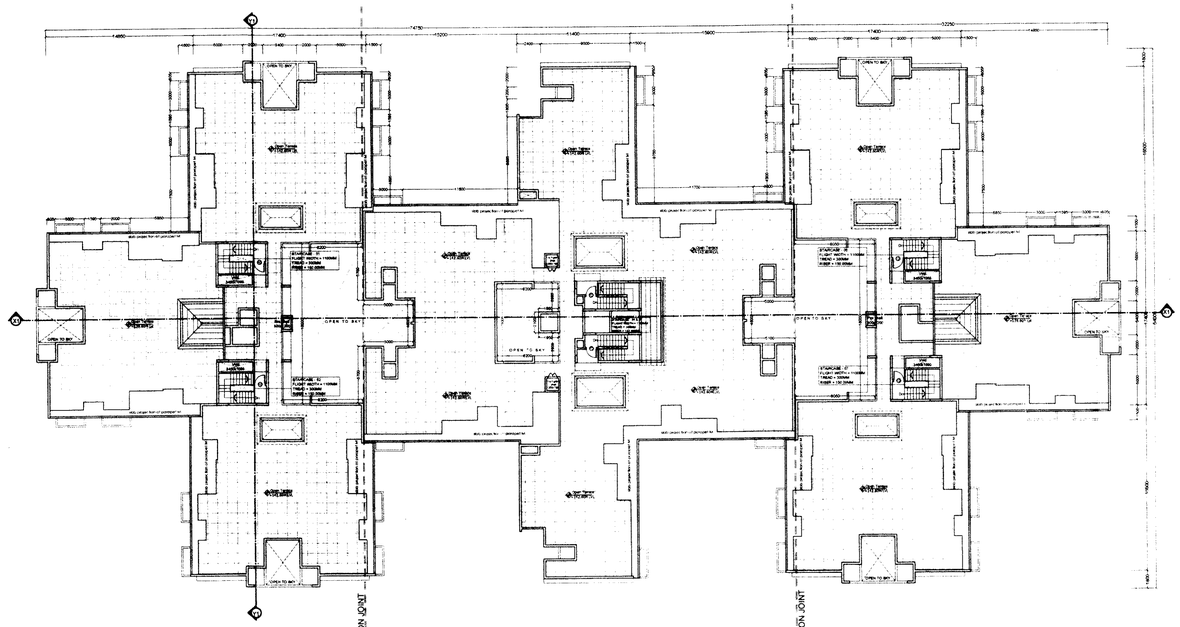
JOB TITLE

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

DRAWING TITLE

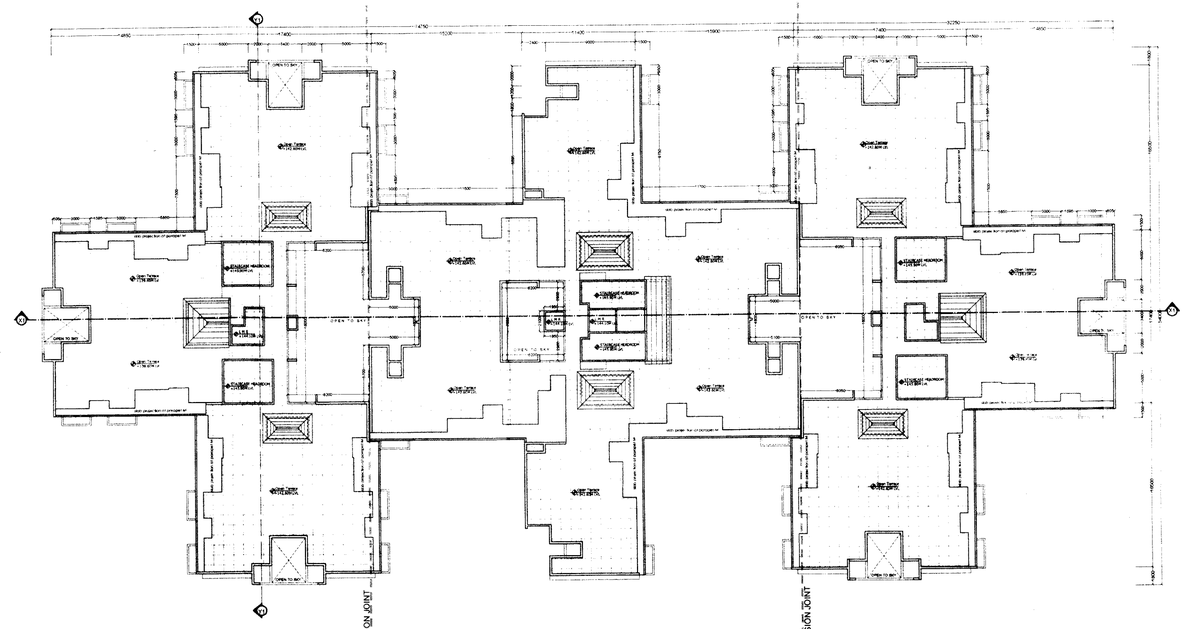
TYPICAL FLOOR PLAN &
(01st to 12th - +03.60m to +36.60m)
13th FLOOR PLAN
BLOCK - 01 (+39.60m)

SHEET 04 OF 18



TERRACE FLOOR PLAN

+42.60M Lvl



ROOF LVL PLAN

+45.60M Lvl

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's should not be utilized for any other construction activities.
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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.
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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.
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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 Challan No.3641 dated 22/6/2011

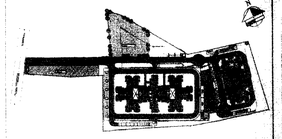
1	Processing Fee	:	30,46,180.00
2	Ground Rent	:	3,54,880.00
3	Development Charges	:	17,744.00
4	Slum Clearance Cess	:	----------
5	Workers Welfare Cess	:	6,20,685.00
6	Security Deposits	:	8,87,200.00
7	Plan Copies	:	1,26,000.00
	Total	:	**50,52,689.00**

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

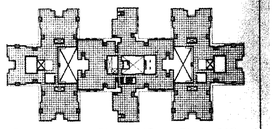
deleted as per 3-1-dated 5-11-2012
deleted words as per deed, deleted as per deleted words as per memo dated (3-5-2011 & 28 & 3-5-2013) and kept enclosed.

3-5-11
deleted words as per deed dated

SITE PLAN - N T S



KEY PLAN - N T S



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

SOBHA CLASSIC & SIGNATURE
FAR CALCULATIONS

SITE AREA (A)	=	28119.42	SQMT	
AREA RESERVED FOR ROAD WIDENING (B)	=	782.12	SQMT	
NET SITE AREA (A - B)	=	27978.30	SQMT	
10% SITE AREA TO BE RESERVED FOR OPEN SPACES	=	2811.04	SQMT	
PROPOSED SITE AREA FOR OPEN SPACES	=	2814.84	SQMT	
3% SITE AREA TO BE RESERVED FOR C.A SITE	=	1468.51	SQMT	
ZONE	=	C ZONE		
TOTAL NO OF UNITS	=	276.00		
PERMISSIBLE F.A.R.	=	2.25		
TOTAL NET F.A.R AREA OF ALL FLOORS BLOCK - 01+02	=	88,802.75 SQM		
F.A.R. ACHIEVED = TOTAL FAR AREA	=	59862.75		2.34 < 2.25
60% OF SITE AREA	=	59724.90		
PERMISSIBLE GROUND COVERAGE	=			60%
TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02	=	3782.84 SQM		
GROUND COVERAGE = PLINTH AREA X 100 / NET SITE AREA	=	3,782.84x100 / 26972.78		14.23 < 60%

SCHEDULE OF OPENINGS

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 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	CKD

ARCHITECTS :

SOBHA
DEVELOPERS LTD.
ARCHITECTS ,ENGINEERS, BUILDERS AND DEVELOPERS,
No.4, RAJARAM MOHAN ROY ROAD,
BANGALORE 560 025 TEL: 22104564, 22104565 FAX: 22104573
Email: architects@sobha.co.in

DEALT BY: VASANTH	SCALE = 1 : 200
CHECKED BY: DEEPAK	DATE : 30-04-2011
NORTH	PROJECT NO: 0300B
	DRAWING NO.: 0300B/09/12/30/AD/SUB/0005
	REV NO.

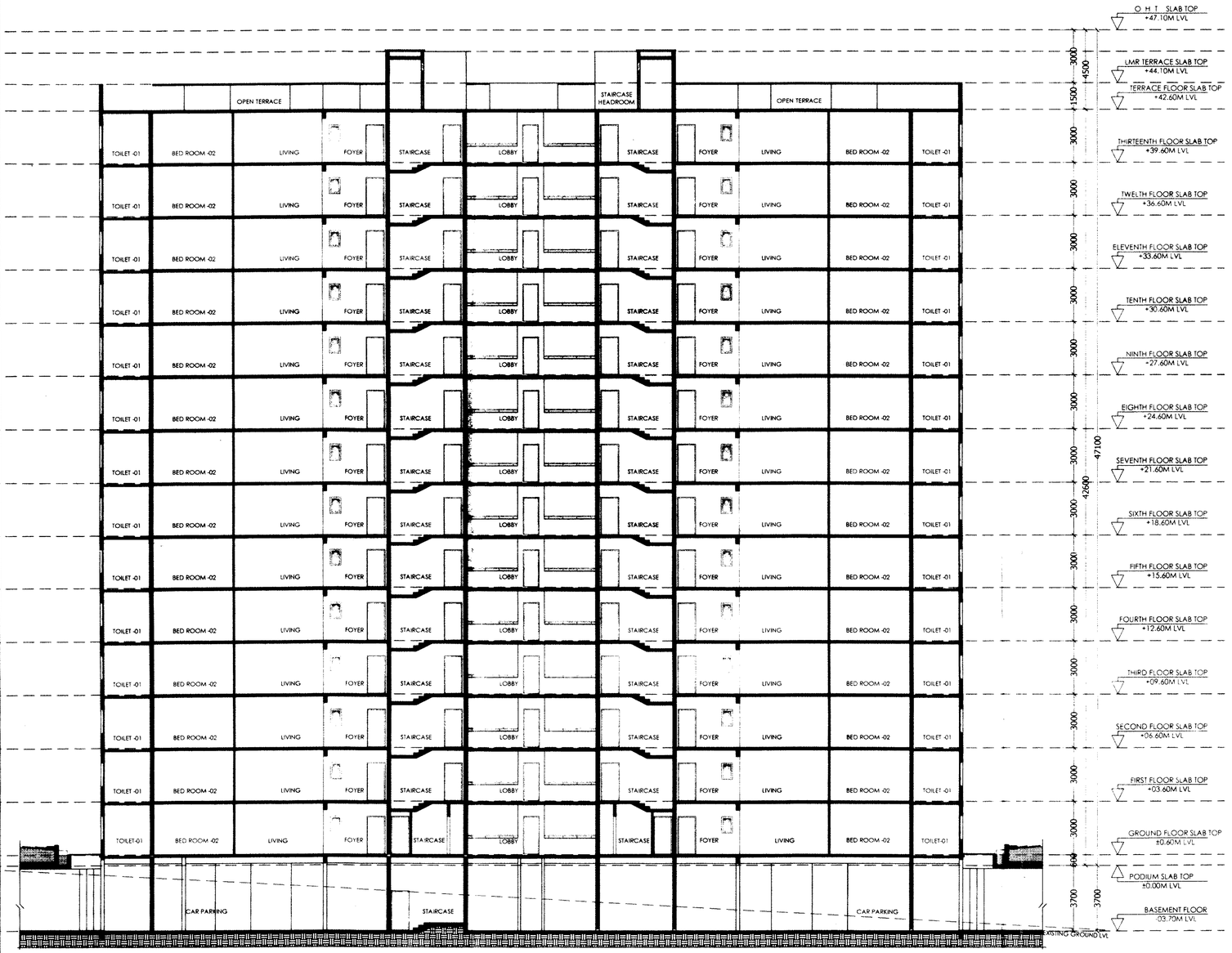
JOB TITLE

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

TERRACE FLOOR PLAN & (+42.60m)
ROOF LVL PLAN (+45.60m)
BLOCK - 01

SHEET 05 OF 18



TYPICAL SECTION

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's should not be utilized for any other construction activities.
5) Developer should develop the park areas as reserved in Development plan by planting saplings.
6) In the premises entry and exit for vehicular traffic should regulated with security arrangement within the premises and it shall not disturb any other vehicular traffic.
7) The developer shall pay the betterment tax as and when fixed and demanded by BDA.
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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 Challan No. 3691 dated 23/05/2011

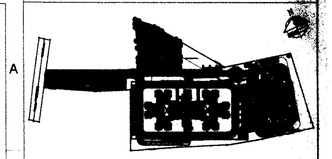
1	Processing Fee	:	30,46,180.00
2	Ground Rent	:	3,54,880.00
3	Development Charges	:	17,744.00
4	Slum Clearance Cess	:	----------
5	Workers Welfare Cess	:	6,20,685.00
6	Security Deposits	:	8,87,200.00
7	Plan Copies	:	1,26,000.00
	Total	:	**5O,52,689.00**

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

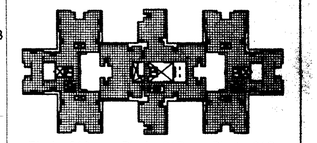
ಮಂಜೂರಾತಿ ನೀಡಿದೆ ಸಂ:ಬೆ.ಅ.ಪ್ರ:ಸ:/20.11.2012
ಮಂಜೂರು ಆದೇಶ ಪತ್ರದ ಷರತ್ತುಗಳು ಮಂಜೂರು ಆದ ದಿನಾಂಕದಿಂದ ಮೂರು ವರ್ಷಗಳ ಅವಧಿಗೆ (3-5-2011 ರಿಂದ 3-5-2013) ಮಾತ್ರ ಮಾನ್ಯತೆ ಇರುತ್ತದೆ.

ಸಹಾಯಕ ಕಾರ್ಯದರ್ಶಿ
ಮಂಜೂರು ಪ್ರಾಧಿಕಾರ
ಮಂಜೂರು

SITE PLAN - N T S



KEY PLAN - N T S



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

SOBHA CLASSIC & SIGNATURE
FAR CALCULATIONS

SITE AREA (A)		=	29110.40	SQMT	
AREA RESERVED FOR ROAD WIDENING (B)		=	182.12	SQMT	
NET SITE AREA (A - B)		=	27078.28	SQMT	
10% SITE AREA TO BE RESERVED FOR OPEN SPACES		=	2911.04	SQMT	
PROPOSED SITE AREA FOR OPEN SPACES		=	2916.84	SQMT	
5% SITE AREA TO BE RESERVED FOR C A SITE		=	1456.02	SQMT	
ZONE		=	'C' ZONE		
TOTAL NO OF UNITS		=	276.00		
PERMISSIBLE F.A.R		=	2.50		
TOTAL NET F.A.R AREA OF ALL FLOORS BLOCK - 01+02		=	69,085.75 SQM		
F.A.R ACHIEVED =	TOTAL FAR AREA / 95% OF SITE AREA	=	2666.78 / 25724.80	2.24	< 2.50
PERMISSIBLE GROUND COVERAGE		=		65%	
TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02		=	2783.84 SQM		
GROUND COVERAGE =	PLINTH AREA / 100 / NET SITE AREA	=	3,782.84x100 / 27872.78	14.23	< 65%

SCHEDULE OF OPENINGS

SL.No.	DESCRIPTION	TYPE	SIZE
1	MAIN DOOR	D	1050 x 2150
2	DOOR	D1	950 x 2100
3	DOOR	D2	850 x 2100
4	ALUMINIUM DOOR	D3	850 x 2100
5	KITCHEN DOOR	KD	800 x 2100
6	KITCHEN WINDOW	KW	750 x 1050
7	SLIDING DOORS	SD	2400 x 2100
8	FIRE RES. DOOR	FD	1050 x 2100
9	WINDOW	W1	1500 x 1050
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

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

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. 22104664, 22104695 FAX. 22104673
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/SU/00008
	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 SECTION

BLOCK - 01A,01B & 01C SHEET 08 OF 18

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

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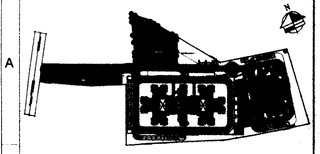
4	Slum Clearance Cess	:	————
5	Workers Welfare Cess	:	6,20,685.00
6	Security Deposits	:	8,87,200.00
7	Plan Copies	:	1,26,000.00
	Total	:	**50,52,689.00**

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

ಕಚೇರಿಯಲ್ಲಿ 31.05.2020.11.20 ಗಂ.
ಮಂಜೂರು ಆದೇಶ ದಿನಾಂಕ ಕಾಲಾವಧಿ
ಅಥವಾ ಕಟ್ಟಡ ಪರವಾನಗಿ ಅವಧಿ
(31-05-2011 ರಿಂದ 30-05-2013)
ಮತ್ತು ಮಂಜೂರಾತಿ ಸಂಖ್ಯೆ

31-05-11

SITE PLAN - N T S



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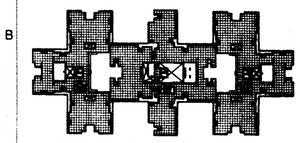

Block - 01A Block - 01B Block - 01C

SOBHA CLASSIC & SIGNATURE
FAR CALCULATIONS

SITE AREA (A)	=	28110.42	SQMT		
AREA RESERVED FOR ROAD WIDENING (B)	=	1315.12	SQMT		
NET SITE AREA (A - B)	=	27795.30	SQMT		
10% SITE AREA TO BE RESERVED FOR OPEN SPACES	=	2811.04	SQMT		
PROPOSED SITE AREA FOR OPEN SPACES	=	2814.84	SQMT		
8% SITE AREA TO BE RESERVED FOR C A SITE	=	1404.83	SQMT		
ZONE	=	"C" ZONE			
TOTAL NO OF UNITS	=	575.00			
PERMISSIBLE F A R	=	2.50			
TOTAL NET F A R AREA OF ALL FLOORS,BLOCK - 01+02	=	69,488.79 SQM			
F A R ACHIEVED = TOTAL F.AR AREA	=	69862.70		2.50	< 2.50
95% OF SITE AREA	=	26704.90			
PERMISSIBLE GROUND COVERAGE	=		50%		
TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02	=	3782.84 SQM			
GROUND COVERAGE = PLINTH AREA X 100 / NET SITE AREA	=	3,782.84X100 / 26572.78	%	14.23	< 50%

SCHEDULE OF OPENINGS

Sl. No.	DESCRIPTION	TYPE	SIZE
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2	DOOR	D1	950 x 2150
3	DOOR	D2	850 x 2150
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6	KITCHEN WINDOW	KW	750 x 1050
7	SLIDING DOORS	SD	2450 x 2150
8	FIRE RES. DOOR	FD	1050 x 2150
9	WINDOW	W1	1560 x 1050
10	VENTILATOR	V	650 x 650
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	CKD.

ARCHITECTS :

SOBHA
DEVELOPERS LTD.
ARCHITECTS , ENGINEERS, BUILDERS AND DEVELOPERS,
No.4, RAJARAM MOHAN ROY ROAD,
BANGALORE 560 025 TEL 22104564, 22104565 FAX, 22104573
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. 3/1B,3/2, 7 & 162 HARALUR VILLAGE, VARTHUR HOBLI BANGALORE EAST TALUK, OFF SARJAPUR ROAD

DRAWING TITLE

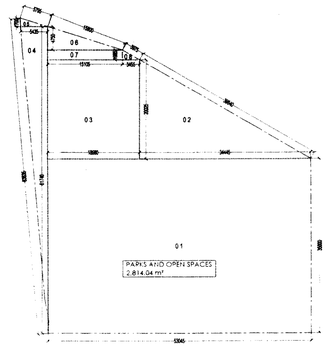
ELEVATION

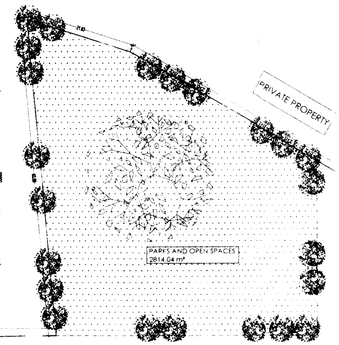
BLOCK - 01A,01B & 01C SHEET 07 OF 18

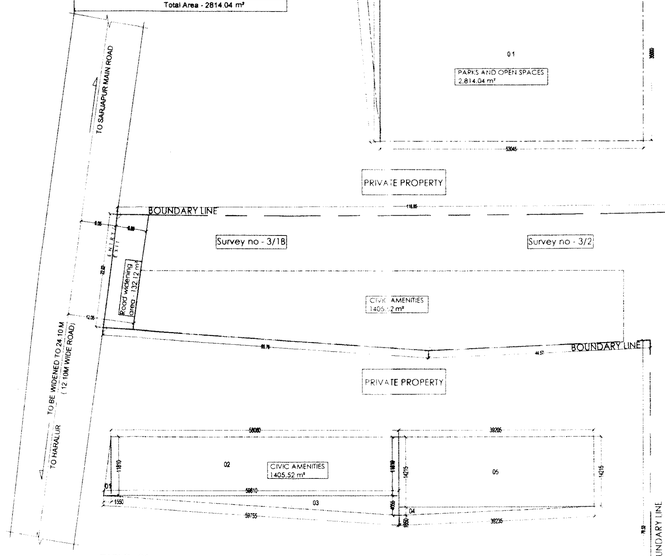
TABLE - 05

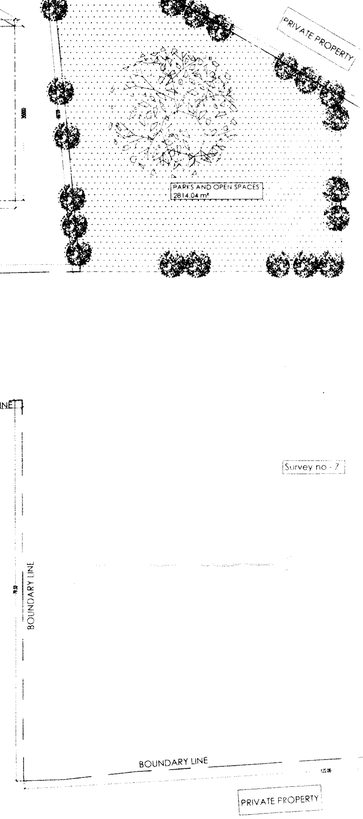
PARKS & OPEN SPACES AREA CALCULATION

S.no	No's	Sizes	Area	Unit
01	1	53.045x35.00	1,856.57	m²
02	1	½x34.445x20.02	344.74	m²
03	1	18.56x20.02	371.57	m²
04	1	½x61.74x5.43	167.62	m²
05	1	½x5.43x1.70	4.62	m²
06	1	½x15.10x4.75	35.86	m²
07	1	15.10x1.965	29.67	m²
08	1	½x3.45x1.965	3.39	m²
Total Area - 2814.04 m²				









