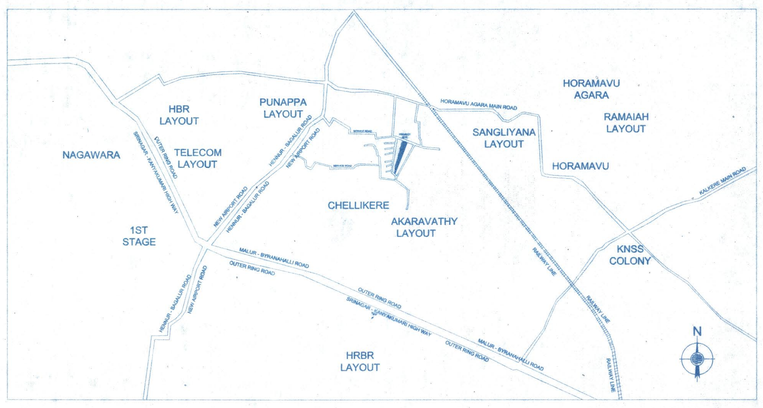



KEY PLAN

SCALE: NOT TO SCALE

**Rajiv Gandhi Housing Corporation Limited**
**Construction of G+3 Multi-Storied Residential Housing at AT SY NO 104/1 OF HORAMAVU AGARA, BENGALURU.**
**AREA CALCULATION FOR 1 BHK RESIDENTIAL BLOCK- A**
**BLOCK- A**

| FLOOR | GROSS (SQ.M) | DEDUCTIONS (SHAFTS AND VOIDS) (SQ.M) | BUILT UP AREA (SQ.M) | NON FAR AREA (SQ.M) | NET FAR AREA (SQ.M) |
|---|---|---|---|---|---|
| GROUND FLOOR | 2423.51 | 20.79 | 2402.72 | 174.35 | 2228.37 |
| 1ST FLOOR | 2393.37 | 20.79 | 2372.58 | 141.63 | 2230.95 |
| 2ND FLOOR | 2393.37 | 20.79 | 2372.58 | 141.63 | 2230.95 |
| 3RD FLOOR | 2393.37 | 20.79 | 2372.58 | 141.63 | 2230.95 |
| TERRACE FLOOR | 195.34 | 4.48 | 190.86 | 190.86 | 0.00 |
| | **9798.96** | **87.64** | **9711.32** | **790.10** | **8921.22** |
| **COMMERCIAL AREA (10 SQM FOR 100 UNITS)** | | | | | **22.4** |
| **TOTAL FAR AREA** | | | | | **8943.62** |

**Rajiv Gandhi Housing Corporation Limited**
**Construction of G+3 Multi-Storied Residential Housing at AT SY NO 104/1 OF HORAMAVU AGARA, BANGALORE.**
**AREA STATEMENT**

| Sl.NO | DESCRIPTION | AREA | UNITS |
|---|---|---|---|
| 1 | SITE AREA AS PER ADLR SKETCH | 8104.62 | SQ.M |
| 2 | AREA LEFT FOR PUBLIC ROAD | 485.49 | SQ.M |
| 3 | PLOT AREA | 7619.13 | SQ.M |
| 4 | FAR PERMISSIBLE | 1.75 | |
| 5 | FAR ACHIEVED | 1.17 | |
| 6 | PERMISSIBLE FAR AREA (1 X 2) | 13333.48 | SQ.M |
| 7 | PROPOSED AREA | 8943.62 | SQ.M |
| 8 | TOTAL BALANCE PERMISSIBLE FAR AREA (5-4) | 4389.86 | SQ.M |

**FAR & GROUND COVERAGE CALCULATION**

| | | |
|---|---|---|
| **BUILDING BLOCK- A AREA** | 8943.62 | SQ.M |
| **PLOT AREA CONSIDERED (FOR FAR CALCULATION)** | 7619.13 | SQ.M |
| **PLOT AREA CONSIDERED** | 7619.13 | SQ.M |

**GROUND COVERAGE CALCULATION**
**GROUND COVERAGE :**
PLOT AREA CONSIDERED FOR GROUND COVERAGE CALCULATION=7619.13 SQM
GROUND COVERAGE ACHIEVED=PLINTH AREA X 100 / NET PLOT AREA
=2445.91 X100 / 7619.13 =32.10%
**GROUND COVERAGE ALLOWED=75.0%**
**GROUND COVERAGE ACHIEVED=32.10%**

**F.A.R. CALCULATION**
TOTAL NET FAR AREA=8943.62 SQM
FAR ACHIEVED=TOTAL NET FAR AREA / NET PLOT AREA
FAR: =8943.62 / 7619.13 1.17<1.75
FAR ALLOWED=1.75
**FAR ACHIEVED=1.17**

| SCHEDULE | AS PER Z. R. | AS PER PLAN |
|---|---|---|
| F.A.R | 1.75 | 1.17 |
| GROUND COVERAGE | 75% | 32.10% |
| BUILDING HEIGHT | 15 M | 12.60 M |
| BUILDING SETBACK | 5 M ALL ROUND | 5 M ALL ROUND |

