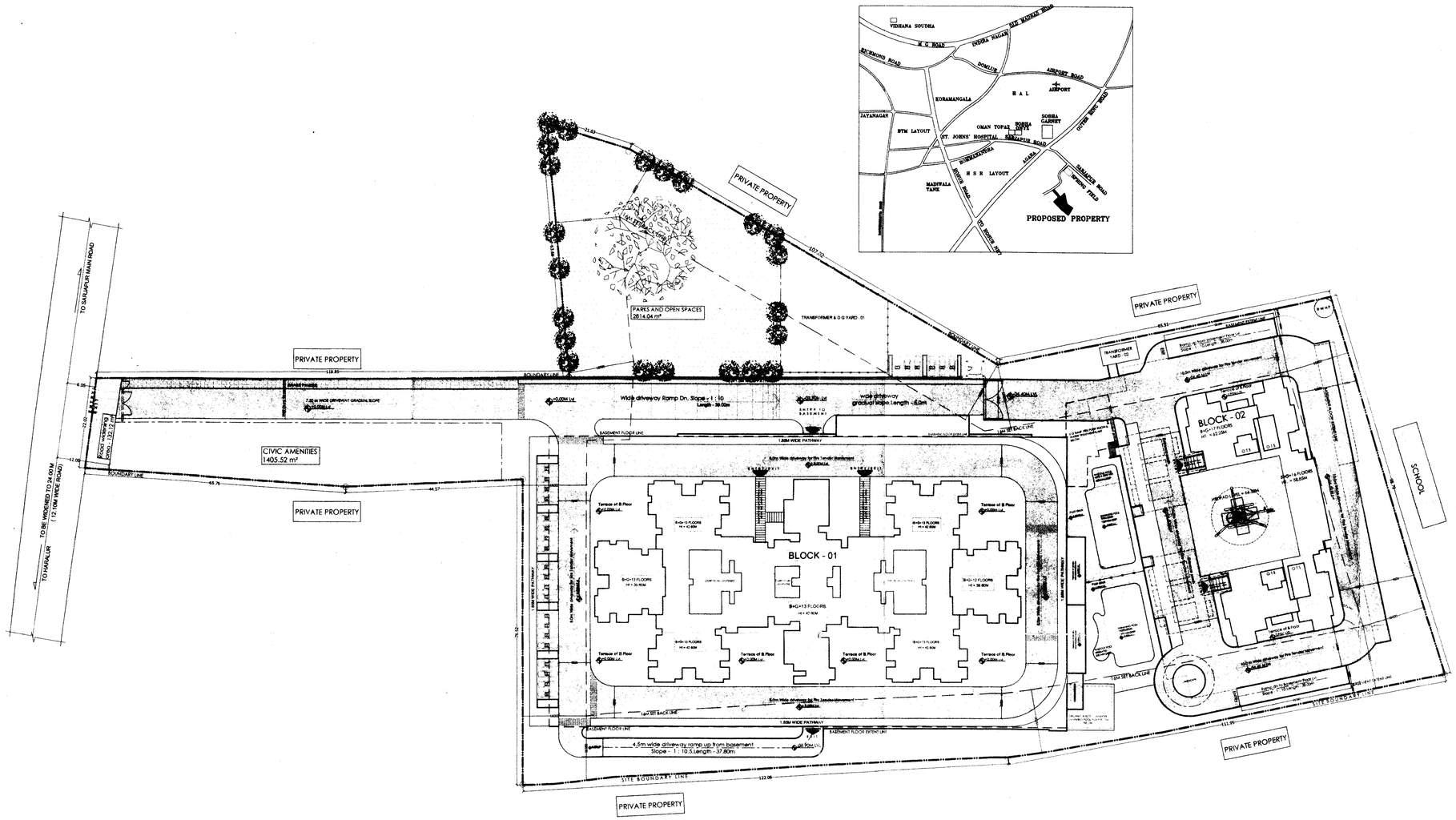


SITE PLAN

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 = 59,982.76 / 26,572.78 = 2.246	
09	GROUND COVERAGE (Block - 01 & 02) PERMISSIBLE GROUND COVERAGE = 55 % ACHIEVED GROUND COVERAGE = 3,793.94 m² / 26,572.78 m² x 100% = 14.23%	
10	HEIGHT OF THE BUILDING PERMISSIBLE HEIGHT OF THE BUILDING Above 50.00 M (For 16.0m 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 1/3 THE HT OF THE TALLEST BUILDING - 39.42M PROPOSED - 15.50M)	
11	TOTAL NUMBER OF UNITS = 275 UNITS (BLOCK - 01 & 02 = 243 & 32 RESPECTIVELY)	
12	TYPE - 01 = 108 SQ.MTS / 120 SQ.MTS = 0.89 = 1 = 1X162 UNITS = 162 CARS	
13	TYPE - 02 = 116 SQ.MTS / 120 SQ.MTS = 1.06 = 1 = 1X81 UNITS = 081 CARS	
14	TYPE - 03 = 185 SQ.MTS / 120 SQ.MTS = 3.27 = 3 = 3X28 UNITS = 084 CARS	
15	TYPE - 04 = 185 SQ.MTS / 120 SQ.MTS = 3.30 = 3 = 3X04 UNITS = 012 CARS	
16	CAR PARKING REQUIRED= 339+34 (10% of 339 = 34) = 373 no's	CAR PARKING (Block - 01 & 02) -
17	RECEATIONAL CLUB AREA - Block - 01 & 02 = 570.15 m² & 869.43 m² Respectively,01Car parking for every 50.0 m² Floor Area TOTAL AREA - 1439.58 m² - 29.39 = 30 no's	BASEMENT PARKING : 382 CARS SURFACE LVL PARKING : 26 CARS TOTAL : 408 Nos
18	CAR PARKING REQUIRED = 373 + 30 = 403 Cars CAR PARKING PROVIDED = 408 Cars	

TABLE - 03

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

Sl.No.	FLOORS	GROSS AREA IN SQM	DEDUCTION O.T.S / UE	DEDUCTION DUCT	DEDUCTION TOTAL	TOTAL BUILT UP AREA IN SQM	NON F A R AREA IN SQM PARKING	TERRACE	CUTOUT	LIFT SHAFT	TOTAL	NET F A R AREA IN SQM
1	2	3	(i)	(ii)	4(i+ii)	5 (3 - 4)	(i)	(ii)	(iii)	(iv)	8(i+ii+iii+iv)	7 (5 - 8)
1	BASEMENT FLOOR	9790.99	481.03	-	481.03	9311.96	8784.31	-	-	21.91	8806.22	505.74
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	2678.08	144.49	2822.57	2922.16	-	-	6.60	21.91	28.71	2893.45
4	2nd FLOOR	5744.73	2678.08	144.49	2822.57	2922.16	-	-	6.60	21.91	28.71	2893.45
5	3rd FLOOR	5744.73	2678.08	144.49	2822.57	2922.16	-	-	6.60	21.91	28.71	2893.45
6	4th FLOOR	5744.73	2678.08	144.49	2822.57	2922.16	-	-	6.60	21.91	28.71	2893.45
7	5th FLOOR	5744.73	2678.08	144.49	2822.57	2922.16	-	-	6.60	21.91	28.71	2893.45
8	6th FLOOR	5744.73	2678.08	144.49	2822.57	2922.16	-	-	6.60	21.91	28.71	2893.45
9	7th FLOOR	5744.73	2678.08	144.49	2822.57	2922.16	-	-	6.60	21.91	28.71	2893.45
10	8th FLOOR	5744.73	2678.08	144.49	2822.57	2922.16	-	-	6.60	21.91	28.71	2893.45
11	9th FLOOR	5744.73	2678.08	144.49	2822.57	2922.16	-	-	6.60	21.91	28.71	2893.45
12	10th FLOOR	5744.73	2678.08	144.49	2822.57	2922.16	-	-	6.60	21.91	28.71	2893.45
13	11th FLOOR	5744.73	2678.08	144.49	2822.57	2922.16	-	-	6.60	21.91	28.71	2893.45
14	12th FLOOR	5744.73	2678.08	144.49	2822.57	2922.16	-	-	6.60	21.91	28.71	2893.45
15	13th FLOOR	4224.18	1730.62	118.97	1847.59	2376.59	-	-	6.60	21.91	28.71	2347.88
	TOTAL	88808.35	30838.84	1991.67	32830.54	45968.82		0.00		328.65	9187.00	46481.82

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

Sl.No.	FLOORS	GROSS AREA IN SQM	DEDUCTION O.T.S	DEDUCTION DUCT	DEDUCTION TOTAL	TOTAL BUILT UP AREA IN SQM	NON F A R AREA IN SQM PARKING	TERRACE	CUTOUT	LIFT SHAFT	TOTAL	NET F A R AREA IN SQM
1	2	3	(i)	(ii)	4(i+ii)	5 (3 - 4)	(i)	(ii)	(iii)	(iv)	8(i+ii+iii+iv)	7 (5 - 8)
1	BASEMENT FLOOR	4915.98	434.70	-	434.70	4480.98	4172.98	-	-	22.54	4195.52	285.46
2	GROUND FLOOR	1213.92	220.51	21.12	241.63	972.29	-	-	-	22.54	22.54	949.75
3	1st FLOOR	1790.93	835.17	28.03	863.20	1065.73	-	-	-	22.54	22.54	1043.19
4	2nd FLOOR	1869.11	521.20	24.44	545.64	1323.47	-	-	196.67	22.54	219.21	1104.26
5	3rd FLOOR	1869.11	521.20	24.44	545.64	1323.47	-	-	196.67	22.54	219.21	1104.26
6	4th FLOOR	1869.11	521.20	24.44	545.64	1323.47	-	-	196.67	22.54	219.21	1104.26
7	5th FLOOR	1869.11	521.20	24.44	545.64	1323.47	-	-	196.67	22.54	219.21	1104.26
8	6th FLOOR	1869.11	521.20	24.44	545.64	1323.47	-	-	196.67	22.54	219.21	1104.26
9	7th FLOOR	1869.11	521.20	24.44	545.64	1323.47	-	-	196.67	22.54	219.21	1104.26
10	8th FLOOR	1869.11	521.20	24.44	545.64	1323.47	-	-	196.67	22.54	219.21	1104.26
11	9th FLOOR	1869.11	521.20	24.44	545.64	1323.47	-	-	196.67	22.54	219.21	1104.26
12	10th FLOOR	1869.11	521.20	24.44	545.64	1323.47	-	-	196.67	22.54	219.21	1104.26
13	11th FLOOR	1869.11	521.20	24.44	545.64	1323.47	-	-	196.67	22.54	219.21	1104.26
14	12th FLOOR	1869.11	521.20	24.44	545.64	1323.47	-	-	196.67	22.54	219.21	1104.26
15	13th FLOOR	1869.11	521.20	24.44	545.64	1323.47	-	-	196.67	22.54	219.21	1104.26
16	14th FLOOR	1869.11	521.20	24.44	545.64	1323.47	-	-	196.67	22.54	219.21	1104.26
17	15th FLOOR	1869.11	521.20	24.44	545.64	1323.47	-	-	196.67	22.54	219.21	1104.26
18	16th FLOOR	1869.11	509.43	28.34	537.77	1331.34	-	49.39	97.35	22.54	169.24	1162.10
19	17th FLOOR	1231.58	488.66	14.35	501.03	730.53	-	0.00	73.86	5.89	79.74	650.79
	TOTAL	37148.74	9143.98	431.00	9608.28	28406.92		49.39		405.70	7478.78	28950.95
						75887.74						29602.795
	GRAND TOTAL											

TABLE - 04

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

CONDITIONS :-

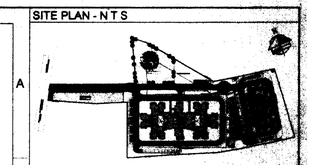
1) All conditions should be adhered to strictly as stipulated in the re-modified work order issued while approving the residential development plan for construction of apartment building on @ Sy. Nos. 3/1B, 3/2, 7 & 162 of Haralur village, Varthur Hobli, of Sarjapura Road, Bangalore East Taluk, vide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

A. The Hon'ble Commissioner has approved the plan vide No.622 dated 28.04.2011		
B. The applicant has paid the Plan Sanctioning fees as follows vide Challan No.3081 dated 02/06/2011		
1 Processing Fee	:	30,46,180.00
2 Ground Rent	:	3,54,880.00
3 Development Charges	:	17,744.00
4 Slum Clearance Cess	:	———
5 Workers Welfare Cess	:	6,20,685.00
6 Security Deposits	:	8,87,200.00
7 Plan Copies	:	1,26,000.00
Total	:	50,52,689.00

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

modified on 3-1-2012 & 05-12-2012
modified subject to the terms & conditions mentioned in the BDA letter dated 03-05-2011
(3-5-2011 & 05-12-2012)
3-5-11
03/5/11

SITE PLAN - N T S



SOBHA CLASSIC & SOBHA HIBISCUS
FAR CALCULATIONS

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
10% SITE AREA TO BE RESERVED FOR OPEN SPACES	=	2811.04	SQ.M
PROPOSED SITE AREA FOR OPEN SPACES	=	2814.04	SQ.M
5% SITE AREA TO BE RESERVED FOR C A SITE	=	1405.52	SQ.M
ZONE	=	R - 2	
TOTAL NO OF UNITS	=	275 Nos	
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 / 50% OF SITE AREA	=	59,982.76 / 13,286.39	4.51 FAR
PERMISSIBLE GROUND COVERAGE	=	55%	
TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02	=	14,623.57 SQM	
GROUND COVERAGE = PLINTH AREA / 50% NET SITE AREA	=	14,623.57 / 13,286.39	54.95 %

SCHEDULE OF OPENINGS

SL No.	DESCRIPTION	TYPE	SIZE
1	MAIN DOOR	D	1050 x 2100
2	DOOR	D1	900 x 2100
3	DOOR	D2	800 x 2100
4	ALUMINIUM DOOR	D3	900 x 2100
5	KITCHEN DOOR	KD	800 x 2100
6	KITCHEN WINDOW	KW	1200 x 1200
7	SLIDING DOORS	SD	1200 x 2100
8	FIRE RATED DOOR	FD	1000 x 2100
9	WINDOW	W	1200 x 1200
10	VENTILATOR	V	600 x 600
11	VENTILATOR	V1	600 x 600

FOR APPROVAL

SIGN.....
(DEEPAK DINESH.P) BCC/BL-3.5/E-2911/11-12

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

REVISIONS

SL.NO.	DATE	REVISIONS	BY

ARCHITECTS :

SOBHA DEVELOPERS LTD.
ARCHITECTS, ENGINEERS, BUILDERS AND DEVELOPERS,
No.4, RULAR MAI 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 : 4 0 0
CHECKED BY: DEEPAK	DATE : 30-04-2011
NORTH	PROJECT NO: 0300 A & B
	DRAWING NO.: 0300A&B/09/12/30/AD/SUB/0001
	REV.NO.

JOB TITLE

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

DRAWING TITLE

SITE PLAN

BLOCK - 01 & 02

SHEET 01 OF 10

CONDITIONS :-

1) All conditions should be adhered to strictly as stipulated in the re-modified work order issued while approving the residential development plan for construction of apartment building on @ Sy. Nos, 3/1B, 3/2, 7 & 162 of Haralur village, Varthur Hobli, of Sarjapura Road, Bangalore East Taluk, vide No. BDA/TPM/GH-28/5068/2010 -11 dated:15.03.2011.
2) All conditions imposed by the various statutory bodies should be adhered to strictly failing which issue of Occupancy certificate will not be considered and revised NOC from AAI should be obtained for the purpose of Helipad before applying for Occupancy Certificate.
3) No construction activities is allowed in the open spaces, parks and CA areas which are relinquished through registered deed to BDA and protect and improve the same by providing chain link fencing.
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15) All conditions imposed by the KSPCB should be adhered to strictly vide their consent letter No. KSPCB/CFE/CP-160/2010-11/346 dated: 29th May 2010 & No.KSPCB/CFE/CP - 160/2007-08/5121 dated: 7th November 2007.& State Level Environment Impact Assessment Authority, Karnataka Vide Letter No. SEIA A: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.

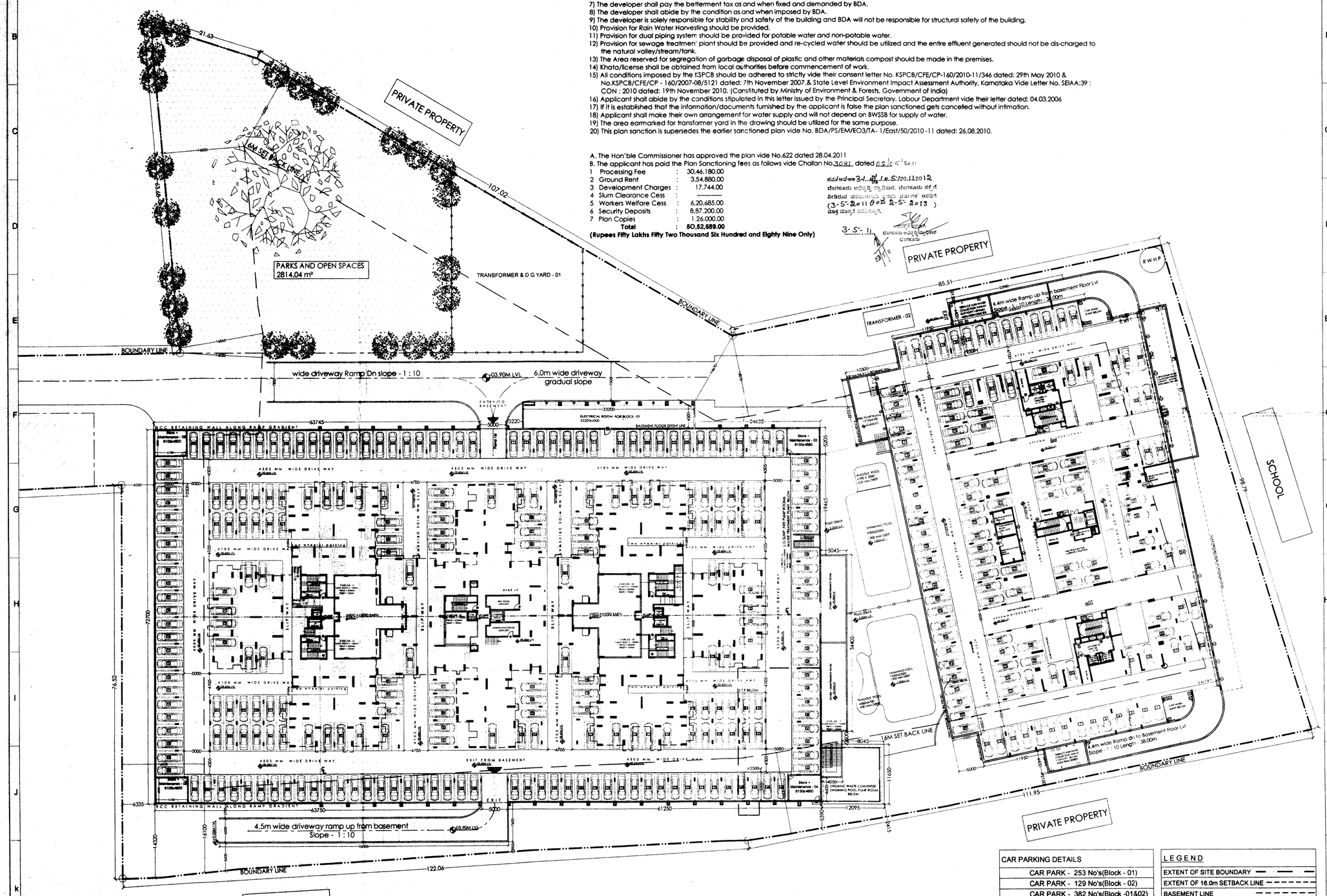
A. The Hon'ble Commissioner has approved the plan vide No.622 dated 28.04.2011
B. The applicant has paid the Plan Sanctioning fees as follows vide Challan No.3681 dated 02/05/2011

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)

ಷರತ್ತುಗಳು 3-1 ಮತ್ತು 3-5 ರಂತೆ 2012
ಷರತ್ತುಗಳು ಎಂಟನೆ ಪ್ರಮಾಣ, ಷರತ್ತುಗಳು ಹನ್ನೆರಡು
ಅನ್ವಯ ಪರಿಷ್ಕೃತ ಕಟ್ಟಡ ಪರವಾನಿಗೆ ಆದೇಶ
(3-5-2011 ರಿಂದ 2-5-2013)
ಮಾನ್ಯ ಮಾಡಿದೆ ಮತ್ತು ಷರತ್ತುಗಳು

3-5-11
ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿ
ಮಹದೇವಪುರ



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)	=	19998.46	sqmt
AREA RESERVED FOR ROAD WIDENING (B)	=	185.16	sqmt
NET SITE AREA (A - B)	=	19813.30	sqmt
10% SITE AREA TO BE RESERVED FOR OPEN SPACES	=	2001.84	sqmt
PROPOSED SITE AREA FOR OPEN SPACES	=	2814.04	sqmt
6% SITE AREA TO BE RESERVED FOR C A SITE	=	1188.80	sqmt
ZONE	=	R - ZONE	
TOTAL NO OF LIFTS	=	23 No's	
PERMISSIBLE F A R	=	2.25	
TOTAL NET F A R BASIS OF ALL FLOORS BLDGS - 01+02	=	44,579.93 sqmt	
F A R ACHIEVED = TOTAL FAR AREA / NET SITE AREA	=	44579.93 / 19813.30 = 2.25	2.25
PERMISSIBLE GROUND COVERAGE	=	33%	
TOTAL GROUND COVERAGE BASIS OF BLDG - 01 & 02	=	13113.00 sqmt	
GROUND COVERAGE = FLOOR AREA X 100 / NET SITE AREA	=	13113.00*100 / 19813.30	66.20

SCHEDULE OF OPENINGS

SL.No.	DESCRIPTION	TYPE	SIZE
1	MAIN DOOR	D	1200 x 2100
2	DOOR	D1	900 x 2100
3	DOOR	D2	750 x 2100
4	ALUMINIUM DOOR	D3	900 x 2100
5	KITCHEN DOOR	KD	800 x 2100
6	KITCHEN WINDOW	KW	750 x 1200
7	SLIDING DOORS	SD	2400 x 2100
8	FIRE RES. DOOR	FD	1000 x 2100
9	WINDOW	W1	1500 x 1200
10	VENTILATOR	V	600 x 600
11	VENTILATOR	V1	1200 x 600
12	VENTILATOR	V3	1800 x 600

FOR APPROVAL

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

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

REVISIONS

SL.NO	DATE	REVISIONS

ARCHITECTS :

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

DEALT BY: VASANTH	SCALE = 1 : 250
CHECKED BY: DEEPAK	DATE : 30-04-2011
NORTH	PROJECT NO: 0300A&B
	DRAWING NO.: 0300A&B/09/12/300/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 :-

