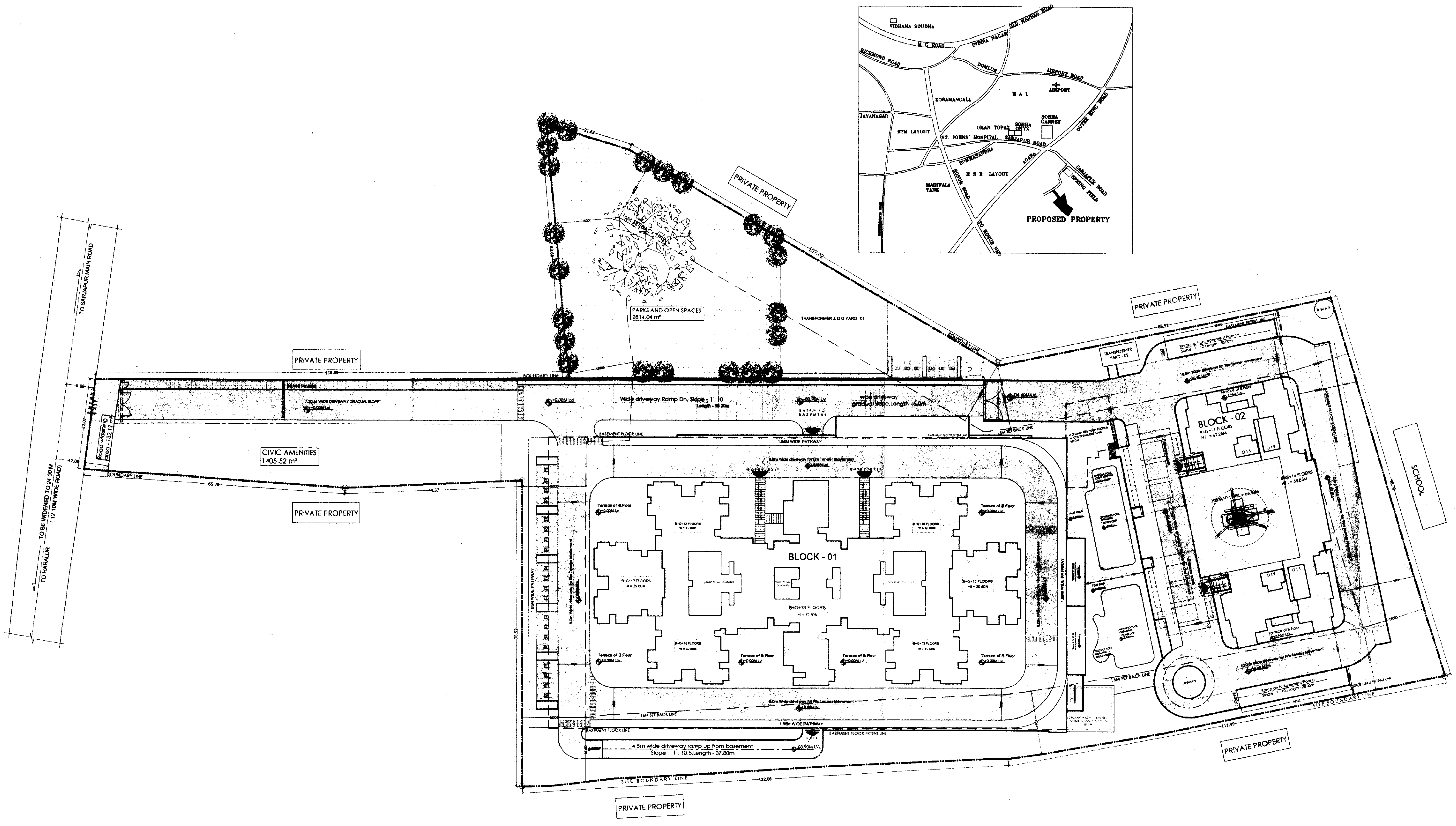


SITE PLAN

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	59,982.76 m²
08	PERMISSIBLE F A R - 2.25 F A R = TOTAL F A R AREA = $\frac{\text{F A R AREA}}{\text{95\% OF SITE AREA}} = \frac{59{,}982.76\ m^2}{26{,}704.90\ m^2}$ = 2 246	
09	GROUND COVERAGE (Block - 01 & 02) PERMISSIBLE GROUND COVERAGE = 55 % ACHIEVED GROUND COVERAGE = $\frac{\text{PLINTH AREA}}{\text{SITE AREA AFTER ROAD WIDENING}}$ x 100% = $\frac{3{,}782.94\ m^2}{26{,}572.78\ m^2}$ 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 = 42.60M & 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 = $\frac{134.75\ m^2}{150.00\ m^2}$ = 0.89 ≈ 1 = 1X162 UNITS = 162 CARS	
13	TYPE - 02 = $\frac{160.00\ m^2}{150.00\ m^2}$ = 1.06 ≈ 1 = 1X81 UNITS = 081 CARS	
14	TYPE - 03 = $\frac{491.00\ m^2}{150.00\ m^2}$ = 3.27 ≈ 3 = 3X28 UNITS = 084 CARS	
15	TYPE - 04 = $\frac{496.00\ m^2}{150.00\ m^2}$ = 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) - BASEMENT PARKING : 382 CARS SURFACE LVL PARKING : 26 CARS TOTAL : 408 Nos
17	RECEATIONAL CLUB AREA - Block - 01 & 02 = 570.15 m² & 899.43 m² Respectively,01Car parking for every 50.0 m² Floor Area TOTAL AREA - $\frac{1469.58\ m^2}{50.0\ m^2}$ - 29.39 ~ 30 no's	
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)

Sl.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 / UE	DUCT	TOTAL		PARKING	TERRACE	CUTOUT	LIFT SHAFT	TOTAL	
1	2	3	(i)	(ii)	4(i+ii)	5 (3 - 4)	(i)	(ii)	(iii)	(iv)	6(i+ii+iii+iv)	7 (5 - 6)
1	BASEMENT FLOOR	9792.69	481.03	-	481.03	9311.66	8764.31	-		21.91	8786.22	525.44
2	GROUND FLOOR	5744.73	2793.26	140.82	2934.08	2810.65	-	-	5.64	21.91	27.55	2783.10
3	1st FLOOR	5744.73	2676.08	144.49	2820.57	2924.16	-	-	6.80	21.91	28.71	2895.45
4	2nd FLOOR	5744.73	2676.08	144.49	2820.57	2924.16	-	-	6.80	21.91	28.71	2895.45
5	3rd FLOOR	5744.73	2676.08	144.49	2820.57	2924.16	-	-	6.80	21.91	28.71	2895.45
6	4th FLOOR	5744.73	2676.08	144.49	2820.57	2924.16	-	-	6.80	21.91	28.71	2895.45
7	5th FLOOR	5744.73	2676.08	144.49	2820.57	2924.16	-	-	6.80	21.91	28.71	2895.45
8	6th FLOOR	5744.73	2676.08	144.49	2820.57	2924.16	-	-	6.80	21.91	28.71	2895.45
9	7th FLOOR	5744.73	2676.08	144.49	2820.57	2924.16	-	-	6.80	21.91	28.71	2895.45
10	8th FLOOR	5744.73	2676.08	144.49	2820.57	2924.16	-	-	6.80	21.91	28.71	2895.45
11	9th FLOOR	5744.73	2676.08	144.49	2820.57	2924.16	-	-	6.80	21.91	28.71	2895.45
12	10th FLOOR	5744.73	2676.08	144.49	2820.57	2924.16	-	-	6.80	21.91	28.71	2895.45
13	11th FLOOR	5744.73	2676.08	144.49	2820.57	2924.16	-	-	6.80	21.91	28.71	2895.45
14	12th FLOOR	5744.73	2676.08	144.49	2820.57	2924.16	-	-	6.80	21.91	28.71	2895.45
15	13th FLOOR	4224.18	1730.62	116.97	1847.59	2376.59	-	-	6.80	21.91	28.71	2347.88
	TOTAL	88698.36	36636.84	1981.67	39109.54	49588.82		0.00		328.65	9187.00	40401.82

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

Sl.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	CUTOUT	LIFT SHAFT	TOTAL	
1	2	3	(i)	(ii)	4(i+ii)	5 (3 - 4)	(i)	(ii)	(iii)	(iv)	6(i+ii+iii+iv)	7 (5 - 6)
1	BASEMENT FLOOR	4915.68	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	1750.93	630.17	25.03	655.20	1095.73	-	-		22.54	22.54	1073.19
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	-	49.35	97.35	22.54	169.24	1162.10
19	17th FLOOR	1231.56	486.68	14.35	501.03	730.53	-	0.00	73.65	5.69	79.74	650.79
	TOTAL	37148.74	9143.59	431.00	9506.28	28406.92		49.35		405.70	7478.76	19560.95
						77997.74						
	GRAND TOTAL											59982.768

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/IB. 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 - 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	▦

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

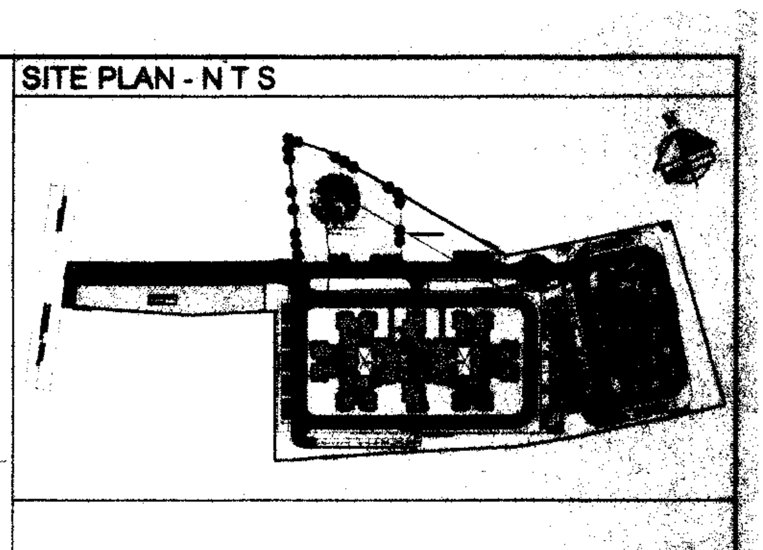
1	Processing Fee	:	30,46,180.00
2	Ground Rent	:	3,54,880.00
3	Development Charges	:	17,744.00
4	Slum Clearance Cess	:	———
5	Workers Welfare Cess	:	6,20,685.00
6	Security Deposits	:	8,87,200.00
7	Plan Copies	:	1,26,000.00
	Total	:	**50,52,689.00**

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

ನಮ/ಅಪ/ಅಅ3-1..ಪೊ.1.DS..12011..2012
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ನಕ್ಷೆಗೆ
ನೀಡಿರುವ ಪರವಾನಿಗೆಯು ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ
(3-5-2011 ರಿಂದ 2-5-2013)
ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.

3-5-11
ಆಯುಕ್ತರ ಪರವಾಗಿ
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು
03/5/11

SITE PLAN - N T S



SOBHA CLASSIC & SIGNATURE FAR CALCULATIONS			
SITE AREA (A)	=	[illegible]	SQMT
AREA RESERVED FOR ROAD WIDENING (B)	=	132.12	SQMT
NET SITE AREA (A - B)	=	[illegible]	[illegible]
10% SITE AREA TO BE RESERVED FOR OPEN SPACES	=	2811.04	[illegible]
PROPOSED SITE AREA FOR OPEN SPACES	=	[illegible]	[illegible]
5% SITE AREA TO BE RESERVED FOR C A SITE	=	[illegible]	[illegible]
ZONE	=	[illegible]	
TOTAL NO OF UNITS	=	[illegible]	
PERMISSIBLE F A R	=	[illegible]	
TOTAL NET F A R AREA OF ALL FLOORS BLOCK - 01+02	=	[illegible] SQM	
F A R ACHIEVED = TOTAL FAR AREA / 95% OF SITE AREA	=	[illegible]	[illegible]
PERMISSIBLE GROUND COVERAGE	=	[illegible]	
TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02	=	[illegible] SQM	
GROUND COVERAGE = PLINTH AREA X 100 / NET SITE AREA	=	[illegible]	14.23

SCHEDULE OF OPENINGS

SL.No.	DESCRIPTION	TYPE	SIZE
1	MAIN DOOR	D	1050 x 2150
2	DOOR	D1	[illegible] x 2150
3	DOOR	D2	[illegible] x 2150
4	ALUMINIUM DOOR	D3	[illegible] x 2150
5	KITCHEN DOOR	KD	[illegible] x 2150
6	KITCHEN WINDOW	KW	[illegible]
7	SLIDING DOORS	SD	[illegible] x 2150
8	FIRE RATED DOOR	FD	[illegible] x 2150
9	WINDOW	W	[illegible]
10	VENTILATOR	V	[illegible]
11	VENTILATOR	V1	[illegible]

FOR APPROVAL

SIGN.............

(DEEPAK DINESH.P) BCC /BL 3.6/A [illegible]

SIGN...M.R. Chandrasekar......

(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

SOBHA
PASSION AT WORK

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.

N E S W

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 18

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/IB. 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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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

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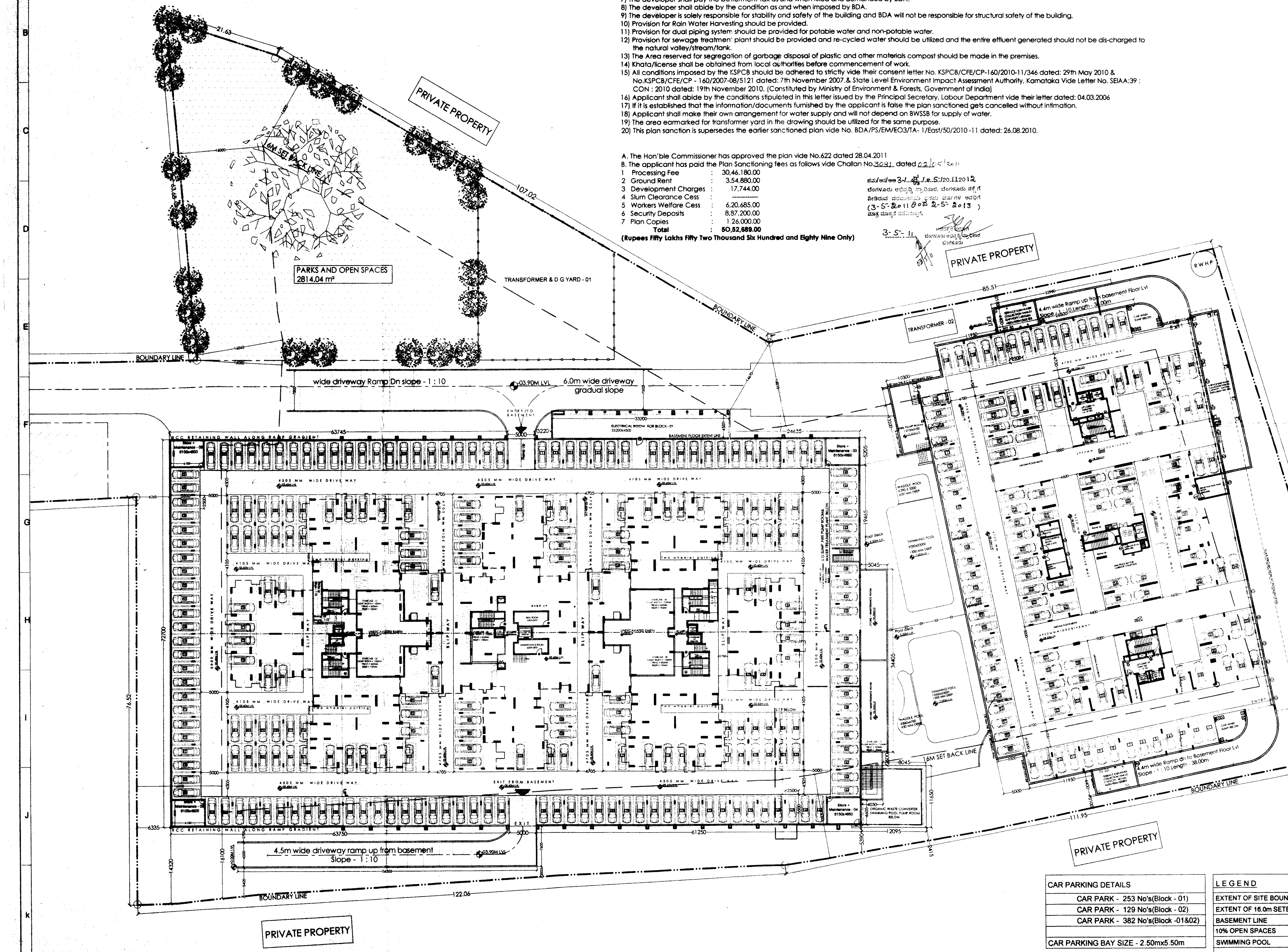
7	Plan Copies	:	1,26,000.00
	Total	:	**50,52,689.00**

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

ನಂ/ಅಪ/ಆಆ 3-1...ಪ್ಲ../..ಕ..5:/20.11.2012
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ನಕ್ಷೆಗೆ
ನೀಡಿರುವ ಪರವಾನಗಿಯು ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ
(3-5-2011 ರಿಂದ 2-5-2013)
ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.

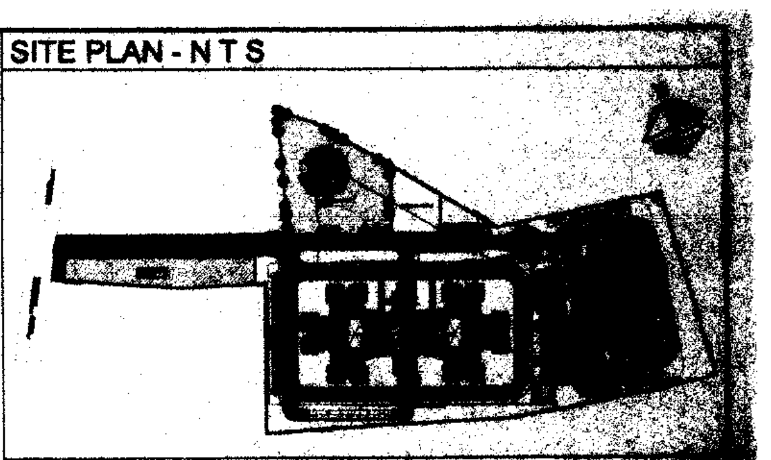
3-5-11
ಆಯುಕ್ತರ ಪರವಾಗಿ
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು
03/5/11


PRIVATE PROPERTY
21.63
107.02
6M SET BACK LINE
PARKS AND OPEN SPACES
2814.04 m²
TRANSFORMER & D G YARD - 01
BOUNDARY LINE
wide driveway Ramp Dn slope - 1 : 10
-03.90M LVL
6.0m wide driveway gradual slope
ENTRY TO BASEMENT
RCC RETAINING WALL ALONG RAMP GRADIENT
63745
ELECTRICAL ROOM FOR BLOCK - 01
BASEMENT FLOOR EXTENT LINE
24635
4505 MM WIDE DRIVE WAY
SLIP WAY
two wheeler parking
EXIT FROM BASEMENT
EXIT
63750
61250
12095
76.52
27700
4.5m wide driveway ramp up from basement
Slope - 1 : 10
122.06
PRIVATE PROPERTY
TRANSFORMER - 02
85.51
4.4m wide Ramp up from basement Floor Lvl Slope 1:10 Length - 38.00m
RWHP
SCHOOL
98.79
SWIMMING POOL
16M SET BACK LINE
4.4m wide Ramp dn to Basement Floor Lvl Slope - 1:10 Length - 38.00m
BOUNDARY LINE
111.95
ENTRY
PRIVATE PROPERTY

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	▦

SITE PLAN - N T S



SOBHA CLASSIC & SIGNATURE FAR CALCULATIONS			
SITE AREA (A)	=	[illegible]	SQMT
AREA RESERVED FOR ROAD WIDENING (B)	=	[illegible]	SQMT
NET SITE AREA (A - B)	=	[illegible]	SQMT
10% SITE AREA TO BE RESERVED FOR OPEN SPACES	=	[illegible]	SQMT
PROPOSED SITE AREA FOR OPEN SPACES	=	2814.04	SQMT
5% SITE AREA TO BE RESERVED FOR C A SITE	=	[illegible]	SQMT
ZONE	=	'C' ZONE	
TOTAL NO OF UNITS	=	[illegible]	
PERMISSIBLE F A R	=	[illegible]	
TOTAL NET F A R AREA OF ALL FLOORS BLOCK - 01+02	=	[illegible]	
F A R ACHIEVED = TOTAL FAR AREA / 90% OF SITE AREA	=	[illegible]	[illegible]
PERMISSIBLE GROUND COVERAGE	=	[illegible]	
TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02	=	[illegible]	
GROUND COVERAGE = PLINTH AREA X 100 / NET SITE AREA	=	[illegible] / 28572.78	[illegible]

SCHEDULE OF OPENINGS

SL.No.	DESCRIPTION	TYPE	SIZE
1	MAIN DOOR	D	[illegible]
2	DOOR	D1	[illegible]
3	DOOR	D2	[illegible]
4	ALUMINIUM DOOR	D3	[illegible]
5	KITCHEN DOOR	KD	[illegible]
6	KITCHEN WINDOW	KW	[illegible]
7	SLIDING DOORS	SD	[illegible]
8	FIRE RES. DOOR	FD	[illegible]
9	WINDOW	W1	[illegible]
10	VENTILATOR	V	[illegible]
11	VENTILATOR	V1	[illegible]
12	VENTILATOR	V3	[illegible]

FOR APPROVAL

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

SIGN.....H.K. Chunnaiyaraj.....
(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 :22104684, 22104685 FAX. 22104673
Email :architects@sobha.co.in
SOBHA
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 18

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/IB. 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.

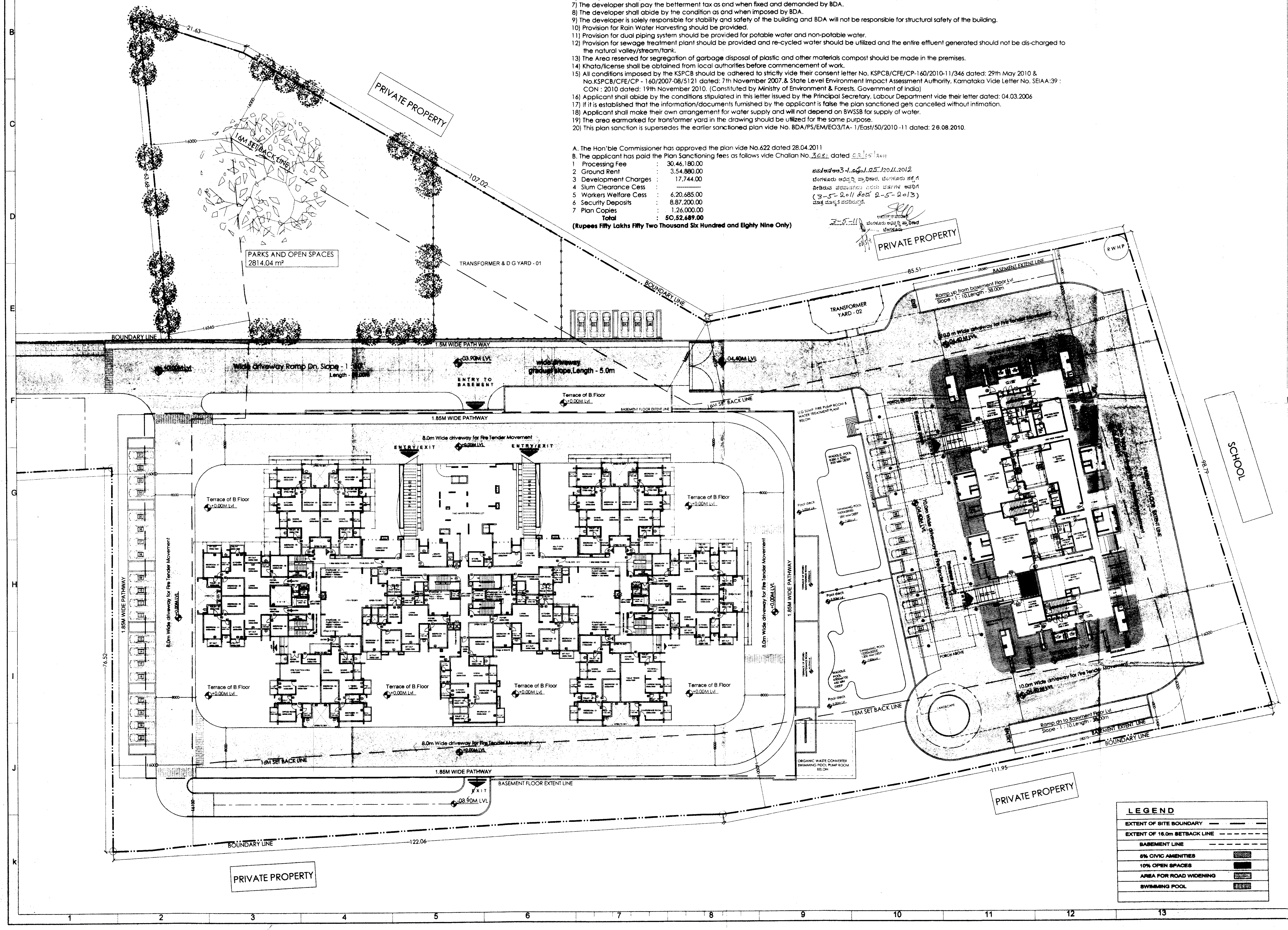
A. The Hon'ble Commissioner has approved the plan vide No.622 dated 28.04.2011
B. The applicant has paid the Plan Sanctioning fees as follows vide Challan No. 3081 dated 02/05/2011

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)

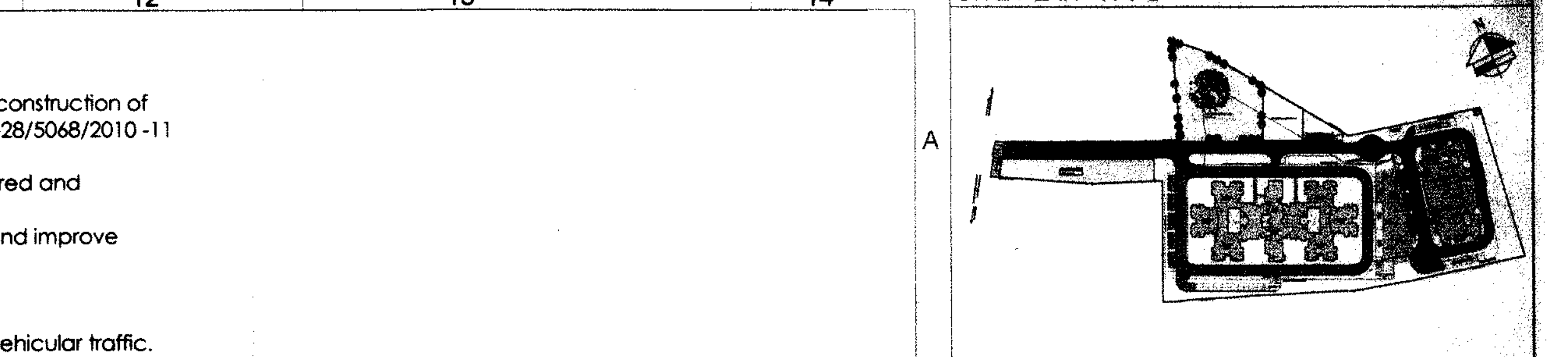
ಸಂ/ಅಪ/ಅಅ3-/..ಏಪ್ರಿ/.05../2011..2012
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ನಕ್ಷೆಗೆ
ನೀಡಿರುವ ಪರವಾನಗಿಯು ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ
(3-5-2011 ರಿಂದ 2-5-2013)
ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.