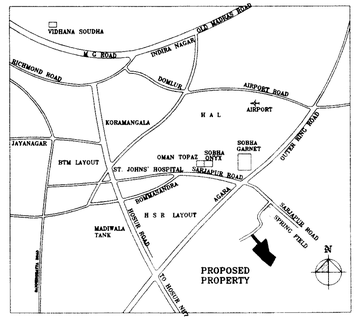


TABLE - 04

CIVIC AMENITIES AREA CALCULATION

S no's	No's	Sizes	Area	Unit
01	1	½x11.81x1.55	9.15	m²
02	1	58.061x11.811	685.74	m²
03	1	½x4.056x59.612	120.92	m²
04	1	½x1.651x39.206	32.36	m²
05	1	39.206x14.216	557.35	m²
Total Area - 1405.52 m²				

TABLE - 01

PROJECT INFORMATION

BUILDING USE		GROUP HOUSING (DEVELOPMENT PLANS)	
SITE AREA		= 28,110.42 m²	
ROAD WIDTH		= 12.10 M	
95 % OF SITE AREA AVAILABLE FOR DEVELOPMENT	= 28,110.42 - 1,405.52 = 26,704.90 m²		
10% REQD FOR PARKS & OPEN SPACES	= 2,811.04 m²	PROPOSED PARKS & OPEN SPACES	2,814.04 m²
5% REQD FOR CIVIC AMENITIES	= 1,405.52 m²	PROPOSED CIVIC AMENITIES	= 1,405.52 m²

TABLE - 02

F A R CALCULATION

01	TOTAL SITE AREA 28,110.42 m² (6A - 37.85G)	
02	5% OF SITE AREA FOR CIVIC AMENITIES 1,405.52 m²	
03	10% OF SITE AREA FOR PARKS & OPEN SPACES 2,811.04 m²	
04	95% OF SITE AREA FOR DEVELOPMENT 26,704.90 m² (28,110.42 m² - 1405.52 m²)	
05	AREA FOR ROAD WIDENING 132.12 m²	
06	SITE AREA AFTER ROAD WIDENING 26,572.78 m² (CONSIDERED FOR GROUND COVERAGE)	
07	NET F A R AREA	59,982.76 m²
08	PERMISSIBLE F A R - 2.25 F A R = TOTAL F A R AREA = 59,982.76 / 26,572.78 = 2.246	
09	GROUND COVERAGE (Block - 01 & 02) PERMISSIBLE GROUND COVERAGE = 55 % ACHIEVED GROUND COVERAGE = 3,784.84 / 26,572.78 x 100% = 14.23%	
10	HEIGHT OF THE BUILDING PERMISSIBLE HEIGHT OF THE BUILDING Above 50.00 M (For 15.00m setback) ACHIEVED HEIGHT OF THE BUILDING BLOCK - 01 = 42.60M & BLOCK - 02 = 62.30M (top of the helipad) (DISTANCE BETWEEN THE BLOCKS SHALL BE THE 1/2 THE HT OF THE TALLEST BUILDING - 29.42M PROPOSED - 45.50M)	
11	TOTAL NUMBER OF UNITS = 275 UNITS (BLOCK - 01 & 02 = 243 & 32 RESPECTIVELY)	
12	TYPE - 01 = 1,62,180 / 1,82,250 = 0.89 = 1 = 1X162 UNITS = 162 CARS	
13	TYPE - 02 = 1,92,375 / 1,82,250 = 1.06 = 1 = 1X81 UNITS = 081 CARS	
14	TYPE - 03 = 5,46,875 / 1,67,250 = 3.27 = 3 = 3X28 UNITS = 084 CARS	
15	TYPE - 04 = 5,66,250 / 1,67,250 = 3.30 = 3 = 3X04 UNITS = 012 CARS	
16	CAR PARKING REQUIRED= 339+34 (10% of 339 = 34) = 373 no's	CAR PARKING (Block - 01 & 02) -
17	RECREATIONAL CLUB AREA - Block - 01 & 02 = 570.15 m² & 599.43 m² Respectively.01Car parking for every 50.0 m² Floor Area TOTAL AREA - 1169.58 / 50 - 29.39 ~ 30 no's	BASEMENT PARKING 382 CARS SURFACE LVL PARKING 26 CARS TOTAL 408 Nos
18	CAR PARKING REQUIRED = 373 + 30 = 403 Cars CAR PARKING PROVIDED = 408 Cars	

TABLE - 03

LEGEND

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

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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)

modified on 31.05.2012
(3-5-2011 and 3-5-2013)

SITE PLAN - N T S

KEY PLAN - N T S

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

SOBHA CLASSIC & SIGNATURE
FAR CALCULATIONS

SITE AREA (A)	=	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	=	2811.04	SQMT	
PROPOSED SITE AREA FOR OPEN SPACES	=	2814.04	SQMT	
5% SITE AREA TO BE RESERVED FOR C A SITE	=	1405.52	SQMT	
ZONE	=	"G" ZONE		
TOTAL NO OF UNITS	=	275.00		
PERMISSIBLE F A R	=	2.25		
TOTAL NET F A R AREA OF ALL FLOORS BLOCK - 01+02	=	59,982.76 SQM		
F A R ACHIEVED = TOTAL FAR AREA / 95% OF SITE AREA	=	59982.76 / 26704.90	= 2.25	= 2.25
PERMISSIBLE GROUND COVERAGE	=		55%	
TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02 = GROUND COVERAGE = PLINTH AREA X 100 / NET SITE AREA	=	3784.84 SQM / 26572.78	= 14.23	= 55%

FOR APPROVAL

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

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

REVISIONS

SL.NO	DATE	REVISIONS	BY	CKD.

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
PASSION AT WORK

DEALT BY: VASANTH	SCALE = 1 : 4 0 0
CHECKED BY: DEEPAK	DATE : 30-04-2011
NORTH	PROJECT NO: 0300B
	DRAWING NO.: 0300B/09/12/30/AD/SUB/0008
	REV.NO.

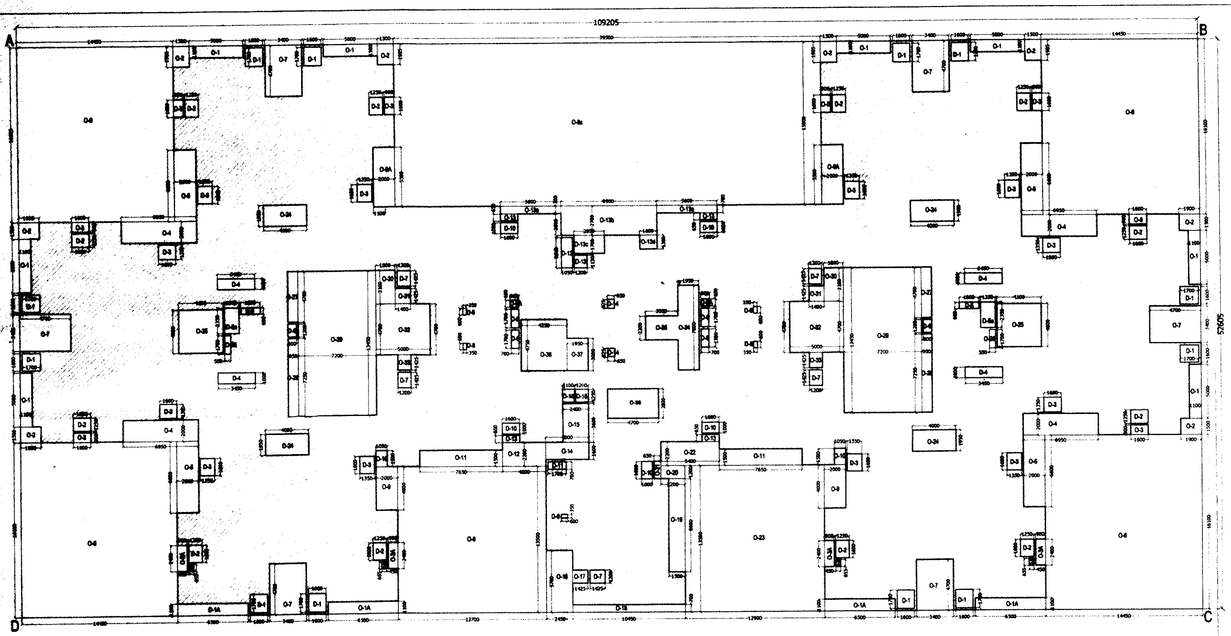
JOB TITLE

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

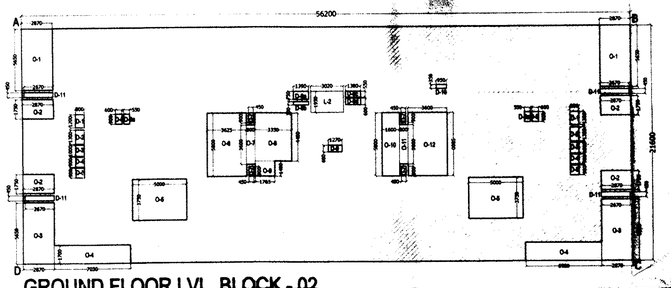
DRAWING TITLE

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

SHEET 08 OF 10



GROUND FLOOR LVL, BLOCK - 01



GROUND FLOOR LVL, BLOCK - 02

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

OPEN TO SKY AREA DEDUCTIONS

S.No	NOS	SIZES			AREA IN SQMT
		LENGTH	BREADTH		
		A	B	C	D=(B x C) x A
O-1	8		5.00	1.10	44.00
O-1A	4		6.50	1.10	28.60
O-2	8		1.50	1.91	22.92
O-3	8		0.90	1.60	11.52
O-3A	4		0.90	2.40	8.64
O-4	4		6.95	2.00	55.60
O-5	4		2.00	8.60	68.80
O-6	4		14.45	18.10	936.58
O-7	6		3.40	4.70	95.88
O-8	1		13.70	13.80	184.95
O-8a	1		36.50	15.00	562.50
O-9	2		2.00	4.00	16.00
O-9A	2		2.00	5.50	22.00
O-10	2		1.05	1.50	3.15
O-11	2		7.65	1.50	22.95
O-12	1		4.00	2.20	8.80
O-13	4		1.80	0.65	4.16
O-13a	2		5.60	0.70	7.84
O-13b	1		8.00	2.70	34.03
O-13c	1		2.85	1.70	4.85
O-13d	1		1.60	1.30	2.08
O-14	1		4.00	1.60	6.40
O-15	1		2.40	3.60	8.64
O-16	1		2.45	5.70	13.97
O-17	1		1.43	1.20	1.71
O-18	1		10.45	0.70	7.32
O-19	1		1.50	8.60	12.90
O-20	1		2.20	1.20	2.64
O-21	1		0.65	1.60	1.04
O-22	1		5.40	2.20	11.88
O-23	1		12.90	13.50	174.15
O-24	4		4.00	1.95	31.20
O-25	2		4.10	4.00	32.80
O-26	2		0.55	1.70	1.87
O-27	2		0.95	4.70	8.93
O-28	2		0.95	7.25	13.78
O-29	2		7.20	13.45	193.68
O-30	2		1.80	3.10	11.16
O-31	2		1.40	1.43	3.99
O-32	2		5.00	4.70	47.00
O-33	2		1.20	1.43	3.42
O-34	1		1.95	7.80	15.21
O-35	1		3.00	2.20	6.60
O-36	1		4.70	2.80	13.16
O-37	1		1.95	3.00	5.85
O-38	1		4.25	4.75	20.19
			TOTAL OPEN TO SKY AREA		2793.26

DUCT AREA DEDUCTIONS

S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
D-1	12	1.80	1.70	32.64
D-2	12	1.25	1.60	24.00
D-2A	4	0.45	0.65	1.16
D-3	12	1.35	1.80	29.16
D-4	4	3.45	1.00	13.80
D-5	2	1.80	0.60	2.16
D-5A	2	1.35	2.35	6.35
D-6	2	0.80	1.20	1.92
D-7	6	1.20	1.43	8.58
D-8	6	0.35	0.60	1.05
D-9	4	0.70	1.70	4.76
D-9A	2	0.80	0.65	1.04
D-10	6	1.00	1.80	6.00
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	1	0.65	0.63	1.07
D-15	1	1.10	1.26	1.39
D-16	1	1.20	1.25	1.50
			TOTAL DUCT AREA	146.82
			TOTAL PLINTH AREA	
DESCRIPTION				AREA
OPEN TO SKY				2793.26
DUCTS				146.82
TOTAL OPEN AREA DEDUCTION				2934.08

GROUND COVERAGE AREA CALCULATION

AREA OF RECTANGLE (A B C D) = 109.20x52.605	5744.73
TOTAL DEDUCTION OF OPEN SPACES & DUCT AREA	2934.08
TOTAL GROUND COVERAGE AREA =	2810.65

ALL SERVICES SHAFTS & O T S ARE DEDUCTED FROM PLINTH AREA

TABLE - 02 AREA CALCULATION FOR BLOCK-02 GROUND COVERAGE

OPEN TO SKY AREA DEDUCTIONS

S.No	NOS	SIZES			AREA IN SQMT
		LENGTH	BREADTH		
		A	B	C	D=(B x C) x A
O-1	2		2.67	5.60	32.49
O-2	4		2.67	1.75	20.09
O-3	2		2.67	5.65	32.43
O-4	2		7.00	1.70	23.80
O-5	2		5.00	3.75	37.50
O-8	1		3.63	5.80	21.03
O-7	1		0.80	3.60	2.88
O-8	1		3.35	4.45	14.76
O-9	1		1.77	1.40	2.47
O-10	1		1.60	5.80	9.28
O-11	1		0.80	3.60	2.88
O-12	1		3.80	5.80	20.85
			TOTAL OPEN TO SKY AREA		220.51

DUCT AREA DEDUCTIONS

S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
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	0.60	0.90	1.08
D-9a	2	0.55	0.90	0.99
D-7	4	0.45	0.90	1.62
D-9a	1	1.39	0.75	1.04
D-9b	1	1.39	0.30	0.42
D-9c	1	1.39	0.56	0.78
D-9d	1	1.39	0.60	0.83
D-9	1	1.27	0.60	0.76
D-10	1	0.95	0.35	0.33
D-11	4	2.67	0.45	4.81
			TOTAL DUCT AREA	21.12

TABLE - 2.1

LIFT SHAFT AREA DEDUCTIONS

TOTAL NON F.A.R. AREA

DESCRIPTION	AREA
OPEN TO SKY	220.51
DUCTS	21.12
TOTAL NON F.A.R.	241.63

GROUND FLOOR F.A.R AREA CALCULATION

AREA OF RECTANGLE (A B C D) = 56.20x21.6 =	1213.92
TOTAL DEDUCTION OF NON F.A.R. AREA =	241.63
TOTAL F.A.R. AREA =	972.29
GROUND FLOOR F.A.R AREA FOR BLOCK - 2 =	972.29

* ALL SERVICE SHAFTS AND OTS ARE DEDUCTED FROM PLINTH AREA

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's should not be utilized for any other construction activities.
5) Developer should develop the park areas as reserved in Development plan by planting saplings.
6) In the premises entry and exit for vehicular traffic should regulated with security arrangement within the premises and it shall not disturb any other vehicular traffic.
7) The developer shall pay the betterment tax as and when fixed and demanded by BDA.
8) The developer shall abide by the condition as and when imposed by BDA.
9) The developer is solely responsible for stability and safety of the building and BDA will not be responsible for structural safety of the building.
10) Provision for Rain Water Harvesting should be provided.
11) Provision for dual piping system should be provided for potable water and non-potable water.
12) Provision for sewage treatment plant should be provided and re-cycled water should be utilized and the entire effluent generated should not be dis-charged to the natural valley/stream/tank.
13) The Area reserved for segregation of garbage disposal of plastic and other materials compost should be made in the premises.
14) Khata/license shall be obtained from local authorities before commencement of work.
15) All conditions imposed by the KSPCB should be adhered to strictly vide their consent letter No. KSPCB/CFE/CP-160/2010-11/346 dated: 29th May 2010 & No.KSPCB/CFE/CP - 160/2007-08/5121 dated: 7th November 2007.& State Level Environment Impact Assessment Authority, Karnataka Vide Letter No. SEIAA:39 : CON : 2010 dated: 19th November 2010. (Constituted by Ministry of Environment & Forests, Government of India)
16) Applicant shall abide by the conditions stipulated in this letter issued by the Principal Secretary, Labour Department vide their letter dated: 04.03.2006
17) If it is established that the information/documents furnished by the applicant is false the plan sanctioned gets cancelled without intimation.
18) Applicant shall make their own arrangement for water supply and will not depend on 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 Challan No.3081 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)

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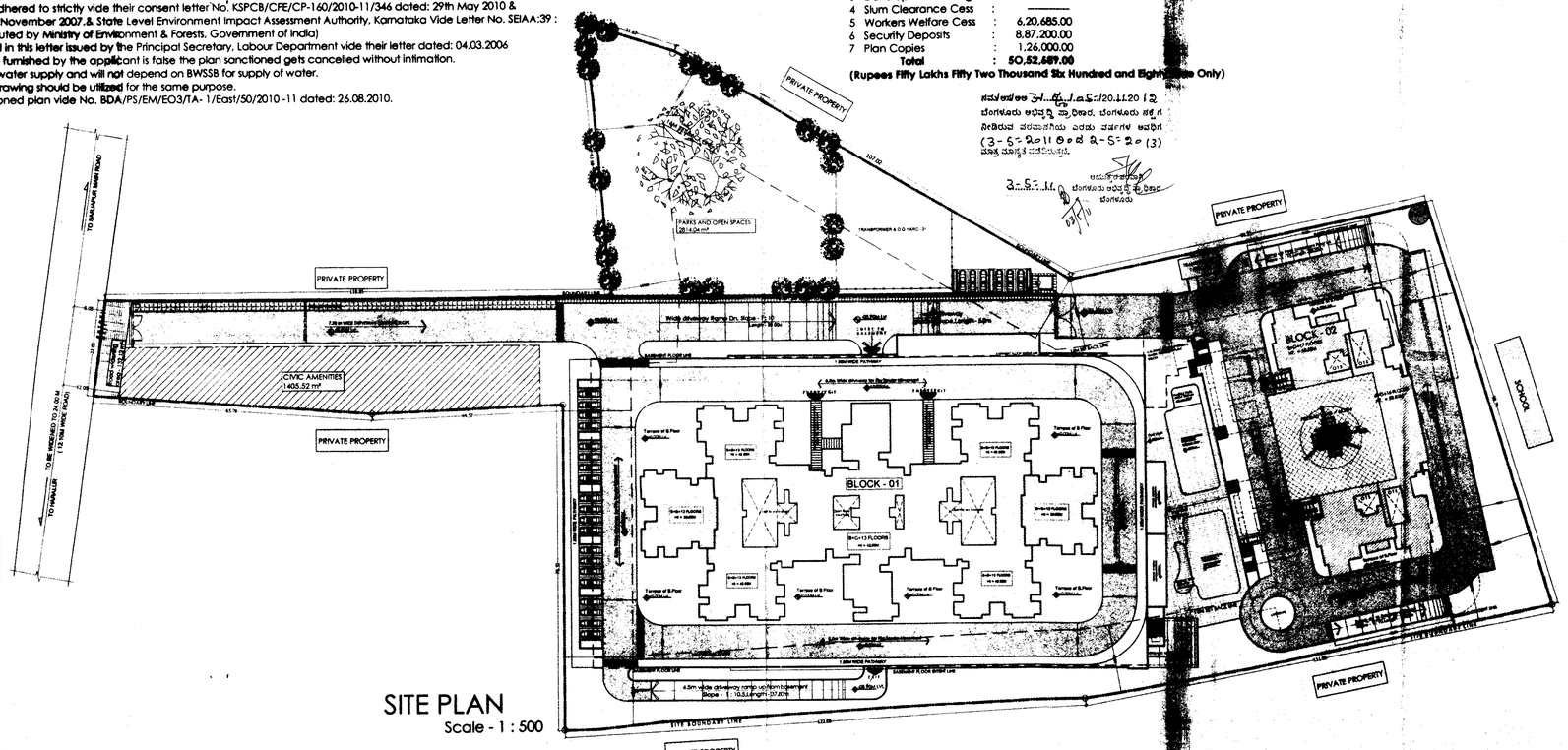
ಬೆಂಗಳೂರು ಅರ್ಬನ್ ಜಿಲ್ಲೆ
ಬೆಂಗಳೂರು



SITE PLAN
Scale - 1 : 500

TABLE - 01

PROJECT INFORMATION

BUILDING USE	GROUP HOUSING (DEVELOPMENT PLANS)		
SITE AREA	= 28,110.42 m²		
ROAD WIDTH	= 12.10 M		
95 % OF SITE AREA AVAILABLE FOR DEVELOPMENT	= 28,110.42 - 1,405.52 = 26,704.90 m²		
10% REQD FOR PARKS & OPEN SPACES	= 2,811.04 m²	PROPOSED PARKS & OPEN SPACES	2,814.04 m²
5% REQD FOR CIVIC AMENITIES	= 1,405.52 m²	PROPOSED CIVIC AMENITIES	= 1,405.52 m²