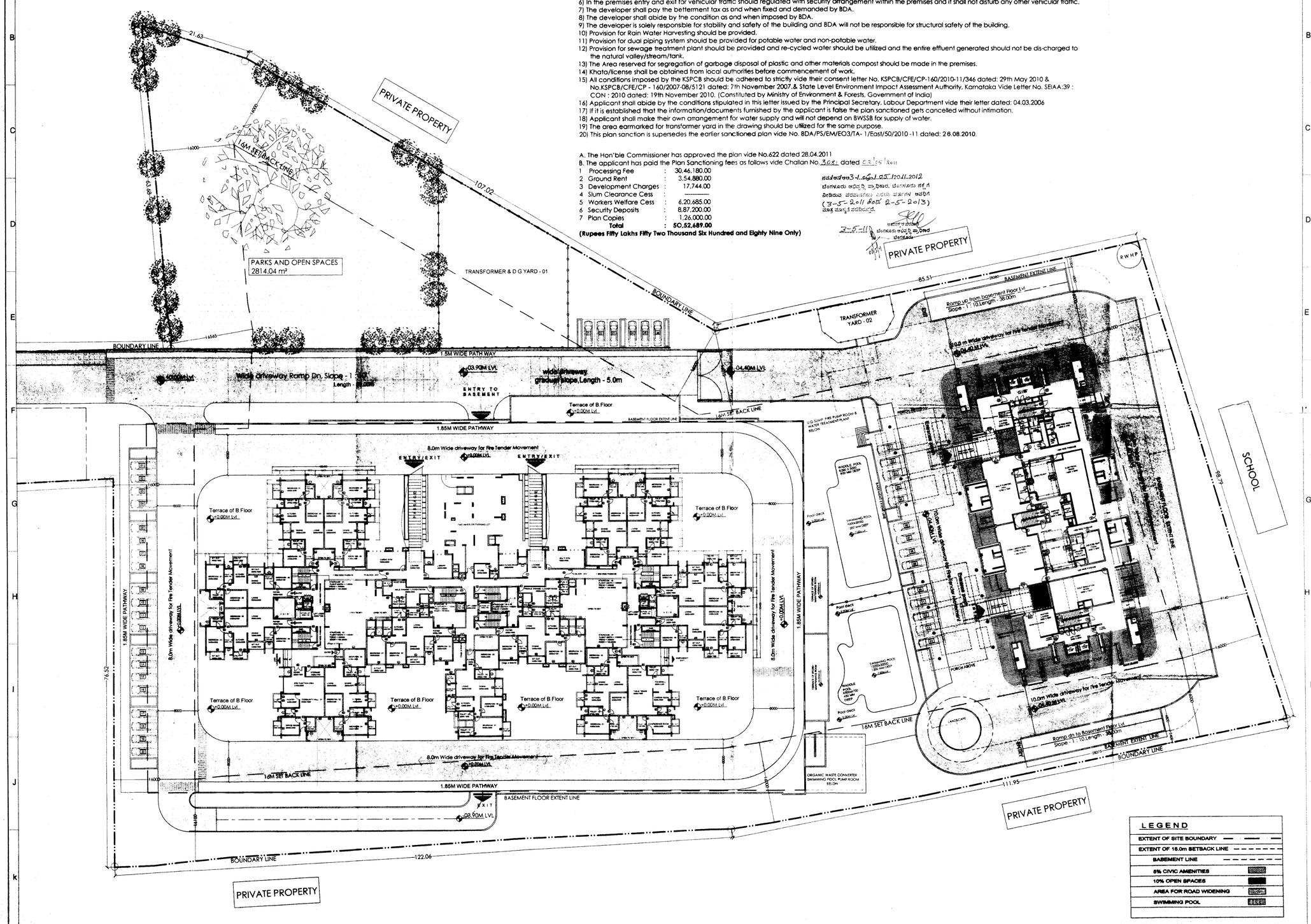
1) All conditions should be adhered to strictly as stipulated in the re-modified work order issued while approving the residential development plan for construction of apartment building on @ Sy. Nos. 3/1B. 3/2, 7 & 162 of Haralur village, Varthur Hobli. of Sarjapura Road, Bangalore East Taluk, vide No. BDA/TPM/GH-28/5068/2010 -11 dated:15.03.2011.
2) All conditions imposed by the various statutory bodies should be adhered to strictly failing which issue of Occupancy certificate will not be considered and revised NOC from AAI should be obtained for the purpose of Helipad before applying for Occupancy Certificate.
3) No construction activities is allowed in the open spaces, parks and CA areas which are relinquished through registered deed to BDA and protect and improve the same by providing chain link fencing.
4) If any Kharab land coming in the said survey no's should not be utilized for any other construction activities.
5) Developer should develop the park areas as reserved in Development plan by planting saplings.
6) In the premises entry and exit for vehicular traffic should regulated with security arrangement within the premises and it shall not disturb any other vehicular traffic.
7) The developer shall pay the betterment tax as and when fixed and demanded by BDA.
8) The developer shall abide by the condition as and when imposed by BDA.
9) The developer is solely responsible for stability and safety of the building and BDA will not be responsible for structural safety of the building.
10) Provision for Rain Water Harvesting shall 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. 308 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)

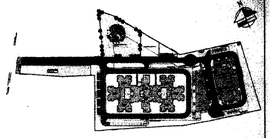
ಷರತ್ತುಗಳನ್ನು ಪಾಲಿಸತಕ್ಕದ್ದು
ಹೆಚ್ಚುವರಿ ಆಯುಕ್ತರು
(ಪ್ರ-ಸಿ-2011 ರಂತೆ 2-5-2013)
ಮಹಾ ಯೋಜನೆ ಅಧಿಕಾರಿ
7-5-11
ಹೆಚ್ಚುವರಿ ಆಯುಕ್ತರು
ಬೆಂಗಳೂರು



LEGEND

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

SITE PLAN - N T S



SOBHA CLASSIC & SIGNATURE

FAR CALCULATIONS

SITE AREA (A)	=	28159.43	SQMT		
AREA RESERVED FOR ROAD WIDENING (B)	=	193.12	SQMT		
NET SITE AREA (A - B)	=	27966.30	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	=	3.25			
TOTAL NET F A R AREA OF ALL FLOORS.BLOCK - 01+02	=	84,892.78 SQMT			
F A R ACHIEVED = TOTAL FAR AREA / 20% OF SITE AREA		56862.78 / 20254.80	2.24	< 3.25	
PERMISSIBLE GROUND COVERAGE	=		50%		
TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02	=	12762.84 SQMT			
GROUND COVERAGE = PLINTH AREA X 100 / NET SITE AREA	=	3,792.84x100 / 28672.78	14.23	< 50%	

SCHEDULE OF OPENINGS (BLOCK-1)

SL.No.	DESCRIPTION	TYPE	SIZE
1	MAIN DOOR	D	1050 x 2150
2	DOOR	D1	950 x 2150
3	DOOR	D2	850 x 2150
4	ALUMINIUM DOOR	D3	850 x 2150
5	KITCHEN DOOR	KD	850 x 2150
6	KITCHEN WINDOW	KW	750 x 1030
7	SLIDING DOORS	SD	2450 x 2150
8	FIRE RES. DOOR	FD	1050 x 2150
9	WINDOW	W1	1550 x 1030
10	VENTILATOR	V	850 x 930
11	VENTILATOR	W2	850 x 1350

SCHEDULE OF OPENINGS (BLOCK-2)

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

FOR APPROVAL

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

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

REVISIONS

SL.NO	DATE	REVISIONS	BY	CKD

ARCHITECTS :

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

DEALT BY: VASANTH	SCALE = 1 : 250
CHECKED BY: DEEPAK	DATE : 30-04-2011
NORTH	PROJECT NO: 0300A & B
	DRAWING NO.: 0300A&B/09/12/30/AD/SUB/0003
	REV.NO.

JOB TITLE

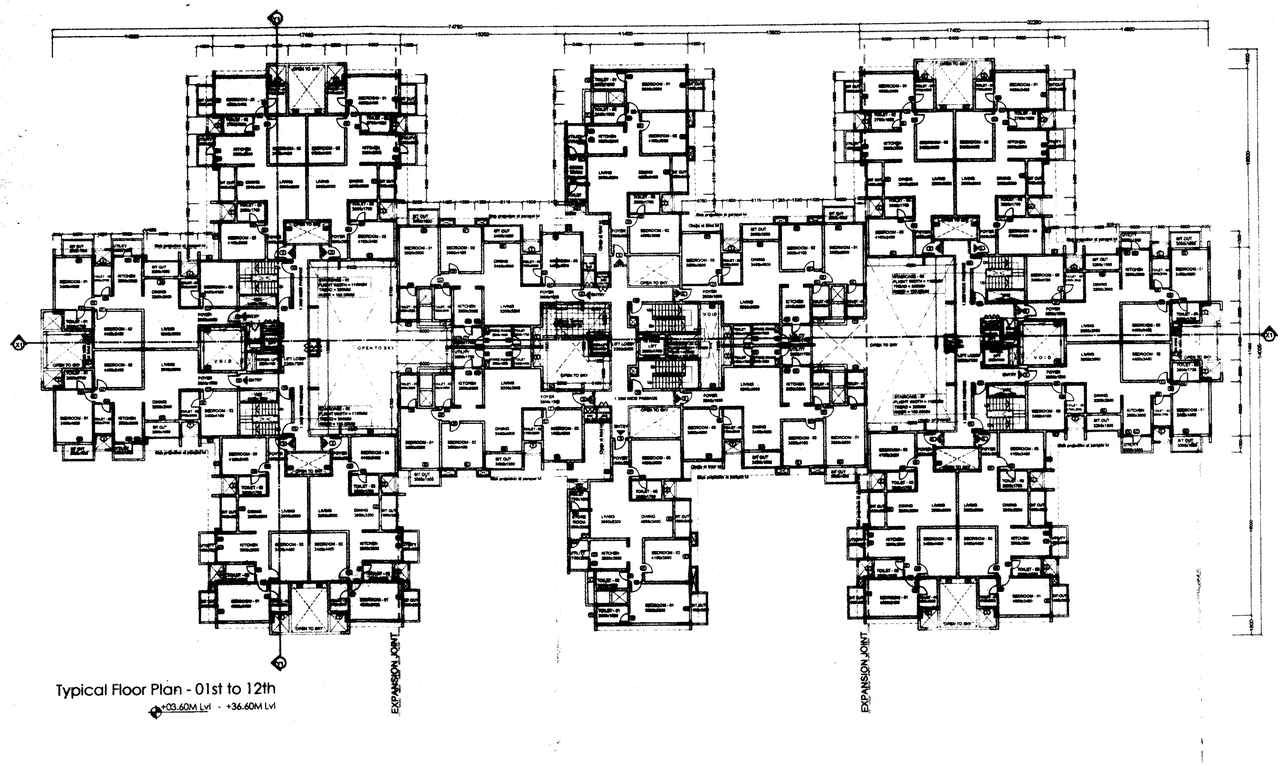
MODIFIED RESIDENTIAL DEVELOPMENT PLAN
ON SURVEY NOS. 3/1B,3/2, 7 & 162
HARALUR VILLAGE, VARTHUR HOBLI
BANGALORE EAST TALUK, OFF SARJAPUR ROAD

DRAWING TITLE

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

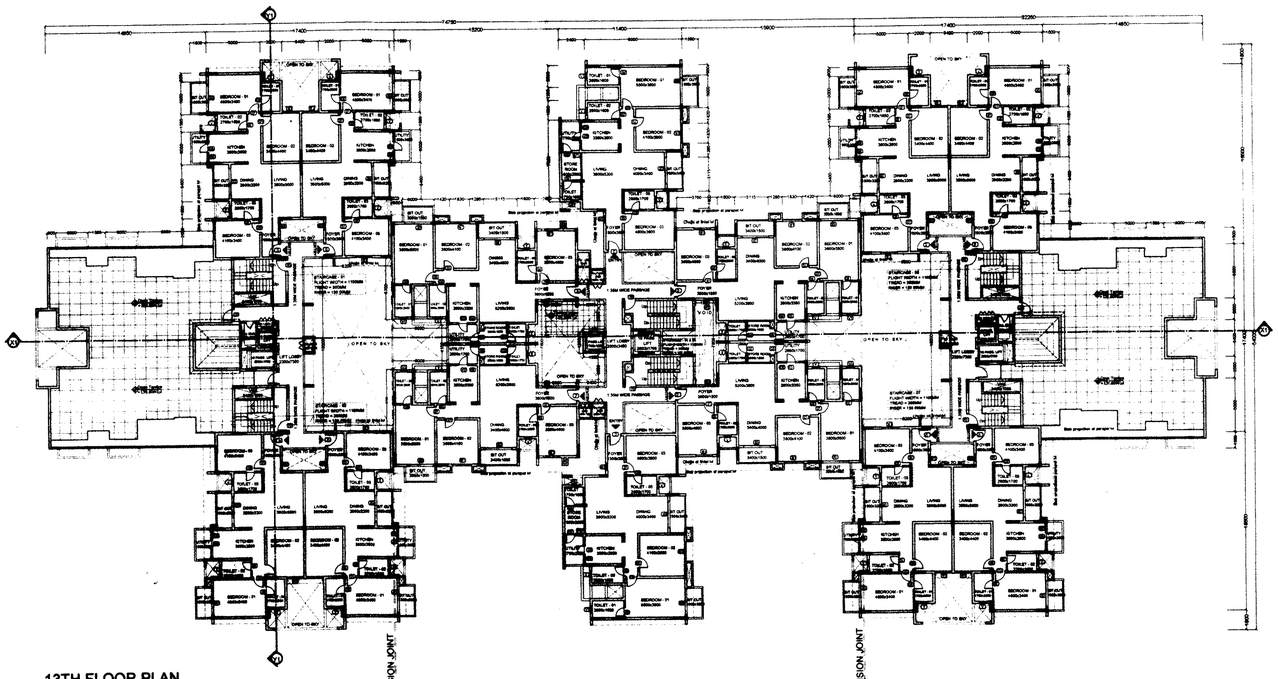
BLOCK - 01 & 02

SHEET 03 OF 18



Typical Floor Plan - 01st to 12th

+03.60M Lvl - +36.60M Lvl



13TH FLOOR PLAN

+39.60M Lvl

CONDITIONS :-

1) All conditions should be adhered to strictly as stipulated in the re-modified work order issued while approving the residential development plan for construction of apartment building on @ Sy. Nos. 3/1B. 3/2, 7 & 162 of Haralur village, Varthur Hobli, of Sarjapura Road, Bangalore East Taluk, vide No. BDA/TPM/GH-28/5068/2010 -11 dated:15.03.2011.
2) All conditions imposed by the various statutory bodies should be adhered to strictly failing which issue of Occupancy certificate will not be considered and revised NOC from AAI should be obtained for the purpose of Helipad before applying for Occupancy Certificate.
3) No construction activities is allowed in the open spaces, parks and CA areas which are relinquished through registered deed to BDA and protect and improve the same by providing chain link fencing.
4) If any Kharab land coming in the said survey no's should not be utilized for any other construction activities.
5) Developer should develop the park areas as reserved in Development plan by planting saplings.
6) In the premises entry and exit for vehicular traffic should regulated with security arrangement within the premises and it shall not disturb any other vehicular traffic.
7) The developer shall pay the betterment tax as and when fixed and demanded by BDA.
8) The developer shall abide by the condition as and when imposed by BDA.
9) The developer is solely responsible for stability and safety of the building and BDA will not be responsible for structural safety of the building.
10) Provision for Rain Water Harvesting should be provided.
11) Provision for dual piping system should be provided for potable water and non-potable water.
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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

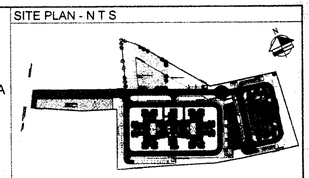
1	Processing Fee	:	30,46,180.00
2	Ground Rent	:	3,54,880.00
3	Development Charges	:	17,744.00
4	Slum Clearance Cess	:	———
5	Workers Welfare Cess	:	6,20,685.00
6	Security Deposits	:	8,87,200.00
7	Plan Copies	:	1,26,000.00
	Total	:	**50,52,689.00**

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

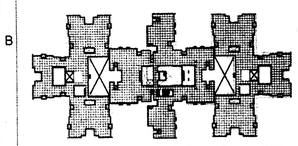
ಷರತ್ತುಗಳೊಂದಿಗೆ 3-1 ಷರತ್ತು 1 ರನ್ವಯ 20.11.2012 ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ಅವರು ನೀಡಿರುವ ಮಂಜೂರಾತಿ ಆದೇಶದಂತೆ ಷರತ್ತು ಸಂಖ್ಯೆ 9 ರನ್ವಯ (3-5-2011 ರಿಂದ 2-5-2013) ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.

ಆಯುಕ್ತರು
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು

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	=	375.00		
PERMISSIBLE F A R	=	2.25		
TOTAL NET F A R AREA OF ALL FLOORS BLOCK - 01+02	=	68,950.78 SQM		
F A R ACHIEVED = TOTAL FAR AREA / 50% OF SITE AREA	=	55901.76 / 20704.90	=	2.24 < 2.25
PERMISSIBLE GROUND COVERAGE	=			50%
TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02	=	3782.94 SQM		
GROUND COVERAGE = PLINTH AREA X 100 / NET SITE AREA	=	3,782.94x100 / 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	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.

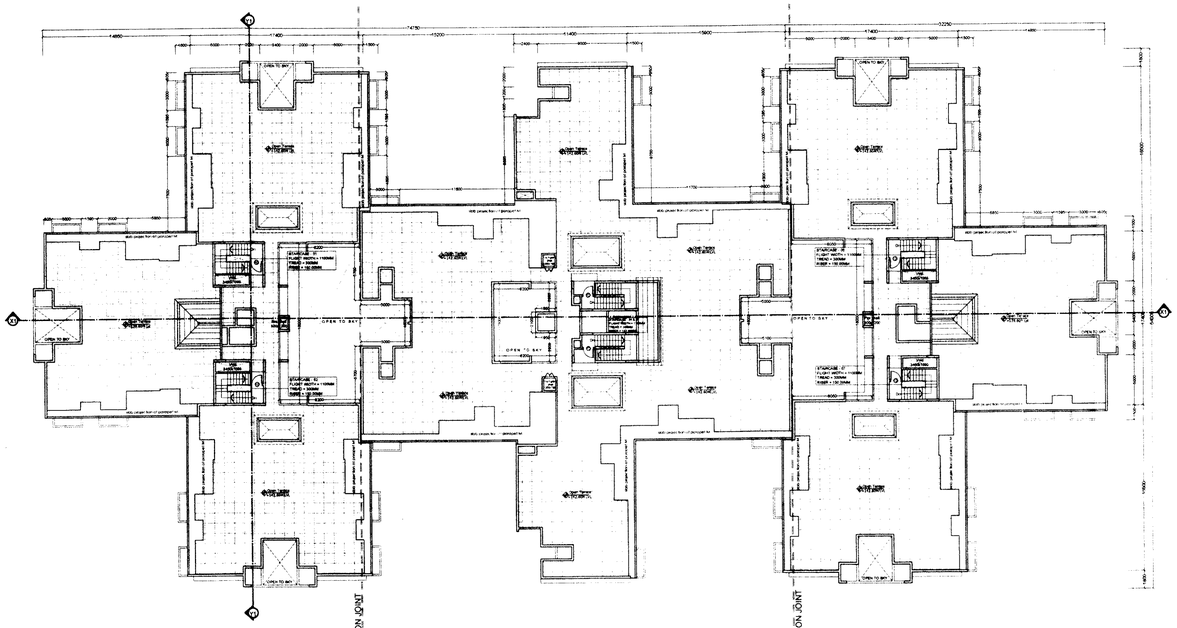
JOB TITLE

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

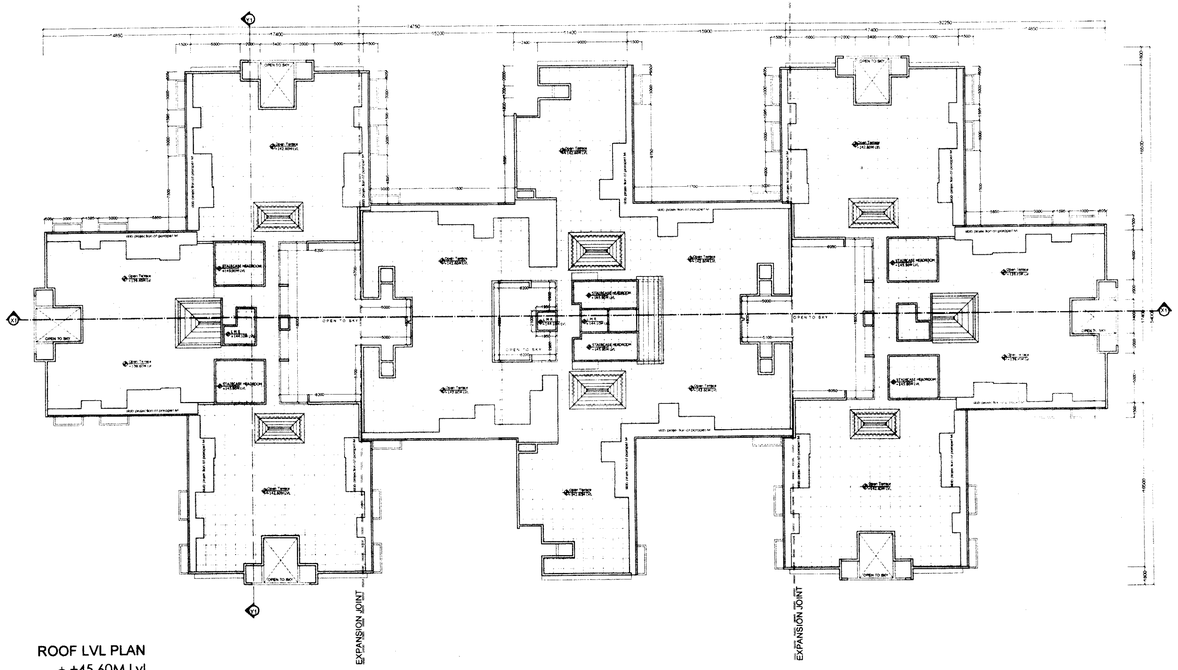
DRAWING TITLE

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

SHEET 04 OF 18



TERRACE FLOOR PLAN
+42.60M Lvl



ROOF LVL PLAN
+45.60M Lvl

CONDITIONS :-

1) All conditions should be adhered to strictly as stipulated in the re-modified work order issued while approving the residential development plan for construction of apartment building on @ Sy. Nos. 3/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.
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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.
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19) The area earmarked for transformer yard in the drawing should be utilized for the same purpose.
20) This plan sanction is supersedes the earlier sanctioned plan vide No. BDA/PS/EM/EO3/TA- 1/East/50/2010 -11 dated: 26.08.2010.

