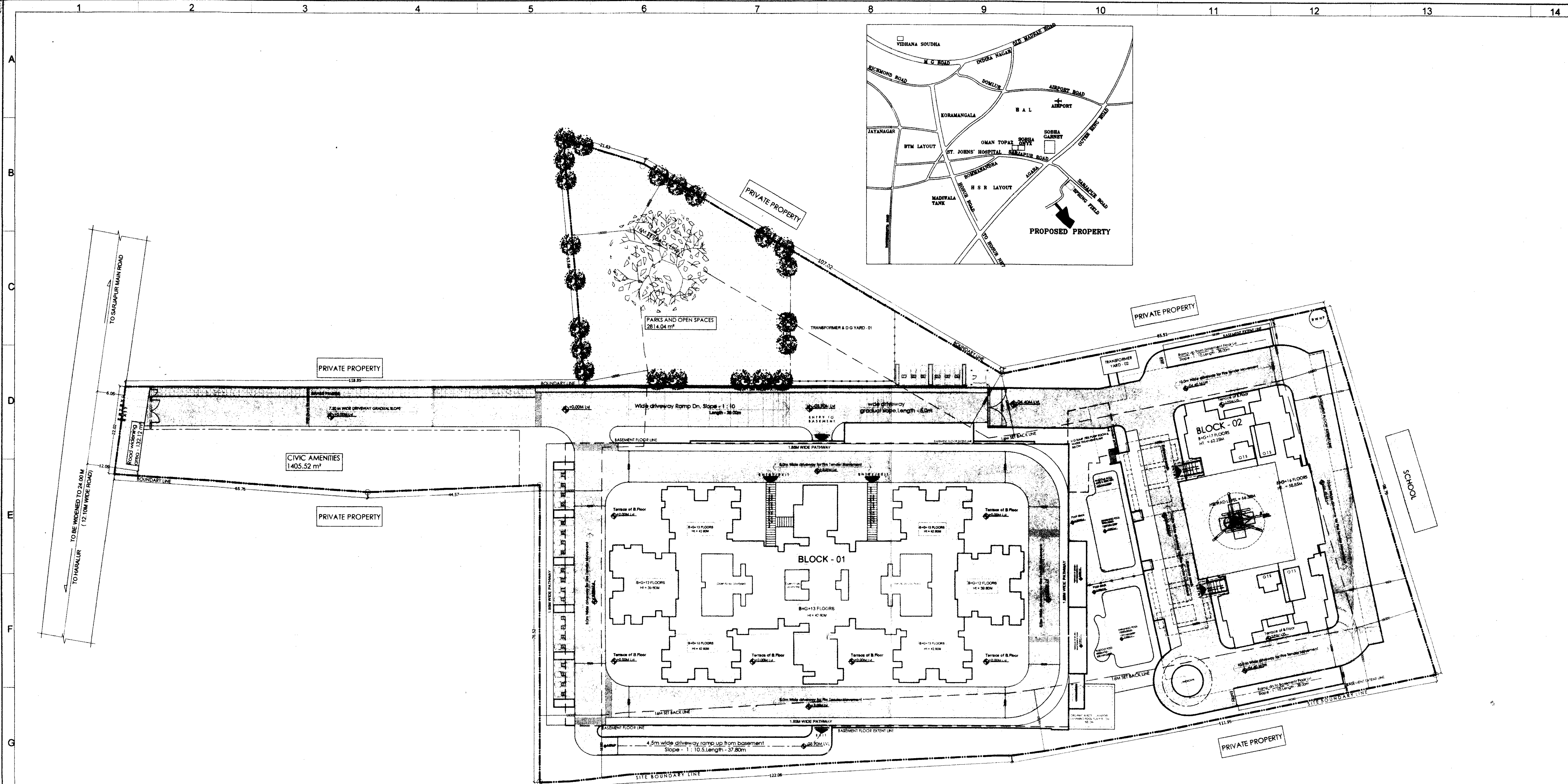




SITE PLAN

Scale - 1 : 400

TABLE - 01

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

TABLE - 02

F A R CALCULATION	
01	TOTAL SITE AREA = 28,110.42 m ² (84 - 37.85%)
02	5% OF SITE AREA FOR CIVIC AMENITIES = 1,405.52 m ²
03	10% OF SITE AREA FOR PARKS & OPEN SPACES = 2,811.04 m ²
04	95% OF SITE AREA FOR DEVELOPMENT = 26,704.90 m ² (28,110.42 m ² - 1,405.52 m ²)
05	AREA FOR ROAD WIDENING = 132.12 m ²
06	SITE AREA AFTER ROAD WIDENING = 26,572.78 m ² (CONSIDERED FOR GROUND COVERAGE)
07	NET F A R AREA = 56,982.76 m ²
08	PERMISSIBLE F A R - 2.25
09	F A R = TOTAL F A R AREA / PERMISSIBLE F A R = 56,982.76 / 2.25 = 25,325.67
10	GROUND COVERAGE = (Block - 01 & 02) = 2,814.04 m ²
11	PERMISSIBLE GROUND COVERAGE = 55%
12	ACHIEVED GROUND COVERAGE = (PERMISSIBLE GROUND COVERAGE) x 100% = (2,814.04 / 5,116.36) x 100 = 55.00%
13	HEIGHT OF THE BUILDING
14	PERMISSIBLE HEIGHT OF THE BUILDING: Above 50.00 M (For 18.00m setbacks)
15	ACHIEVED HEIGHT OF THE BUILDING: BLOCK - 01 = 42.80M & BLOCK - 02 = 62.30M (top of the helipad)
16	(DISTANCE BETWEEN THE BLOCKS SHALL BE THE 10% OF THE TALLER BUILDING - 59.40M PROPOSED - 45.50M)
17	TOTAL NUMBER OF UNITS = 275 UNITS (BLOCK - 01 & 02 = 243 & 32 RESPECTIVELY)
18	TYPE - 01 = 1000 sq ft = 0.89 = 1 = 10182 UNITS = 182 CARS
19	TYPE - 02 = 1000 sq ft = 1.06 = 1 = 10811 UNITS = 081 CARS
20	TYPE - 03 = 1000 sq ft = 3.27 = 3 = 3028 UNITS = 084 CARS
21	TYPE - 04 = 1000 sq ft = 3.30 = 3 = 3004 UNITS = 012 CARS
22	CAR PARKING REQUIRED = 339 + 34 (10% of 339 = 34) = 373 cars
23	CAR PARKING (Block - 01 & 02) = 382 CARS
24	RECREATIONAL CLUB AREA - Block - 01 & 02 = 570.15 m ² & 969.43 m ²
25	Recreational Club Area = 1540.58 m ² = 26 CARS
26	TOTAL AREA = 26.39 = 30 cars
27	CAR PARKING REQUIRED = 373 + 30 = 403 CARS
28	CAR PARKING PROVIDED = 408 CARS

TABLE - 03

AREA STATEMENT FOR BLOCK - 01 (BASEMENT + GROUND + 13 UPPER FLOORS)											
SL. NO.	FLOORS	GROSS AREA IN SQM	DT. S/L. ME.	DUCT	DEDUCTION	TOTAL	TOTAL BUILT UP AREA IN SQM	PARKING	TERRACE	CUTOUT	NET F A R AREA IN SQM
1	2	3	4	5	6	7	8	9	10	11	12
1	BASEMENT FLOOR	8792.89	481.03	140.82	481.03	8311.86	8792.89	5.84	21.81	8792.22	372.44
2	GROUND FLOOR	5744.73	2793.95	140.82	2934.77	2810.16	2934.77	6.80	21.81	2934.16	1271.10
3	1st FLOOR	5744.73	2793.95	140.82	2934.77	2810.16	2934.77	6.80	21.81	2934.16	1271.10
4	2nd FLOOR	5744.73	2793.95	140.82	2934.77	2810.16	2934.77	6.80	21.81	2934.16	1271.10
5	3rd FLOOR	5744.73	2793.95	140.82	2934.77	2810.16	2934.77	6.80	21.81	2934.16	1271.10
6	4th FLOOR	5744.73	2793.95	140.82	2934.77	2810.16	2934.77	6.80	21.81	2934.16	1271.10
7	5th FLOOR	5744.73	2793.95	140.82	2934.77	2810.16	2934.77	6.80	21.81	2934.16	1271.10
8	6th FLOOR	5744.73	2793.95	140.82	2934.77	2810.16	2934.77	6.80	21.81	2934.16	1271.10
9	7th FLOOR	5744.73	2793.95	140.82	2934.77	2810.16	2934.77	6.80	21.81	2934.16	1271.10
10	8th FLOOR	5744.73	2793.95	140.82	2934.77	2810.16	2934.77	6.80	21.81	2934.16	1271.10
11	9th FLOOR	5744.73	2793.95	140.82	2934.77	2810.16	2934.77	6.80	21.81	2934.16	1271.10
12	10th FLOOR	5744.73	2793.95	140.82	2934.77	2810.16	2934.77	6.80	21.81	2934.16	1271.10
13	11th FLOOR	5744.73	2793.95	140.82	2934.77	2810.16	2934.77	6.80	21.81	2934.16	1271.10
14	12th FLOOR	5744.73	2793.95	140.82	2934.77	2810.16	2934.77	6.80	21.81	2934.16	1271.10
15	13th FLOOR	5744.73	2793.95	140.82	2934.77	2810.16	2934.77	6.80	21.81	2934.16	1271.10
TOTAL		68698.36	38830.84	1981.67	36709.17	49808.82	50000.00	0.00	328.85	9187.00	40891.82

AREA STATEMENT FOR BLOCK - 02 (BASEMENT + GROUND + 17 UPPER FLOORS + HELIPAD)											
SL. NO.	FLOORS	GROSS AREA IN SQM	DT. S/L. ME.	DUCT	DEDUCTION	TOTAL	TOTAL BUILT UP AREA IN SQM	PARKING	TERRACE	CUTOUT	NET F A R AREA IN SQM
1	2	3	4	5	6	7	8	9	10	11	12
1	BASEMENT FLOOR	4915.80	434.70	140.82	434.70	4481.10	4915.80	5.84	21.81	4915.22	285.48
2	GROUND FLOOR	1213.92	220.51	21.12	241.63	972.29	972.29	22.54	22.54	972.29	449.75
3	1st FLOOR	1799.80	938.17	26.03	964.14	1823.67	1823.67	22.54	22.54	1823.67	1071.10
4	2nd FLOOR	1869.11	921.20	24.44	945.64	1923.47	1923.47	22.54	22.54	1923.47	1104.26
5	3rd FLOOR	1869.11	921.20	24.44	945.64	1923.47	1923.47	22.54	22.54	1923.47	1104.26
6	4th FLOOR	1869.11	921.20	24.44	945.64	1923.47	1923.47	22.54	22.54	1923.47	1104.26
7	5th FLOOR	1869.11	921.20	24.44	945.64	1923.47	1923.47	22.54	22.54	1923.47	1104.26
8	6th FLOOR	1869.11	921.20	24.44	945.64	1923.47	1923.47	22.54	22.54	1923.47	1104.26
9	7th FLOOR	1869.11	921.20	24.44	945.64	1923.47	1923.47	22.54	22.54	1923.47	1104.26
10	8th FLOOR	1869.11	921.20	24.44	945.64	1923.47	1923.47	22.54	22.54	1923.47	1104.26
11	9th FLOOR	1869.11	921.20	24.44	945.64	1923.47	1923.47	22.54	22.54	1923.47	1104.26
12	10th FLOOR	1869.11	921.20	24.44	945.64	1923.47	1923.47	22.54	22.54	1923.47	1104.26
13	11th FLOOR	1869.11	921.20	24.44	945.64	1923.47	1923.47	22.54	22.54	1923.47	1104.26
14	12th FLOOR	1869.11	921.20	24.44	945.64	1923.47	1923.47	22.54	22.54	1923.47	1104.26
15	13th FLOOR	1869.11	921.20	24.44	945.64	1923.47	1923.47	22.54	22.54	1923.47	1104.26
16	14th FLOOR	1869.11	921.20	24.44	945.64	1923.47	1923.47	22.54	22.54	1923.47	1104.26
17	15th FLOOR	1869.11	921.20	24.44	945.64	1923.47	1923.47	22.54	22.54	1923.47	1104.26
18	16th FLOOR	1869.11	921.20	24.44	945.64	1923.47	1923.47	22.54	22.54	1923.47	1104.26
19	17th FLOOR	1869.11	921.20	24.44	945.64	1923.47	1923.47	22.54	22.54	1923.47	1104.26
TOTAL		37146.74	9143.96	431.00	8609.28	29048.82	29048.82	48.35	408.70	7478.78	18500.85

CONDITIONS :-

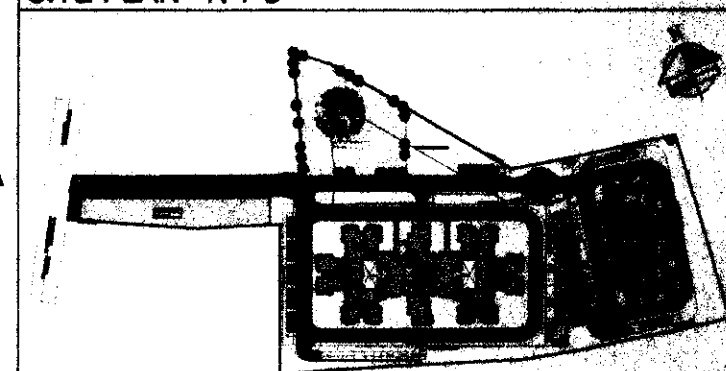
- All conditions should be adhered to strictly as stipulated in the re-modified work order issued while approving the residential development plan for construction of apartment building on @ Sy. Nos. 3/1B, 3/2, 7 & 162 of Haralur village, Varthur Hobli, of Sarjapura Road, Bangalore East Taluk, vide No. BDA/TPM/GH-28/5068/2010-11 dated:15.03.2011.
- All conditions imposed by the various statutory bodies should be adhered to strictly failing which issue of Occupancy certificate will not be considered and revised NOC from AAI should be obtained for the purpose of Helipad before applying for Occupancy Certificate.
- No construction activities is allowed in the open spaces, parks and CA areas which are relinquished through registered deed to BDA and protect and improve the same by providing chain link fencing.
- If any Kharab land coming in the said survey no should not be utilized for any other construction activities.
- Developer should develop the park areas as reserved in Development plan by planting saplings.
- In the premises entry and exit for vehicular traffic should be regulated with security arrangement within the premises and it shall not disturb any other vehicular traffic.
- The developer shall pay the betterment tax as and when fixed and demanded by BDA.
- The developer shall abide by the condition as and when imposed by BDA.
- The developer is solely responsible for stability and safety of the building and BDA will not be responsible for structural safety of the building.
- Provision for Rain Water Harvesting should be provided.
- Provision for dual piping system: should be provided for potable water and non-potable water.
- Provision for sewage treatment plant should be provided and re-cycled water should be utilized and the entire effluent generated should not be dis-charged to the natural valley/stream/tank.
- The Area reserved for segregation of garbage disposal of plastic and other materials compost should be made in the premises.
- Kharab/land shall be obtained from local authorities before commencement of work.
- All conditions imposed by the KSPCB should be adhered to strictly vide their consent letter No. KSPCB/CFE/CP-140/2010-11/346 dated: 29th May 2010 & No KSPCB/CFE/CP - 160/2007-08/5121 dated: 7th November 2007 & State Level Environment Impact Assessment Authority, Karnataka Vide Letter No. SEIAA/39 : CON : 2010 dated: 19th November 2010. (Constituted by Ministry of Environment & Forests, Government of India)
- Applicant shall abide by the conditions stipulated in this letter issued by the Principal Secretary, Labour Department vide their letter dated: 04.03.2006
- If it is established that the information/documents furnished by the applicant is false the plan sanctioned gets cancelled without intimation.
- Applicant shall make their own arrangement for water supply and will not depend on BWSB for supply of water.
- The area earmarked for transformer yard in the drawing should be utilized for the same purpose.
- This plan sanction is supercedes the earlier sanctioned plan vide No. BDA/PS/EM/EO/3/1A-1/East/50/2010-11 dated: 26.08.2010.

TABLE - 04

LEGEND	
EXTENT OF SITE BOUNDARY	---
EXTENT OF 18.0m SETBACK LINE	---
BASEMENT LINE	---
5% CIVIC AMENITIES	---
10% OPEN SPACES	---
AREA FOR ROAD WIDENING	---
SWIMMING POOL	---

- A. The Hon'ble Commissioner has approved the plan vide No.622 dated 28.04.2011
- B. The applicant has paid the Plan Sanctioning fees as follows vide Challan No.3 dated 03.05.2011
- | | |
|-------------------------|-----------------------|
| 1. Processing Fee | : 30,46,180.00 |
| 2. Ground Rent | : 3,54,880.00 |
| 3. Development Charges | : 17,744.00 |
| 4. Slum Clearance Cess | : 6,20,685.00 |
| 5. Workers Welfare Cess | : 8,87,200.00 |
| 6. Security Deposits | : 1,26,000.00 |
| 7. Plan Copies | : 50,52,689.00 |
| Total | : 50,52,689.00 |
- (Rupees Fifty Lakhs Fifty Two Thousand Six Hundred and Eighty Nine Only)

SITE PLAN - NTS



SOBHA CLASSIC & BUSINESS	
FAR CALCULATION	
NET SITE AREA (A - B)	28,110.42
AREA RESERVED FOR ROAD WIDENING (C)	132.12
NET SITE AREA (A - B - C)	27,978.30
5% SITE AREA TO BE RESERVED FOR OPEN SPACES	1,398.91
PROPOSED SITE AREA FOR OPEN SPACES	2,814.04
IN SITE AREA TO BE RESERVED FOR A SITE	1,398.91
20% OF NET SITE AREA	5,595.66
TOTAL NET F A R AREA OF ALL FLOORS BLOCK - 01 & 02	40,891.82
F A R ALLOWED	2.25
PERMISSIBLE GROUND COVERAGE	55%
TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02	15,116.10
GROUND COVERAGE	55.00%

SCHEDULE OF OPENINGS

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

FOR APPROVAL

SIGN.....
(DEEPAK DINESH.P) BCC/BL 2.25/2010-11

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

REVISIONS

SL. NO.	DATE	REVISIONS	BY

ARCHITECTS :

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

DEALT BY: VASANTH

SCALE = 1 : 400

CHECKED BY: DEEPAK

DATE : 30-04-2011

NORTH

PROJECT NO: 0300 A & B

DRAWING NO.:

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

REV NO.