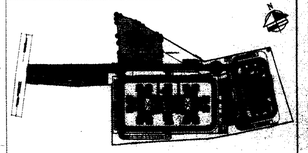
TABLE - 02

F A R CALCULATION

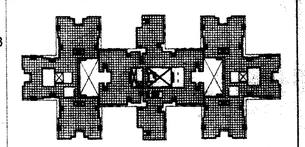
01	TOTAL SITE AREA: 28,110.42 m² (6A - 37.85G)
02	5% OF SITE AREA FOR CIVIC AMENITIES: 1,405.52 m²
03	10% OF SITE AREA FOR PARKS & OPEN SPACES: 2,811.04 m²
04	95% OF SITE AREA FOR DEVELOPMENT: 26,704.90 m² (28,110.42 m² - 1405.52 m²)
05	AREA FOR ROAD WIDENING: 122.12 m²
06	SITE AREA AFTER ROAD WIDENING: 28,572.78 m² (CONSIDERED FOR GROUND COVERAGE)
07	NET F A R AREA: 89,972.088 m²
08	PERMISSIBLE F A R - 2.35 F A R = TOTAL F A R AREA = 89,972.088 m² / 39,985.78 m² = 2.24
09	GROUND COVERAGE (Block - 01 & 02) PERMISSIBLE GROUND COVERAGE = 55 % ACHIEVED GROUND COVERAGE = 3,972.24 / 28,572.78 x 100% = 13.90%
10	HEIGHT OF THE BUILDING PERMISSIBLE HEIGHT OF THE BUILDING: Above 50.00 M (For 18.00m setback) ACHIEVED HEIGHT OF THE BUILDING: BLOCK - 01 = 42.60M & BLOCK - 02 = 62.30M (top of the helipad) DISTANCE BETWEEN THE BLOCKS SHALL BE THE 1/2 THE HT OF THE TALLEST BUILDING - 29.43M PROPOSED - 45.50M
11	TOTAL NUMBER OF UNITS = 275 UNITS (BLOCK - 01 & 02 = 243 & 32 RESPECTIVELY)
12	TYPE - 01 = 162/162 = 0.99 = 1 = 1X162 UNITS = 162 CARS
13	TYPE - 02 = 81/81 = 1.00 = 1 = 1X81 UNITS = 081 CARS
14	TYPE - 03 = 243/81 = 3.27 = 3 = 3X81 UNITS = 084 CARS
15	TYPE - 04A = 32/32 = 3.20 = 3 = 3X84 UNITS = 012 CARS
16	Total Parking Required= 339+84 (10% of 339 = 34) = 373 nos
17	RECREATIONAL CLUB AREA - Block - 01 & 02 = 670.15 m² & 869.43 m² Required/Min 2Car parking for every 05.0 m² Floor Area TOTAL AREA - 1539.58 / 50 = 30 nos
18	CAR PARKING REQUIRED = 373 + 30 = 403 Cars CAR PARKING PROVIDED = 408 Cars

CAR PARKING (Block - 01 & 02) -
BASEMENT PARKING : 382 CARS
SURFACE LVL PARKING : 26 CARS
TOTAL : 408 Nos

SITE PLAN - N T S



KEY PLAN - N T S



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

BLOCK - 01

SOBHA CLASSIC & SIGNATURE

FAR CALCULATIONS

SITE AREA (A)	=	28110.42	SQMT
AREA RESERVED FOR ROAD WIDENING (B)	=	122.12	SQMT
NET SITE AREA (A - B)	=	27972.30	SQMT
10% SITE AREA TO BE RESERVED FOR OPEN SPACES	=	2811.04	SQMT
PROPOSED SITE AREA FOR OPEN SPACES	=	2814.04	SQMT
5% SITE AREA TO BE RESERVED FOR C A SITE	=	1406.52	SQMT
ZONE	=	" C " ZONE	
TOTAL NO OF UNITS	=	275.00	
PERMISSIBLE F A R	=	2.35	
TOTAL NET F A R AREA OF ALL FLOORS BLOCK - 01+02	=	89,985.78 SQM	
F A R ACHIEVED = TOTAL FAR AREA / NET SITE AREA	=	89972.78 / 39985.78	= 2.24 < 2.35
PERMISSIBLE GROUND COVERAGE	=	55%	
TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02	=	3782.24 SQM	
GROUND COVERAGE = PLINTH AREA X 100 / NET SITE AREA	=	3,782.24x100 / 26972.78	= 14.23 < 55%

FOR APPROVAL

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

SIGN.
(OWNER'S SIGNATURE)

REVISIONS

SL.NO.	DATE	REVISIONS	BY	CKD.

ARCHITECTS :

SOBHA
DEVELOPERS LTD.
ARCHITECTS , ENGINEERS, BUILDERS AND DEVELOPERS.
No.4, RAJARAM MOHAN ROY ROAD,
BANGALORE 560 025 TEL :22104564, 22104565 FAX: 22104573
Email: architects@sobha.co.in

DEALT BY: VASANTH	SCALE = 1 : 200
CHECKED BY: DEEPAK	DATE : 30-04-2011
NORTH	PROJECT NO: 300B
	DRAWING NO.: 0300B/09/12/30/AD/SUB/0009
	REV.NO.

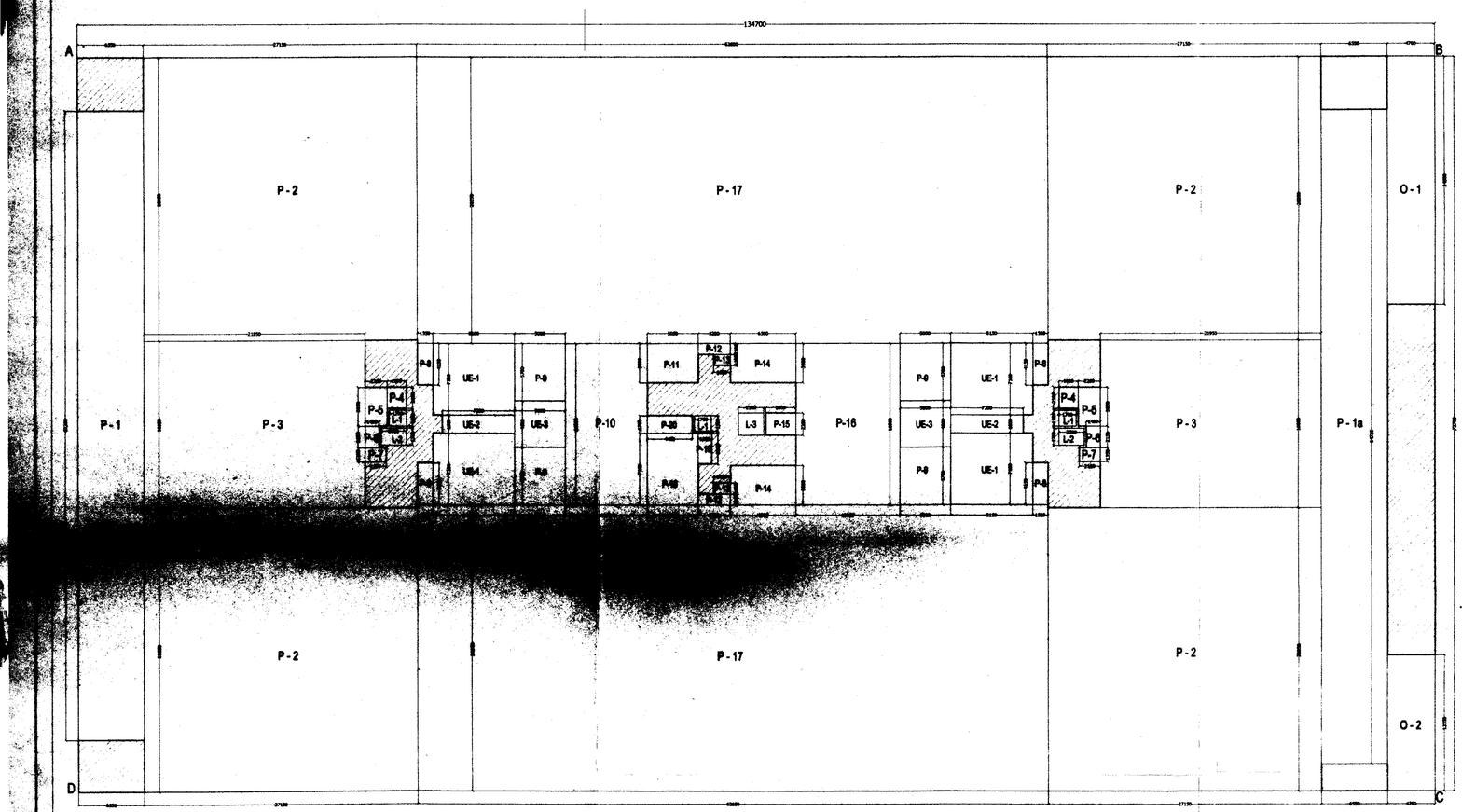
JOB TITLE

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

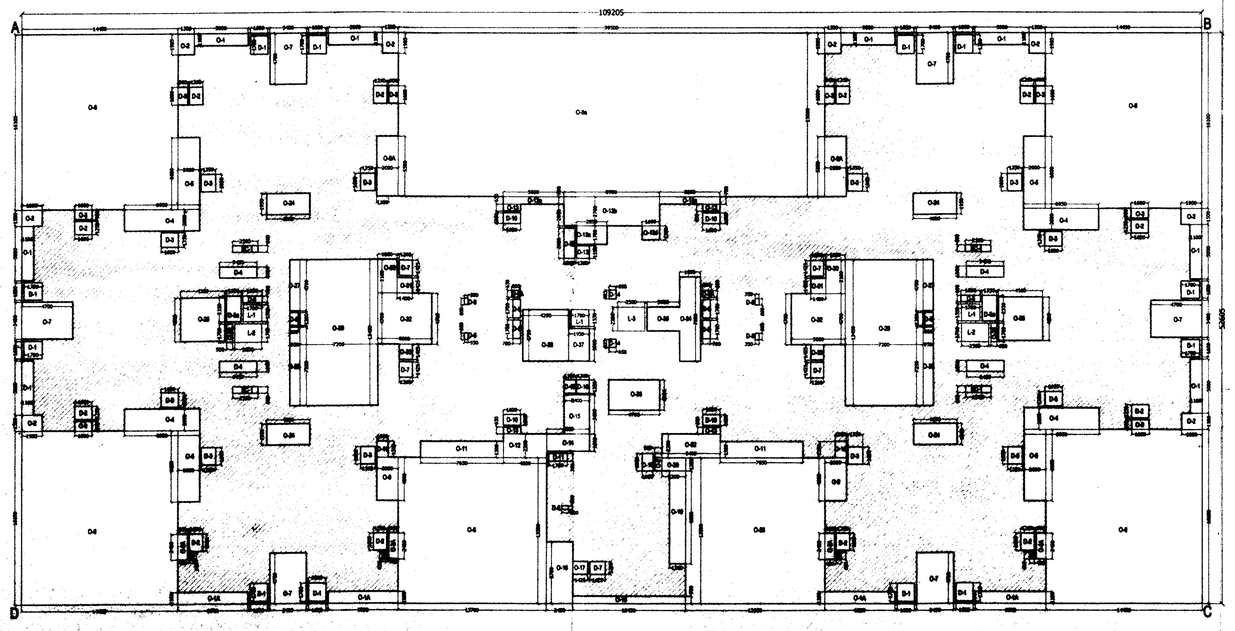
DRAWING TITLE

GROUND COVERAGE AREA CALCULATION
BLOCK - 01 & 02

SHEET 09 OF 19



BASEMENT FLOOR LEVEL



GROUND FLOOR LVL, BLOCK - 01

TABLE - 01 AREA CALCULATION FOR BLOCK - 01 BASEMENT FLOOR

PARKING AREA DEDUCTIONS

S.No	NOS	SIZES		AREA IN SQMT
		LENGTH	BREADTH	
	A	B	C	D=(B x C) x A
P-1	1	6.55	62.20	407.41
P-1a	1	6.55	64.73	423.95
P-2	4	27.15	28.05	3046.23
P-3	2	21.95	16.60	728.74
P-4	2	1.90	2.10	7.98
P-5	2	2.20	3.85	16.94
P-6	2	1.40	2.15	6.02
P-7	2	2.10	1.35	5.67
P-8	4	1.55	4.15	25.73
P-9	4	5.00	5.70	114.00
P-10	1	8.20	16.00	131.20
P-11	1	5.05	3.90	19.70
P-12	2	3.20	1.10	7.04
P-13	2	1.65	1.10	3.63
P-14	2	6.50	3.90	50.70
P-15	1	3.00	2.20	6.60
P-16	1	10.35	16.00	165.60
P-17	2	62.80	28.35	3549.42
P-18	1	5.05	7.10	35.86
P-19	1	1.35	3.05	4.12
P-20	1	4.45	1.75	7.79
			TOTAL PARKING AREA	8764.31

OPEN TO SKY AREA DEDUCTIONS

S.No	NOS	SIZES		AREA IN SQMT
		LENGTH	BREADTH	
	A	B	C	D=(B x C) x A
O-1	1	4.70	24.55	115.39
O-2	1	4.70	13.55	63.68
			TOTAL OPEN TO SKY AREA	179.07

UNEXCAVATED EARTH AREA DEDUCTIONS

S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
UE-1	4	8.10	7.10	230.04
UE-2	2	7.20	1.80	25.92
UE-3	2	5.00	4.80	46.00
			TOTAL UNEXCAVATED EARTH AREA	301.96

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
PARKING AREA	8764.31
OPEN TO SKY AREA	179.07
UNEXCAVATED EARTH	301.96
LIFT SHAFT	21.91
TOTAL NON F.A.R.	9267.25

BASEMENT F.A.R. AREA CALCULATION

AREA OF RECTANGLE (A B C D) = 134.70x72.70 =	9792.69
TOTAL DEDUCTION OF NON F.A.R. AREA =	9267.25
TOTAL F.A.R. AREA =	525.44

BASEMENT FLOOR F A R AREA FOR BLOCK - 1 = **525.44**

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's should not be utilized for any other construction activities.
5) Developer should develop the park areas as reserved in Development plan by planting saplings.
6) In the premises entry and exit for vehicular traffic should regulated with security arrangement within the premises and it shall not disturb any other vehicular traffic.
7) The developer shall pay the betterment tax as and when fixed and demanded by BDA.
8) The developer shall abide by the condition as and when imposed by BDA.
9) The developer is solely responsible for stability and safety of the building and BDA will not be responsible for structural safety of the building.
10) Provision for Rain Water Harvesting should be provided.
11) Provision for dual piping system should be provided for potable water and non-potable water.
12) Provision for sewage treatment plant should be provided and re-cycled water should be utilized and the entire effluent generated should not be dis-charged to the natural valley/stream/tank.
13) The Area reserved for segregation of garbage disposal of plastic and other materials compost should be made in the premises.
14) Khata/license shall be obtained from local authorities before commencement of work.
15) All conditions imposed by the KSPCB should be adhered to strictly vide their consent letter No. KSPCB/CFE/CP-160/2010-11/346 dated: 29th May 2010 & No.KSPCB/CFE/CP - 160/2007-08/5121 dated: 7th November 2007.& State Level Environment Impact Assessment Authority, Karnataka Vide Letter No. SEIAA:39:CON : 2010 dated: 19th November 2010. (Constituted by Ministry of Environment & Forests, Government of India)
16) Applicant shall abide by the conditions stipulated in this letter issued by the Principal Secretary, Labour Department vide their letter dated: 04.03.2006
17) If it is established that the information/documents furnished by the applicant is false the plan sanctioned gets cancelled without intimation.
18) Applicant shall make their own arrangement for water supply and will not depend on 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.

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

OPEN TO SKY AREA DEDUCTIONS

S.No	NOS	SIZES		AREA IN SQMT
		LENGTH	BREADTH	
	A	B	C	D=(B x C) x A
O-1	8	5.00	1.10	44.00
O-1A	4	6.50	1.10	28.60
O-2	8	1.50	1.91	22.86
O-3	8	0.90	1.60	11.52
O-3A	4	0.90	2.40	8.64
O-4	4	6.85	2.00	55.80
O-5	4	2.00	6.50	52.80
O-6	4	14.45	16.10	930.58
O-7	6	3.40	4.70	95.88
O-8	1	13.70	13.50	184.95
O-8a	1	39.50	15.00	592.50
O-9	2	2.00	4.00	16.00
O-9A	2	2.00	5.50	22.00
O-10	2	1.05	1.50	3.15
O-11	2	7.65	1.50	22.95
O-12	1	4.00	2.20	8.80
O-13	4	1.60	0.65	4.16
O-13a	2	5.60	0.70	7.84
O-13b	1	8.90	2.70	24.03
O-13c	1	2.85	1.70	4.85
O-13d	1	1.60	1.30	2.08
O-14	1	4.00	1.60	6.40
O-15	1	2.40	3.60	8.64
O-16	1	2.45	5.70	13.97
O-17	1	1.43	1.20	1.71
O-18	1	10.45	0.70	7.32
O-19	1	1.50	8.60	12.90
O-20	1	2.20	1.20	2.64
O-21	1	0.95	1.60	1.04
O-22	1	5.40	2.20	11.88
O-23	1	12.90	13.50	174.15
O-24	4	4.00	1.95	31.20
O-25	2	4.10	4.60	32.80
O-26	2	0.85	1.70	1.87
O-27	2	0.95	4.70	8.93
O-28	2	0.95	7.25	13.78
O-29	2	7.20	13.45	193.68
O-30	2	1.80	3.10	11.16
O-31	2	1.40	1.43	3.99
O-32	2	5.00	4.70	47.00
O-33	2	1.20	1.43	3.42
O-34	1	1.95	7.80	15.21
O-35	1	3.00	2.20	6.60
O-36	1	4.70	2.80	13.16
O-37	1	1.95	3.00	5.85
O-38	1	4.25	4.75	20.19
			TOTAL OPEN TO SKY AREA	2793.26

CUTOUT AREA DEDUCTIONS

S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
SC-1	4	2.30	0.60	5.64
				5.64

DUCT AREA DEDUCTIONS

S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
D-1	12	1.60	1.70	32.64
D-2	12	1.25	1.60	24.00
D-2A	4	0.45	0.65	1.18
D-3	12	1.35	1.60	25.92
D-4	4	3.45	1.00	13.80
D-5	2	1.80	0.60	2.16
D-5A	2	1.35	2.35	6.35
D-6	2	0.80	1.20	1.92
D-7	5	1.20	1.43	8.55
D-8	5	0.35	0.60	1.05
D-9	4	0.70	1.70	4.76
D-9A	2	0.80	0.65	1.04
D-10	5	1.00	1.60	8.00
D-11	1	1.70	0.70	1.19
D-12	1	1.05	2.80	2.94
D-13	1	1.20	1.15	1.38
D-14	2	0.65	0.53	1.07
D-15	1	1.10	1.25	1.38
D-16	1	1.20	1.25	1.50
			TOTAL DUCT AREA	140.82

LIFT SHAFT AREA DEDUCTIONS

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

TOTAL NON F A R AREA

DESCRIPTION	AREA
OPEN TO SKY	2793.26
CUT OUT	5.64
DUCTS	140.82
LIFT SHAFT	21.91
TOTAL NON F.A.R.	2961.62

GROUND FLOOR F A R AREA CALCULATION

AREA OF RECTANGLE (A B C D) = 109.205x52.605 =	5744.73
TOTAL DEDUCTION OF NON F A R AREA =	2961.62
TOTAL F A R AREA =	2783.11

A. The Hon'ble Commissioner has approved the plan vide No.622 dated 28.04.2011
B. The applicant has paid the Plan Sanctioning fees as follows vide Challan No. 3681 dated 02/05/2011

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

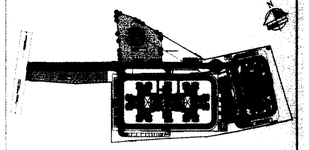
(Rupees Fifty Lakhs Fifty Two Thousand Six Hundred and Eighty Nine Only)

ಪತ್ರವ್ಯವಹಾರ 3-1 ಅನ್ವಯ 1.2.5.2011...20/2 ಮೂಲಕ ಅರ್ಜಿದಾರರು ಪ್ರಸ್ತುತ ಕಟ್ಟಡ ಪ್ರಾರಂಭಿಸುವ ಮುನ್ನ ಅಗತ್ಯ ಅನುಮತಿ ಪಡೆಯಲು (3-5-2011 ರಿಂದ 2-5-2013) ಮಾನ್ಯವಾಗಿರುತ್ತದೆ.

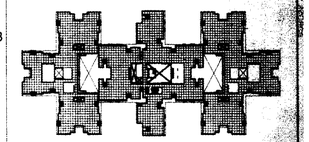
3-5-11

ಸಹಾಯಕ ನಿರ್ದೇಶಕರು (ಪ್ರಭಾರ)
ಮಂಜೂರಾತಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು

SITE PLAN - N T S



KEY PLAN - N T S



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

BLOCK - 01

SOBHA CLASSIC & SIGNATURE
FAR CALCULATIONS

SITE AREA (A)	=	29158.42	SQMT
AREA RESERVED FOR ROAD WIDENING (B)	=	1352.72	SQMT
NET SITE AREA (A - B)	=	27805.70	SQMT
10% SITE AREA TO BE RESERVED FOR OPEN SPACES	=	2911.04	SQMT
PROPOSED SITE AREA FOR OPEN SPACES	=	2914.04	SQMT
6% SITE AREA TO BE RESERVED FOR C A SITE	=	1466.62	SQMT
ZONE	=	'C' ZONE	
TOTAL NO OF UNITS	=	276.00	
PERMISSIBLE F A R	=	2.25	
TOTAL NET F A R AREA OF ALL FLOORS,BLOCK - 01+02	=	85,992.78 SQM	
F A R ACHIEVED = TOTAL FAR AREA / 95% OF SITE AREA		59052.70 / 26704.87	2.24 < 2.25
PERMISSIBLE GROUND COVERAGE	=	65%	
TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02	=	3782.34 SQM	
GROUND COVERAGE = PLINTH AREA X 100 / NET SITE AREA	=	3,782.34x100 / 26572.79	14.23 < 65%

FOR APPROVAL

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

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

REVISIONS

SL.NO.	DATE	REVISIONS	BY	CKD.

ARCHITECTS :

SOBHA
DEVELOPERS LTD.
ARCHITECTS , ENGINEERS, BUILDERS AND DEVELOPERS,
No.4, RAJARAM MOHAN ROY ROAD,
BANGALORE 560 025 TEL: 22104564, 22104565 FAX: 22104573
Email :architects@sobha.co.in

DEALT BY VASANTH	SCALE = 1 : 200
CHECKED BY: DEEPAK	DATE : 30-04-2011
NORTH	PROJECT NO: 300B
	DRAWING NO.: 0300B/09/12/30/AD/SUB/0010
	REV.NO.

