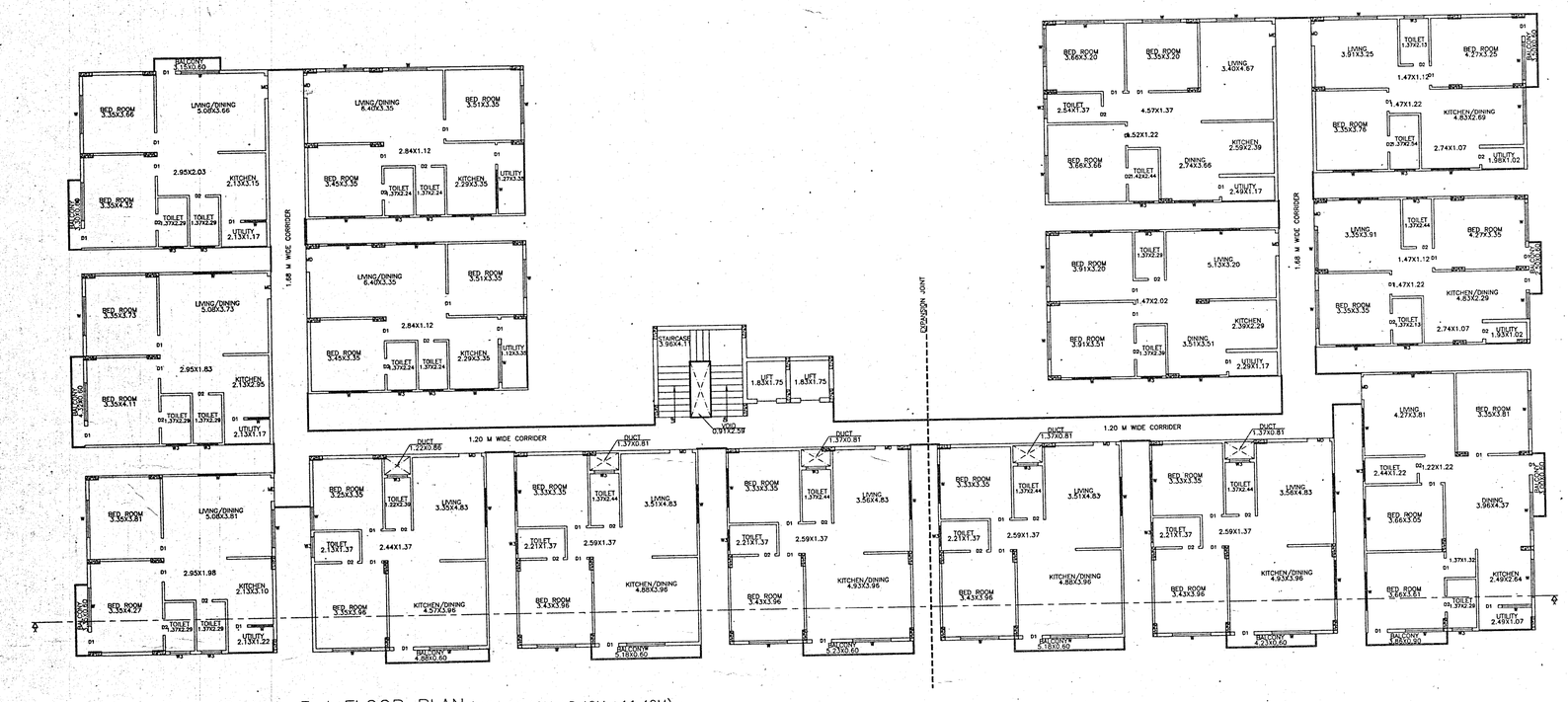
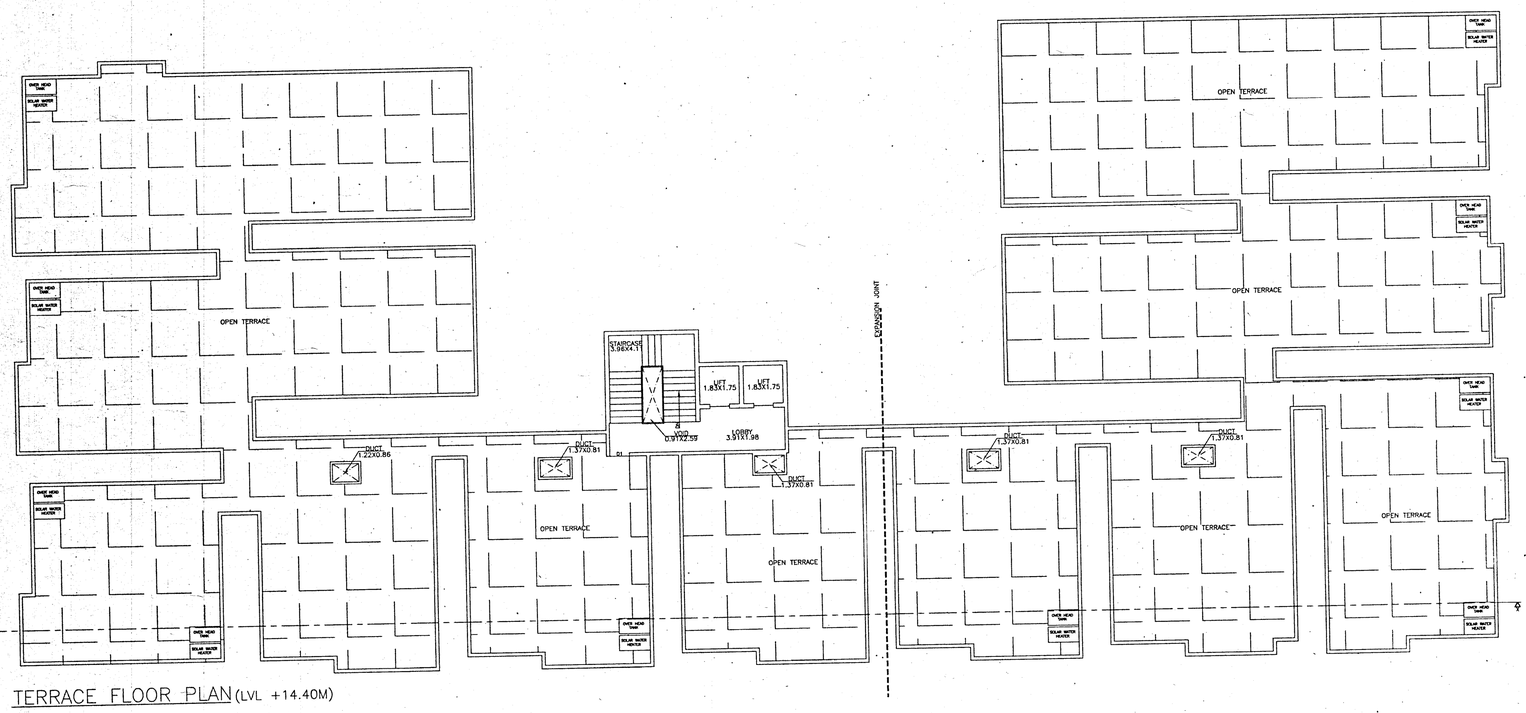