**CAR PARKING REQUIRED**

| S.NO | DESCRIPTION | NO. OF UNITS | NO. OF CAR REQUIRED |
|---|---|---|---|
| 1 | BLOCK- A | 224 | 37 |
| 2 | **TOTAL** | **224** | **37** |
| 3 | 10% VISITORS CAR PARKING | | **4** |
| 4 | **TOTAL NO. OF CAR PARKING REQUIRED** | | **41** |
| 5 | **CAR PARKING PROVIDED** | | **41** |

**Rajiv Gandhi Housing Corporation Limited**
**Construction of G+3 Multi-Storied Residential Housing at AT SY NO 104/1 OF HORAMAVU AGARA, BENGALURU.**
**BLOCK- A**

| | DESCRIPTIONS | AREAS(SQM) |
|---|---|---|
| 1 | CARPET AREA OF 1 FLAT | 30.01 |
| 2 | CARPET AREA OF 56 FLAT | 1680.56 |
| 3 | CARPET AREA OF 224 FLAT | 6722.24 |
| 4 | BUILT UP AREA OF 1 FLAT | 34.47 |
| 5 | BUILT UP AREA OF 56 FLAT | 1930.32 |
| 6 | BUILT UP AREA OF 224 FLAT | 7721.28 |
| 7 | SUPER BUILT UP AREA OF 1 FLAT | 43.75 |
| 8 | SUPER BUILT UP AREA OF 56 FLAT | 174.98 |
| 9 | SUPER BUILT UP AREA OF (BLOCK- A) 224 FLAT | 9798.96 |
| 10 | NO OF FLOORS (G+3) | 4 |
| 11 | TOTAL NUMBER OF UNIT (BLOCK- A) | 224 |
| 12 | TOTAL NUMBER OF UNIT PER FLOOR | 56 |

**GROUND COVERAGE CALCULATION**

| BLOCK | NO. OF BUILDING | PLINTH AREA OF BUILDING |
|---|---|---|
| BLOCK- A | 1 | 2423.51 |
| COMMERCIAL AREA | 1 | 22.40 |
| | **TOTAL** | **2445.91** |

**AREA INDEX**

| | IN SQ.M. | IN PER.% |
|---|---|---|
| TOTAL SITE AREA | 7619.13 | 100% |
| BUILDING COVERAGE AREA | 2445.91 | 32% |
| ROAD AREA | 1733.44 | 23% |
| PARKING AREA | 1298.18 | 17% |
| OPEN SPACES AREA | 2141.60 | 28% |
| TOTAL AREA | 7619.13 | 100% |

NUMBER OF TREES PROVIDED= 39




PLAN OF STP AT TOP SLAB LEVEL (CAPACITY :-125KLD)