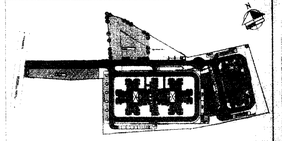
A. The Hon'ble Commissioner has approved the plan vide No.622 dated 28.04.2011
B. The applicant has paid the Plan Sanctioning fees as follows vide Challan No.3641 dated 22/05/2011

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**

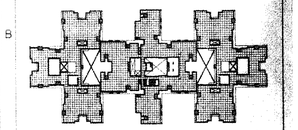
(Rupees Fifty Lakhs Fifty Two Thousand Six Hundred and Eighty Nine Only)

modified as 3-1-09 in S.C. 11.2012
ಮಂಜೂರಾತಿ ಷರತ್ತು ಮತ್ತು ಷರತ್ತುಗಳನ್ನು ಹೊರತುಪಡಿಸಿ ಉಳಿದಂತೆ ಮಂಜೂರಾತಿ ಷರತ್ತುಗಳು ಮತ್ತು ಷರತ್ತುಗಳು
(3-5-2011 ರಂತೆ 3-5-2013)
ಮಾನ್ಯ ಮಾಡಿದೆ.
3-5-11
ಮಾನ್ಯ ಮಾಡಿದೆ
ಮಂಜೂರಾತಿ ಷರತ್ತು ಮತ್ತು ಷರತ್ತುಗಳು

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)	=	192.12	SQMT	
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10% SITE AREA TO BE RESERVED FOR OPEN SPACES	=	2811.04	SQMT	
PROPOSED SITE AREA FOR OPEN SPACES	=	2814.64	SQMT	
5% SITE AREA TO BE RESERVED FOR C + 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	=	88,802.75 SQM		
F A R ACHIVED = TOTAL FAR AREA	=	56862.75	2.34	< 2.25
65% OF SITE AREA	=	26204.30		
PERMISSIBLE GROUND COVERAGE	=		65%	
TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02	=	3782.84 SQM		
GROUND COVERAGE = PLINTH AREA X 100 / NET SITE AREA	=	3,782.84x100 / 26672.78	14.23	< 65%

SCHEDULE OF OPENINGS

SL.No.	DESCRIPTION	TYPE	SIZE
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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 1020
10	VENTILATOR	V	650 x 930
11	VENTILATOR	V1	650 x 1350

FOR APPROVAL

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

SIGN
(OWNER'S SIGNATURE)

REVISIONS

SL NO	DATE	REVISIONS	BY	CKD.

ARCHITECTS :

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

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

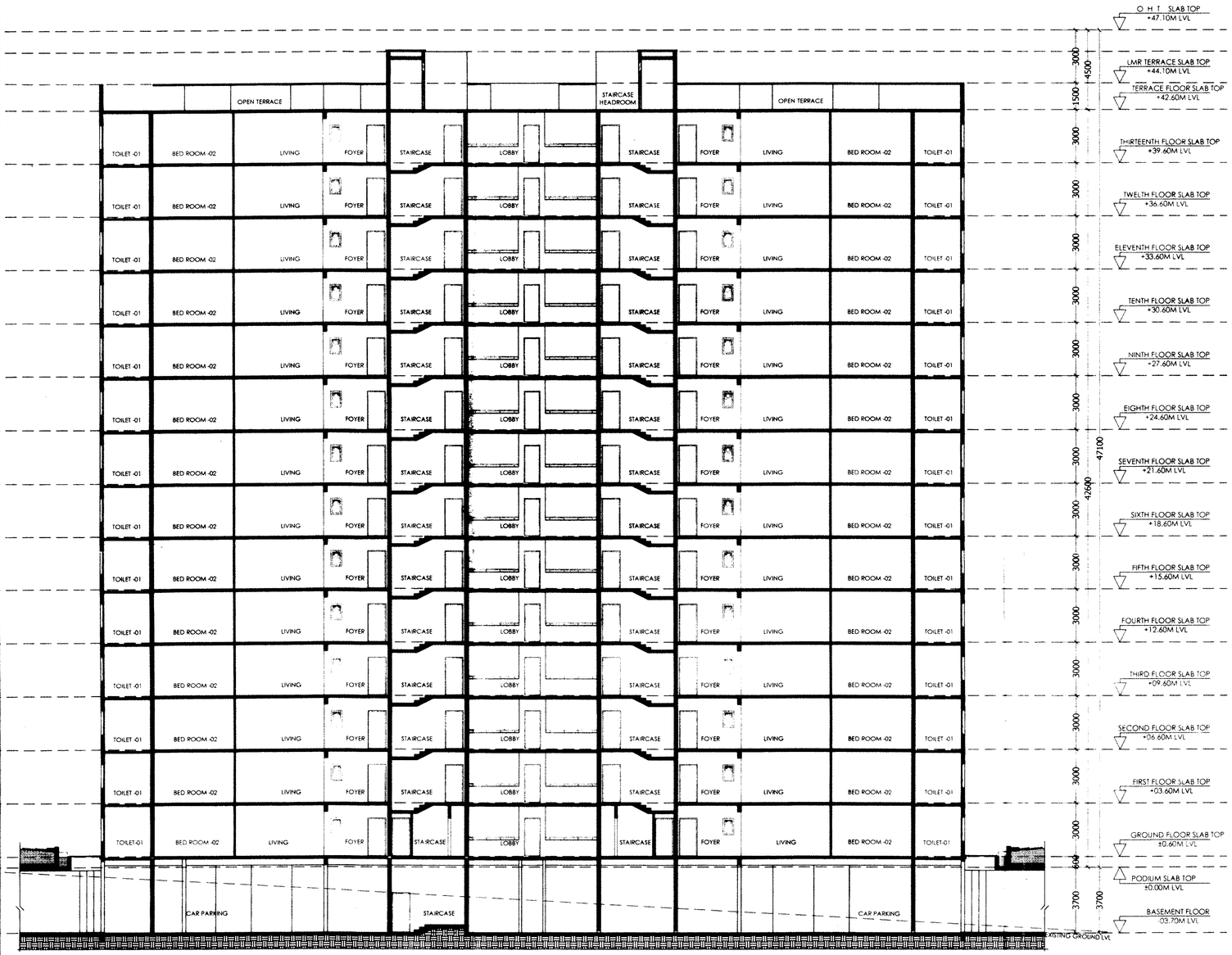
JOB TITLE

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

DRAWING TITLE

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

SHEET 05 OF 18



TYPICAL SECTION

CONDITIONS :-

1) All conditions should be adhered to strictly as stipulated in the re-modified work order issued while approving the residential development plan for construction of apartment building on @ Sy. Nos. 3/1B. 3/2. 7 & 162 of Haralur village. Varthur Hobli. of Sarjapura Road. Bangalore East Taluk. vide No. BDA/TPM/GH-28/5068/2010 -11 dated:15.03.2011.
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19) The area earmarked for transformer yard in the drawing should be utilized for the same purpose.
20) This plan sanction is supersedes the earlier sanctioned plan vide No. BDA/PS/EM/EO3/TA- 1/East/50/2010 -11 dated: 26.08.2010.

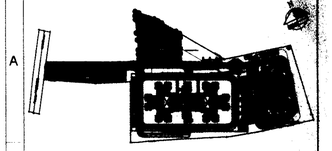
A. The Hon'ble Commissioner has approved the plan vide No.622 dated 28.04.2011
B. The applicant has paid the Plan Sanctioning fees as follows vide Challan No. 30 sl dated 02/05/2011

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**

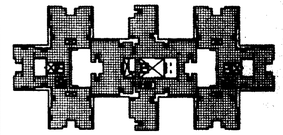
(Rupees Fifty Lakhs Fifty Two Thousand Six Hundred and Eighty Nine Only)

ಪರಿಷ್ಕರಣೆ 3-1-ಹೆಚ್.ಆರ್.ಸಿ:120.1.12012
ಮಂಜೂರು ಅಧಿಕೃತ ಸಾಮಾನ್ಯ, ಮಂಜೂರು ಹಾಗೂ
ನಿಯಮಿತ ಮಂಜೂರಾತಿಯ ಮೇರೆ ಮಂಜೂರಿ ಅವಧಿ
(3-5-2011 ರಿಂದ 2-5-2013)
ಮಾನ್ಯ ಮಾಡಿಕೊಳ್ಳಲಾಗಿದೆ.
3.5.11
ಮುಖ್ಯ ಅಭಿಯಂತರರು
ಮಂಜೂರು ಅಧಿಕೃತ ಸಮಿತಿ
ಬೆಂಗಳೂರು

SITE PLAN - N T S



KEY PLAN - N T S



SOBHA CLASSIC & SIGNATURE
FAR CALCULATIONS

SITE AREA (A)	=	29119.42	SQMT	
AREA RESERVED FOR ROAD WIDENING (B)		192.12	SQMT	
NET SITE AREA (A - B)	=	27779.30	SQMT	
10% SITE AREA TO BE RESERVED FOR OPEN SPACES	=	2911.94	SQMT	
PROPOSED SITE AREA FOR OPEN SPACES	=	3914.96	SQMT	
5% SITE AREA TO BE RESERVED FOR C A SITE	=	1455.97	SQMT	
ZONE	=	C - ZONE		
TOTAL NO OF UNITS	=	276.00		
PERMISSIBLE F A R	=	3.25		
TOTAL NET F A R AREA OF ALL FLOORS BLOCK - 01A&C	=	89,895.75 SQM		
F A R ACHIEVED = TOTAL FAR AREA / 90% OF SITE AREA	=	89895.75 / 26799.57	3.35	< 3.40
PERMISSIBLE GROUND COVERAGE	=		50%	
TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02	=	3793.94 SQM		
GROUND COVERAGE = PLINTH AREA X 100 / NET SITE AREA	=	3,793.94x100 / 26799.57	= 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	850 x 2150
6	KITCHEN WINDOW	KW	750 x 1050
7	SLIDING DOORS	SD	2400 x 2150
8	FIRE RES. DOOR	FD	1050 x 2150
9	WINDOW	W1	1550 x 1050
10	VENTILATOR	V	850 x 650
11	VENTILATOR	V1	850 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	CHK

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 : 100
CHECKED BY. DEEPAK	DATE : 30-04-2011
NORTH	PROJECT NO: 0300B
	DRAWING NO.: 0300B/09/12/30/AD/SU/00008
	REV.NO.

JOB TITLE

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

DRAWING TITLE

TYPICAL SECTION

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

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

CONDITIONS :-

1) All conditions should be adhered to strictly as stipulated in the re-modified work order issued while approving the residential development plan for construction of apartment building on @ Sy. Nos. 3/1B, 3/2, 7 & 162 of Haralur village, Varthur Hobli, of Sarjapura Road, Bangalore East Taluk, vide No. BDA/TPM/GH-28/5068/2010 -11 dated:15.03.2011.
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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.

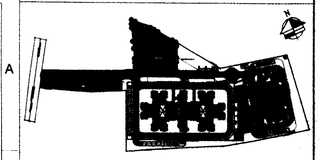
A. The Hon'ble Commissioner has approved the plan vide No.622 dated 28.04.2011
B. The applicant has paid the Plan Sanctioning fees as follows vide Challan No. [illegible] dated [illegible]

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**

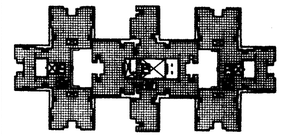
(Rupees Fifty Lakhs Fifty Two Thousand Six Hundred and Eighty Nine Only)

ಷರತ್ತುಗಳು 3/1 ಮತ್ತು 1 ರಿಂದ 5 ರವರೆಗೆ 12 ಮತ್ತು 13 ಅನ್ವಯವಾಗುವ ಷರತ್ತುಗಳು ಹಾಗೂ ನಿಯಮಗಳು ಷರತ್ತುಗಳು ಅಥವಾ ಸೂಚನೆಗಳು (3-5-2011 ರಿಂದ 2-5-2013)
ಮತ್ತು ಮಾರ್ಪಾಡಾಗಿರುತ್ತದೆ.
3-5-11
ಆಯುಕ್ತರು
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು
28/5/11

SITE PLAN - N T S



KEY PLAN - N T S



SOBHA CLASSIC & SIGNATURE
FAR CALCULATIONS

SITE AREA (A)	=	38110.42	SQMT		
AREA RESERVED FOR ROAD WIDENING (B)	=	135.12	SQMT		
NET SITE AREA (A - B)	=	37975.30	SQMT		
10% SITE AREA TO BE RESERVED FOR OPEN SPACES	=	3811.04	SQMT		
PROPOSED SITE AREA FOR OPEN SPACES	=	3814.84	SQMT		
5% SITE AREA TO BE RESERVED FOR C A SITE	=	1906.52	SQMT		
ZONE	=	'C' ZONE			
TOTAL NO OF UNITS	=	375.00			
PERMISSIBLE F A R	=	2.50			
TOTAL NET F A R AREA OF ALL FLOORS BLOCK - 01+02	=	89,889.70 SQM			
F A R ACHIEVED = TOTAL FAR AREA / 95% OF SITE AREA	=	89952.70 / 36074.90		2.34	< 2.50
PERMISSIBLE GROUND COVERAGE	=			50%	
TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02	=	5782.84 SQM			
GROUND COVERAGE = PLINTH AREA X 100 / NET SITE AREA	=	5782.84X100 / 38972.78	=	14.83	< 50%

SCHEDULE OF OPENINGS

SL. No.	DESCRIPTION	TYPE	SIZE
1	MAIN DOOR	D	1060 x 2160
2	DOOR	D1	950 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
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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 :

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SOBHA
A 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/0007
	REV.NO.

JOB TITLE

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

DRAWING TITLE

ELEVATION

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

TABLE - 05

PARKS & OPEN SPACES AREA CALCULATION

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

TABLE - 04

CIVIC AMENITIES AREA CALCULATION

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

TABLE - 01

PROJECT INFORMATION

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

TABLE - 02

F A R CALCULATION

01	TOTAL SITE AREA 28,110.42 m² (6A - 37.85G)	
02	5% OF SITE AREA FOR CIVIC AMENITIES 1,405.52 m²	
03	10% OF SITE AREA FOR PARKS & OPEN SPACES 2,811.04 m²	
04	95% OF SITE AREA FOR DEVELOPMENT 26,704.90 m² (28,110.42 m² - 1405.52 m²)	
05	AREA FOR ROAD WIDENING 132.12 m²	
06	SITE AREA AFTER ROAD WIDENING 26,572.78 m² (CONSIDERED FOR GROUND COVERAGE)	
07	NET F A R AREA	59,982.76 m²
08	PERMISSIBLE F A R - 2.25 F A R = TOTAL F A R AREA = 59,982.76 / 26,704.90 = 2.246	
09	GROUND COVERAGE (Block - 01 & 02) PERMISSIBLE GROUND COVERAGE = 55 % ACHIEVED GROUND COVERAGE = 3,782.84 / 26,704.90 x 100% = 3,782.84 / 26,704.90 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 = 162 / 275 = 0.89 = 1 X 162 UNITS = 162 CARS	
13	TYPE - 02 = 275 - 162 = 1.06 = 1 = 1X81 UNITS = 081 CARS	
14	TYPE - 03 = 275 - 162 = 3.27 = 3 = 3X28 UNITS = 084 CARS	
15	TYPE - 04 = 275 - 162 = 3.30 = 3 = 3X04 UNITS = 012 CARS	
16	CAR PARKING REQUIRED= 339+34 (10% of 339 = 34) = 373 no's	CAR PARKING (Block - 01 & 02) :
17	RECEATIONAL CLUB AREA - Block - 01 & 02 = 570.15 m² & 599.43 m² Respectively.01Car parking for every 50.0 m² Floor Area TOTAL AREA - 1142.58 / 50 - 29.39 = 30 no's	BASEMENT PARKING 382 CARS SURFACE LVL PARKING 26 CARS TOTAL 408 Nos
18	CAR PARKING REQUIRED = 373 + 30 = 403 Cars CAR PARKING PROVIDED = 408 Cars	

TABLE - 03

LEGEND

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

CONDITIONS :-

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A. The Hon'ble Commissioner has approved the plan vide No.622 dated 28.04.2011
B. The applicant has paid the Plan Sanctioning fees as follows vide Challan No. 3641 dated 13.5.2011

1	Processing Fee	: 30,46,180.00
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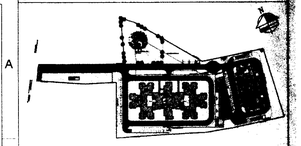
5	Workers Welfare Cess	: 6,20,685.00
6	Security Deposits	: 8,87,200.00
7	Plan Copies	: 1,26,000.00
	Total	**: 50,52,689.00**

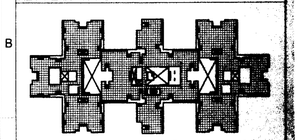
(Rupees Fifty Lakhs Fifty Two Thousand Six Hundred and Eighty Nine Only)

modified on 31.08.2012 (3-5-2011 to 03-5-2013)

SITE PLAN - N T S



KEY PLAN - N T S



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

SOBHA CLASSIC & SIGNATURE

FAR CALCULATIONS

SITE AREA (A)	=	28110.42	SQMT	
AREA RESERVED FOR ROAD WIDENING (B)	=	132.12	SQMT	
NET SITE AREA (A - B)	=	27978.30	SQMT	
10% SITE AREA TO BE RESERVED FOR OPEN SPACES	=	2811.04	SQMT	
PROPOSED SITE AREA FOR OPEN SPACES	=	2814.04	SQMT	
5% SITE AREA TO BE RESERVED FOR C A SITE	=	1405.52	SQMT	
ZONE	=	" 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	=	3782.84 SQM		
GROUND COVERAGE = PLINTH AREA X 100 / NET SITE AREA	=	3,782.84X100 / 26572.78	= 14.23	< 55%

FOR APPROVAL

SIGN.....

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

SIGN.....

(OWNER'S SIGNATURE)

REVISIONS

SL.NO	DATE	REVISIONS	BY	CKD.

ARCHITECTS :

SOBHA DEVELOPERS LTD.
ARCHITECTS, ENGINEERS, BUILDERS AND DEVELOPERS,
No.4, RAJARAM MOHAN ROY ROAD,
BANGALORE 560 025 TEL 22104084, 22104086 FAX: 22104073
Email: architects@sobha.co.in

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

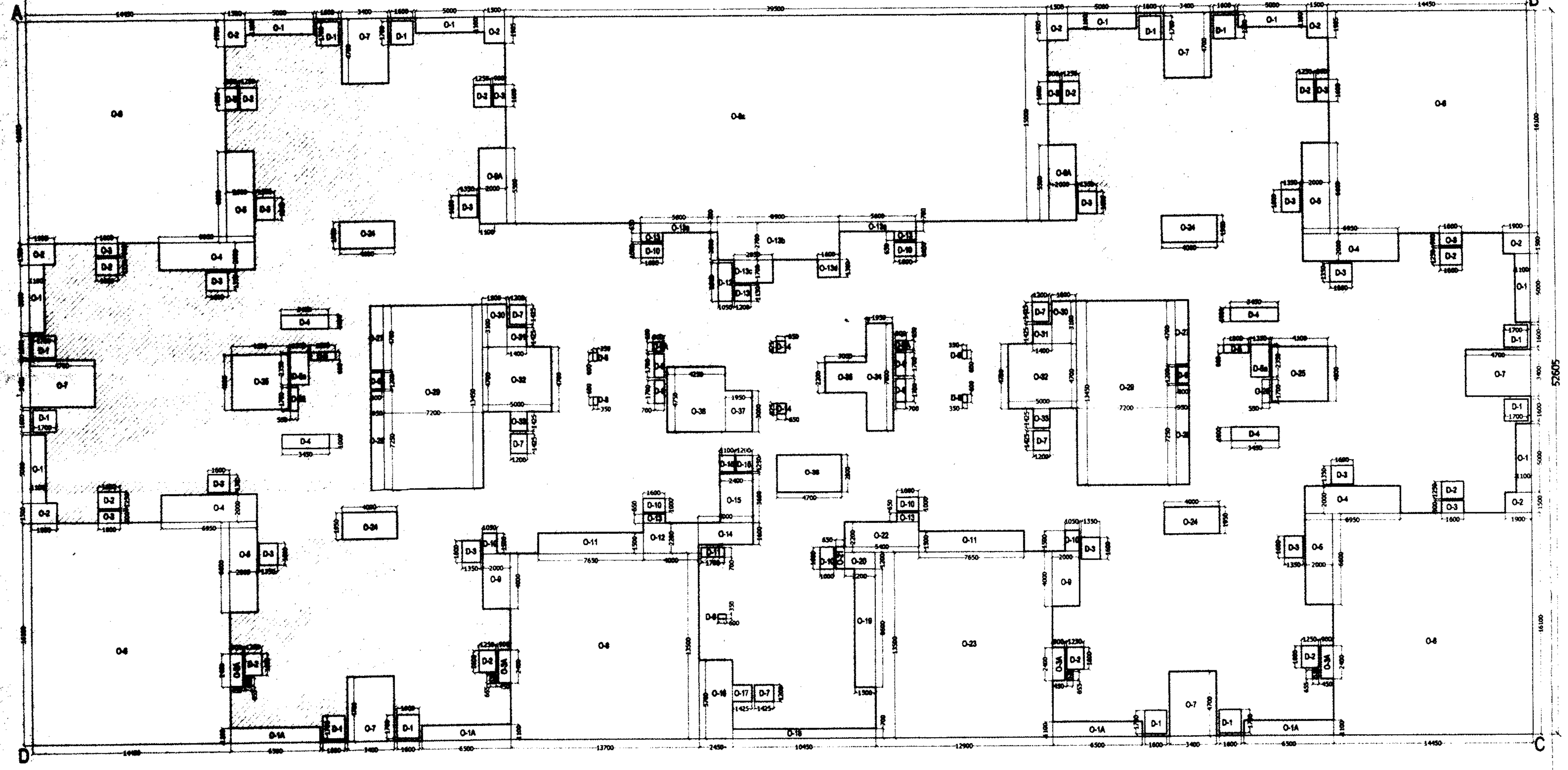
JOB TITLE

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

DRAWING TITLE

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

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

TABLE - 1 AREA CALCULATION FOR BLOCK - 01 (GROUND 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	22.88
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

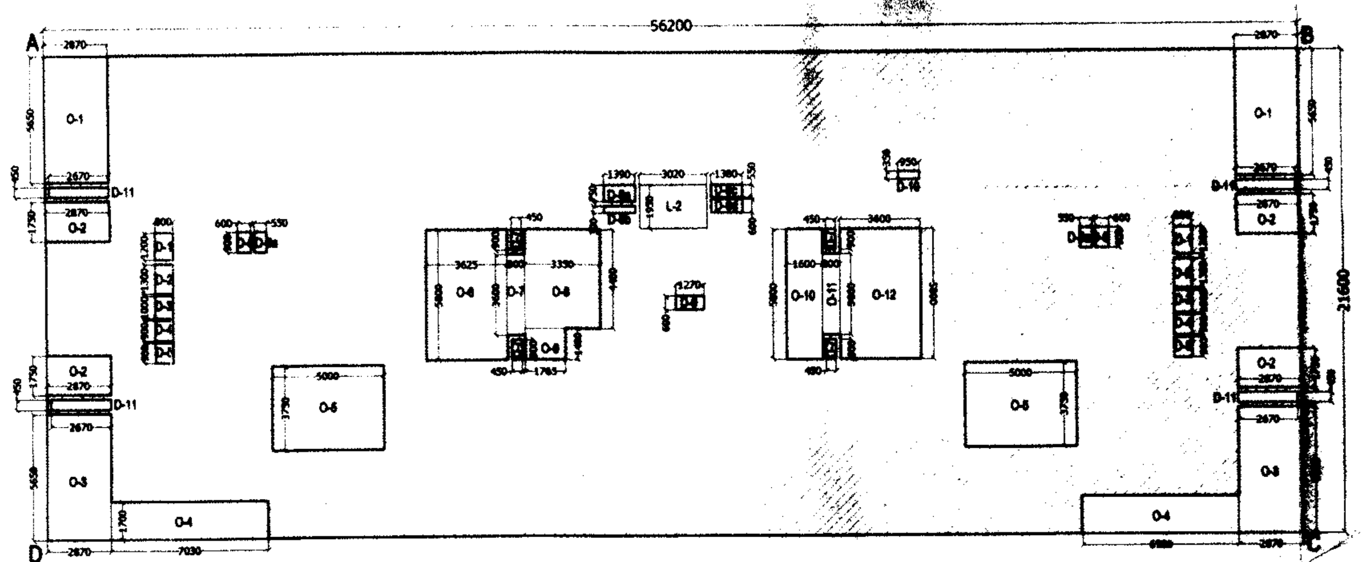
TOTAL PLINTH AREA

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

TABLE - 02 AREA CALCULATION FOR BLOCK-02 GROUND COVERAGE

OPEN TO SKY AREA DEDUCTIONS

S.No	NOS	SIZES		AREA IN SQMT
		LENGTH	BREADTH	
	A	B	C	D=(B x C) x A
O-1	2	2.67	5.65	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

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

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)

ನಮೂನೆ/ಆಆ 3/...ಫ್ಲ./.ಓ.ಎಸ್./20.11.20 12
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ನಕ್ಷೆಗೆ
ನೀಡಿರುವ ಪರವಾನಗಿಯ ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ
(3-5-2011 ರಿಂದ 2-5-2013)
ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.