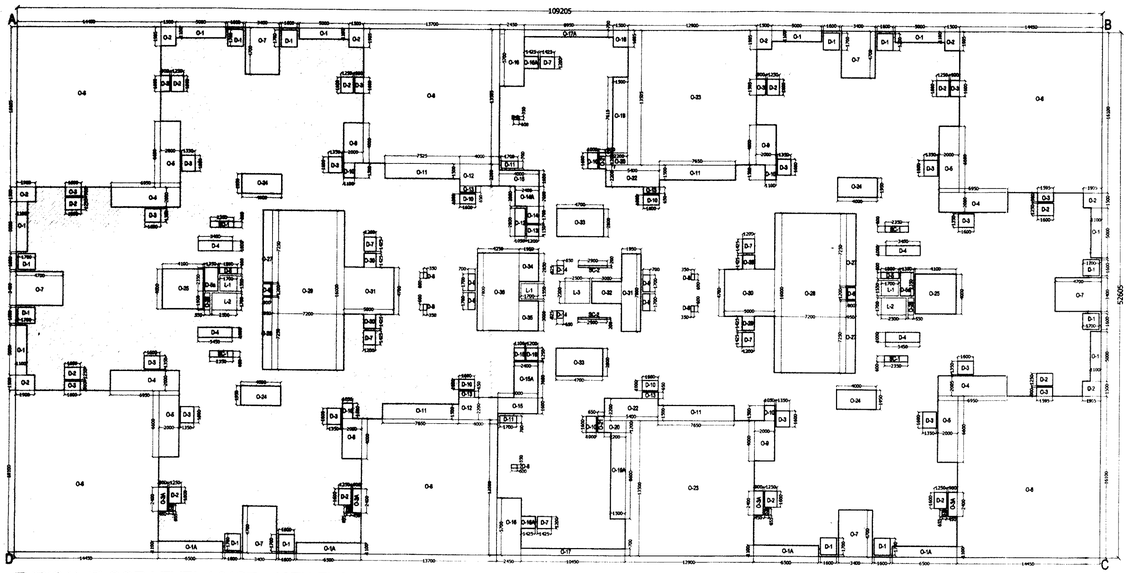
JOB TITLE

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

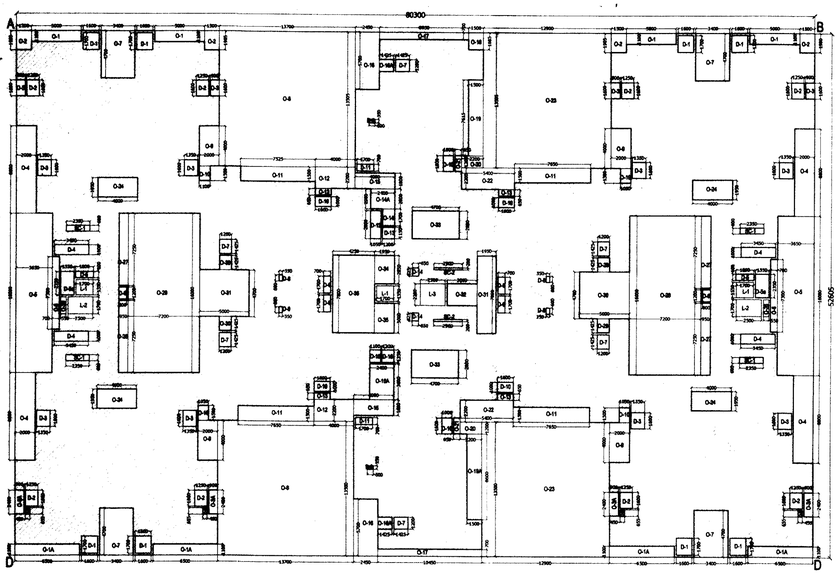
DRAWING TITLE

AREA DIAGRAM
Basement & Ground Floor
BLOCK - 01

SHEET 10 OF 18



TYPICAL FLOOR LEVEL (01ST - 12TH FLOOR)



13TH FLOOR LEVEL

TABLE-3 AREA CALCULATION FOR BLOCK - 01 TYPICAL FLOORS (01st TO 12th)

OPEN TO SKY AREA DEDUCTIONS

S.No	NOS	SIZES		AREA IN SQMT
		LENGTH	BREADTH	
	A	B	C	D=(B x C) x A
O-1	8	1.10	5.00	44.00
O-1A	4	1.10	6.50	28.60
O-2	8	1.91	1.50	22.86
O-3	8	1.60	0.90	11.52
O-3A	4	2.40	0.90	8.64
O-4	4	6.95	2.00	55.60
O-5	4	2.00	6.60	52.80
O-6	4	14.45	18.10	930.56
O-7	6	3.40	4.70	95.88
O-8	2	13.70	13.50	369.90
O-9	4	2.00	4.00	32.00
O-10	4	1.05	1.50	6.30
O-11	4	7.65	1.50	45.90
O-12	2	4.00	2.20	17.60
O-13	4	1.60	0.65	4.16
O-14	1	1.20	1.70	2.04
O-14A	1	2.40	2.00	4.80
O-15	2	4.00	1.60	12.80
O-15A	1	2.40	3.60	8.64
O-16	2	2.45	5.70	27.93
O-16A	2	1.43	1.20	3.42
O-17	1	10.45	0.70	7.32
O-17A	1	8.95	0.70	6.27
O-18	1	1.50	1.65	2.48
O-19	1	1.50	7.62	11.42
O-19A	1	1.50	8.60	12.90
O-20	2	2.20	1.20	5.28
O-21	2	0.65	1.60	2.08
O-22	2	5.40	2.20	23.76
O-23	2	12.90	13.50	348.30
O-24	4	4.00	1.95	31.16
O-25	2	4.10	4.00	32.80
O-26	2	0.55	1.70	1.87
O-27	4	0.95	7.25	27.55
O-28	2	7.20	16.00	230.40
O-29	4	1.20	1.43	6.84
O-30	2	5.00	4.70	47.00
O-31	1	1.95	7.80	15.21
O-32	1	3.00	2.20	6.60
O-33	2	4.70	2.80	26.32
O-34	1	1.95	2.85	5.56
O-35	1	1.95	3.00	5.85
O-36	1	4.25	7.80	33.15
			TOTAL OPEN TO SKY AREA	2676.08

CUTOUT AREA DEDUCTIONS

S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
SC-1	4	2.35	0.60	5.64
SC-2	2	2.90	0.20	1.16
				6.80

DUCT AREA DEDUCTIONS

S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
D-1	12	1.70	1.60	32.64
D-2	12	1.60	1.25	24.00
D-2A	4	0.45	0.66	1.18
D-3	12	1.60	1.35	25.92
D-4	4	3.45	1.00	13.80
D-5	2	1.60	0.80	2.18
D-5A	2	1.35	2.35	6.35
D-6	2	0.80	1.20	1.92
D-7	6	1.30	1.43	10.26
D-8	6	0.35	0.60	1.26
D-9	4	0.70	1.70	4.76
D-10	6	1.60	1.00	9.60
D-11	2	1.70	0.70	2.38
D-12	1	1.05	2.80	2.94
D-13	1	1.20	1.15	1.38
D-14	2	0.95	0.63	1.07
D-15	1	1.10	1.25	1.38
D-16	1	1.20	1.25	1.50
			TOTAL DUCT AREA	144.49

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	2676.08
CUT OUT	6.80
DUCTS	144.49
LIFT SHAFT	21.91
TOTAL NON F.A.R.	2849.27

TYPICAL FLOORS (01st TO 09th) F A R AREA CALCULATION

AREA OF RECTANGLE (A B C D) = 109.205x52.605	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**

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's should not be utilized for any other construction activities.
5) Developer should develop the park areas as reserved in Development plan by planting saplings.
6) In the premises entry and exit for vehicular traffic should regulated with security arrangement within the premises and it shall not disturb any other vehicular traffic.
7) The developer shall pay the betterment tax as and when fixed and demanded by BDA.
8) The developer shall abide by the condition as and when imposed by BDA.
9) The developer is solely responsible for stability and safety of the building and BDA will not be responsible for structural safety of the building.
10) Provision for Rain Water Harvesting should be provided.
11) Provision for dual piping system should be provided for potable water and non-potable water.
12) Provision for sewage treatment plant should be provided and 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 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.

TABLE - 4 AREA CALCULATION FOR BLOCK - 13th FLOOR

OPEN TO SKY AREA DEDUCTIONS

S.No	NOS	SIZES		AREA IN SQMT
		LENGTH	BREADTH	
	A	B	C	D=(B x C) x A
O-1	4	5.00	1.10	22.00
O-1A	4	6.50	1.10	28.60
O-2	4	1.50	1.91	11.43
O-3	4	0.90	1.60	5.76
O-3A	4	0.90	2.40	8.64
O-4	4	2.00	8.80	70.40
O-5	2	3.65	16.00	116.80
O-6	2	0.70	7.30	10.22
O-7	4	3.40	4.70	63.92
O-8	2	13.70	13.50	369.90
O-9	4	2.00	4.00	32.00
O-10	4	1.05	1.50	6.30
O-11	4	7.65	1.50	45.90
O-12	2	4.00	2.20	17.60
O-13	4	1.60	0.65	4.16
O-14	1	1.20	1.70	2.04
O-14A	1	2.40	2.00	4.80
O-15	2	4.00	1.60	12.80
O-15A	1	2.40	3.60	8.64
O-16	2	2.45	5.70	27.93
O-16A	2	1.43	1.20	3.42
O-17	1	10.45	0.70	7.32
O-17A	1	8.95	0.70	6.27
O-18	1	1.50	1.69	2.53
O-19	1	1.50	7.62	11.42
O-19A	1	1.50	8.60	12.90
O-20	2	2.20	1.20	5.28
O-21	2	0.65	1.60	2.08
O-22	2	5.40	2.20	23.76
O-23	2	12.90	13.50	348.30
O-24	4	4.00	1.95	31.16
O-26	2	0.55	1.70	1.87
O-27	4	0.95	7.25	27.55
O-28	2	7.20	16.00	230.40
O-29	4	1.20	1.43	6.84
O-30	2	5.00	4.70	47.00
O-31	1	1.95	7.80	15.21
O-32	1	3.00	2.20	6.60
O-33	2	4.70	2.80	26.32
O-34	1	1.95	2.85	5.56
O-35	1	1.95	3.00	5.85
O-36	1	4.25	7.80	33.15
			TOTAL OPEN TO SKY AREA	1730.62

CUTOUT AREA DEDUCTIONS

S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
SC-1	4	2.35	0.60	5.64
SC-2	2	2.90	0.20	1.16
				6.80

DUCT AREA DEDUCTIONS

S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
D-1	8	1.70	1.60	21.76
D-2	8	1.60	1.25	16.00
D-2A	4	0.45	0.66	1.18
D-3	8	1.60	1.35	17.28
D-4	4	3.45	1.00	13.80
D-5	2	1.60	0.60	2.18
D-5A	2	1.35	2.35	6.35
D-6	2	0.80	1.20	1.92
D-7	8	1.30	1.43	10.26
D-8	8	0.35	0.60	1.26
D-9	4	0.70	1.70	4.76
D-10	6	1.60	1.00	9.60
D-11	2	1.70	0.70	2.38
D-12	1	1.05	2.80	2.94
D-13	1	1.20	1.15	1.38
D-14	2	0.95	0.63	1.07
D-15	1	1.10	1.25	1.38
D-16	1	1.20	1.25	1.50
			TOTAL DUCT AREA	116.97

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	1730.62
CUT OUT	6.80
DUCTS	116.97
LIFT SHAFT	21.91
TOTAL NON F.A.R.	1676.30

13th FLOOR F A R AREA CALCULATION

AREA OF RECTANGLE (A B C D) = 80.30x52.605 =	4224.16
TOTAL DEDUCTION OF NON F A R AREA =	1676.30
TOTAL F A R AREA =	2547.89

13th FLOOR F A R AREA = **2547.89**

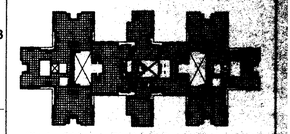
A. The Hon'ble Commissioner has approved the plan vide No.622 dated 28.04.2011
B. The applicant has paid the Plan Sanctioning fees as follows vide Challan No. 3091 dated 22/05/2011

1	Processing Fee	:	30,46,160.00
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 - N T S

KEY PLAN - N T S



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

SOBHA CLASSIC & SIGNATURE FAR CALCULATIONS

SITE AREA (A)	=	39416.48	SQMT
AREA RESERVED FOR ROAD WIDENING (B)	=	3916.16	SQMT
NET SITE AREA (A - B)	=	35500.32	SQMT
10% SITE AREA TO BE RESERVED FOR OPEN SPACES	=	3971.64	SQMT
PROPOSED SITE AREA FOR OPEN SPACES	=	3916.64	SQMT
4% SITE AREA TO BE RESERVED FOR C A SITE	=	1466.66	SQMT
ZONE	=	R - ZONE	
TOTAL NO OF UNITS	=	276.00	
PERMISSIBLE F.A.R	=	2.50	
TOTAL NET F A R AREA OF ALL FLOORS BLOCK - 01=(B)	=	88,750.80	SQMT
F A R ACHIEVED = TOTAL FAR AREA / 50% OF SITE AREA	=	88563.76 / 35500.32	= 2.50 < 2.50
PERMISSIBLE GROUND COVERAGE		50%	
TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02 =	=	37814.84	SQMT
GROUND COVERAGE = PLINTH AREA / NET SITE AREA	=	3,782.87x10 / 35972.79	= 14.33 < 50%

FOR APPROVAL

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

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

REVISIONS

SL.NO.	DATE	REVISIONS	BY	CHD

ARCHITECTS :

SOBHA
DEVELOPERS LTD.
ARCHITECTS , ENGINEERS, BUILDERS AND DEVELOPERS,
No.8, RAJAIYAN MOHAN ROY ROAD,
BANGALORE 560 025 TEL: 22100004, 22100005 FAX: 22100073
Email: architects@sobha.co.in
PASSION AT WORK

DEALT BY: VASANTH	SCALE = 1 : 200
CHECKED BY: DEEPAK	DATE : 30-04-2011
NORTH	PROJECT NO: 3008
	DRAWING NO.: 0300B/09/1230/AD/SUB/0011
	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.

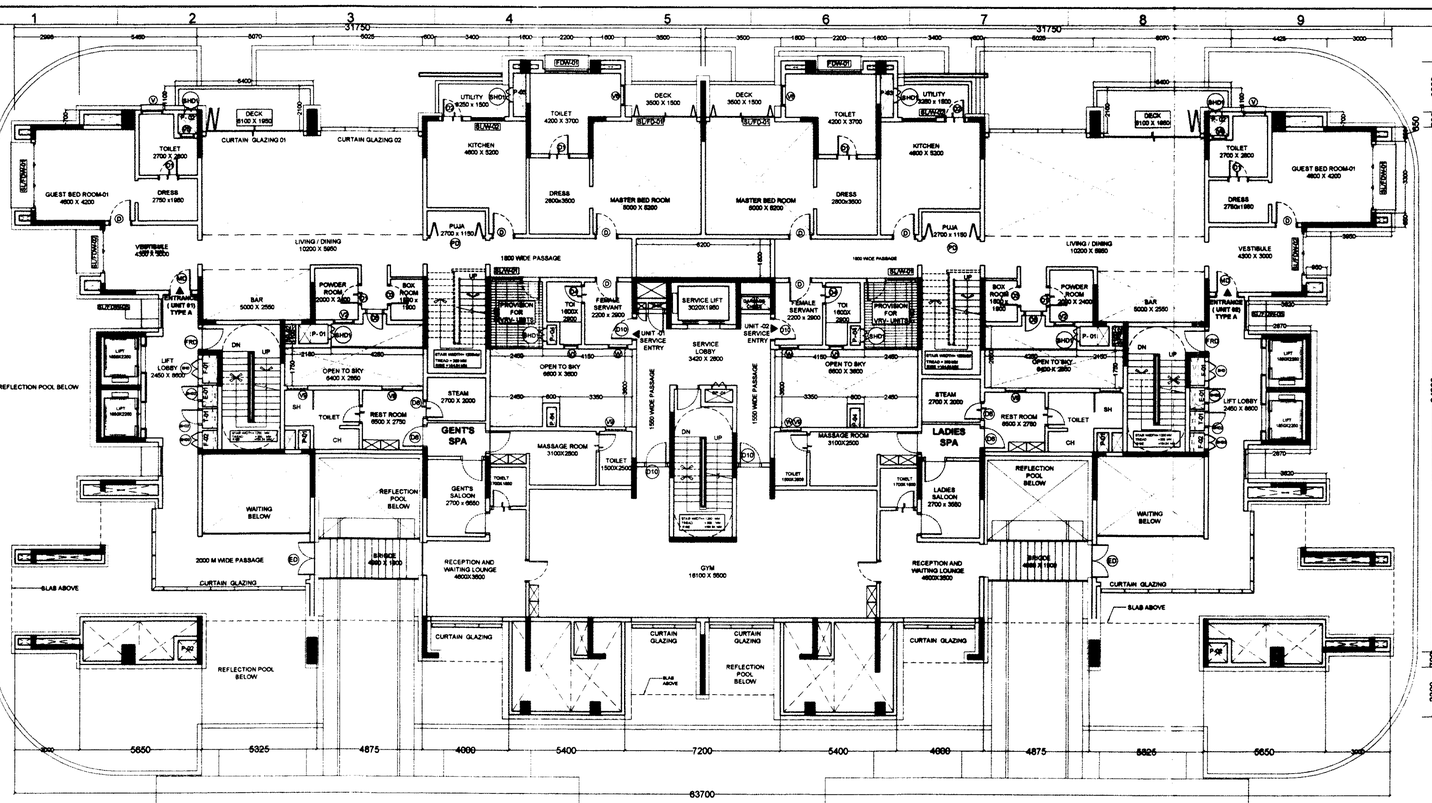
DRAWING TITLE

AREA DIAGRAM

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

BLOCK - 01

SHEET 11 OF 28

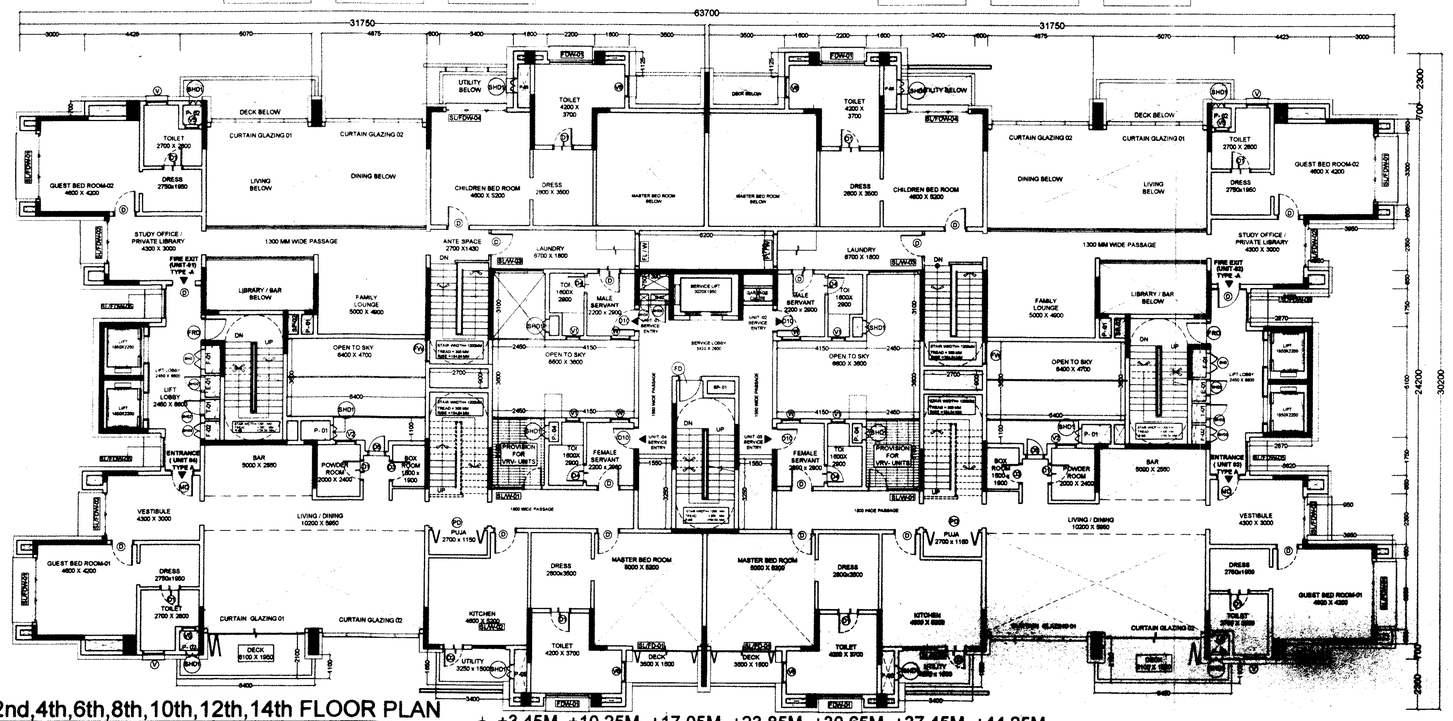


01ST FLOOR PLAN

+0.05M

PORCH AT FIRST FLOOR Lvl = 5.45 M

PORCH AT FIRST FLOOR Lvl = 5.45 M



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

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

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		=	2811.04	SQMT	
PROPOSED SITE AREA FOR OPEN SPACES		=	2814.98	SQMT	
PA SITE AREA TO BE RESERVED FOR C A SITE		=	1466.62	SQMT	
ZONE		=	'C' ZONE		
TOTAL NO OF UNITS		=	278.00		
PERMISSIBLE F A R		=	2.35		
TOTAL NET F A R AREA OF ALL FLOORS.BLOCK - 01+02		=	89,982.76 SQM		
F A R ACHIEVED =	TOTAL FAR AREA / 95% OF SITE AREA	=	59952.76 / 26704.90	2.24	< 2.35
PERMISSIBLE GROUND COVERAGE		=	50%		
GROUND COVERAGE =	TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02	=	3782.94 SQM		
	PLINTH AREA X 100 / NET SITE AREA	=	3,782.94x100 / 26572.78	= 14.23	< 50%

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's should not be utilized for any other construction activities.
5) Developer should develop the park areas as reserved in Development plan by planting saplings.
6) In the premises entry and exit for vehicular traffic should regulated with security arrangement within the premises and it shall not disturb any other vehicular traffic.
7) The developer shall pay the betterment tax as and when fixed and demanded by BDA.
8) The developer shall abide by the condition as and when imposed by BDA.
9) The developer is solely responsible for stability and safety of the building and BDA will not be responsible for structural safety of the building.
10) Provision for Rain Water Harvesting should be provided.
11) Provision for dual piping system should be provided for potable water and non-potable water.
12) Provision for sewage treatment plant should be provided and re-cycled water should be utilized and the entire effluent generated should not be dis-charged to the natural valley/stream/tank.
13) The Area reserved for segregation of garbage disposal of plastic and other materials compost should be made in the premises.
14) Khata/license shall be obtained from local authorities before commencement of work.
15) All conditions imposed by the KSPCB should be adhered to strictly vide their consent letter No. KSPCB/CFE/CP-160/2010-11/346 dated: 29th May 2010 & No.KSPCB/CFE/CP - 160/2007-08/5121 dated: 7th November 2007.& State Level Environment Impact Assessment Authority, Karnataka Vide Letter No. SEIAA:39:CON : 2010 dated: 19th November 2010. (Constituted by Ministry of Environment & Forests, Government of India)
16) Applicant shall abide by the conditions stipulated in this letter issued by the Principal Secretary, Labour Department vide their letter dated: 04.03.2006
17) If it is established that the information/documents furnished by the applicant is false the plan sanctioned gets cancelled without intimation.
18) Applicant shall make their own arrangement for water supply and will not depend on 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. BD/../PS/EM/EO3/TA- 1/East/50/2010 -11 dated: 26.08.2010.