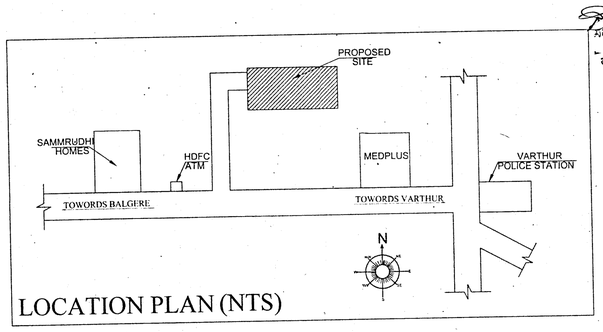
TYPICAL 1st, 2nd & 3rd FLOOR PLAN (LVL +5.40M,+8.40M,+11.40M)
No. of units= 15X3 = 45 No's



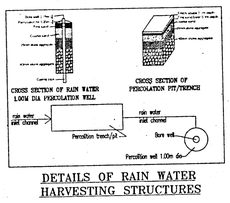
TERRACE FLOOR PLAN (LVL +14.40M)

SITE PLAN

ಸದರಿ ನಕ್ಷೆಯು ಮಸತಿ ಸಮುಚ್ಚಯ / ವಾಣಿಜ್ಯ ವಾಗಿದ್ದು 20 ಘಟಕಗಳಿಗೆ ಮೇಲ್ಪಟ್ಟು ಹಾಗೂ 2000 ಚ.ಮೀ. ವಿಸ್ತೀರ್ಣ ಇದ್ದು ಇದಕ್ಕೆ KSPCB ಯವರ STP ಅಳವಡಿಸುವ ಬಗ್ಗೆ N.O.C. ಯನ್ನು ಕಡ್ಡಾಯವಾಗಿ ಪಡೆಯಬೇಕು ಹಾಗೂ ಸದರಿ ಮಸತಿ ಕಟ್ಟಡಗಳಿಗೆ ನೀರು ಸರಬರಾಜು ಸಲ್ಲಿಸುವ ಪುರಸ್ತಿಗೊಳಪಡಿಸಿ ಪತ್ರ ಮಂಜೂರಾತಿ ನೀಡಲಾಗಿದೆ.