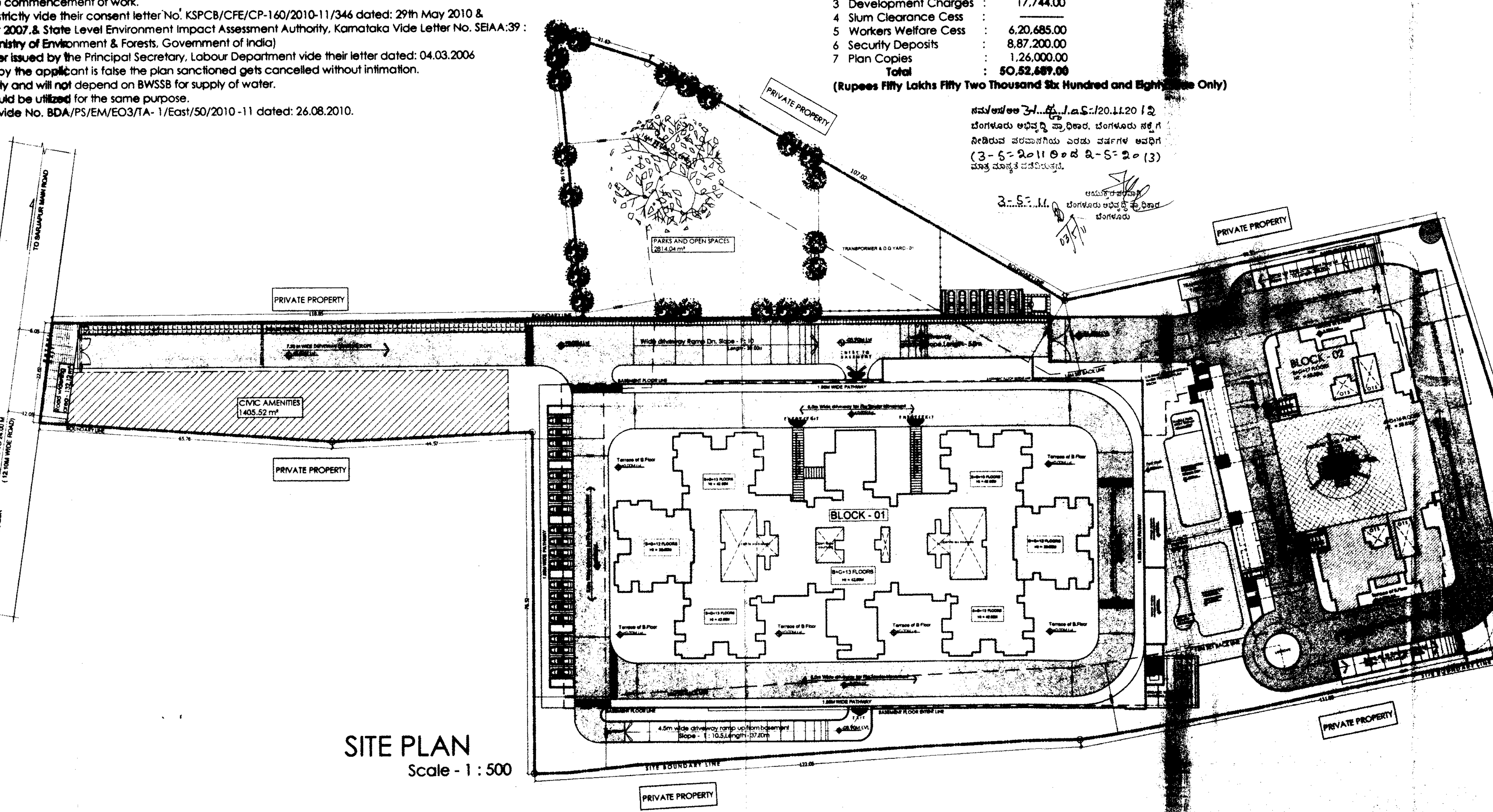
3-5-11 ಆಯುಕ್ತರ ಪರವಾಗಿ
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು

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

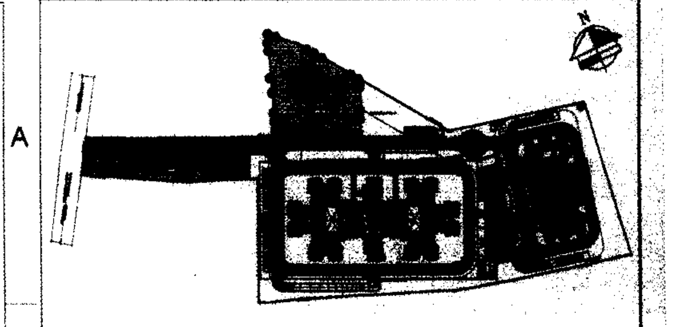
	F A R CALCULATION	
01	TOTAL SITE AREA: 28,110.42 m² (6A - 37.85G)	
02	5% OF SITE AREA FOR CIVIC AMENITIES: 1,405.52 m²	
03	10% OF SITE AREA FOR PARKS & OPEN SPACES: 2,811.04 m²	
04	95% OF SITE AREA FOR DEVELOPMENT: 26,704.90 m² (28,110.42 m² - 1405.52 m²)	
05	AREA FOR ROAD WIDENING: 132.12 m²	
06	SITE 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 1/3 THE HT OF THE TALLEST BUILDING - 20.42M,PROPOSED - 46.50M	
11	TOTAL NUMBER OF UNITS = 275 UNITS (BLOCK - 01 & 02 = 243 & 32 RESPECTIVELY)	
12	TYPE - 01 = [illegible] = 0.88 = 1 = 1X182 UNITS = 182 CARS	
13	TYPE - 02 = [illegible] = 1.68 = 1 = 1X81 UNITS = 081 CARS	
14	TYPE - 03 = [illegible] = 3.27 = 3 = 3X28 UNITS = 084 CARS	
15	TYPE - 04 = [illegible] = 3.30 = 3 = 3X04 UNITS = 012 CARS	
16	CAR PARKING REQUIRED = 339+34 (10% of 339 = 34) = 373 nos	CAR PARKING (Block - 01 & 02) :- BASEMENT PARKING : 382 CARS SURFACE LVL PARKING : 26 CARS TOTAL : 408 Nos
17	RECREATIONAL CLUB AREA - Block - 01 & 02 = 570.16 m² & 580.43 m² [illegible] parking for every 50.0 m² Floor Area TOTAL AREA - [illegible] - 29.29 = 30 nos	
18	CAR PARKING REQUIRED = 373 + 30 = 403 Cars CAR PARKING PROVIDED = 408 Cars	



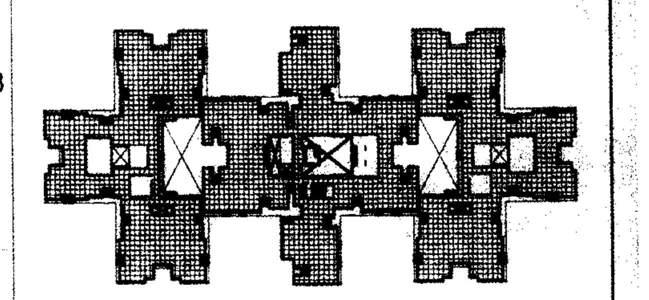
SITE PLAN

Scale - 1 : 500

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	=	59,962.76 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.........
(OWNER'S SIGNATURE)

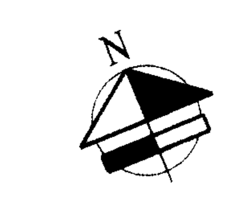
REVISIONS

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: 300B
	DRAWING NO.: 0300B/09/12/30/AD/SUB/0009
	REV.NO.



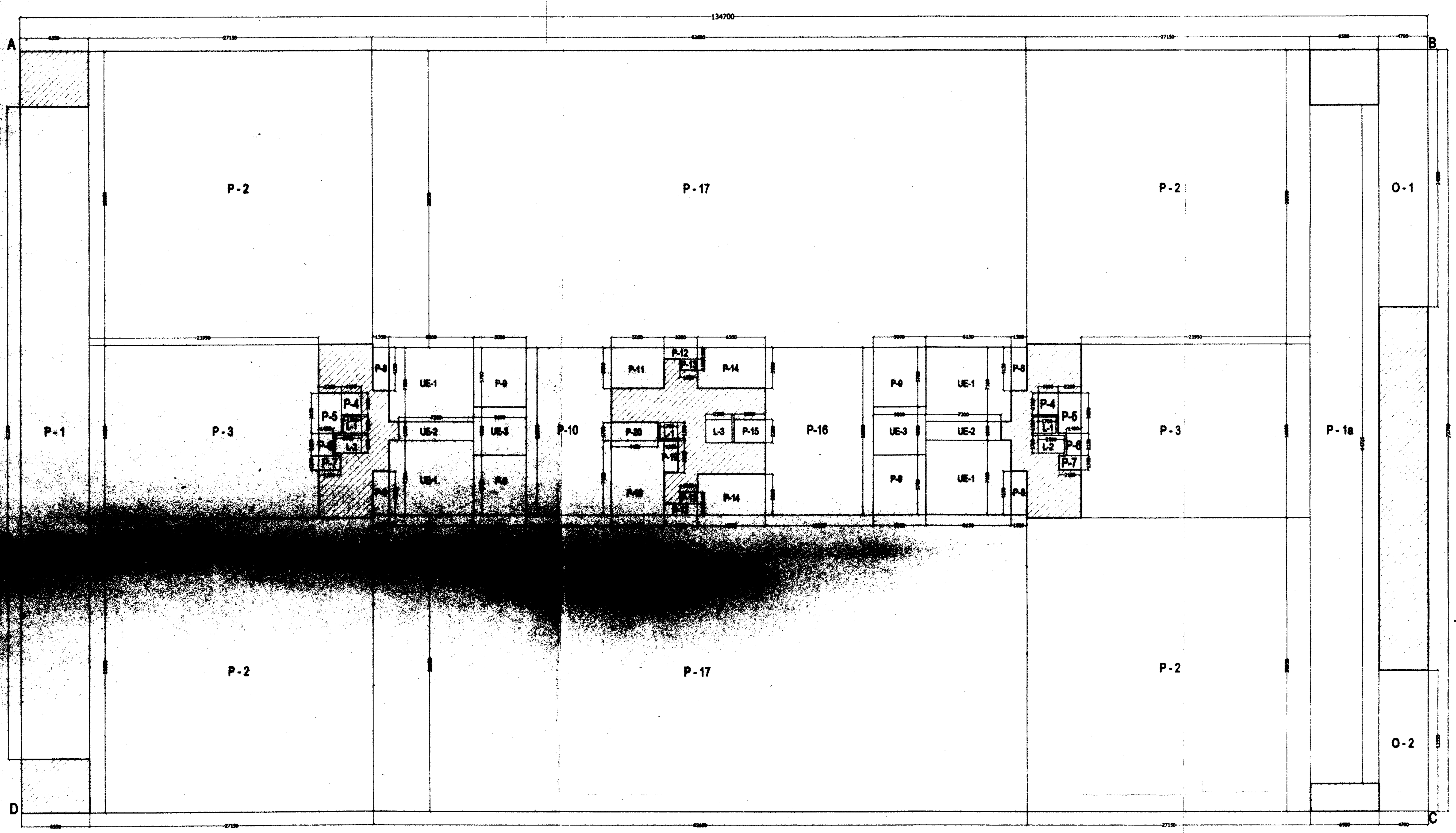
JOB TITLE

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

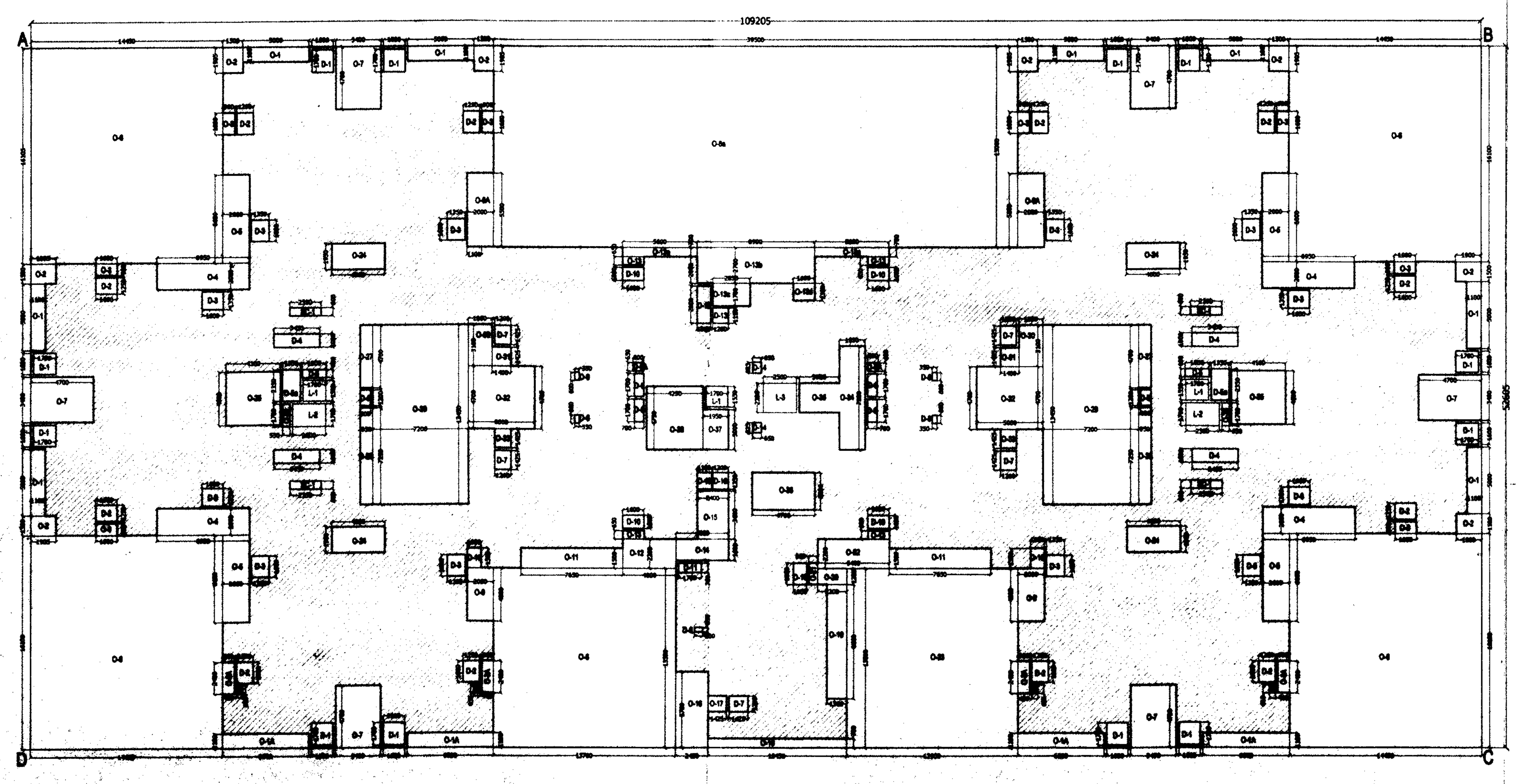
BASEMENT F.A.R. AREA CALCULATION

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	2.30	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)

ನಮ/ಅಸ/ಅಅ3-1.ಅನು..1.0.5..12011...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
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	8.55
D-8	5	0.35	0.60	1.05
D-9	4	0.70	1.70	4.76
D-9A	2	0.80	0.65	1.04
D-10	5	1.00	1.60	8.00
D-11	1	1.70	0.70	1.19
D-12	1	1.05	2.80	2.94
D-13	1	1.20	1.15	1.38
D-14	2	0.65	0.83	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

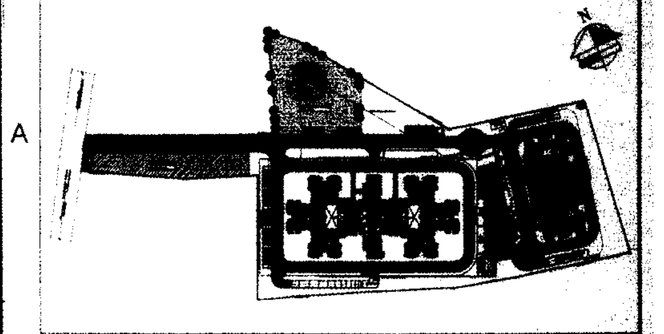
TOTAL NON F A R AREA

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

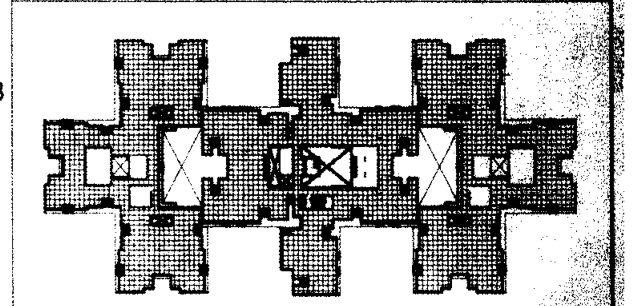
GROUND FLOOR F A R AREA CALCULATION

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	=	2814.04	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	=	59,982.75 SQM	
F A R ACHIEVED = TOTAL FAR AREA / 95% OF SITE AREA	=	59982.75 / 26704.90	2.24 < 2.25
PERMISSIBLE GROUND COVERAGE	=	60%	
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 < 60%

FOR APPROVAL

SIGN..........

(DEEPAK DINESH PRABAKARAN)

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

SIGN... H.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

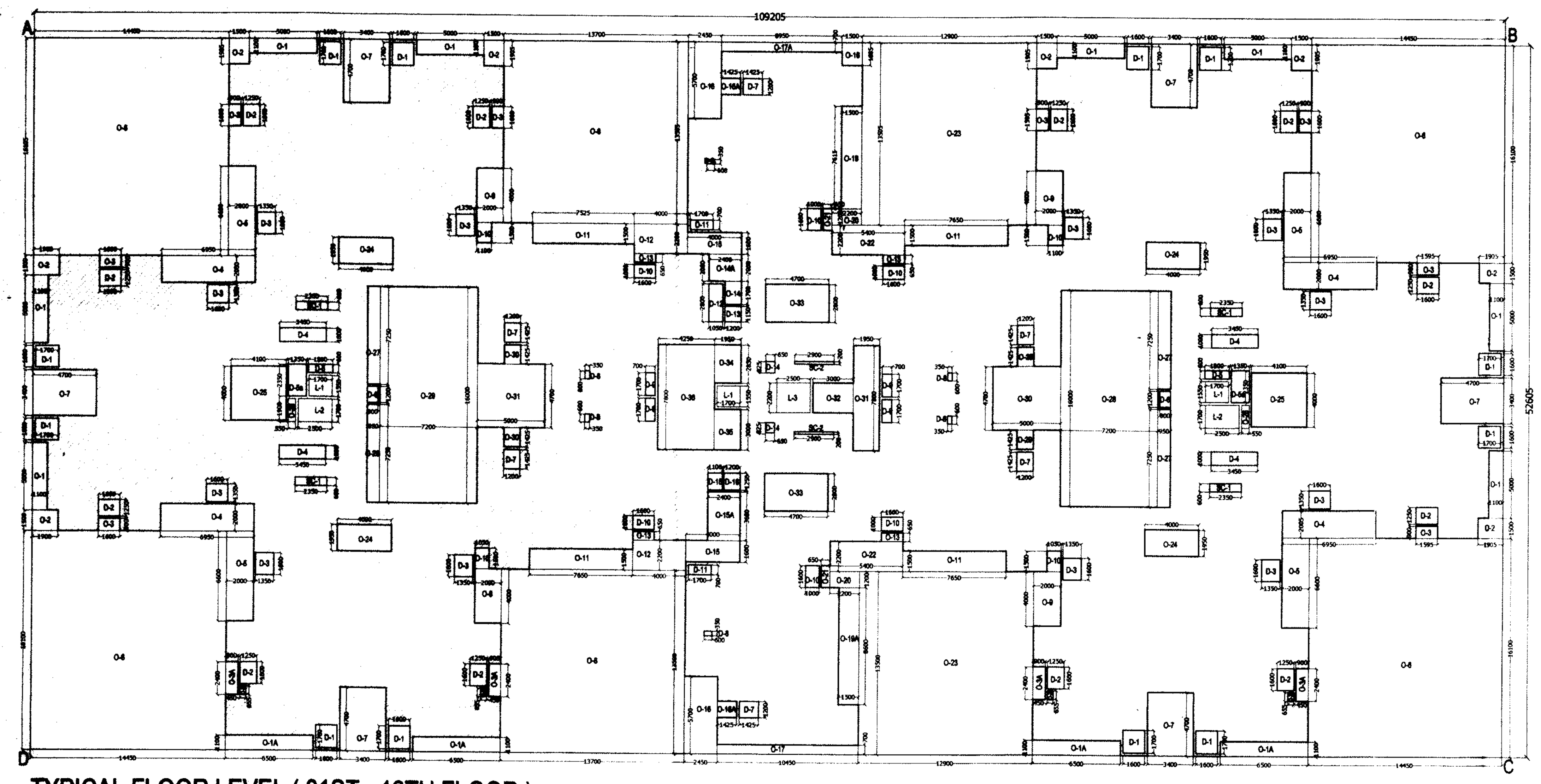
MODIFIED RESIDENTIAL DEVELOPMENT PLAN ON SURVEY NOS. 3/1B,3/2, 7 & 162, HARALUR VILLAGE, VARTHUR HOBLI BANGALORE EAST TALUK, OFF SARJAPUR ROAD.