JOB TITLE

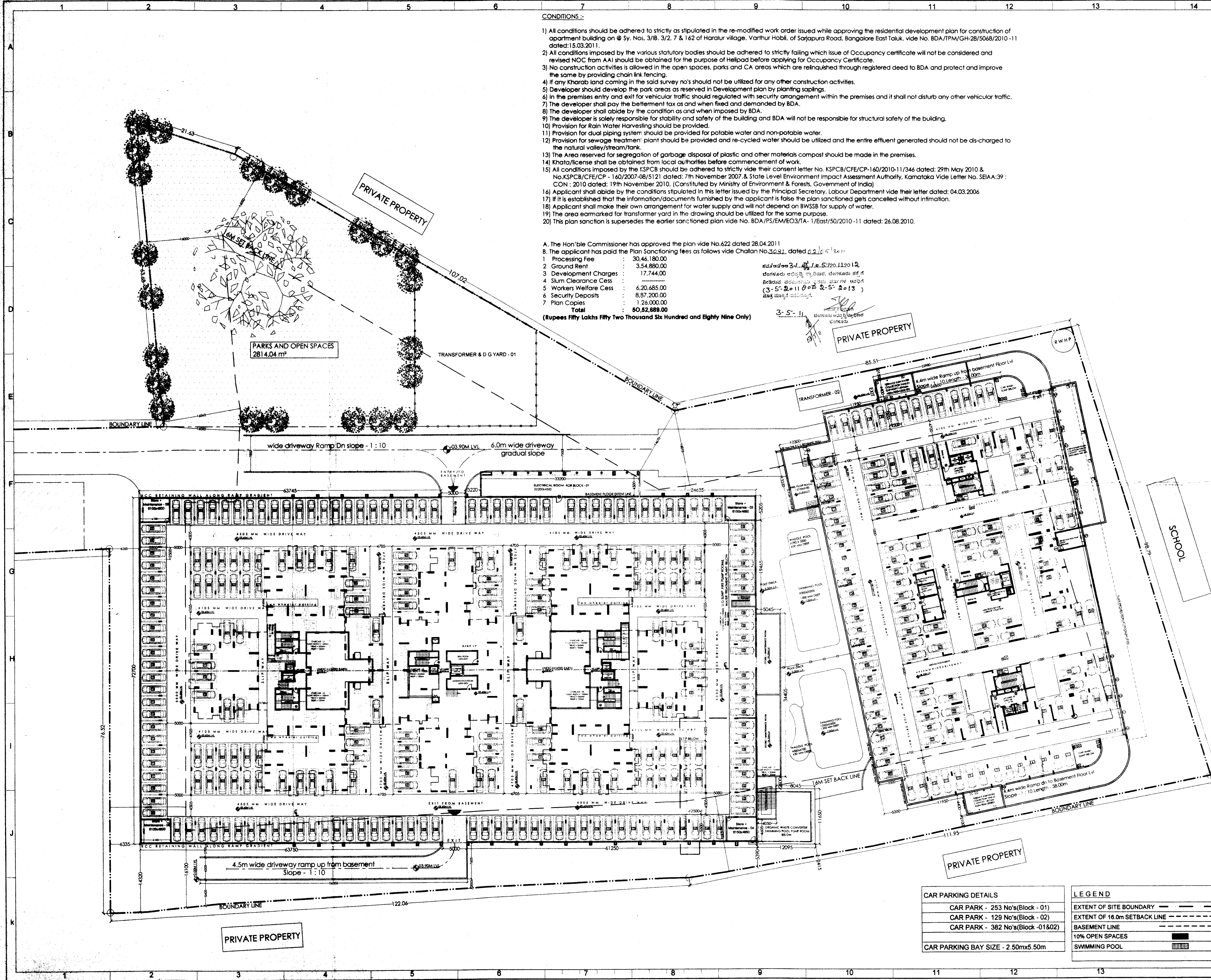
MODIFIED RESIDENTIAL DEVELOPMENT PLAN
ON SURVEY NOS. 3/1B, 3/2, 7 & 162
HARALUR VILLAGE, VARTHUR HOBLI
BANGALORE EAST TALUK, OFF SARJAPUR ROAD

DRAWING TITLE

SITE PLAN

BLOCK - 01 & 02

SHEET 01 OF 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. 3/18, 3/2, 7 & 162 of Haralur village, Varthur Hobli, of Sarjapura Road, Bangalore East Taluk, vide No. BDA/TPM/GH-28/5068/2010-11 dated:15.03.2011.
- 2) All conditions imposed by the various statutory bodies should be adhered to strictly failing which issue of Occupancy certificate will not be considered and revised NOC from AAI should be obtained for the purpose of Helipad before applying for Occupancy Certificate.
- 3) No construction activities is allowed in the open spaces, parks and CA areas which are relinquished through registered deed to BDA and protect and improve the same by providing chain link fencing.
- 4) If any Kharab land coming in the said survey no's should not be utilized for any other construction activities.
- 5) Developer should develop the park areas as reserved in Development plan by planting saplings.
- 6) In the premises entry and exit for vehicular traffic should regulated with security arrangement within the premises and it shall not disturb any other vehicular traffic.
- 7) The developer shall pay the betterment tax as and when fixed and demanded by BDA.
- 8) The developer shall abide by the condition as and when imposed by BDA.
- 9) The developer is solely responsible for stability and safety of the building and BDA will not be responsible for structural safety of the building.
- 10) Provision for Rain Water Harvesting should be provided.
- 11) Provision for dual piping system: should be provided for potable water and non-potable water.
- 12) Provision for sewage treatment plant should be provided and re-cycled water should be utilized and the entire effluent generated should not be dis-charged to the natural valley/stream/tank.
- 13) The Area reserved for segregation of garbage disposal of plastic and other materials compost should be made in the premises.
- 14) Khata/license shall be obtained from local authorities before commencement of work.
- 15) All conditions imposed by the KSPCB should be adhered to strictly vide their consent letter No. KSPCB/CFE/CP-160/2010-11/346 dated: 29th May 2010 & No.KSPCB/CFE/CP - 160/2007-08/5121 dated: 7th November 2007 & State Level Environment Impact Assessment Authority, Karnataka Vide Letter No. SEIAA:39 : CON : 2010 dated: 19th November 2010. (Constituted by Ministry of Environment & Forests, Government of India)
- 16) Applicant shall abide by the conditions stipulated in this letter issued by the Principal Secretary, Labour Department vide their letter dated: 04.03.2006
- 17) If it is established that the information/documents furnished by the applicant is false the plan sanctioned gets cancelled without intimation.
- 18) Applicant shall make their own arrangement for water supply and will not depend on BWSB for supply of water.
- 19) The area earmarked for transformer yard in the drawing should be utilized for the same purpose.
- 20) This plan sanction is supercedes the earlier sanctioned plan vide No. BDA/PS/EM/EO3/1A-1/East/50/2010-11 dated: 26.08.2010.

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

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

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

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

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

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

SITE PLAN - NT S

SCHEDULE OF OPENINGS

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

FOR APPROVAL

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

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

REVISIONS

SL.NO	DATE	REVISIONS

ARCHITECTS :

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

DEALT BY: VASANTH SCALE = 1 : 250

CHECKED BY: DEEPAK DATE : 30-04-2011

NORTH PROJECT NO: 0300A&B

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

REV. NO.

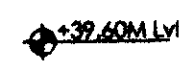
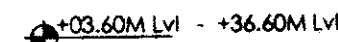
JOB TITLE

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

DRAWING TITLE

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

SHEET 02 OF 12



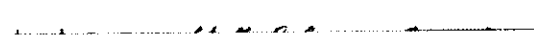
- 1) All conditions should be adhered to strictly as stipulated in the re-modified work order issued while approving the residential development plan for construction of apartment building at @ Sy. Nos. 3/IB, 3/IB, 3/2, 7 & 162 of Haralur village, Varthur Hobli, of Sarjapura Road, Bangalore East Taluk, vide No. BDA/TPM/GH-28/5068/2010 - 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 Helpad 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 Khorab 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.
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- 8) The developer shall abide by the condition as and when imposed by BDA.
- 9) The developer is solely responsible for stability and safety of the building and BDA will not be responsible for structural safety of the building.
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- 12) Provision for sewage treatment plant should be provided and re-cycled water should be utilized and the entire effluent generated should not be discharged to the natural valley/stream/tank.
- 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-160/2010-11/321 dated: 7th November 2007 & State Level Environment Impact Assessment Authority, Karnataka Vide Letter No. SEAA:39 : CC-2010 dated: 15th 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 supercedes the earlier sanctioned plan vide No. BDA/PS/EM/EO/3/TA-1/East/50/2010-11 dated: 26.08.2010.

A. The Hon'ble Commissioner has approved the plan vide No.422 dated 28.04.2011

The applicant has paid the Plan Sanctioning fees as follows vide Challan No. 3,681, dated 02.05.2011

1 Processing Fee	: 30,45,180.00
2 Ground Rent	: 3,54,880.00
3 Development Charges	: 17,744.00
4 Sium Clearance Cess	: _____
5 Workers Welfare Cess	: 6,20,685.00
6 Security Deposits	: 8,87,200.00
7 Plan Copies	: 1,26,000.00
Total	: 50,52,489.00

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

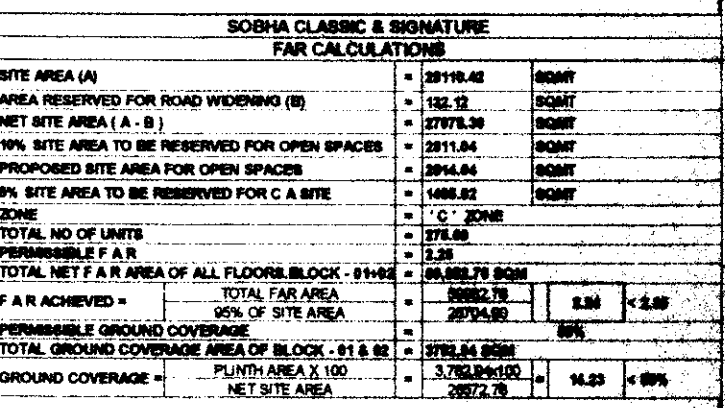


ಸಮೀಕ್ಷೆ 3-4... 20.11.2012
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ನಗರ
ನೀಡಿದರು. ಪರಿಶೀಲಿಸಿದ ನಂತರ ಈ ಕೆಳಕಂಡಂತಿ-
(3-5-2011 ರಿಂದ 2-5-2013
ಮಾತು ಮುಕ್ತ ಪದವಿಯರು.

3-5-11
ಬರೆಯಿರಿ
ಬರೆಯಿರಿ
ಬರೆಯಿರಿ

03/5/11

13



FOR APPROVAL 

SIGN W. B. Chandler
(OWNER'S SIGNATURE)

ARCHITECTS :

DEALT BY: VASANTH SCALE = 1 : 100

NORTH	PROJECT NO. 05000
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JOB TITLE

DRAWING TITLE _____

TYPICAL SECTION

BLOCK - 01A,01B & 01C SHEET 05 OF 10



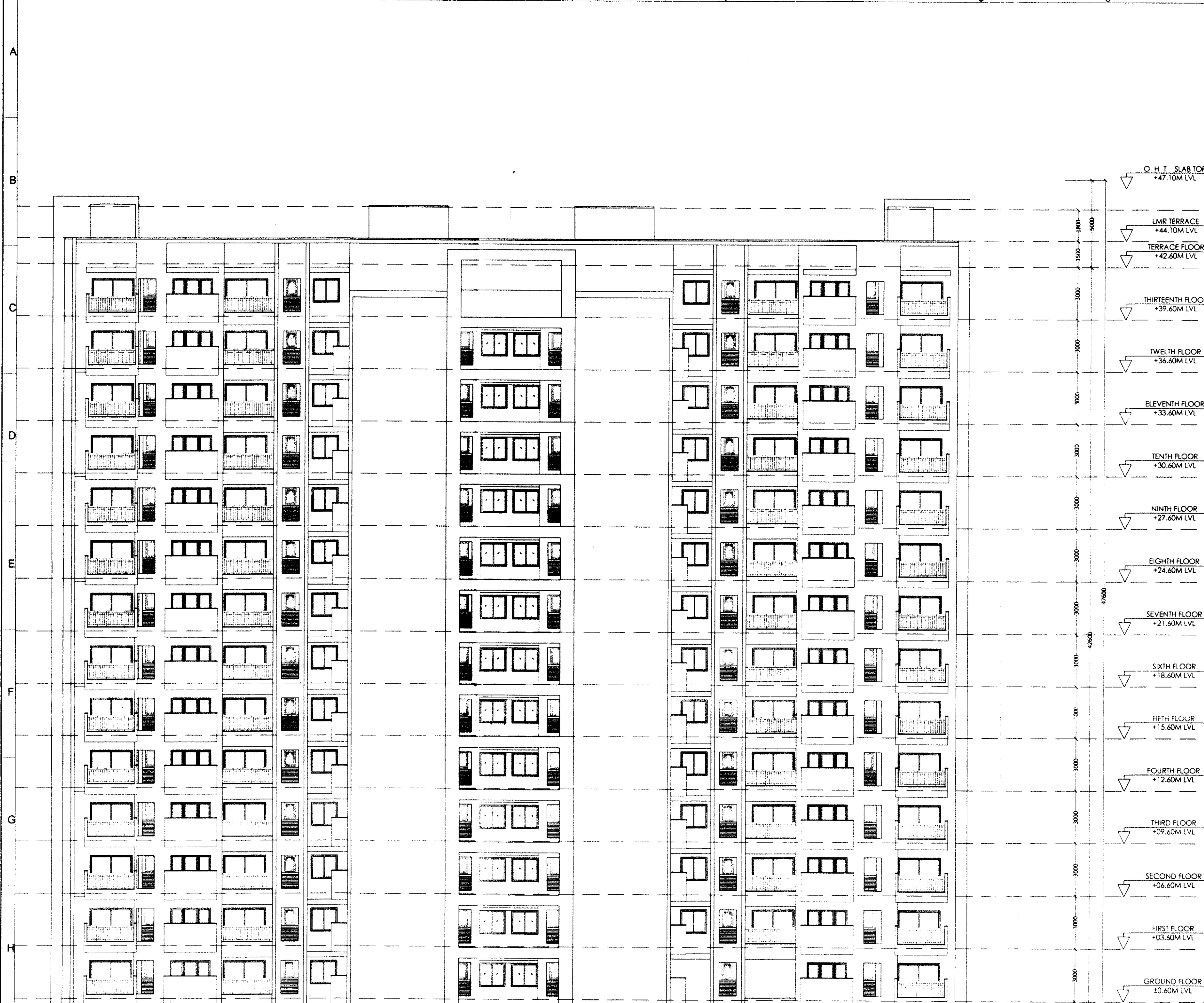
A. The Hon'ble Commissioner has approved the plan vide No.622 dated 28.04.2011
 The applicant has paid the Plan Sanctioning fees as follows vide Challan No. 364 dated 03/05/2011

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

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

ಕಮಲಚಲ 3-1...ಹೈ.1.ಇ.ಸಿ.120.1.12012
ಬೆಂಗಳೂರು ಲಭ್ಯವಿದ್ದು, ಬೆಂಗಳೂರು ಸರ್ಕಾರ
ನಿರ್ದಿಷ್ಟ ಸರಕುಗಳನ್ನು ಒತ್ತುವ ಸಮಗಲ ಅಧಿಕಾರಿ
(3-5-2011ರಂದು 2-5-2013)
ಮಾತು ವಿದ್ಯುತು ಸಂಪರ್ಕಿಸಿದರು.

3-5-11. ಬೆಂಗಳೂರು ಲಭ್ಯವಿದ್ದು, ಬೆಂಗಳೂರು
ಸರ್ಕಾರ



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

CONDITIONS :-

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

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

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

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

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

ಇದರಲ್ಲಿ 3-1-20, 3-2-20, 3-7-20 ಮತ್ತು 3-162-20 ಸರ್ವೆ ನಂ. 3/18, 3/2, 7 & 162 ಹರಲೂರು ಗ್ರಾಮ, ವರ್ತುರು ಹೊಬ್ಲಿ, ಸರ್ಜಪುರ ರಸ್ತೆ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬೆಂಗಳೂರು ನಗರ ಮಹಾನಗರ ಪಾಲಿಕೆ (3-5-2011-600 2-5-2013) ಅಡಿಯಲ್ಲಿ ಮಂಜೂರು.

3-5-2011-600 2-5-2013

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3-5-2011-600 2-5-2013

SITE PLAN - N T S

KEY PLAN - N T S

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

SOBHA CLASSIC & SIGNATURE

FAR CALCULATIONS

SITE AREA (A)	1814.42	RIGHT
AREA RESERVED FOR ROAD WIDENING (B)	138.12	RIGHT
NET SITE AREA (A - B)	1676.30	RIGHT
10% SITE AREA TO BE RESERVED FOR OPEN SPACES	167.63	RIGHT
PROPOSED SITE AREA FOR OPEN SPACES	167.63	RIGHT
PL SITE AREA TO BE RESERVED FOR C A SITE	1408.67	RIGHT
2% F.A.R.	33.53	
TOTAL NO OF UNITS	275.00	
PERMISSIBLE F.A.R.	12.34	
TOTAL NET F.A.R. AREA OF ALL FLOORS BLOCK - 01A & 01B	3386.79 SQM	
F.A.R. ACHIEVED	3386.79	1.34
TOTAL FAR AREA	3386.79	1.34
10% OF SITE AREA	167.63	0.06
PERMISSIBLE GROUND COVERAGE	3386.79	0.06
TOTAL GROUND COVERAGE AREA OF BLOCK - 01A & 01B	3386.79	0.06
PLINTH AREA X 100	3386.79	0.06
GROUND COVERAGE	3386.79	0.06

SCHEDULE OF OPENINGS

SL. NO.	DESCRIPTION	TYPE	SIZE
1	MAIN DOOR	D	1080 x 2160
2	DOOR	D1	850 x 2160
3	DOOR	D2	850 x 2160
4	ALUMINIUM DOOR	D3	850 x 2160
5	KITCHEN DOOR	KD	850 x 2160
6	KITCHEN WINDOW	KW	750 x 1030
7	SLIDING DOORS	SD	2450 x 2160
8	FIRE RES. DOOR	FD	1080 x 2160
9	WINDOW	W1	1560 x 1030
10	VENTILATOR	V	650 x 930
11	VENTILATOR	V1	650 x 1350

FOR APPROVAL

SIGN.....

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

REVISIONS

SL. NO.	DATE	REVISIONS	BY	CHK.

ARCHITECTS

SOBHA

DEVELOPERS LTD.

ARCHITECTS, ENGINEERS, BUILDERS AND DEVELOPERS.

No.4, RAJARAM MOHAN ROY ROAD,

BANGALORE 560 025 TEL: 22104564, 22104565 FAX: 22104570

Email: architects@sobha.co.in

DEALT BY: VASANTH

SCALE = 1 : 100

CHECKED BY: DEEPAK

DATE : 30-04-2011

NORTH

PROJECT NO. : 0300B

DRAWING NO. :

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

REV. NO.