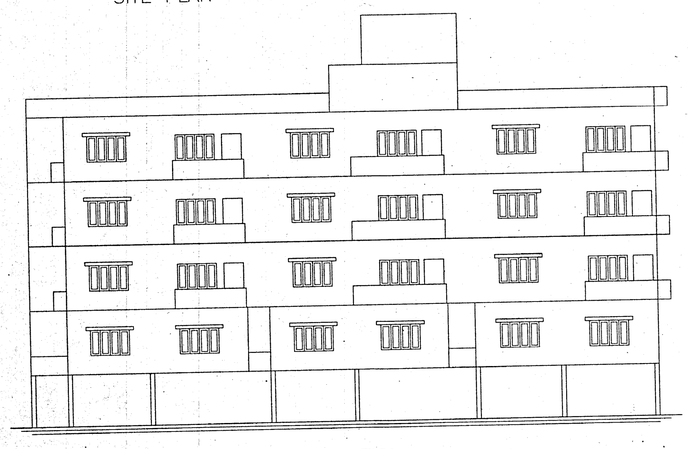
LOCATION PLAN (NTS)



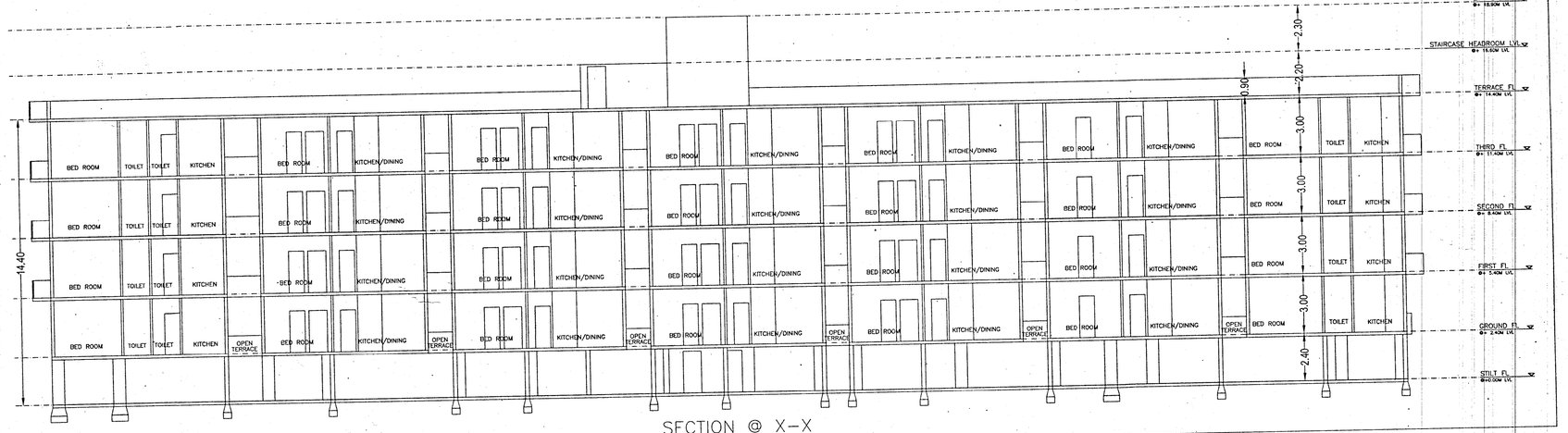
DETAILS OF RAIN WATER HARVESTING STRUCTURES

ಸಹಾಯಕ ನಿರ್ದೇಶಕರು
ನಗರ ಯೋಜನೆ
ಮಹದೇವಪುರ ವಲಯ

Assistant Director Town Planning
BBMP, Mahadevapura Zone
Bangalore



ELEVATION



SECTION @ X-X

APPROVAL CONDITION:- TRUE COPY

This Plan Sanction is issued subject to the following conditions:

1) Sanction Is Accorded For the Residential Apartment Building at Katha No.2882, Sy No.5/7,5/8,& 5/4, Varthur Village, Ward No.149, Varthur Hobli, Bangalore South Taluk, Bangalore.
   a) Consist of Stilt + Ground + First + Two Upper Floors + Terrace Floor Only.
2) Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any other use.
3) 1617.44 sqm area reserved for car parking at Stilt floor shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB & BESCOM if any.
5) Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6) The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
7) The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
8) The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
9) The applicant shall plant at least two trees in the premises.
10) Permission shall be obtained from forest department for cutting trees before the commencement of the work.
11) License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
12) If any owner / builder contravene the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
13) Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
14) The building shall be constructed under the supervision of a registered structural engineer.
15) On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
16) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
17) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non-potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
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Office of the Joint Commissioner
(Mahadevapura zone)
Bruhath Bengaluru Mahanagara Palike

LP No : **BBMP/Ad.Com./MDP/0270/19-20**

Dated : 31/07/2019

Valid From 31/07/2019 to 30/07/2021

For two years, sanctioned as per plan / as corrected in green.