3-5-11
ಆಯುಕ್ತರ ಪರವಾಗಿ
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು
03/5/11



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)	=	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	=	'C' ZONE	
TOTAL NO OF UNITS	=	275.90	
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	2.24 < 2.25
PERMISSIBLE GROUND COVERAGE	=	55%	
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 < 55%

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 2480
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	1050 x 2450
9	VENTILATOR	V3	2000 x 600
10	VENTILATOR	V4	950 x 800
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
N	DRAWING NO.: 0300A&B/09/12/30/AD/SUB/0003
	REV.NO.

JOB TITLE

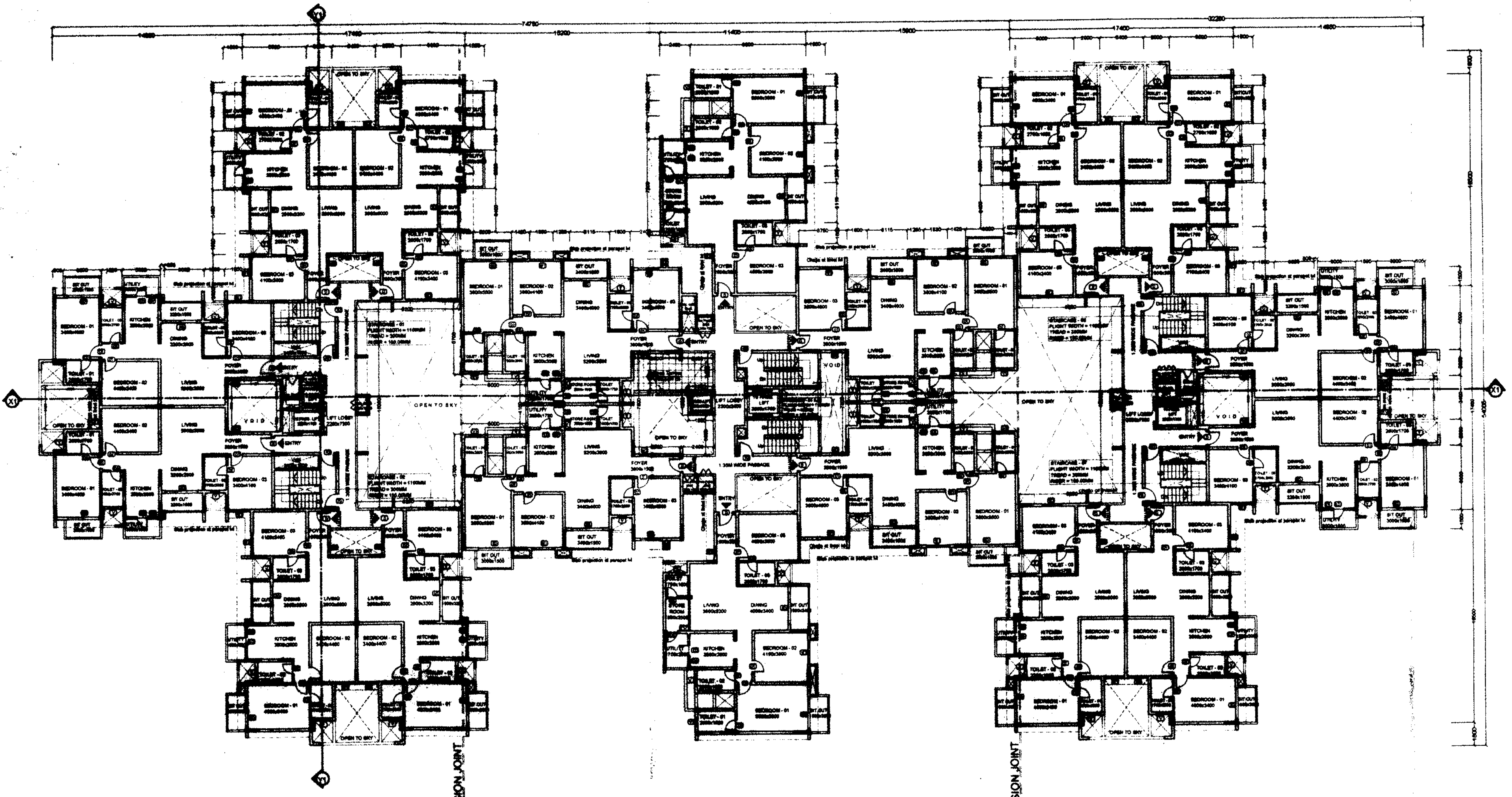
MODIFIED RESIDENTIAL DEVELOPMENT PLAN
ON SURVEY NOS. 3/1B,3/2, 7 & 162
HARALUR VILLAGE, VARTHUR HOBLI
BANGALORE EAST TALUK, OFF SARJAPUR ROAD

DRAWING TITLE

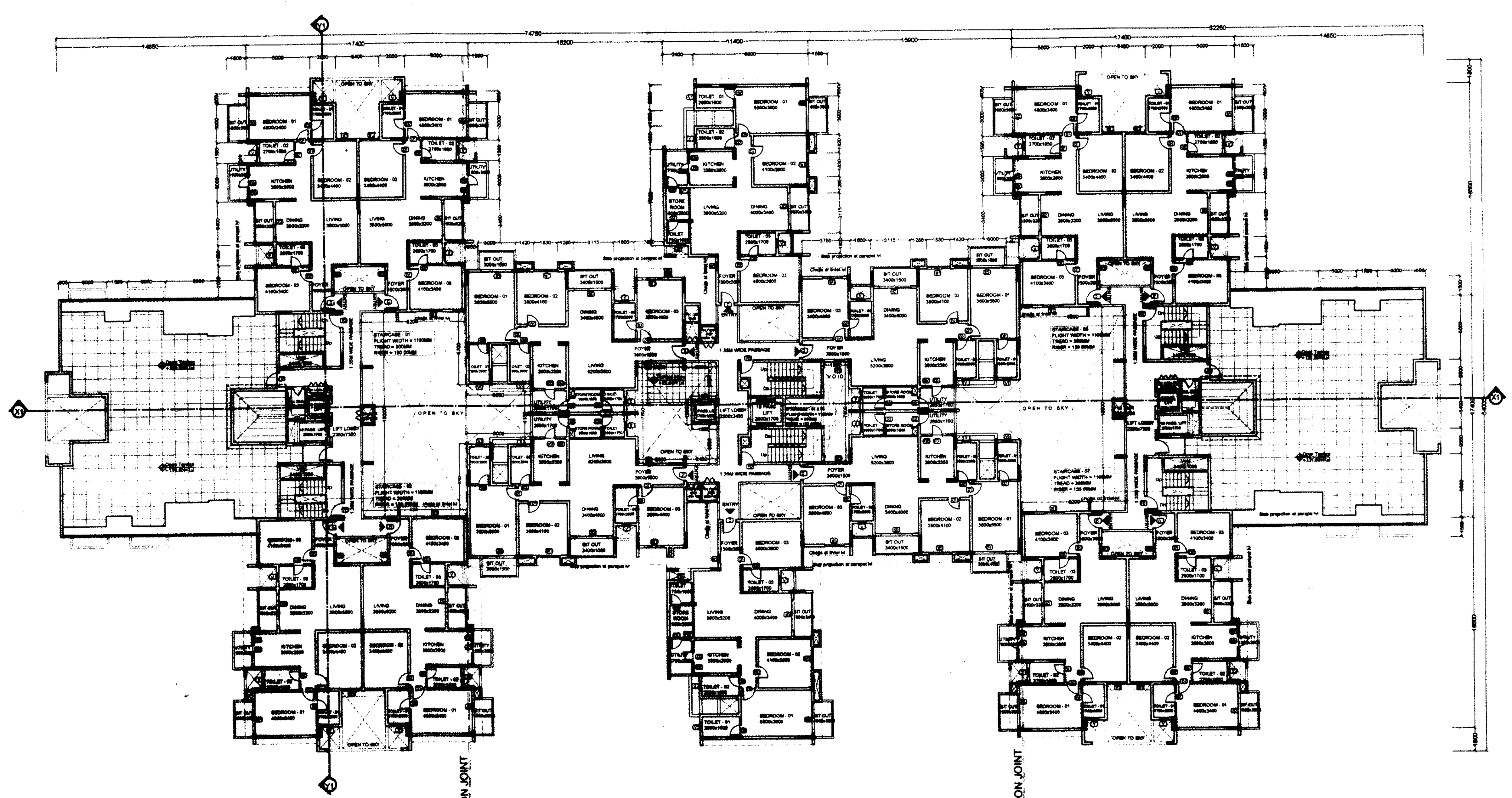
GROUND FLOOR PLAN
(+0.60M Lvl & -03.95 M Lvl)

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/IB. 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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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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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

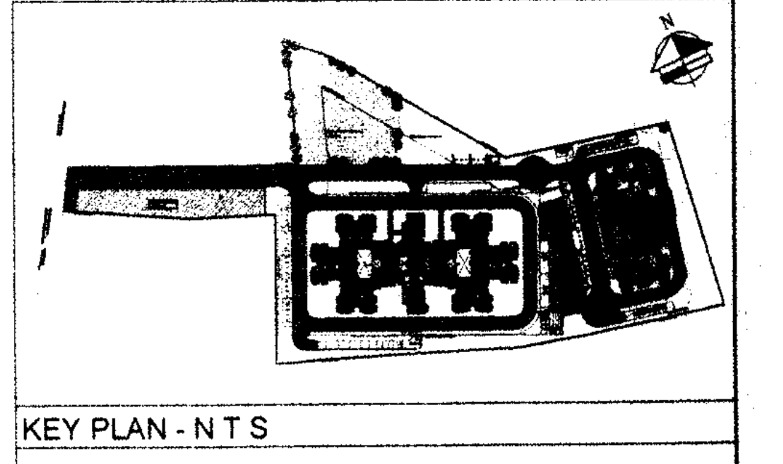
1	Processing Fee	:	30,46,180.00
2	Ground Rent	:	3,54,880.00
3	Development Charges	:	17,744.00
4	Slum Clearance Cess	:	————
5	Workers Welfare Cess	:	6,20,685.00
6	Security Deposits	:	8,87,200.00
7	Plan Copies	:	1,26,000.00
	Total	:	**50,52,689.00**

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

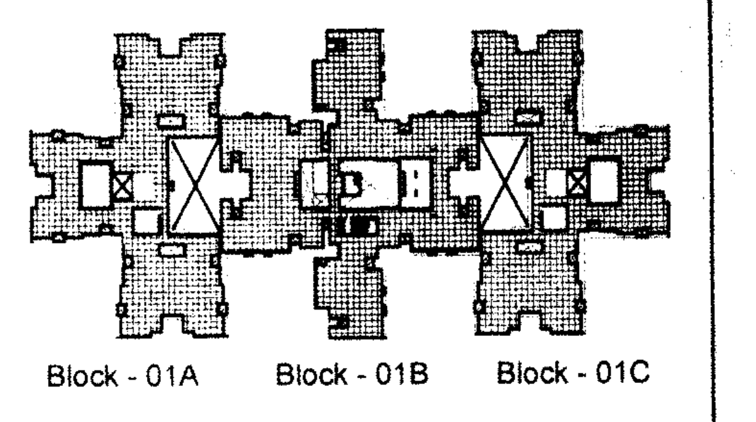
ನಮ/ಅಪ/ಅಅ 3-/..[illegible]../..[illegible]/20.11.2012
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು [illegible]
ನೀಡಿರುವ [illegible]
(3-5-2011 ರಿಂದ 2-5-2013)
ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.

3-5-11
ಆಯುಕ್ತರ ಪರವಾಗಿ
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು
03/5/11

SITE PLAN - N T S



KEY PLAN - N T S



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	=	'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	=	59,982.78 SQM			
F A R ACHIEVED = TOTAL FAR AREA / 95% OF SITE AREA	=	59982.76 / 26704.90		2.24	< 2.25
PERMISSIBLE GROUND COVERAGE	=		55%		
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	< 55%

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
SOBHA
PASSION AT WORK

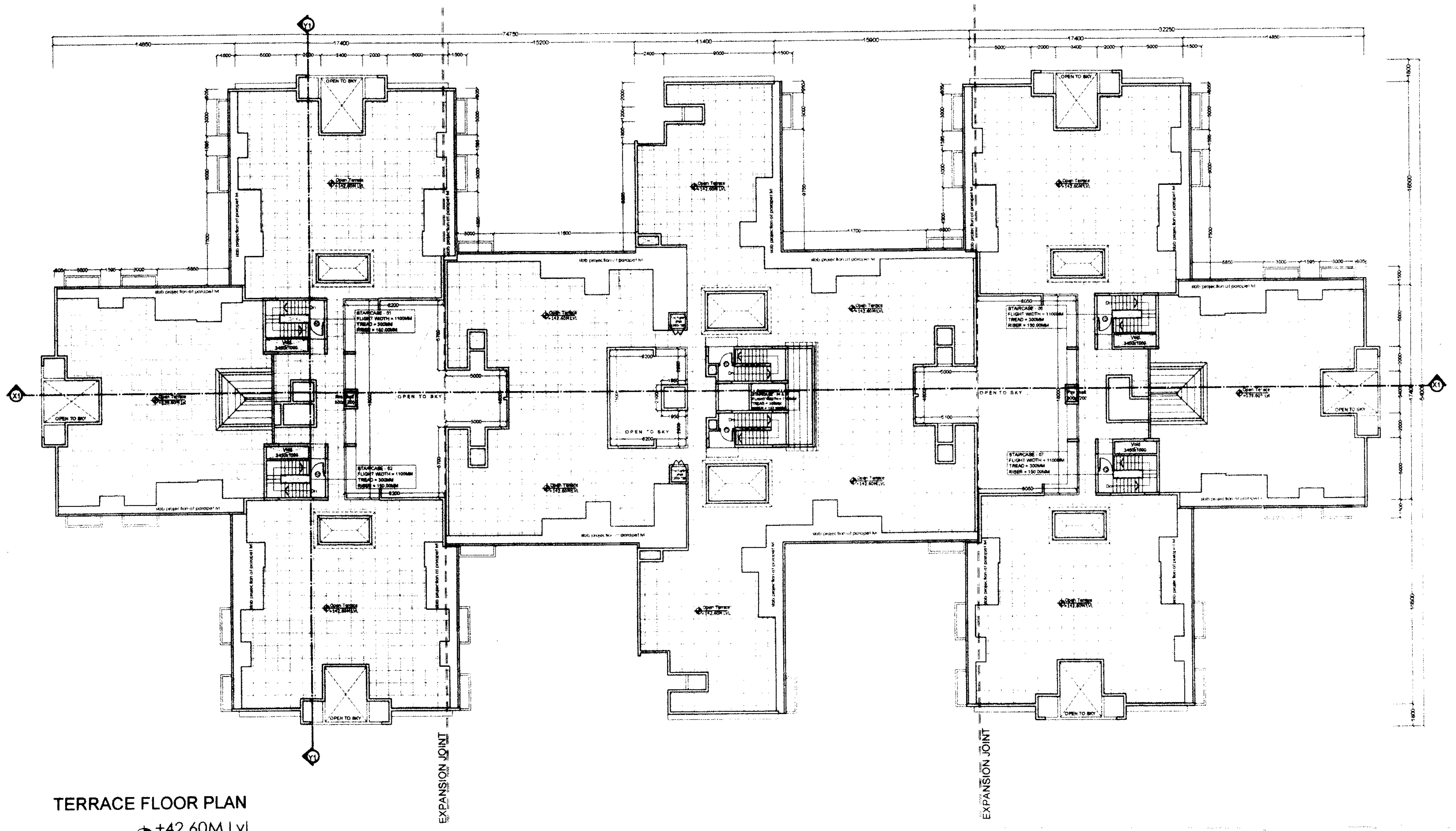
DEALT BY: VASANTH	SCALE = 1 : 200
CHECKED BY: DEEPAK	DATE : 30-04-2011
NORTH	PROJECT NO: 0300B
	DRAWING NO.: 0300B/09/12/30/AD/SUB/0004
	REV.NO.

JOB TITLE

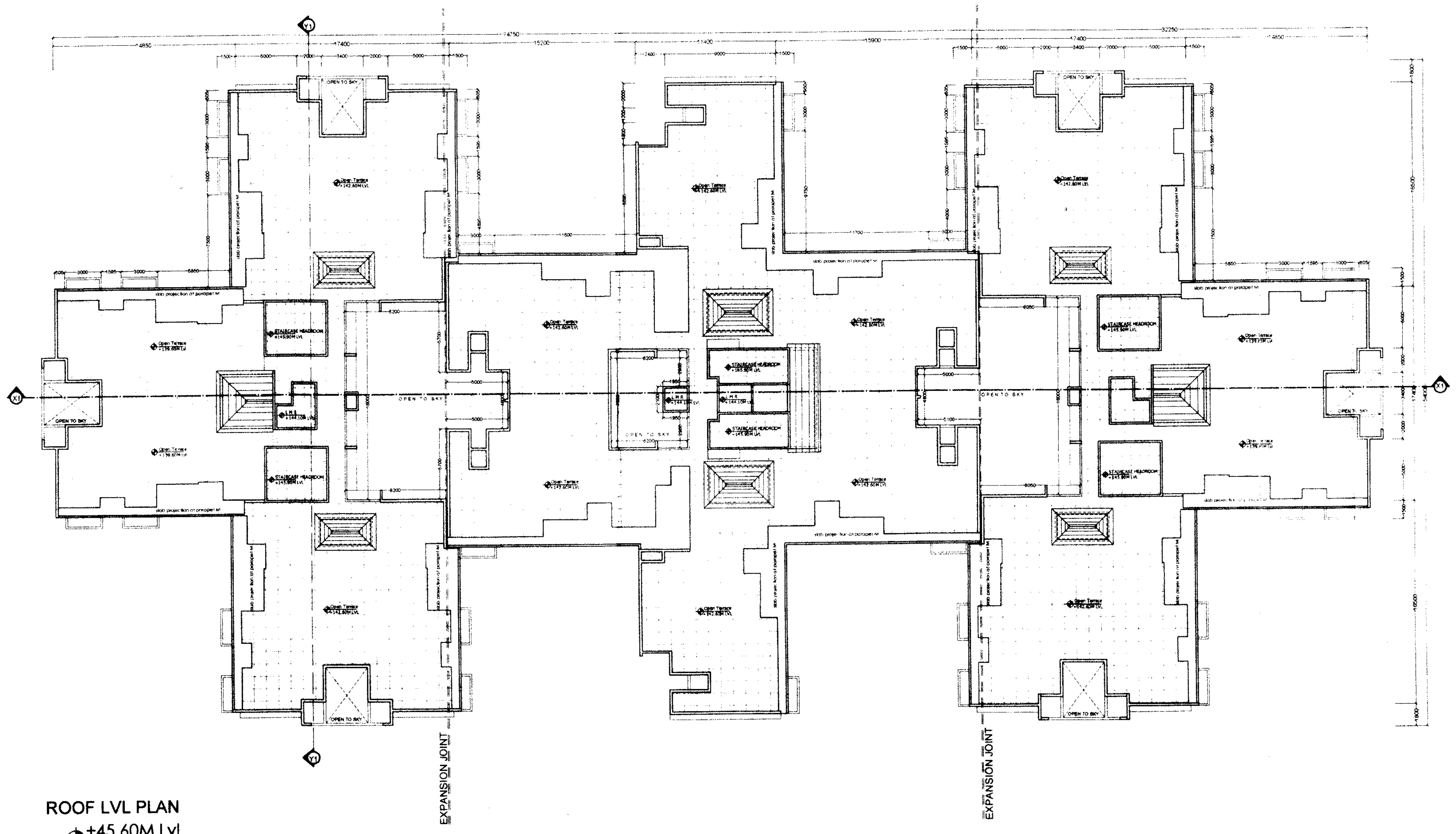
MODIFIED RESIDENTIAL BUILDING PLAN
ON SURVEY NOS. 3/1B,3/2, 7 & 162
HARALUR VILLAGE, VARTHUR HOBLI
BANGALORE EAST TALUK, OFF SARJAPUR ROAD

DRAWING TITLE

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



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/IB. 3/2, 7 & 162 of Haralur village, Varthur Hobli, of Sarjapura Road, Bangalore East Taluk, vide No. BDA/TPM/GH-28/5068/2010 -11 dated:15.03.2011.
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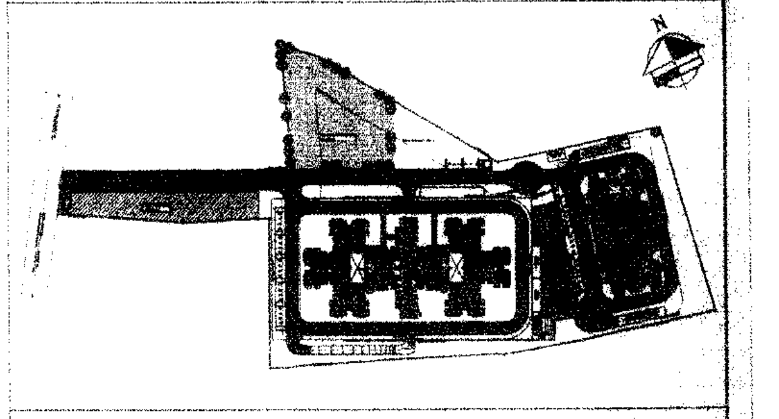
5	Workers Welfare Cess	: 6,20,685.00
6	Security Deposits	: 8,87,200.00
7	Plan Copies	: 1,26,000.00
	Total	: **50,52,689.00**

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

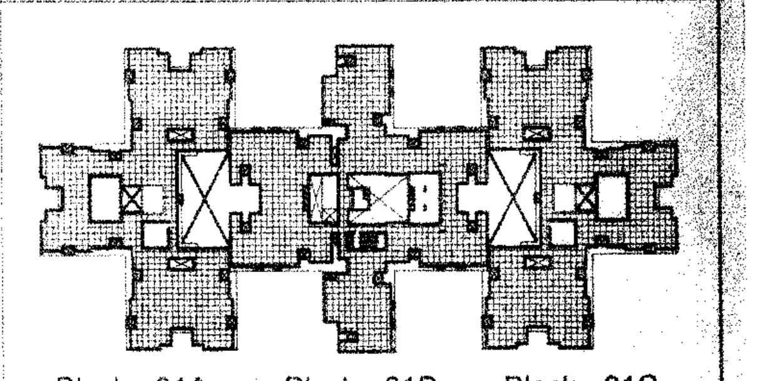
ನಮ/ಅಪ/ಅಅ 3-/... [illegible] ...1.1.2012
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ನಕ್ಷೆಗೆ
ನೀಡಿರುವ ಪರವಾನಗಿಯು ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ
(3-5-2011ರಿಂದ 2-5-2013)
ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.

3-5-11
ಆಯುಕ್ತರ ಪರವಾಗಿ
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು
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)		=	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		=	1406.52	SQMT	
ZONE		=	' C ' ZONE		
TOTAL NO OF UNITS		=	276.00		
PERMISSIBLE F A R		=	2.26		
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	2.24	< 2.26
PERMISSIBLE GROUND COVERAGE		=	55%		
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	< 55%

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)

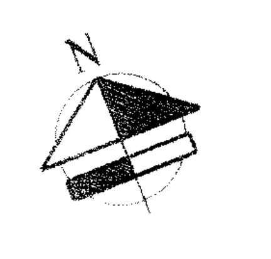
REVISIONS

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.

