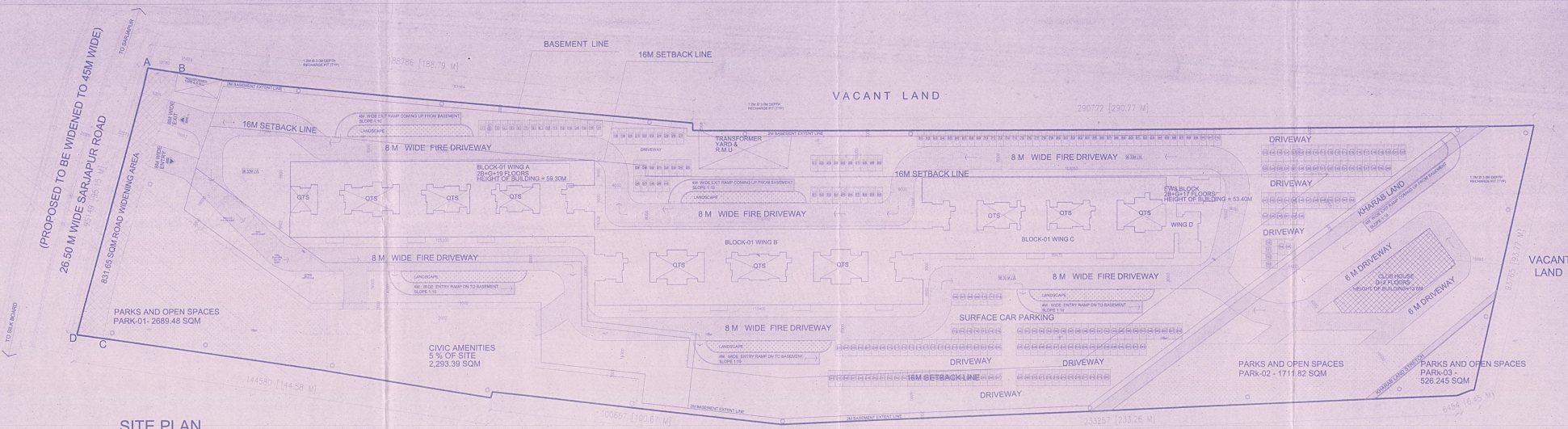




SITE PLAN
SCALE 1:500

AREA STATEMENT - RESIDENTIAL			
SITE AREA (A)	46939.79 SQM		
KHARAB LAND EXTENT (B)	809.36 SQM		
AREA FOR DEVELOPMENT (A-B)	45830.43 SQM		
AREA RESERVED FOR PARK/ OPENSPACE (10.75 %)	4927.54 SQM		
AREA RESERVED FOR CIVIC AMENITIES (5%)	2293.39 SQM		
BOUNDARY SETBACK PROVIDED	16.00 M		
MAXIMUM BUILDING HEIGHT TO THE TOP OF TERRACE	59.30 M		
ROAD WIDENING AREA (A.B.C.D)	831.65 SQM		
SITE AREA FOR COVERAGE + NET AREA - ROAD WIDENING AREA	42705.39 SQM		
PERMISSIBLE PLOT COVERAGE (RESIDENTIAL)	50%		
GROUND FLOOR BLOCK 1 (WINGA+WINGB+WINGC+WINGD)	6651.47 SQM		
BLOCK-2 (CLUBHOUSE)	254.41 SQM		
TOTAL COVERAGE ACHIEVED (1+2)	6905.88 SQM		
COVERAGE = GROUND FLOOR AREA x 100 SITE AREA	6905.88 SQM 42705.39 SQM	x100	
COVERAGE ACHIEVED	16.17%	< 50%	
F.A.R. - RESIDENTIAL			
NET AREA CONSIDERED FOR DEVELOPMENT (95% of Site Area)	43,537.04 SQM		
ALLOWABLE F.A.R	3 (1,30,611.12 SQM)		
ACHIEVED F.A.R	1,30,448.81 SQM		
FAR ACHIEVED = TOTAL F.A.R AREA SITE AREA	1,30,448.81 SQM 43,537.04 SQM		
FAR ACHIEVED	2.996	< 3	
TOTAL NO OF RESIDENTIAL UNITS	988 NOS		
10% for EWS in WING D	99 NOS		

AREA STATEMENT			
BASEMENTS	GROSS AREA	DUCKS	BUILT UP AREA
UPPER BASEMENT	31481.54	112.6	31594.34
LOWER BASEMENT	31481.54	112.6	31594.34
TOTAL	62963.08	225.2	63188.68
NET F.S.I AREA - BLOCKS + BASEMENTS			1,30,448.81 SQM
F.S.I ACHIEVED			2.996