N
NW NE W E SW SE S

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.8
	VERSION DATE: 15/05/2018
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward_No: BBMP/Ad.Com./MDP/0270/19-20	Plot SubUse: MultiDwelling Units
Application Type: General	Land Use Zone: Residential (Mixed)
Proposal Type: Building Permission	Plot/Sub Plot No.: 2882
Nature of Sanction: New	City Survey No.: 5/4,5/7&5/8
Location: Ring-III	Khata No. (As per Khata Extract): 2882
Building Line Specified as per Z.R: 17th Cross Mallesswaram	Locality / Street of the property: varthur
Zone: Mahadevapura	North: SURVEY NO - 5/2
Ward: Ward-149	South: SURVEY NO - 5/5&5/9
Planning District: 316-Varthur	East: SURVEY NO - 4
	West: ROAD WIDTH - 9.14

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	3035.11
NET AREA OF PLOT	(A-Deductions)	3035.11
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		2124.58
Proposed Coverage Area (53.5 %)		1623.69
Achieved Net coverage area (54.73 %)		1661.73
Balance coverage area left (15.25 %)		462.85
FAR CHECK		
F.A.R. as per zoning regulation 2015 (1.75)		5311.44
Additional F.A.R within Ring I and II (-)		0.00
Plot within 150 M radius of Metro station (-)		0.00
Allowable TDR Area (60% of Perm.) FAR or Yielded by TDR (whichever is less)		0.00
Total Perm. FAR area (1.75)		5311.44
Residential FAR (100.00%)		5311.24
Proposed FAR Area		5311.24
Substructure Area Add in FAR [Layout Up]		0.00
Achieved Net FAR Area (1.75)		5311.24
Balance FAR Area (0.00)		0.20
BUILT UP AREA CHECK		
Proposed BuiltUp Area		7090.98
Achieved BuiltUp Area		7114.98

Color Notes

COLOR INDEX

- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED WORK (COVERAGE AREA)
- EXISTING (To be retained)
- EXISTING (To be demolished)

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RES)	Residential	MultiDwelling Units	Bldg upto 15.0 mt. HL	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (RES)	Residential	MultiDwelling Units	50 - 225	1	-	1	60	-
	Total		-	-	-	-	60	66

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	60	825.00	66	907.50
Total Car	60	825.00	66	907.50
Two Wheeler	-	82.50	0	0.00
Other Parking	-	-	-	764.94
Total	-	907.50	-	1672.44

FAR &Tenement Details

Block	No. of Same Blds	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)
A (RES)	1	7090.98	24.66	32.05	18.32	87.28	1617.44	5311.23	5311.23	60
Grand Total	1	7090.98	24.66	32.05	18.32	87.28	1617.44	5311.23	5311.23	60

Block :A (RES)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)
Terrace Floor	42.98	24.66	0.00	18.32	0.00	0.00	0.00	0.00	00
Third Floor	1363.57	0.00	6.41	0.00	21.82	0.00	1335.34	1335.34	15
Second Floor	1363.57	0.00	6.41	0.00	21.82	0.00	1335.34	1335.34	15
First Floor	1363.57	0.00	6.41	0.00	21.82	0.00	1335.34	1335.34	15
Ground Floor	1333.44	0.00	6.41	0.00	21.82	0.00	1305.21	1305.21	15
Stilt Floor	1617.55	0.00	6.41	0.00	0.00	1617.44	0.00	0.00	00
Total:	7090.98	24.66	32.05	18.32	87.28	1617.44	5311.23	5311.23	60
Total Number of Same Blocks: 1									
Total:	7090.98	24.66	32.05	18.32	87.28	1617.44	5311.23	5311.23	60

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RES)	D2	0.76	2.10	128
A (RES)	D1	0.91	2.10	270
A (RES)	MD	1.06	2.10	60

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RES)	W3	0.95	1.20	120
A (RES)	W	1.00	2.00	12
A (RES)	W	1.12	2.00	04
A (RES)	W	1.24	2.00	03
A (RES)	W	1.40	2.00	04
A (RES)	W *	1.72	2.00	03
A (RES)	W	1.80	2.00	777

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2 & 3 FLOOR PLAN	0.00 X 3.30 X 1 X 3	5.94	53.06
	0.00 X 4.32 X 1 X 3	7.77	
	0.00 X 3.35 X 1 X 3	6.03	
	0.00 X 3.86 X 1 X 3	6.96	
	0.00 X 3.50 X 1 X 3	6.30	
	0.00 X 3.15 X 1 X 3	5.67	
	0.00 X 2.50 X 1 X 3	4.50	
	0.00 X 3.00 X 1 X 3	5.40	
	0.00 X 4.23 X 1 X 3	7.61	
	0.00 X 5.16 X 2 X 3	18.66	
	0.00 X 5.23 X 1 X 3	9.42	
	0.00 X 4.65 X 1 X 3	8.73	
Total	-	-	53.06