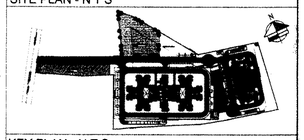
A. The Hon'ble Commissioner has approved the plan vide No.622 dated 28.04.2011
B. The applicant has paid the Plan Sanctioning fees as follows vide Challan No.3091 dated 02/05/2011

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)

ಮಂಜೂರಾತಿ 24..ಅನ್ವಯ..25.12011..2012
ಮಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ, ಮಂಗಳೂರು ಹಕ್ಕುಗಳ
ಸಹಿತವಾದ ಮಂಜೂರಾತಿಯನ್ನು ಅವಧಿ
(3-5-2011ರಿಂದ 2-5-2013)
ಮಾತ್ರ ವಿಸ್ತರಿಸಲಾಗಿದೆ.
3-5-11
ಮಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
ಮಂಗಳೂರು

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	SL/FD 01	3030	2450
9	PD	2550	2450
10	FRD	1050	2450
S.NO.	**WINDOW SCHEDULE**	**WIDTH**	**HEIGHT**
1	W	950	2050
2	SL/FDW-01	3030	2050
3	SL/FDW-02	2030	2050
4	FDW-01	2030	2050
5	SL/W-01	2250	2050
6	SL/W-02	1580	1350
7	SL/FDW-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	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

SL.NO	DATE	REVISIONS	BY	CKD.

ARCHITECTS :

SOBHA
DEVELOPERS LTD.
ARCHITECTS , ENGINEERS, BUILDERS AND DEVELOPERS.
No.1, RAJARAM MOHAN ROY ROAD
BANGALORE 560 025 TEL: 22104564, 22104565 FAX: 22104573
Email: architects@sobha.co.in

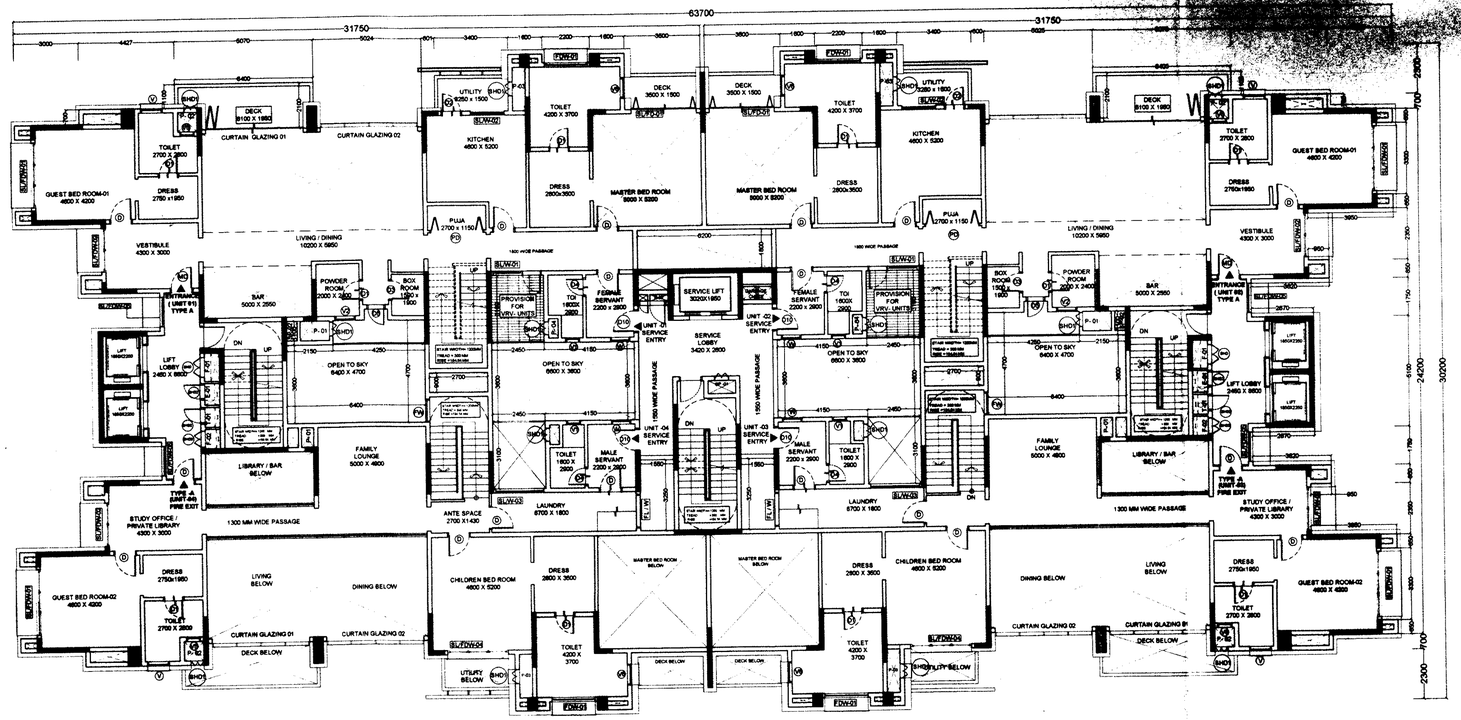
DEALT BY: VASANTH	SCALE = 1 : 100
CHECKED BY: DEEPAK	DATE : 30-04-2011
NORTH	PROJECT NO: 300A
	DRAWING NO.: 300A/09/12/30/AD/SUB/0012
	REV NO.

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

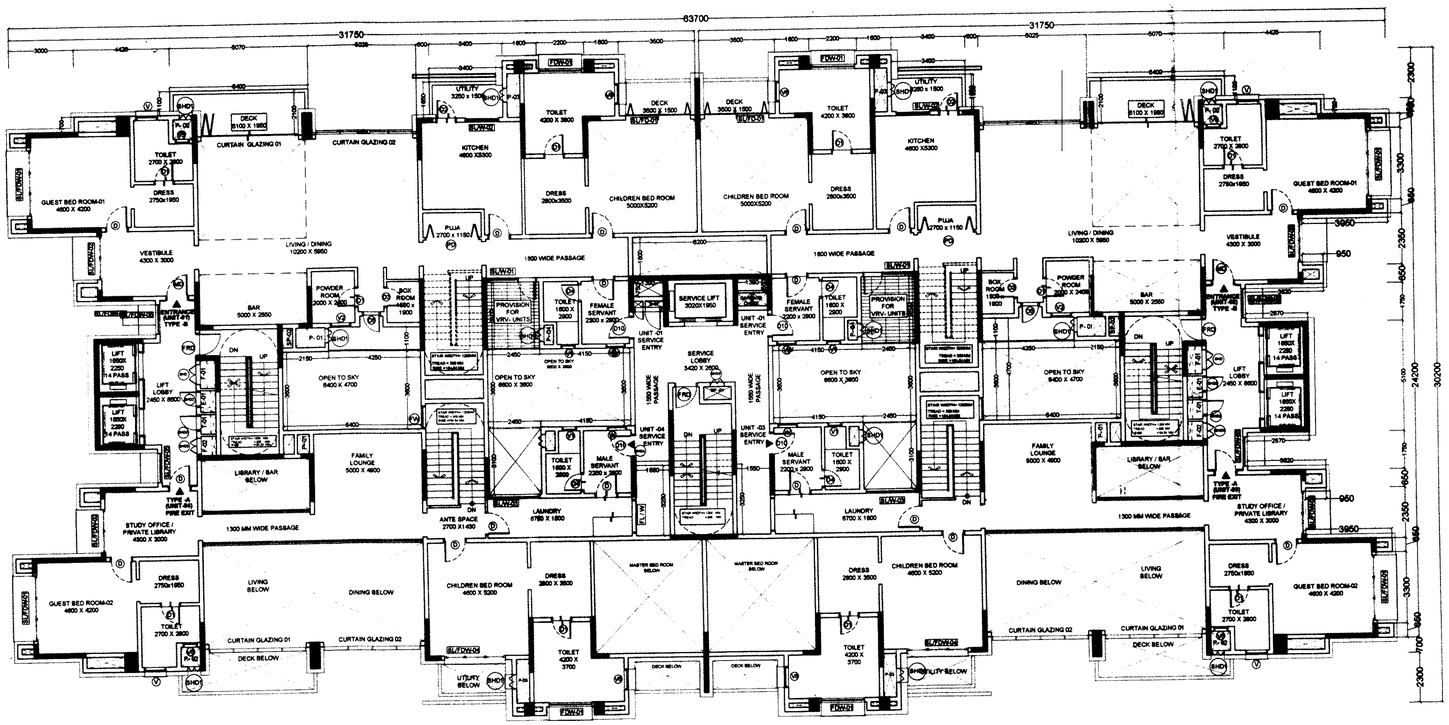
DRAWING TITLE

TYPICAL FLOOR PLAN
(1st,2nd,4th,6th,8th,10th,12th&14th Floor)
BLOCK - 02



3rd,5th,7th,9th,11th,13th FLOOR PLAN

+6.85M, +13.65M, +20.45M, +27.25M, +34.05M, +40.85M



15th FLOOR PLAN

+47.65M

SOBHA CLASSIC & SIGNATURE				
FAR CALCULATIONS				
SITE AREA (A)	=	29110.42	SQMT	
AREA RESERVED FOR ROAD WIDENING (B)	=	1232.12	SQMT	
NET SITE AREA (A - B)	=	27878.30	SQMT	
10% SITE AREA TO BE RESERVED FOR OPEN SPACES	=	2911.04	SQMT	
PROPOSED SITE AREA FOR OPEN SPACES	=	2916.59	SQMT	
9% SITE AREA TO BE RESERVED FOR C A SITE	=	1486.86	SQMT	
ZONE	=	'C' ZONE		
TOTAL NO OF UNITS	=	276.00		
PERMISSIBLE F A R	=	2.25		
TOTAL NET F A R AREA OF ALL FLOORS BLOCK - 01+02	=	69,985.79 SQM		
F A R ACHIEVED = TOTAL FAR AREA	=	56962.78	2.24	< 2.25
F A R ACHIEVED = 80% OF SITE AREA	=	28704.80		
PERMISSIBLE GROUND COVERAGE	=		50%	
TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02	=	3782.94 SQM		
GROUND COVERAGE = PLINTH AREA X 100 / NET SITE AREA	=	3,782.94x100 / 28572.78	= 14.23	< 50%

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's should not be utilized for any other construction activities.
5) Developer should develop the park areas as reserved in Development plan by planting saplings.
6) In the premises entry and exit for vehicular traffic should regulated with security arrangement within the premises and it shall not disturb any other vehicular traffic.
7) The developer shall pay the betterment tax as and when fixed and demanded by BDA.
8) The developer shall abide by the condition as and when imposed by BDA.
9) The developer is solely responsible for stability and safety of the building and BDA will not be responsible for structural safety of the building.
10) Provision for Rain Water Harvesting should be provided.
11) Provision for dual piping system should be provided for potable water and non-potable water.
12) Provision for sewage treatment plant should be provided and re-cycled water should be utilized and the entire effluent generated should not be dis-charged to the natural valley/stream/tank.
13) The Area reserved for segregation of garbage disposal of plastic and other materials compost should be made in the premises.
14) Khata/license shall be obtained from local authorities before commencement of work.
15) All conditions imposed by the KSPCB should be adhered to strictly vide their consent letter No. KSPCB/CFE/CP-160/2010-11/346 dated: 29th May 2010 & No.KSPCB/CFE/CP - 160/2007-08/5121 dated: 7th November 2007.& State Level Environment Impact Assessment Authority, Karnataka Vide Letter No. SEIAA:39:CON : 2010 dated: 19th November 2010. (Constituted by Ministry of Environment & Forests, Government of India)
16) Applicant shall abide by the conditions stipulated in this letter issued by the Principal Secretary, Labour Department vide their letter dated: 04.03.2006
17) If it is established that the information/documents furnished by the applicant is false the plan sanctioned gets cancelled without intimation.
18) Applicant shall make their own arrangement for water supply and will not depend on 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.

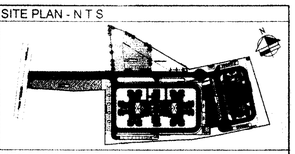
A. The Hon'ble Commissioner has approved the plan vide No.622 dated 28.04.2011
B. The applicant has paid the Plan Sanctioning fees as follows vide Challan No.3081 dated 02/05/2011

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)

ಕರ್ನಾಟಕ ಸರ್ಕಾರ 34...ಪಟ್ಟಣ ಪ್ರದೇಶ 20/2
ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆಯ ಸರ್ಕಾರಿ
ಸಿಬ್ಬಂದಿ ಮತ್ತು ಸಾರ್ವಜನಿಕರ ಬಳಕೆಗಾಗಿ
(3-5-2011ರಿಂದ 2-5-2013)
ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.
3-5-11
ಉಪನಿರ್ದೇಶಕರು
ಬೆಂಗಳೂರು ಜಿಲ್ಲಾ ಪಟ್ಟಣ ಪ್ರದೇಶ
ಬೆಂಗಳೂರು

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	SL/FD 01	3030	2450
9	PD	2550	2450
10	FRD	1050	2450
S.NO.	**WINDOW SCHEDULE**	**WIDTH**	**HEIGHT**
1	W	950	2050
2	SL/FDW-01	3030	2050
3	SL/FDW-02	2030	2050
4	FDW-01	2030	2050
5	SL/W-01	2250	2050
6	SL/W-02	1580	1350
7	SL/FDW-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	SHD	930	1850
2	SHD1	650	2050
3	SHD2	780	1850
4	SHD3	680	1850
5	SHD4	430	1850

FOR APPROVAL

SIGN.....
(DEPUTY DIRECTOR) BCC/BL 5.6/A 2001.09-10

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

REVISIONS

SL.NO	DATE	REVISIONS	BY	CKD.

ARCHITECTS :

SOBHA
DEVELOPERS LTD.
ARCHITECTS , ENGINEERS, BUILDERS AND DEVELOPERS
No.4, RAJARAM MOHAN ROY ROAD,
BANGALORE 560 025 TEL 22104564, 22104565 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/0013
	REV.NO.

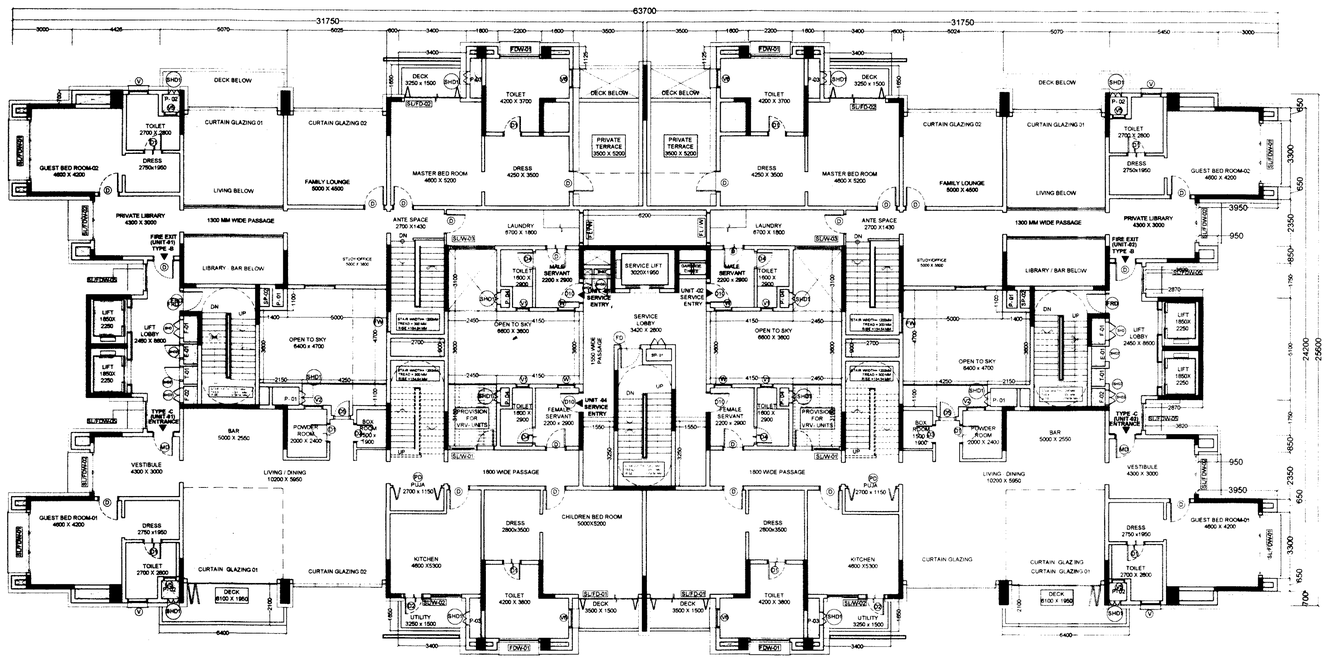
JOB TITLE

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

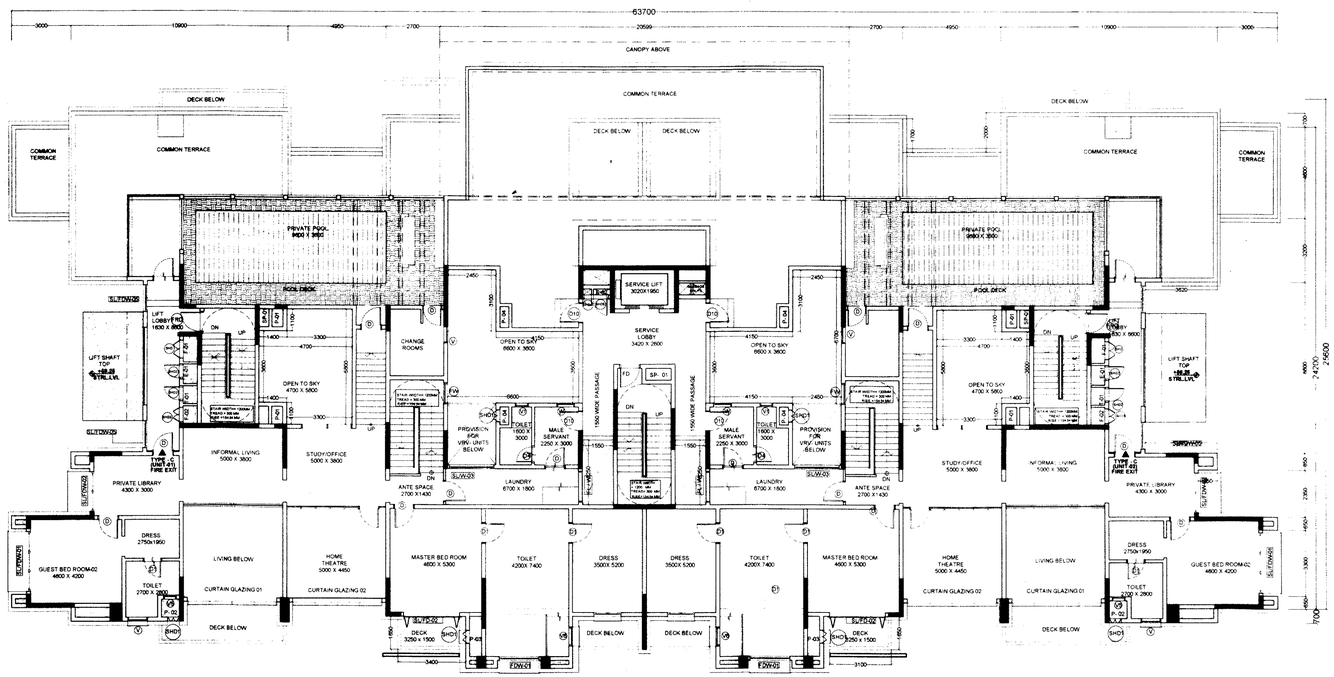
TYPICAL FLOOR PLAN
(3rd,5th,7th,9th,11th,13th &15th Floor)
BLOCK - 02

SHEET 13 OF 18



16th FLOOR PLAN

+51.05M



17TH FLOOR PLAN

+54.45M

SOBHA CLASSIC & SIGNATURE FAR CALCULATIONS				
SITE AREA (A)	=	20118.42	SQMT	
AREA RESERVED FOR ROAD WIDENING (B)	=	122.12	SQMT	
NET SITE AREA (A - B)	=	27978.30	SQMT	
10% SITE AREA TO BE RESERVED FOR OPEN SPACES	=	2911.04	SQMT	
PROPOSED SITE AREA FOR OPEN SPACES	=	3016.04	SQMT	
8% SITE AREA TO BE RESERVED FOR C A SITE	=	1498.62	SQMT	
ZONE	=	" C " ZONE		
TOTAL NO OF UNITS	=	275.00		
PERMISSIBLE F A R	=	2.25		
TOTAL NET F A R AREA OF ALL FLOORS.BLOCK - 01+02	=	59,962.76 SQM		
F A R ACHIEVED = TOTAL FAR AREA	=	59962.76	2.24	< 2.25
95% OF SITE AREA		26704.80		
PERMISSIBLE GROUND COVERAGE	=		50%	
TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02	=	3752.94 SQM		
GROUND COVERAGE = PLINTH AREA X 100 / NET SITE AREA	=	3,752.94x100 / 20572.78	= 14.23	< 50%

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's should not be utilized for any other construction activities.
5) Developer should develop the park areas as reserved in Development plan by planting saplings.
6) In the premises entry and exit for vehicular traffic should regulated with security arrangement within the premises and it shall not disturb any other vehicular traffic.
7) The developer shall pay the betterment tax as and when fixed and demanded by BDA.
8) The developer shall abide by the condition as and when imposed by BDA.
9) The developer is solely responsible for stability and safety of the building and BDA will not be responsible for structural safety of the building.
10) Provision for Rain Water Harvesting should be provided.
11) Provision for dual piping system should be provided for potable water and non-potable water.
12) Provision for sewage treatment plant should be provided and re-cycled water should be utilized and the entire effluent generated should not be dis-charged to the natural valley/stream/tank.
13) The Area reserved for segregation of garbage disposal of plastic and other materials compost should be made in the premises.
14) Khata/license shall be obtained from local authorities before commencement of work.
15) All conditions imposed by the KSPCB should be adhered to strictly vide their consent letter No. KSPCB/CFE/CP-160/2010-11/346 dated: 29th May 2010 & No.KSPCB/CFE/CP - 160/2007-08/5121 dated: 7th November 2007.& State Level Environment Impact Assessment Authority, Karnataka Vide Letter No. SEIAA 39 CON : 2010 dated: 19th November 2010. (Constituted by Ministry of Environment & Forests, Government of India)
16) Applicant shall abide by the conditions stipulated in this letter issued by the Principal Secretary, Labour Department vide their letter dated: 04.03.2006
17) If it is established that the information/documents furnished by the applicant is false the plan sanctioned get's canceled without intimation.
18) Applicant shall make their own arrangement for water supply and will not depend on BWSSB for supply of water.
19) The area earmarked for transformer yard in the drawing should be utilized for the same purpose.
20) This plan sanction is 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 Challan No. 5031 dated 02/05/2011

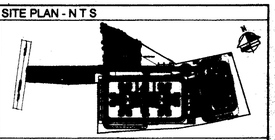
1	Processing Fee	:	30,46,180.00
2	Ground Rent	:	3,54,880.00
3	Development Charges	:	17,744.00
4	Slum Clearance Cess	:	----------
5	Workers Welfare Cess	:	6,20,685.00
6	Security Deposits	:	8,87,200.00
7	Plan Copies	:	1,26,000.00
	Total	:	**50,52,689.00**

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

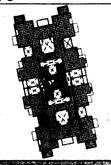
ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು 3-5-2011 ರಿಂದ 2-5-2013 ರವರೆಗೆ ಕಟ್ಟಡ ನಕ್ಷೆಯನ್ನು ಮಂಜೂರು ಮಾಡಿದೆ (3-5-2011 ರಿಂದ 2-5-2013) ಮಂಜೂರಾತಿ ನೀಡಿದೆ.