AREA STATEMENT FOR RESIDENTIAL DEVELOPMENT - Block-1 (WING A+B+C)									
FLOOR	GROSS AREA	DUCKS	BUILT UP AREA	LIFT SHAFTS	FAR AREA				
GROUND FLOOR	6362.63	110.36	6252.47	150.8	6101.67				
FIRST FLOOR	6362.63	110.36	6252.47	150.8	6101.67				
SECOND FLOOR	6362.63	110.36	6252.47	150.8	6101.67				
THIRD FLOOR	6362.63	110.36	6252.47	150.8	6101.67				
FOURTH FLOOR	6362.63	110.36	6252.47	150.8	6101.67				
FIFTH FLOOR	6362.63	110.36	6252.47	150.8	6101.67				
SIXTH FLOOR	6362.63	110.36	6252.47	150.8	6101.67				
SEVENTH FLOOR	6362.63	110.36	6252.47	150.8	6101.67				
EIGHTH FLOOR	6362.63	110.36	6252.47	150.8	6101.67				
NINTH FLOOR	6362.63	110.36	6252.47	150.8	6101.67				
TENTH FLOOR	6362.63	110.36	6252.47	150.8	6101.67				
ELEVENTH FLOOR	6362.63	110.36	6252.47	150.8	6101.67				
TWELFTH FLOOR	6362.63	110.36	6252.47	150.8	6101.67				
THIRTEENTH FLOOR	6362.63	110.36	6252.47	150.8	6101.67				
FOURTEENTH FLOOR	6362.63	110.36	6252.47	150.8	6101.67				
FIFTEENTH FLOOR	6362.63	110.36	6252.47	150.8	6101.67				
SIXTEENTH FLOOR	6362.63	110.36	6252.47	150.8	6101.67				
SEVENTEENTH FLOOR	6362.63	110.36	6252.47	150.8	6101.67				
EIGHTEENTH FLOOR	6362.63	110.36	6252.47	150.8	6101.67				
NINETEENTH FLOOR	6362.63	110.36	6252.47	150.8	6101.67				
TERRACE	700		700		700				
TOTAL	127965.5	2207.2	125749.3	3715.96	122033.4				
E.W.S BLOCK WING D	GROSS AREA	DUCKS	BUILT UP AREA	LIFT SHAFTS	FAR AREA				
GROUND FLOOR	401.99	2.99	399	31.005	368.1				
FIRST FLOOR	401.99	2.99	399	31.005	368.1				
SECOND FLOOR	401.99	2.99	399	31.005	368.1				
THIRD FLOOR	401.99	2.99	399	31.005	368.1				
FOURTH FLOOR	401.99	2.99	399	31.005	368.1				
FIFTH FLOOR	401.99	2.99	399	31.005	368.1				
SIXTH FLOOR	401.99	2.99	399	31.005	368.1				
SEVENTH FLOOR	401.99	2.99	399	31.005	368.1				
EIGHTH FLOOR	401.99	2.99	399	31.005	368.1				
NINTH FLOOR	401.99	2.99	399	31.005	368.1				
TENTH FLOOR	401.99	2.99	399	31.005	368.1				
ELEVENTH FLOOR	401.99	2.99	399	31.005	368.1				
TWELFTH FLOOR	401.99	2.99	399	31.005	368.1				
THIRTEENTH FLOOR	401.99	2.99	399	31.005	368.1				
FOURTEENTH FLOOR	401.99	2.99	399	31.005	368.1				
FIFTEENTH FLOOR	401.99	2.99	399	31.005	368.1				
SIXTEENTH FLOOR	401.99	2.99	399	31.005	368.1				
SEVENTEENTH FLOOR	401.99	2.99	399	31.005	368.1				
TERRACE	700		700		700				
TOTAL	7275.8	83.62	7216.98	558.52	6668.88				
CLUBHOUSE BLOCK	GROSS AREA	DUCKS	BUILT UP AREA	LIFT SHAFTS	FAR AREA				
GROUND FLOOR	267.06	2.65	254.41	10.899	243.51				
FIRST FLOOR	267.06	2.65	254.41	10.899	243.51				
SECOND FLOOR	267.06	2.65	254.41	10.899	243.51				
TOTAL	534.12	5.3	508.82	21.798	487.02				
TOTAL F.S.I AREA OF BLOCKS					129168.61				
NET F.S.I AREA - BLOCKS + BASEMENTS					1,30,448.81 SQM				
F.S.I ACHIEVED					2.996				