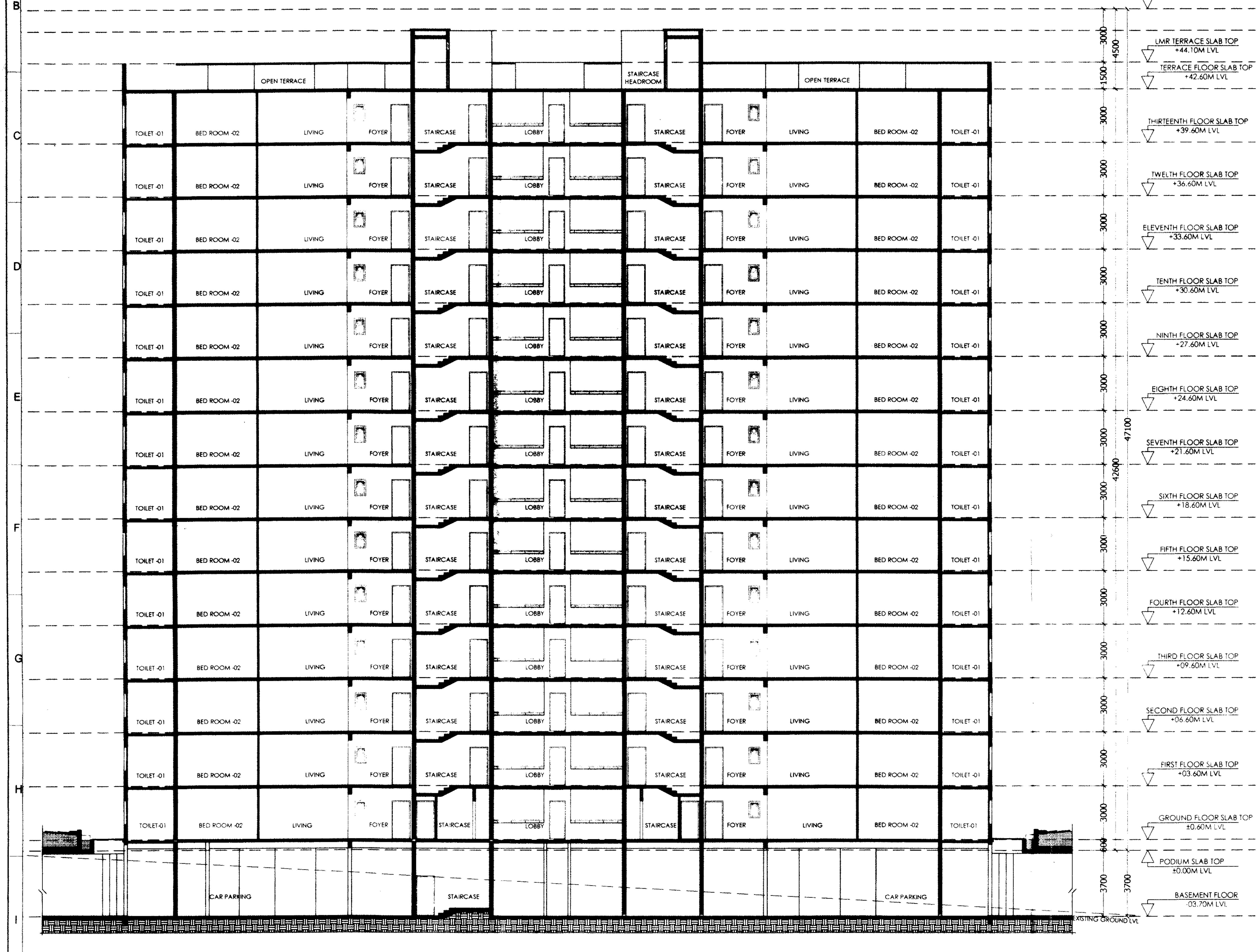
JOB TITLE

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


O H T SLAB TOP +47.10M LVL
LMR TERRACE SLAB TOP +44.10M LVL
TERRACE FLOOR SLAB TOP +42.60M LVL
THIRTEENTH FLOOR SLAB TOP +39.60M LVL
TWELTH FLOOR SLAB TOP +36.60M LVL
ELEVENTH FLOOR SLAB TOP +33.60M LVL
TENTH FLOOR SLAB TOP +30.60M LVL
NINTH FLOOR SLAB TOP +27.60M LVL
EIGHTH FLOOR SLAB TOP +24.60M LVL
SEVENTH FLOOR SLAB TOP +21.60M LVL
SIXTH FLOOR SLAB TOP +18.60M LVL
FIFTH FLOOR SLAB TOP +15.60M LVL
FOURTH FLOOR SLAB TOP +12.60M LVL
THIRD FLOOR SLAB TOP +09.60M LVL
SECOND FLOOR SLAB TOP +06.60M LVL
FIRST FLOOR SLAB TOP +03.60M LVL
GROUND FLOOR SLAB TOP ±0.60M LVL
PODIUM SLAB TOP ±0.00M LVL
BASEMENT FLOOR -03.70M LVL
EXISTING GROUND LVL
3000
4500
1500
47100
42600
600
3700
OPEN TERRACE
STAIRCASE HEADROOM
TOILET -01
BED ROOM -02
LIVING
FOYER
STAIRCASE
LOBBY
CAR PARKING

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/IB. 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. 3681 dated 02/05/2011

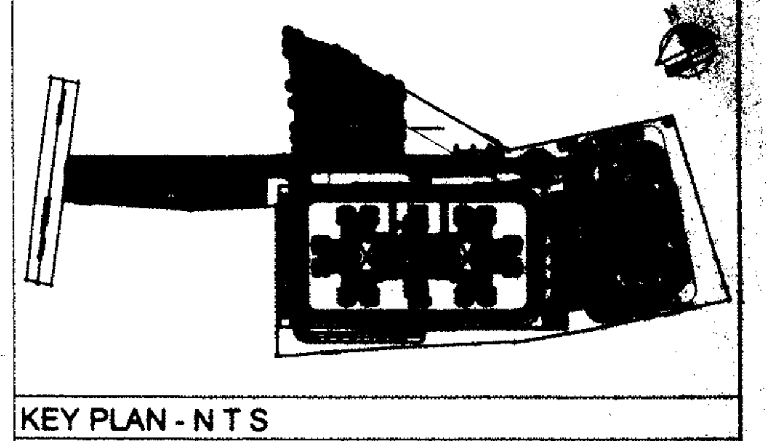
1	Processing Fee	:	30,46,180.00
2	Ground Rent	:	3,54,880.00
3	Development Charges	:	17,744.00
4	Slum Clearance Cess	:	----------
5	Workers Welfare Cess	:	6,20,685.00
6	Security Deposits	:	8,87,200.00
7	Plan Copies	:	1,26,000.00
	Total	:	**50,52,689.00**

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

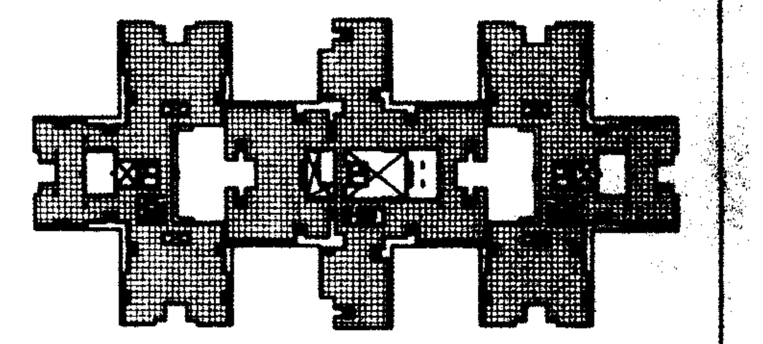
ನಮ/ಅಪ/ಅಅ 3-/...ಕ್ರ../ಆ.ಎಸ್../20..11/2012
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ನಕ್ಷೆಗೆ
ನೀಡಿರುವ ಪರವಾನಗಿಯು ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ
(3-5-2011 ರಿಂದ 2-5-2013)
ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.

3-5-11
ಆಯುಕ್ತರ ಪರವಾಗಿ
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು

SITE PLAN - N T S



KEY PLAN - N T S



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	=	2914.84	SQMT		
5% SITE AREA TO BE RESERVED FOR C A SITE	=	1405.52	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	=	59,882.76 SQM			
F A R ACHIEVED = TOTAL FAR AREA / 95% OF SITE AREA	=	59882.76 / 26704.90		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	=	3,782.84x100 / 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	800 x 2150
6	KITCHEN WINDOW	KW	750 x 10
7	SLIDING DOORS	SD	2450 x 2
8	FIRE RES. DOOR	FD	1050 x 2
9	WINDOW	W1	1550 x 1
10	VENTILATOR	V	850 x 9
11	VENTILATOR	V1	850 x 135

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,
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BANGALORE 560 025 TEL :22104564, 22104565 FAX. 22104673
Email :architects@sobha.co.in
SOBHA
PASSION AT WORK

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/0006
	REV.NO.

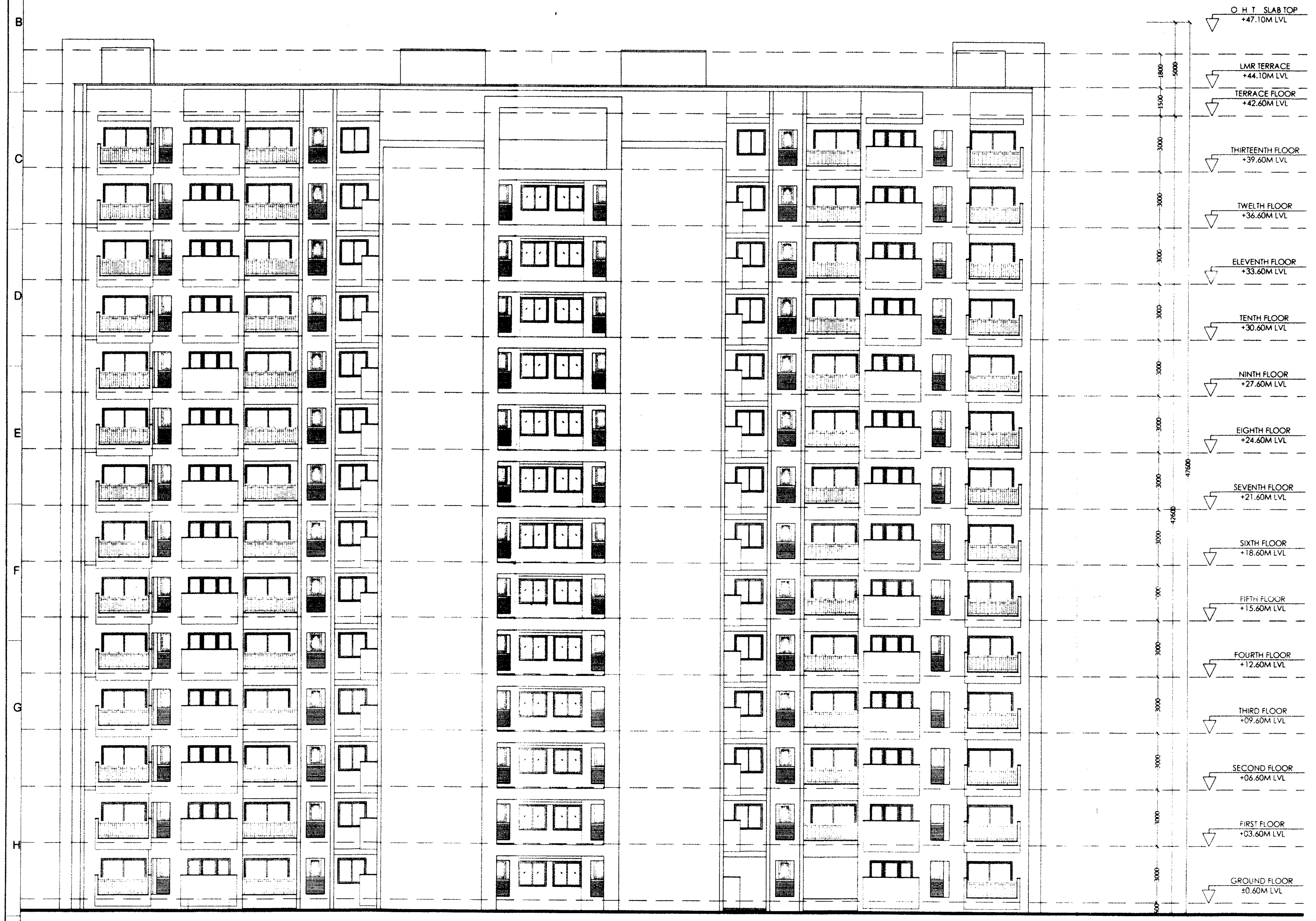
JOB TITLE

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



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

CONDITIONS :-

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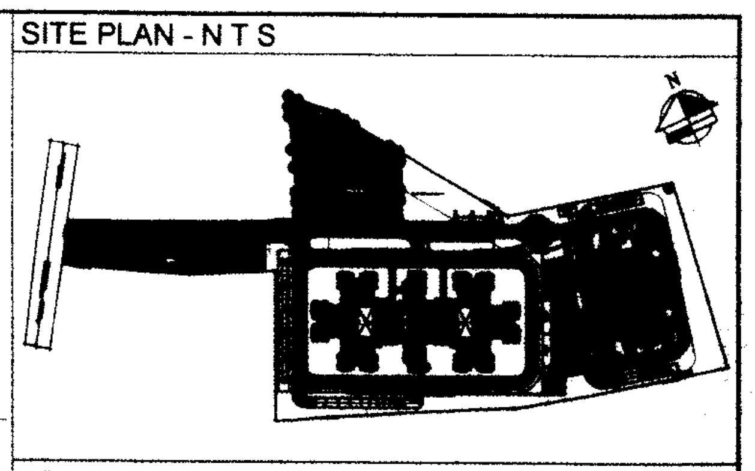
(Rupees Fifty Lakhs Fifty Two Thousand Six Hundred and Eighty Nine Only)

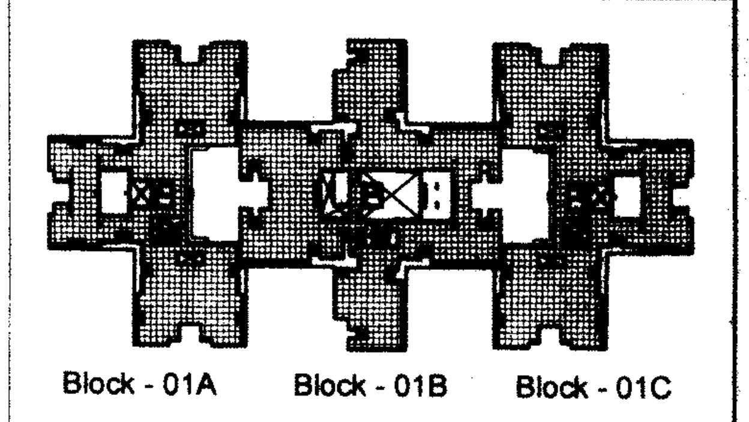
ಕಮ/ಅಪ/ಅಂ 3-/...[illegible]../..[illegible]/20..11.20 12
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ನಕ್ಷೆಗೆ
ನೀಡಿರುವ [illegible]
(3-5-2011ರಿಂದ 2-5-2013)
ಮಾತ್ರ [illegible]

3-5-11
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು
03/5/11

SITE PLAN - N T S



KEY PLAN - N T S



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TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02	=	3782.94 SQM			
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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. H.R. [illegible]
(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,
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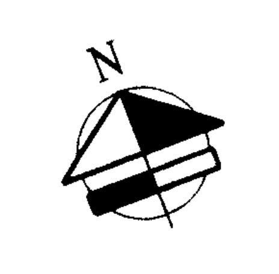
Email :architects@sobha.co.in

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

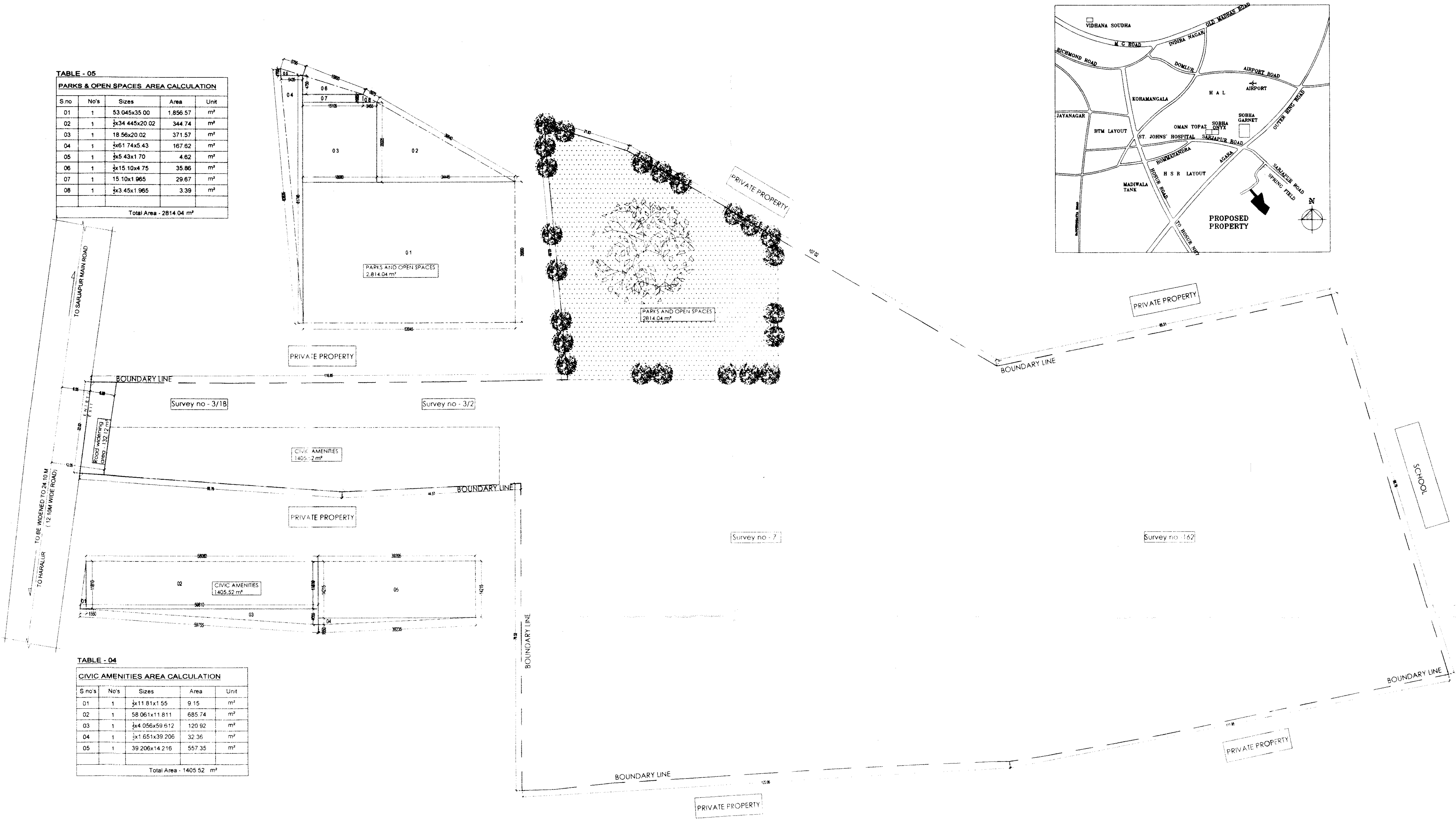


TABLE - 05

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 = $\frac{\text{F A R AREA}}{\text{95\% OF SITE AREA}} = \frac{59{,}982.76\ m^2}{26{,}704.90\ m^2} = 2.246$	
09	GROUND COVERAGE (Block - 01 & 02) PERMISSIBLE GROUND COVERAGE = 55 % ACHIEVED GROUND COVERAGE = $\frac{\text{PLINTH AREA}}{\text{SITE AREA AFTER ROAD WIDENING}} \times 100\% = \frac{3{,}782.94\ m^2}{26{,}572.78\ m^2} \times 100 = 14.23\%$	
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 = 42.60M & 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 = $\frac{134.75\ m^2}{150.00\ m^2}$ = 0.89 ≈ 1 = 1X162 UNITS = 162 CARS	
13	TYPE - 02 = $\frac{160.00\ m^2}{150.00\ m^2}$ = 1.06 ≈ 1 = 1X81 UNITS = 081 CARS	
14	TYPE - 03 = $\frac{491.00\ m^2}{150.00\ m^2}$ = 3.27 ≈ 3 = 3X28 UNITS = 084 CARS	
15	TYPE - 04 = $\frac{496.00\ m^2}{150.00\ m^2}$ = 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) :- BASEMENT PARKING : 382 CARS SURFACE LVL PARKING : 26 CARS TOTAL : 408 Nos
17	RECEATIONAL CLUB AREA - Block - 01 & 02 = 570.15 m² & 899.43 m² Respectively,01Car parking for every 50.0 m² Floor Area TOTAL AREA - $\frac{1469.58\ m^2}{50.0\ m^2}$ - 29.39 ~ 30 no's	
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	▤

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/IB. 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 shoud 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)

ನಮು/ಅಪ/ಅಆ 3-/...[illegible]/...೦.೯.../20..11.2012
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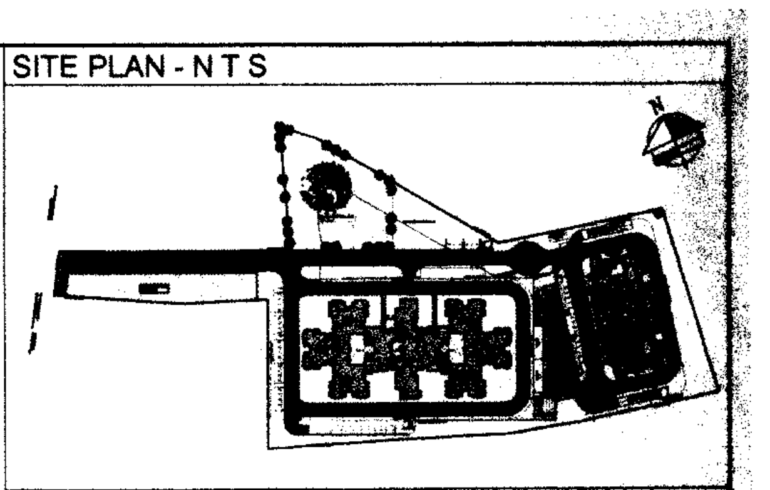
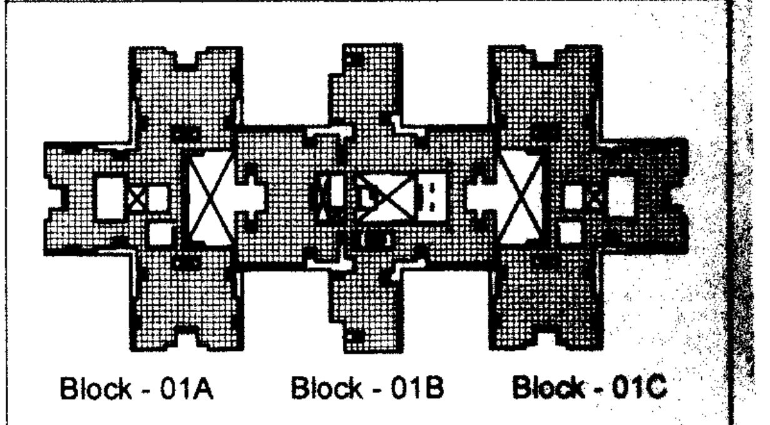
(3-5-2011 ರಿಂದ 2-5-2013)
ಮಾತ್ರ [illegible]

3-5-11 [illegible] ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು
03/5/11

SITE PLAN - N T S



KEY PLAN - N T S



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	=	'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	=	59,982.76 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	=	3782.94 SQM			
GROUND COVERAGE = PLINTH AREA X 100 / NET SITE AREA	=	3,782.94x100 / 26572.78	=	14.23	< 55%

FOR APPROVAL

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

SIGN...[illegible]...........
(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
SOBHA
PASSION AT WORK

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

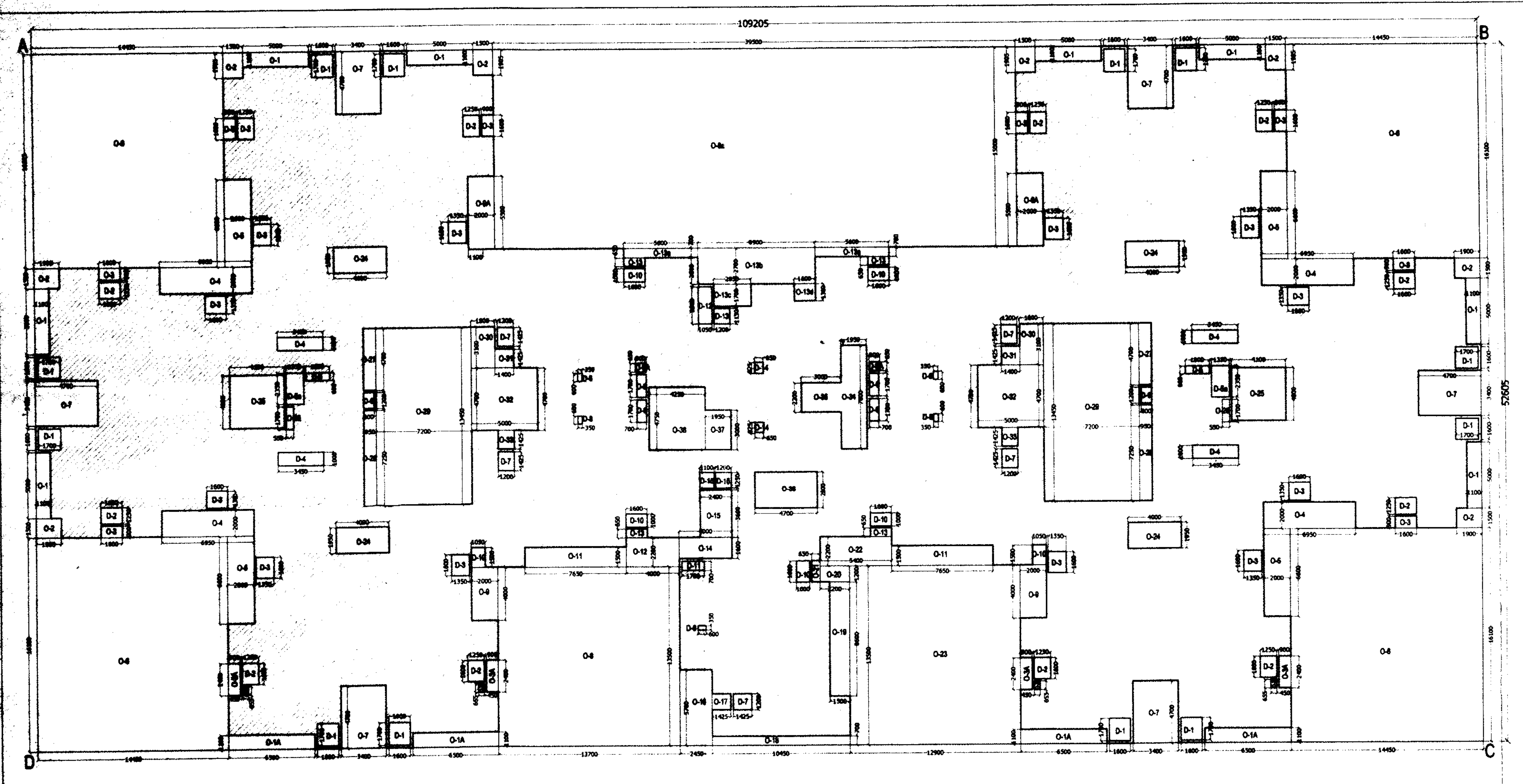
JOB TITLE

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 18



GROUND FLOOR LVL, BLOCK - 01

CONDITIONS :-

1) All conditions should be adhered to strictly as stipulated in the re-modified work order issued while approving the residential development plan for construction of apartment building on @ Sy. Nos, 3/IB. 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.
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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
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 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	6.60	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	0.65	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	1.60	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	8.58
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	0.83	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

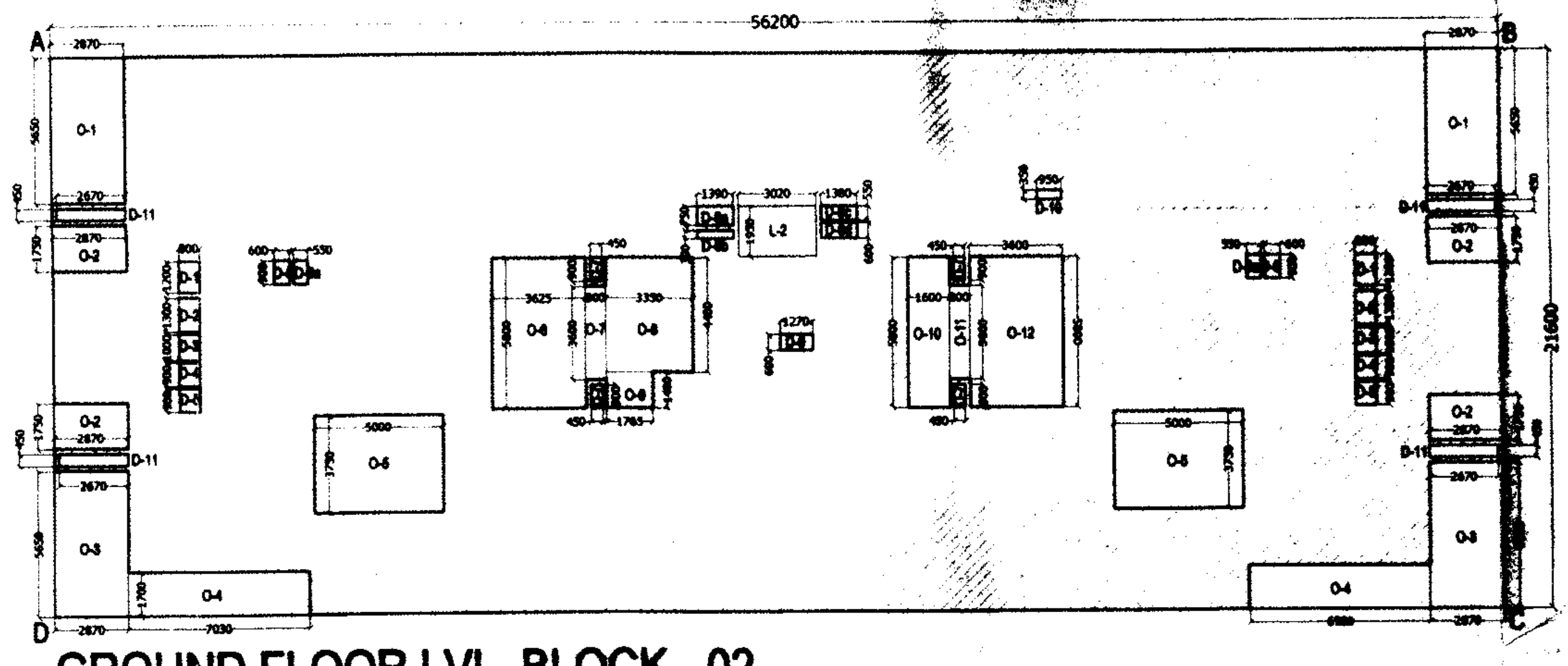
TOTAL PLINTH AREA

DESCRIPTION	AREA
OPEN TO SKY	2793.26
DUCTS	140.82
TOTAL PLINTH AREA DEDUCTION	2934.08

GROUND COVERAGE AREA CALCULATION

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



GROUND FLOOR LVL, BLOCK - 02

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 [illegible] Only)

[illegible]/20.11.2012
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ನಕ್ಷೆಗೆ
ನೀಡಿರುವ ಪರವಾನಗಿಯು ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ
(3-5-2011 ರಿಂದ 2-5-20(3)
ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.