JOB TITLE

MODIFIED RESIDENTIAL BUILDING PLAN

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

HARALUR VILLAGE, VARTHUR HOBLI

BANGALORE EAST TALUK, OFF SARJAPUR ROAD

DRAWING TITLE

ELEVATION

BLOCK - 01A, 01B & 01C

SHEET 07 OF 10

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

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

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

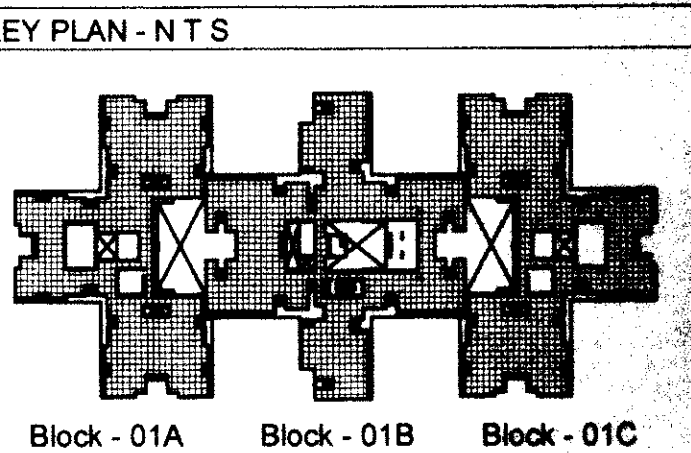
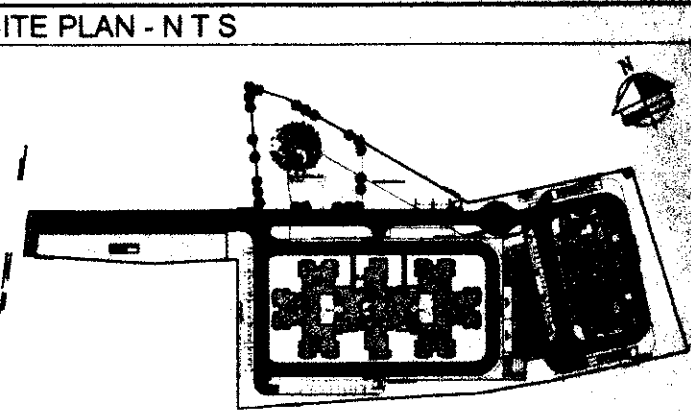
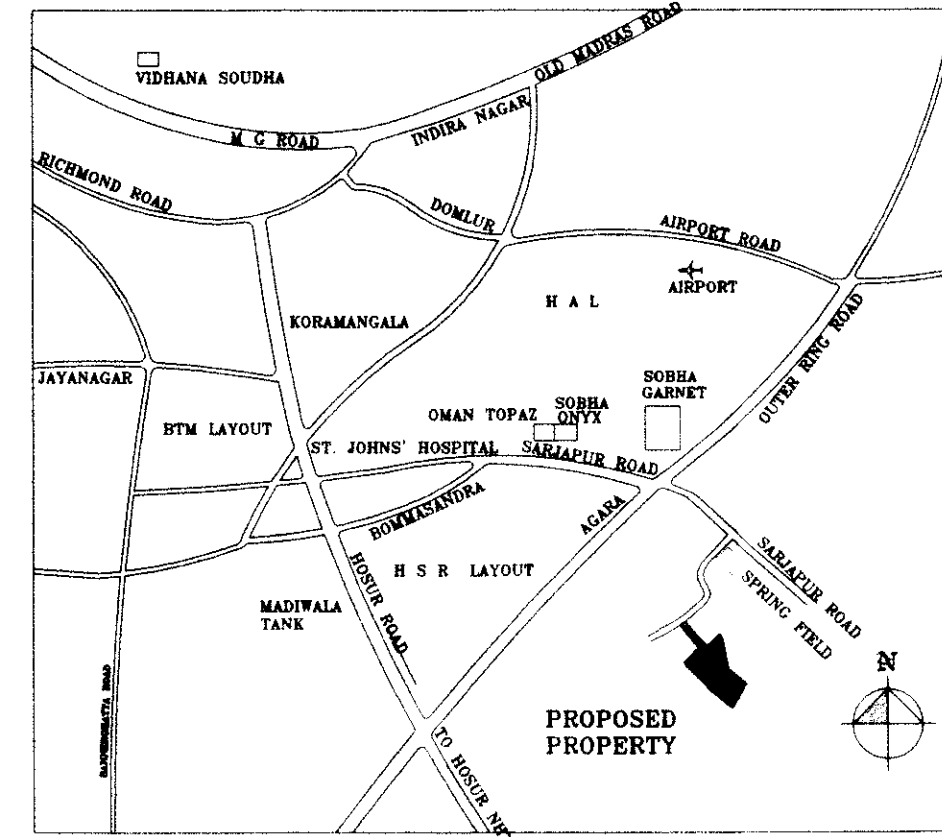
01	TOTAL SITE AREA	28,110.42 m ² (6A-37.85G)
02	5% OF SITE AREA FOR CIVIC AMENITIES	1,405.52 m ²
03	10% OF SITE AREA FOR PARKS & OPEN SPACES	2,811.04 m ²
04	95% OF SITE AREA FOR DEVELOPMENT	26,704.90 m ² (28,110.42 m ² - 1,405.52 m ²)
05	AREA FOR ROAD WIDENING	132.12 m ²
06	SITE AREA AFTER ROAD WIDENING	26,572.78 m ² (CONSIDERED FOR GROUND COVERAGE)
07	NET F A R AREA	56,982.76 m ²
08	PERMISSIBLE F A R - 2.25	
09	F A R = TOTAL F A R AREA / PERMISSIBLE F A R	25,325.65
10	GROUND COVERAGE (Block - 01 & 02)	
11	PERMISSIBLE GROUND COVERAGE = 55 %	
12	ACHIEVED GROUND COVERAGE = (PERMISSIBLE GROUND COVERAGE / TOTAL F A R AREA) x 100 = (55 / 25,325.65) x 100 = 14.23%	
13	HEIGHT OF THE BUILDING	
14	PERMISSIBLE HEIGHT OF THE BUILDING	Above 50.00 M (For 16,000 sqm)
15	ACHIEVED HEIGHT OF THE BUILDING	BLOCK - 01 = 42.50 M & BLOCK - 02 = 62.30 M (top of the highest)
16	TOTAL NUMBER OF UNITS = 275 UNITS (BLOCK - 01 & 02 = 243 & 32 RESPECTIVELY)	
17	TYPE - 01 = 100/100 = 0.89 = 1 = 1X182 UNITS = 182 CARS	
18	TYPE - 02 = 100/100 = 1.06 = 1 = 1X181 UNITS = 181 CARS	
19	TYPE - 03 = 100/100 = 3.27 = 3 = 3X28 UNITS = 084 CARS	
20	TYPE - 04 = 100/100 = 3.30 = 3 = 3X24 UNITS = 072 CARS	
21	CAR PARKING REQUIRED = 339+34 (10% of 339 = 34) = 373 nos	
22	RECREATIONAL CLUB AREA - Block - 01 & 02 = 570.15 m ² & 899.43 m ² respectively	
23	TOTAL AREA - 28,110.42 m ² - 29.36 = 30 nos	
24	CAR PARKING REQUIRED = 373 + 30 = 403 CARS	
25	CAR PARKING PROVIDED = 408 CARS	

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

CONDITIONS :-

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

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



SITE AREA (A)	= 28110.42	SQ.M
AREA RESERVED FOR ROAD WIDENING (B)	= 132.12	SQ.M
NET SITE AREA (A - B)	= 27978.30	SQ.M
5% OF SITE AREA TO BE RESERVED FOR OPEN SPACES	= 1398.91	SQ.M
PROPOSED SITE AREA FOR OPEN SPACES	= 2814.04	SQ.M
5% OF SITE AREA TO BE RESERVED FOR CIVIC AMENITIES	= 1398.91	SQ.M
PROPOSED SITE AREA FOR CIVIC AMENITIES	= 1405.52	SQ.M
TOTAL NO. OF UNITS	= 275	
PERMISSIBLE F A R	= 2.25	
TOTAL NET F A R AREA OF ALL FLOORS/BLOCK - 01 & 02	= 62,953.18	SQ.M
F A R ACHIEVED	= 25,325.65	
TOTAL FAR AREA	= 37,627.53	
PERMISSIBLE GROUND COVERAGE	= 55%	
TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02	= 15,365.16	
ACHIEVED GROUND COVERAGE	= 14.23%	

FOR APPROVAL

SIGN. _____

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

SIGN. _____

(OWNER'S SIGNATURE)

SL NO	DATE	REVISIONS	BY	CHK

ARCHITECTS :

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

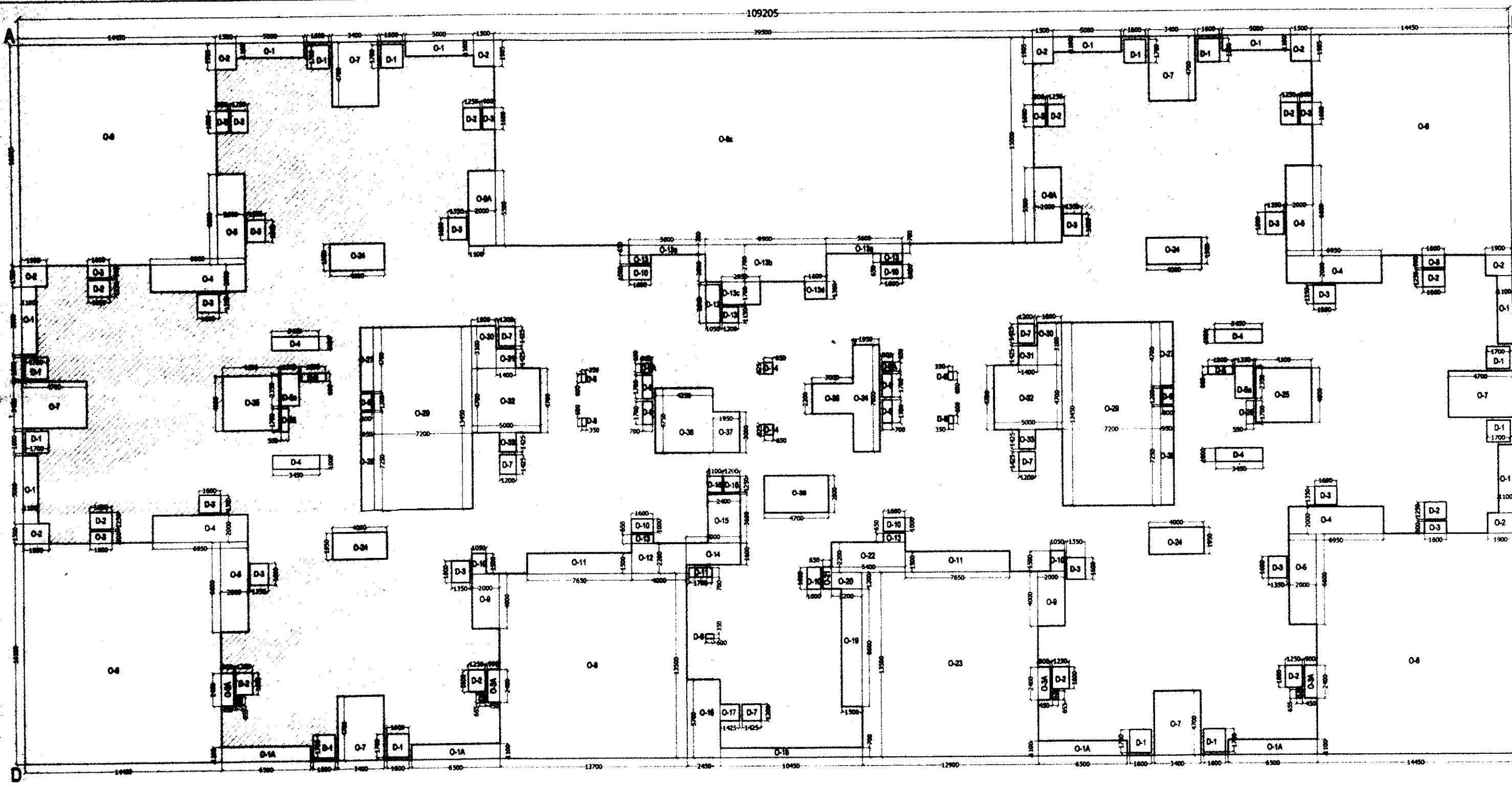
DEALT BY: VASANTH	SCALE = 1 : 400
CHECKED BY: DEEPAK	DATE : 30-04-2011
NORTH	PROJECT NO: 0300B
	DRAWING NO: 0300B/09/12/30/AD/SL/0000
	REV.NO.

JOB TITLE

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

DRAWING TITLE

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



GROUND FLOOR LVL, BLOCK - 01

CONDITIONS :-

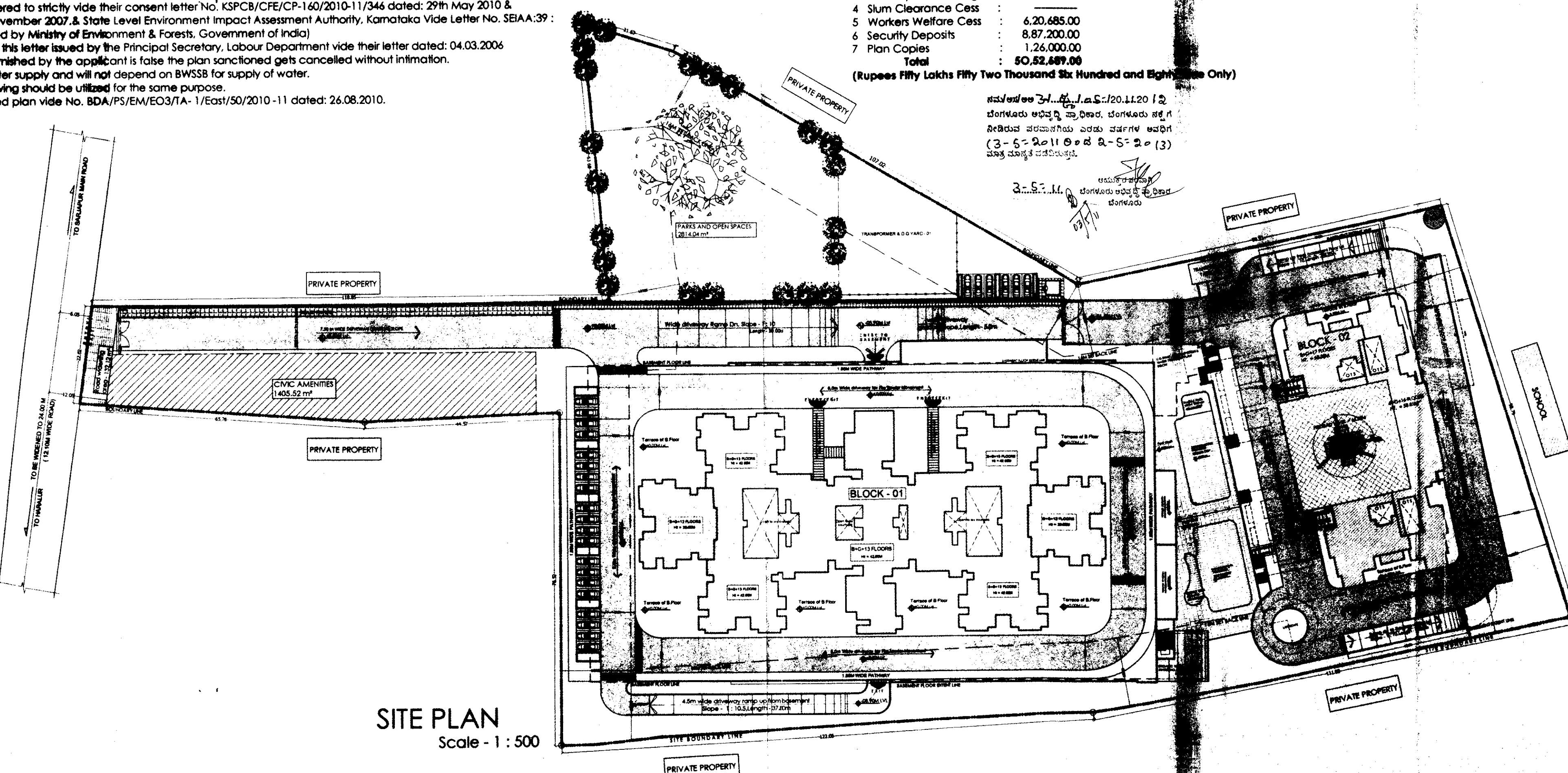
- 1) All conditions should be adhered to strictly as stipulated in the re-modified work order issued while approving the residential development plan for construction of apartment building on @ Sy. Nos. 3/1B, 3/2, 7 & 162 of Haralur Village, Varthur Hobli, of Sarjapura Road, Bangalore East Taluk, vide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

TABLE - 01
PROJECT INFORMATION

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

TABLE - 02
F A R CALCULATION

01	TOTAL SITE AREA	28,110.42 m ² (SA - 37,850)
02	8% OF SITE AREA FOR CIVIC AMENITIES	1,405.52 m ²
03	10% OF SITE AREA FOR PARKS & OPEN SPACES	2,811.04 m ²
04	85% OF SITE AREA FOR DEVELOPMENT	26,704.90 m ² (28,110.42 m ² - 1,405.52 m ²)
05	AREA FOR ROAD WIDENING	125.12 m ²
06	SITE AREA AFTER ROAD WIDENING	26,579.78 m ² (CONSIDERED FOR GROUND COVERAGE)
07	NET F A R AREA	88,972.08 m ²
08	PERMISSIBLE F A R - 2.35	
09	F A R = TOTAL F A R AREA / PERMISSIBLE F A R	88,972.08 / 2.35 = 37,850
10	GROUND COVERAGE (Block - 01 & 02)	
11	PERMISSIBLE GROUND COVERAGE = 55 %	
12	ACHIEVED GROUND COVERAGE = 100% x 26,704.90 / 88,972.08 x 100 = 30.01%	
13	HEIGHT OF THE BUILDING	
14	PERMISSIBLE HEIGHT OF THE BUILDING - Above 50.00 M (For 18.00m setback)	
15	ACHIEVED HEIGHT OF THE BUILDING - BLOCK - 01 = 42.00M & BLOCK - 02 = 42.30M (top of the helpaid)	
16	GROUNDWATER LEVEL	2.50 M (top of the helpaid)
17	TOTAL NUMBER OF UNITS = 275 UNITS (BLOCK - 01 & 02 = 245 & 32 RESPECTIVELY)	
18	TYPE - 01 = 1200 sq.ft. = 112 UNITS = 182 CARS	
19	TYPE - 02 = 1200 sq.ft. = 112 UNITS = 182 CARS	
20	TYPE - 03 = 1200 sq.ft. = 112 UNITS = 182 CARS	
21	TYPE - 04 = 1200 sq.ft. = 112 UNITS = 182 CARS	
22	CAR PARKING REQUIRED - 300 CARS (10% OF 3000) = 300 CARS	
23	CAR PARKING REQUIRED - 300 CARS (10% OF 3000) = 300 CARS	
24	CAR PARKING REQUIRED - 300 CARS (10% OF 3000) = 300 CARS	
25	CAR PARKING REQUIRED - 300 CARS (10% OF 3000) = 300 CARS	
26	CAR PARKING REQUIRED - 300 CARS (10% OF 3000) = 300 CARS	
27	CAR PARKING REQUIRED - 300 CARS (10% OF 3000) = 300 CARS	
28	CAR PARKING REQUIRED - 300 CARS (10% OF 3000) = 300 CARS	
29	CAR PARKING REQUIRED - 300 CARS (10% OF 3000) = 300 CARS	
30	CAR PARKING REQUIRED - 300 CARS (10% OF 3000) = 300 CARS	



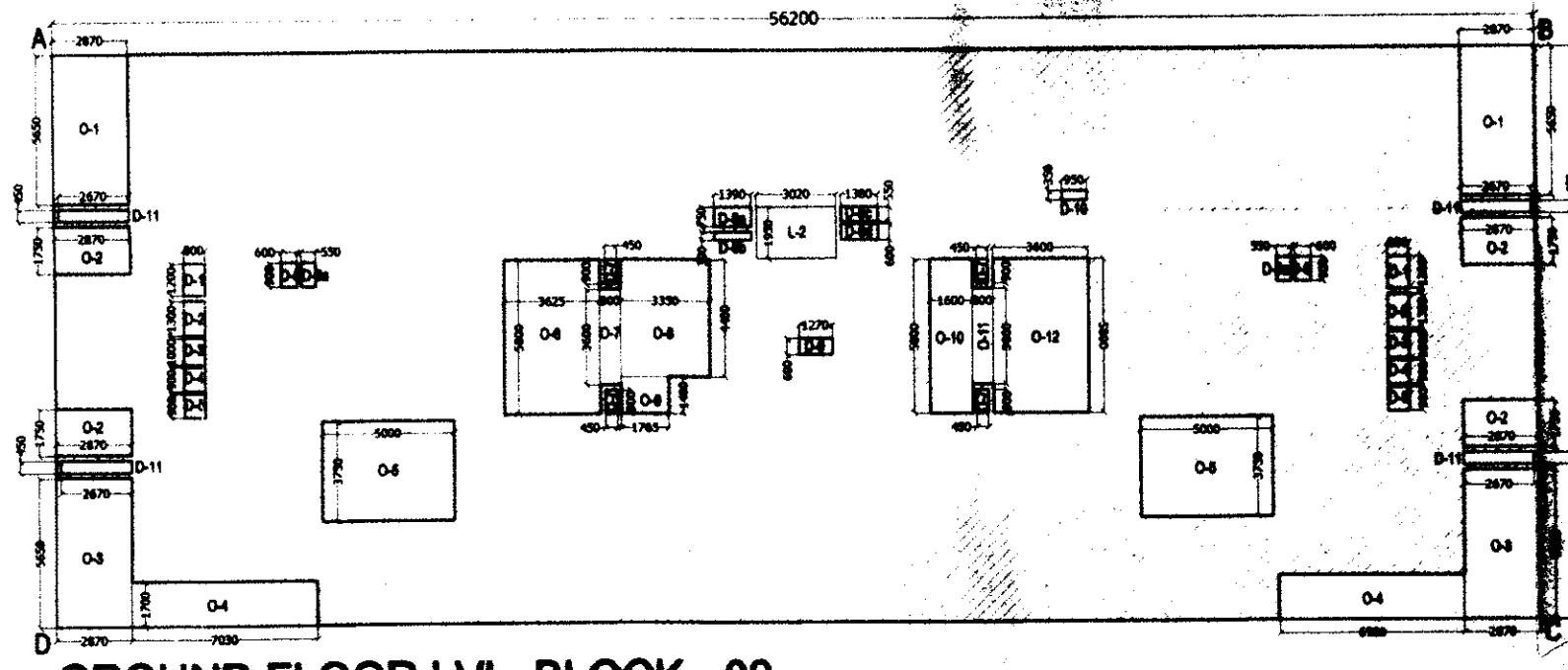
SITE PLAN
Scale - 1 : 500

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

S.No	NOS	LENGTH	BREADTH	AREA IN SQ.M
O-1	1	1.00	1.00	1.00
O-2	1	1.00	1.00	1.00
O-3	1	1.00	1.00	1.00
O-4	1	1.00	1.00	1.00
O-5	1	1.00	1.00	1.00
O-6	1	1.00	1.00	1.00
O-7	1	1.00	1.00	1.00
O-8	1	1.00	1.00	1.00
O-9	1	1.00	1.00	1.00
O-10	1	1.00	1.00	1.00
O-11	1	1.00	1.00	1.00
O-12	1	1.00	1.00	1.00
O-13	1	1.00	1.00	1.00
O-14	1	1.00	1.00	1.00
O-15	1	1.00	1.00	1.00
O-16	1	1.00	1.00	1.00
O-17	1	1.00	1.00	1.00
O-18	1	1.00	1.00	1.00
O-19	1	1.00	1.00	1.00
O-20	1	1.00	1.00	1.00
O-21	1	1.00	1.00	1.00
O-22	1	1.00	1.00	1.00
O-23	1	1.00	1.00	1.00
O-24	1	1.00	1.00	1.00
O-25	1	1.00	1.00	1.00
O-26	1	1.00	1.00	1.00
O-27	1	1.00	1.00	1.00
O-28	1	1.00	1.00	1.00
O-29	1	1.00	1.00	1.00
O-30	1	1.00	1.00	1.00
O-31	1	1.00	1.00	1.00
O-32	1	1.00	1.00	1.00
O-33	1	1.00	1.00	1.00
O-34	1	1.00	1.00	1.00
O-35	1	1.00	1.00	1.00
O-36	1	1.00	1.00	1.00
O-37	1	1.00	1.00	1.00
O-38	1	1.00	1.00	1.00
TOTAL OPEN TO SKY AREA				2793.25