UnitBUA Table for Block :A (RES)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GF1	FLAT	72.29	72.29	6	15
	GF10	FLAT	78.53	78.53	6	
	GF11	FLAT	58.53	58.53	5	
	GF12	FLAT	70.51	70.51	7	
	GF13	FLAT	74.09	74.09	7	
	GF14	FLAT	54.88	54.88	7	
	GF15	FLAT	76.57	76.57	6	
	GF2	FLAT	72.82	72.82	6	
	GF3	FLAT	73.64	73.64	6	
	GF4	FLAT	72.07	72.07	6	
	GF5	FLAT	74.54	74.54	6	
	GF6	FLAT	75.08	75.08	6	
	GF7	FLAT	78.05	78.05	6	
	GF8	FLAT	78.53	78.53	6	
	GF9	FLAT	78.05	78.05	6	
TYPICAL - 1, 2& 3 FLOOR PLAN	TYF1	FLAT	72.29	72.29	4	45
	TYF10	FLAT	81.06	81.06	5	
	TYF11	FLAT	101.76	101.76	7	
	TYF12	FLAT	72.01	72.01	6	
	TYF13	FLAT	76.19	76.19	6	
	TYF14	FLAT	94.88	94.88	7	
	TYF15	FLAT	76.57	76.57	6	
	TYF2	FLAT	72.82	72.82	6	
	TYF3	FLAT	77.51	77.51	6	
	TYF4	FLAT	74.66	74.66	6	
	TYF5	FLAT	70.55	70.55	6	
	TYF6	FLAT	78.01	78.01	5	
	TYF7	FLAT	81.17	81.17	5	
	TYF8	FLAT	81.66	81.66	5	
	TYF9	FLAT	81.17	81.17	5	
Total	-	-	4763.14	4763.14	356	60