3-5-11 ಆಯುಕ್ತರ ಪರವಾಗಿ
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು
03/5/11

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	2.87	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	0.60	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	0.56	0.78
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

TOTAL NON F.A.R. AREA

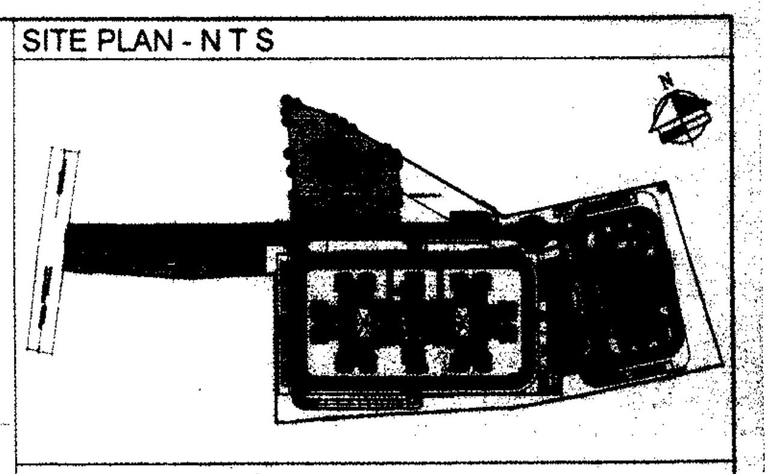
DESCRIPTION	AREA
OPEN TO SKY	220.51
DUCTS	21.12
TOTAL NON F.A.R.	241.63

GROUND FLOOR F A R AREA CALCULATION

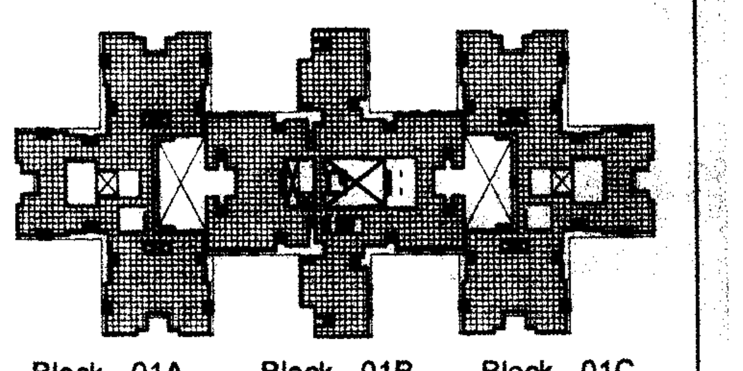
AREA OF RECTANGLE (A B C D) = 56.20x21.6 =	1213.92
TOTAL DEDUCTION OF NON F.A.R. AREA =	241.63
TOTAL F.A.R. AREA =	972.29
GROUND FLOOR F.A.R AREA FOR BLOCK - 2 =	972.29

* ALL SERVICE SHAFTS AND OTS ARE DEDUCTED FROM PLINTH AREA

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)		=	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		=	' 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		=	59,982.76 SQM		
F A R ACHIEVED =	TOTAL FAR AREA / 95% OF SITE AREA	=	59982.76 / 26704.90	2.24	< 2.25
PERMISSIBLE GROUND COVERAGE		=		55%	
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	< 55%

FOR APPROVAL

SIGN.......

(DEEPAK DINESH PRABAKARAN)

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

SIGN.......

(OWNER'S SIGNATURE)

REVISIONS

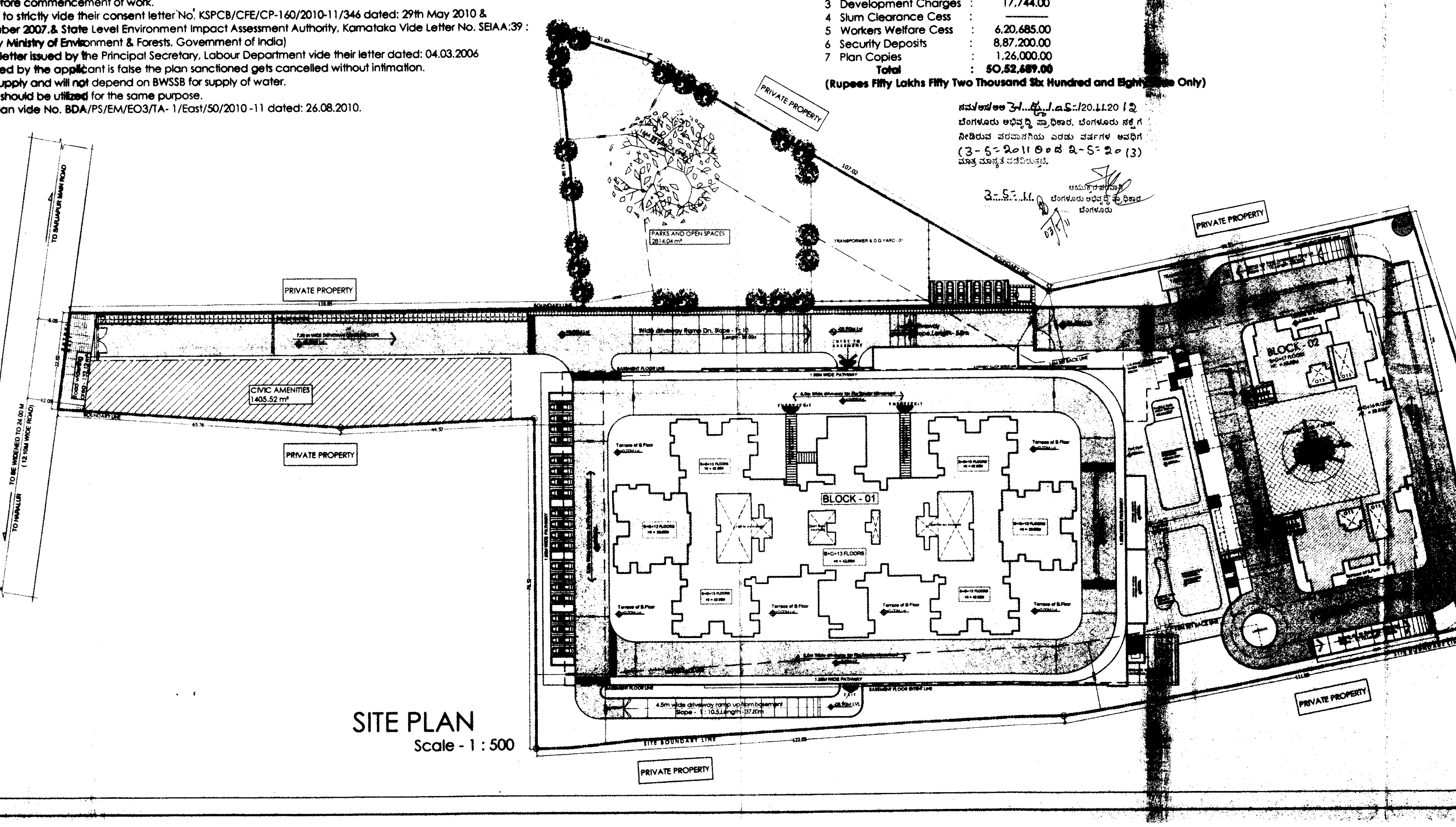
SL.NO.	DATE	REVISIONS	BY	CKD.

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	59,972.088 m²
08	PERMISSIBLE F A R :- 2.25 F A R = TOTAL F A R AREA = [illegible] = [illegible] m² = 2.24	
09	GROUND COVERAGE (Block - 01 & 02) PERMISSIBLE GROUND COVERAGE = 55 % ACHIEVED GROUND COVERAGE = [illegible] x 100% = [illegible] 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 = 42.60M & 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 = [illegible] = 0.88 ~ 1 = 1X162 UNITS = 162 CARS	
13	TYPE - 02 = [illegible] = 1.08 ~ 1 = 1X081 UNITS = 081 CARS	
14	TYPE - 03 = [illegible] = 3.27 ~ 3 = 3X28 UNITS = 084 CARS	
15	TYPE - 04 = [illegible] = 2.30 ~ 3 = 3X04 UNITS = 012 CARS	
16	CAR PARKING REQUIRED= 339+34 (10% of 339 = 34) = 373 no's	CAR PARKING (Block - 01 & 02) :- BASEMENT PARKING : 382 CARS SURFACE LVL PARKING : 26 CARS TOTAL : 408 Nos
17	RECREATIONAL CLUB AREA - Block - 01 & 02 = 570.15 m² & 889.43 m² Respectively 1 Car parking for every 50.0 m² Floor Area TOTAL AREA - [illegible] - 29.19 ~ 30 no's	
18	CAR PARKING REQUIRED = 373 + 30 = 403 Cars CAR PARKING PROVIDED = 408 Cars	



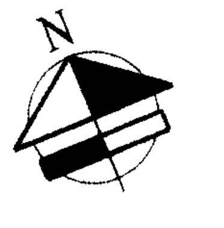
SITE PLAN

Scale - 1 : 500

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
SOBHA
PASSION AT WORK

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.



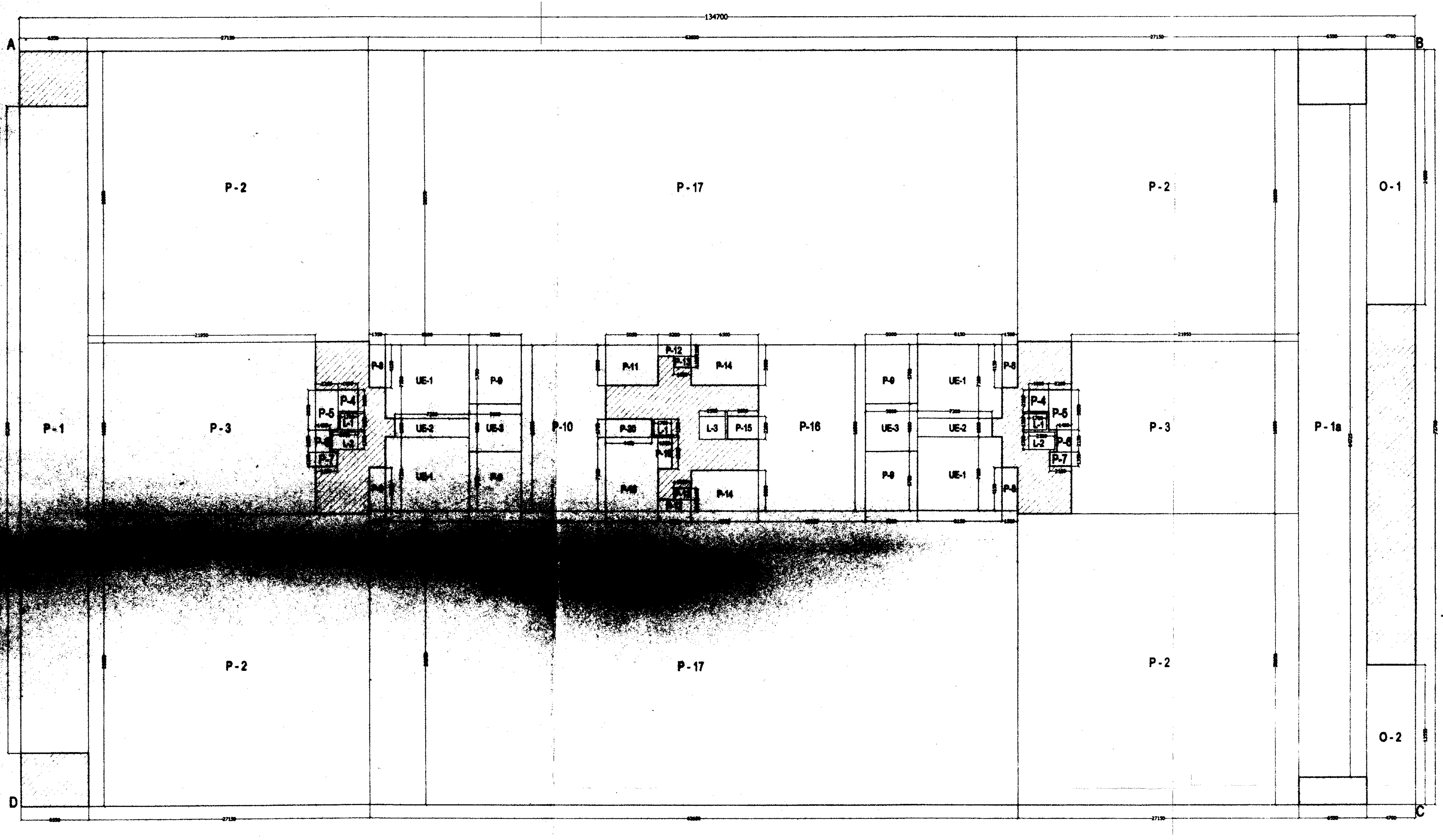
JOB TITLE

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



BASEMENT FLOOR LEVEL

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	62.60	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	63.69
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	4.60	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

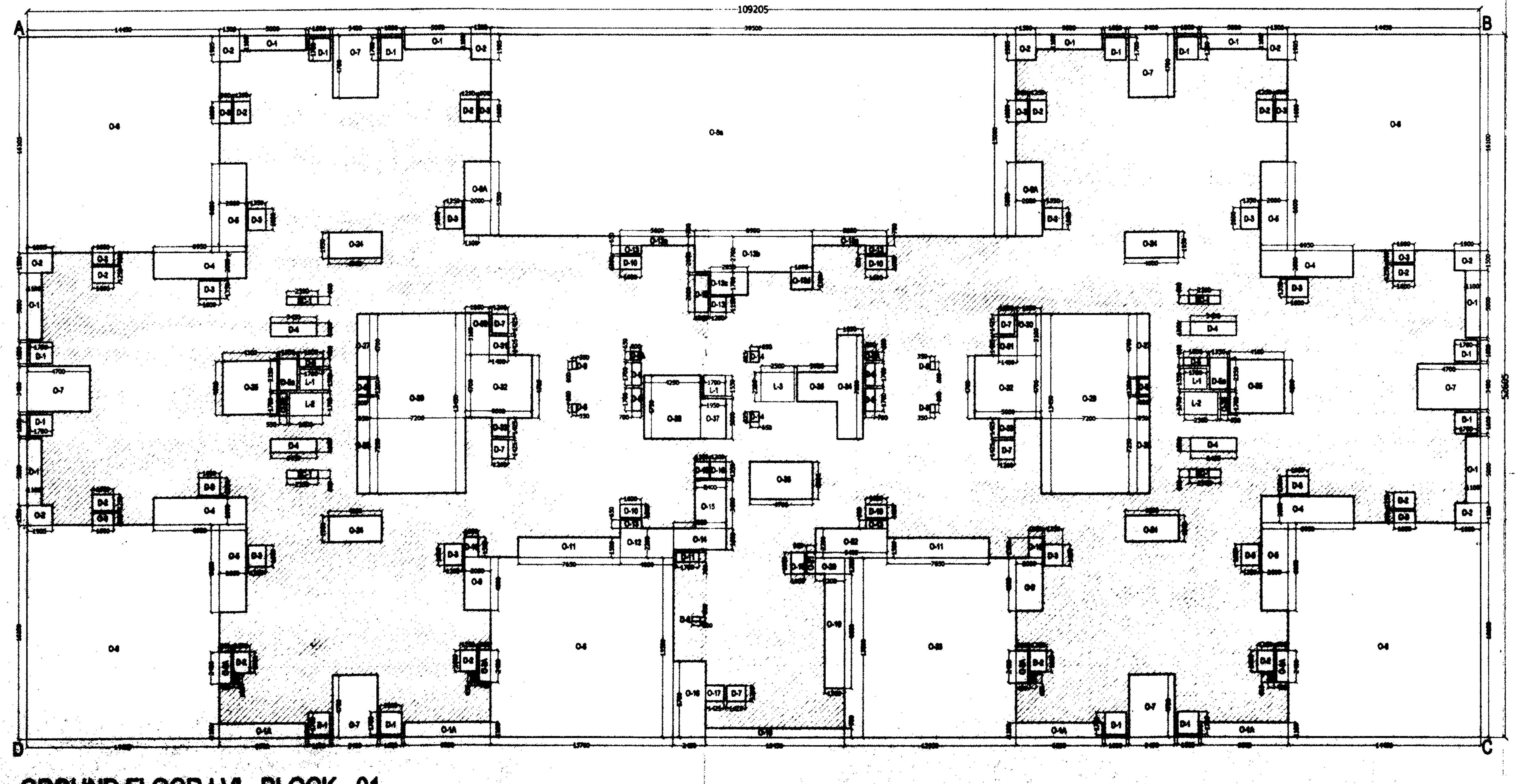
BASEMENT F.A.R. AREA CALCULATION

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/IB. 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.



GROUND FLOOR LVL, BLOCK - 01

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	6.95	2.00	55.60
O-5	4	2.00	6.60	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	0.65	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

CUTOUT AREA DEDUCTIONS

S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
SC-1	4	2.35	0.60	5.64
				5.64

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)

ಸಮ/ಅಸ/ಅಆ3-1.ಸಂ..1.0.5../2011..2012
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ಸಲ್ಲಿಗೆ ನೀಡಿರುವ ಪರವಾನಿಗೆಯು ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ (3-5-2011 ರಿಂದ 2-5-2013) ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.

3-5-11
ಆಯುಕ್ತರ ಪರವಾಗಿ
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು
03/5/11

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	0.66	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	8.56
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	0.83	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

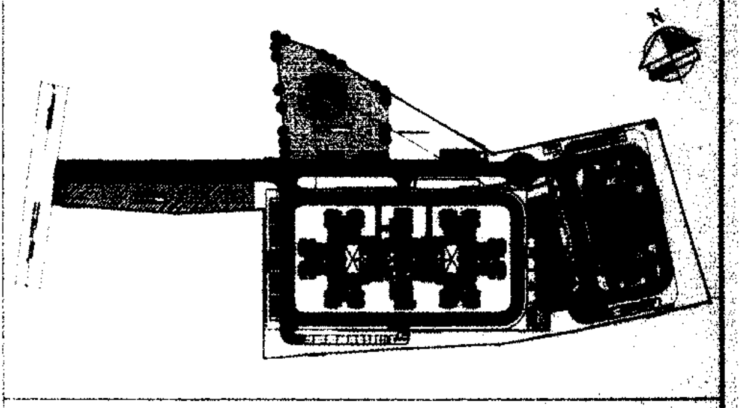
TOTAL NON F A R AREA

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

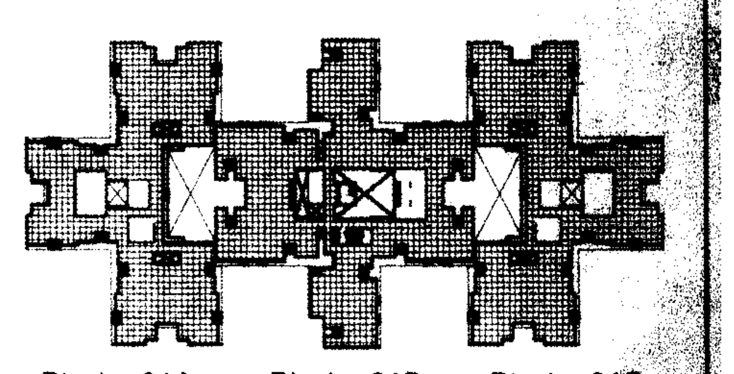
GROUND FLOOR F A R AREA CALCULATION

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

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)	=	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	=	2814.94	SQMT		
5% SITE AREA TO BE RESERVED FOR C A SITE	=	1405.52	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	=	59,962.76 SQM			
F A R ACHIEVED = TOTAL FAR AREA / 95% OF SITE AREA	=	59962.76 / 26704.90		2.24	< 2.25
PERMISSIBLE GROUND COVERAGE	=	55%			
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	< 55%

FOR APPROVAL

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

SIGN. N.R. Chandra
(OWNER'S SIGNATURE)

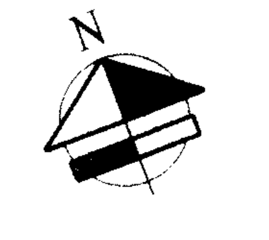
REVISIONS

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.

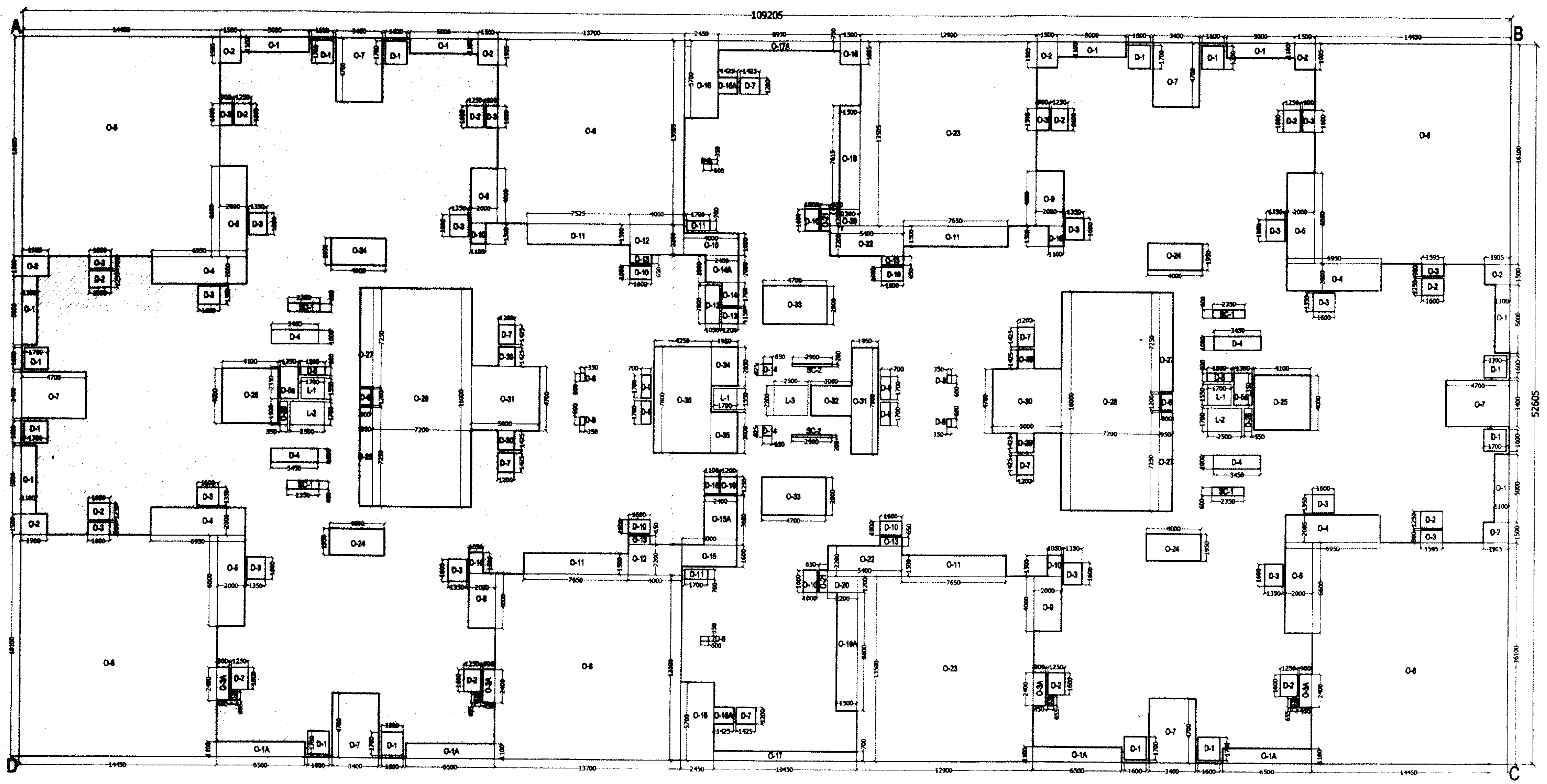


JOB TITLE

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



TYPICAL FLOOR LEVEL (01ST - 12TH FLOOR)

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	16.10	930.58
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	1.80	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	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	0.65	0.83	1.07
D-15	1	1.10	1.25	1.38
D-16	1	1.20	1.25	1.50
			TOTAL DUCT AREA	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

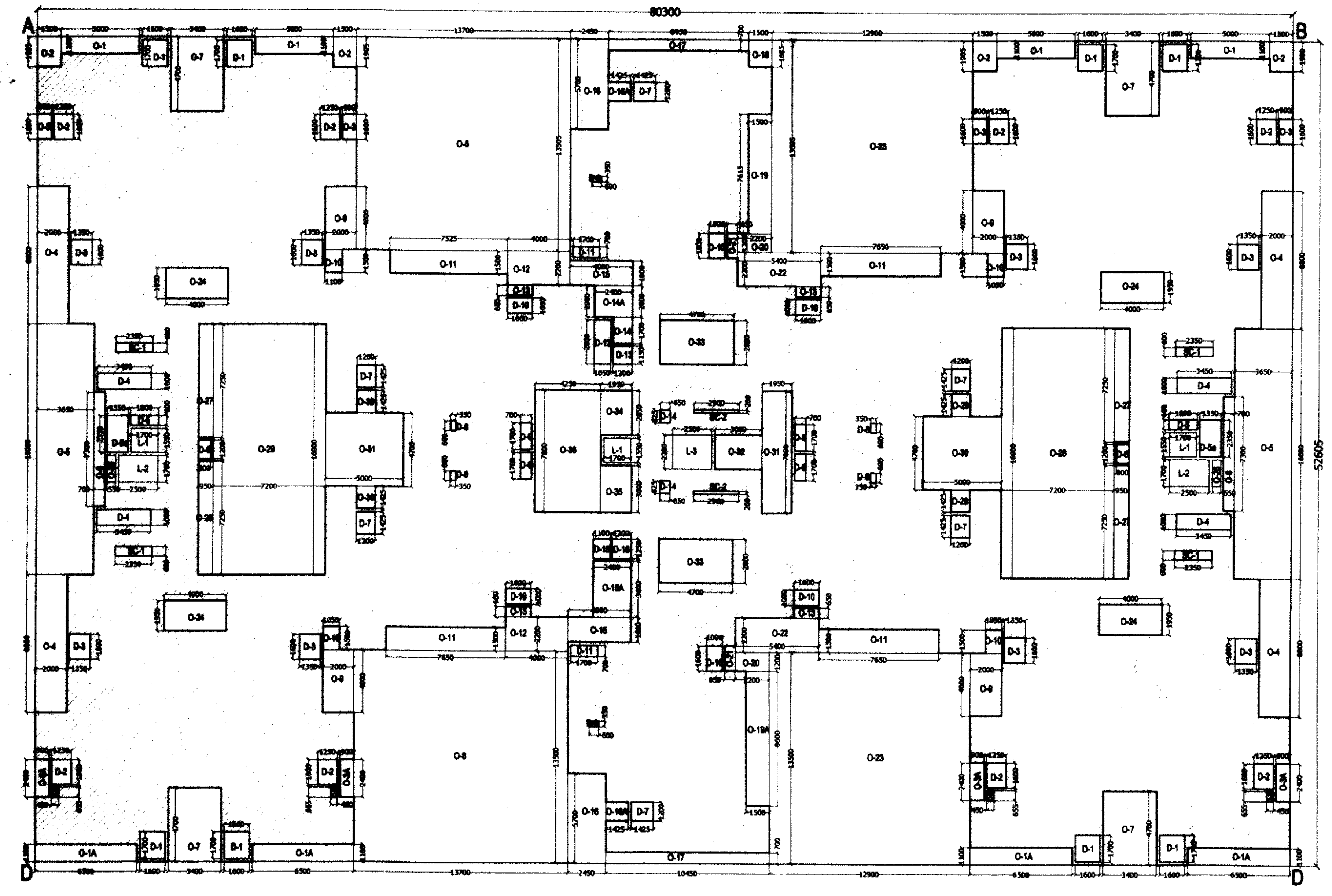
TYPICAL FLOORS (01st TO 09th) F A R AREA CALCULATION

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/IB. 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.