DUCT AREA DEDUCTIONS

S.No	NOS	LENGTH	BREADTH	AREA
D-1	12	1.00	1.00	12.00
D-2	12	1.00	1.00	12.00
D-3	12	1.00	1.00	12.00
D-4	12	1.00	1.00	12.00
D-5	12	1.00	1.00	12.00
D-6	12	1.00	1.00	12.00
D-7	12	1.00	1.00	12.00
D-8	12	1.00	1.00	12.00
D-9	12	1.00	1.00	12.00
D-10	12	1.00	1.00	12.00
D-11	12	1.00	1.00	12.00
D-12	12	1.00	1.00	12.00
D-13	12	1.00	1.00	12.00
D-14	12	1.00	1.00	12.00
D-15	12	1.00	1.00	12.00
D-16	12	1.00	1.00	12.00
TOTAL DUCT AREA				144.00
TOTAL PLINTH AREA				2793.25
DUCT AREA DEDUCTION				144.00
TOTAL PLINTH AREA DEDUCTION				2649.25



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: 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)

TABLE - 02 AREA CALCULATION FOR BLOCK-02 GROUND COVERAGE				
OPEN TO SKY AREA DEDUCTIONS				
S.No	NOS	LENGTH	BREADTH	AREA IN SQ.M
		A	B	DM (A x C) x A
O-1	2	2.87	0.80	39.48
O-2	4	2.87	1.75	20.06
O-3	2	2.87	0.85	32.43
O-4	2	3.03	1.70	23.80
O-5	2	5.00	2.75	37.50
O-6	1	3.80	5.80	21.08
O-7	1	0.80	5.80	2.38
O-8	1	3.35	4.40	14.74
O-9	1	1.77	4.40	2.78
O-10	1	1.55	4.40	2.78
O-11	1	0.80	5.80	2.88
O-12	1	3.80	5.80	20.86
TOTAL OPEN TO SKY AREA				220.51

DUCT AREA DEDUCTIONS				
S.No	NOS	LENGTH	BREADTH	AREA
D-1	2	0.80	1.20	1.92
D-2	2	0.80	1.20	2.08
D-3	2	0.80	1.00	1.60
D-4	2	0.80	0.90	1.44
D-5	2	0.80	0.90	1.44
D-6	2	0.80	0.90	1.08
D-7	2	0.85	0.90	0.99
D-8	4	0.45	1.80	1.80
D-9a	1	0.38	0.75	0.94
D-9b	1	1.38	0.30	1.02
D-10	1	1.38	0.85	0.78
D-11	1	0.38	0.80	0.80
D-12	1	1.27	0.80	0.78
D-13	1	0.95	0.35	0.33
D-14	4	2.87	0.45	4.81
TOTAL DUCT AREA				21.12

TABLE - 21 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 x B x C) = 88.28x21.6 =	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 SQ.M
 AREA RESERVED FOR ROAD WIDENING (B) = 125.12 SQ.M
 NET SITE AREA (A-B) = 27985.30 SQ.M
 10% SITE AREA TO BE RESERVED FOR OPEN SPACES = 2798.53 SQ.M
 5% SITE AREA TO BE RESERVED FOR CIVIC AMENITIES = 1399.27 SQ.M
 TOTAL NET F.A.R. AREA OF ALL FLOORS/BLOCK - 1672.29 SQ.M
 TOTAL F.A.R. AREA = 1672.29 SQ.M
 PERMISSIBLE GROUND COVERAGE = 55%
 TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02 = 37850 SQ.M
 GROUND COVERAGE = 100% x 1672.29 / 37850 x 100 = 4.42%
 14.23% < 4.42% < 14.23%

FOR APPROVAL

SIGN _____
 (DEEPAK DINESH PRABAKARAN)
 BCC/BL 3/6/A/2001-09-10

REVISIONS

SL.NO	DATE	REVISIONS	BY	CHKD.

ARCHITECTS :

SOBHA
 DEVELOPERS LTD.
 ARCHITECTS, ENGINEERS, BUILDERS AND DEVELOPERS.
 No.4, RAJAMOHAN ROY ROAD,
 BANGALORE 560 025 TEL: 22104654 FAX: 22104673
 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/09/11/23/01AD/SUB/0009

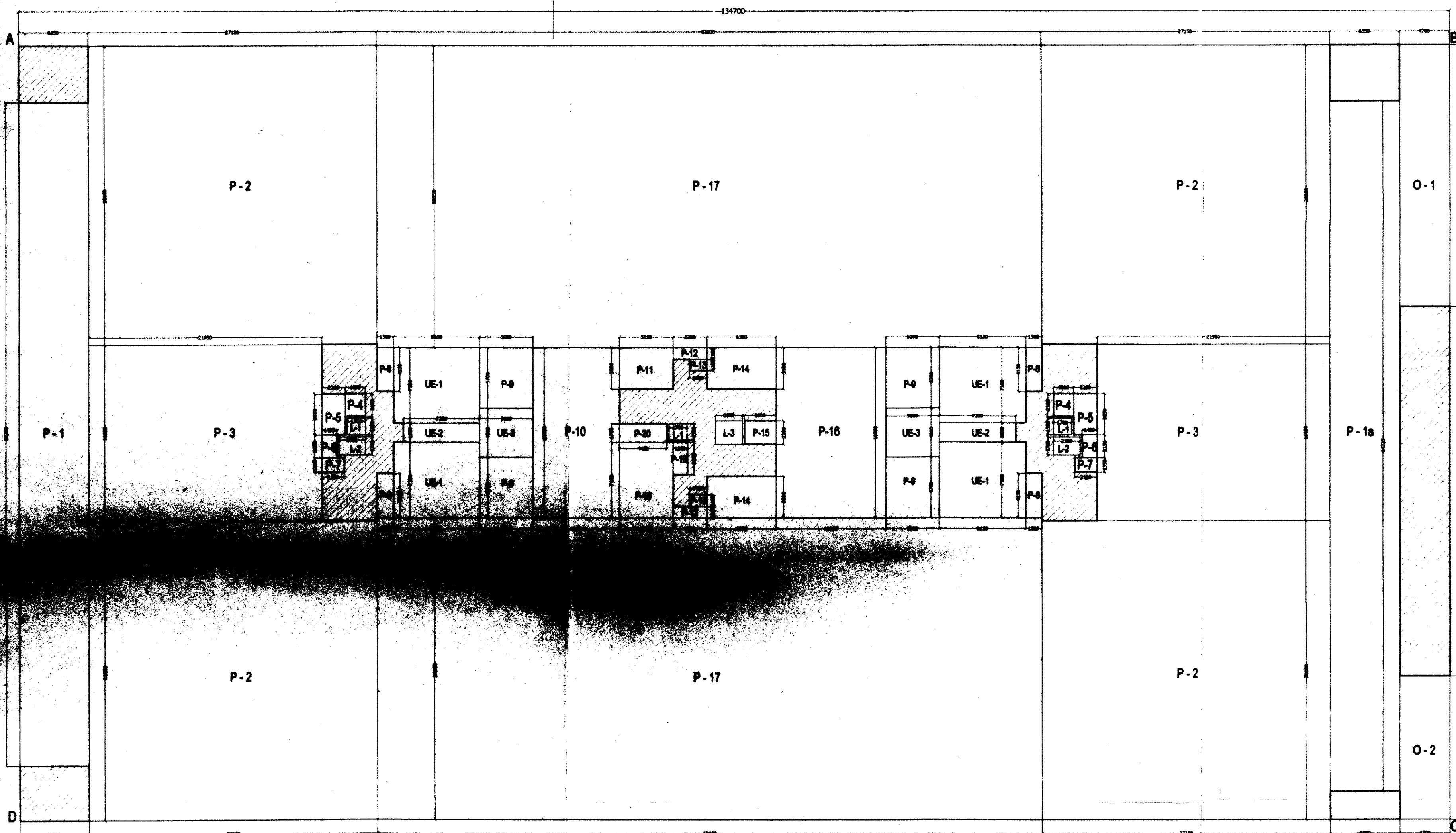
REV NO.

JOB TITLE

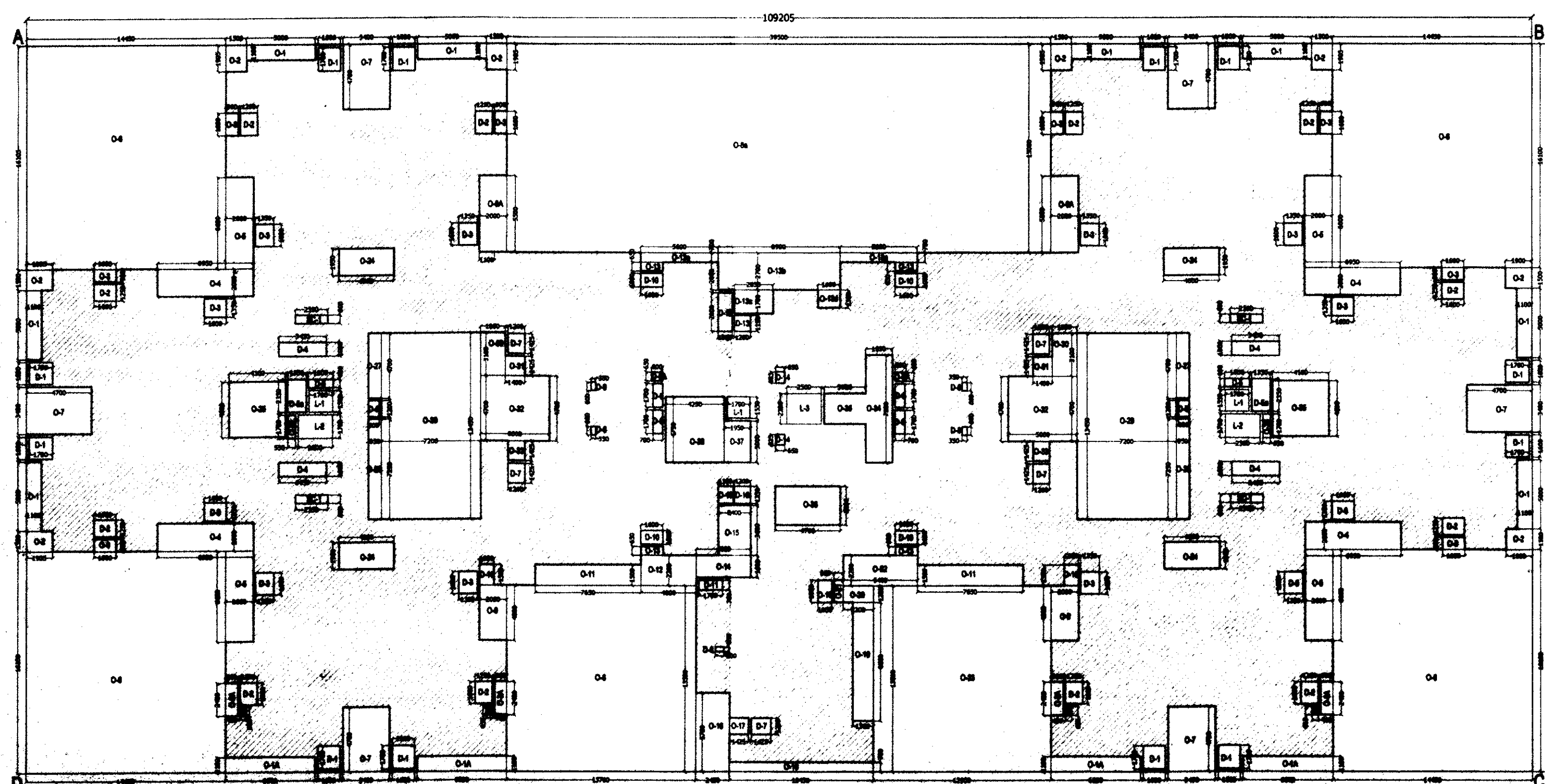
MODIFIED RESIDENTIAL DEVELOPMENT PLAN
 ON SURVEY NOS. 3/1B, 3/2, 7 & 162,
 HARALUR VILLAGE,
 VARTHUR HOBLI BANGALORE EAST TALUK,
 OFF SARJAPUR ROAD.

DRAWING TITLE

GROUND COVERAGE AREA
CALCULATION
BLOCK - 01 & 02 **SHEET 09 OF 19**



BASEMENT FLOOR LEVEL



GROUND FLOOR LVL, BLOCK - 01

TABLE - 01 AREA CALCULATION FOR BLOCK - 01 BASEMENT FLOOR

PARKING AREA DEDUCTIONS				
S.No	NOS	LENGTH	BREADTH	AREA IN SQMT
P-1	1	6.55	82.20	407.41
P-2	4	27.15	28.05	3046.23
P-3	2	21.85	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	18.00	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	3.83
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	62.00	28.35	3546.42
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	LENGTH	BREADTH	AREA IN SQMT
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

CONDITIONS :-

- All conditions should be adhered to strictly as stipulated in the re-modified work order issued while approving the residential development plan for construction of apartment building on @ Sy. Nos. 3/B, 3/2, 7 & 162 of Haralur village, Varthur Hobli, of Sarajapur Road, Bangalore East Taluk, vide No. BDA/TPM/GH-28/5048/2010-11 dated: 15.03.2011.
- All conditions imposed by the various statutory bodies should be adhered to strictly failing which issue of Occupancy certificate will not be considered and revised NOC from AAI should be obtained for the purpose of Helpad before applying for Occupancy Certificate.
- No construction activities is allowed in the open spaces, parks and CA areas which are relinquished through registered deed to BDA and protect and improve the same by providing chain link fencing.
- If any Khorab land coming in the said survey no's should not be utilized for any other construction activities.
- Developer should develop the park areas as reserved in Development plan by planting saplings.
- In the premises entry and exit for vehicular traffic should regulated with security arrangement within the premises and it shall not disturb any other vehicular traffic.
- The developer shall pay the betterment tax as and when fixed and demanded by BDA.
- The developer shall abide by the condition as and when imposed by BDA.
- The developer is solely responsible for stability and safety of the building and BDA will not be responsible for structural safety of the building.
- Provision for Rain Water Harvesting should be provided.
- Provision for dual piping system should be provided for potable water and non-potable water.
- Provision for sewage treatment plant should be provided and re-cycled water should be utilized and the entire effluent generated should not be dis-charged to the natural valley/stream/tank.
- The Area reserved for segregation of garbage disposal of plastic and other materials compost should be made in the premises.
- Khata/License shall be obtained from local authorities before commencement of work.
- All conditions imposed by the KSPCB should be adhered to strictly vide their consent letter No. KSPCB/CPE/CP-160/2010-11/346 dated: 29th May 2010 & No. KSPCB/CPE/CP - 160/2007-08/5121 dated: 7th November 2007 & State Level Environment Impact Assessment Authority, Karnataka vide Letter No. SEIAA/39/CON : 4010 dated: 19th November 2010. (Constituted by Ministry of Environment & Forests, Government of India)
- Applicant shall abide by the conditions stipulated in this letter issued by the Principal Secretary, Labour Department vide their letter dated: 04.03.2006
- If it is established that the information/documents furnished by the applicant is false the plan sanctioned gets cancelled without intimation.
- Applicant shall make their own arrangement for water supply and will not depend on BWSSB for supply of water.
- The area earmarked for transformer yard in the drawing should be utilized for the same purpose.
- This plan sanction is supersedes the earlier sanctioned plan vide No. BDA/PS/EM/EO3/TA- 1/East/50/2010-11 dated: 26.08.2010.

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

OPEN TO SKY AREA DEDUCTIONS				
S.No	NOS	LENGTH	BREADTH	AREA IN SQMT
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	1.80	11.52
O-3A	4	0.90	2.40	8.64
O-4	4	6.85	2.00	55.60
O-5	4	2.00	6.80	52.80
O-6	4	14.45	16.10	320.58
O-7	6	3.40	4.70	95.88
O-8	1	13.70	13.50	184.95
O-9	1	39.50	15.00	592.50
O-9	2	2.00	4.00	16.00
O-9A	2	2.00	5.90	22.00
O-10	2	1.05	1.50	3.15
O-11	2	7.65	1.50	22.95
O-12	1	4.00	2.20	8.80
O-13	4	1.80	0.65	4.16
O-13a	2	5.90	0.70	7.84
O-13b	1	6.90	2.70	24.09
O-13c	1	2.85	1.70	4.85
O-13d	1	1.80	1.30	2.08
O-14	1	4.00	1.80	6.40
O-15	1	2.40	3.80	6.64
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	8.80	12.90
O-20	1	2.20	1.20	2.64
O-21	1	0.65	1.50	1.04
O-22	1	1.20	2.20	2.64
O-23	1	12.80	13.50	174.15
O-24	4	4.00	1.95	31.20
O-25	2	4.15	4.80	32.80
O-26	2	0.85	1.70	1.87
O-27	2	0.95	4.70	8.93
O-28	2	0.95	7.25	13.79
O-29	2	7.25	13.45	169.89
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				2763.28
CUTOUT AREA DEDUCTIONS				
S.No	NOS	LENGTH	BREADTH	AREA
SC-1	4	2.20	0.80	5.64
TOTAL CUTOUT AREA				5.64

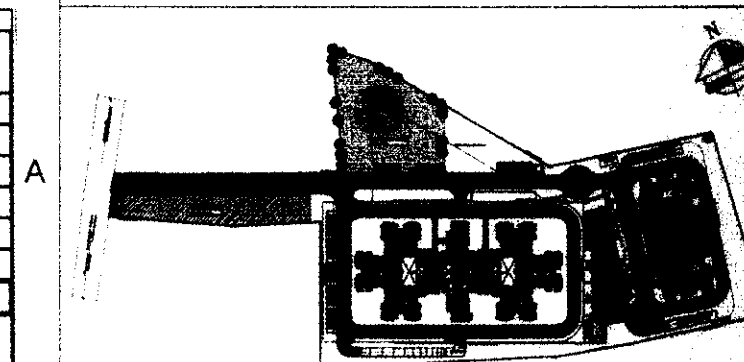
- A. The Hon'ble Commissioner has approved the plan vide No.422 dated 28.04.2011
- B. The applicant has paid the Plan Sanctioning fees as follows vide Chalon No. 3691 dated 02/05/2011
- | | |
|------------------------|---------------------|
| 1 Processing Fee | 30,44,180.00 |
| 2 Ground Rent | 3,54,880.00 |
| 3 Development Charges | 17,744.00 |
| 4 Slum Clearance Cess | |
| 5 Workers Welfare Cess | 6,20,685.00 |
| 6 Security Deposits | 8,87,200.00 |
| 7 Plan Copies | 1,26,000.00 |
| Total | 50,52,489.00 |
- (Rupees Fifty Lakhs Fifty Two Thousand Six Hundred and Eighty Nine Only)

Handwritten notes and signatures in the margin of the table.