SHEET- 02 OF 02

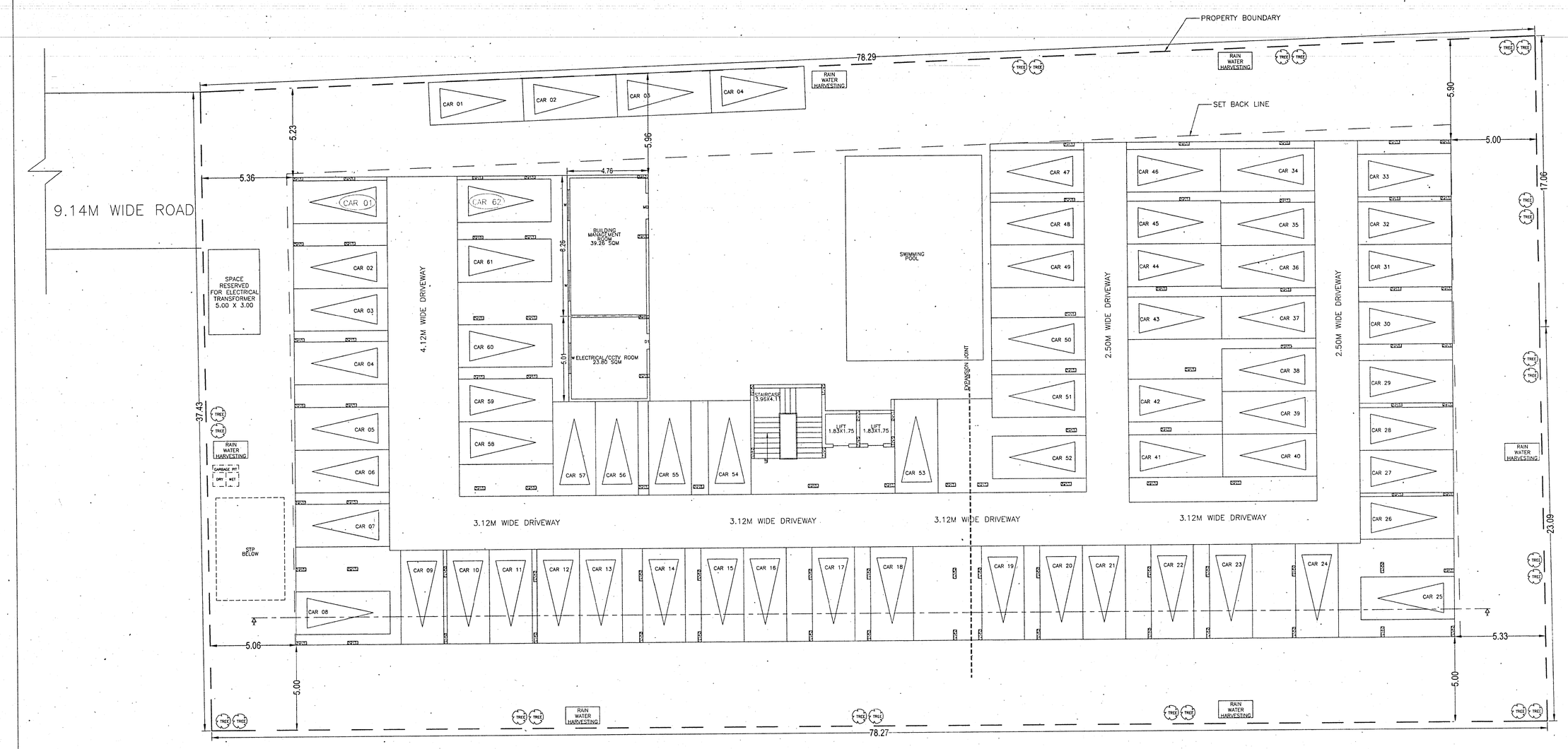
SCALE- 1:135 & 1:270

ADDRESS
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KATHA No.2882, Sy No:5/7, 5/8 & 5/4, VARTHUR VILLAGE, WARD No.149, VARTHUR HOBLI, BANGALORE SOUTH TALUK, BANGALORE.

OWNER
1.T.RAMESHA
2. HEMAVATHI
3. PADMAVATHI
GPA BY M/s. S J CONSTRUCTIONS, Represented By its Partners:

1. Mr. KORLAPATI SURESH.
2. Mr. REPALA SRINIVAS.

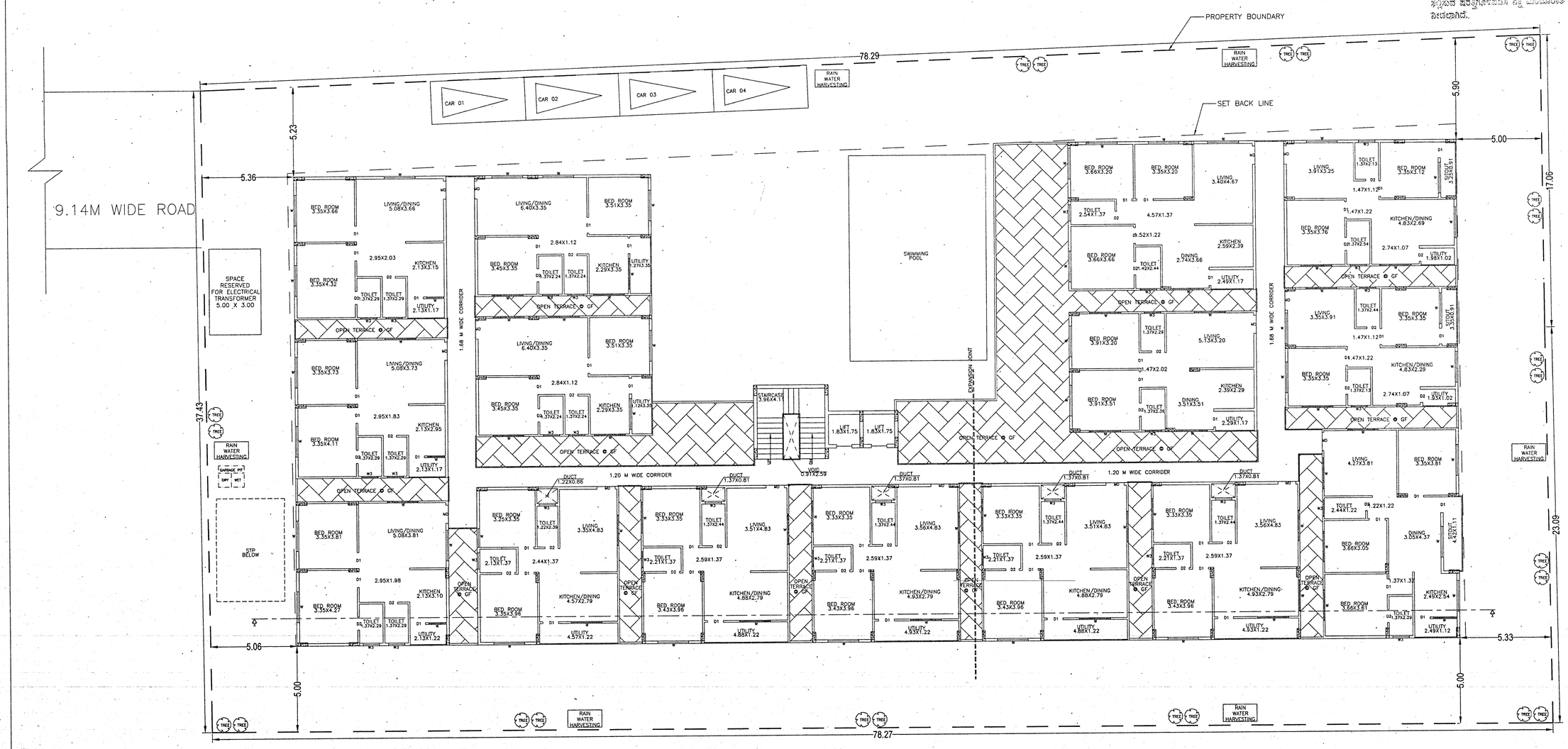
ENGINEER
NAVEEN.N.M. B.E.(CIVIL)
B.C.C./B.L-3.6/ E-3054/07-08.