3-5-11 ಆಯುಕ್ತರು ಮತ್ತು ಕಾರ್ಯದರ್ಶಿ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

SITE PLAN - N T S



KEY PLAN - N T S



BLOCK - 02

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/TD 01	3030	2450
9	PD	2550	2450
10	PRD	1050	2450
11	SL/TD 02	2930	2450
12	SD1	1050	2450
1	W	950	2050
2	SL/TDW-01	3030	2050
3	SL/TDW-02	2030	2050
4	TDW-01	2030	2050
5	SL/W-01	2250	2050
6	SL/W-02	1580	1350
7	SL/TDW-04	2930	2050
8	SL/TDW-05	1380	1550
9	PW	1050	2050
10	PJW	1550	2050
1	V	1030	2050
2	V1	850	950
3	V2	950	950
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. H.R. Chandrappa
(OWNER'S SIGNATURE)

REVISIONS

SL.NO	DATE	REVISIONS	BY	CKD.

ARCHITECTS :

SOBHA
DEVELOPERS LTD.
ARCHITECTS , ENGINEERS, BUILDERS AND DEVELOPERS.
No.4, RAJARAM MOHAN ROY ROAD,
BANGALORE 560 025 TEL: 22104684, 22104685 FAX: 22104673
Email: architects@sobha.co.in

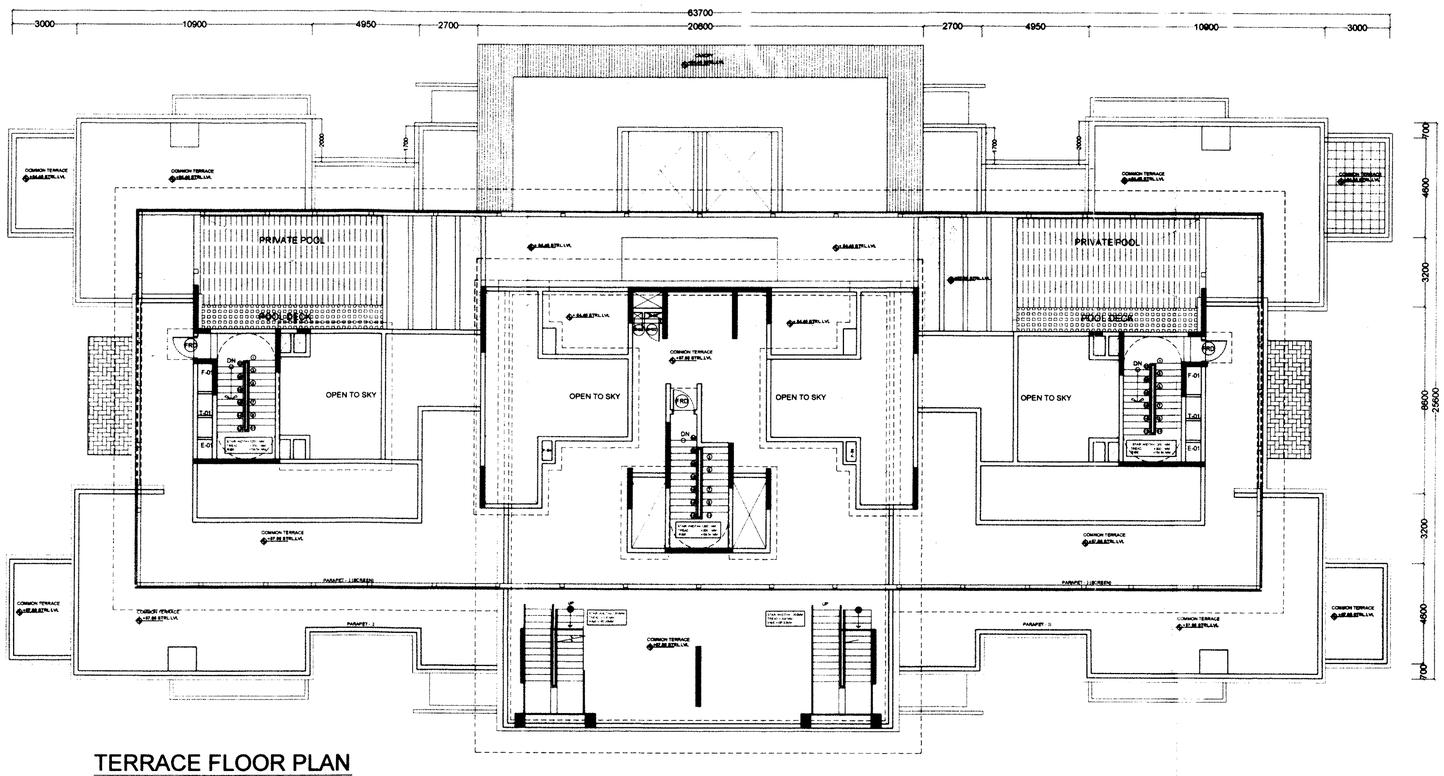
DEALT BY: VASANTH	SCALE = 1 : 100
CHECKED BY: DEEPAK	DATE : 30-04-2011
NORTH	PROJECT NO: 300A
	DRAWING NO.: 300A/09/12/30/AD/SUB/0014
	REV.NO.

JOB TITLE

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

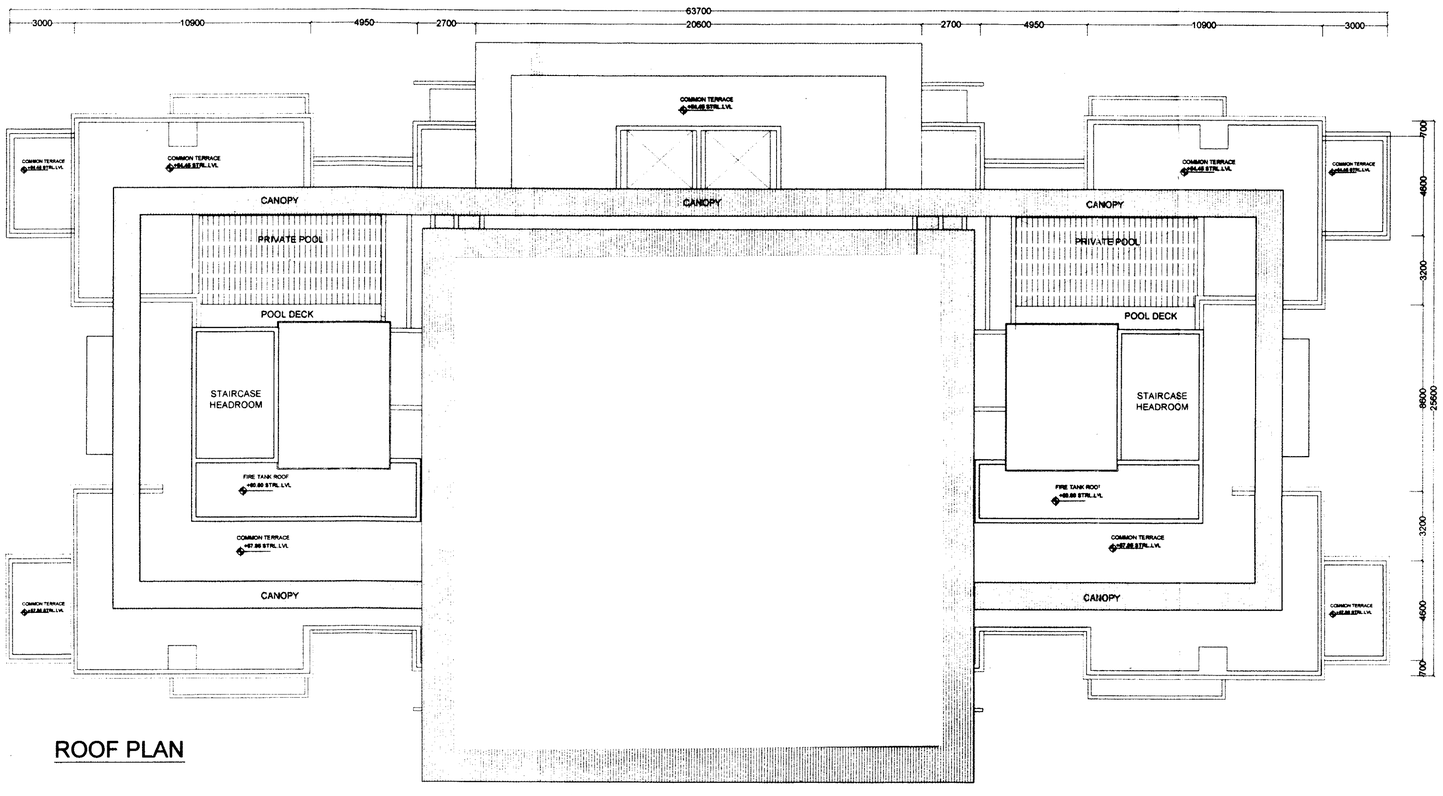
DRAWING TITLE

TYPICAL FLOOR PLAN
(16th &17th Floor)



TERRACE FLOOR PLAN

+57.85M



ROOF PLAN

SOBHA CLASSIC & SIGNATURE FAR CALCULATIONS					
SITE AREA (A)		=	28110.42	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		=	2811.04	SQMT	
PROPOSED SITE AREA FOR OPEN SPACES		=	2814.04	SQMT	
8% SITE AREA TO BE RESERVED FOR C A SITE		=	1406.82	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 - 01+02		=	59,982.76 SQM		
F A R ACHIEVED =	TOTAL FAR AREA	=	59982.76	2.24	< 2.25
	95% OF SITE AREA		26704.90		
PERMISSIBLE GROUND COVERAGE		=	50%		
TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02		=	3782.94 SQM		
GROUND COVERAGE =	PLINTH AREA X 100	=	3,782.94x100	= 14.23	< 50%
	NET SITE AREA		26572.78		

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's should not be utilized for any other construction activities.
5) Developer should develop the park areas as reserved in Development plan by planting saplings.
6) In the premises entry and exit for vehicular traffic should regulated with security arrangement within the premises and it shall not disturb any other vehicular traffic.
7) The developer shall pay the betterment tax as and when fixed and demanded by BDA.
8) The developer shall abide by the condition as and when imposed by BDA.
9) The developer is solely responsible for stability and safety of the building and BDA will not be responsible for structural safety of the building.
10) Provision for Rain Water Harvesting should be provided.
11) Provision for dual piping system should be provided for potable water and non-potable water.
12) Provision for sewage treatment plant should be provided and re-cycled water should be utilized and the entire effluent generated should not be dis-charged to the natural valley/stream/tank.
13) The Area reserved for segregation of garbage disposal of plastic and other materials compost should be made in the premises.
14) Khata/license shall be obtained from local authorities before commencement of work.
15) All conditions imposed by the KSPCB should be adhered to strictly vide their consent letter No. KSPCB/CFE/CP-160/2010-11/346 dated: 29th May 2010 & No.KSPCB/CFE/CP - 160/2007-08/5121 dated: 7th November 2007.& State Level Environment Impact Assessment Authority, Karnataka Vide Letter No. SEIAA:39:CON : 2010 dated: 19th November 2010. (Constituted by Ministry of Environment & Forests, Government of India)
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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.

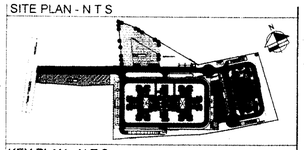
A. The Hon'ble Commissioner has approved the plan vide No.622 dated 28.04.2011
B. The applicant has paid the Plan Sanctioning fees as follows vide Challan No. 3081 dated 03/05/2011

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)

varthur 31.05.2011 2019
Varthur
(3-5-2011 to 2-5-2013)
Varthur

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	SL/FD 01	3030	2450
9	PD	2550	2450
10	FRD	1050	2450
S.NO.	**WINDOW SCHEDULE**	**WIDTH**	**HEIGHT**
1	W	950	2050
2	SL/FDW-01	3030	2050
3	SL/FDW-02	2030	2050
4	FDW-01	2030	2050
5	SL/W-01	2250	2050
6	SL/W-02	1580	1350
7	SL/FDW-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	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

SL.NO	DATE	REVISIONS	BY	CKD.

ARCHITECTS :

SOBHA
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ARCHITECTS , ENGINEERS, BUILDERS AND DEVELOPERS.
No.4, RAJARAM MOHAN ROY ROAD,
BANGALORE 560 025 TEL: 22104564, 22104565 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

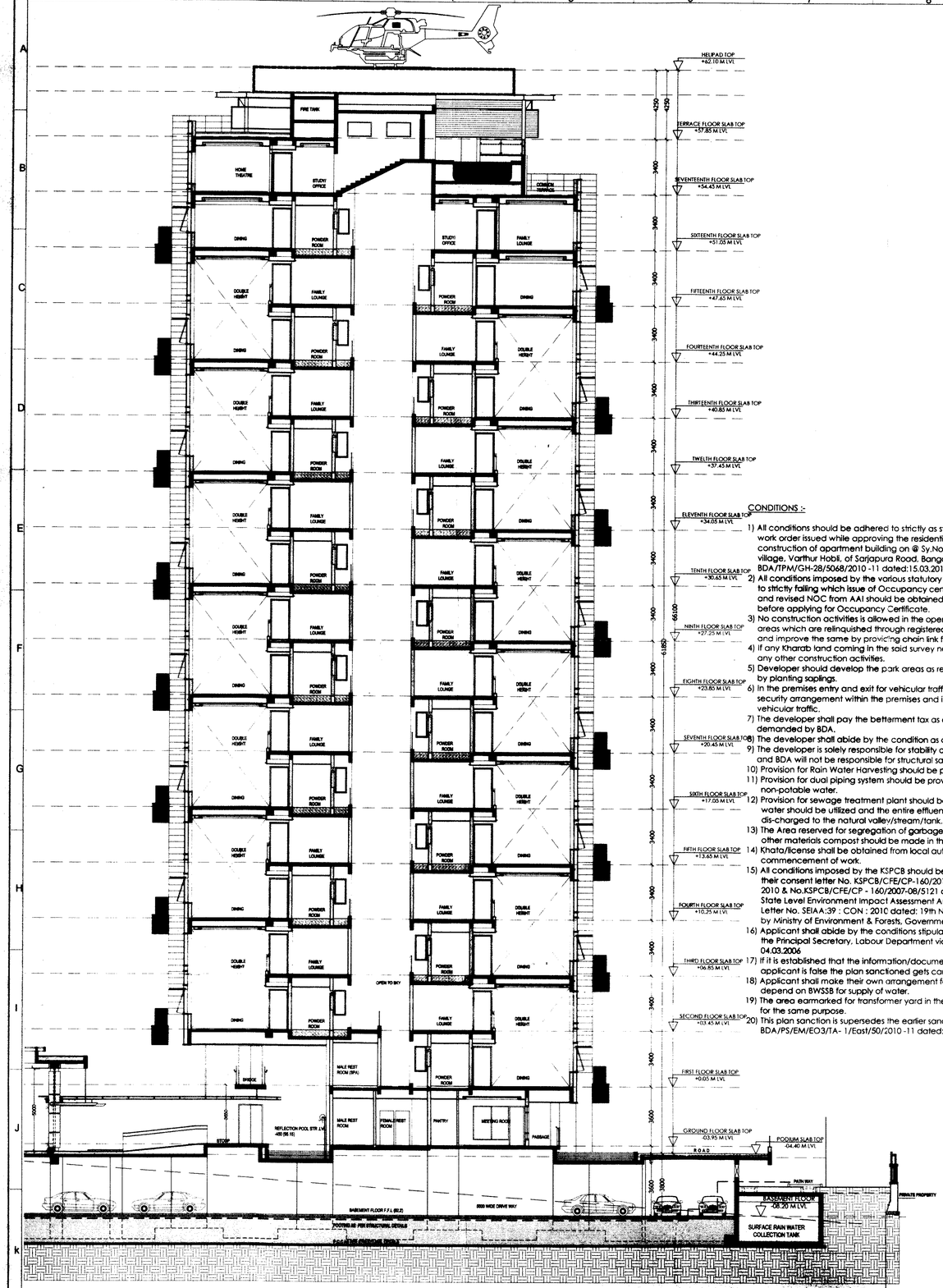
MODIFIED RESIDENTIAL DEVELOPMENT PLAN
ON SURVEY NOS. 3/1B,3/2, 7 & 162
HARALUR VILLAGE, VARTHUR HOBLI
BANGALORE EAST TALUK, OFF SARJAPUR ROAD

DRAWING TITLE

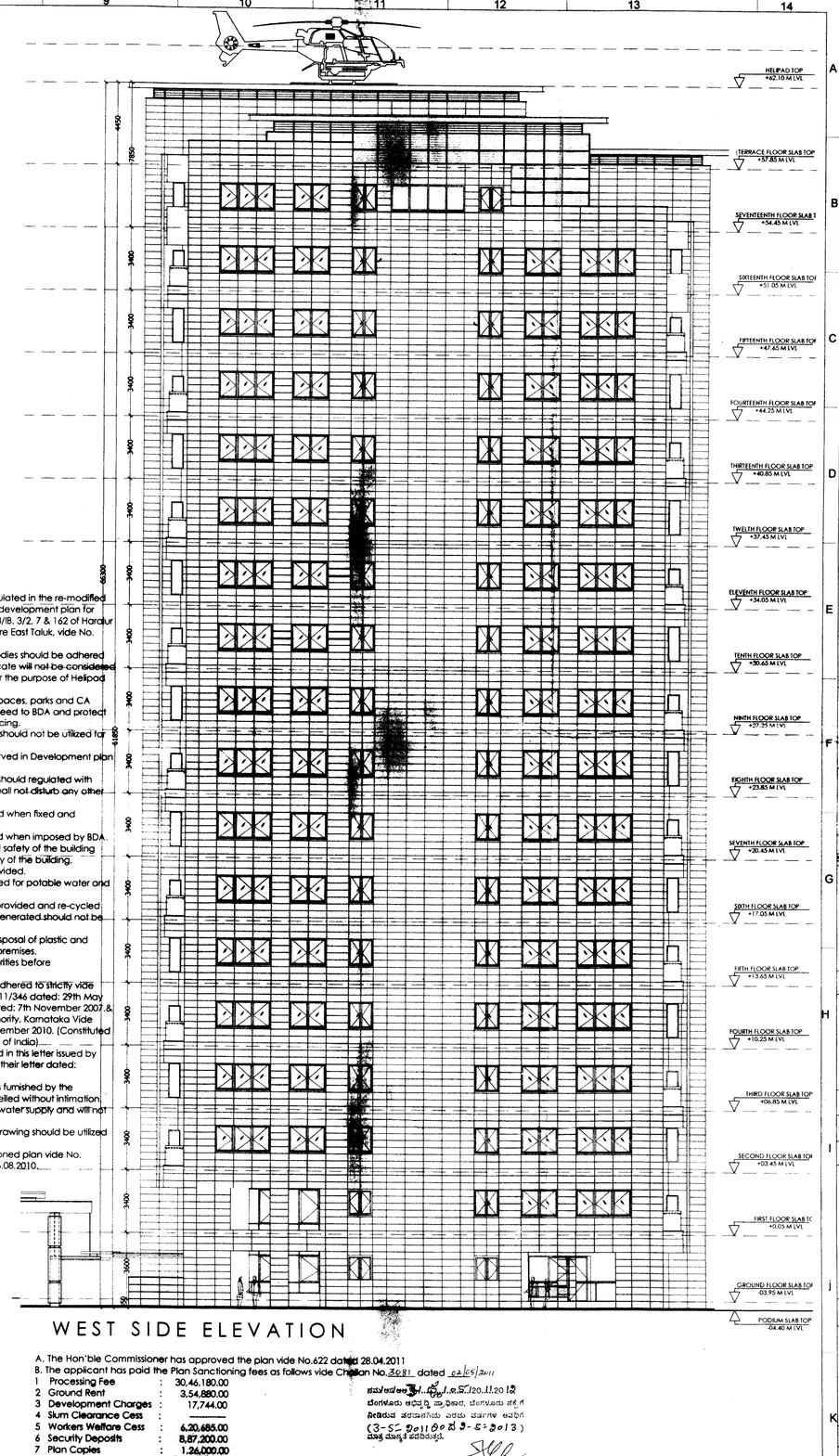
TERRACE FLOOR & ROOF PLAN

BLOCK - 02

SHEET 15 OF 18



TYPICAL SECTION



WEST SIDE ELEVATION

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.
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13) The Area reserved for segregation of garbage disposal of plastic and other materials compost should be made in the premises.
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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
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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 Challan No. 3081 dated 02/05/2011

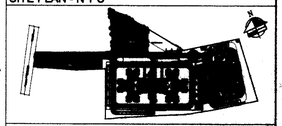
1	Processing Fee	:	30,46,180.00
2	Ground Rent	:	3,54,880.00
3	Development Charges	:	17,744.00
4	Slum Clearance Cess	:	———
5	Workers Welfare Cess	:	6,20,685.00
6	Security Deposits	:	8,87,200.00
7	Plan Copies	:	1,26,000.00
	Total	:	50,52,689.00

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

ಪತ್ರವ್ಯವಹಾರ ಸಂಖ್ಯೆ: ಬೆ.ನ.ಸ.ನ/20.11.20 12
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ನಕ್ಷೆಗೆ ನೀಡಿರುವ ಪರಿಷ್ಕರಣೆಯ ವಿವರ ಪತ್ರಗಳ ಅನ್ವಯ (3-55 ಪುಟ 10 ರಿಂದ 3-56 ಪುಟ 13) ಮಾತ್ರ ಮಂಜೂರಿ ಪರಿಗಣಿಸಲಾಗಿದೆ.