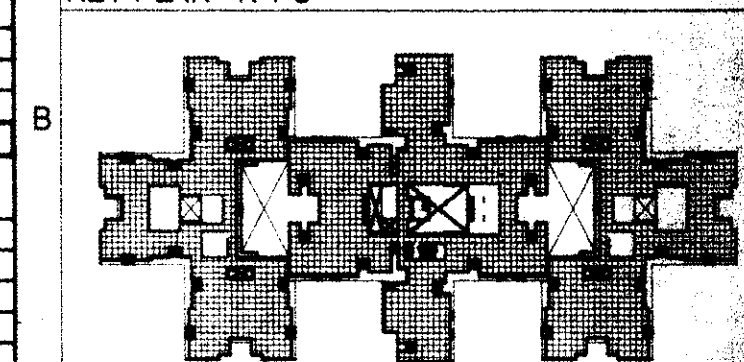
DUCT AREA DEDUCTIONS				
S.No	NOS	LENGTH	BREADTH	AREA
D-1	12	1.80	1.70	32.64
D-2	12	1.25	1.80	24.00
D-2A	4	0.45	0.86	1.18
D-3	12	1.35	1.80	25.92
D-4	4	3.45	1.00	13.80
D-5	2	1.80	0.80	2.16
D-5A	2	1.35	2.35	6.35
D-6	2	0.80	1.20	1.92
D-7	5	1.20	1.43	8.55
D-8	5	0.35	0.80	1.05
D-9	4	0.70	1.70	4.76
D-9A	2	0.80	0.85	1.04
D-10	5	1.00	1.80	8.90
D-11	1	1.70	0.70	1.19
D-12	1	1.05	2.20	2.94
D-13	1	1.20	1.15	1.38
D-14	2	0.85	0.83	1.07
D-15	1	1.10	1.25	1.38
D-16	1	1.20	1.25	1.50
TOTAL DUCT AREA				140.82

LIFT SHAFT AREA DEDUCTIONS				
S.No	NOS	LENGTH	BREADTH	AREA
L-1	3	1.70	1.55	7.91
L-2	2	2.50	1.70	8.50
L-3	1	2.50	2.20	5.50
TOTAL LIFT SHAFT AREA				21.91
TOTAL NON F.A.R. AREA				
DESCRIPTION				AREA
OPEN TO SKY				2763.28
CUT OUT				5.64
DUCTS				140.82
LIFT SHAFT				21.91
TOTAL NON F.A.R.				2981.62
GROUND FLOOR F.A.R. AREA CALCULATION				
AREA OF RECTANGLE (A B C D) = 109.20x62.805 =				6744.73
TOTAL DEDUCTION OF NON F.A.R. AREA =				2981.62
TOTAL F.A.R. AREA =				3763.11

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)	109205	109205	109205	109205
AREA RESERVED FOR ROAD WIDENING (B)	1361.12	1361.12	1361.12	1361.12
NET SITE AREA (A - B)	107843.88	107843.88	107843.88	107843.88
10% SITE AREA TO BE RESERVED FOR OPEN SPACES	10784.39	10784.39	10784.39	10784.39
PROPOSED SITE AREA FOR OPEN SPACES	10784.39	10784.39	10784.39	10784.39
10% SITE AREA TO BE RESERVED FOR C.A. SITE	1078.44	1078.44	1078.44	1078.44
AREA RESERVED FOR C.A. SITE	1078.44	1078.44	1078.44	1078.44
TOTAL NO. OF UNITS	1078.44	1078.44	1078.44	1078.44
PERMISSIBLE F.A.R.	1078.44	1078.44	1078.44	1078.44
TOTAL NET F.A.R. AREA OF ALL FLOORS BLOCK - 01	1078.44	1078.44	1078.44	1078.44
F.A.R. COVERED	1078.44	1078.44	1078.44	1078.44
PERMISSIBLE GROUND COVERAGE	1078.44	1078.44	1078.44	1078.44
TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02	1078.44	1078.44	1078.44	1078.44
GROUND COVERAGE	1078.44	1078.44	1078.44	1078.44

FOR APPROVAL

SIGN
(DEEPAK DINESH PRABAKARAN)

BCC/BL 3.6/A 2001:09-10

REVISIONS

SL.NO.	DATE	REVISIONS	BY	CHKD.
--------	------	-----------	----	-------

ARCHITECTS :

SOBHA DEVELOPERS LTD.

ARCHITECTS, ENGINEERS, BUILDERS AND DEVELOPERS,

NO.4 RAJAPUR MOHAN ROY ROAD,

BANGALORE 560 025 TEL: 22104564, 22104565 FAX: 22104573

Email: architects@sozha.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/B, 3/2, 7 & 162,

HARALUR VILLAGE,

VARTHUR HOBLI BANGALORE EAST TALUK,

OFF SARAJAPUR ROAD.

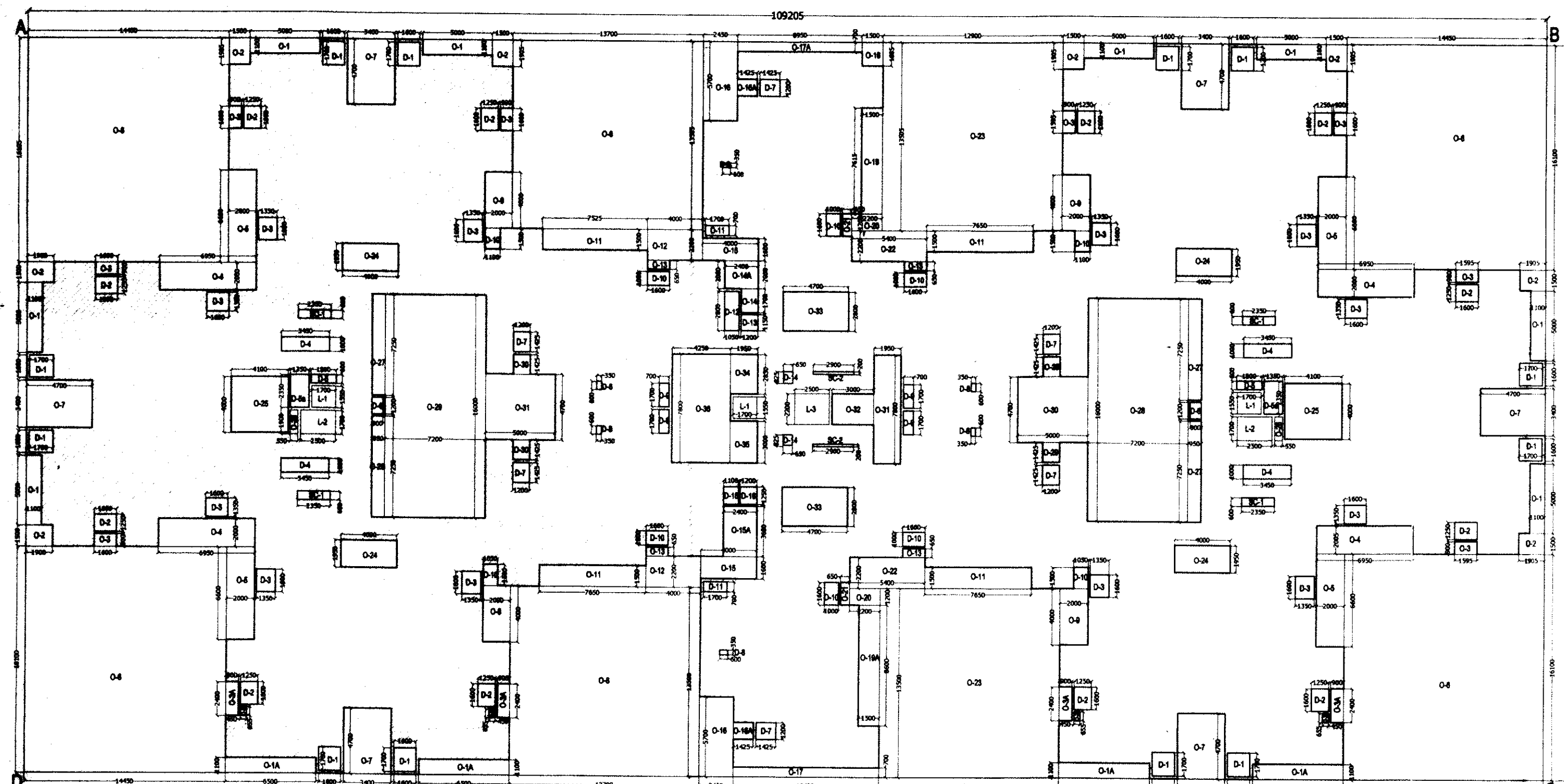
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AREA DIAGRAM

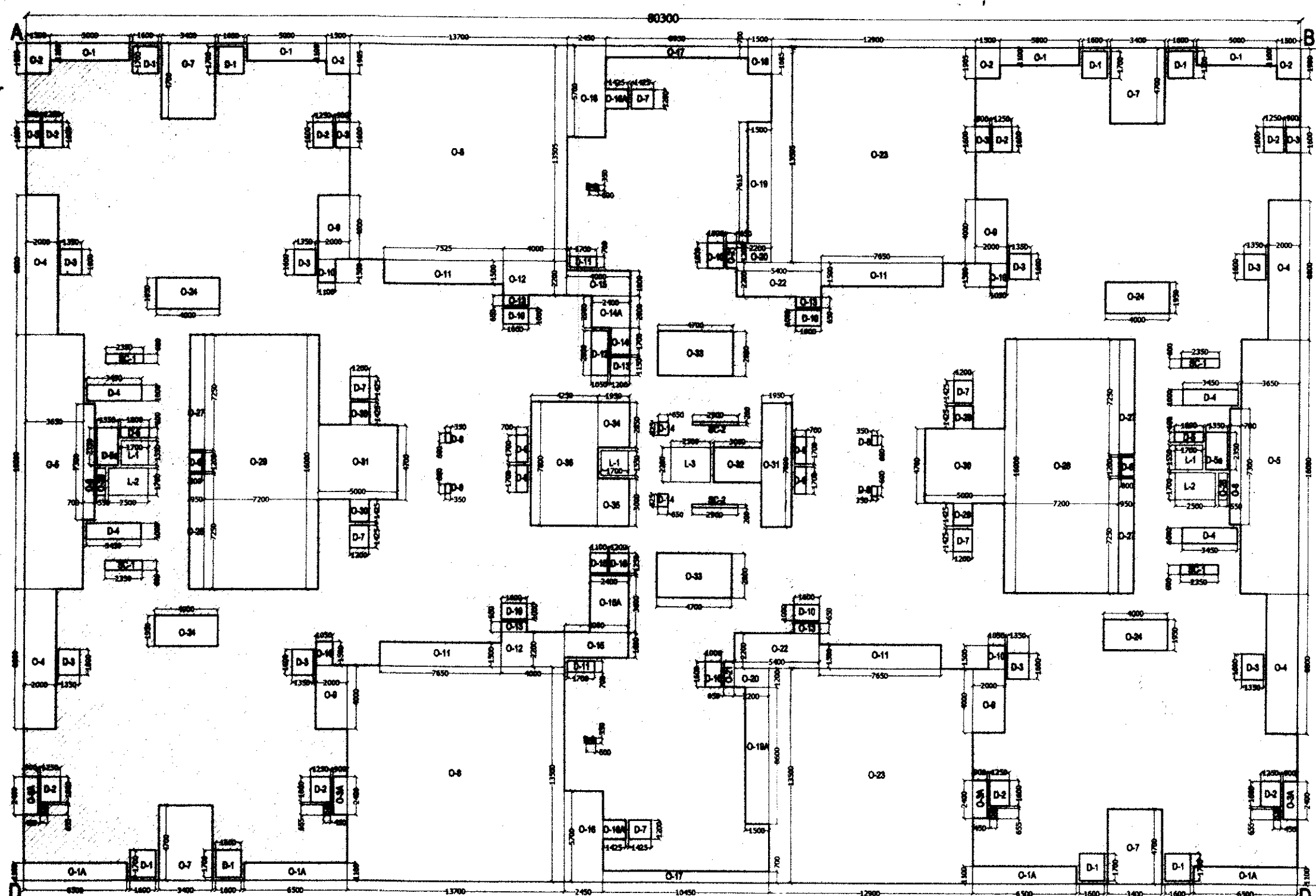
Basement & Ground Floor

BLOCK - 01

SHEET 10 OF 10



TYPICAL FLOOR LEVEL (01ST - 12TH FLOOR)



13TH FLOOR LEVEL

OPEN TO SKY AREA DEDUCTIONS				
S.No	NOS	SIZES		AREA IN SQM
		LENGTH	BREADTH	
	A	B	C	D=(B x C) x A
O-1	4	5.00	1.10	22.00
O-1A	4	6.50	1.10	28.60
O-2	4	1.50	1.91	11.43
O-3	4	0.90	1.60	5.76
O-3A	4	0.90	2.40	8.64
O-4	4	2.00	8.80	70.40
O-5	2	3.85	16.00	116.80
O-6	2	0.70	7.30	10.22
O-7	4	3.40	4.70	63.92
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	7.85	1.50	45.90
O-12	2	4.00	2.20	17.60
O-13	4	1.80	0.65	4.16
O-14	1	1.20	1.70	2.04
O-14A	1	2.40	2.00	4.80
O-15	2	4.00	1.80	12.80
O-15A	1	2.40	3.60	8.64
O-16	2	2.45	5.70	27.93
O-16A	2	1.43	3.20	3.42
O-17	1	10.45	0.70	7.32
O-17A	1	8.95	0.70	6.27
O-18	1	1.50	1.66	2.53
O-19	1	1.50	7.62	11.42
O-19A	1	1.50	8.80	12.90
O-20	2	2.20	1.20	5.28
O-21	2	0.85	1.80	2.08
O-22	2	5.40	2.20	23.76
O-23	2	12.90	13.50	348.30
O-24	4	4.00	1.95	31.16
O-26	2	0.55	1.70	1.87
O-27	4	0.95	7.25	27.55
O-28	2	7.20	18.00	230.40
O-29	4	1.20	1.43	6.84
O-30	2	5.00	4.70	47.00
O-31	1	1.95	7.80	15.21
O-32	1	3.00	2.20	6.60
O-33	2	4.70	2.80	26.32
O-34	1	1.95	2.85	5.56
O-35	1	1.95	3.00	5.85
O-36	1	4.25	7.80	33.15
TOTAL OPEN TO SKY AREA				1730.82
CUTOUT AREA DEDUCTIONS				
S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
SC-1	4	2.35	0.80	5.84
SC-2	2	2.90	0.20	1.16
				6.80

TABLE - 3 AREA CALCULATION FOR BLOCK - 01 TYPICAL FLOORS (01st TO 12th)				
OPEN TO SKY AREA DEDUCTIONS				
S.No	NOS	SIZES		AREA IN SQM
	A	LENGTH	BREADTH	D=(B x C) x A
O-1	8	1.10	5.00	44.00
O-1A	4	1.10	6.50	28.60
O-2	8	1.91	1.50	22.86
O-3	8	1.60	0.90	11.52
O-3A	4	2.40	0.90	8.64
O-4	4	6.95	2.00	55.60
O-5	4	2.00	8.80	70.40
O-6	4	14.45	16.10	630.55
O-7	6	3.40	4.70	95.88
O-8	2	13.70	13.50	366.90
O-9	4	2.00	4.00	32.00
O-10	4	1.05	1.50	6.30
O-11	4	7.85	1.50	45.90
O-12	2	4.00	2.20	17.60
O-13	4	1.80	0.65	4.16
O-14	1	1.20	1.70	2.04
O-14A	1	2.40	2.00	4.80
O-15	2	4.00	1.80	12.80
O-15A	1	2.40	5.60	8.64
O-16	2	2.45	5.70	27.93
O-16A	2	1.43	1.20	3.42
O-17	1	10.45	0.70	7.32
O-17A	1	8.95	0.70	6.27
O-18	1	1.50	7.62	11.42
O-19	1	1.50	8.80	12.90
O-19A	1	1.50	8.80	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				2876.08
CUTOUT AREA DEDUCTIONS				
S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
SC-1	4	2.35	0.80	5.84
SC-2	2	2.90	0.20	1.16
				6.80

CONDITIONS :-

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

S.No	NOS	LENGTH	BREADTH	AREA
D-1	8	1.70	1.80	21.76
D-2	8	1.60	1.25	16.00
D-2A	4	0.45	0.85	1.16
D-3	8	1.50	1.35	13.50
D-4	4	3.45	1.00	13.80
D-5	2	1.80	0.80	2.16
D-5A	2	1.35	2.35	6.36
D-6	2	0.80	1.20	1.92
D-7	8	1.20	1.43	10.26
D-8	8	0.95	0.90	7.26
D-9	4	0.70	1.70	4.76
D-10	6	1.80	1.00	9.80
D-11	2	1.70	0.70	2.38
D-12	1	1.05	2.80	2.94
D-13	1	1.20	1.15	1.38
D-14	2	0.85	0.83	1.07
D-15	1	1.10	1.25	1.38
D-16	1	1.20	1.25	1.50
TOTAL DUCT AREA				116.97

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

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

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

13th FLOOR F A R AREA = 2347.88

S.No	NOS	LENGTH	BREADTH	AREA
D-1	12	1.70	1.80	32.04
D-2	12	1.60	1.25	24.00
D-2A	4	0.45	0.85	1.16
D-3	12	1.50	1.35	23.82
D-4	4	3.45	1.00	13.80
D-5	2	1.80	0.80	2.16
D-5A	2	1.35	2.35	6.36
D-6	2	0.80	1.20	1.92
D-7	8	1.20	1.43	10.26
D-8	8	0.95	0.90	7.26
D-9	4	0.70	1.70	4.76
D-10	6	1.80	1.00	9.80
D-11	2	1.70	0.70	2.38
D-12	1	1.05	2.80	2.94
D-13	1	1.20	1.15	1.38
D-14	2	0.85	0.83	1.07
D-15	1	1.10	1.25	1.38
D-16	1	1.20	1.25	1.50
TOTAL DUCT AREA				144.48

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

DESCRIPTION	AREA
OPEN TO SKY	2876.08
CUT OUT	6.80
DUCTS	144.48
LIFT SHAFT	21.91
TOTAL NON F A R	2896.27

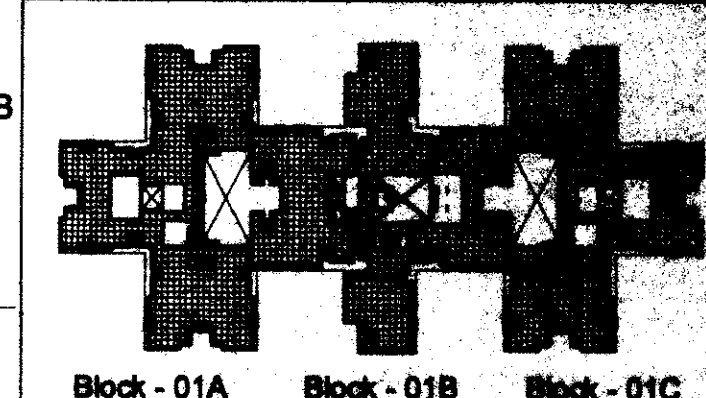
AREA OF RECTANGLE (A B C D) = 100.20x52.805 =	5744.73
TOTAL DEDUCTION OF NON F A R AREA =	2848.27
TOTAL F A R AREA =	2896.46

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

SITE PLAN - N T S



KEY PLAN - N T S



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

FOR APPROVAL

SIGN: (DEEPAK DINESH PRABAKARAN)

BCC /BL 3.8/A/2001:09-10

REVISIONS

S.N.	DATE	REVISIONS	BY	CHK

ARCHITECTS :



DEALT BY: VASANTH SCALE = 1 : 200

CHECKED BY: DEEPAK DATE : 30-04-2011

NORTH PROJECT NO: 3008

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

REV. NO.