13TH FLOOR LEVEL

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	1.80	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	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	0.65	0.83	1.07
D-15	1	1.10	1.25	1.38
D-16	1	1.20	1.25	1.50
			TOTAL DUCT AREA	116.97

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.	1876.30

13th FLOOR F A R AREA CALCULATION

AREA OF RECTANGLE (A B C D) = 80.30x52.605 =	4224.18
TOTAL DEDUCTION OF NON F A R AREA =	1876.30
TOTAL F A R AREA =	2347.89

13th FLOOR F A R AREA = 2347.89

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

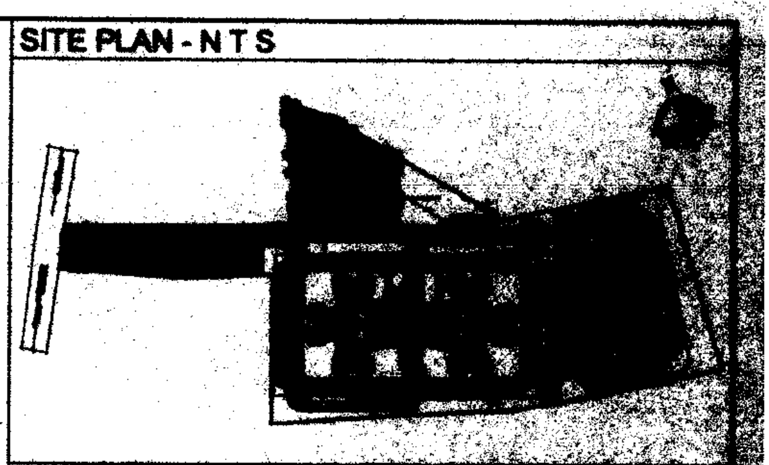
1	Processing Fee	:	30,46,180.00
2	Ground Rent	:	3,54,880.00
3	Development Charges	:	17,744.00
4	Slum Clearance Cess	:	———
5	Workers Welfare Cess	:	6,20,685.00
6	Security Deposits	:	8,87,200.00
7	Plan Copies	:	1,26,000.00
	Total	:	50,52,689.00

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

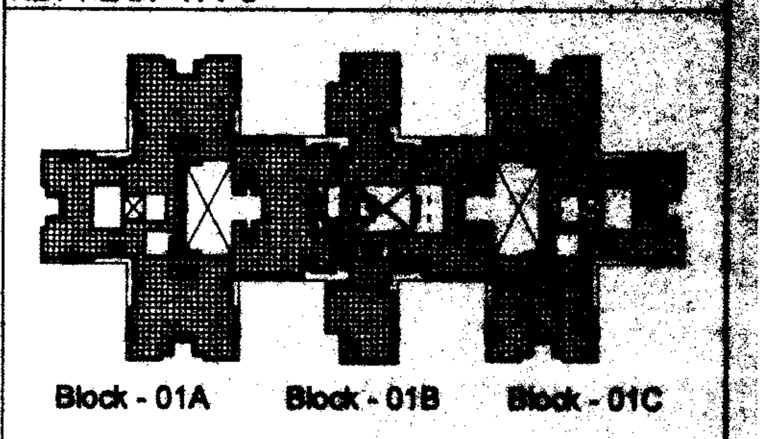
ಕಮ/ಅಸ/ಅಅ3-1..ಅನು..1..05..2011..20/2
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ನಕ್ಷೆಗೆ
ನೀಡಿರುವ ಪರವಾನಗಿಯು ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ
(3-5-2011 ರಿಂದ 2-5-2013)
ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.

3-5-11
ಆಯುಕ್ತರ ಪರವಾಗಿ
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು
3/5/11

SITE PLAN - N T S



KEY PLAN - N T S



SOBHA CLASSIC & SIGNATURE
FAR CALCULATIONS

SITE AREA (A)	=	[illegible]	SQMT
AREA RESERVED FOR ROAD WIDENING (B)	=	[illegible]	SQMT
NET SITE AREA (A - B)	=	[illegible]	SQMT
10% SITE AREA TO BE RESERVED FOR OPEN SPACES	=	3011.84	SQMT
PROPOSED SITE AREA FOR OPEN SPACES	=	3014.84	SQMT
5% SITE AREA TO BE RESERVED FOR C A SITE	=	[illegible]	SQMT
ZONE	=	'C' ZONE	
TOTAL NO OF UNITS	=	[illegible]	
PERMISSIBLE F A R	=	[illegible]	
TOTAL NET F A R AREA OF ALL FLOORS(BLOCK - 01+02)	=	[illegible]	
F A R ACHIEVED = TOTAL FAR AREA / 90% OF SITE AREA	=	[illegible] / [illegible]	[illegible] < [illegible]
PERMISSIBLE GROUND COVERAGE	=	[illegible]	
TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02	=	[illegible] SQM	
GROUND COVERAGE = PLINTH AREA X 100 / NET SITE AREA	=	3,782.[illegible]x100 / 26572.78	= 14.23 < [illegible]

FOR APPROVAL

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

SIGN..H.R.Chandrasekar............
(OWNER'S SIGNATURE)

REVISIONS

SL.NO.	DATE	REVISIONS	BY	CHD

ARCHITECTS :

SOBHA
DEVELOPERS LTD.
ARCHITECTS , ENGINEERS, BUILDERS AND DEVELOPERS,
No.4, RAJARAM MOHAN ROY ROAD,
BANGALORE 560 025 TEL. 22104894, 22104895 FAX. 22104873
Email: [illegible]@sobha.co.in
SOBHA
PASSION AT WORK

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/0011
	REV.NO.

JOB TITLE

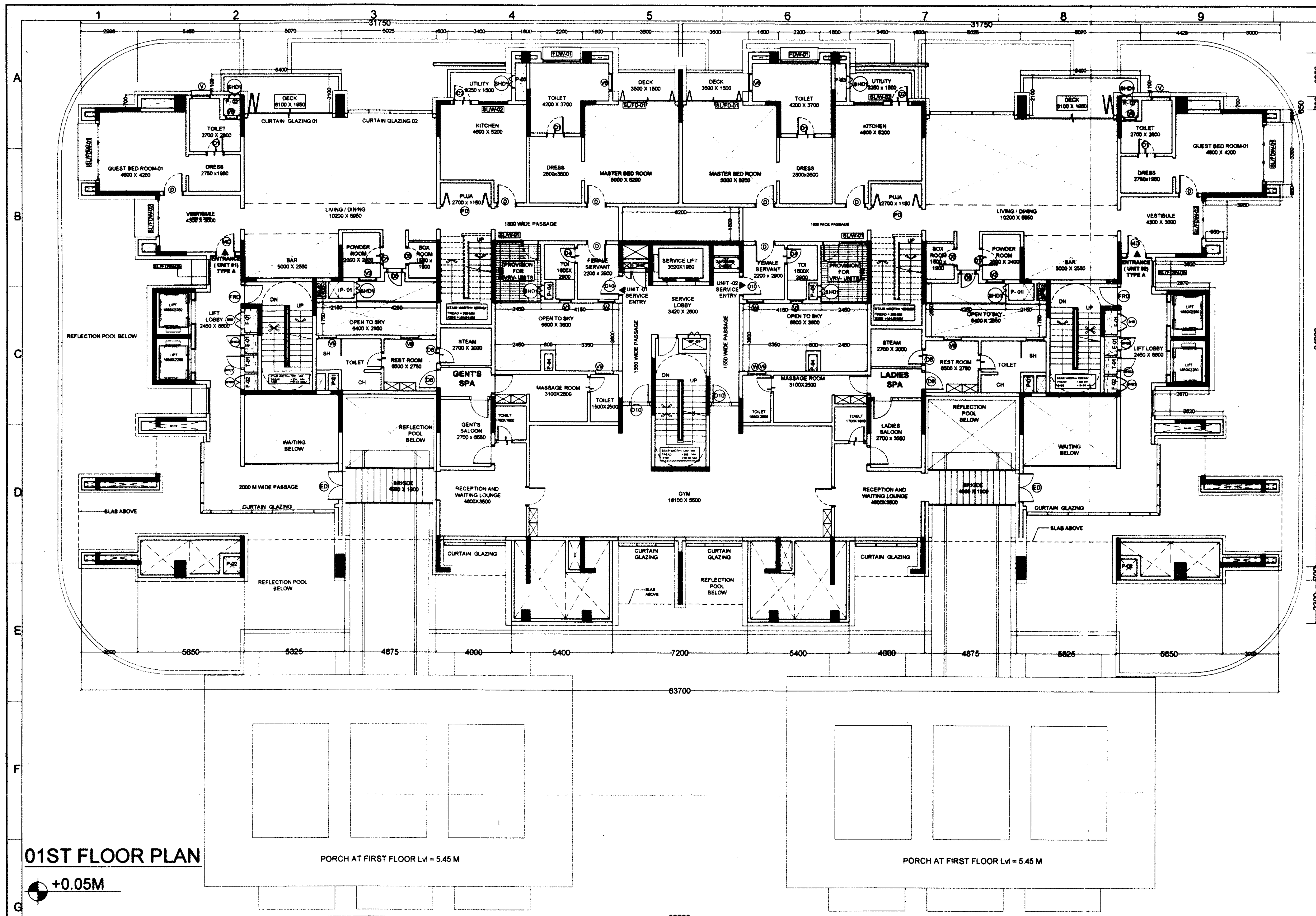
**MODIFIED RESIDENTIAL DEVELOPMENT PLAN
ON SURVEY NOS. 3/1B,3/2, 7 & 162,
HARALUR VILLAGE,
VARTHUR HOBLI BANGALORE EAST TALUK,
OFF SARJAPUR ROAD.**

DRAWING TITLE

AREA DIAGRAM
Typical Floor (01st - 12th) & 13th Floo

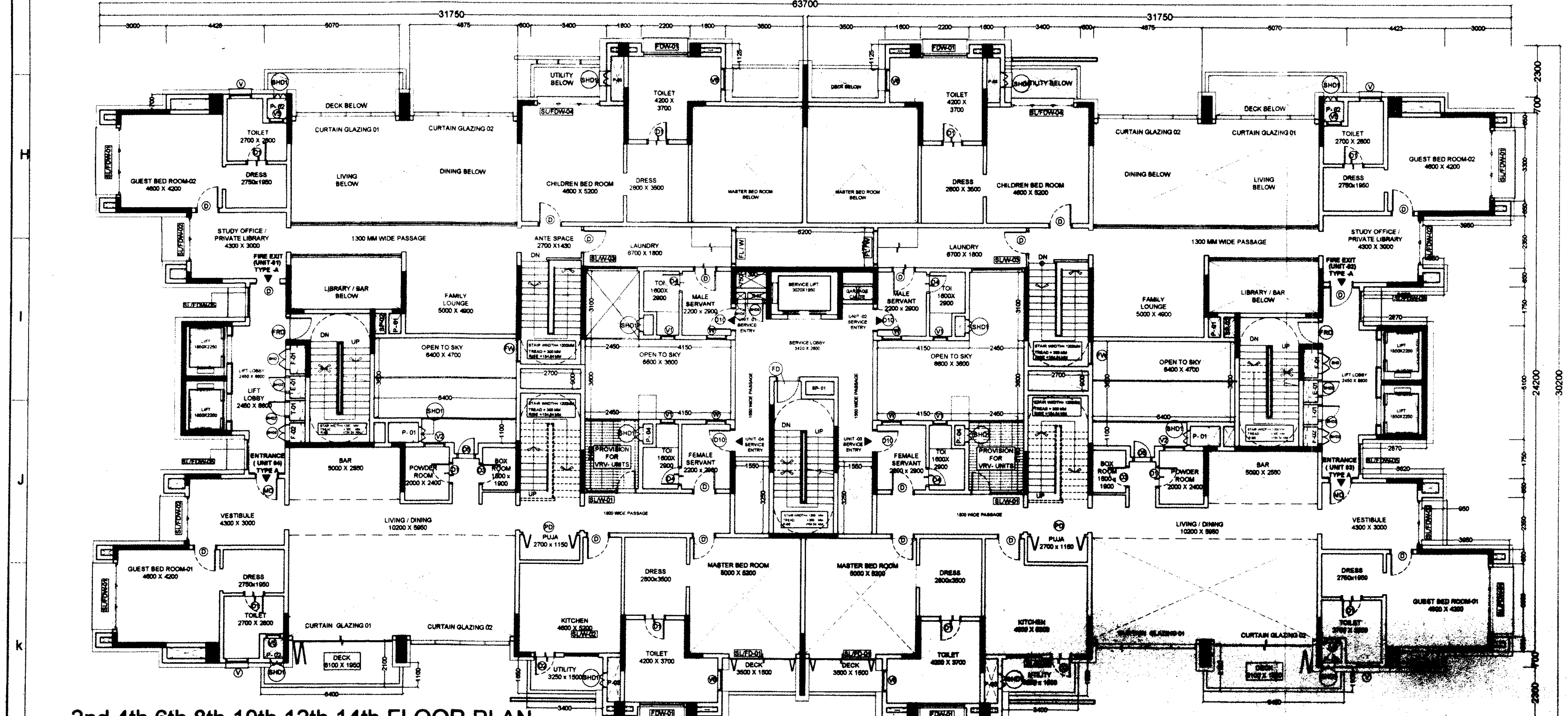
BLOCK - 01

SHEET 11 OF 18



01ST FLOOR PLAN

+0.05M

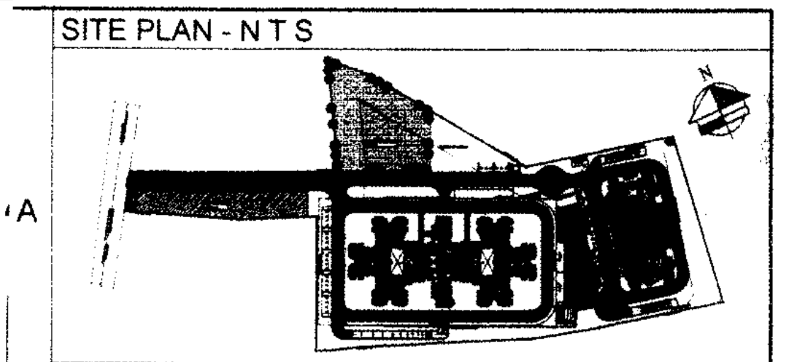


2nd,4th,6th,8th,10th,12th,14th FLOOR PLAN

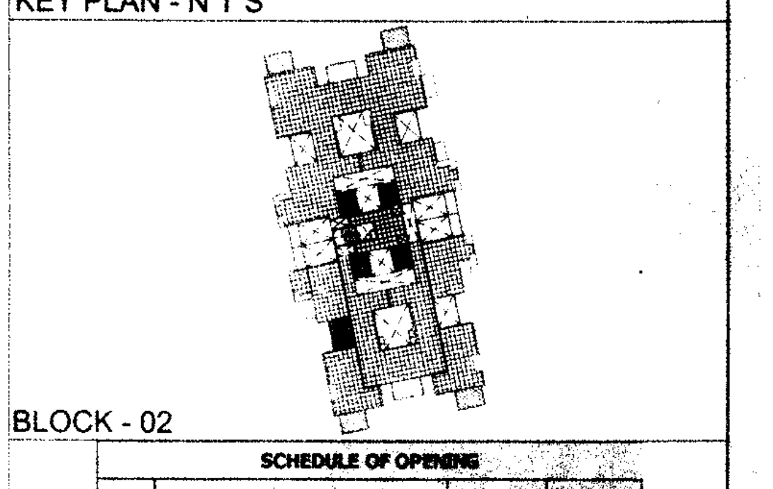
+3.45M, +10.25M, +17.05M, +23.85M, +30.65M, +37.45M, +44.25M

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		=	2814.04	SQMT	
5% SITE AREA TO BE RESERVED FOR C A SITE		=	1405.52	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		=	59,982.76 SQM		
F A R ACHIEVED =	TOTAL FAR AREA 95% OF SITE AREA	=	59982.76 26704.90	2.24	< 2.25
PERMISSIBLE GROUND COVERAGE		=	55%		
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	< 55%

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

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/IB. 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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8) The developer shall abide by the condition as and when imposed by BDA.
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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. 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)

[illegible] 3-1 [illegible] 2011..2012
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು [illegible]
[illegible]
(3-5-2011 ರಿಂದ 2-5-2013)
[illegible]

3-5-11
[illegible]
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು

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
SOBHA
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/0012
	REV.NO.

N

JOB TITLE

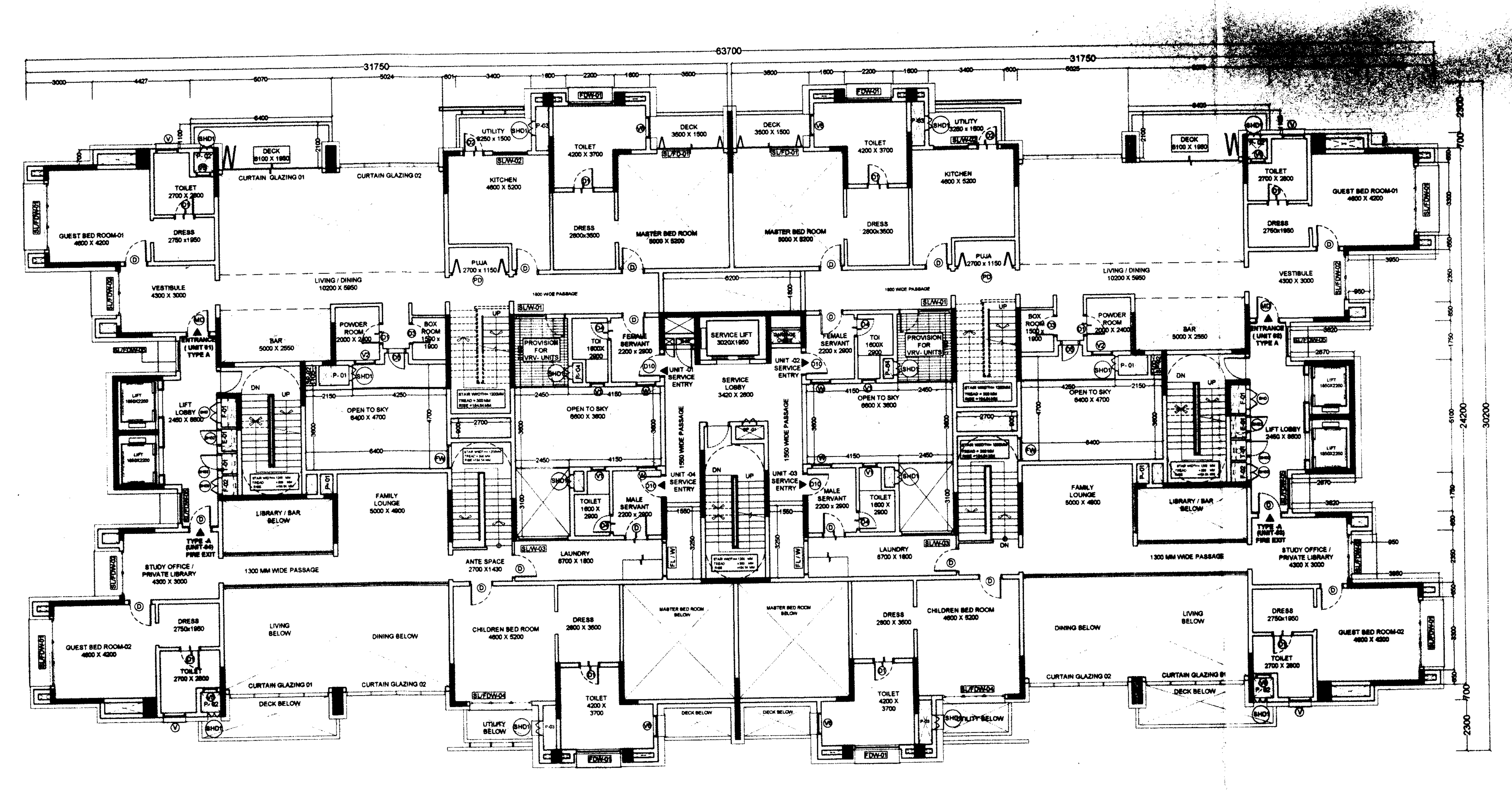
MODIFIED RESIDENTIAL DEVELOPMENT PLAN
ON SURVEY NOS. 3/1B,3/2, 7 & 162
HARALUR VILLAGE, VARTHUR HOBLI
BANGALORE EAST TALUK, OFF SARJAPUR ROAD

DRAWING TITLE

TYPICAL FLOOR PLAN

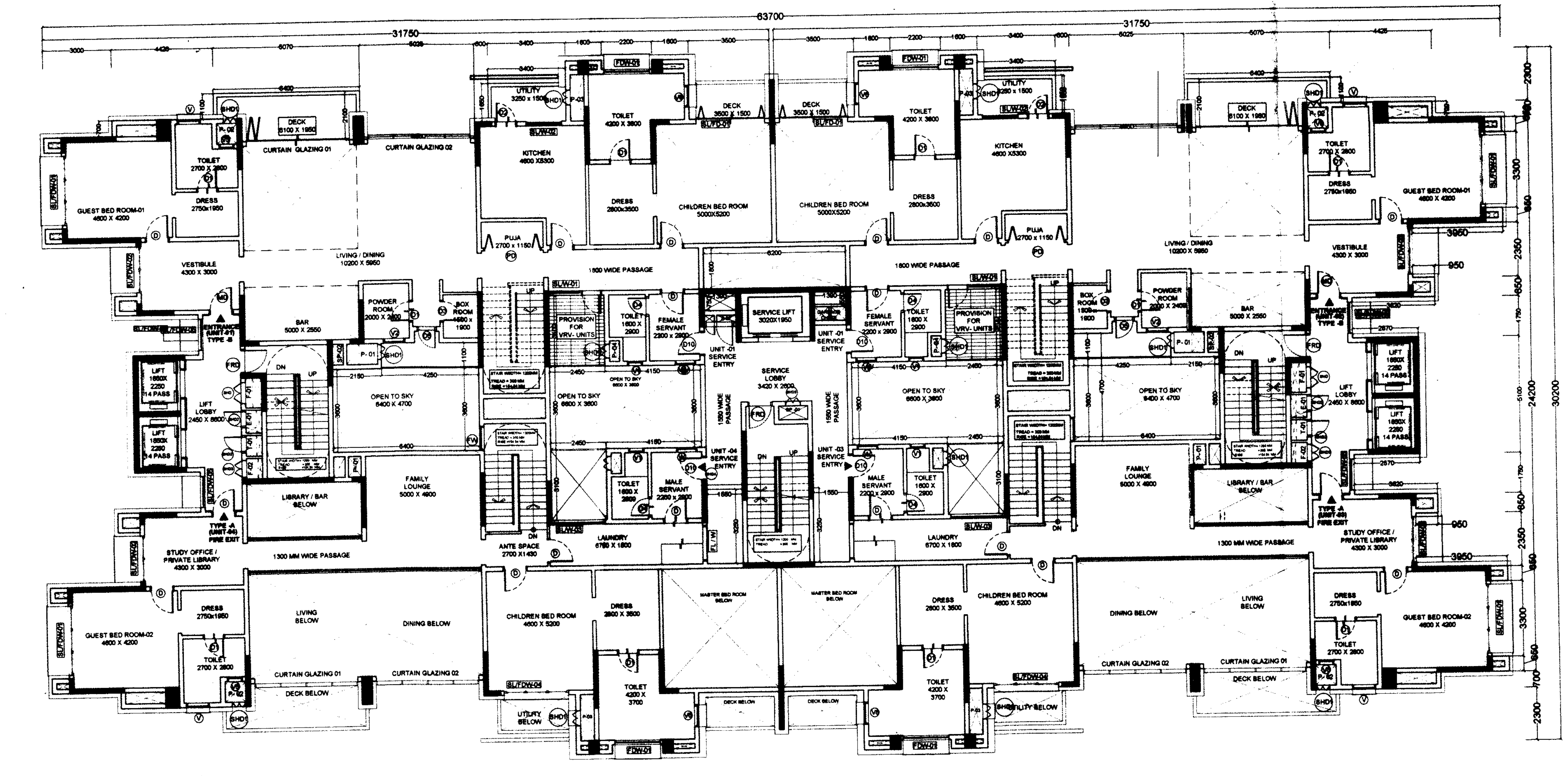
(1st,2nd,4th,6th,8th,10th,12th&14th Floor)

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)		=	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		=	' 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		=	59,962.78 SQM			
F A R ACHIEVED =	TOTAL FAR AREA	=	59962.78		2.24	< 2.25
	95% OF SITE AREA		26704.90			
PERMISSIBLE GROUND COVERAGE		=	55%			
TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02		=	3782.94 SQM			
GROUND COVERAGE =	PLINTH AREA X 100	=	3,782.94x100	=	14.23	< 55%
	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/IB. 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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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

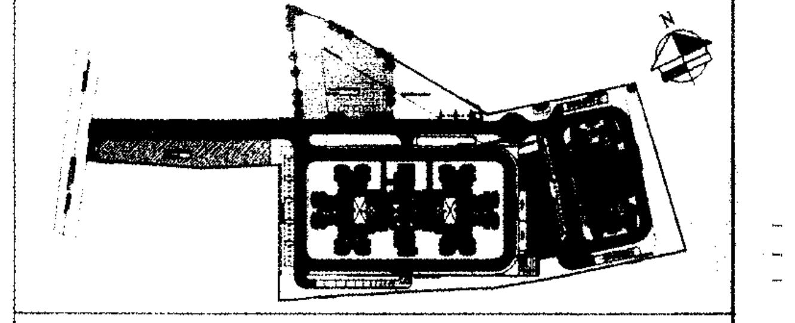
1	Processing Fee	:	30,46,180.00
2	Ground Rent	:	3,54,880.00
3	Development Charges	:	17,744.00
4	Slum Clearance Cess	:	————
5	Workers Welfare Cess	:	6,20,685.00
6	Security Deposits	:	8,87,200.00
7	Plan Copies	:	1,26,000.00
	Total	:	**50,52,689.00**

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

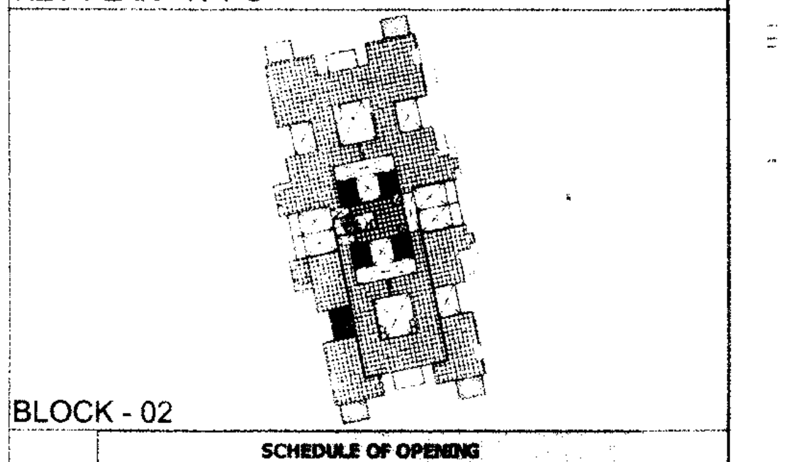
ಸಮ/ಅಪ/ಅಂ3-1..ಎ.1.05..12011..20/2
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ನಕ್ಷೆಗೆ
ನೀಡಿರುವ [illegible] ಅವಧಿಗೆ
(3-5-2011ರಿಂದ 2-5-2013)
ಮಾತ್ರ ಮಾನ್ಯತೆ ನೀಡಲಾಗಿದೆ.