DRAWING TITLE

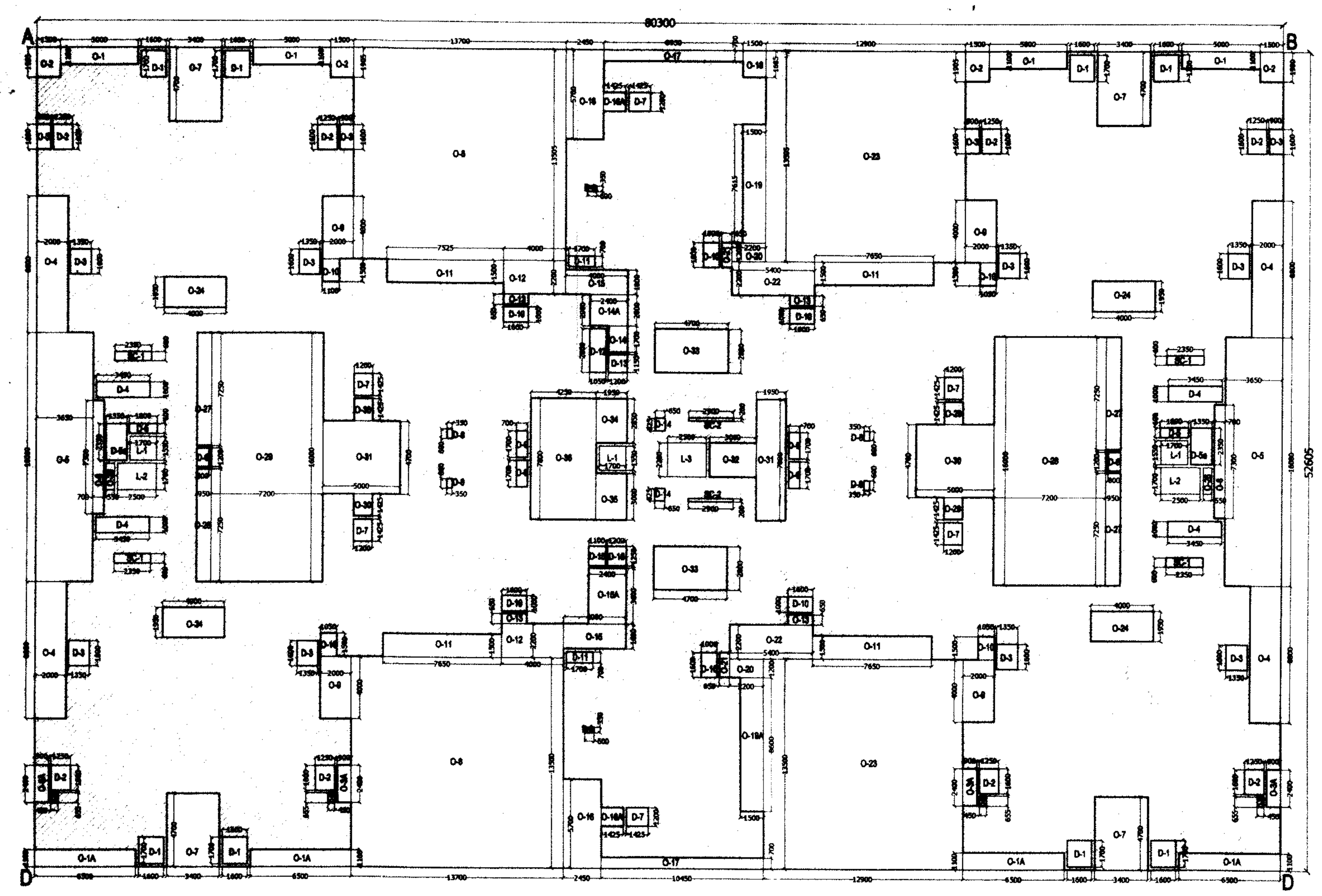
AREA DIAGRAM

Basement & Ground Floor

BLOCK - 01



TYPICAL FLOOR LEVEL (01ST - 12TH FLOOR)



13TH FLOOR LEVEL

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

OPEN TO SKY AREA DEDUCTIONS

S.No	NOS	SIZES		AREA IN SQMT
		LENGTH	BREADTH	
	A	B	C	D=(B x C) x A
O-1	8	1.10	5.00	44.00
O-1A	4	1.10	6.50	28.60
O-2	8	1.91	1.50	22.86
O-3	8	1.60	0.90	11.52
O-3A	4	2.40	0.90	8.64
O-4	4	6.95	2.00	55.60
O-5	4	2.00	6.60	52.80
O-6	4	14.45	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

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

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.

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

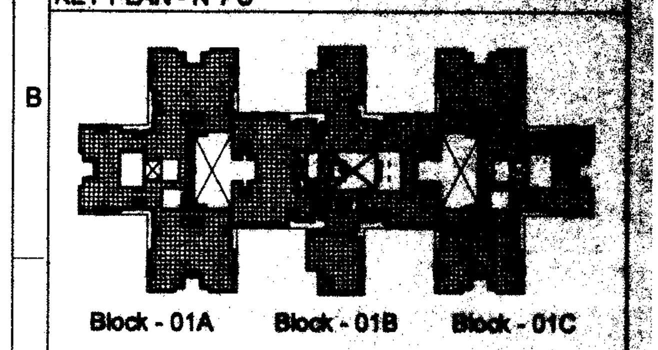
1	Processing Fee	:	30,46,180.00
2	Ground Rent	:	3,54,880.00
3	Development Charges	:	17,744.00
4	Slum Clearance Cess	:	———
5	Workers Welfare Cess	:	6,20,685.00
6	Security Deposits	:	8,87,200.00
7	Plan Copies	:	1,26,000.00
	Total	:	50,52,689.00

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

ಕಮ/ಅಸ/ಅಅ3-1..ಅಪ್ಲ..1..05..2011..20/12
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

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	=	[illegible]	SQMT
PROPOSED SITE AREA FOR OPEN SPACES	=	[illegible]	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] SQM	
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	=	3782.84 SQM	
GROUND COVERAGE = PLINTH AREA X 100 / NET SITE AREA	=	3,782.84x100 / 26572.78	= 14.23 < 50%

FOR APPROVAL

SIGN..........

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

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

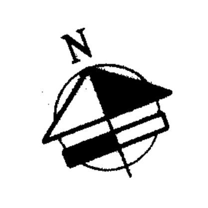
REVISIONS

SL.NO.	DATE	REVISIONS	BY	CHD

ARCHITECTS :

SOBHA DEVELOPERS LTD.
ARCHITECTS, ENGINEERS, BUILDERS AND DEVELOPERS,
No.4, RAJARAM MOHAN ROY ROAD,
BANGALORE 560 025 TEL 2210694, 2210695 FAX 2210673
Email: [illegible]@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/0011
	REV.NO.



JOB TITLE

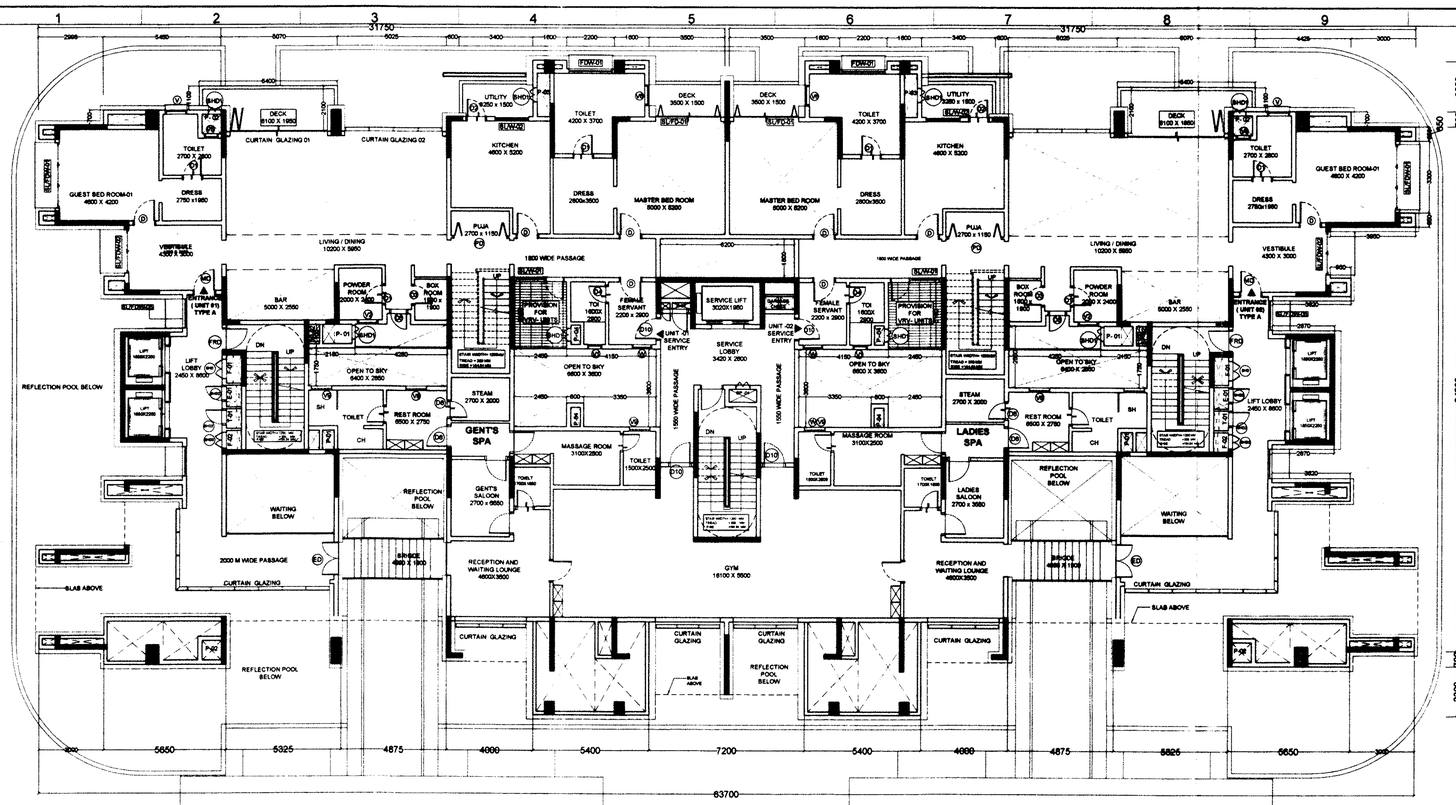
MODIFIED RESIDENTIAL DEVELOPMENT PLAN ON SURVEY NOS. 3/1B,3/2, 7 & 162, HARALUR VILLAGE, VARTHUR HOBLI BANGALORE EAST TALUK, OFF SARJAPUR ROAD.

DRAWING TITLE

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

BLOCK - 01

SHEET 11 OF 18



01ST FLOOR PLAN

+0.05M

PORCH AT FIRST FLOOR Lvl = 5.45 M

PORCH AT FIRST FLOOR Lvl = 5.45 M

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	
PROPORED SITE AREA FOR OPEN SPACES	= 2816.04	SQMT	
9% SITE AREA TO BE RESERVED FOR C A SITE	= 1466.82	SQMT	
ZONE	= ' C ' ZONE		
TOTAL NO OF UNITS	= 278.00		
PERMISSIBLE F A R	= 2.25		
TOTAL NET F A R AREA OF ALL FLOORS BLOCK - 01+02	= 59,962.76 SQM		
F A R ACHIEVED = TOTAL FAR AREA / 95% OF SITE AREA	= 59962.76 / 26704.90	2.24	< 2.25
PERMISSIBLE GROUND COVERAGE	=	50%	
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	< 50%

CONDITIONS :-

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

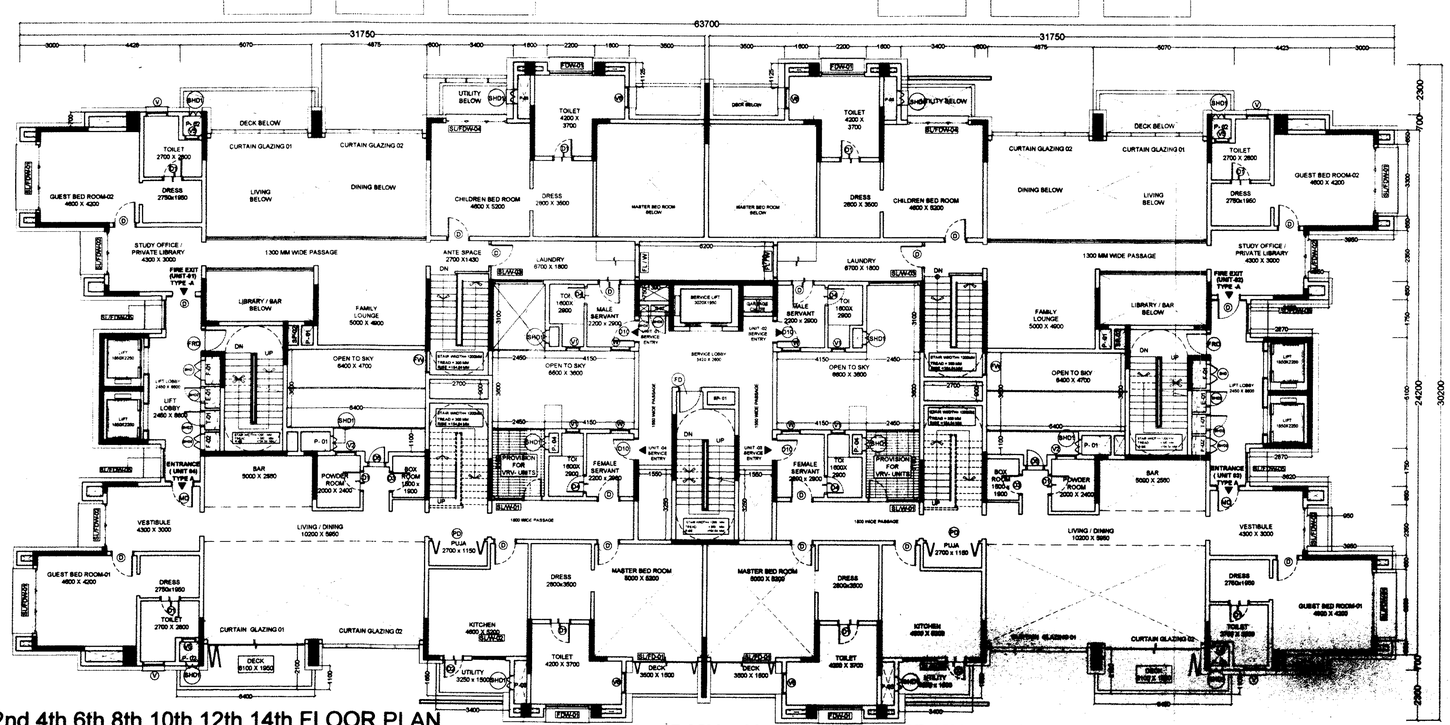
A. The Hon'ble Commissioner has approved the plan vide No.622 dated 28.04.2011
B. The applicant has paid the Plan Sanctioning fees as follows vide Challan No. 30981 dated 02/05/2011

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)

ಷರತ್ತುಗಳು 34..ಅನ್ವಯ..25.10.2011..2012
ಮೂಲಕವು ಅನುಸರಿಸಿ ಕ್ರಮವಾಗಿ, ಮೂಲಕವು ಷರತ್ತು
ಸಿಕ್ಕಿರುವ ಮೇಲಿನಂತೆ ಅನುಮತಿ ಆದಿನ
(3-5-2011 ರಿಂದ 2-5-2013)
ಮೂರು ವರ್ಷಗಳವರೆಗೆ.

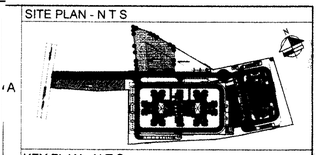
3-5-11
ಆಯುಕ್ತರು
ಮೂಲಕವು ಅನುಸರಿಸಿ ಕ್ರಮವಾಗಿ
ಮೂಲಕವು



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

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

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/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

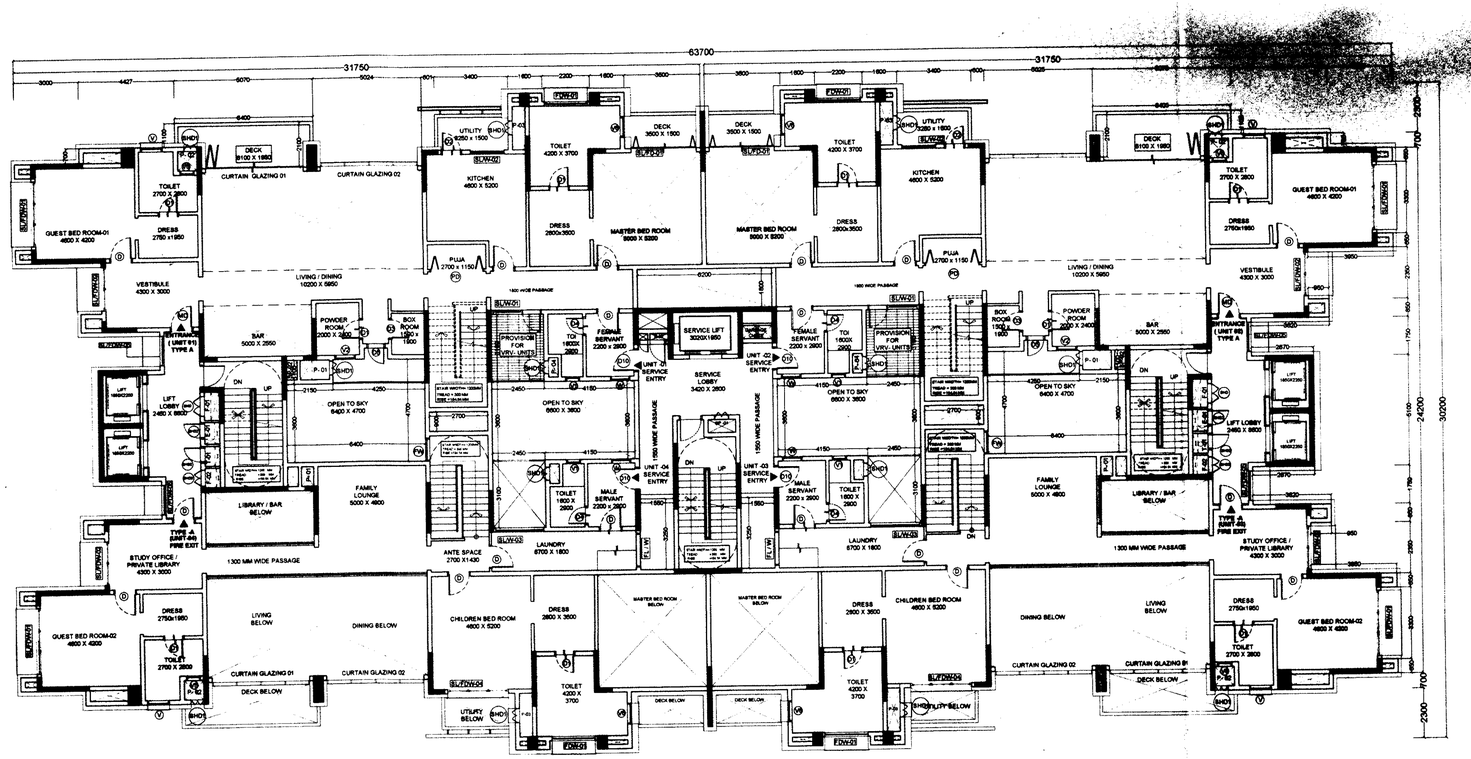
DRAWING TITLE

TYPICAL FLOOR PLAN

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

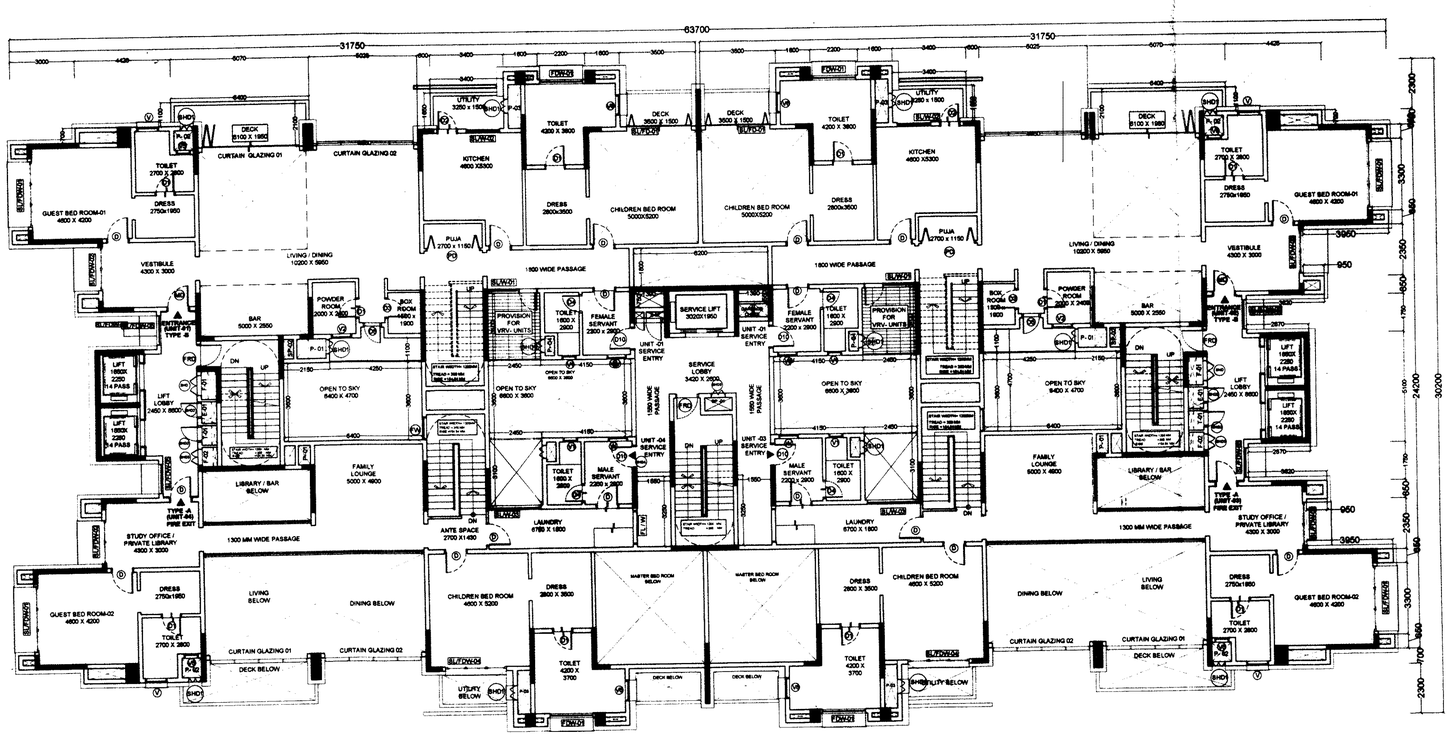
BLOCK - 02

SHEET 12 OF 18



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

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



15th FLOOR PLAN

+47.65M

SOBHA CLASSIC & SIGNATURE

FAR CALCULATIONS

SITE AREA (A)		=	29110.42	SQMT		
AREA RESERVED FOR ROAD WIDENING (B)		=	133.12	SQMT		
NET SITE AREA (A - B)		=	27977.30	SQMT		
10% SITE AREA TO BE RESERVED FOR OPEN SPACES		=	2911.04	SQMT		
PROPOSED SITE AREA FOR OPEN SPACES		=	2916.55	SQMT		
5% SITE AREA TO BE RESERVED FOR C A SITE		=	1455.52	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		=	69,065.79 SQM			
F A R ACHIEVED =	TOTAL FAR AREA	=	56962.76		2.34	< 2.25
	50% OF SITE AREA		28704.50			
PERMISSIBLE GROUND COVERAGE		=		50%		
TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02		=	3782.94 SQM			
GROUND COVERAGE =	PLINTH AREA X 100 / NET SITE AREA	=	3,782.94x100 / 26572.78	=	14.23	< 50%