JOB TITLE

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

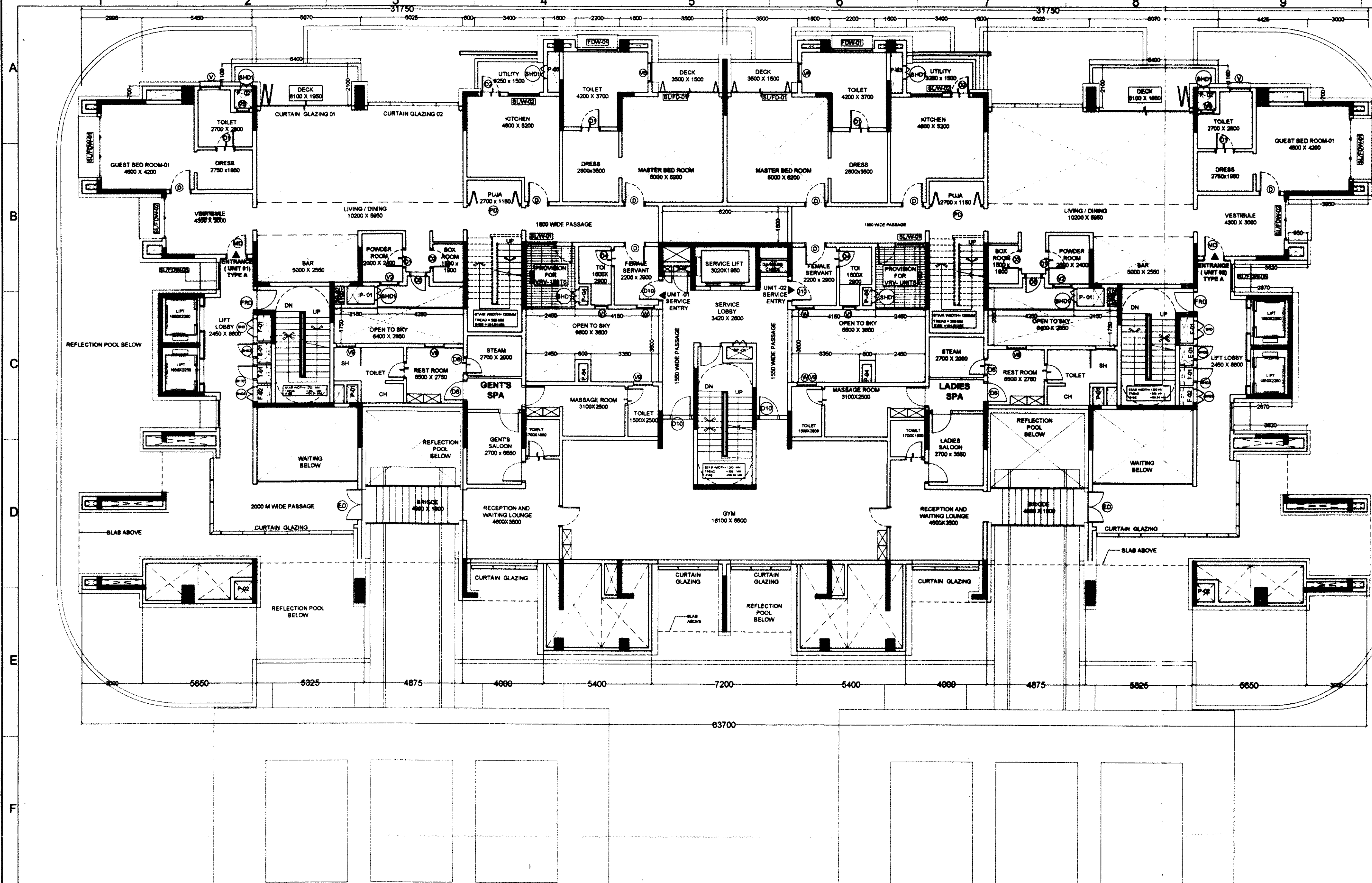
DRAWING TITLE

AREA DIAGRAM

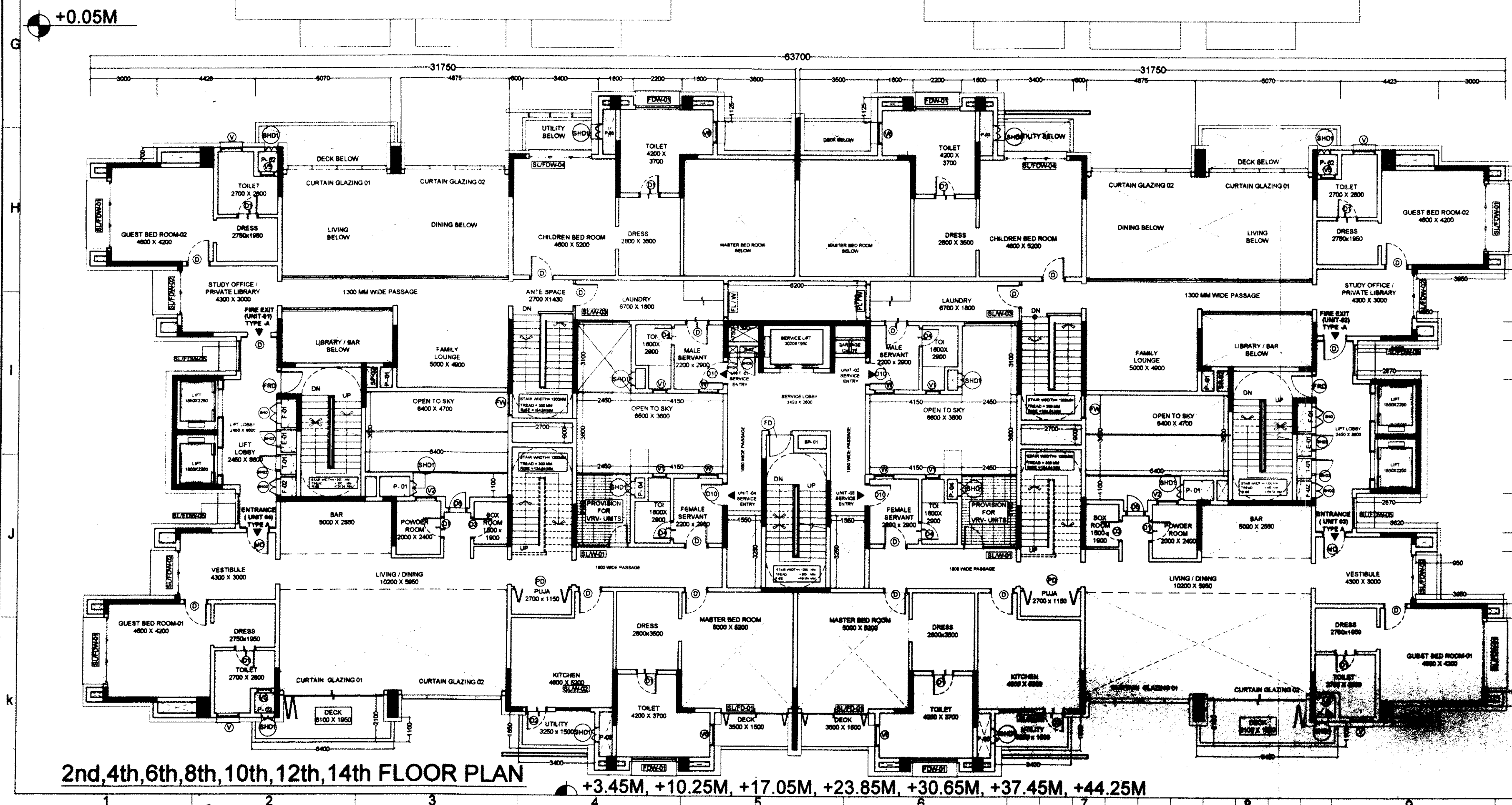
Typical Floor (01st - 12th) & 13th Floor

BLOCK - 01

SHEET 11 OF 31



01ST FLOOR PLAN



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

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

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

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

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

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

ಸದರಿಸಿದ 24.05.2011 ರಲ್ಲಿ
 ಮಂಡಿಸಿದ 24.05.2011 ರಲ್ಲಿ
 ಸದರಿಸಿದ 24.05.2011 ರಲ್ಲಿ
 (3-5-2010 ರ 2-5-2013)
 ಸದರಿಸಿದ 24.05.2011 ರಲ್ಲಿ
 ಮಂಡಿಸಿದ 24.05.2011 ರಲ್ಲಿ
 ಸದರಿಸಿದ 24.05.2011 ರಲ್ಲಿ

SOBHA CLASSIC & SIGNATURE FAR CALCULATIONS

SITE AREA (A)	= 28110.42	SQMT
AREA RESERVED FOR ROAD WIDENING (B)	= 132.12	SQMT
NET SITE AREA (A - B)	= 27978.30	SQMT
10% SITE AREA TO BE RESERVED FOR OPEN SPACES	= 2797.83	SQMT
PROPOSED SITE AREA FOR OPEN SPACES	= 2811.04	SQMT
1% SITE AREA TO BE RESERVED FOR C A SITE	= 279.78	SQMT
ZONE	= 'C' ZONE	
TOTAL NO OF UNITS	= 278.00	
PERMISSIBLE F A R	= 2.25	
TOTAL NET F A R AREA OF ALL FLOORS BLOCK - 9149	= 59952.78	SQMT
F A R ACHIEVED =	2704.00	2.24 < 2.25
PERMISSIBLE GROUND COVERAGE	= 80% OF SITE AREA	
TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02	= 2782.94	SQMT
GROUND COVERAGE =	2782.94/27978.30	14.23 < 80%
PLINTH AREA X 100	= 28512.78	
NET SITE AREA	= 27978.30	

SITE PLAN - N T S

KEY PLAN - N T S

BLOCK - 02

SCHEDULE OF OPENING

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

WINDOW SCHEDULE

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

VENTILATOR SCHEDULE

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

SHAFT DOOR SCHEDULE

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

FOR APPROVAL

SIGN

(DEEPAK DINESH.P) BCC /BL-3/6/A/2001-09-10

SIGN

(OWNER'S SIGNATURE)

REVISIONS

S.NO.	DATE	REVISIONS	BY	CHKD.

ARCHITECTS:

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

DEALT BY: VASANTH SCALE = 1 : 100

CHECKED BY: DEEPAK DATE : 30-04-2011

NORTH

PROJECT NO: 300A

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

REV NO

JOB TITLE

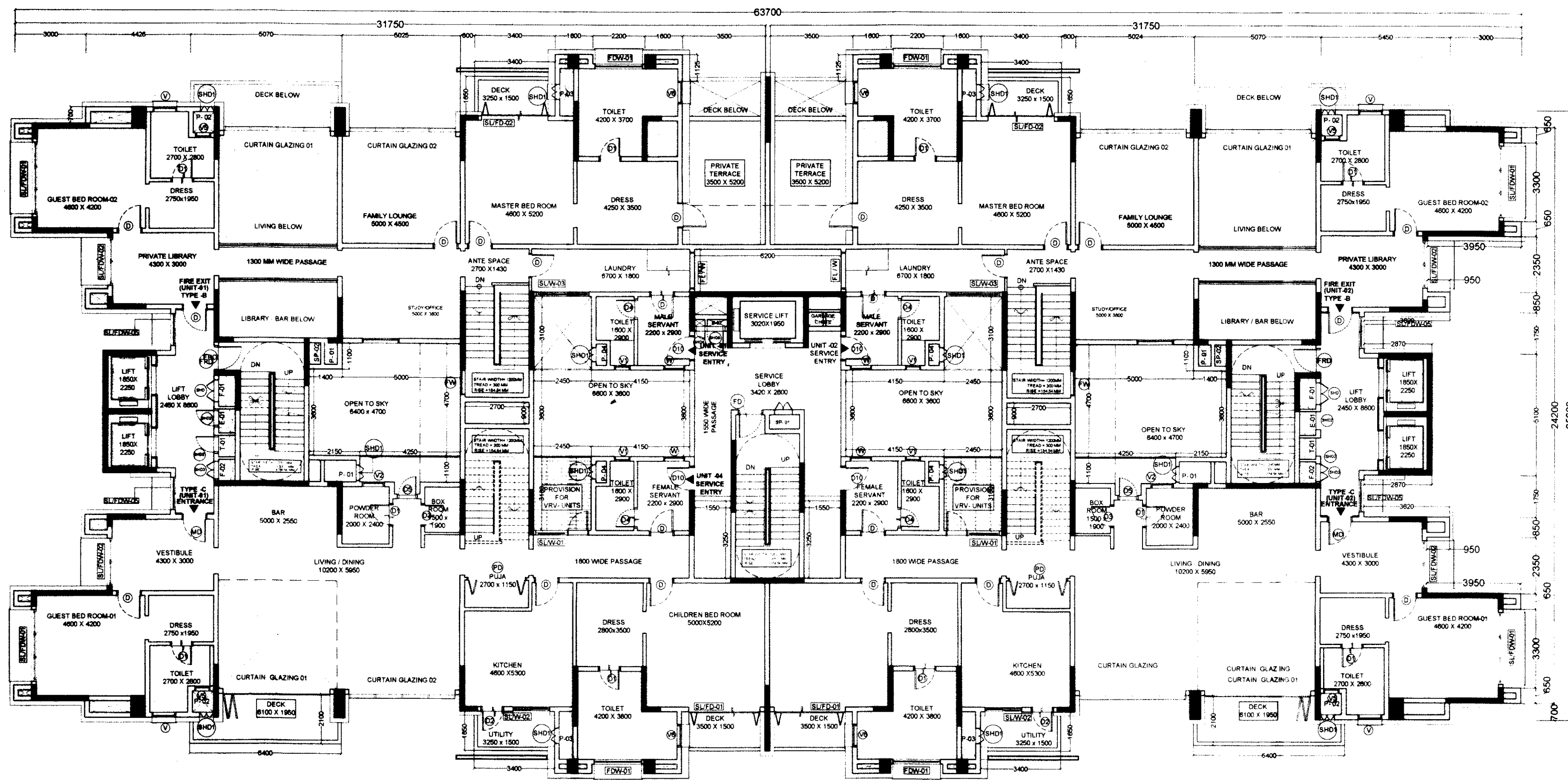
MODIFIED RESIDENTIAL DEVELOPMENT PLAN
 ON SURVEY NOS. 3/1B, 3/2, 7 & 162
 HARALUR VILLAGE, VARTHUR HOBLI
 BANGALORE EAST TALUK, OFF SARJAPUR ROAD

DRAWING TITLE

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

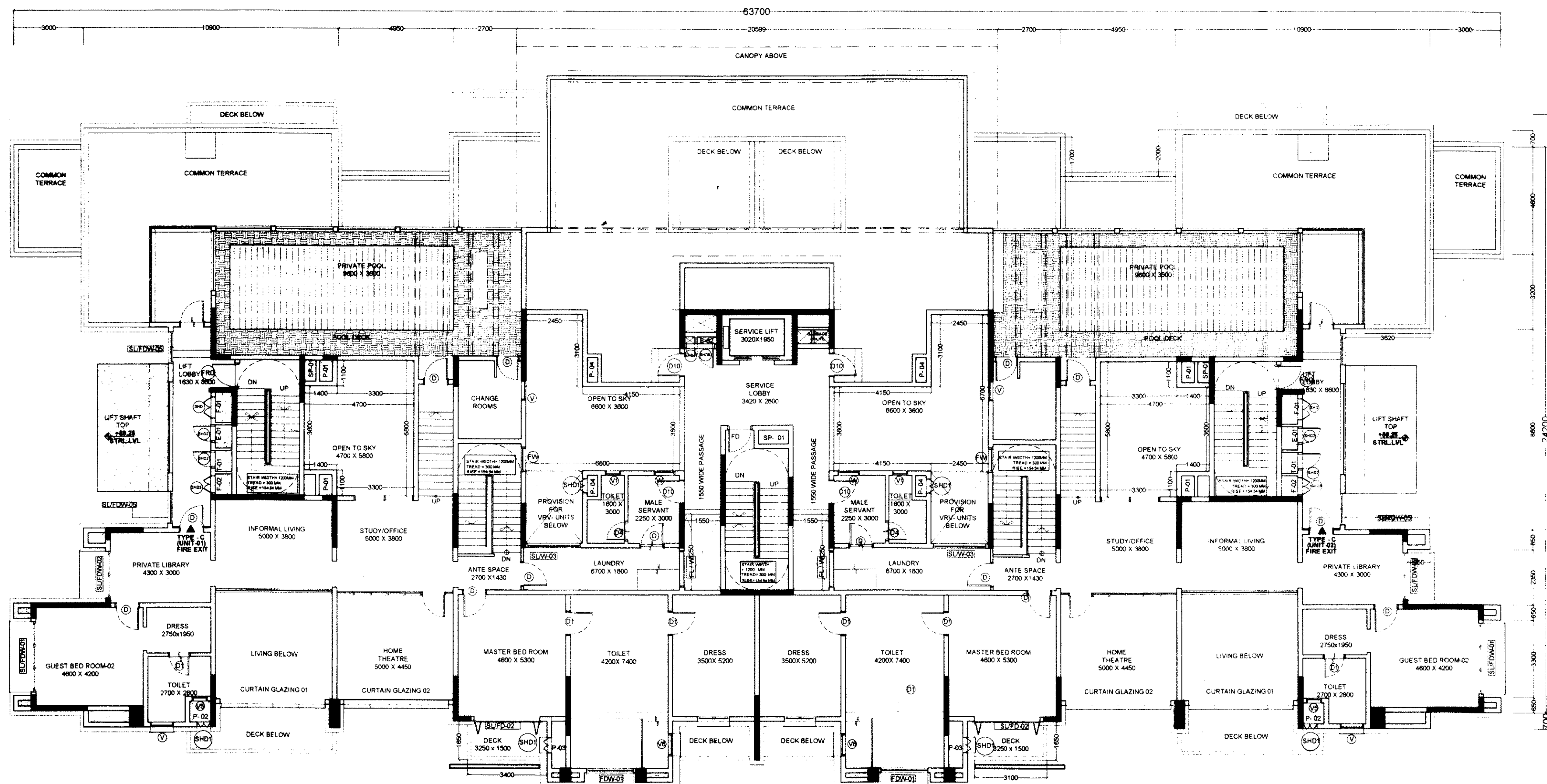
BLOCK - 02

SHEET 12 OF 18



16th FLOOR PLAN

+51.05M



17TH FLOOR PLAN

+54.45M

SOBHA CLASSIC & SIGNATURE			
FAR CALCULATION			
SITE AREA (A)	= 28110.42	BQMT	
AREA RESERVED FOR ROAD WIDENING (B)	= 122.13	BQMT	
NET SITE AREA (A - B)	= 27988.30	BQMT	
10% SITE AREA TO BE RESERVED FOR OPEN SPACES	= 2798.83	BQMT	
PROPOSED SITE AREA FOR OPEN SPACES	= 2811.04	BQMT	
5% SITE AREA TO BE RESERVED FOR C A SITE	= 1399.42	BQMT	
ZONE	= 1 st ZONE		
TOTAL NO. OF UNITS	= 275.00		
PERMISSIBLE F A R	= 2.25		
TOTAL NET F A R AREA OF ALL FLOORS BLOCK - 01 & 02	= 62,462.78 BQMT		
TOTAL FAR AREA	= 60902.78		
90% OF SITE AREA	= 25189.47		
PERMISSIBLE GROUND COVERAGE	= 2762.94 BQMT		
TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02	= 2762.94 BQMT		
PLINTH AREA X 100	= 3,782.94/100		
GROUND COVERAGE	= 2657.78		
NET SITE AREA	= 27988.30		
			14.23 = 69%

CONDITIONS :-

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

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

B. The applicant has paid the Plan Sanctioning fees as follows vide Chalon No.3621 dated: 02/05/2011

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

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

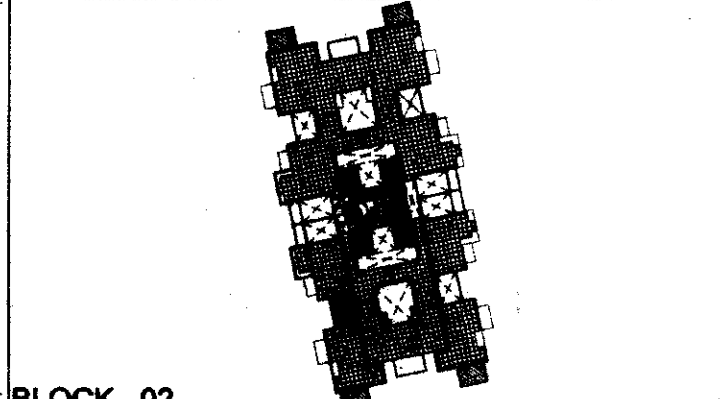
ನಿರ್ದೇಶನ 3-1-ಎಂ.1.05-2011.20/3
ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸರ್ಕಾರ, ಬೆಂಗಳೂರು
ಬೆಂಗಳೂರು ನಗರ ಸರ್ಕಾರ
(3-5-2011.000 2-5-2011)
ಮಾನ್ಯ ಮಂತ್ರಿ ಕಛೇರಿ

3-5-2011
ಬೆಂಗಳೂರು ನಗರ ಸರ್ಕಾರ
ಬೆಂಗಳೂರು

SITE PLAN - N T S



KEY PLAN - N T S



BLOCK - 02

Sl. No.	Room	Area (sq. ft.)	Area (sq. m.)
1	MD	1050	2450
2	D	1050	2450
3	LD	950	2450
4	LD	950	2450
5	LD	850	2450
6	LD	850	2450
7	LD	850	2450
8	SL/VD 01	3000	2450
9	PD	2550	2450
10	PD	1050	2450
11	SL/VD 02	2910	2450
12	GD	1050	2450
1	LD	950	2450
2	SL/VD 01	3000	2450
3	SL/VD 02	2910	2450
4	PD	2550	2450
5	SL/VD 01	2250	2450
6	SL/VD 02	1580	1350
7	SL/VD 04	2910	2450
8	SL/VD 05	1380	1650
9	PD	1050	2450
10	PD	1550	2450
1	V	1050	2450
2	V	650	950
3	V2	950	950
1	SHD	930	1800
2	SHD	650	2050
3	SHD	780	1850
4	SHD	680	1850
5	SHD	430	1850

FOR APPROVAL

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

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

REVISIONS

SL. NO.	DATE	REVISIONS	BY	CHK.

ARCHITECTS :

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

DEALT BY: VASANTH SCALE = 1 : 100

CHECKED BY: DEEPAK DATE : 30-04-2011

NORTH PROJECT NO: 300A

DRAWING NO:

300A/09/12/30/AD/SUB/0014

REV.NO.