STILT FLOOR PLAN (LVL +0.00M)

Parking inside building = 62 No's
Surface Parking = 04 No's
Total No. of parking = 66 No's

ಸದರಿ ನಕ್ಷೆಯು ಮನೆ ಸಮುಚ್ಚಯದ / ಪಾಣಿಜ್ಯ ಬಾಗಿದ್ದು, 20 ಘಟಕಗಳಿಗೆ ಮೀರಿದ್ದು ಬಾಗಿಲ 2000 ಚ.ಮೀ. ವಿಸ್ತೀರ್ಣ ಮೀರಿದ್ದು ಕೆಎಸ್‌ಪಿಸಿಬಿ ಯಿಂದ ಸಿ.ಟಿ.ಒ ಅನುಮತಿ ಪಡೆದಿರುವ ಬಗ್ಗೆ ದಾಖಲೆ ಸಲ್ಲಿಸಲಾಗಿದೆ. ಕಟ್ಟಡದ ಸುತ್ತಲೂ ಕನಿಷ್ಠ ಮೀಟರ್ ಅಗಲದ ಪ್ರದೇಶವನ್ನು ಬಿಟ್ಟಿರುವುದು ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರವು ಸಲ್ಲಿಸಿರುವ ನಕ್ಷೆ ಮಂಜೂರಾತಿ ನೀಡಲಾಗಿದೆ.



GROUND FLOOR PLAN (LVL +2.40M)

No, of units = 15 No's

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(Mahadevapura zone)
Bruhat Bengaluru Mahanagara Palike

LP No : **BBMP/Ad.Com./MDP/0270/19-20**

Dated : 31/07/2019

Valid From 31/07/2019 to 30/07/2021

For two years, sanctioned as per plan / as corrected in green.

31/7/19
ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿ
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ಮಹಾದೇವಪುರ ವಲಯ

31/07/19
Assistant Director Town Planning,
BBMP, Mahadevapura Zone
Bangalore

AREA STATEMENT (BBMP) — VERSION NO.: 1.0.8 — VERSION DATE: 18/06/2018

PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
EWS/LIG_NO	Plot SubUse: MultiDwelling Units
BBMP/Ad.Com./MDP/0270/19-20	
Application Type: General	Land Use Zone: Residential (Mixed)
Proposal Type: Building Permission	Plot/Sub Plot No.: 2882
Nature of Sanction: New	City Survey No.: 5/5/7/5/8
Location: Ring-III	Khata No. (As per Khata Extract): 2882
Building Line Specified as per Z.R: 17th Cross Mahananagara	Locality / Street of the property: varthur
Zone: Mahadevapura	North: SURVEY NO - 5/2
Ward: Ward-149	South: SURVEY NO - 5/6&5/9
Planning District: 216-Varthur	East: SURVEY NO - 4
	West: ROAD WIDTH - 9.14

AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	3035.11
NET AREA OF PLOT	(A-Deductions)	3035.11
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		2124.58
Proposed Coverage Area (53.5 %)		1623.85
Achieved Net coverage area (54.15 %)		1643.73
Balance coverage area left (16.25 %)		492.85
FAR CHECK		
F.A.R. as per zoning regulation 2015 (1.75)		5311.44
Additional F.A.R within Ring I and II (-)		0.00
Plot within 150 Mtr radius of Metro station (-)		0.00
Allowable TDR Area (60% of Perm.FAR or Yet)sold by TDR (whichever is less)		0.00
Total Perm. FAR area (1.75)		5311.44
Residential FAR (100.00%)		5311.24
Proposed FAR Area		5311.24
Substructure Area Add in FAR [Layout Lvl]		0.00
Achieved Net FAR Area (1.75)		5311.24
Balance FAR Area (0.00)		0.20
BUILT UP AREA CHECK		
Proposed BuiltUp Area		7090.98
Achieved BuiltUp Area		7114.98

Color Notes

COLOR INDEX
- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED WORK (COVERAGE AREA)
- EXISTING (To be retained)
- EXISTING (To be demolished)

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RES)	Residential	MultiDwelling Units	Bldg upto 15.0 mt. Ht.	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Units Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (RES)	Residential	MultiDwelling Units	50 - 225	1	-	1	60	-
	Total		-	-	-	-	60	66

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	60	825.00	66	907.50
Total Car	60	825.00	66	907.50
Two(Wheeler)	-	82.50	0	0.00
Other Parking	-	-	-	764.94
Total		907.50		1672.44

FAR &Tenement Details

Block	No. of Same Blds	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)
A (RES)	1	7090.98	24.66	32.05	18.32	87.28	1617.44	5311.23	5311.23	60
Grand Total:	1	7090.98	24.66	32.05	18.32	87.28	1617.44	5311.23	5311.23	60.00