CONDITIONS :-

1) All conditions should be adhered to strictly as stipulated in the re-modified work order issued while approving the residential development plan for construction of apartment building on @ Sy. Nos. 3/1B, 3/2, 7 & 162 of Haralur village, Varthur Hobli, of Sarjapura Road, Bangalore East Taluk, vide No. BDA/TPM/GH-28/5068/2010 -11 dated:15.03.2011.
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5) Developer should develop the park areas as reserved in Development plan by planting saplings.
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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 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.
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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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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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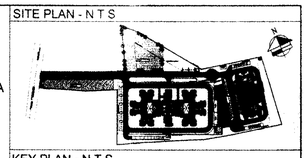
3	Development Charges	:	17,744.00
4	Slum Clearance Cess	:	———
5	Workers Welfare Cess	:	6,20,685.00
6	Security Deposits	:	8,87,200.00
7	Plan Copies	:	1,26,000.00
	Total	:	**50,52,689.00**

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

ಸಹಾಯಕ ಆಯುಕ್ತರು
ಬಂಗಳೂರು ಆವರ್ತಿ ಪ್ರದೇಶದ
ಬಂಗಳೂರು
3-5-11

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.....
(DEPUTY DIRECTOR) 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
E-mail: 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

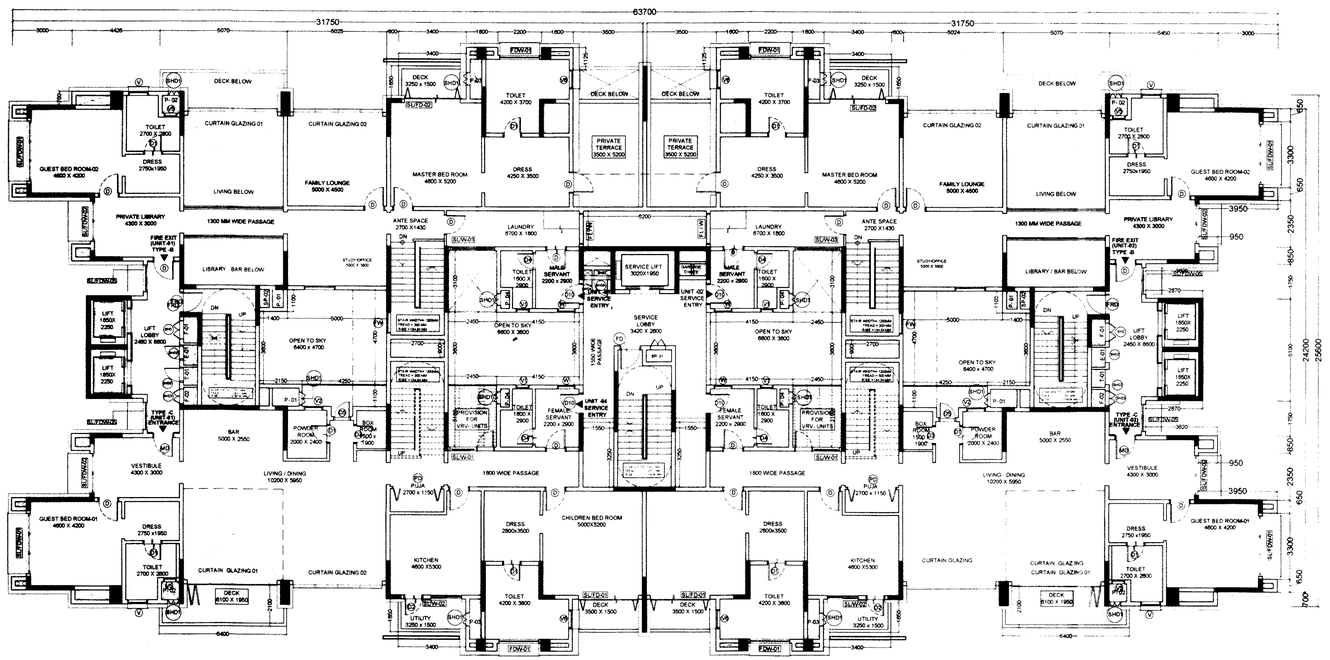
DRAWING TITLE

TYPICAL FLOOR PLAN

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

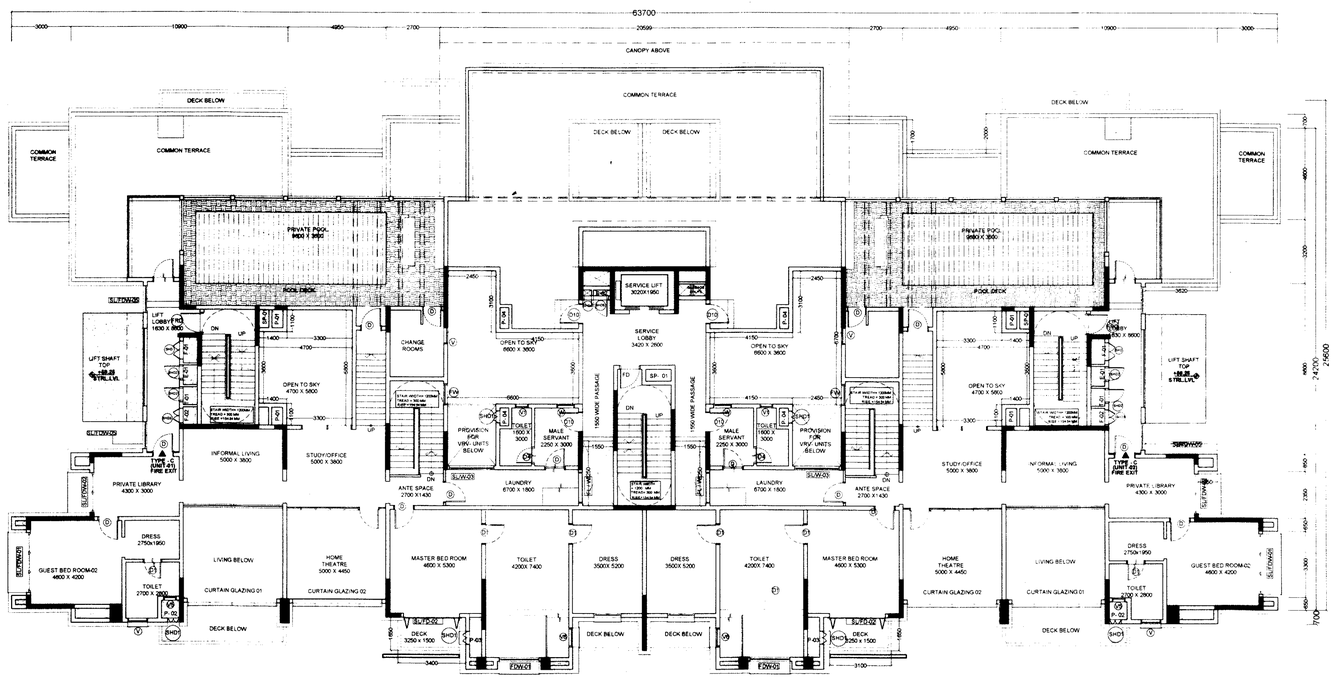
BLOCK - 02

SHEET 13 OF 18



16th FLOOR PLAN

+51.05M



17TH FLOOR PLAN

+54.45M

SOBHA CLASSIC & SIGNATURE
FAR CALCULATIONS

SITE AREA (A)		=	29110.42	SQMT	
AREA RESERVED FOR ROAD WIDENING (B)		=	132.12	SQMT	
NET SITE AREA (A - B)		=	27978.30	SQMT	
10% SITE AREA TO BE RISERVED FOR OPEN SPACES		=	2911.04	SQMT	
PROPOSED SITE AREA FOR OPEN SPACES		=	2914.04	SQMT	
5% SITE AREA TO BE RESERVED FOR C A SITE		=	1455.52	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		=	69,982.76 SQM		
F A R ACHIEVED =	TOTAL FAR AREA	=	50962.78	2.34	< 2.25
	50% OF SITE AREA		20704.90		
PERMISSIBLE GROUND COVERAGE		=		50%	
TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02 =		=	27752.94 SQM		
GROUND COVERAGE =	PLINTH AREA X 100 / NET SITE AREA	=	3,762.94x100 / 26572.78	= 14.23	< 50%

CONDITIONS :-

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

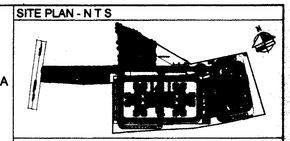
A. The Hon'ble Commissioner has approved the plan vide No.622 dated 28.04.2011
B. The applicant has paid the Plan Sanctioning fees as follows vide Challan No. 5031 dated 02/05/2011

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

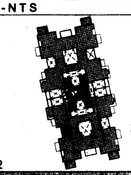
(Rupees Fifty Lakhs Fifty Two Thousand Six Hundred and Eighty Nine Only)

ಷರತ್ತುಗಳು 34.ಕಲಂ.05.2011.2013
ಷರತ್ತು ಅಡಿ ಸ್ಥಳದಲ್ಲಿ ಮರಗಳು ಇದ್ದಲ್ಲಿ ಸಂಬಂಧಪಟ್ಟ ಅರಣ್ಯ ಇಲಾಖೆಯವರಿಂದ ಅನುಮತಿ ಪಡೆದು (3-5-2011 ರಿಂದ 2-5-2013) ಮರ ತೆರವುಗೊಳಿಸತಕ್ಕದ್ದು.
3-5-11
ಸಹಾಯಕ ಆಯುಕ್ತರು
ಮರಗಳು ಆಯುಕ್ತರು
ವರ್ತೂರು
9/5/11

SITE PLAN - N T S



KEY PLAN - N T S



BLOCK - 02

1	HD	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	PRD	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	1550
9	PW	1050	2050
10	PLW	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

FOR APPROVAL

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

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

REVISIONS

SL.NO	DATE	REVISIONS	BY	CKD.

ARCHITECTS :

SOBHA
DEVELOPERS LTD.
ARCHITECTS , ENGINEERS, BUILDERS AND DEVELOPERS.
No.4, RAJARAM MOHAN ROY ROAD,
BANGALORE 560 025 TEL: 22104664, 22104685 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: 300A
	DRAWING NO.: 300A/09/12/30/AD/SUB/0014
	REV.NO.

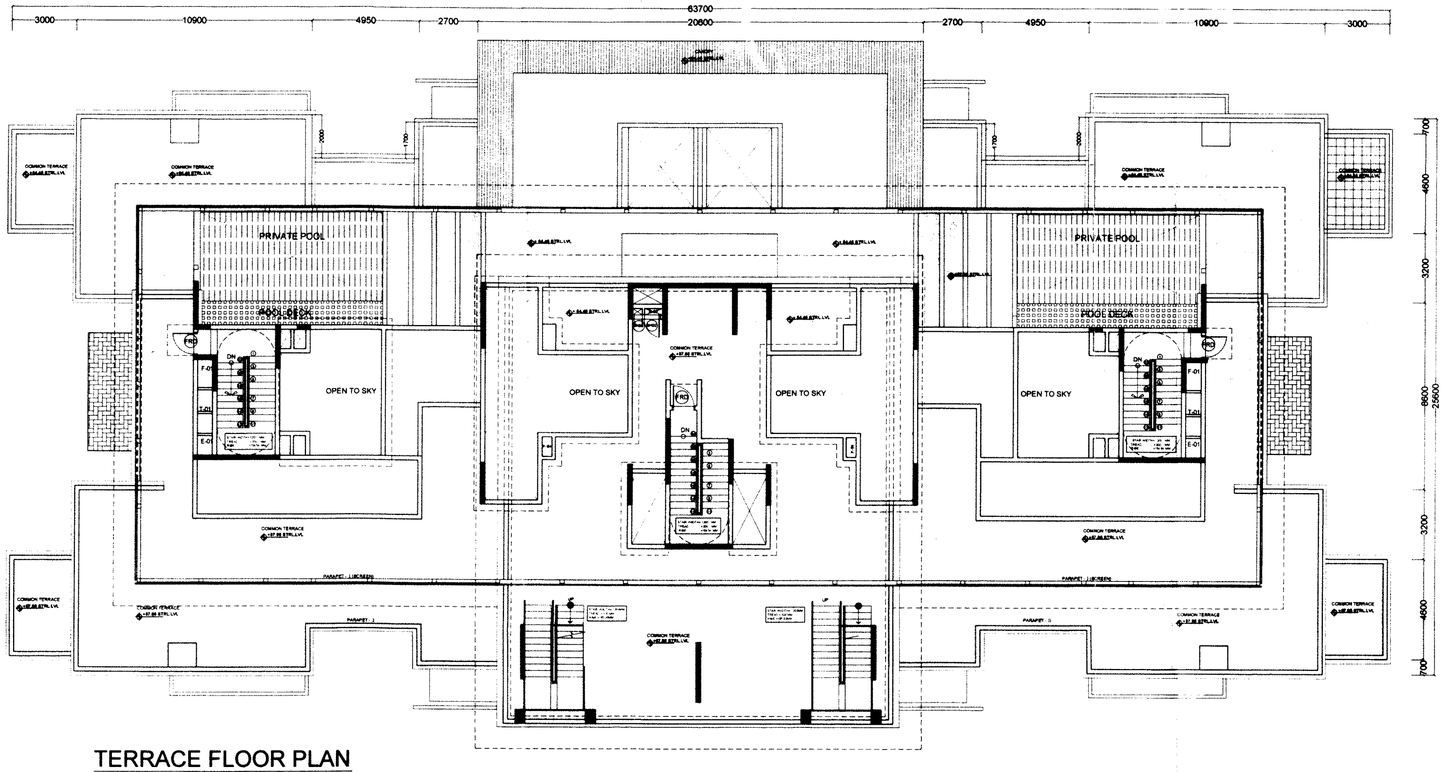
JOB TITLE

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

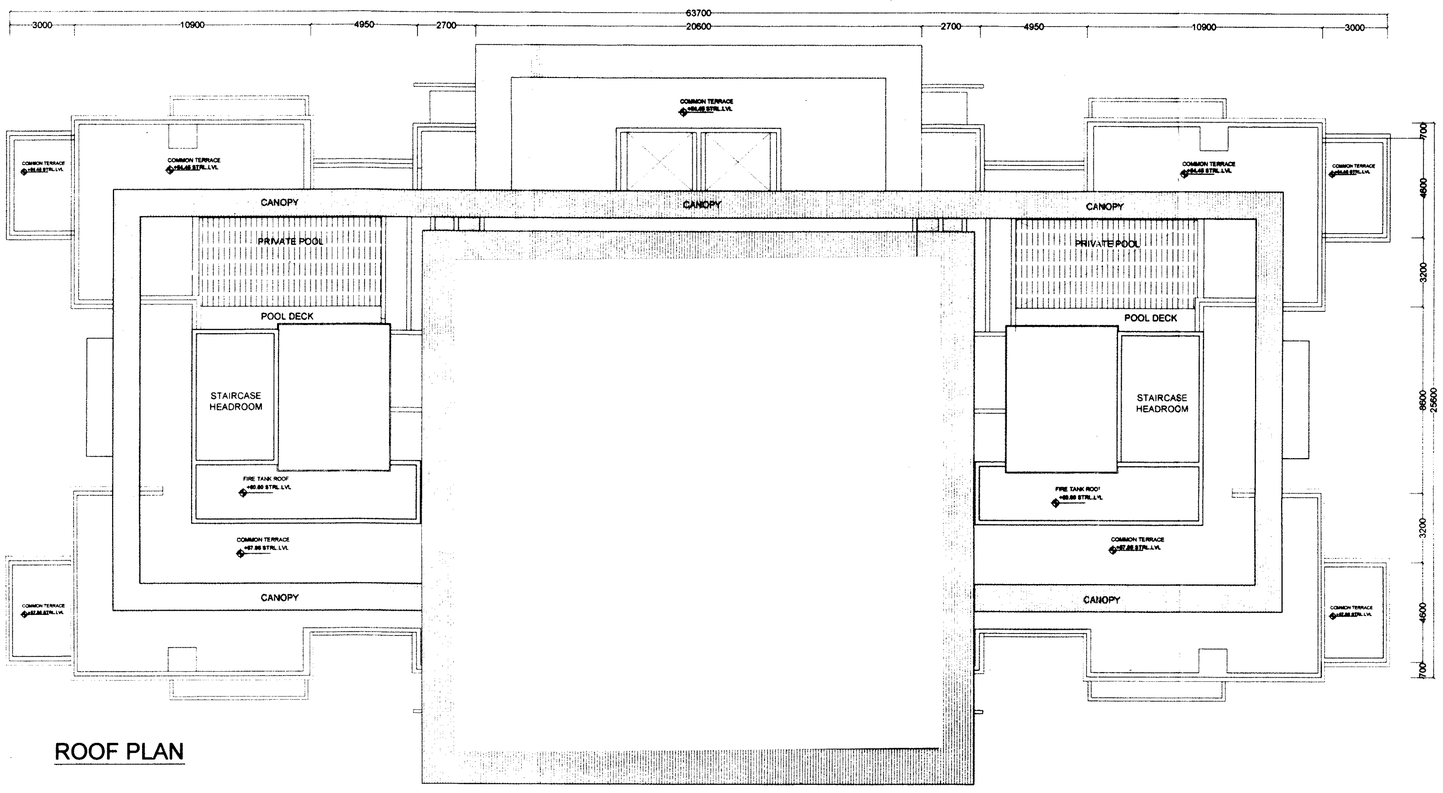
DRAWING TITLE

TYPICAL FLOOR PLAN
(16th & 17th Floor)



TERRACE FLOOR PLAN

+57.85M



ROOF PLAN

SOBHA CLASSIC & SIGNATURE					
FAR CALCULATIONS					
SITE AREA (A)		=	28110.62	SQMT	
AREA RESERVED FOR ROAD WIDENING (B)		=	132.12	SQMT	
NET SITE AREA (A - B)		=	27978.50	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		=	1406.52	SQMT	
ZONE		=	' C ' ZONE		
TOTAL NO OF UNITS		=	278.00		
PERMISSIBLE F A R		=	2.25		
TOTAL NET F A R AREA OF ALL FLOORS.BLOCK - 01+02		=	89,982.76 SQM		
F A R ACHIEVED =	TOTAL FAR AREA / 95% OF SITE AREA	=	59982.76 / 26704.90	2.24	< 2.25
PERMISSIBLE GROUND COVERAGE		=	50%		
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	< 50%

CONDITIONS :-

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

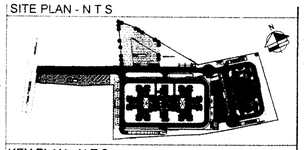
A. The Hon'ble Commissioner has approved the plan vide No.622 dated 28.04.2011
B. The applicant has paid the Plan Sanctioning fees as follows vide Challan No. 3081 dated 02/05/2011

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)

ಷರತ್ತುಗಳು 3-1 ಅನ್ವಯ 05.12.2012
ಷರತ್ತುಗಳು ಮುಂದಿನ ಆದೇಶದವರೆಗೆ ಜಾರಿ
ಹಿಂಪಡೆಯಲಾಗಿದೆ ಮತ್ತು ಷರತ್ತು ಸಂಖ್ಯೆ
(3-5-2011 ರಿಂದ 2-5-2013)
ಮುಂದಿನ ಆದೇಶದವರೆಗೆ ಜಾರಿ
ಷರತ್ತುಗಳನ್ನು ಹಿಂಪಡೆದಿರುತ್ತದೆ.
3-5-11
ಆಯುಕ್ತರು
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