JOB TITLE

MODIFIED RESIDENTIAL DEVELOPMENT PLAN

ON SURVEY NOS. 3/1B,3/2, 7 & 162

HARALUR VILLAGE, VARTHUR HOBLI

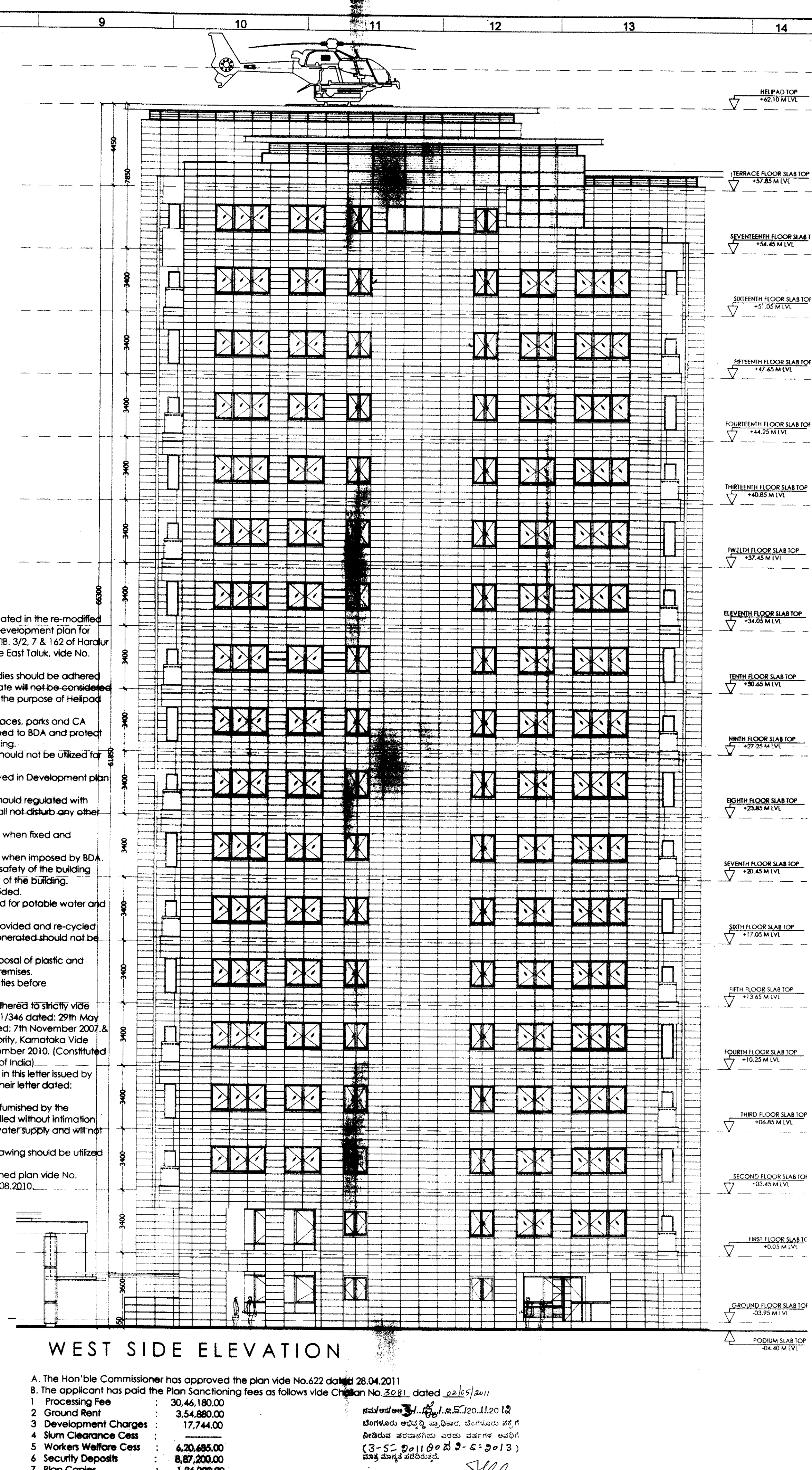
BANGALORE EAST TALUK, OFF SARJAPUR ROAD

BLOCK 02 SHEET 14 OF 18

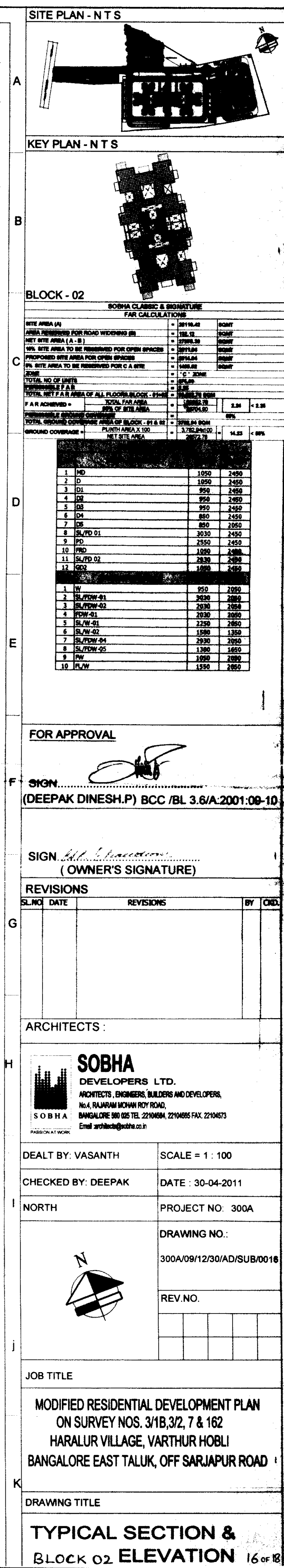
DRAWING TITLE

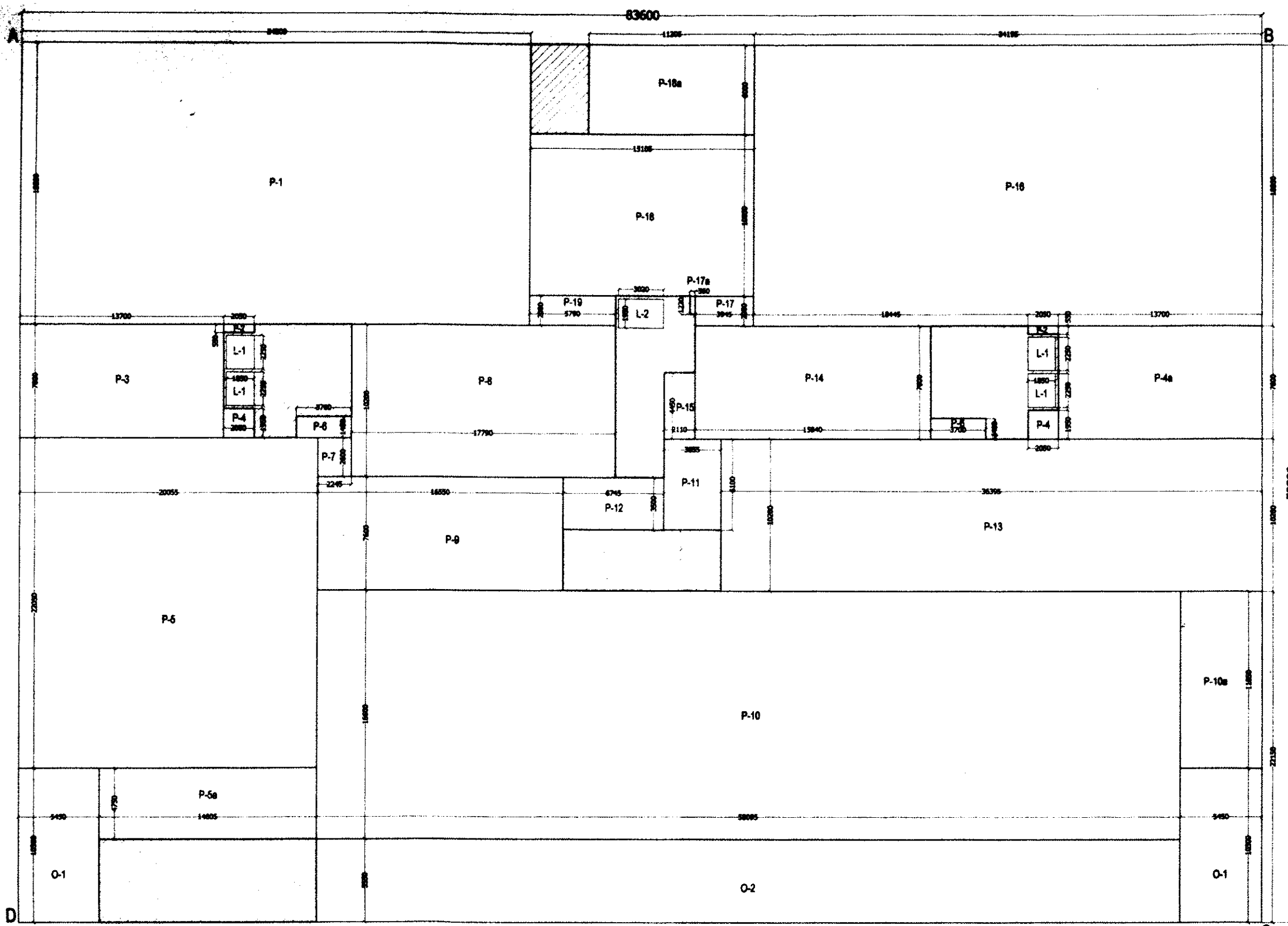
TYPICAL FLOOR PLAN

(16th & 17th Floor)



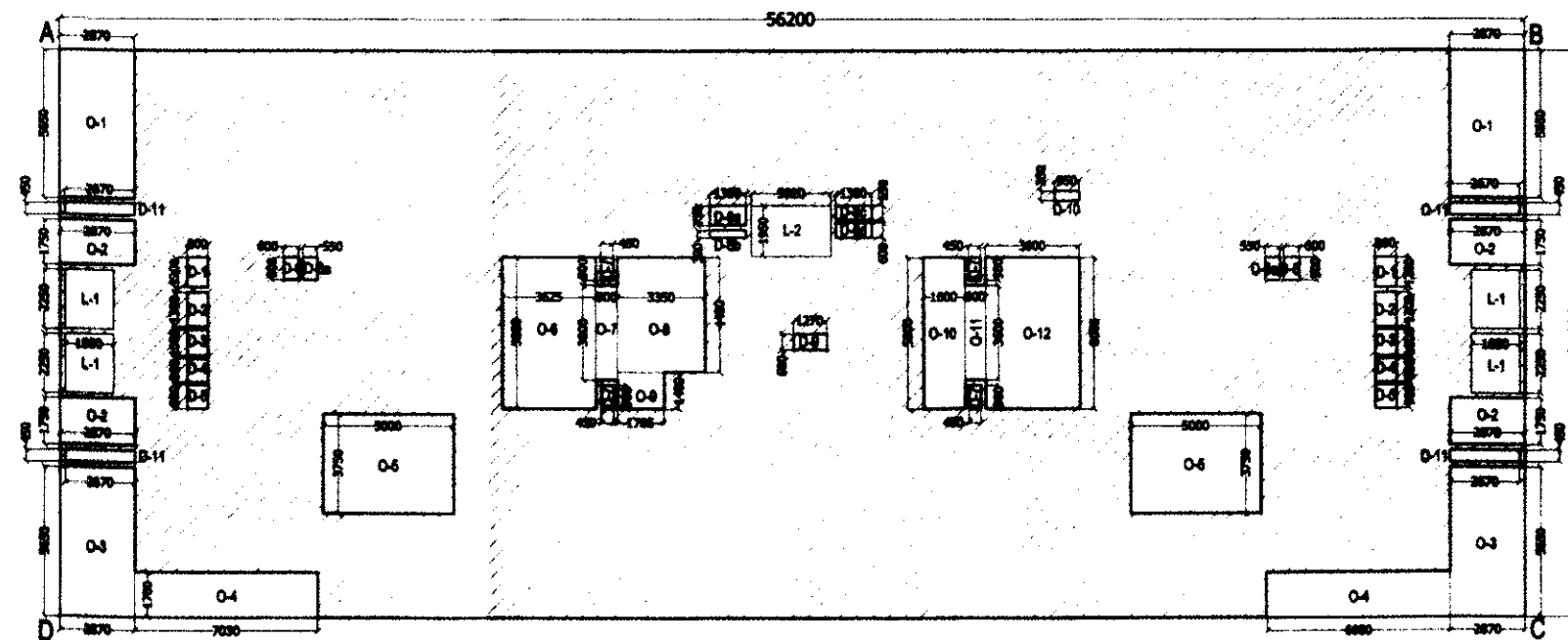
A. The Hon'ble Commissioner has approved the plan vide No.622 dated 28.04.2011		
B. The applicant has paid the Plan Sanctioning fees as follows vide Chitran No. <u>3681</u> dated <u>02/05/2011</u>		
1 Processing Fee	Rs. 30,46,180.00	ಮುಖ್ಯ ಮಂತ್ರಿ, 31.03.2011
2 Ground Rent	Rs. 3,54,880.00	ಶಿ.ಸ.5720.11
3 Development Charges	Rs. 17,74,400	ಶಿ.ಸ.5720.11
4 Slum Clearance Cess	Rs. 2,60,685.00	ಶಿ.ಸ.5720.11
5 Workers Welfare Cess	Rs. 8,87,200.00	ಶಿ.ಸ.5720.11
6 Security Deposits	Rs. 1,24,000.00	ಶಿ.ಸ.5720.11
7 Plan Copies	Rs. 6,20,000.00	ಶಿ.ಸ.5720.11
Total	Rs. 50,52,485.00	ಶಿ.ಸ.5720.11
(Rupees Fifty Lakhs Fifty Two Thousand Six Hundred and Eighty Nine Only)		ಶಿ.ಸ.5720.11





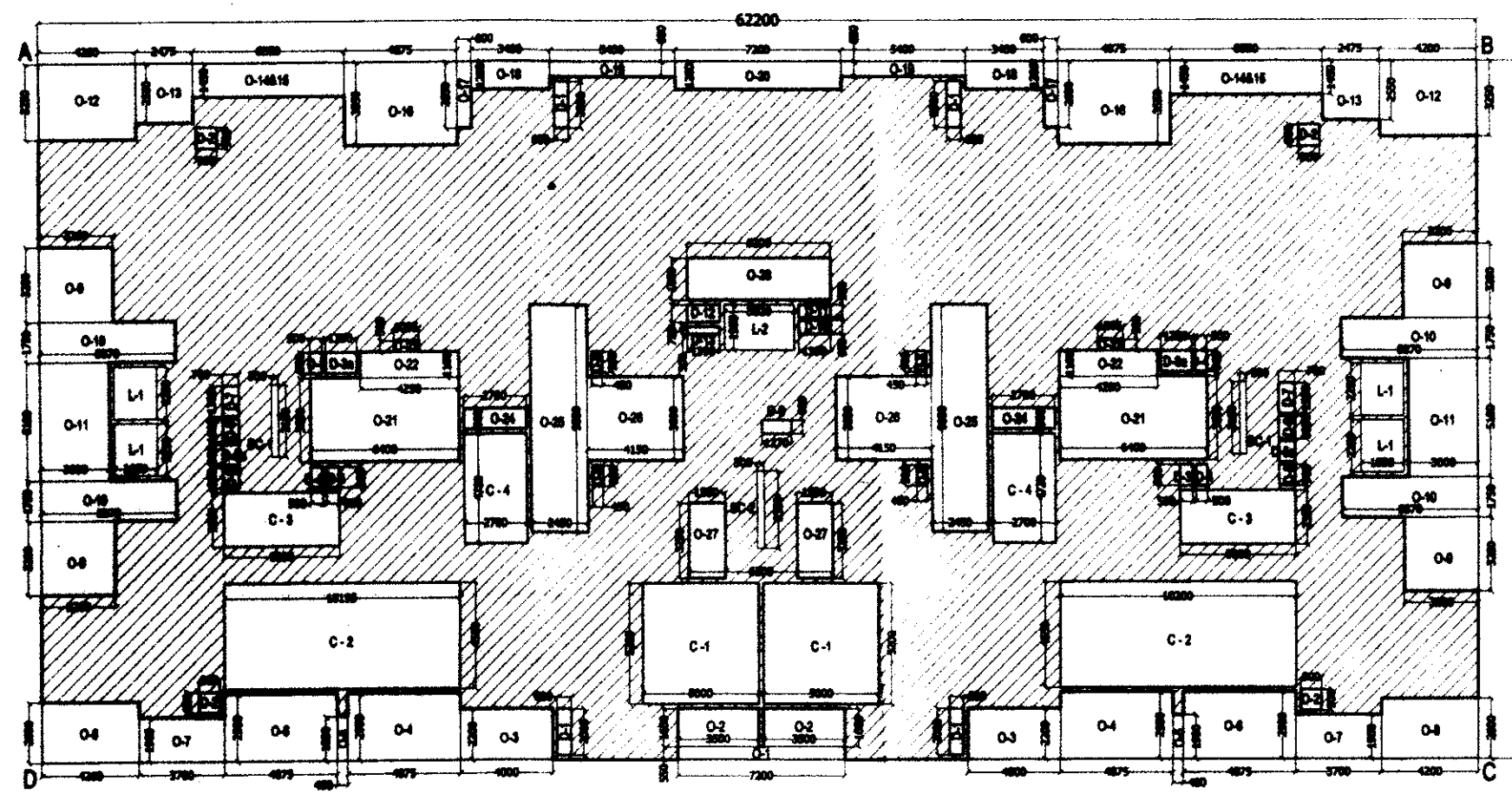
BASEMENT FLOOR LEVEL (Table 1.0)

TABLE - 1.0 AREA CALCULATION FOR BLOCK - 02 BASEMENT				
OPEN TO SKY AREA DEDUCTIONS				
S.No	NOS	LENGTH	BREADTH	AREA IN SQMT
P-1	1	34.30	18.85	646.52
P-2	2	2.05	0.55	2.26
P-3	1	13.70	7.80	106.12
P-4	2	2.05	1.55	6.38
P-5	1	13.70	7.80	106.12
P-6	1	20.00	22.05	442.21
P-7	1	14.60	4.75	69.51
P-8	2	3.70	1.40	10.38
P-9	1	2.25	2.80	5.84
P-10	1	17.75	10.20	181.45
P-11	1	18.85	7.80	147.16
P-12	1	58.10	18.80	864.38
P-13	1	5.45	11.85	64.58
P-14	1	6.10	23.52	143.52
P-15	1	8.75	3.30	23.81
P-16	1	36.40	10.20	371.23
P-17	1	15.54	7.80	120.38
P-18	1	2.11	4.45	9.38
P-19	1	34.20	18.85	644.58
P-20	1	3.94	2.00	7.88
P-21	1	0.38	1.22	0.44
P-22	1	15.11	10.85	163.89
P-23	1	11.21	8.00	89.73
P-24	1	5.79	2.00	11.58
TOTAL PARKING AREA				4172.98
OPEN SPACES AREA DEDUCTIONS				
S.No	NOS	LENGTH	BREADTH	AREA
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	LENGTH	BREADTH	AREA
L-1	4	1.85	2.25	16.65
L-2	1	3.02	1.95	5.89
TOTAL LIFT SHAFT AREA				22.54
TOTAL NON F.A.R. AREA				4630.22
BASEMENT F.A.R. AREA CALCULATION				
AREA OF RECTANGLE (A B C D) = 83.80 x 58.80 =				4915.88
TOTAL DEDUCTION OF NON F.A.R. AREA =				4630.22
TOTAL F.A.R. AREA =				285.46
BASEMENT FLOOR F.A.R. AREA FOR BLOCK - 2 =				285.46



GROUND FLOOR LEVEL (Table 2.0 & 2.1)

TABLE - 2.0 AREA CALCULATION FOR BLOCK - 02 GROUND FLOOR				
OPEN TO SKY AREA DEDUCTIONS				
S.No	NOS	LENGTH	BREADTH	AREA IN SQMT
G-1	2	2.87	5.85	32.43
G-2	4	2.87	1.75	20.09
G-3	2	2.87	5.85	32.43
G-4	2	7.03	1.70	23.90
G-5	2	5.00	3.75	37.50
G-6	1	3.63	5.80	21.03
G-7	1	0.80	3.80	2.88
G-8	1	3.35	4.40	14.74
G-9	1	1.77	1.40	2.47
G-10	1	1.80	5.80	1.28
G-11	1	0.80	3.80	2.88
G-12	1	3.80	5.80	20.86
TOTAL OPEN TO SKY AREA				220.51
DUCT AREA DEDUCTIONS				
S.No	NOS	LENGTH	BREADTH	AREA
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	0.80	1.28
D-5	2	0.80	0.80	1.28
D-6	2	0.80	0.80	1.28
D-7	4	0.45	0.80	1.62
D-8	1	1.38	0.75	1.04