PLAN OF WATER SUMP

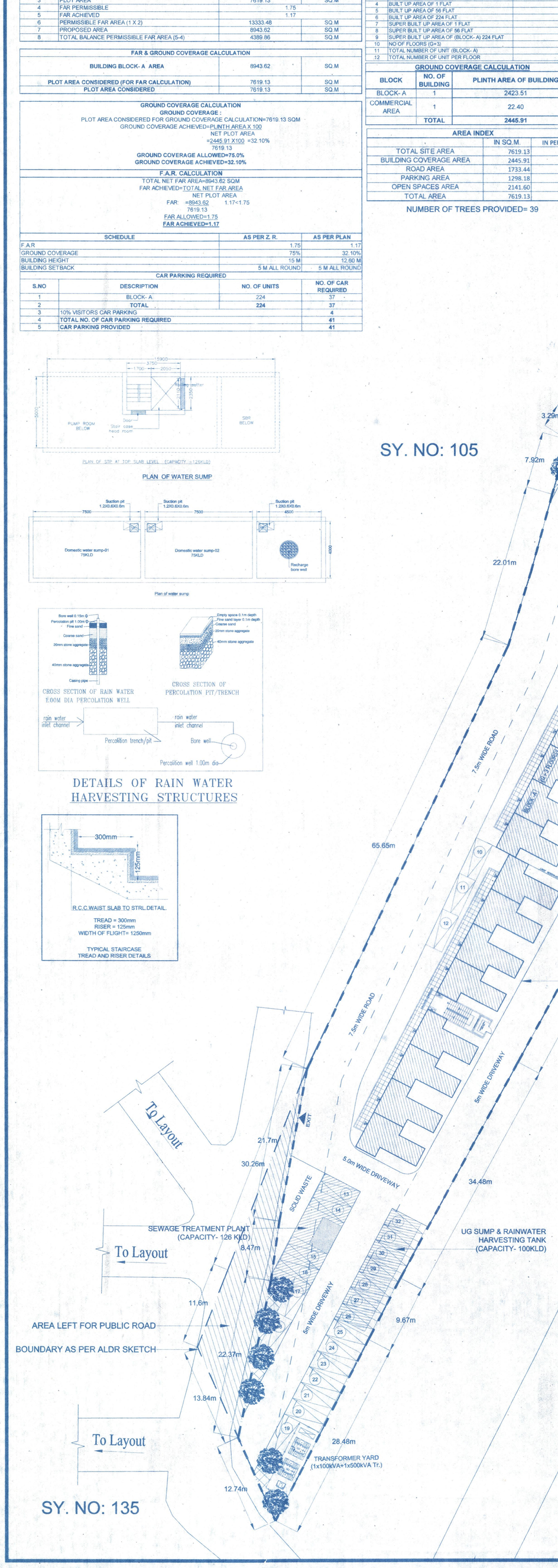



Plan of water sump




DETAILS OF RAIN WATER HARVESTING STRUCTURES




Approval Condition:-

This Plan Sanction is issued subject to the following conditions:

1) Sanction Is Accorded For the Residential Building at Sy. No- 104 / 1, Horamavu Agra, K R Pura Hobli, Bangalore. In Ward No.25.
a) Consist of Ground + Three Upper Floors + Terrace Floor Only.
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3) reserved for car parking at Surface ( Open place ) 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 againstany 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 timeshaving a minimum total capacity mentioned in the Bye-law 32(a).
18) If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the concerned registered Architect / Engineers / Supervisor in the first instance, warn in the second instance and cancel the registration of the professional if the same is repeated for the third time.
19) The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
20) In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (HosadaagiHoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013:

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Constructionworkers Welfare Board".

Note:
1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.
7. plan issued subject to Condition that NOC's from different depts such as MOEF/KSPCB/BESCOM/KPTCL/BWSSB or KUWSD&B should be obtained by RGHCL Ltd or BUILDER

Office of the Joint Commissioner (Mahadevapura zone)
Bruhath Bengaluru Mahanagara Palike

LP No : BBMP/Ad.Com./MDP/0942/19-20

Dated : 10/06/2020

Valid From 10/06/2020 to 09/06/2022

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

ಸಹಾಯಕ ಆಯುಕ್ತರು
ನಗರ ಯೋಜನೆ
ಮಹದೇವಪುರ ವಲಯ

Assistant Director Town Planning
BBMP, Mahadevapura Zone
Bangalore

SCALE = 1: 250

SHEET NO- 01 / 05

| | |
|---|---|
| V. V. RAJU, B. Tech, AIE, AIV, BCC / BL- 3.6 / E-3149 / 07- 08, BBMP Registered Engineer | SIGNATURE ARCHITECT, AMBIANT ASSOCIATES, BENGALURU |
| SIGNATURE ARCHITECT, RAJIV GANDHI HOUSING CORPORATION LTD. BENGALURU. | SIGNATURE ASSISTANT ENGINEER / JUNIOR ENGINEER, RAJIV GANDHI HOUSING CORPORATION LTD. BENGALURU. |
| SIGNATURE ASSISTANT EXECUTIVE ENGINEER, RAJIV GANDHI HOUSING CORPORATION LTD. BENGALURU. | SIGNATURE EXECUTIVE ENGINEER, RAJIV GANDHI HOUSING CORPORATION LTD. BENGALURU. |
| SIGNATURE SUPERINTENDING ENGINEER, RAJIV GANDHI HOUSING CORPORATION LTD. BENGALURU. | SIGNATURE CHIEF ENGINEER, RAJIV GANDHI HOUSING CORPORATION LTD. BENGALURU. |

| | |
|---|---|
| PROJECT NO. 102 / PACKAGE -1 | DESCRIPTION OF PROPOSAL AND PROPERTY: "1 LAKH MULTI-STOREY BENGALURU HOUSING PROGRAMME" — PROPOSED G+3 RESIDENTIAL APARTMENT AT SY NO. 104/1 OF HORAMAVU AGARA, BENGALURU. |
| | CLIENT: RAJIV GANDHI HOUSING CORPORATION LIMITED |
| | CONTRACTORS: RAMALINGAM CONSTRUCTION COMPANY PVT.LTD. NO 1, NR TOWER, SIRSI CIRCLE TO BINNY MILL ROAD,NEAR ETA NAMMA MALL,K.H.RAMANATHA COLONY,BENGALURU-560 023. |
| | ARCHITECTS: AMBIANT ASSOCIATES, ARCHITECTS & INTERIOR DESIGNERS, 2460,VAYUJAKSHI,3RD FLOOR,17TH MAIN, 24TH CROSS, BSK 2ND STAGE, BANGALORE - 70. |
| REV.NO. | |
| SCALE 1:250 | |
| DATE 29-02-2020 | DRAWING NO. AA-NR-RGHCL-HO104/1- 002 |
| DEALT BY KARTHIK M | DRAWING TITLE: SITE LAYOUT PLAN |
| CHK BY: DP | |