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/0015
	REV NO

JOB TITLE

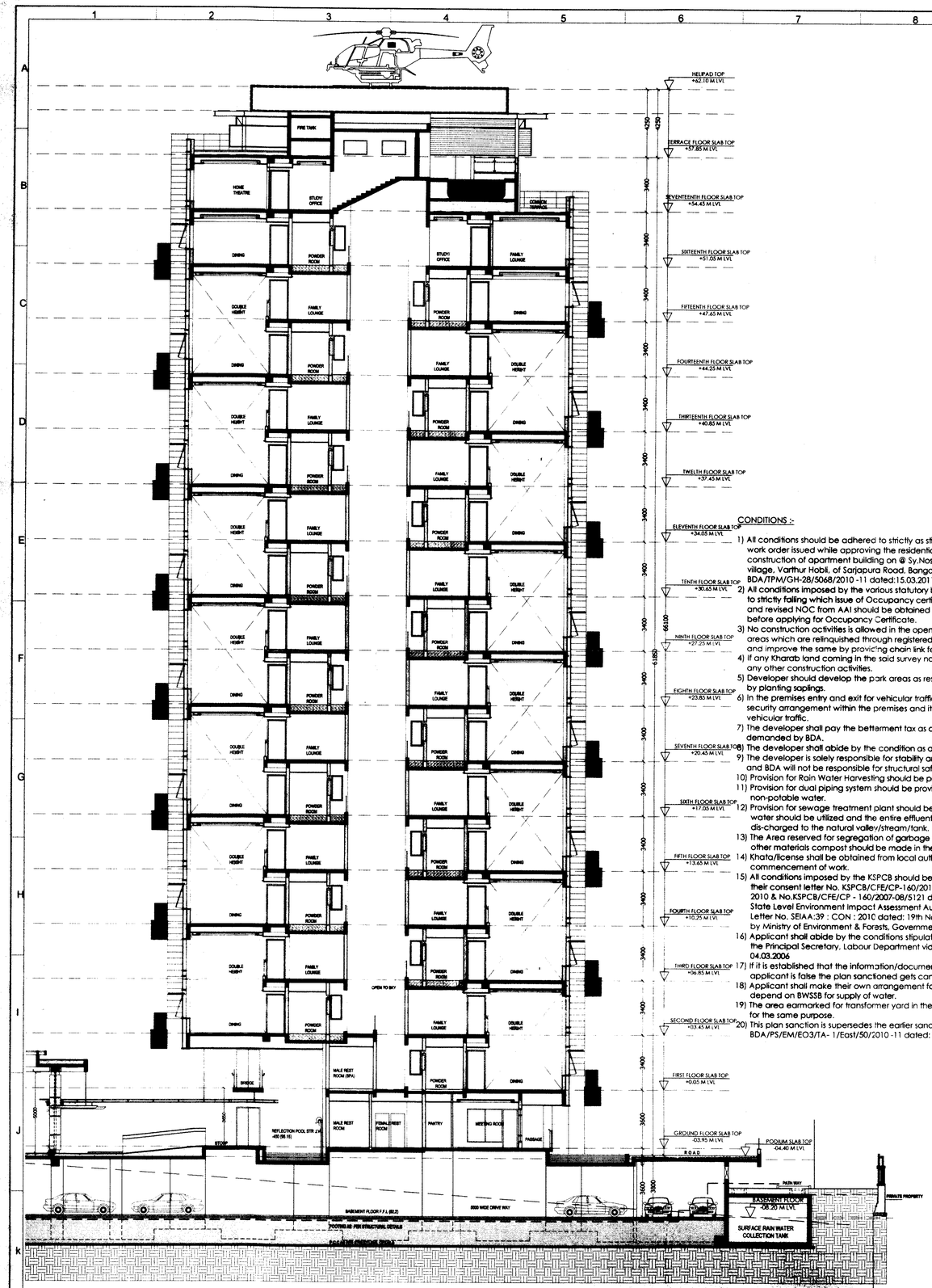
MODIFIED RESIDENTIAL DEVELOPMENT PLAN
ON SURVEY NOS. 3/1B,3/2, 7 & 162
HARALUR VILLAGE, VARTHUR HOBLI
BANGALORE EAST TALUK, OFF SARJAPUR ROAD

DRAWING TITLE

TERRACE FLOOR & ROOF PLAN

BLOCK - 02

SHEET 15 OF 18



TYPICAL SECTION

CONDITIONS :-

1) All conditions should be adhered to strictly as stipulated in the re-modified work order issued while approving the residential development plan for construction of apartment building on @ Sy.Nos. 3/1B, 3/2, 7 & 162 of Haralur village, Varthur Hobli, of Sarjapura Road, Bangalore East Taluk, vide No. BDA/TPM/GH-28/5068/2010 -11 dated:15.03.2011.
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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.
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11) Provision for dual piping system should be provided for potable water and non-potable water.
12) Provision for sewage treatment plant should be provided and re-cycled water should be utilized and the entire effluent generated should not be dis-charged to the natural valley/stream/tank.
13) The Area reserved for segregation of garbage disposal of plastic and other materials compost should be made in the premises.
14) Khata/license shall be obtained from local authorities before commencement of work.
15) All conditions imposed by the KSPCB should be adhered to strictly vide their consent letter No. KSPCB/CFE/CP-160/2010-11/346 dated: 29th May 2010 & No.KSPCB/CFE/CP - 160/2007-08/5121 dated: 7th November 2007.& State Level Environment Impact Assessment Authority, Karnataka Vide Letter No. SEIAA 39 : CON : 2010 dated: 19th November 2010. (Constituted by Ministry of Environment & Forests, Government of India).
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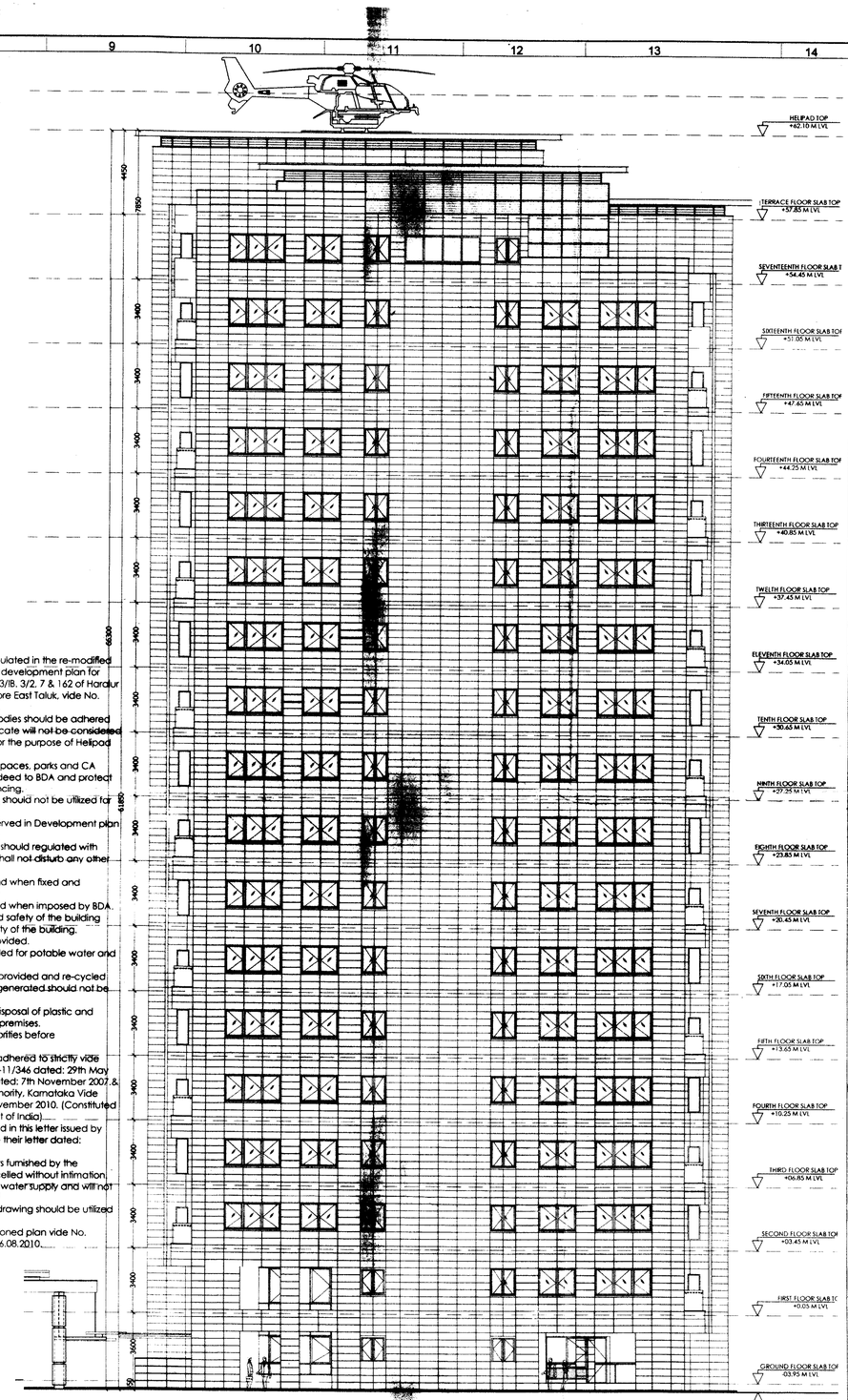
17) If it is established that the information/documents furnished by the applicant is false the plan sanctioned gets cancelled without intimation.
18) Applicant shall make their own arrangement for water supply and will not depend on BWSSB for supply of water.
19) The area earmarked for transformer yard 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.



WEST SIDE ELEVATION

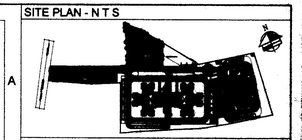
A. The Hon'ble Commissioner has approved the plan vide No.622 dated 28.04.2011
B. The applicant has paid the Plan Sanctioning fees as follows vide Challan No. 3081 dated 02/05/2011

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	:	50,52,489.00

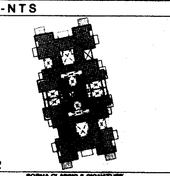
(Rupees Fifty Lakhs Fifty Two Thousand Six Hundred and Eighty Nine Only)

ಪಟ್ಟಣ ಯೋಜನೆ ಅಧಿಕಾರಿ
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು

SITE PLAN - N T S



KEY PLAN - N T S



BLOCK - 02

SOBHA CLASSIC & SIGNATURE
FAR CALCULATIONS

SITE AREA (A)	= 201116.42	SQMT		
AREA RESERVED FOR ROAD WIDENING (B)	= 1[illegible].12	SQMT		
NET SITE AREA (A - B)	= 17[illegible].30	SQMT		
10% SITE AREA TO BE RESERVED FOR OPEN SPACES	= 1[illegible].04	SQMT		
PROPOSED SITE AREA FOR OPEN SPACES	= 2[illegible].64	SQMT		
2% SITE AREA TO BE RESERVED FOR C A SITE	= 1405.32	SQMT		
ZONE	= C C ZONE			
TOTAL NO OF UNITS	= 175 nos			
PERMISSIBLE F A R	= 2.25			
TOTAL NET F A R AREA OF ALL FLOORS BLOCK - 01+02	= 3[illegible].30 SQM			
F A R ACHIEVED =	TOTAL FAR AREA / TOTAL OF SITE AREA	= 3[illegible].30 / 1[illegible].30	2.24	< 2.25
PERMISSIBLE GROUND COVERAGE	= 35%			
TOTAL GROUND COVERAGE AREA OF BLOCK - 01 & 02	= 3[illegible].24 SQM			
GROUND COVERAGE =	PLINTH AREA X 100 / NET SITE AREA	= 3,70[illegible].24 x 100 / 2[illegible].70	= 14.33	< 35%

1	MD	1050	2450
2	D	1050	2450
3	D1	950	2450
4	D2	950	2450
5	D3	950	2450
6	D4	850	2450
7	D5	850	2050
8	SL/TD 01	3050	2450
9	PD	2550	2450
10	PRD	1050	2450
11	SL/TD 02	2630	2050
12	CD2	1050	2450

1	W	950	2050
2	SL/TDW-01	3630	2050
3	SL/TDW-02	2630	2050
4	FDW-01	2930	2050
5	SL/W -01	2250	2050
6	SL/W -02	1550	1350
7	SL/TDW-04	2930	2050
8	SL/TDW-05	1350	1650
9	PW	1050	2050
10	PLW	1550	2050

FOR APPROVAL

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

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

REVISIONS

SL.NO	DATE	REVISIONS	BY	CKD.

ARCHITECTS :

SOBHA
DEVELOPERS LTD.
ARCHITECTS , ENGINEERS, BUILDERS AND DEVELOPERS,
No.6, RAJAKAN MOHAN ROY ROAD,
BANGALORE 560 025 TEL. 22104684, 22104685 FAX. 22104673
Email: architects@sobha.co.in
SOBHA
PASSION AT WORK

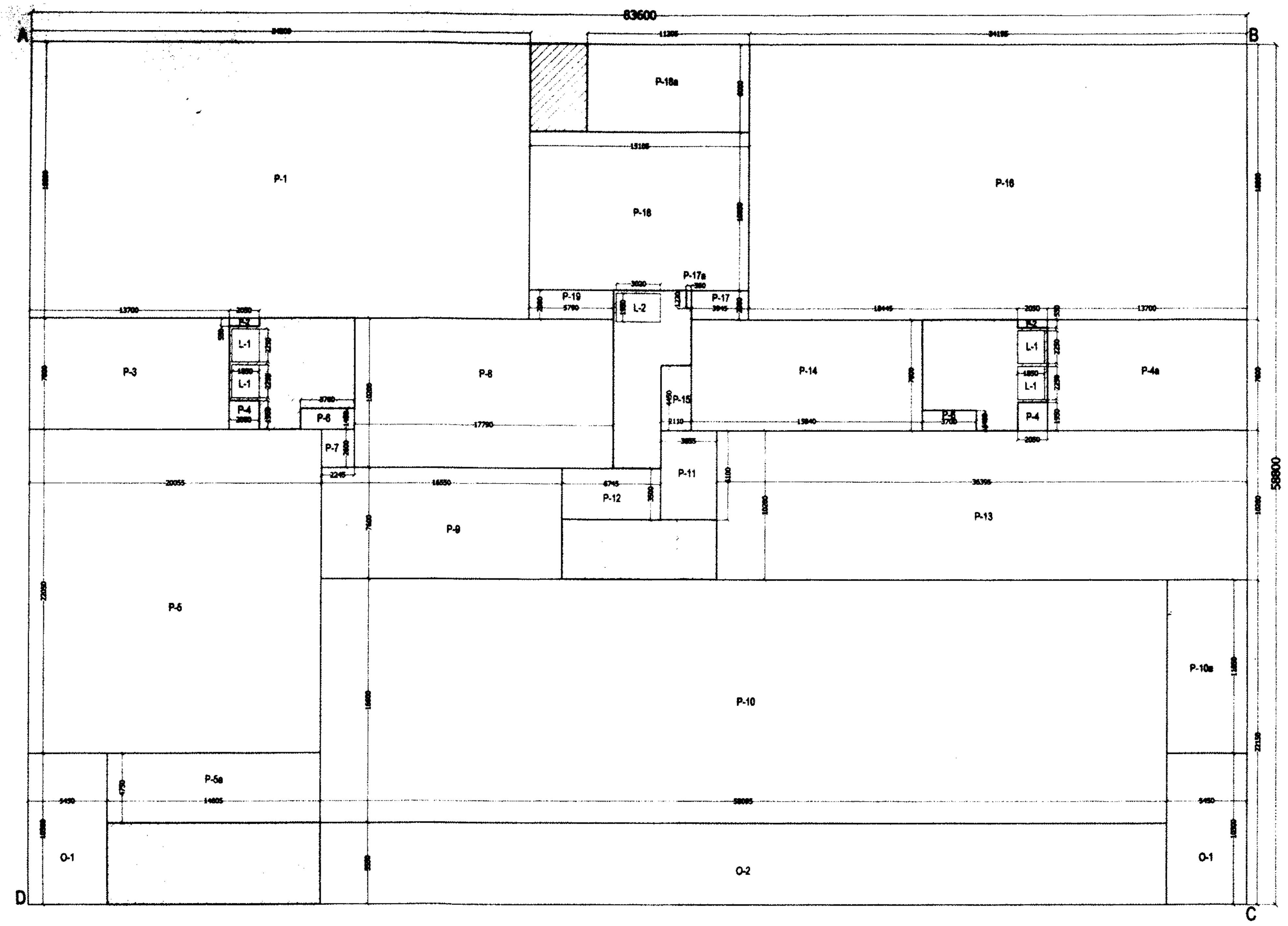
DEALT BY: VASANTH	SCALE = 1 : 100
CHECKED BY: DEEPAK	DATE : 30-04-2011
NORTH	PROJECT NO: 300A
	DRAWING NO.: 300A/09/12/30/AD/SUB/0018
	REV.NO.

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

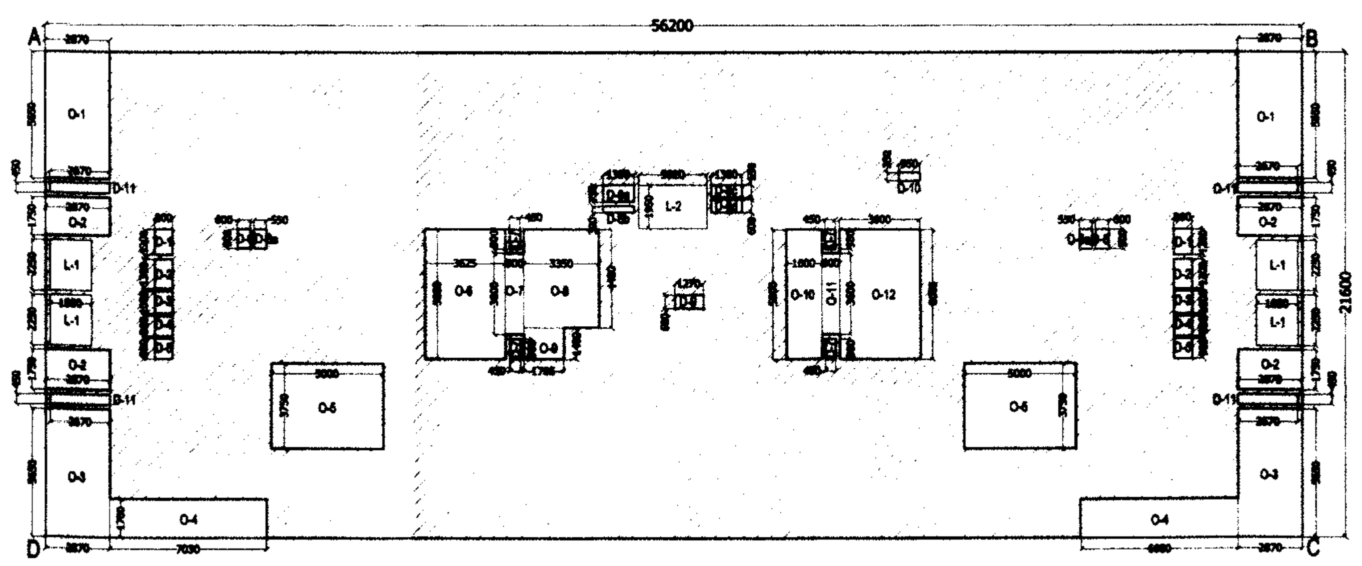
DRAWING TITLE

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

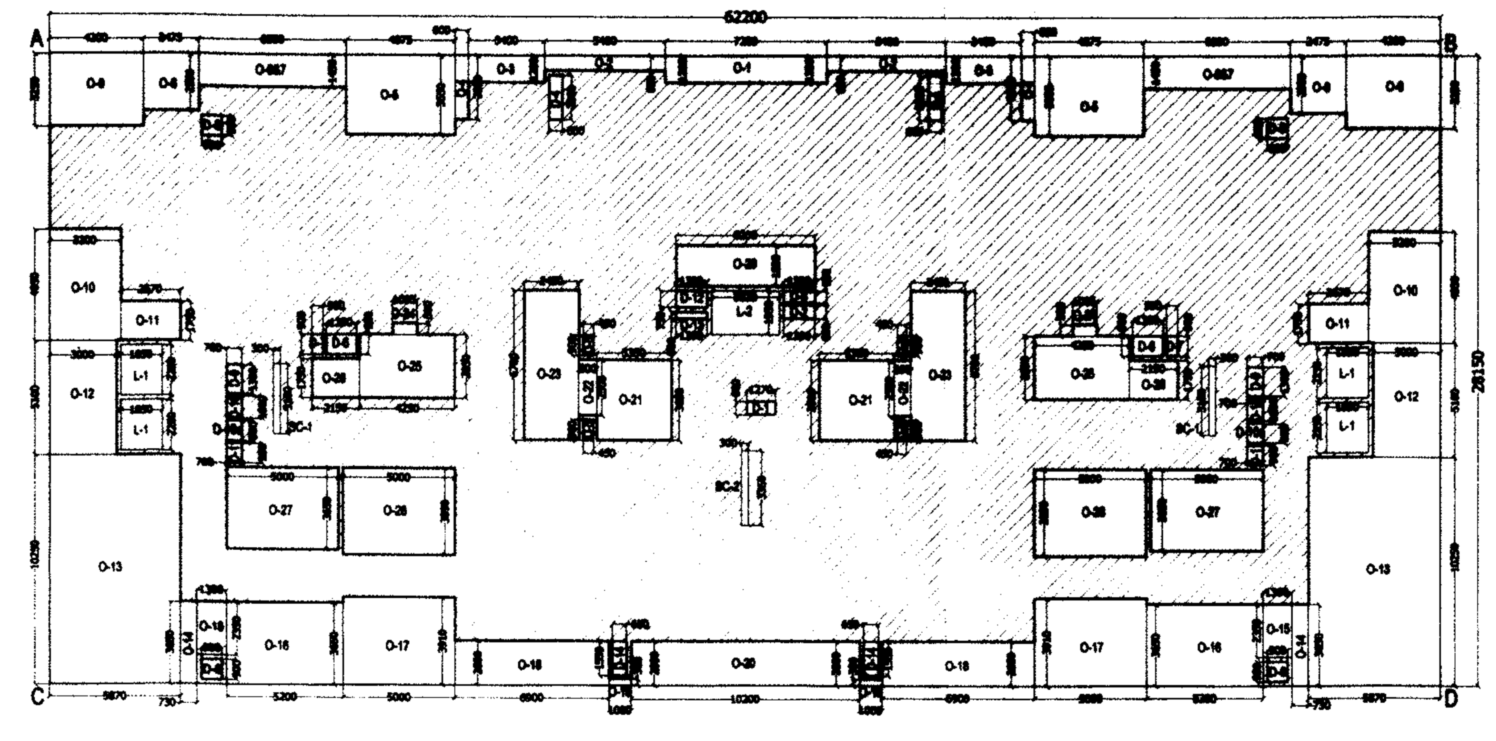


GROUND FLOOR LEVEL (Table 2.0 & 2.1)