Block :A (RES)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)
Terrace Floor	42.56	24.66	0.00	18.32	0.00	0.00	0.00	0.00	00
Third Floor	1383.57	0.00	6.41	0.00	21.82	0.00	1335.34	1335.34	15
Second Floor	1383.57	0.00	6.41	0.00	21.82	0.00	1335.34	1335.34	15
First Floor	1383.57	0.00	6.41	0.00	21.82	0.00	1335.34	1335.34	15
Ground Floor	1333.44	0.00	6.41	0.00	21.82	0.00	1300.21	1300.21	15
Stilt Floor	1623.85	0.00	6.41	0.00	0.00	1617.44	0.00	0.00	00
Total:	7090.98	24.66	32.05	18.32	87.28	1617.44	5311.23	5311.23	60
Total Number of Same Blocks	1	-	-	-	-	-	-	-	-
Total:	7090.98	24.66	32.05	18.32	87.28	1617.44	5311.23	5311.23	60

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RES)	D2	0.76	2.10	125
A (RES)	D1	0.91	2.10	218
A (RES)	MD	1.06	2.10	62

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RES)	W3	0.95	1.20	120
A (RES)	W	1.00	2.00	12
A (RES)	W	1.12	2.00	04
A (RES)	W	1.24	2.00	03
A (RES)	W	1.40	2.10	04
A (RES)	W	1.72	2.00	03
A (RES)	W	1.80	2.00	277

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1; 2& 3 FLOOR PLAN	0.60 X 3.20 X 1 X 3	5.94	93.06
	0.60 X 4.32 X 1 X 3	7.77	
	0.60 X 3.35 X 1 X 3	6.03	
	0.60 X 3.60 X 1 X 3	6.48	
	0.60 X 3.50 X 1 X 3	6.30	
	0.60 X 3.15 X 1 X 3	5.67	
	0.60 X 2.50 X 1 X 3	4.50	
	0.60 X 3.00 X 1 X 3	5.40	
	0.60 X 4.23 X 1 X 3	7.61	
	0.60 X 5.18 X 2 X 3	18.66	
	0.60 X 0.23 X 1 X 3	0.41	
	0.60 X 4.88 X 1 X 3	8.78	
Total:	-	-	93.06

UnitBUA Table for Block :A (RES)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GF1	FLAT	72.29	72.29	6	15
	GF10	FLAT	78.53	78.53	6	
	GF11	FLAT	95.53	95.53	8	
	GF12	FLAT	70.51	70.51	7	
	GF13	FLAT	74.09	74.09	7	
	GF14	FLAT	94.88	94.88	7	
	GF15	FLAT	75.57	75.57	6	
	GF2	FLAT	72.82	72.82	6	
	GF3	FLAT	73.64	73.64	6	
	GF4	FLAT	72.07	72.07	6	
	GF5	FLAT	74.54	74.54	6	
	GF6	FLAT	75.08	75.08	6	
	GF7	FLAT	78.06	78.06	6	
	GF8	FLAT	78.53	78.53	6	
	GF9	FLAT	78.06	78.06	6	
TYPICAL - 1,2& 3 FLOOR PLAN	TYF1	FLAT	72.29	72.29	6	45
	TYF10	FLAT	81.06	81.06	5	
	TYF11	FLAT	101.76	101.76	7	
	TYF12	FLAT	72.01	72.01	6	
	TYF13	FLAT	76.19	76.19	6	
	TYF14	FLAT	94.88	94.88	7	
	TYF15	FLAT	75.57	75.57	6	
	TYF2	FLAT	72.82	72.82	6	
	TYF3	FLAT	77.01	77.01	6	
	TYF4	FLAT	74.66	74.66	6	
	TYF5	FLAT	76.55	76.55	6	
	TYF6	FLAT	78.01	78.01	5	
	TYF7	FLAT	81.17	81.17	5	
	TYF8	FLAT	81.66	81.66	5	
	TYF9	FLAT	81.17	81.17	5	
Total:	-	-	4763.14	4763.14	355	60

SHEET :- 01 OF 02

SCALE :- 1:120 & 1:240

ADDRESS
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KATHA No.2882, Sy No:5/7, 5/8 & 5/4, VARTHUR VILLAGE, WARD No.149, VARTHUR HOBLI, BANGALORE SOUTH TALUK, BANGALORE.

OWNER
1.T.RAMESHA
2. HEMAVATHI
3. PADMAVATHI
GPA BY M/s. S J CONSTRUCTIONS, Represented By Its Partners:
1. Mr. KORLAPATI SURESH.
2. Mr. REPALA SRINIVAS.

ENGINEER
NAVEEN.N.M. B.E.(CIVIL)
B.C.C./B.L-3.6/ E-3054/07-08.