3-5-11
ಆಯುಕ್ತರ ಪರವಾಗಿ
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು
03/5/11

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)

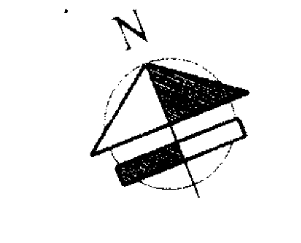
REVISIONS

SL.NO	DATE	REVISIONS	BY	CKD.

ARCHITECTS :

SOBHA
DEVELOPERS LTD.
ARCHITECTS , ENGINEERS, BUILDERS AND DEVELOPERS,
No.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

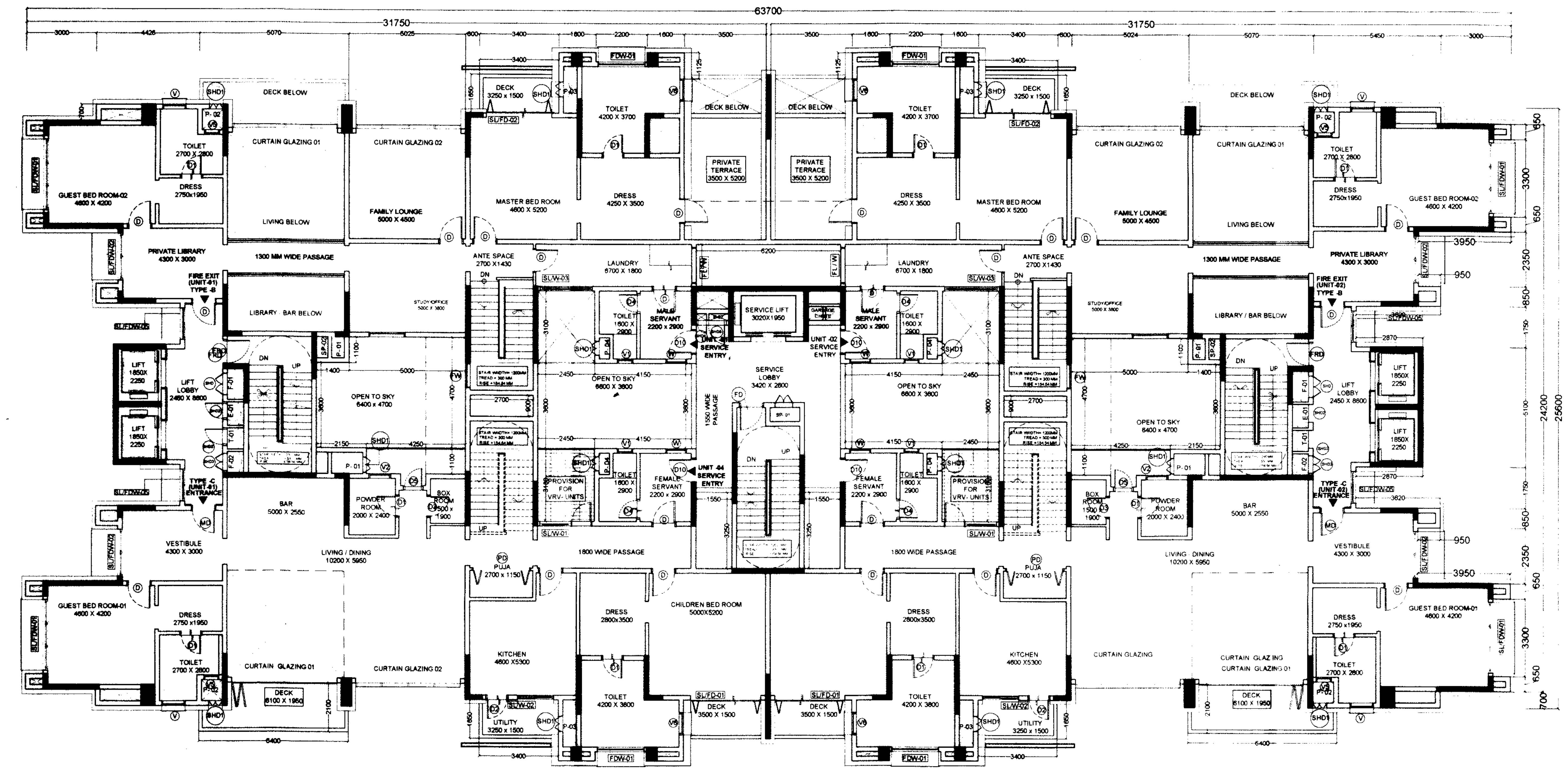
DRAWING TITLE

TYPICAL FLOOR PLAN

(3rd,5th,7th,9th,11th,13th &15th Floor)

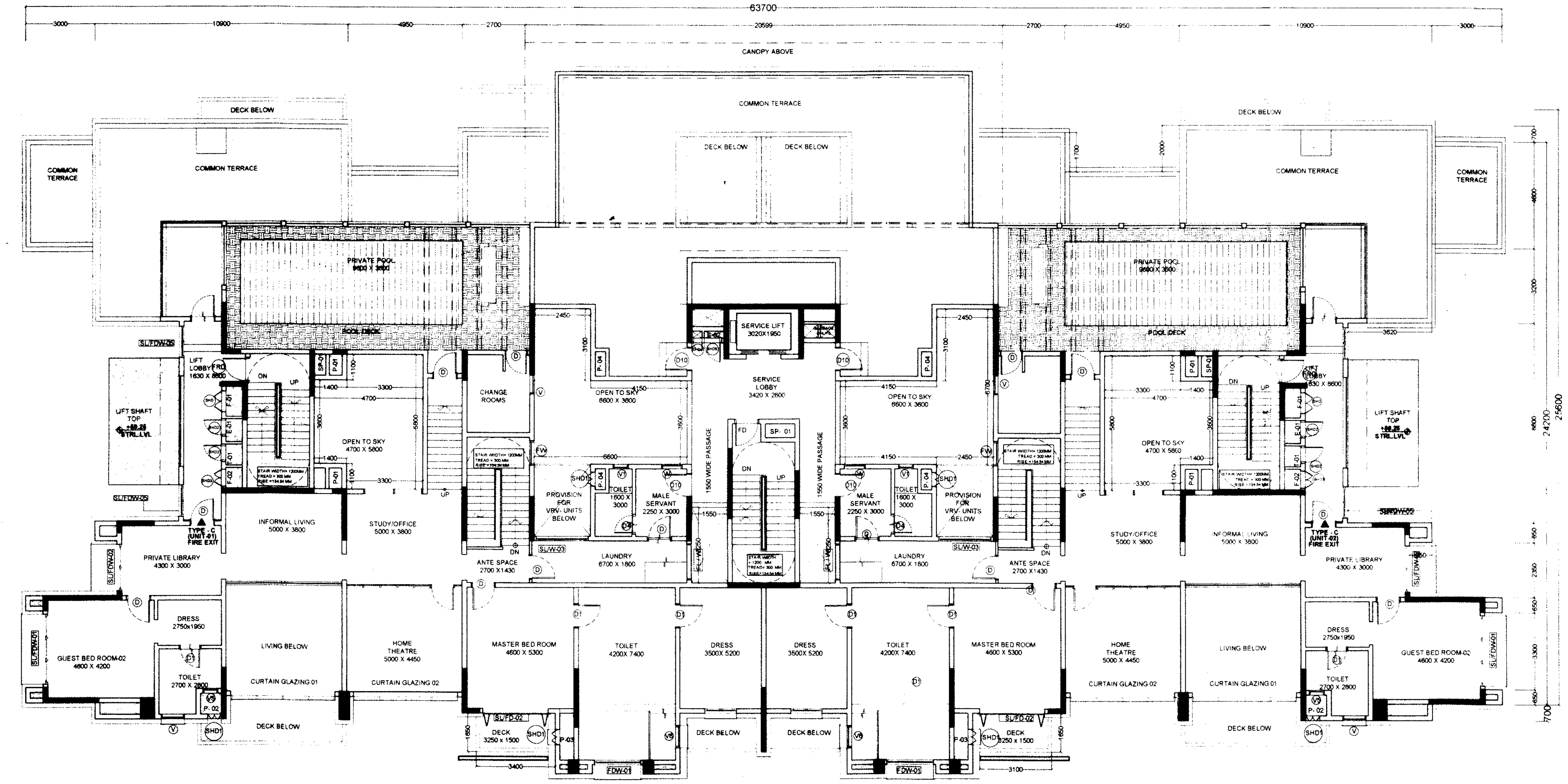
BLOCK - 02

SHEET 13 OF 18



16th FLOOR PLAN

+51.05M



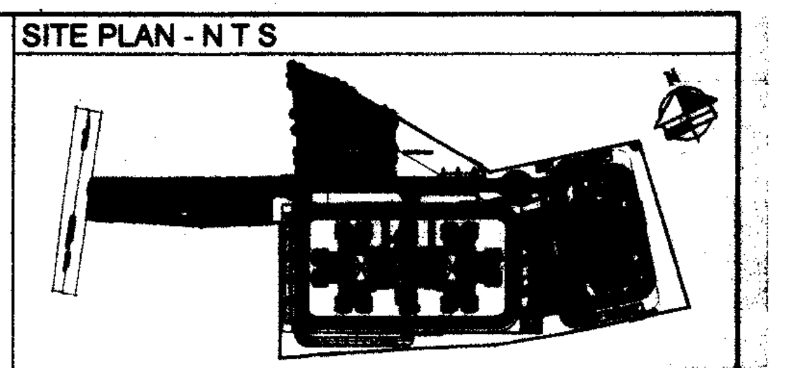
17TH FLOOR PLAN

+54.45M

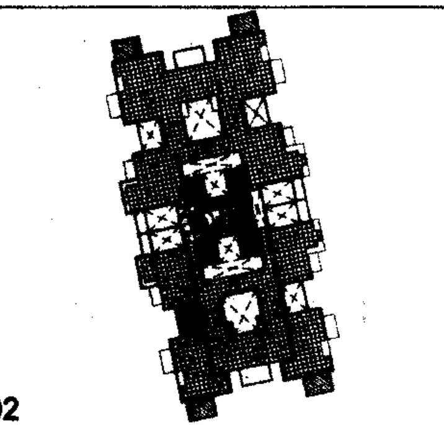
SOBHA CLASSIC & SIGNATURE
FAR CALCULATIONS

SITE AREA (A)		=	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		=	' 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 95% OF SITE AREA	=	59962.76 26704.90	2.24	< 2.25
PERMISSIBLE GROUND COVERAGE		=	55%		
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	< 55%

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/FD 01	3030	2450
9	PD	2550	2450
10	FRD	1050	2450
11	SL/FD 02	2930	2450
12	GD2	1050	2450

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-04	2930	2050
8	SL/FDW-05	1380	1650
9	FW	1050	2050
10	FL/W	1550	2050

1	V	1030	2050
2	V1	650	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

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/IB. 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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8) The developer shall abide by the condition as and when imposed by BDA.
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10) Provision for Rain Water Harvesting should be provided.
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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.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)

ಕಮ/ಅಪ/ಆ 34../[illegible]../2011..2013
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ನಕ್ಷೆಗೆ
ನೀಡಿರುವ ಪರವಾನಗಿಯು ಎರಡು ವರ್ಷಗಳ ಅವಧಿ
(3-5-2011 ರಿಂದ 2-5-2013)
ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.

3-5-11
ಆಯುಕ್ತರ ಪರವಾಗಿ
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು
03/5/11

FOR APPROVAL

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

SIGN. H.R. [illegible]
(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
SOBHA
PASSION AT WORK

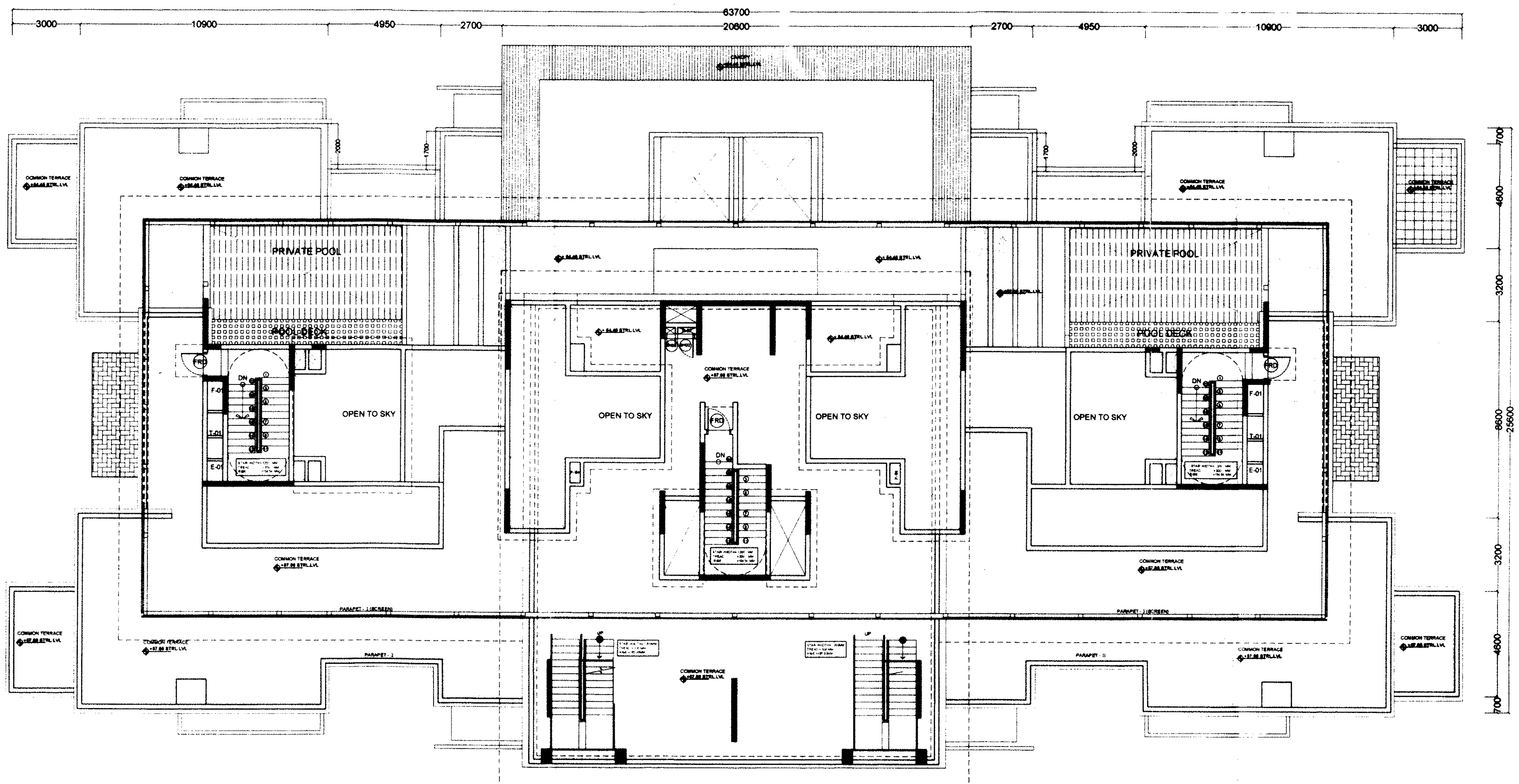
DEALT BY: VASANTH	SCALE = 1 : 100
CHECKED BY: DEEPAK	DATE : 30-04-2011
NORTH	PROJECT NO: 300A
	DRAWING NO.: 300A/09/12/30/AD/SUB/0014
	REV.NO.

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

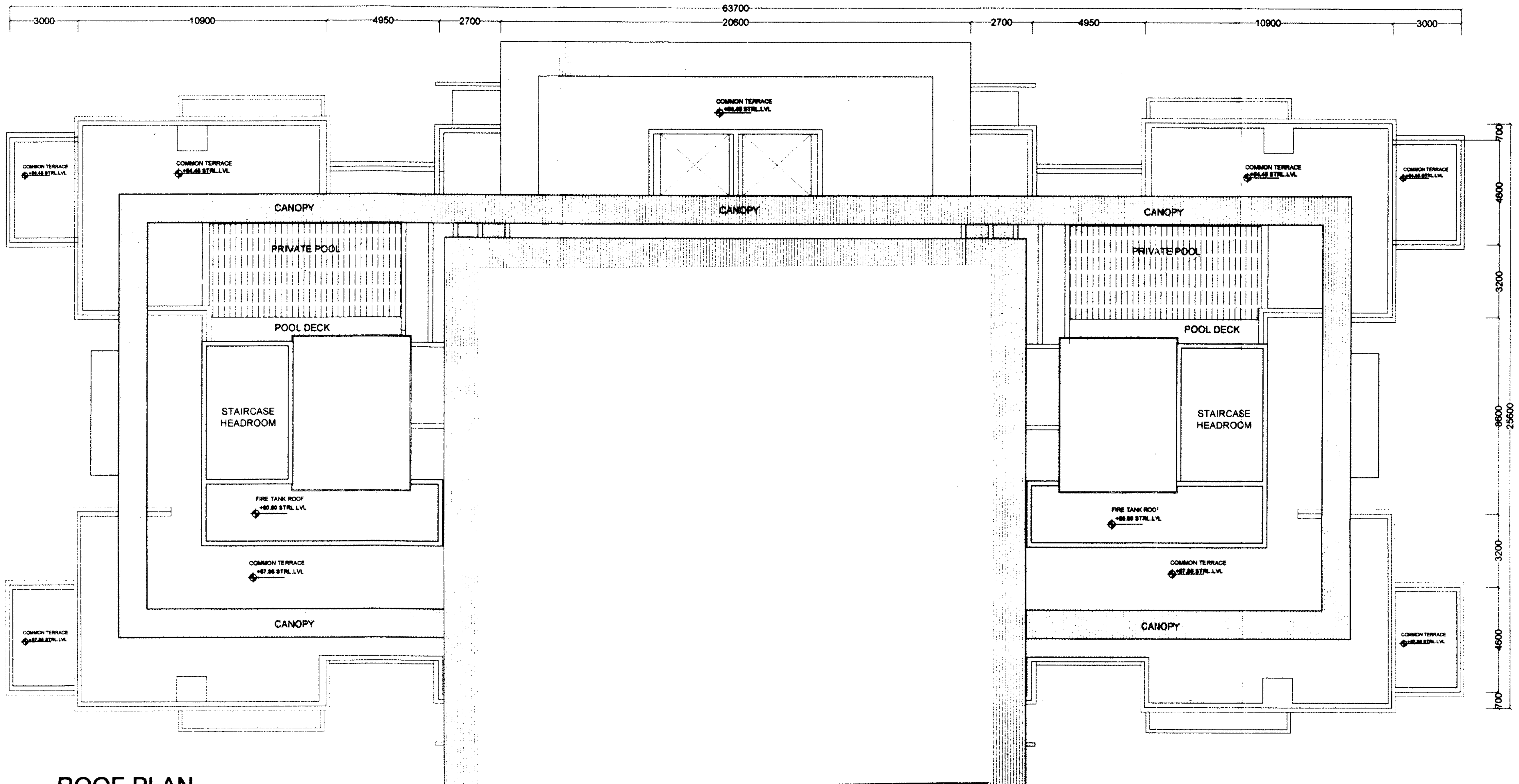
DRAWING TITLE

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		
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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		=	' 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		=	59,982.76 SQM			
F A R ACHIEVED =	TOTAL FAR AREA 95% OF SITE AREA	=	59982.76 26704.90		2.24	< 2.25
PERMISSIBLE GROUND COVERAGE		=	55%			
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	< 55%

CONDITIONS :-

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19) The area earmarked for transformer yard in the drawing should be utilized for the same purpose.
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B. The applicant has paid the Plan Sanctioning fees as follows vide Challan No. 3081 dated 02/05/2011

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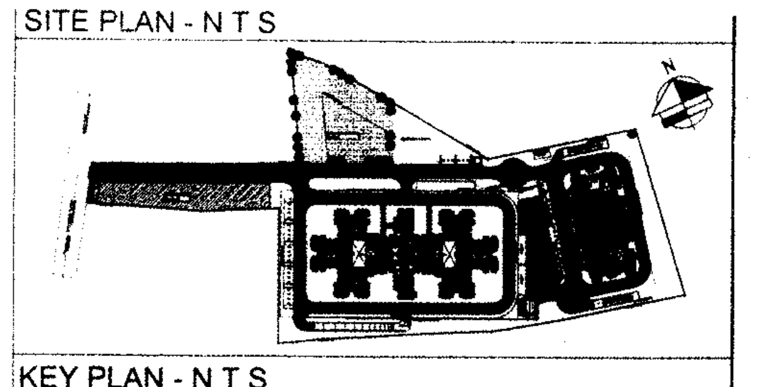
6	Security Deposits	:	8,87,200.00
7	Plan Copies	:	1,26,000.00
	Total	:	**50,52,689.00**

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

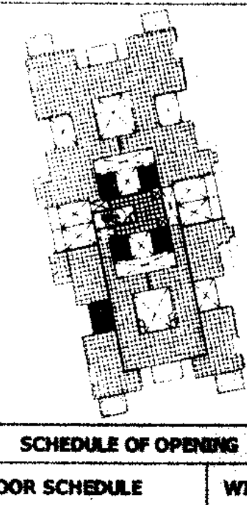
ನಮು/ಅವ/ಅಂ 3-/..ಅಹಿ./.05../2011..2012
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ನಕ್ಷೆಗೆ
ನೀಡಿರುವ [illegible] ವರ್ಷಗಳ ಅವಧಿಗೆ
(3-5-2011 ರಿಂದ 2-5-2013)
ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.