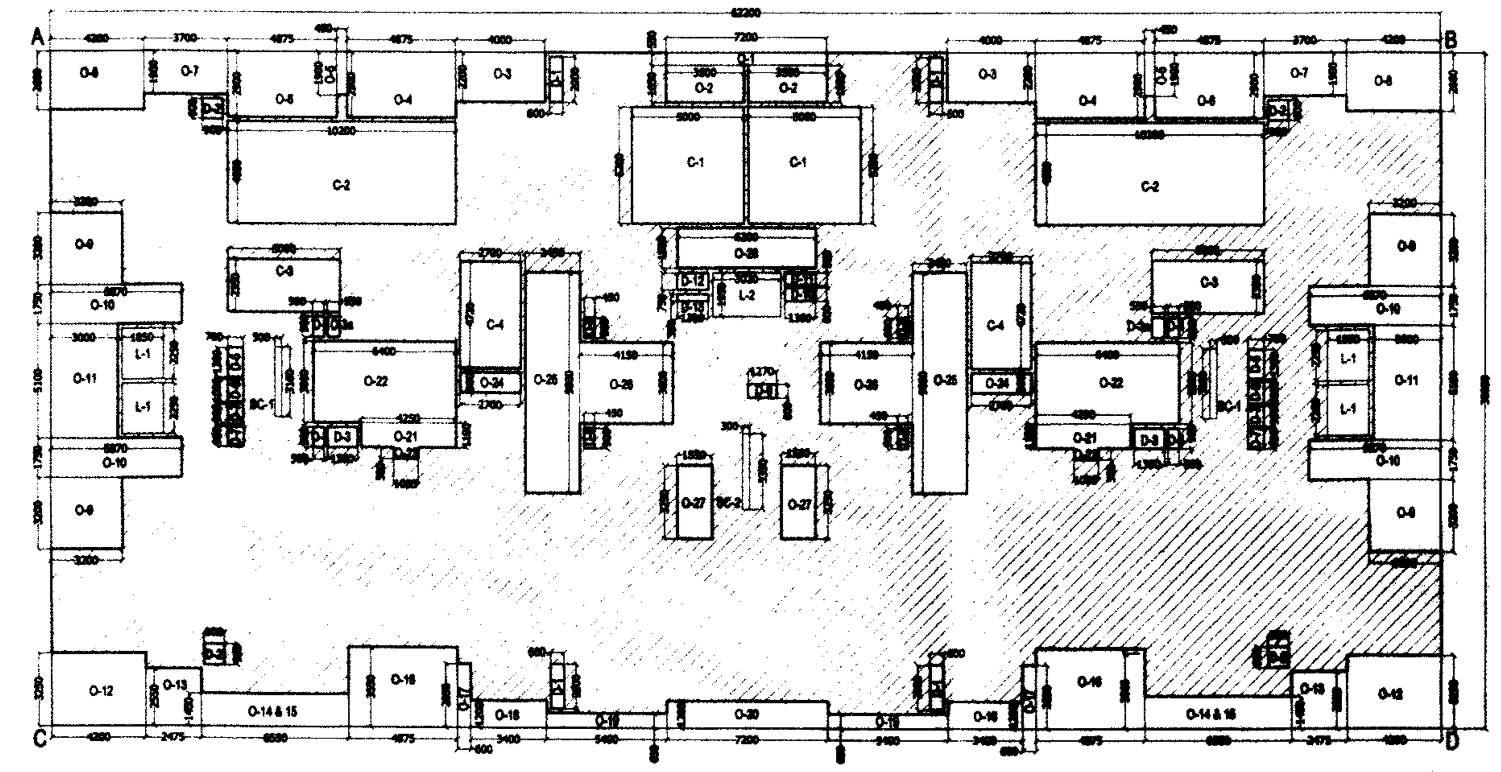
TABLE - 2.0 AREA CALCULATION FOR BLOCK - 02 GROUND FLOOR				
OPEN TO SKY AREA DEDUCTIONS				
S.No	NOS	SIZES		AREA IN SQMT
		LENGTH	BREADTH	
	A	B	C	D=(B x C) x A
O-1	2	2.87	5.65	32.43
O-2	4	2.87	1.75	20.09
O-3	2	2.87	5.65	32.43
O-4	2	7.03	1.70	23.90
O-5	2	5.00	3.75	37.50
O-6	1	3.63	5.80	21.03
O-7	1	0.80	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

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

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.

ನಮ/ಅಸ/ಅಅ 3-1..ಪ್ಟ..1.ಎ.ಓ..20.1.1.2012
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ನಕ್ಷೆಗೆ ನೀಡಿರುವ ಪರವಾನಗಿಯು ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ (3-5-2011 ರಿಂದ 2-5-2013) ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.

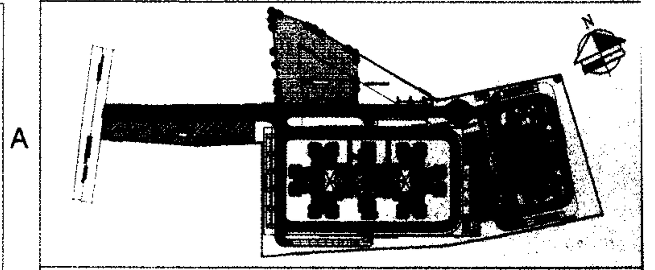
3-5-11 ಆಯುಕ್ತರ ಪರವಾಗಿ ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ ಬೆಂಗಳೂರು 03/5/11

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

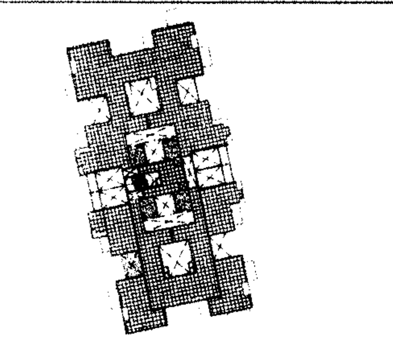
1	Processing Fee	:	30,46,180.00
2	Ground Rent	:	3,54,880.00
3	Development Charges	:	17,744.00
4	Slum Clearance Cess	:	———
5	Workers Welfare Cess	:	6,20,685.00
6	Security Deposits	:	8,87,200.00
7	Plan Copies	:	1,26,000.00
	Total	:	**50,52,689.00**

(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	=	2814.04	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%

FOR APPROVAL

SIGN..........

(DEEPAK DINESH PRABAKARAN)

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

SIGN. M.R. Chandran.........

(OWNER'S SIGNATURE)

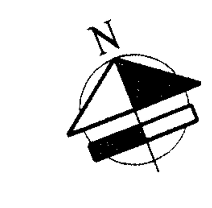
REVISIONS

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

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

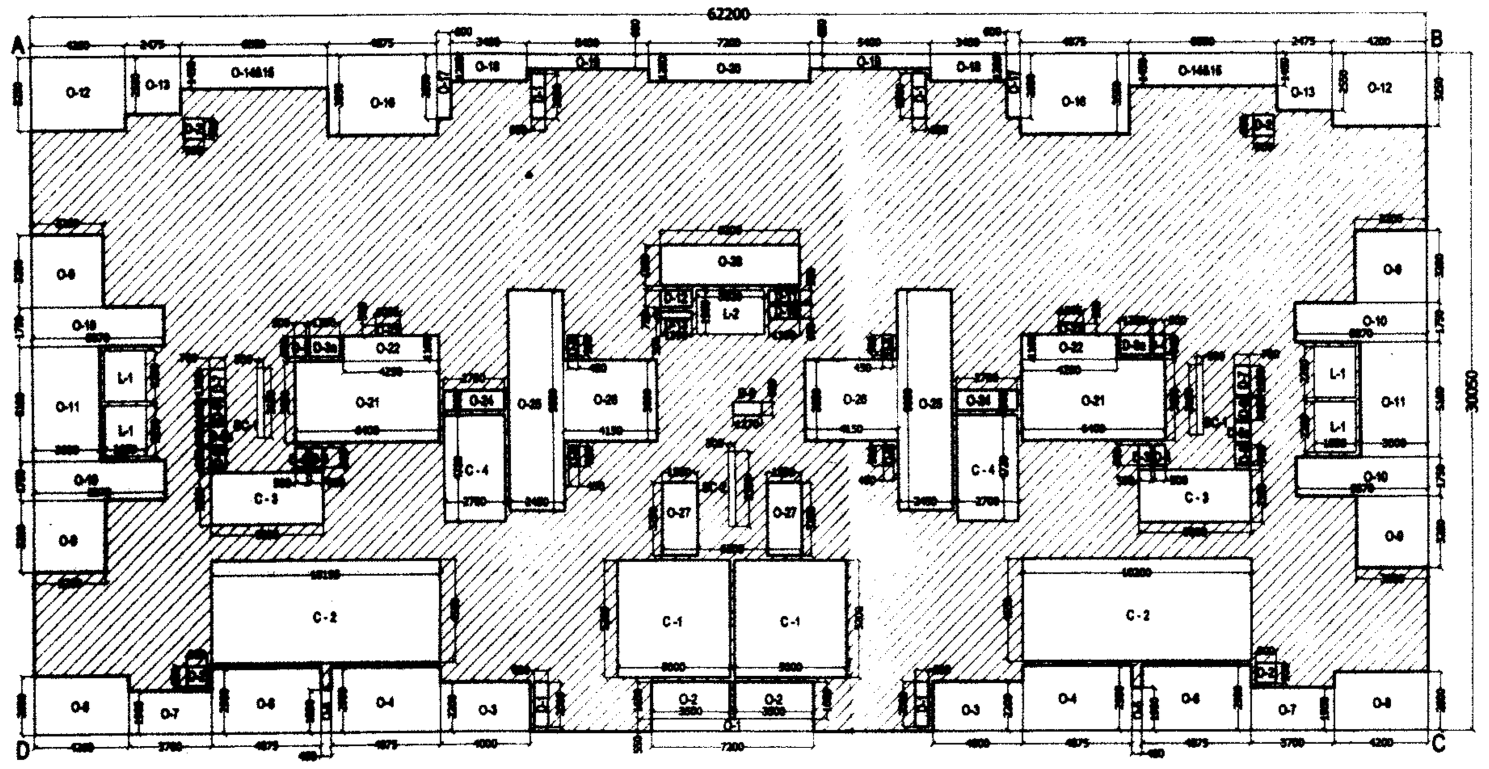
MODIFIED RESIDENTIAL DEVELOPMENT PLAN ON SURVEY NOS. 3/1B,3/2, 7 & 162, HARALUR VILLAGE, VARTHUR HOBLI BANGALORE EAST TALUK, OFF SARJAPUR ROAD.

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	521.20
CUTOUT AREA DEDUCTIONS				
S.No	NOS	SIZES		AREA
		LENGTH	BREADTH	
C1	2	5.00	5.20	[illegible]
C2	2	10.20	4.55	[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]

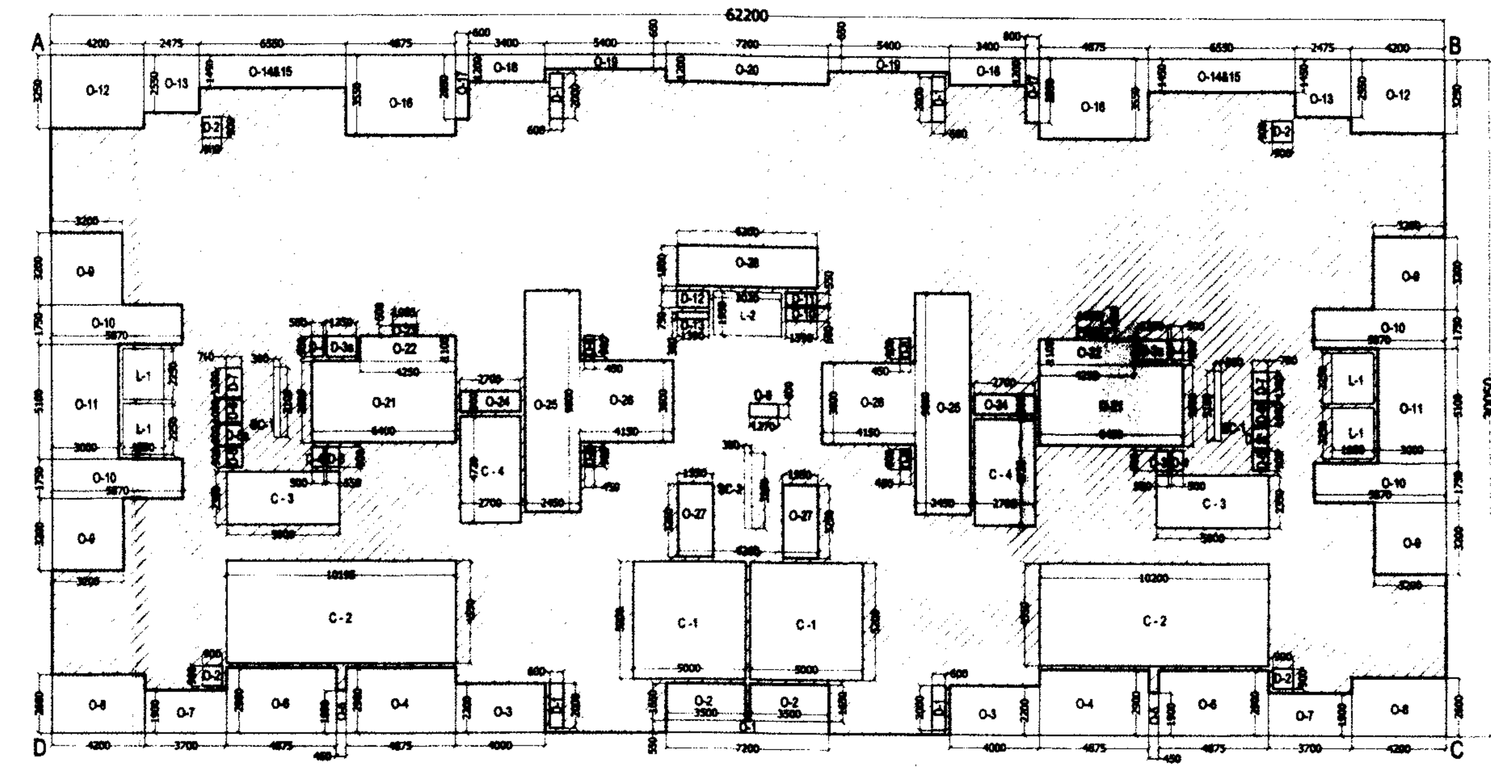
TABLE - 5.1

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	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	198.67
DUCTS	24.44
LIFT SHAFT	22.54
TOTAL NON F A R AREA	764.85

TYPICAL FLOOR (3rd,5th,7th,9th,11th&13th) 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 (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	198.67

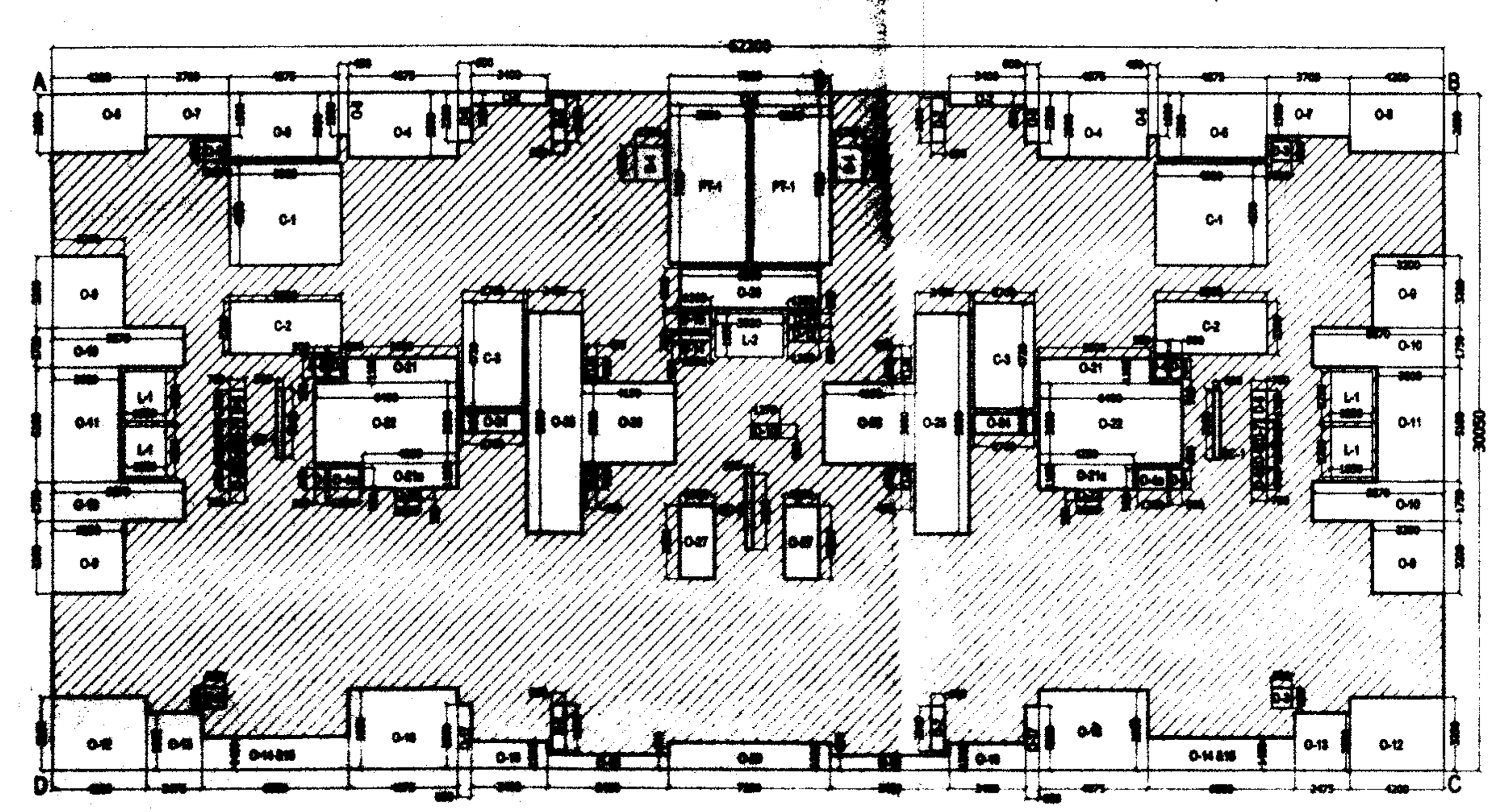
TABLE - 6.1

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
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	198.67
DUCTS	24.44
LIFT SHAFT	22.54
TOTAL NON F.A.R.	764.85

15TH FLOOR F A R AREA CALCULATION

AREA OF RECTANGLE (A B C D) = [illegible] =	1869.11
TOTAL DEDUCTION OF NON F.A.R. AREA =	764.85
TOTAL F.A.R. AREA =	1104.26
15th FLOOR F A R AREA FOR [illegible] - 2 =	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

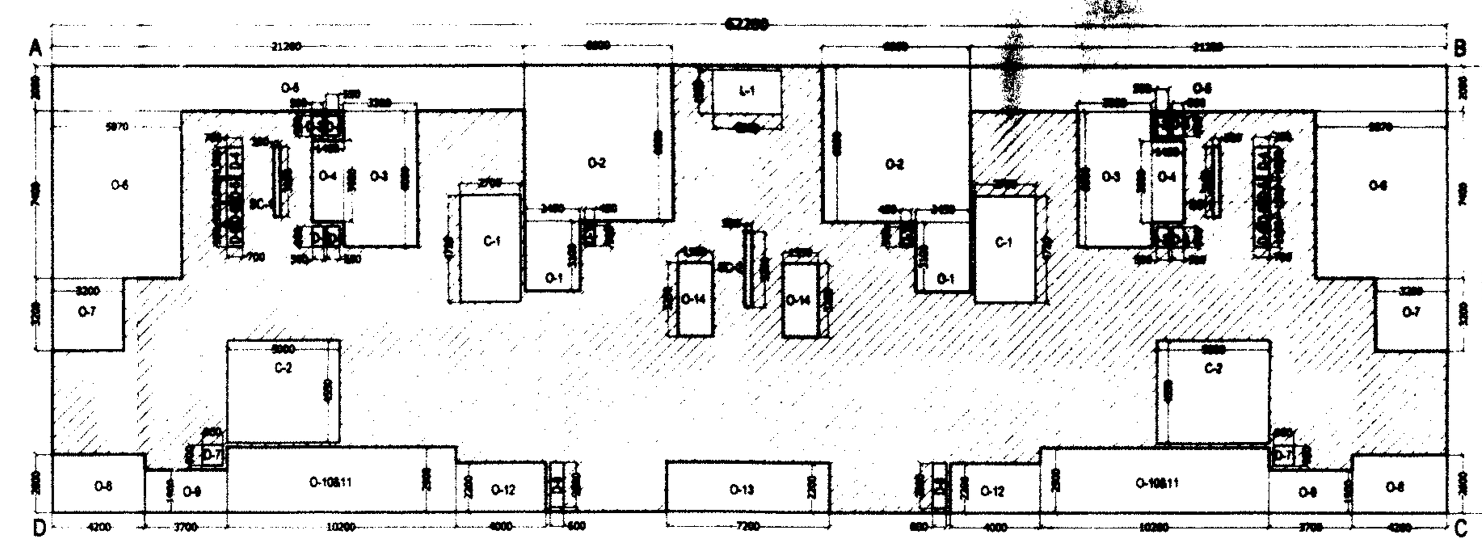
TABLE -7.2

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	486.66
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, Kamataka 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 [illegible]

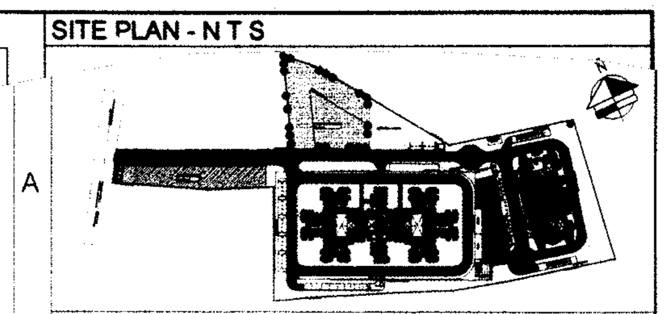
1	Processing Fee	:	30,46,180.00
2	Ground Rent	:	3,54,880.00
3	Development Charges	:	17,744.00
4	Slum Clearance Cess	:	———
5	Workers Welfare Cess	:	6,20,685.00
6	Security Deposits	:	8,87,200.00
7	Plan Copies	:	1,26,000.00
	Total	:	**50,52,689.00**

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

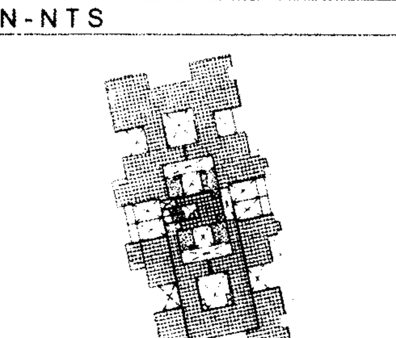
ನಮೂನೆ/ಅಂ 3-/... ೩.5/20..11 2012
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ನಕ್ಷೆಗೆ
ನೀಡಿರುವ ಪರವಾನಿಗೆ ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ
(3-5-2011 ರಿಂದ 3-5-2013)
ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.

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	=	59,962.76 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 *H.K. Chandra...*

(OWNER'S SIGNATURE)

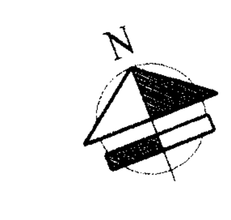
REVISIONS

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
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