CONSOLIDATED AREA STATEMENT				
NO	BLOCKS	BUILT-UP AREA (IN SQM)	NON FAR (IN SQM)	NET FAR AREA (IN SQM)
1	ENTIRE BASEMENT FLOOR UB+LB	62963.08 SQM	61715.96 SQM	1247.12 SQM
2	BLOCK 1 (WING A+B+C+D)	135227.3 SQM	6535.02 SQM	128692.28 SQM
3	BLOCK 2 (CLUB HOUSE)	580.06 SQM	70.65 SQM	509.41 SQM
4	TERRACE FLOOR	-----	-----	-----
5	TOTAL AREA PER BLOCK	198770.44 SQM	68321.63 SQM	1,30,448.81 SQM

CAR PARKING REQUIREMENT				
UNIT AREA (sqm.)	NO OF APTS	CAR PARKING REQD	TOTAL PARKING REQD	
50sqm TO 150sqm	988	01 PER APT	988	
For Club House =		509.41 SQM	10	
10% VISITORS PARKING		10%	99	
TOTAL	988		1097	

PARKING PROVIDED	
BASEMENT FLOORS (01+02)	818
SURFACE PARKING	280
TOTAL CAR PARKING PROVIDED	1098

date 20.12.2014
The above mentioned area is for the purpose of the project and is not to be used for any other purpose.
The area is for the purpose of the project and is not to be used for any other purpose.
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- CONDITIONS
- 1) ALL CONDITIONS SHOULD BE ADHERED TO STRICTLY AS STIPULATED IN THE WORK ORDER FROM S1 NO 1 TO S1 NO 19 ISSUED WHILE APPROVING THE RESIDENTIAL DEVELOPMENT PLAN FOR CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING @ SY. NOS. 331, 332, 333 OF CHIKKANNAHALLI VIAGE AND SY NO. 2012, 272A(P), 272B(P) OF DODDANNAHALLI VILLAGE, VARTHUR HOBLI, BANGALORE EAST TALUK, VIDE NO. BDA/PM/04-9712011-12161 84/2012-15, DATED: 28.01.2013.
 - 2) THE DEVELOPER SHOULD RELINQUISH THE ROAD WIDENING AREA OF 831.65 SQM FOR ROAD WIDENING PURPOSE AS MARKED IN THE DRAWING THROUGH REGISTERED RELINQUISHMENT DEED TO THE BDA LOCAL AUTHORITIES BEFORE APPLYING FOR COMMENCEMENT CERTIFICATE.
 - 3) NO CONSTRUCTION ACTIVITIES ARE ALLOWED IN THE RESERVED AREA FOR ROAD WIDENING PURPOSE.
 - 4) ALL CONDITIONS IMPOSED BY THE VARIOUS STATUTORY BODIES SHOULD BE ADHERED TO STRICTLY FAILING WHICH ISSUE OF OCCUPANCY CERTIFICATE WILL NOT BE CONSIDERED.
 - 5) IF ANY KHARAB LAND DUE TO RAJKALIVE / STORM WATER DRAIN / CART TRACK ETC COMING IN THE SAID SURVEY NOS SHOULD NOT BE UTILIZED FOR ANY OTHER CONSTRUCTION ACTIVITIES.
 - 6) THE KHARAB LAND COMING IN THE SAID SURVEY NO. SHOULD NOT BE UTILIZED 1 EXCHANGED FOR ANY OTHER CONSTRUCTION ACTIVITIES AND IT WILL BE PROTECTED AS IT IS.
 - 7) 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.
 - 8) DEVELOPER SHOULD DEVELOP THE PARK AREAS AS RESERVED IN DEVELOPMENT PLAN BY PLANTING SAPPLINGS.
 - 9) IN THE PREMISES ENWAY AND EXIT FOR VEHICULAR TRAFFIC SHOULD BE REGULATED WITH SECURITY ARRANGEMENT WITHIN THE PREMISES AND IT SHALL NOT DISTURB ANY OTHER VEHICULAR TRAFFIC.
 - 10) IF DEMANDS ANY DIFFERENCE AMOUNT PAYABLE TO THE LABOUR DEPARTMENT SHOULD BE PAID TO THE CONCERNED AUTHORITY ON INTIMATION.