3-5-11
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು

SITE PLAN - N T S



KEY PLAN - N T S



BLOCK - 02

S.NO.	DOOR SCHEDULE	WIDTH	HEIGHT
SCHEDULE OF OPENING			
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.4, RAJARAM MOHAN ROY ROAD,
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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

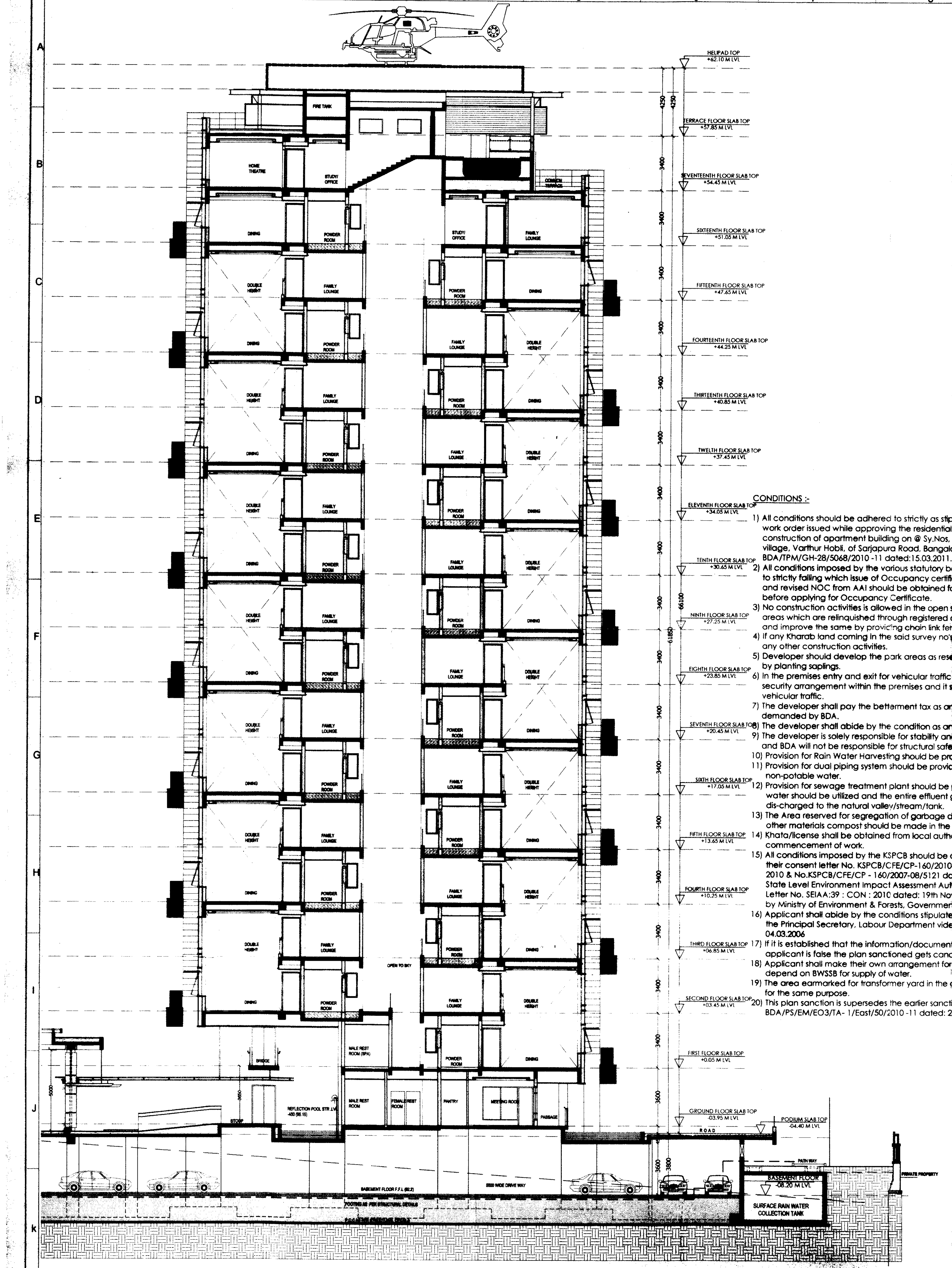
MODIFIED RESIDENTIAL DEVELOPMENT PLAN
ON SURVEY NOS. 3/1B,3/2, 7 & 162
HARALUR VILLAGE, VARTHUR HOBLI
BANGALORE EAST TALUK, OFF SARJAPUR ROAD

DRAWING TITLE

TERRACE FLOOR & ROOF PLAN

BLOCK - 02

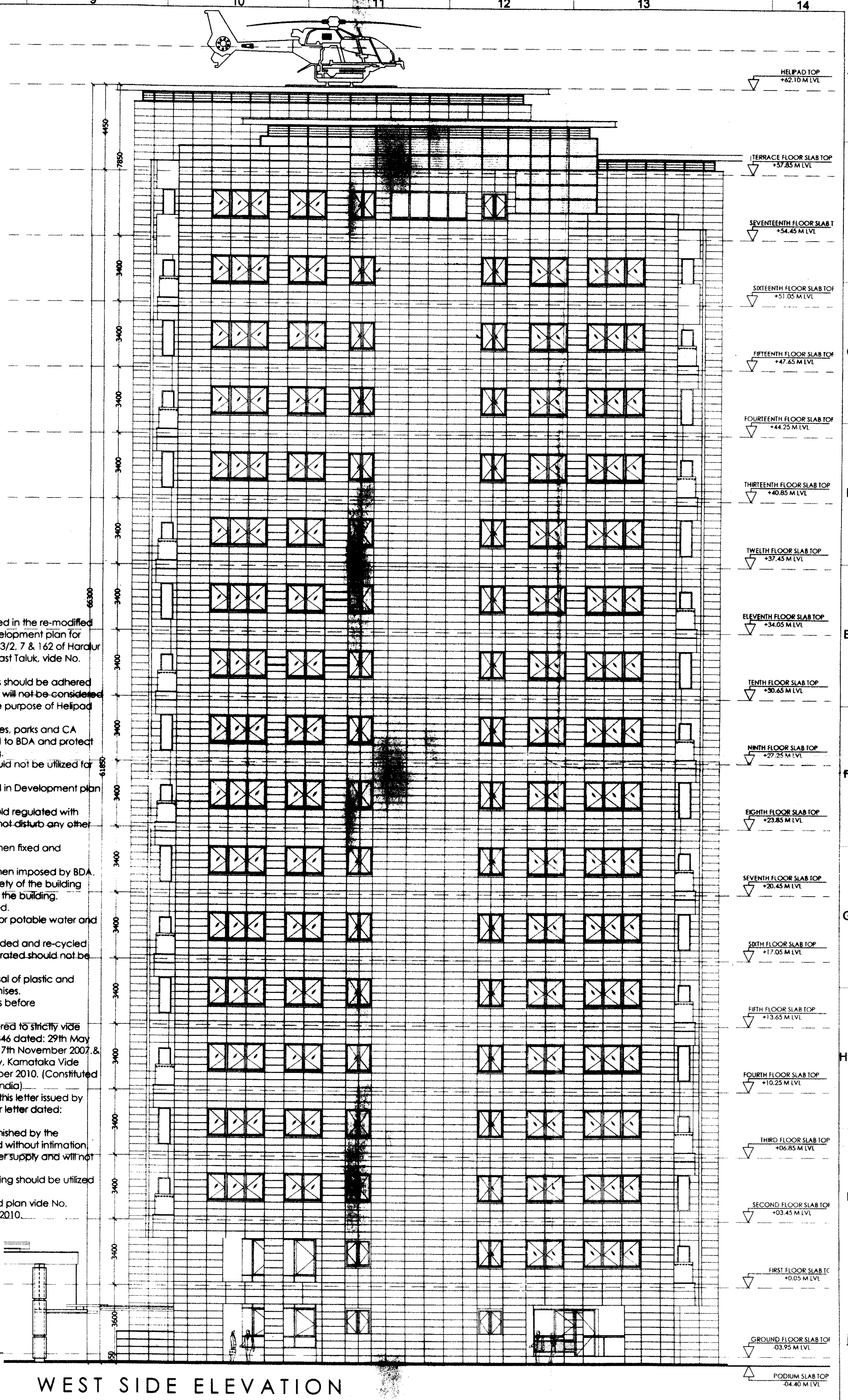
SHEET 15 OF 18


HELIPAD TOP +62.10 M LVL
TERRACE FLOOR SLAB TOP +57.85 M LVL
SEVENTEENTH FLOOR SLAB TOP +54.45 M LVL
SIXTEENTH FLOOR SLAB TOP +51.05 M LVL
FIFTEENTH FLOOR SLAB TOP +47.65 M LVL
FOURTEENTH FLOOR SLAB TOP +44.25 M LVL
THIRTEENTH FLOOR SLAB TOP +40.85 M LVL
TWELTH FLOOR SLAB TOP +37.45 M LVL
ELEVENTH FLOOR SLAB TOP +34.05 M LVL
TENTH FLOOR SLAB TOP +30.65 M LVL
NINTH FLOOR SLAB TOP +27.25 M LVL
EIGHTH FLOOR SLAB TOP +23.85 M LVL
SEVENTH FLOOR SLAB TOP +20.45 M LVL
SIXTH FLOOR SLAB TOP +17.05 M LVL
FIFTH FLOOR SLAB TOP +13.65 M LVL
FOURTH FLOOR SLAB TOP +10.25 M LVL
THIRD FLOOR SLAB TOP +06.85 M LVL
SECOND FLOOR SLAB TOP +03.45 M LVL
FIRST FLOOR SLAB TOP +0.05 M LVL
GROUND FLOOR SLAB TOP -03.95 M LVL
PODIUM SLAB TOP -04.40 M LVL
BASEMENT FLOOR -08.20 M LVL
ROAD
PATH WAY
PRIVATE PROPERTY
SURFACE RAIN WATER COLLECTION TANK
FIRE TANK
HOME THEATRE
STUDY/ OFFICE
DINING
POWDER ROOM
FAMILY LOUNGE
DOUBLE HEIGHT
MALE REST ROOM
FEMALE REST ROOM
PANTRY
MEETING ROOM
PASSAGE
REFLECTION POOL
OPEN TO SKY
4250
3400
3600
66100
61850

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/IB. 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 falling 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.


HELIPAD TOP +62.10 M LVL
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FIFTH FLOOR SLAB TOP +13.65 M LVL
FOURTH FLOOR SLAB TOP +10.25 M LVL
THIRD FLOOR SLAB TOP +06.85 M LVL
SECOND FLOOR SLAB TOP +03.45 M LVL
FIRST FLOOR SLAB TOP +0.05 M LVL
GROUND FLOOR SLAB TOP -03.95 M LVL
PODIUM SLAB TOP -04.40 M LVL
4450
7850
3400
3600
66300
61850

WEST SIDE ELEVATION

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

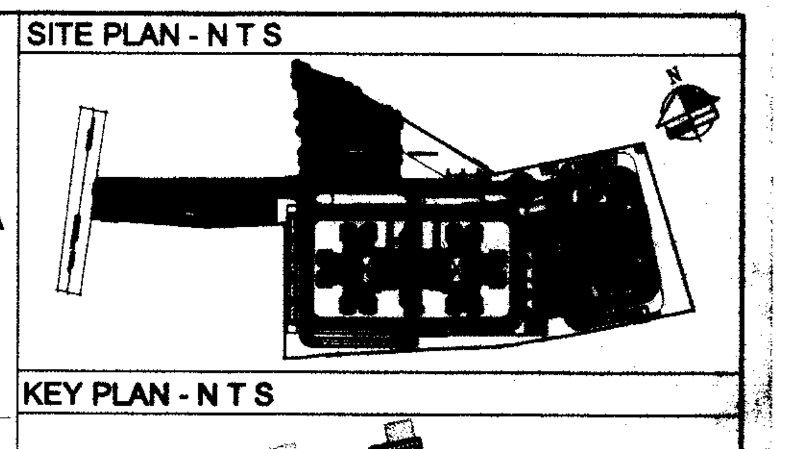
1	Processing Fee	:	30,46,180.00
2	Ground Rent	:	3,54,880.00
3	Development Charges	:	17,744.00
4	Slum Clearance Cess	:	———
5	Workers Welfare Cess	:	6,20,685.00
6	Security Deposits	:	8,87,200.00
7	Plan Copies	:	1,26,000.00
	Total	:	**50,52,689.00**

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

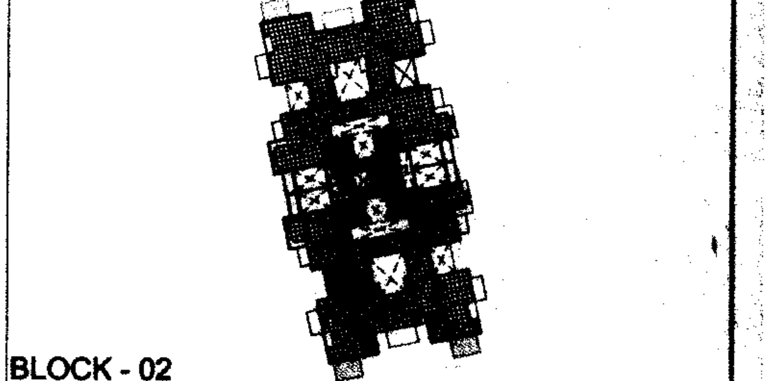
ನಮ/ಅಸ/ಅಅ [illegible] /20.11.2012
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ನಕ್ಷೆಗೆ
ನೀಡಿರುವ ಪರವಾನಗಿಯ ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ
(3-5-2011 ರಿಂದ 2-5-2013)
ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.

3-5-11
ಆಯುಕ್ತರ ಪರವಾಗಿ
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು
03/5/11

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)	=	152.12	SQMT		
NET SITE AREA (A - B)	=	27958.30	SQMT		
10% SITE AREA TO BE RESERVED FOR OPEN SPACES	=	2811.04	SQMT		
PROPOSED SITE AREA FOR OPEN SPACES	=	[illegible]	SQMT		
5% SITE AREA TO BE RESERVED FOR C A SITE	=	1405.52	SQMT		
ZONE	=	'C' ZONE			
TOTAL NO OF UNITS	=	[illegible]			
PERMISSIBLE F A R	=	2.25			
TOTAL NET F A R AREA OF ALL FLOORS BLOCK - 01+02	=	[illegible] SQM			
F A R ACHIEVED = TOTAL FAR AREA / 90% OF SITE AREA	=	[illegible] / [illegible]		2.24	< 2.25
PERMISSIBLE GROUND COVERAGE	=	[illegible]			
TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02	=	3782.94 SQM			
GROUND COVERAGE = PLINTH AREA X 100 / NET SITE AREA	=	3,782.94x100 / [illegible]	=	14.23	< [illegible]

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
11	SL/FD 02	2830	2450
12	GD2	1050	2450
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-04	2930	2050
8	SL/FDW-05	1380	1650
9	FW	1050	2050
10	FL/W	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 :22104584, 22104585 FAX. 22104573
Email :architects@sobha.co.in
SOBHA
PASSION AT WORK

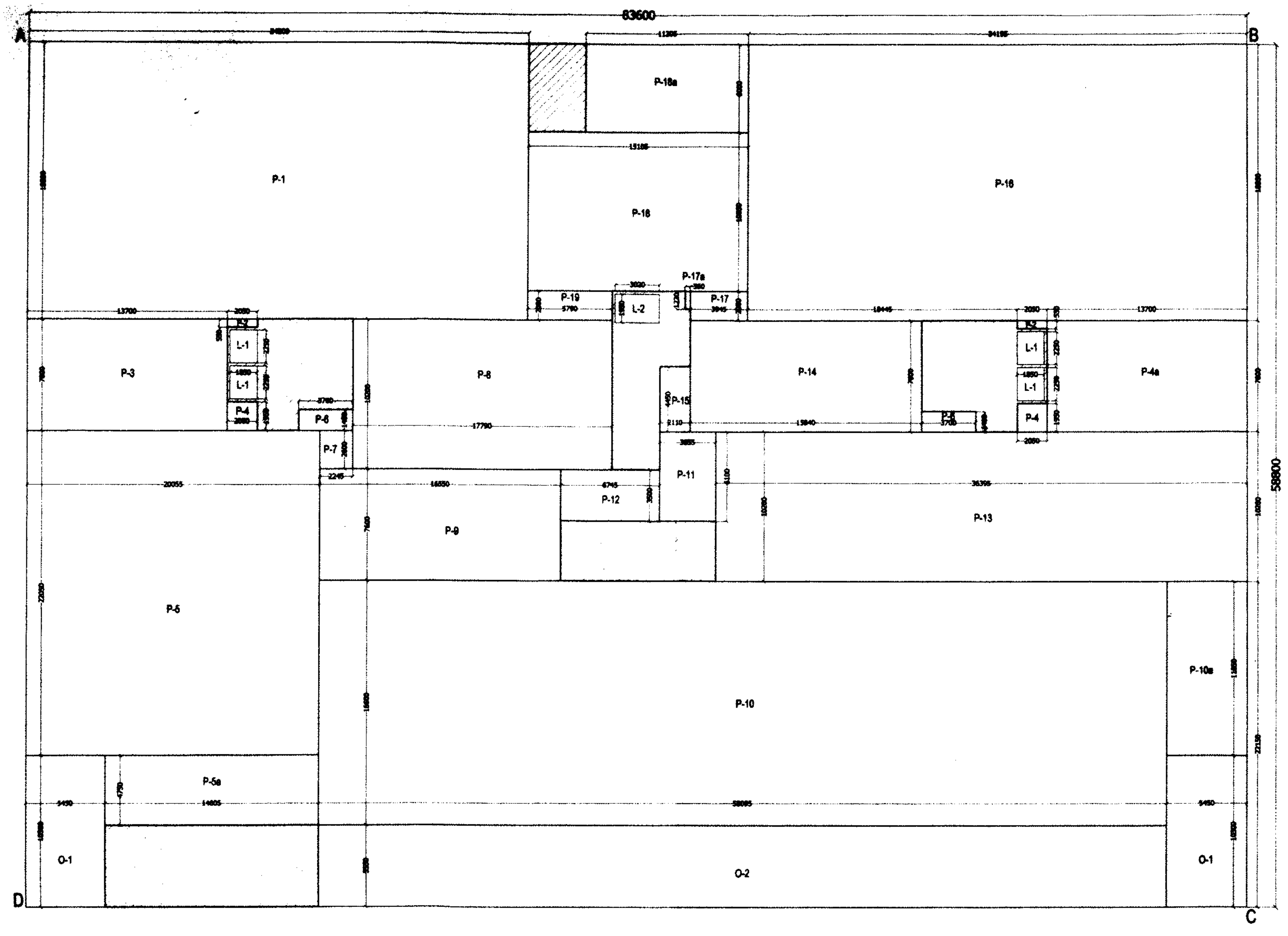
DEALT BY: VASANTH	SCALE = 1 : 100
CHECKED BY: DEEPAK	DATE : 30-04-2011
NORTH	PROJECT NO: 300A
	DRAWING NO.: 300A/09/12/30/AD/SUB/0016
	REV.NO.

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

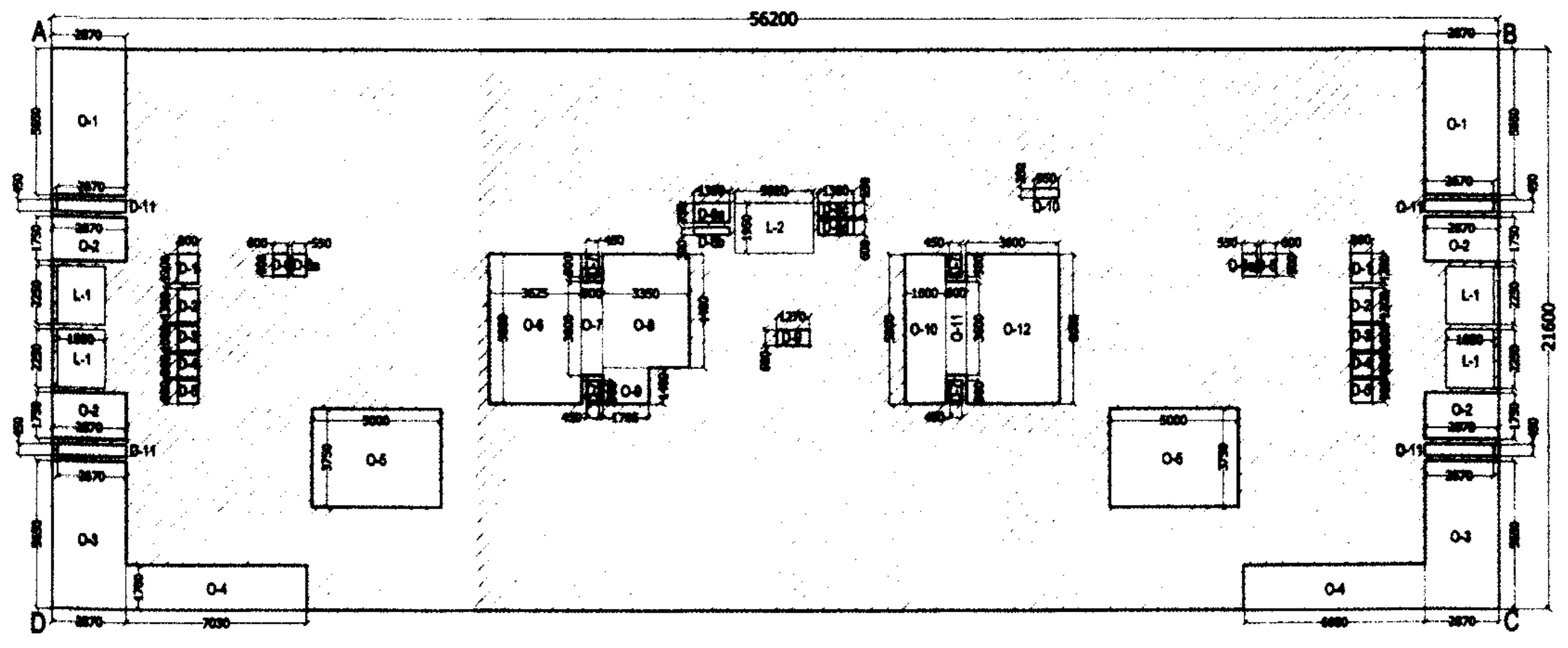
DRAWING TITLE

TYPICAL SECTION &
BLOCK 02 ELEVATION



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	2.05	1.95	8.00
P-4a	1	13.70	7.60	104.12
P-5	1	20.06	22.05	442.21
P-5a	1	14.66	4.75	69.61
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	16.60	964.38
P-10a	1	5.45	11.85	64.58
P-11	1	3.86	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	644.58
P-17	1	3.94	2.00	7.88
P-17a	1	0.36	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	5.55	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	0.60	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

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/IB. 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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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.
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.
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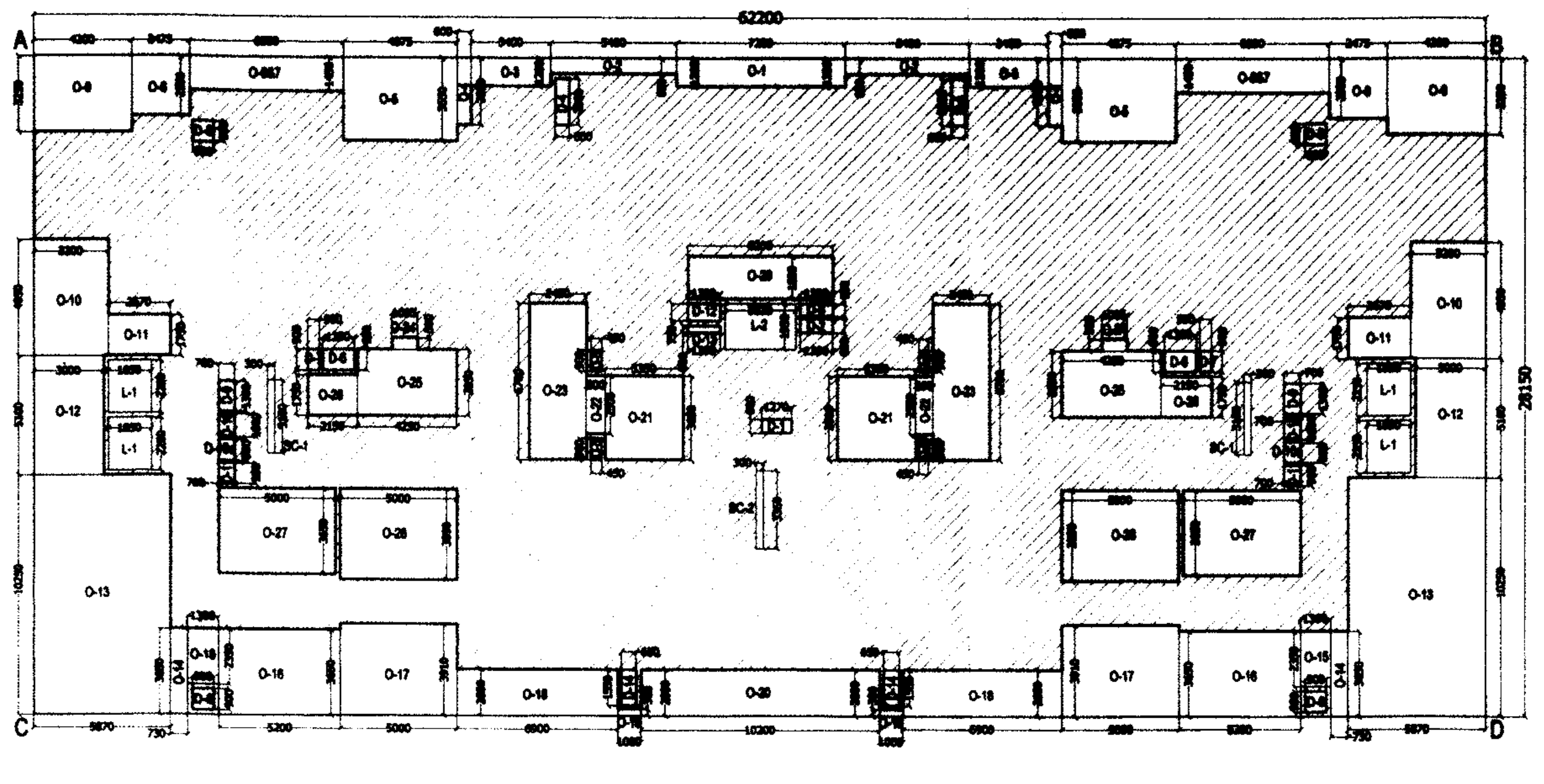
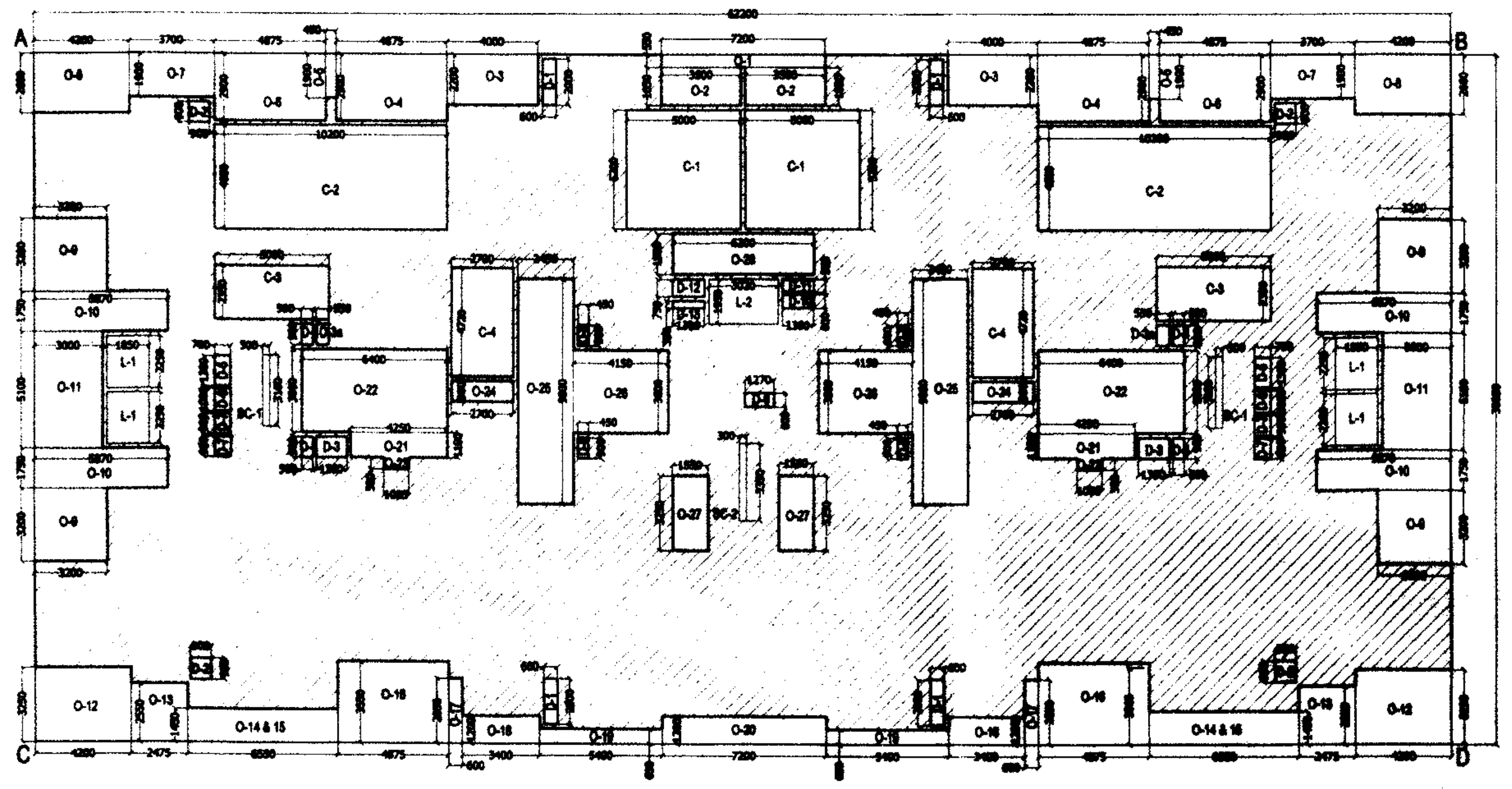
16) Applicant shall abide by the conditions stipulated in this letter issued by the Principal Secretary, Labour Department vide their letter dated: 04.03.2006
17) If it is established that the information/documents furnished by the applicant is false the plan sanctioned gets cancelled without intimation.
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 - 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	4.15	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 - 4.1				
DUCT AREA DEDUCTIONS				
S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
D-1	4	0.60	2.00	4.80
D-2	4	0.90	0.90	3.24
D-3	2	1.35	0.90	2.43
D-3a	2	0.55	0.90	0.99
D-4	4	0.50	0.90	1.80
D-5	2	0.70	1.30	1.82
D-6	2	0.70	1.00	1.40
D-7	4	0.70	0.90	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	1.39	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

ನಮ/ಅನ/ಅಅ 34..[illegible]..I.ಅ.ಸ../20.1.1.2012
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ನಕ್ಷೆಗೆ
ನೀಡಿರುವ ಪರವಾನಗಿಯು ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ
(3-5-2011 ರಿಂದ 2-5-2013)
ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.