3-5-11
ಅಧೀಕ್ಷಕ ಅಭಿಯಂತರರು
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು

SITE PLAN - N T S



KEY PLAN - N T S

BLOCK - 02

SOBHA CLASSIC & SIGNATURE

FAR CALCULATIONS

SITE AREA (A)	=	3911.95.40	SQMT	
AREA RESERVED FOR ROAD WIDENING (B)	=	156.72	SQMT	
NET SITE AREA (A - B)	=	37599.28	SQMT	
10% SITE AREA TO BE RESERVED FOR OPEN SPACES	=	3911.95	SQMT	
PROVIDED SITE AREA FOR OPEN SPACES	=	3916.64	SQMT	
2% SITE AREA TO BE RESERVED FOR C A SITE	=	1403.88	SQMT	
ZONE	=	I (C) ZONE		
TOTAL NO OF UNITS	=	476.00		
PERMISSIBLE F A R	=	2.5		
TOTAL NET F A R AREA OF ALL FLOORS(BLOCK - 01+02)	=	93999.70 SQMT		
F A R ACHIEVED = TOTAL FAR AREA / 80% OF SITE AREA	=	93999.70 / 30079.42	2.50	< 2.50
PERMISSIBLE GROUND COVERAGE	=	65%		
TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02	=	22561.24 SQM		
GROUND COVERAGE = PLINTH AREA X 100 / NET SITE AREA	=	3762.24X100 / 30079.42	= 14.33	< 65%

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	2350
8	SL/TD 01	3050	2450
9	PD	2550	2450
10	PBD	1050	2486
11	SL/TD 02	2830	2382
12	QD2	1050	2450
1	W	950	2090
2	SL/TDW-01	3630	2080
3	SL/TDW-02	2030	2050
4	TDW-01	2930	2050
5	SL/W-01	3250	2050
6	SL/W-02	1580	1350
7	SL/TDW-04	2930	2050
8	SL/TDW-05	1380	1650
9	PW	1050	2080
10	PLW	1550	2050

FOR APPROVAL

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

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

REVISIONS

SL.NO	DATE	REVISIONS	BY	CKD.

ARCHITECTS :

SOBHA
DEVELOPERS LTD.
ARCHITECTS , ENGINEERS, BUILDERS AND DEVELOPERS,
No.4, RAJARAM MOHAN ROY ROAD,
BANGALORE 560 025 TEL. 22104694, 22104695 FAX. 22104573
Email :architects@sobha.co.in
PASSION AT WORK

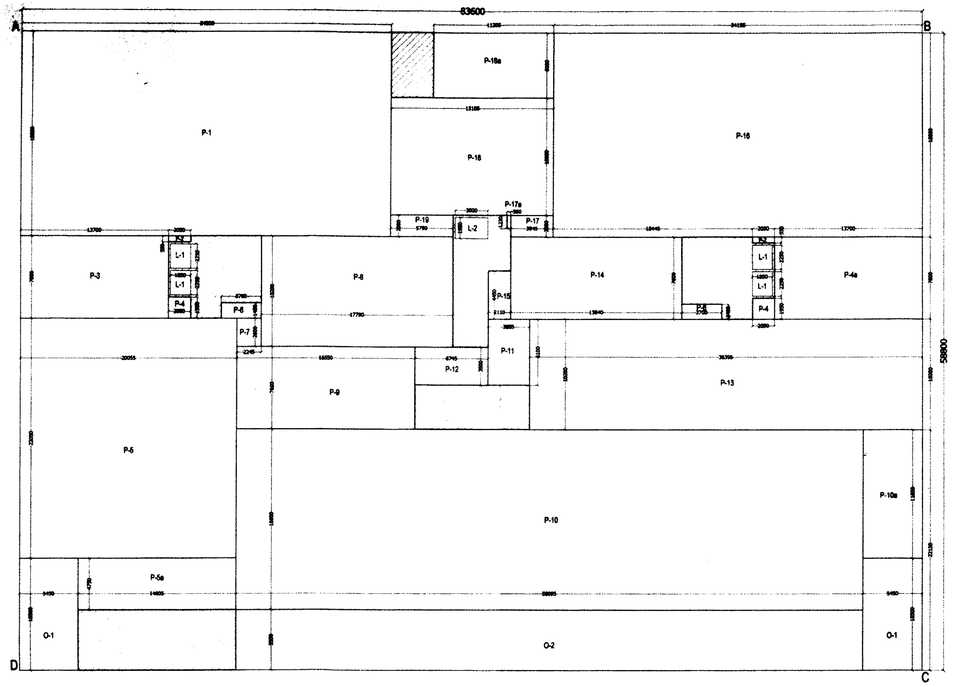
DEALT BY: VASANTH	SCALE = 1 : 100
CHECKED BY: DEEPAK	DATE : 30-04-2011
NORTH	PROJECT NO: 300A
	DRAWING NO.: 300A/09/12/30/AD/SUB/0016
	REV.NO.

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 SECTION & BLOCK 02 ELEVATION 16 of 18



BASEMENT FLOOR LEVEL (Table 1.0)

TABLE - 1.0 AREA CALCULATION FOR BLOCK - 02 BASEMENT

OPEN TO SKY AREA DEDUCTIONS

S.No	NOS	SIZES		AREA IN SQMT
		LENGTH	BREADTH	
	A	B	C	D=(B x C) x A
P-1	1	34.30	18.85	646.56
P-2	2	2.05	0.55	2.26
P-3	1	13.70	7.60	104.12
P-4	2	2.08	1.95	8.00
P-4a	1	13.70	7.60	104.12
P-5	1	20.09	22.05	442.21
P-5a	1	14.80	4.75	69.81
P-6	2	3.70	1.40	10.36
P-7	1	2.25	2.60	5.84
P-8	1	17.79	10.20	181.46
P-9	1	16.55	7.60	125.78
P-10	1	58.10	18.60	964.38
P-10a	1	5.45	11.85	64.58
P-11	1	3.88	6.10	23.52
P-12	1	6.75	3.50	23.61
P-13	1	36.40	10.20	371.23
P-14	1	15.84	7.60	120.38
P-15	1	2.11	4.45	9.39
P-16	1	34.20	18.85	644.56
P-17	1	3.94	2.00	7.88
P-17a	1	0.39	1.22	0.44
P-18	1	15.11	10.85	163.89
P-18a	1	11.21	6.00	67.23
P-19	1	5.79	2.00	11.58
			TOTAL PARKING AREA	4172.98

OPEN SPACES AREA DEDUCTIONS

S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
O-1	2	5.45	10.30	112.27
O-2	1	58.10	5.56	322.43
			TOTAL OPEN SPACES AREA	434.70

LIFT SHAFT AREA DEDUCTIONS

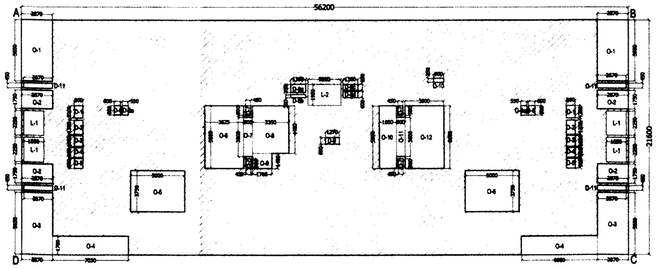
S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
L-1	4	1.85	2.25	16.65
L-2	1	3.02	1.95	5.89
			TOTAL LIFT SHAFT AREA	22.54

TOTAL NON F.A.R. AREA

DESCRIPTION	AREA
PARKING AREA	4172.98
OPEN TO SKY	434.70
LIFT SHAFT	22.54
TOTAL NON F.A.R.	4630.22

BASEMENT F A R AREA CALCULATION

AREA OF RECTANGLE (A B C D) = 83.60x58.80 =	4915.68
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)

TABLE - 2.0 AREA CALCULATION FOR BLOCK - 02 GROUND FLOOR

OPEN TO SKY AREA DEDUCTIONS

S.No	NOS	SIZES		AREA IN SQMT
		LENGTH	BREADTH	
	A	B	C	D=(B x C) x A
O-1	2	2.87	5.65	32.43
O-2	4	2.87	1.75	20.09
O-3	2	2.87	5.65	32.43
O-4	2	7.03	1.70	23.90
O-5	2	5.00	3.75	37.50
O-6	1	3.63	5.80	21.03
O-7	1	0.80	3.60	2.88
O-8	1	3.35	4.40	14.74
O-9	1	1.77	1.40	2.47
O-10	1	1.60	5.80	9.28
O-11	1	0.80	3.60	2.88
O-12	1	3.60	5.80	20.88
			TOTAL OPEN TO SKY AREA	220.51

DUCT AREA DEDUCTIONS

S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
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	1.08
D-6a	2	0.55	0.90	0.99
D-7	4	0.45	0.90	1.62
D-8a	1	1.39	0.75	1.04
D-8b	1	1.39	0.30	0.42
D-8c	1	1.38	0.55	0.76
D-8d	1	1.38	0.60	0.83
D-9	1	1.27	0.60	0.76
D-10	1	0.95	0.35	0.33
D-11	4	2.67	0.45	4.81
			TOTAL DUCT AREA	21.12

TABLE - 2.1

LIFT SHAFT AREA DEDUCTIONS

S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
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

DESCRIPTION	AREA
OPEN TO SKY	220.51
DUCTS	21.12
LIFT SHAFT	22.54
TOTAL NON F.A.R.	264.17

GROUND FLOOR F A R AREA CALCULATION

AREA OF RECTANGLE (A B C D) = 56.20x21.6 =	1213.92
TOTAL DEDUCTION OF NON F.A.R. AREA =	264.17
TOTAL F.A.R. AREA =	949.75
GROUND FLOOR F.A.R AREA FOR BLOCK - 2 =	949.75

TABLE - 03 AREA CALCULATION FOR BLOCK - 02 FIRST FLOOR

OPEN TO SKY AREA DEDUCTIONS

S.No	NOS	SIZES		AREA IN SQMT
		LENGTH	BREADTH	
	A	B	C	D=(B x C) x A
O-1	1	7.20	1.20	8.64
O-2	2	5.40	0.65	7.02
O-3	2	3.40	1.20	8.16
O-4	2	0.60	2.85	3.42
O-5	2	4.88	3.55	34.61
O-6&7	2	6.55	1.45	19.00
O-8	2	2.48	2.55	12.62
O-9	2	4.20	3.25	27.30
O-10	2	3.20	4.95	31.68
O-11	2	2.67	1.75	9.35
O-12	2	3.00	5.10	30.60
O-13	2	5.87	10.25	120.34
O-14	2	0.73	3.65	5.33
O-15	2	1.30	2.35	6.11
O-16	2	5.20	3.65	37.96
O-17	2	5.00	3.91	39.10
O-18	2	6.90	2.00	27.60
O-19	2	1.00	0.30	0.60
O-20	1	10.20	2.00	20.40
O-21	2	3.35	3.60	24.12
O-22	2	0.80	2.50	4.00
O-23	2	2.45	6.70	32.83
O-24	2	1.09	0.50	1.09
O-25	2	4.25	2.85	24.23
O-26	2	2.15	1.75	7.53
O-27	2	5.00	3.65	36.50
O-28	2	5.00	3.89	38.90
O-29	1	6.20	1.80	11.16
			TOTAL OPEN TO SKY AREA	630.17

DUCT AREA DEDUCTIONS

S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
D-1	1	1.27	0.60	0.76
D-2	1	1.39	0.60	0.83
D-3	1	1.39	0.55	0.76
D-4	2	2.00	0.60	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-10a	2	0.70	0.90	1.26
D-11	2	0.70	0.90	1.26
D-12	1	1.39	0.75	1.04
D-13	1	1.39	0.30	0.42
D-14	2	0.65	1.55	2.02
SC-1	2	0.30	3.10	1.86
SC-2	1	0.30	3.35	1.01
			TOTAL DUCT AREA	25.03

LIFT SHAFT AREA DEDUCTIONS

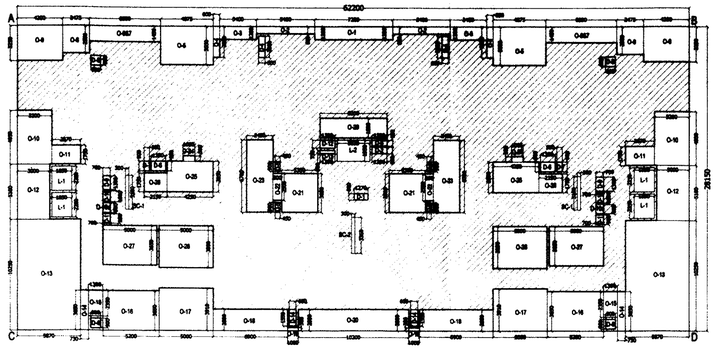
S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
L-1	4	1.85	2.25	16.65
L-2	1	3.02	1.95	5.89
			TOTAL LIFT SHAFT AREA	22.54

TOTAL NON F.A.R. AREA

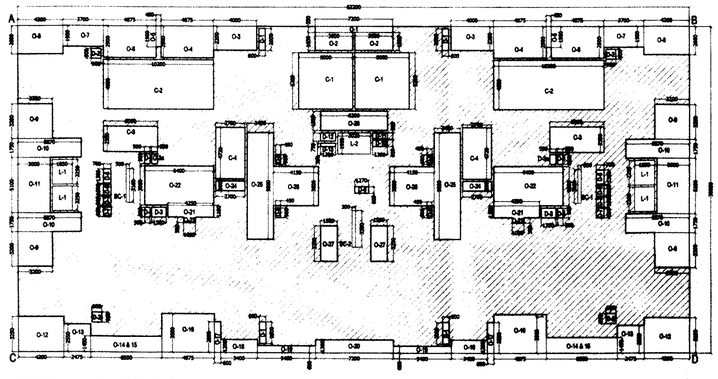
DESCRIPTION	AREA
OPEN TO SKY	630.17
DUCTS	25.03
LIFT SHAFT	22.54
TOTAL NON F.A.R.	677.74

FIRST FLOOR F A R AREA CALCULATION

AREA OF RECTANGLE (A B C D) = 62.20x28.15 =	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)

TABLE - 04 AREA CALCULATION FOR BLOCK - 02 (2nd,4th,6th,8th,10th,12th&14th)

OPEN TO SKY AREA DEDUCTIONS

S.No	NOS	SIZES		AREA IN SQMT
		LENGTH	BREADTH	
	A	B	C	D=(B x C) x A
O-1	1	7.20	0.55	3.96
O-2	2	3.50	1.65	11.55
O-3	2	4.00	2.20	17.60
O-4	2	4.88	2.90	28.28
O-5	2	0.45	1.90	1.71
O-6	2	4.88	2.90	28.28
O-7	2	3.70	1.90	14.06
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	41.09
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&15	2	6.55	1.45	19.00
O-16	2	4.88	3.55	34.61
O-17	2	0.60	2.85	3.42
O-18	2	3.40	1.20	8.16
O-19	2	5.40	0.65	7.02
O-20	1	7.20	1.20	8.64
O-21	2	4.25	1.10	9.35
O-22	2	6.40	3.60	46.08
O-23	2	1.09	0.50	1.09
O-24	2	2.70	0.90	4.86
O-25	2	2.45	9.80	48.02
O-26	2	1.15	3.60	29.88
O-27	2	1.55	3.25	10.08
O-28	1	6.20	1.80	11.16
			TOTAL OPEN TO SKY AREA	521.20

CUTOUT AREA DEDUCTIONS

S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
C1	2	5.00	5.20	52.00
C2	2	10.20	4.55	92.82
C3	2	5.00	2.35	23.50
C4	2	2.70	4.72	25.49
SC-1	2	0.30	3.10	1.86
SC-2	1	0.30	3.35	1.01
			TOTAL CUTOUT AREA	196.67

TABLE - 04

DUCT AREA DEDUCTIONS

S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
D-1	1	0.60	1.20	4.88
D-2	1	0.90	0.60	3.24
D-3	1	1.38	0.60	2.48
D-3a	1	0.55	0.60	0.59
D-4	1	0.60	0.60	1.80
D-5	1	0.70	1.20	1.82
D-6	1	0.70	1.00	1.40
D-7	1	0.70	0.60	2.52
D-8	4	0.45	0.90	1.62
D-9	1	1.27	0.60	0.76
D-10	1	1.39	0.60	0.83
D-11	1	1.38	0.55	0.76
D-12	1	1.39	0.75	1.04
D-13	1	1.39	0.30	0.42
			TOTAL DUCT AREA	24.44

LIFT SHAFT AREA DEDUCTIONS

S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
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

DESCRIPTION	AREA
OPEN TO SKY	521.20
CUTOUTS	196.67
DUCTS	24.44
LIFT SHAFT	22.54
TOTAL NON F.A.R.	764.85

TYPICAL FLOOR (2nd,4th,6th,8th,10th,12th&14th) F A R AREA CALCULATION

AREA OF RECTANGLE (A B C D) = 62.20x30.05 =	1869.11
TOTAL DEDUCTION OF NON F.A.R. AREA =	764.85
TOTAL F.A.R. AREA =	1104.26
TYPICAL FLOOR F.A.R AREA FOR BLOCK - 2 =	1104.26
TYPICAL FLOOR (2nd,4th,6th,8th,10th,12th&14th) F.A.R AREA =	7729.81

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's should not be utilized for any other corstruction 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.

ಕಮಾಆಆ 3-1..ಡ್ಜೆ.ಎ.ಸಿ.ಸಿ:ಎಂ.ಬಿ.ಎ.2011
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ಪಶ್ಚಿಮ ವಿಭಾಗದ ಪದನಿಮಿತ್ತ ಎಲೆಯ ಪರ್ಯಾಧಿಕಾರಿಗಳ ಆದೇಶ
(3-5-2011ರಿಂದ 2-5-2013)
ಮಾತ್ರ ಮಾಡಲು ನಿರ್ದೇಶಿಸಿದೆ.

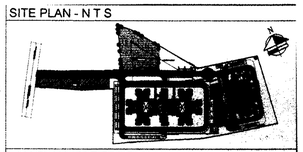
ಆಯುಕ್ತರು ಮತ್ತು
ಪದನಿಮಿತ್ತ ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರಿಗಳ
ಬೆಂಗಳೂರು

A. The Hon'ble Commissioner has approved the plan vide No.622 dated 28.04.2011
B. The applicant has paid the Plan Sanctioning fees as follows vide Challan No. 3081 dated 02/04/2011

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)

SITE PLAN - N T S



KEY PLAN - N T S

BLOCK - 02

SOBHA CLASSIC & SIGNATURE

FAR CALCULATIONS

SITE AREA (A)	=	28110.42	SQMT
AREA RESERVED FOR ROAD WIDENING (B)	=	133.12	SQMT
NET SITE AREA (A - B)	=	27978.30	SQMT
10% SITE AREA TO BE RESERVED FOR OPEN SPACES	=	2811.04	SQMT
PROPOSED SITE AREA FOR OPEN SPACES	=	2814.84	SQMT
4% SITE AREA TO BE RESERVED FOR C.A SITE	=	1466.62	SQMT
ZONE	=	"C" ZONE	
TOTAL NO. OF UNITS	=	276.00	
PERMISSIBLE F.A.R.	=	2.25	
TOTAL NET F.A.R AREA OF ALL FLOORS,BLOCK - 01+02	=	65,992.75 SQM	
F.A.R ACHIEVED = TOTAL FAR AREA / 95% OF SITE AREA	=	59965.75 / 26704.80	2.24 < 2.25
PERMISSIBLE GROUND COVERAGE	=	65%	
TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02	=	3792.84 SQM	
GROUND COVERAGE = PLINTH AREA X 100 / NET SITE AREA	=	3,792.84x100 / 26972.78	14.33 < 65%

FOR APPROVAL

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

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

REVISIONS

SL.NO.	DATE	REVISIONS	BY	CKD.

ARCHITECTS :

SOBHA
DEVELOPERS LTD.
ARCHITECTS , ENGINEERS, BUILDERS AND DEVELOPERS,
No.4, RAJARAM MOHAN ROY ROAD,
BANGALORE 560 025 TEL :22104564, 22104565 FAX. 22104573
Email :architects@sobha.co.in

DEALT BY: VASANTH	SCALE = 1 : 200
CHECKED BY: DEEPAK	DATE : 30-04-2011
NORTH	PROJECT NO: 300A
	DRAWING NO.: 0300A/09/12/30/AD/SUB/0017
	REV.NO.

JOB TITLE

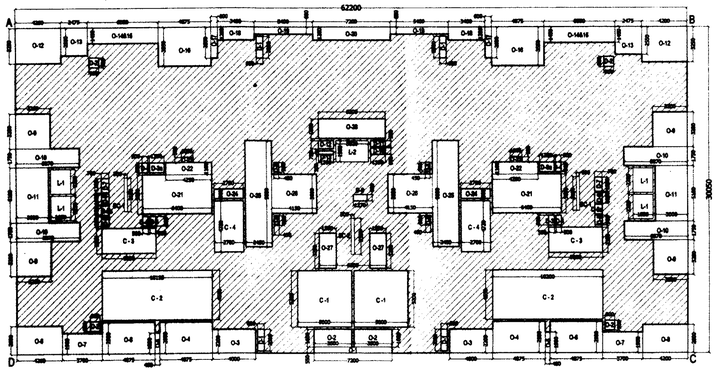
MODIFIED RESIDENTIAL DEVELOPMENT PLAN ON SURVEY NOS. 3/1B,3/2, 7 & 162, HARALUR VILLAGE, VARTHUR HOBLI BANGALORE EAST TALUK, OFF SARJAPUR ROAD.