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

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

OPEN TO SKY AREA DEDUCTIONS

S.No	NOS	LENGTH	BREADTH	AREA IN SQM
O-1	1	7.20	0.55	3.96
O-2	2	3.40	0.55	3.74
O-3	2	0.60	2.20	1.32
O-4	2	4.88	2.80	13.69
O-5	2	0.45	1.90	0.85
O-6	2	4.88	2.80	13.69
O-7	2	3.70	1.40	5.18
O-8	2	4.20	2.80	11.76
O-9	4	3.20	3.20	40.96
O-10	4	5.67	1.75	9.92
O-11	2	3.00	5.10	15.30
O-12	2	4.20	3.25	13.65
O-13	2	2.48	2.55	6.22
O-14	2	4.88	3.55	17.32
O-15	2	0.60	2.85	1.71
O-16	2	5.40	0.85	4.59
O-17	2	7.20	1.20	8.64
O-18	2	6.40	1.10	7.04
O-19	2	5.40	0.85	4.59
O-20	1	7.20	1.20	8.64
O-21	2	5.00	1.10	5.50
O-22	2	4.25	1.10	4.67
O-23	2	1.09	0.80	0.87
O-24	2	2.70	0.80	2.16
O-25	2	2.45	0.80	1.96
O-26	2	4.15	3.80	15.77
O-27	2	1.88	3.25	6.11
O-28	1	6.20	1.80	11.16

TOTAL OPEN TO SKY AREA = 509.43

TABLE - 5.1 DUCT AREA DEDUCTIONS

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

TOTAL DUCT AREA = 34.44

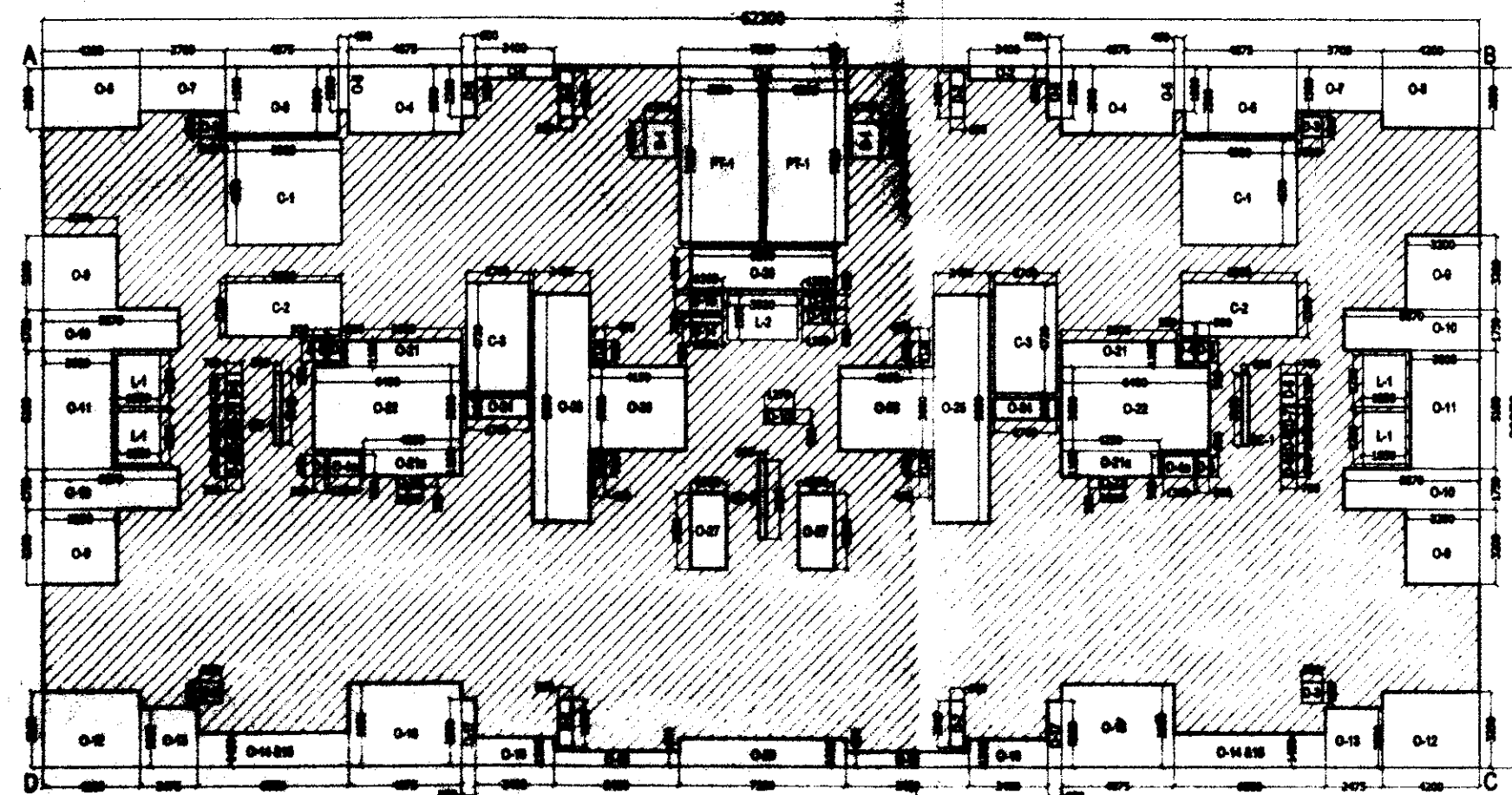
LIFT SHAFT AREA DEDUCTIONS

S.No	NOS	LENGTH	BREADTH	AREA
L-1	1	1.80	1.80	3.24
L-2	1	1.02	1.02	1.04

TOTAL LIFT SHAFT AREA = 22.84

TOTAL NON F.A.R. AREA = 186.97

TOTAL F.A.R. AREA = 1104.20



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

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

OPEN TO SKY AREA DEDUCTIONS

S.No	NOS	LENGTH	BREADTH	AREA IN SQM
O-1	1	7.20	0.55	3.96
O-2	2	3.40	0.55	3.74
O-3	2	0.60	2.20	1.32
O-4	2	4.88	2.80	13.69
O-5	2	0.45	1.90	0.85
O-6	2	4.88	2.80	13.69
O-7	2	3.70	1.40	5.18
O-8	2	4.20	2.80	11.76
O-9	4	3.20	3.20	40.96
O-10	4	5.67	1.75	9.92
O-11	2	3.00	5.10	15.30
O-12	2	4.20	3.25	13.65
O-13	2	2.48	2.55	6.22
O-14	2	4.88	3.55	17.32
O-15	2	0.60	2.85	1.71
O-16	2	5.40	0.85	4.59
O-17	2	7.20	1.20	8.64
O-18	2	6.40	1.10	7.04
O-19	2	5.40	0.85	4.59
O-20	1	7.20	1.20	8.64
O-21	2	5.00	1.10	5.50
O-22	2	4.25	1.10	4.67
O-23	2	1.09	0.80	0.87
O-24	2	2.70	0.80	2.16
O-25	2	2.45	0.80	1.96
O-26	2	4.15	3.80	15.77
O-27	2	1.88	3.25	6.11
O-28	1	6.20	1.80	11.16

TOTAL OPEN TO SKY AREA = 509.43

TABLE - 7.1 PRIVATE TERRACE AREA DEDUCTIONS

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

TOTAL PRIVATE TERRACE AREA = 49.00

CUTOUT AREA DEDUCTIONS

S.No	NOS	LENGTH	BREADTH	AREA
C-1	2	5.00	4.55	45.50
C-2	2	5.00	2.35	23.50
C-3	2	2.70	4.72	25.49
C-4	2	0.30	3.10	0.93
C-5	1	0.30	3.35	1.01

TOTAL CUTOUT AREA = 97.35

DUCT AREA DEDUCTIONS

S.No	NOS	LENGTH	BREADTH	AREA
D-1	2	1.30	1.50	1.95
D-2	4	0.80	2.00	6.40
D-3	4	0.80	0.80	2.56
D-4	2	0.55	0.80	0.88
D-5	2	1.38	0.80	1.10
D-6	2	0.70	1.30	0.91
D-7	2	0.70	1.40	0.98
D-8	4	0.70	0.80	2.56
D-9	4	0.45	0.80	1.62
D-10	1	1.27	0.80	1.02
D-11	1	1.38	0.80	1.10
D-12	1	1.38	0.75	1.04
D-13	1	1.38	0.30	0.42

TOTAL DUCT AREA = 28.34

TABLE - 7.2 LIFT SHAFT AREA DEDUCTIONS

S.No	NOS	LENGTH	BREADTH	AREA
L-1	4	1.80	2.25	16.20
L-2	1	1.02	1.02	1.04

TOTAL LIFT SHAFT AREA = 22.84

TOTAL NON F.A.R. AREA = 186.97

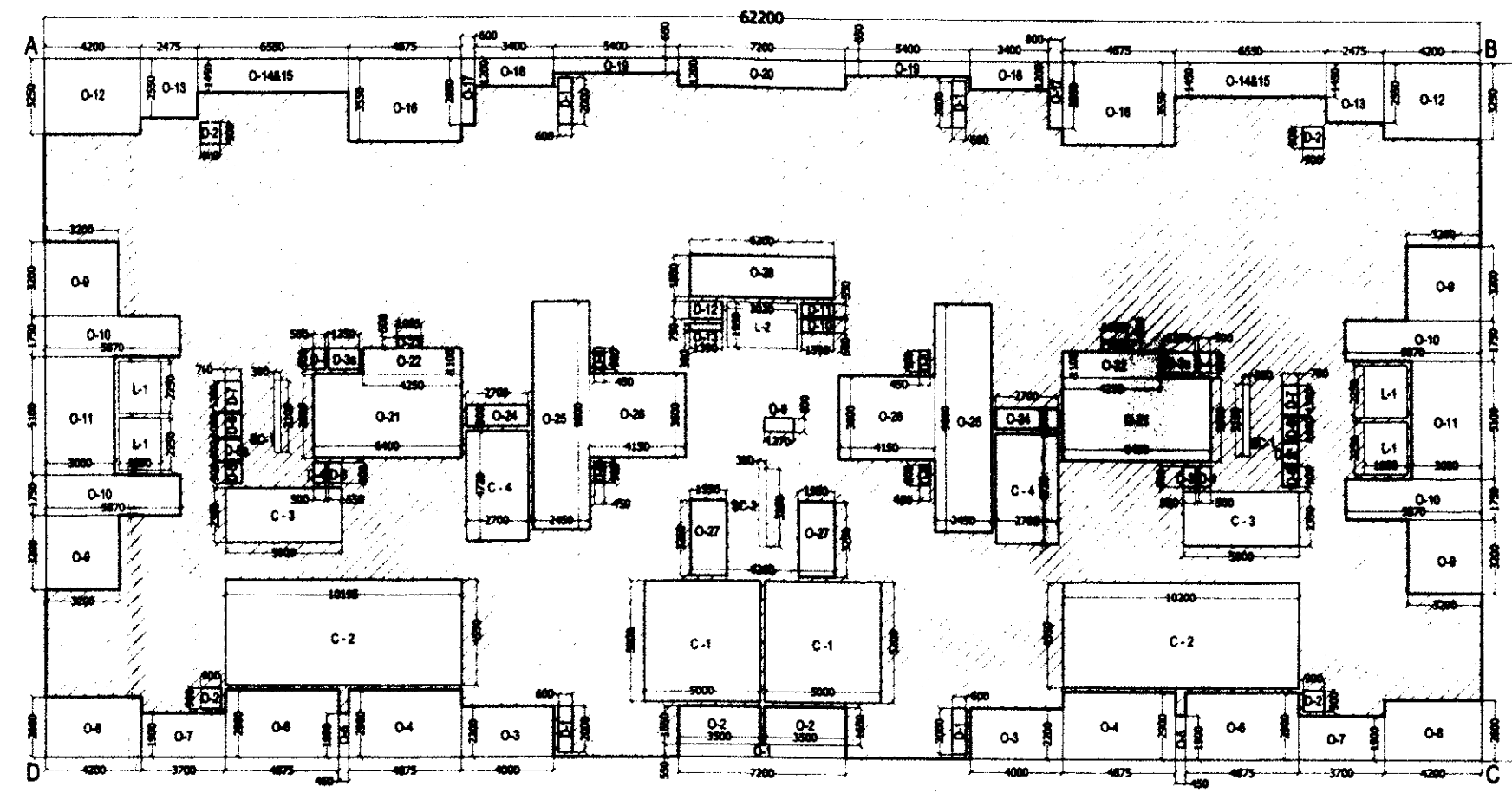
16TH FLOOR F.A.R. AREA CALCULATION

DESCRIPTION	AREA
OPEN TO SKY	509.43
PRIVATE TERRACE	49.00
CUTOUTS	97.35
DUCTS	28.34
LIFT SHAFT	22.84
TOTAL NON F.A.R.	707.91

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

TOTAL DEDUCTION OF NON F.A.R. AREA = 707.91

NET F.A.R. AREA = 1161.20



15TH FLOOR LEVEL (Table 6.0 & 6.1)

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

OPEN TO SKY AREA DEDUCTIONS

S.No	NOS	LENGTH	BREADTH	AREA IN SQM
O-1	1	7.20	0.55	3.96
O-2	2	3.40	0.55	3.74
O-3	2	0.60	2.20	1.32
O-4	2	4.88	2.80	13.69
O-5	2	0.45	1.90	0.85
O-6	2	4.88	2.80	13.69
O-7	2	3.70	1.40	5.18
O-8	2	4.20	2.80	11.76
O-9	4	3.20	3.20	40.96
O-10	4	5.67	1.75	9.92
O-11	2	3.00	5.10	15.30
O-12	2	4.20	3.25	13.65
O-13	2	2.48	2.55	6.22
O-14	2	4.88	3.55	17.32
O-15	2	0.60	2.85	1.71
O-16	2	5.40	0.85	4.59
O-17	2	7.20	1.20	8.64
O-18	2	6.40	1.10	7.04
O-19	2	5.40	0.85	4.59
O-20	1	7.20	1.20	8.64
O-21	2	5.00	1.10	5.50
O-22	2	4.25	1.10	4.67
O-23	2	1.09	0.80	0.87
O-24	2	2.70	0.80	2.16
O-25	2	2.45	0.80	1.96
O-26	2	4.15	3.80	15.77
O-27	2	1.88	3.25	6.11
O-28	1	6.20	1.80	11.16

TOTAL OPEN TO SKY AREA = 509.43

TABLE - 6.1 DUCT AREA DEDUCTIONS

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

TOTAL DUCT AREA = 34.44

LIFT SHAFT AREA DEDUCTIONS

S.No	NOS	LENGTH	BREADTH	AREA
L-1	4	1.80	2.25	16.20
L-2	1	1.02	1.02	1.04

TOTAL LIFT SHAFT AREA = 22.84

TOTAL NON F.A.R. AREA = 186.97

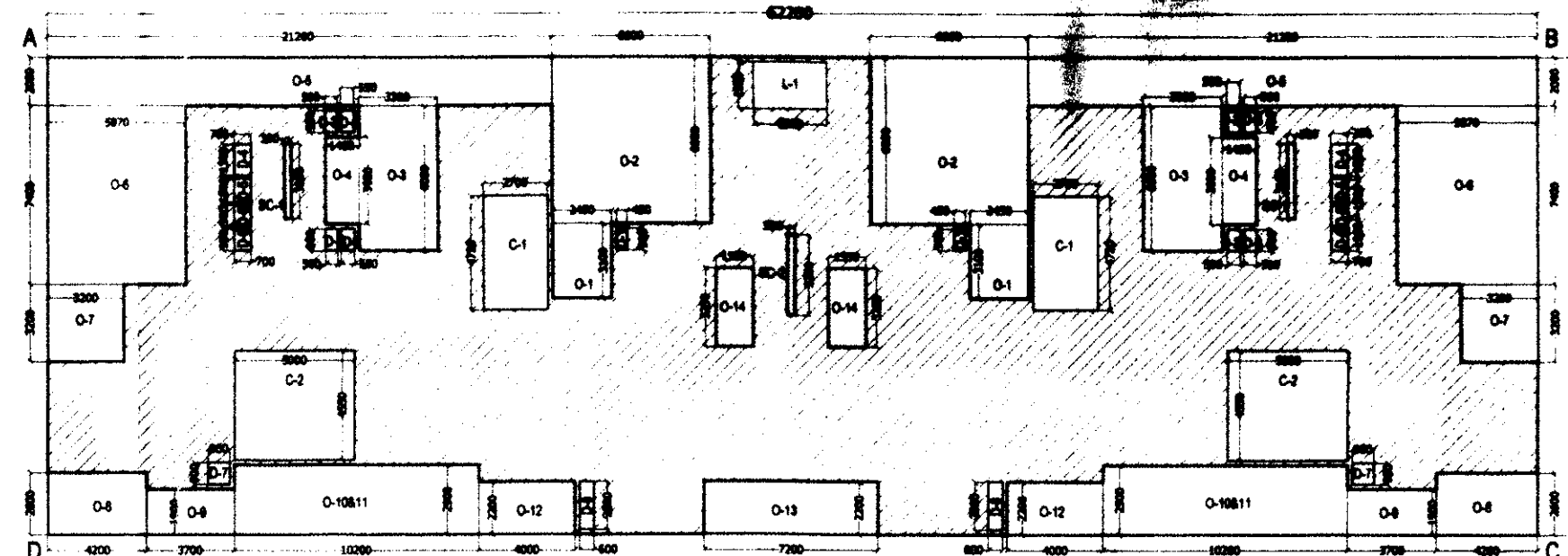
15th FLOOR F.A.R. AREA CALCULATION

DESCRIPTION	AREA
OPEN TO SKY	509.43
CUTOUTS	97.35
DUCTS	34.44
LIFT SHAFT	22.84
TOTAL NON F.A.R.	764.06

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

TOTAL DEDUCTION OF NON F.A.R. AREA = 764.06

NET F.A.R. AREA = 1105.05



17TH FLOOR LEVEL (Table 8.0 & 8.1)

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

OPEN TO SKY AREA DEDUCTIONS

S.No	NOS	LENGTH	BREADTH	AREA IN SQM
O-1	1	7.20	0.55	3.96
O-2	2	3.40	0.55	3.74
O-3	2	0.60	2.20	1.32
O-4	2	4.88	2.80	13.69
O-5	2	0.45	1.90	0.85
O-6	2	4.88	2.80	13.69
O-7	2	3.70	1.40	5.18
O-8	2	4.20	2.80	11.76
O-9	4	3.20	3.20	40.96
O-10	4	5.67	1.75	9.92
O-11	2	3.00	5.10	15.30
O-12	2	4.20	3.25	13.65
O-13	2	2.48	2.55	6.22
O-14	2	4.88	3.55	17.32
O-15	2	0.60	2.85	1.71
O-16	2	5.40	0.85	4.59
O-17	2	7.20	1.20	8.64
O-18	2	6.40	1.10	7.04
O-19	2	5.40	0.85	4.59
O-20	1	7.20	1.20	8.64
O-21	2	5.00	1.10	5.50
O-22	2	4.25	1.10	4.67
O-23	2	1.09	0.80	0.87
O-24	2	2.70	0.80	2.16
O-25	2	2.45	0.80	1.96
O-26	2	4.15	3.80	15.77
O-27	2	1.88	3.25	6.11
O-28	1	6.20	1.80	11.16

TOTAL OPEN TO SKY AREA = 509.43

TABLE - 8.1 DUCT AREA DEDUCTIONS

S.No	NOS	LENGTH	BREADTH	AREA
D-1	2	0.48	0.80	0.81
D-2	4	0.80	0.80	2.56
D-3	4	0.80	0.80	2.56
D-4	2	0.70	1.30	0.91
D-5	2	0.70	1.40	0.98
D-6	4	0.70	0.80	2.56
D-7	2	0.80	0.80	0.64
D-8	2	0.80	2.00	1.60

TOTAL DUCT AREA = 14.38

LIFT SHAFT AREA DEDUCTIONS

S.No	NOS	LENGTH	BREADTH	AREA
L-1	1	3.02	1.80	5.44

TOTAL LIFT SHAFT AREA = 5.44

TOTAL NON F.A.R. AREA = 569.77

17th FLOOR F.A.R. AREA CALCULATION

DESCRIPTION	AREA
OPEN TO SKY	509.43
CUTOUTS	97.35
DUCTS	14.38
LIFT SHAFT	5.44
TOTAL NON F.A.R.	626.60

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

TOTAL DEDUCTION OF NON F.A.R. AREA = 626.60

NET F.A.R. AREA = 1242.51

CONDITIONS :-

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

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

B. The applicant has paid the Plan Sanctioning fees as follows vide Challan No. 357, dated 28.04.2011

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