3-5-11
ಆಯುಕ್ತರ ಪರವಾಗಿ
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು
03/5/11

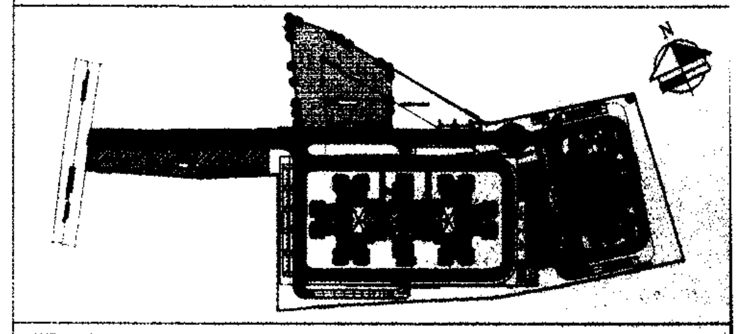
A. The Hon'ble Commissioner has approved the plan vide No.622 dated 28.04.2011

B. The applicant has paid the Plan Sanctioning fees as follows vide Challan No.3081 dated 02/05/2011

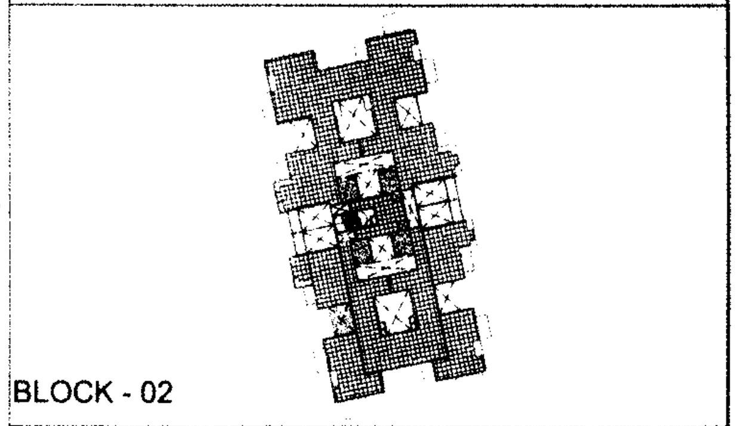
1	Processing Fee	:	30,46,180.00
2	Ground Rent	:	3,54,880.00
3	Development Charges	:	17,744.00
4	Slum Clearance Cess	:	————
5	Workers Welfare Cess	:	6,20,685.00
6	Security Deposits	:	8,87,200.00
7	Plan Copies	:	1,26,000.00
	Total	:	**50,52,689.00**

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

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)		=	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		=	2814.94	SQMT	
5% SITE AREA TO BE RESERVED FOR C A SITE		=	1405.52	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		=	59,982.76 SQM		
F A R ACHIEVED =	TOTAL FAR AREA 95% OF SITE AREA	=	59982.76 26704.90	2.24	< 2.25
PERMISSIBLE GROUND COVERAGE		=	55%		
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	< 55%

FOR APPROVAL

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

SIGN. M.K. Chandran
(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
SOBHA
PASSION AT WORK

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

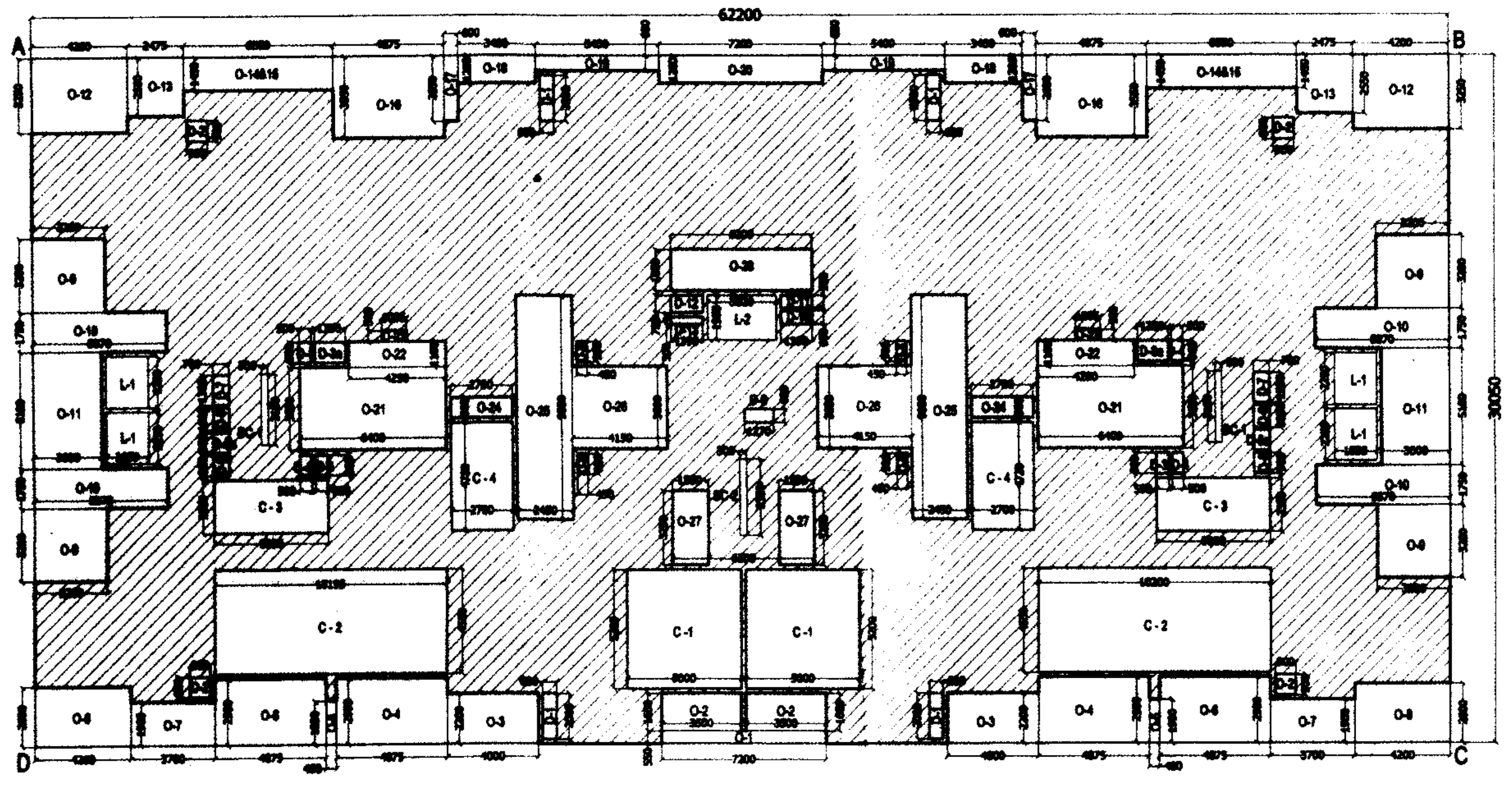
MODIFIED RESIDENTIAL DEVELOPMENT PLAN
ON SURVEY NOS. 3/1B,3/2, 7 & 162,
HARALUR VILLAGE,
VARTHUR HOBLI BANGALORE EAST TALUK,
OFF SARJAPUR ROAD.

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

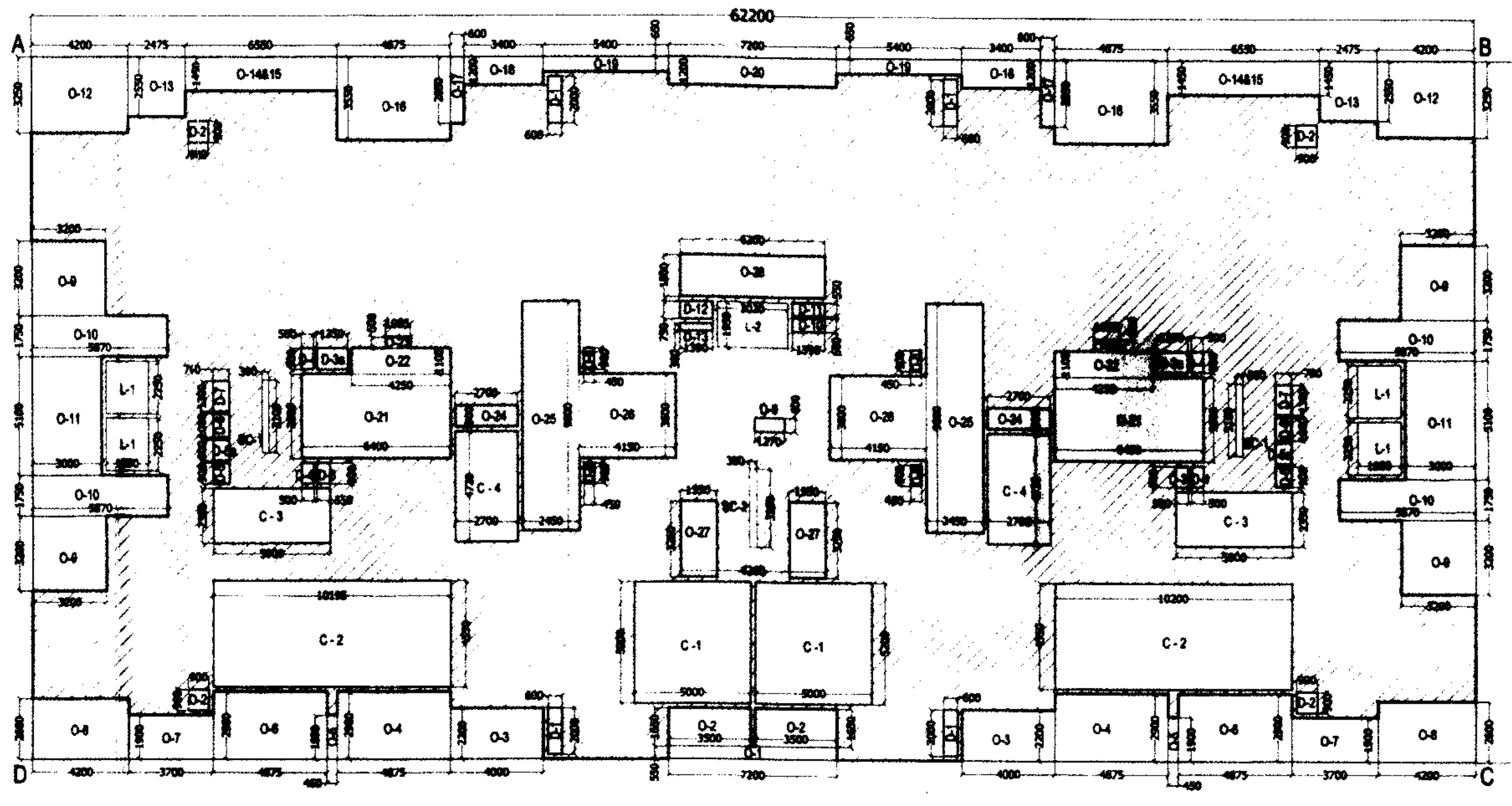
OPEN TO SKY AREA DEDUCTIONS				
S.No	NOS	SIZES		AREA IN SQMT
		LENGTH	BREADTH	
	A	B	C	D=(B x C) x A
O-1	1	7.20	0.55	3.96
O-2	2	3.50	1.65	11.55
O-3	2	4.00	2.20	17.60
O-4	2	4.88	2.90	28.28
O-5	2	0.45	1.90	1.71
O-6	2	4.88	2.90	28.28
O-7	2	3.70	1.90	14.06
O-8	2	4.20	2.60	21.84
O-9	4	3.20	3.20	40.96
O-10	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	6.40	3.60	46.08
O-22	2	4.25	1.10	9.35
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	10.08
O-28	1	6.20	1.80	11.16
TOTAL OPEN TO SKY AREA				[illegible]
CUTOUT AREA DEDUCTIONS				
S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
C1	2	5.00	[illegible]	[illegible]
C2	2	10.20	[illegible]	[illegible]
C3	2	5.00	2.35	[illegible]
C4	2	2.70	[illegible]	[illegible]
SC-1	2	0.30	[illegible]	[illegible]
SC-2	1	0.30	[illegible]	[illegible]
TOTAL CUTOUT AREA				[illegible]

TABLE - 5.1

DUCT AREA DEDUCTIONS				
S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
D-1	4	0.60	2.00	4.80
D-2	4	0.90	0.90	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	0.45	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	1.39	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	[illegible]	1.85	2.25	16.65
L-2	[illegible]	3.02	1.95	5.89
TOTAL LIFT SHAFT AREA				22.54
TOTAL NON F A R AREA				
[illegible]				AREA
[illegible]				521.20
[illegible]				188.67
[illegible]				24.44
[illegible]				22.54
[illegible] R AREA				784.85
[illegible] (3rd,5th,7th,9th,11th&13th) F A R AREA				
[illegible]				
[illegible] (A B C D) = 62.20x30.05 =				1869.11
[illegible] F.A.R. AREA =				784.85
[illegible] AREA =				1104.26

TYPICAL [illegible] F A R AREA FOR BLOCK - 2 = 1104.26

TYPICAL [illegible] (3rd,5th,7th,9th,11th&13th) F A R AREA = [illegible]



15TH FLOOR LEVEL (Table 6.0 & 6.1)

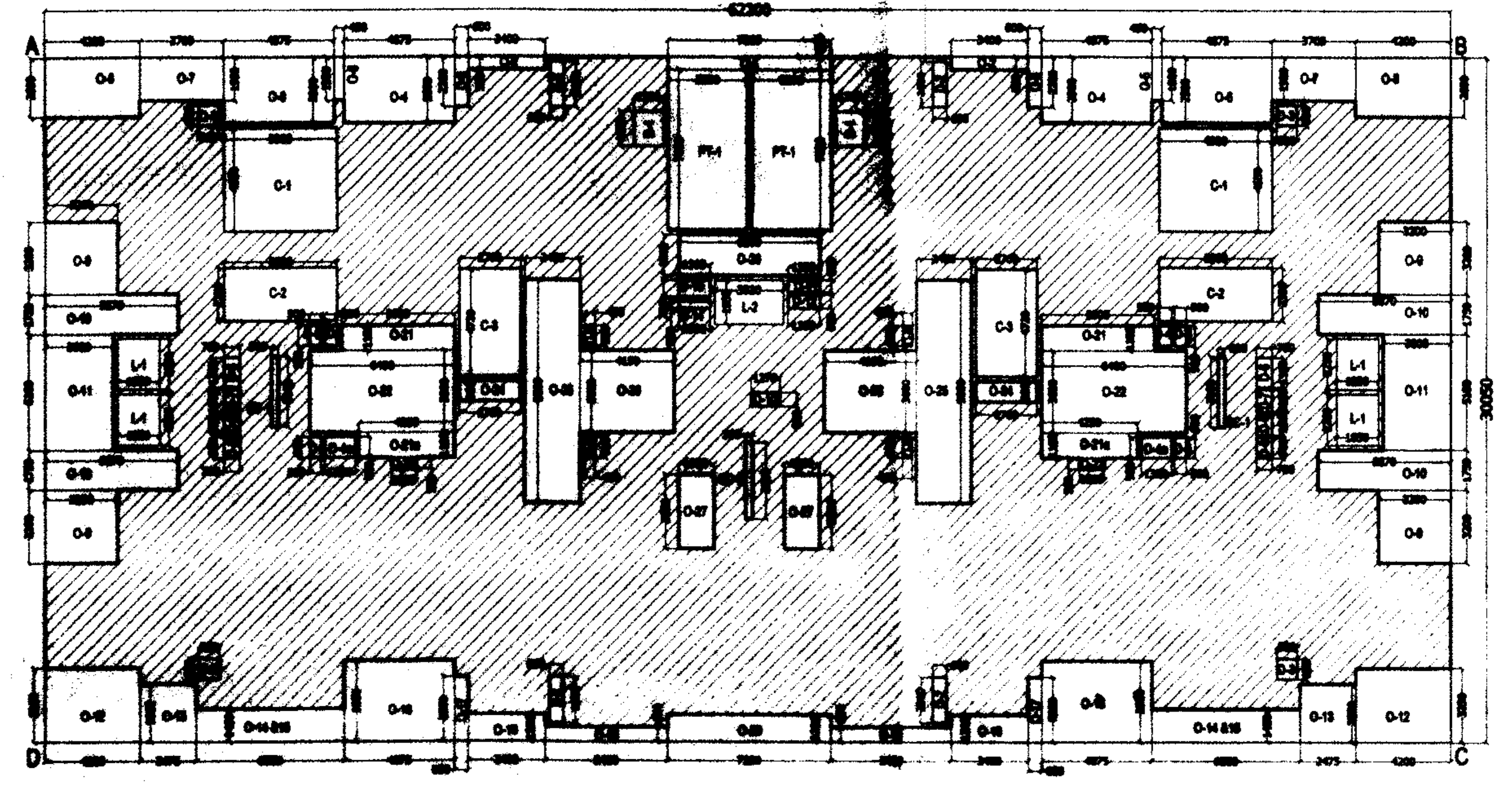
TABLE - 06 AREA CALCULATION FOR BLOCK - 02 (15th FLOOR)

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	6.40	3.60	46.08
O-22	2	4.25	1.10	9.35
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	10.08
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				188.67

TABLE - 6.1

DUCT AREA DEDUCTIONS				
S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
D-1	4	0.60	2.00	4.80
D-2	4	0.90	0.90	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	[illegible]	0.90	1.62
D-9	1	[illegible]	0.60	0.76
D-10	1	[illegible]	0.60	0.83
D-11	1	[illegible]	0.55	0.76
D-12	1	[illegible]	0.75	1.04
D-13	1	[illegible]	0.30	0.42
TOTAL DUCT AREA				24.44
[illegible] SHAFT AREA DEDUCTIONS				
S.No	NOS	SIZES		AREA
		[illegible]	BREADTH	
L-1	4	[illegible]	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				188.67
DUCTS				24.44
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) = [illegible] =				1869.11
TOTAL DEDUCTION OF NON [illegible] =				784.85
TOTAL F.A.R. AREA =				1104.26

15th FLOOR F A R AREA FOR [illegible] = 1104.26



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

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

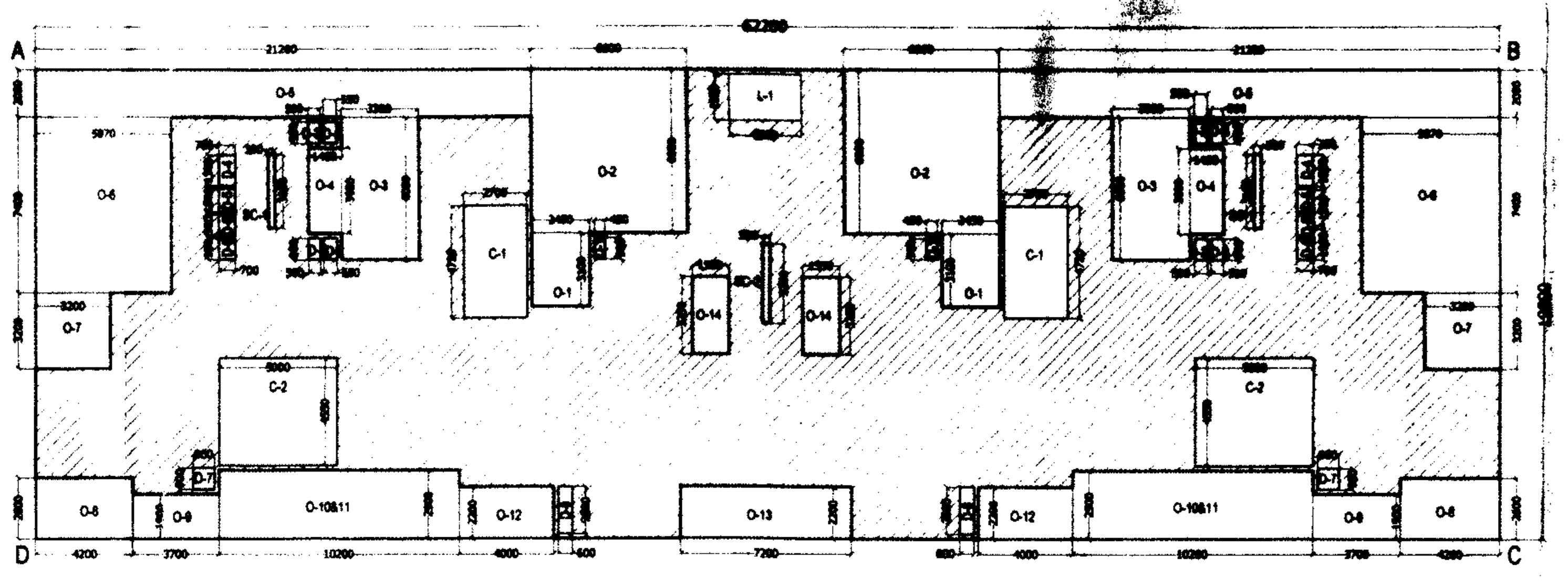
OPEN TO SKY AREA DEDUCTIONS				
S No	NOS	SIZES		AREA IN SQMT
		LENGTH	BREADTH	
	A	B	C	D=(B x C) x A
O-1	1	7.20	0.55	3.96
O-2	2	3.40	0.55	3.74
O-3	2	0.60	2.20	2.64
O-4	2	4.88	2.90	28.28
O-5	2	0.45	1.90	1.71
O-6	2	4.88	2.90	28.28
O-7	2	3.70	1.90	14.06
O-8	2	4.20	2.60	21.84
O-9	4	3.20	3.20	40.96
O-10	4	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	10.08
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				28.34

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	1.95	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				28.34
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



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	3.30	6.00	39.60
O-4	2	1.40	3.60	10.08
O-5	2	21.20	2.00	84.80
O-6	2	5.87	7.40	86.88
O-7	2	3.20	3.20	20.48
O-8	2	4.20	2.60	21.84
O-9	2	3.70	1.90	14.06
O-10&11	2	10.20	2.90	59.16
O-12	2	4.00	2.20	17.60
O-13	1	7.20	2.20	15.84
O-14	2	1.55	3.25	10.08
TOTAL OPEN TO SKY AREA				486.69
CUTOUT AREA DEDUCTIONS				
S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
C1	2	2.70	4.72	25.49
C2	2	5.00	4.55	45.50
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	0.55	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	0.90	0.90	1.62
D-8	2	0.60	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	1.95	5.89
TOTAL LIFT SHAFT AREA				5.89
TOTAL NON F A R AREA				
DESCRIPTION				AREA
OPEN TO SKY				486.69
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 =				[illegible]

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/IB. 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 13/5/2011

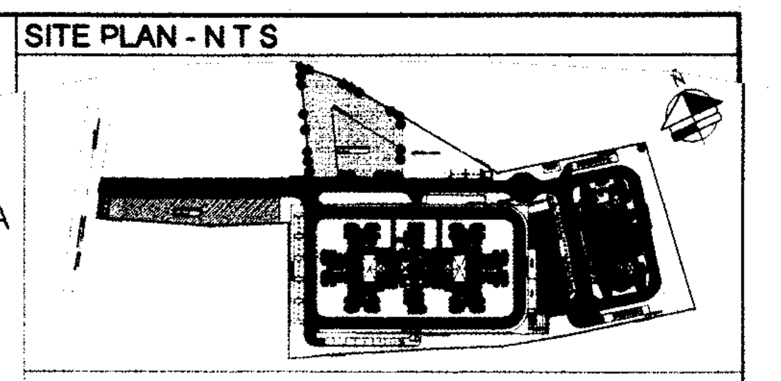
1	Processing Fee	:	30,46,180.00
2	Ground Rent	:	3,54,880.00
3	Development Charges	:	17,744.00
4	Slum Clearance Cess	:	————
5	Workers Welfare Cess	:	6,20,685.00
6	Security Deposits	:	8,87,200.00
7	Plan Copies	:	1,26,000.00
	Total	:	**50,52,689.00**

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

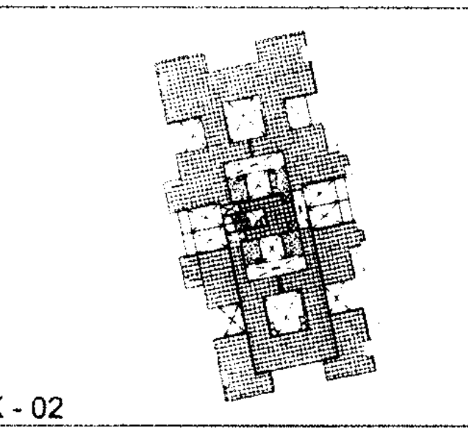
ಸಮ/ಅಸ/ಅಅ 3-/..ಪ್ರ../..ಅ.5720..11 2013
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ನಕ್ಷೆಗೆ
ನೀಡಿರುವ ಪರವಾನಿಗೆ [illegible] ವರ್ಷಗಳ ಅವಧಿಗೆ
(3-5-2011 ರಿಂದ 2-5-2013)
ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.

3-5-11
ಆಯುಕ್ತರ ಪರವಾಗಿ
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು
03/5/11

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)		=	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		=	1406.52	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		=	59,982.76 SQM		
F A R ACHIEVED =	TOTAL FAR AREA 95% OF SITE AREA	=	59982.76 26704.90	2.24	< 2.25
PERMISSIBLE GROUND COVERAGE		=		55%	
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	< 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

SOBHA
PASSION AT WORK

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