 - 11) BUILDER SHALL PAY BALANCE OF LABOUR WELFARE CESS AT 1% IF COST OF CONSTRUCTION EXCEEDS AT RS. 650 LFT FOR ENTIRE BUILT UP AREA.
 - 12) THE BUILDER SHOULD PAY BETTERMENT TAX IF ANY TAXES DUES TO THE BBMP OR ANY OTHER STATUTORY BODIES.
 - 13) ALL CONDITIONS IMPOSED BY THE KSPCB SHOULD BE ADHERED TO STRICTLY VIDE THEIR CONSENT LETTER NO. PC/282/CNP/2H-3679, DATED: 28/09/2012.
 - 14) IF NECESSARY CLEARANCE FROM STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY, KARNATAKA (CONSTITUTED BY MINISTRY OF ENVIRONMENT AND FORESTS, GOVERNMENT OF INDIA) BANGALORE SHALL BE OBTAINED.
 - 15) THE DEVELOPER SHOULD PROVIDE ADEQUATE SOLAR SYSTEM FOR THE PROJECT.
 - 16) THE DEVELOPER SHALL ABIDE BY THE CONDITION AS WHEN IMPOSED BY BDA.
 - 17) THE DEVELOPER IS SOLELY RESPONSIBLE FOR STABILITY AND SAFETY OF THE BUILDING AND BDA WILL NOT BE RESPONSIBLE FOR STRUCTURAL SAFETY OF THE BUILDING.
 - 18) PROVISION FOR RAIN WATER HARVESTING SHOULD BE PROVIDED.
 - 19) PROVISION FOR DUAL PIPING SYSTEM SHOULD BE PROVIDED FOR POTABLE WATER AND NONPOTABLE WATER.
 - 20) 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.
 - 21) THE AREA RESERVED FOR SEGREGATION OF GARBAGE DISPOSAL OF PLASTIC AND OTHER MATERIALS COMPOST SHOULD BE MADE IN THE PREMISES.
 - 22) KHATALLANCE SHALL BE OBTAINED FROM LOCAL AUTHORITIES BEFORE COMMENCEMENT OF WORK.
 - 23) APPLICANT SHALL ABIDE BY THE CONDITIONS STIPULATED IN THIS LETTER ISSUED BY THE PRINCIPAL SECRETARY, LABOUR DEPARTMENT VIDE THEIR LETTER DATED: 04.03.2006.
 - 24) IF IT IS ESTABLISHED THAT THE INFORMATION/DOCUMENTS FURNISHED BY THE APPLICANT ARE FALSE THE PLAN SANCTIONED GETS CANCELLED WITHOUT INTIMATION.
 - 25) APPLICANT SHALL MAKE THEIR OWN ARRANGEMENT FOR WATER SUPPLY AND WILL NOT DEPEND ON BWSSB FOR SUPPLY OF WATER.
 - 26) THE AREA MARKED FOR TRANSFORMER YARD IN THE DRAWING SHOULD BE UTILIZED FOR THE SAME PURPOSE.
 - A) THE DETAILED RESIDENTIAL APARTMENT BUILDING PLAN HAS BEEN APPROVED BY HOUSING COMMISSIONER VIDE NO. 1586, DATED 16.02.2013
 - B) THE APPLICANT HAS PAID THE PLAN SANCTIONED FEES AS FOLLOWS VIDE CHALLAN NO. 14805, DATED 25.03.2013.
- | SL.NO | PLAN PROCESSING FEE | AMOUNT IN RS. |
|--------------|---|----------------|
| 1 | PLAN PROCESSING FEE | 79,50,840.00 |
| 2 | GROUND RENT | 79,50,840.00 |
| 3 | DEVELOPMENT CHARGES | 3,97,542.00 |
| 4 | SLUM CLEARANCE CESS | |
| 5 | WORKERS WELFARE CESS | 1,39,06,020.00 |
| 6 | SECURITY DEPOSIT | 99,38,550.00 |
| 7 | PLAN COPIES | 56,000.00 |
| 8 | LAKE DEVELOPMENT CESS AS PER AUTHORITY RESOLUTION NO. 82/2012 DATED: 20.03.2012 | |
| TOTAL AMOUNT | | 4,01,99,792.00 |
- (RUPEES FOUR CRORES ONE LAKH NINETY NINE THOUSAND SEVEN HUNDRED AND NINETY TWO ONLY)

LOCATION PLAN

LEGEND

- PARKS AND OPEN SPACES
- CIVIC AMENITIES
- ROAD WIDENING
- BOUNDARY SETBACK
- ROAD RESERVATION

SITE PLAN

SANCTION DRAWING