DRAWING TITLE

AREA DIAGRAM

Basement,Ground, First &Typical Floor Plan (02nd,04th,06th,08th,10th,12th & 14th)

BLOCK - 02



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

TABLE - 05 AREA CALCULATION FOR BLOCK - 02 (3rd,5th,7th,9th,11th&13th) FLOOR

OPEN TO SKY AREA DEDUCTIONS

S.No	NOS	SIZES		AREA IN SQMT
		LENGTH	BREADTH	
	A	B	C	D=(B x C) x A
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	2.64
O-4	2	4.88	2.90	28.28
O-5	2	0.45	1.90	1.71
O-6	2	4.88	2.90	28.28
O-7	2	3.70	1.90	14.06
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	41.09
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&15	2	6.55	1.45	19.00
O-16	2	4.88	3.55	34.61
O-17	2	0.60	2.85	3.42
O-18	2	3.40	1.20	8.16
O-19	2	5.40	0.65	7.02
O-20	1	7.20	1.20	8.64
O-21	2	5.00	1.10	11.00
O-21a	2	4.25	1.10	9.35
O-22	2	6.40	3.60	46.08
O-23	2	1.09	0.50	1.09
O-24	2	2.70	0.90	4.86
O-25	2	2.45	9.80	48.02
O-26	2	4.15	3.60	29.88
O-27	2	1.55	3.25	10.06
O-28	1	6.20	1.80	11.16
			TOTAL OPEN TO SKY AREA	509.43

CUTOUT AREA DEDUCTIONS

S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
C1	2	5.00	4.55	45.50
C2	2	5.00	2.35	23.50
C3	2	2.70	4.72	25.49
SC-1	2	0.30	3.10	1.86
SC-2	1	0.30	3.35	1.01
			TOTAL CUTOUT AREA	97.35

TABLE - 6.1

DUCT AREA DEDUCTIONS

S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
D-1	4	0.80	2.00	4.80
D-2	4	0.80	0.80	3.24
D-3	2	0.55	0.90	0.99
D-3a	2	1.35	0.90	2.43
D-4	4	0.50	0.90	1.80
D-5	2	0.70	0.90	1.26
D-5a	2	0.70	0.90	1.26
D-6	2	0.70	1.00	1.40
D-7	2	0.70	1.30	1.81
D-8	4	0.85	0.80	1.62
D-9	1	0.85	0.80	0.76
D-10	1	0.85	0.80	0.83
D-11	1	0.85	0.55	0.76
D-12	1	0.85	0.75	1.04
D-13	1	0.85	0.30	0.42
			TOTAL DUCT AREA	34.44

LIFT SHAFT AREA DEDUCTIONS

S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
L-1	4	1.85	2.25	16.65
L-2	1	3.02	1.85	5.89
			TOTAL LIFT SHAFT AREA	22.54

TOTAL NON F A R AREA

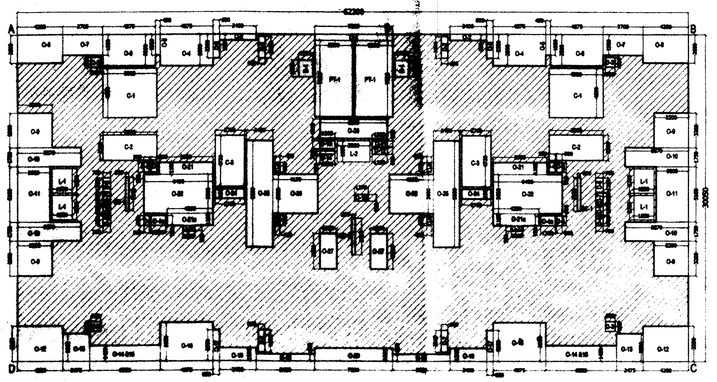
	AREA
[redacted]	521.20
[redacted]	188.67
[redacted]	24.44
[redacted]	22.54
TOTAL NON F A R AREA	764.85

TYPICAL FLOOR F A R AREA (3rd,5th,7th,9th,11th&13th) F A R AREA

[redacted]	1868.11
[redacted]	764.85
[redacted]	1104.26

TYPICAL FLOOR F A R AREA FOR BLOCK - 2 = 1104.26

TYPICAL FLOOR (3rd,5th,7th,9th,11th&13th) F A R AREA = 6638.69



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

TABLE - 07 AREA CALCULATION FOR BLOCK - 02 (16TH FLOOR)

OPEN TO SKY AREA DEDUCTIONS

S.No	NOS	SIZES		AREA IN SQMT
		LENGTH	BREADTH	
	A	B	C	D=(B x C) x A
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	2.64
O-4	2	4.88	2.90	28.28
O-5	2	0.45	1.90	1.71
O-6	2	4.88	2.90	28.28
O-7	2	3.70	1.90	14.06
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	41.09
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&15	2	6.55	1.45	19.00
O-16	2	4.88	3.55	34.61
O-17	2	0.60	2.85	3.42
O-18	2	3.40	1.20	8.16
O-19	2	5.40	0.65	7.02
O-20	1	7.20	1.20	8.64
O-21	2	5.00	1.10	11.00
O-21a	2	4.25	1.10	9.35
O-22	2	6.40	3.60	46.08
O-23	2	1.09	0.50	1.09
O-24	2	2.70	0.90	4.86
O-25	2	2.45	9.80	48.02
O-26	2	4.15	3.60	29.88
O-27	2	1.55	3.25	10.06
O-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	SIZES		AREA
		LENGTH	BREADTH	
PT-1	2	3.50	7.05	49.35
				49.35

CUTOUT AREA DEDUCTIONS

S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
C1	2	5.00	4.55	45.50
C2	2	5.00	2.35	23.50
C3	2	2.70	4.72	25.49
SC-1	2	0.30	3.10	1.86
SC-2	1	0.30	3.35	1.01
			TOTAL CUTOUT AREA	97.35

DUCT AREA DEDUCTIONS

S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
D-1	2	1.30	1.50	3.90
D-2	4	0.60	2.00	4.80
D-3	4	0.90	0.90	3.24
D-4	2	0.55	0.90	0.99
D-4a	2	1.35	0.90	2.43
D-5	4	0.50	0.90	1.80
D-6	2	0.70	0.90	1.26
D-7	2	0.70	1.00	1.40
D-8	4	0.70	0.90	2.52
D-9	4	0.45	0.90	1.62
D-10	1	1.27	0.60	0.76
D-11	1	1.39	0.55	0.76
D-12	1	1.39	0.60	0.83
D-13	1	1.39	0.75	1.04
D-14	1	1.39	0.30	0.42
			TOTAL DUCT AREA	26.54

TABLE -7.2

LIFT SHAFT AREA DEDUCTIONS

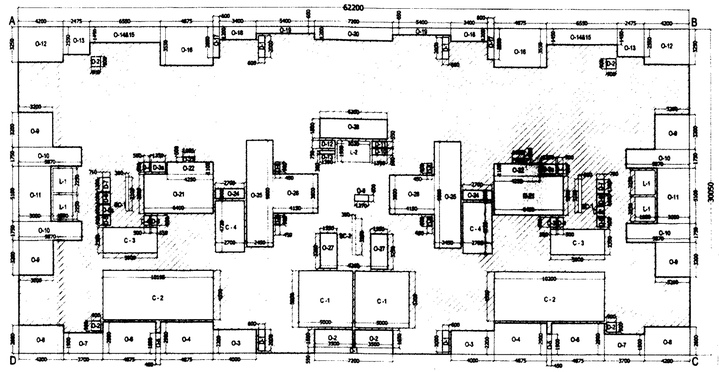
S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
L-1	4	1.85	2.25	16.65
L-2	1	3.02	1.85	5.89
			TOTAL LIFT SHAFT AREA	22.54

TOTAL NON F A R AREA

DESCRIPTION	AREA
OPEN TO SKY	509.43
PRIVATE TERRACES	49.35
CUTOUTS	97.35
DUCTS	26.54
LIFT SHAFT	22.54
TOTAL NON F.A.R.	707.01

16TH FLOOR F A R AREA CALCULATION

AREA OF RECTANGLE (A B C D) = 62.20x30.05 =	1869.11
TOTAL DEDUCTION OF NON F A R AREA =	707.01
TOTAL F A R AREA =	1162.10



15TH FLOOR LEVEL (Table 6.0 & 6.1)

TABLE - 06 AREA CALCULATION FOR BLOCK - 02 (15th FLOOR)

OPEN TO SKY AREA DEDUCTIONS

S.No	NOS	SIZES		AREA IN SQMT
		LENGTH	BREADTH	
	A	B	C	D=(B x C) x A
O-1	1	7.20	0.55	3.96
O-2	2	3.50	1.65	11.55
O-3	2	4.00	2.20	17.60
O-4	2	4.88	2.90	28.28
O-5	2	0.45	1.90	1.71
O-6	2	4.88	2.90	28.28
O-7	2	3.70	1.90	14.06
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	41.09
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&15	2	6.55	1.45	19.00
O-16	2	4.88	3.55	34.61
O-17	2	0.60	2.85	3.42
O-18	2	3.40	1.20	8.16
O-19	2	5.40	0.65	7.02
O-20	1	7.20	1.20	8.64
O-21	2	5.00	1.10	11.00
O-21a	2	4.25	1.10	9.35
O-22	2	6.40	3.60	46.08
O-23	2	1.09	0.50	1.09
O-24	2	2.70	0.90	4.86
O-25	2	2.45	9.80	48.02
O-26	2	4.15	3.60	29.88
O-27	2	1.55	3.25	10.06
O-28	1	6.20	1.80	11.16
			TOTAL OPEN TO SKY AREA	521.20

CUTOUT AREA DEDUCTIONS

S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
C1	2	5.00	5.20	52.00
C2	2	10.20	4.55	92.82
C3	2	5.00	2.35	23.50
C4	2	2.70	4.72	25.49
SC-1	2	0.30	3.10	1.86
SC-2	1	0.30	3.35	1.01
			TOTAL CUTOUT AREA	196.67

TABLE - 6.1

DUCT AREA DEDUCTIONS

S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
D-1	4	0.80	2.00	4.80
D-2	4	0.80	0.80	3.24
D-3	2	0.55	0.90	0.99
D-3a	2	1.35	0.90	2.43
D-4	4	0.50	0.90	1.80
D-5	2	0.70	0.90	1.26
D-5a	2	0.70	0.90	1.26
D-6	2	0.70	1.00	1.40
D-7	2	0.70	1.30	1.81
D-8	4	0.85	0.80	1.62
D-9	1	0.85	0.80	0.76
D-10	1	0.85	0.80	0.83
D-11	1	0.85	0.55	0.76
D-12	1	0.85	0.75	1.04
D-13	1	0.85	0.30	0.42
			TOTAL DUCT AREA	34.44

LIFT SHAFT AREA DEDUCTIONS

S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
L-1	4	1.85	2.25	16.65
L-2	1	3.02	1.85	5.89
			TOTAL LIFT SHAFT AREA	22.54

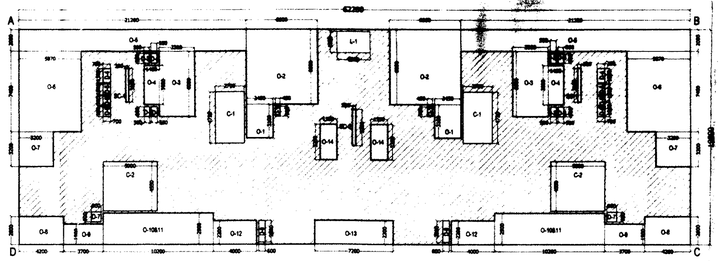
TOTAL NON F A R AREA

DESCRIPTION	AREA
OPEN TO SKY	521.20
CUTOUTS	196.67
DUCTS	34.44
LIFT SHAFT	22.54
TOTAL NON F.A.R.	784.85

15TH FLOOR F A R AREA CALCULATION

AREA OF RECTANGLE (A B C D) = 62.20x30.05 =	1869.11
TOTAL DEDUCTION OF NON F.A.R. AREA =	784.85
TOTAL F.A.R. AREA =	1084.26

15th FLOOR F A R AREA FOR BLOCK - 2 = 1084.26



17TH FLOOR LEVEL (Table 8.0 & 8.1)

TABLE - 08 AREA CALCULATION FOR BLOCK - 02 (17TH FLOOR)

OPEN TO SKY AREA DEDUCTIONS

S.No	NOS	SIZES		AREA IN SQMT
		LENGTH	BREADTH	
	A	B	C	D=(B x C) x A
O-1	2	2.45	3.10	15.19
O-2	2	6.60	6.90	91.08
O-3	2	3.80	6.00	39.60
O-4	2	1.60	3.60	10.08
O-5	2	21.20	2.00	84.80
O-6	2	6.87	7.40	99.68
O-7	2	3.30	3.20	20.48
O-8	2	4.80	2.60	21.84
O-9	2	3.20	1.60	14.08
O-10&11	2	16.30	2.60	38.16
O-12	2	4.00	2.20	17.60
O-13	1	7.50	2.20	15.84
O-14	2	1.95	3.25	10.08
			TOTAL OPEN TO SKY AREA	488.66

CUTOUT AREA DEDUCTIONS

S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
C1	2	2.70	4.72	25.49
C2	2	8.00	4.85	46.50
SC-1	2	0.30	3.10	1.86
SC-2	1	0.30	3.35	1.01
			TOTAL CUTOUT AREA	73.86

TABLE - 8.1

DUCT AREA DEDUCTIONS

S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
D-1	2	0.45	0.90	0.81
D-2	4	0.85	0.90	1.98
D-3	4	0.50	0.90	1.80
D-4	2	0.70	1.30	1.82
D-5	2	0.70	1.00	1.40
D-6	4	0.70	0.90	2.52
D-7	2	0.85	0.90	1.62
D-8	2	0.80	2.00	2.40
			TOTAL DUCT AREA	14.35

LIFT SHAFT AREA DEDUCTIONS

S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
L-1	1	3.02	1.85	5.89
			TOTAL LIFT SHAFT AREA	5.89

TOTAL NON F A R AREA

DESCRIPTION	AREA
OPEN TO SKY	488.66
CUTOUTS	73.86
DUCTS	14.35
LIFT SHAFT	5.89
TOTAL NON F.A.R.	580.77

17TH FLOOR F A R AREA CALCULATION

AREA OF RECTANGLE (A B C D) = 62.20x19.80 =	1231.56
TOTAL DEDUCTION OF NON F.A.R. AREA =	580.77
TOTAL F.A.R. AREA =	650.79

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's should not be utilized for any other construction activities.
5) Developer should develop the park areas as reserved in Development plan by planting saplings.
6) In the premises entry and exit for vehicular traffic should regulated with security arrangement within the premises and it shall not disturb any other vehicular traffic.
7) The developer shall pay the betterment tax as and when fixed and demanded by BDA.
8) The developer shall abide by the condition as and when imposed by BDA.
9) The developer is solely responsible for stability and safety of the building and BDA will not be responsible for structural safety of the building.
10) Provision for Rain Water Harvesting should be provided.
11) Provision for dual piping system should be provided for potable water and non-potable water.
12) Provision for sewage treatment plant should be provided and re-cycled water should be utilized and the entire effluent generated should not be dis-charged to the natural valley/stream/tank.
13) The Area reserved for segregation of garbage disposal of plastic and other materials compost should be made in the premises.
14) Khata/license shall be obtained from local authorities before commencement of work.
15) All conditions imposed by the KSPCB should be adhered to strictly vide their consent letter No. KSPCB/CFE/CP-160/2010-11/346 dated: 29th May 2010 & No.KSPCB/CFE/CP - 160/2007-08/5121 dated: 7th November 2007.& State Level Environment Impact Assessment Authority, Karnataka Vide Letter No. SEIAA:39 : CON : 2010 dated: 19th November 2010. (Constituted by Ministry of Environment & Forests, Government of India)
16) Applicant shall abide by the conditions stipulated in this letter issued by the Principal Secretary, Labour Department vide their letter dated: 04.03.2006
17) If it is established that the information/documents furnished by the applicant is false the plan sanctioned gets cancelled without intimation.
18) Applicant shall make their own arrangement for water supply and will not depend on 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 Challan No. 30347 dated :

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)

ಪಾವತಿಸಲಾಗಿದೆ 3-1-ಇ.ಎ.ಸ್.ಟಿ.20..11.2012
ಬೆಂಗಳೂರು ಅರ್ಬನ್ ಜಿಲ್ಲಾ, ಬೆಂಗಳೂರು ಪಶ್ಚಿಮ
ಸಹಾಯಕ ಆಯುಕ್ತರು ಮತ್ತು ಅಧಿಕಾರಿ
(3-5-2011 ರಿಂದ 3-5-2013)
ಮತ್ತು ಮುಖ್ಯ ಕಾರ್ಯನಿರ್ವಾಹಕ ಅಧಿಕಾರಿ

ಸಹಾಯಕ ಆಯುಕ್ತರು
ಬೆಂಗಳೂರು ಅರ್ಬನ್ ಜಿಲ್ಲಾ
ಬೆಂಗಳೂರು.

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

TABLE - 07 AREA CALCULATION FOR BLOCK - 02 (16TH FLOOR)

OPEN TO SKY AREA DEDUCTIONS

S.No	NOS	SIZES		AREA IN SQMT
		LENGTH	BREADTH	
	A	B	C	D=(B x C) x A
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	2.64
O-4	2	4.88	2.90	28.28
O-5	2	0.45	1.90	1.71
O-6	2	4.88	2.90	28.28
O-7	2	3.70	1.90	14.06
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	41.09
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&15	2	6.55	1.45	19.00
O-16	2	4.88	3.55	34.61
O-17	2	0.60	2.85	3.42
O-18	2	3.40	1.20	8.16
O-19	2	5.40	0.65	7.02
O-20	1	7.20	1.20	8.64
O-21	2	5.00	1.10	11.00
O-21a	2	4.25	1.10	9.35
O-22	2	6.40	3.60	46.08
O-23	2	1.09	0.50	1.09
O-24	2	2.70	0.90	4.86
O-25	2	2.45	9.80	48.02
O-26	2	4.15	3.60	29.88
O-27	2	1.55	3.25	10.06
O-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	SIZES		AREA
		LENGTH	BREADTH	
PT-1	2	3.50	7.05	49.35
				49.35

CUTOUT AREA DEDUCTIONS

S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
C1	2	5.00	4.55	45.50
C2	2	5.00	2.35	23.50
C3	2	2.70	4.72	25.49
SC-1	2	0.30	3.10	1.86
SC-2	1	0.30	3.35	1.01
			TOTAL CUTOUT AREA	97.35

DUCT AREA DEDUCTIONS

S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
D-1	2	1.30	1.50	3.90
D-2	4	0.60	2.00	4.80
D-3	4	0.90	0.90	3.24
D-4	2	0.55	0.90	0.99
D-4a	2	1.35	0.90	2.43
D-5	4	0.50	0.90	1.80
D-6	2	0.70	1.30	1.82
D-7	2	0.70	1.00	1.40
D-8	4	0.70	0.90	2.52
D-9	4	0.45	0.90	1.62
D-10	1	1.27	0.60	0.76
D-11	1	1.39	0.55	0.76
D-12	1	1.39	0.60	0.83
D-13	1	1.39	0.75	1.04
D-14	1	1.39	0.30	0.42
			TOTAL DUCT AREA	26.54

TABLE -7.2

LIFT SHAFT AREA DEDUCTIONS

S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
L-1	4	1.85	2.25	16.65
L-2	1	3.02	1.85	5.89
			TOTAL LIFT SHAFT AREA	22.54

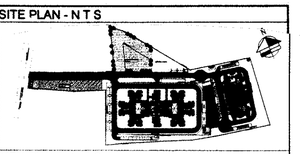
TOTAL NON F A R AREA

DESCRIPTION	AREA
OPEN TO SKY	509.43
PRIVATE TERRACES	49.35
CUTOUTS	97.35
DUCTS	26.54
LIFT SHAFT	22.54
TOTAL NON F.A.R.	707.01

16TH FLOOR F A R AREA CALCULATION

AREA OF RECTANGLE (A B C D) = 62.20x30.05 =	1869.11
TOTAL DEDUCTION OF NON F A R AREA =	707.01
TOTAL F A R AREA =	1162.10

SITE PLAN - N T S



KEY PLAN - N T S

BLOCK - 02

SOBHA CLASSIC & SIGNATURE

FAR CALCULATIONS

SITE AREA (A)	=	2810.40	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	=	2811.04	SQMT
PROPOSED SITE AREA FOR OPEN SPACES	=	2814.84	SQMT
6% SITE AREA TO BE RESERVED FOR C A SITE	=	1466.82	SQMT
ZONE	=	C ZONE	
TOTAL NO.OF UNITS	=	276.00	
PERMISSIBLE F.A.R.	=	12.25	
TOTAL NET F A R AREA OF ALL FLOORS BLOCK - 01+02	=	68,982.76 SQM	
F A R ACHIEVED = TOTAL FAR AREA / 95% OF SITE AREA	=	58982.76 / 26704.90	2.34 < 2.35
PERMISSIBLE GROUND COVERAGE	=	65%	
TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02	=	3782.94 SQM	
GROUND COVERAGE = PLINTH AREA X 100 / NET SITE AREA	=	3,782.94x100 / 26572.78	= 14.23 < 65%

FOR APPROVAL

SIGN.....

(DEEPAK DINESH PRABAKARAN)

BCC /BL 3.6/A:2001:09-10

SIGN.....

(OWNER'S SIGNATURE)

REVISIONS

SL.NO.	DATE	REVISIONS	BY	CKD.

ARCHITECTS

SOBHA
DEVELOPERS LTD.
ARCHITECTS , ENGINEERS, BUILDERS AND DEVELOPERS.
No.4, RAJARAM MOHAN ROY ROAD,
BANGALORE 560 025 TEL: 22104564, 22104565 FAX. 22104573
Email :architects@sobha.co.in

DEALT BY: VASANTH	SCALE = 1 : 200
CHECKED BY: DEEPAK	DATE : 30-04-2011
NORTH	PROJECT NO: 300A
	DRAWING NO. 0300A/09/12/30/AD/SUB/0018
	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

AREA DIAGRAM

Typical Floor (03rd,05th,07th,09th,11th &13th), 15th , 16th & 17th Floor

BLOCK - 02

SHEET 18 OF 18